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

Planning Proposal: 2 - 8 Wilson Street & 849-859 Pacific Highway

Visual Impact Assessment Report, August, 2022.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

CONTENTS

1. INTRODUCTION 3

1.1 Scope and Purpose of Report. 3

1.2 The Proposed Development 3

1.3 The Site and existing property: 3

1.4 Proposed Land Use and Built Form: 6

1.5 Methodology of Assessment: 8

1.6 Process: 8

1.7 Assessment Methodology: 8

1.8 References: 10

2. THE SITE AND THE VISUAL CONTEXT. 11

2.1 The Visual Context: 12

2.2 Visual Features and Local Landmarks: 12

2.3 Streetscapes: 12

2.4 The selected view locations for the local view analysis: 12

2.5 Context of View: 13

2.6 Extent of View: 13

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT. 13

3.1 Visual Impact Assessments from 5 viewpoint locations – in and around the private residences neighbouring the site, together with views along Pacific Highway. 13

3.1.1 Method of Assessment: 13

APPENDIX A:
Images prepared for visual impact assessment - see Appendix A PDF

APPENDIX B:
Land and Environment Court: Guidelines for Photomontages 120

APPENDIX C:
Aspinall CV and Expert Witness experience. 123
Methodology article – Planning Australia, by Urbaine Architecture 124

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

1. INTRODUCTION

1.1 Scope and Purpose of Report.

This Visual Impact Assessment Report has been prepared to support a Planning Proposal by Sanctuary Partners on behalf of 853 Pacific Highway Pty Ltd. for land at Chatswood, being 2-8 Wilson Street & 849-859 Pacific Highway, The subject land is located on the eastern side of the Pacific Highway, approximately 400m north of the Chatswood Railway Station and Transport Interchange. See Figure 1 for overall site location.
The Planning Proposal intends to unlock the development potential for land at Pacific Highway, Wilson Street and O'Brien Street Chatswood (the "site"). The land that is subject to this Planning Proposal has a total site area of 4,751 sqm, of which 4,294 sqm is applicable to the planning proposal

Urbaine Design Group, and its Director, John Aspinall, BA(Hons), BArch(Hons) have been preparing 3d imagery and Visual Impact Assessments, both in Australia and Internationally for over 25 years. Their methods are regularly published in planning and architectural journals and John Aspinall has lectured in Architectural Design at both the University of Technology Sydney and The University of New South Wales.



Figure 1 – overall site location shown relative to Chatswood CBD.

1.2 The Proposed Development

1.3 The Site and existing property:

The site is bounded by the Pacific Highway to the west, and rail line to the east, Wilson Street to the north and O'Brien Street to the south,
The diverging Pacific Highway and Railway line on the Northern fringe of the Chatswood strategic centre creates a wedge shape site structure. The most Northern site (A) fronted by a petrol station has a current lodged Planning Proposal.

The southern neighbouring Mirvac site (B) comprises two high rise
residential towers at 7:1 FSR and partially constructed over the rail line.
The land that is subject to this Planning Proposal with a total area of 4,294 sqm and is shown in Figure 2. The site currently comprises a singular light industrial/ commercial building and four residential flat buildings It is bounded

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

by Wilson Street, O'Brien Street, Pacific Highway and the T1 North Shore & Western Line, T9 Northern Line, and the Metro North West Line. It is situated on the northern fringe of the Chatswood CBD and is accessible via major arterial roads including Pacific Highway, the M2 Motorway and the Lane Cove Tunnel..

8 Wilson Street (Lot 1 O'Brien Street) Lot 1 DP1189541
2 Wilson Street SP 52947
849 Pacific Highway SP 1496
853 Pacific Highway SP 60178
859 Pacific Highway SP 10110
Actual Site Area 4,751 sqm (including land designated SP2 Classified Road)
Applicable Site Area 4,294 sqm (excluding SP2 Classified Road zoned land, subject of this Planning Proposal)

To the north of the site are three connected buildings known as 871-877 Pacific Highway ranging in height from one to two storeys. We note a PP has been submitted to Council seeking a rezoning, consistent with the controls prescribed for the site under the endorsed CBD Strategy. This includes a rezoning to B4 Mixed Use, amendment to the FSR control to 6:1 and amendment to the maximum building height to 90 metres. This PP has already received Gazettal.

Immediately to the south of the site, along Railway Street are a number of tall residential tower buildings with up to 105m in height with commercial tenancies at the lower levels.
To the south of the site, along Pacific Highway are a number of commercial tower buildings.
To the west are several low-rise apartment buildings along the Pacific Highway that are not identified for rezoning in the Chatswood CBD Strategy and will appear to remain as is for the foreseeable future.

The site is bounded by the rail corridor to the east. The corridor services the T1 North Shore & Western Line, T9 Northern Line, and the Metro North West Line. The opposite side of the rail corridor contains two low-rise older apartment blocks

Anderson Street has three current planning proposals for mixed-use developments;

- 44 - 52 Anderson Street Chatswood – received Gateway approval on 17/09/2021 and is currently post exhibition. This proposal is to increase the height to 90m and a FSR of 6:1 with minimum commercial of 1:1.
- 54-56 Anderson Street Chatswood – has received Gazettal. This proposal is to increase the height to part 90m and part 53m, and a FSR of 5:1.
- 58 Anderson Street Chatswood – has received Gazettal. This proposal increases the height
- to 53m and allowed a FSR of 4:1 with 1:1 minimum commercial.
- In accordance with the Willoughby LEP, the site is zoned a mix of R4 High Density Residential, SP2 Infrastructure, and B4 Mixed Use. The SP2 zoned land is identified as "Classified road" on the Pacific Highway frontage and "Railway" at 8 Wilson Street (refer to Figure 2 below).

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

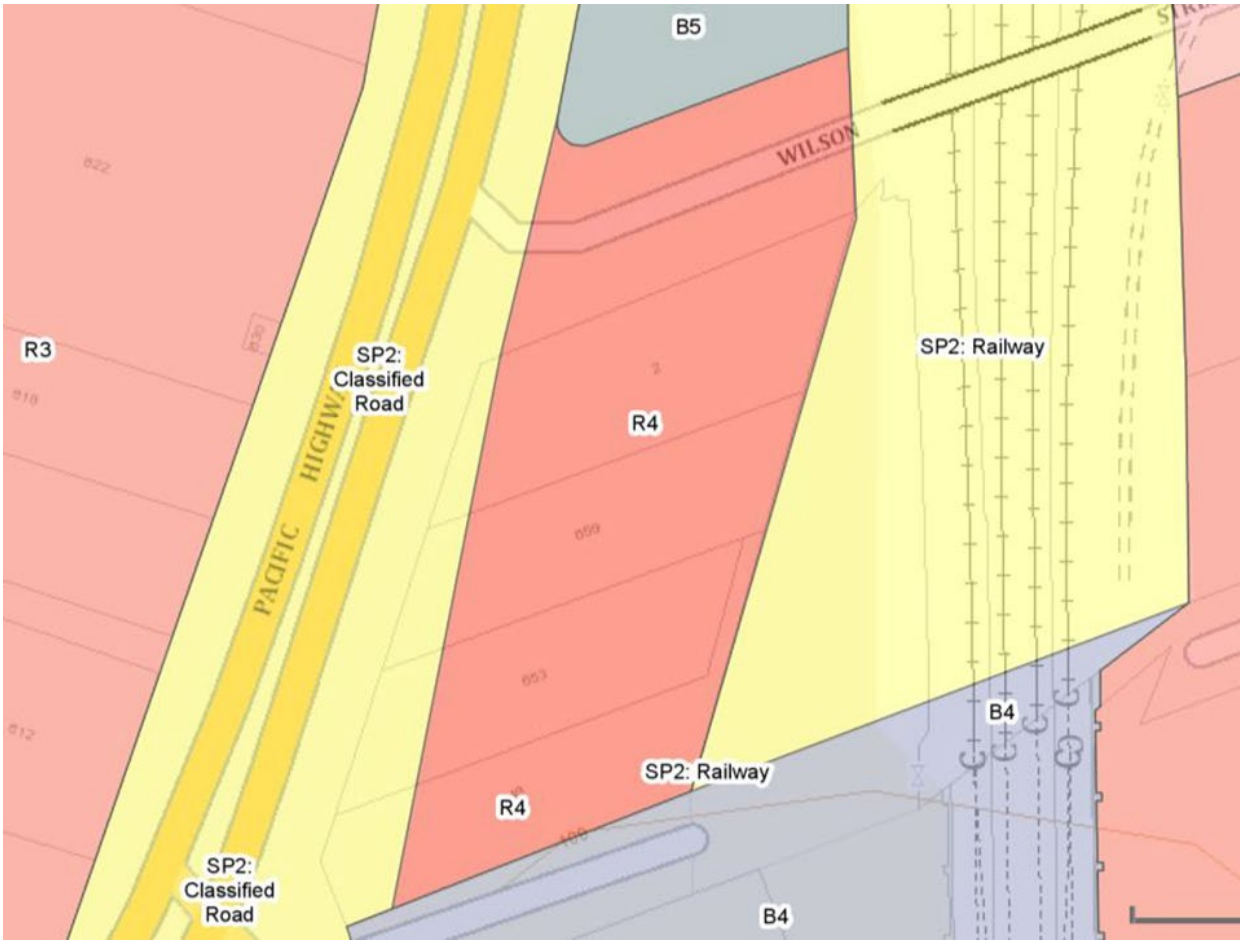


Figure 2. Zoning for subject site area and surrounds.

The purpose of this Planning Proposal is to allow for increased development on the site in accordance with the Chatswood CBD Strategy. The intended development outcome is to facilitate a mixed-use development at the northern gateway of the Chatswood CBD. The additional GFA as a result of the LEP amendments will provide a building envelope and GFA consistent with the CBD Strategy, provide increased housing options and supply outside of the Chatswood Commercial Core as well as providing additional commercial floor space. The specific outcome of this Planning Proposal is to facilitate the following:

Change the zoning from R4 High Density Residential and SP2 Railway to B4 Mixed Use;

Increase the allowable height from 24 metres to 90 metres across the consolidated site, including introducing a maximum height control of 90m to 8 Wilson Street (also known as Lot 1 O'Brien Street);

Increase the achievable FSR from 1.5:1 to 6:1 across the consolidated site (excluding SP2 land for acquisition on Pacific Highway in calculation), including introducing a FSR control for 8 Wilson Street;

- 4% of the residential GFA uplift in the building to be used for affordable housing;
- Require a minimum non-residential FSR of 1:1 through a new local provision;
- Introduce a minimum lot size of 1,200m2; and
- Provide a functional open space and shared path, linking to the regional bike path and the provision of a pocket park.

This Visual Impact Assessment Report has been prepared in accordance with the guildelines of the Land and Environment Court. It considers the site and strategic planning context, potential for visual impact and for the creation of view loss, in accordance with the Land and Environment Court's Planning Principle for view sharing established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Figure 3 – site location shown in red outline.

1.4 Proposed Land Use and Built Form:

- uture Road Widening along Pacific Highway and nil boundary setback to Wilson and O'Brien Streets.
- Ground floor will activate the three streets with commercial frontage along Pacific Highway, O'Brien Street and Wilson Street, as well as activating the rail corridor through the provision of commercial fronting that corridor
- All vehicular access is provided off O'Brien Street in the south-eastern corner, away from the Pacific Highway,
- The towers will be setback 10m to the Future Road Widening along Pacific Highway,
- The 3 street frontages and north-south site orientation allows good solar access and ventilation to be achieved to the residential units;
- The result is two slender towers ensuring solar access to neighbouring dwellings with floor plates of 353sqm and 592sqm;
- Landscaped areas are proposed within all setbacks and on the podium, ensuring an extensive green character in accordance with the Chatswood CBD Strategy Principle, including a pocket park in the south-western corner which wraps around the intersection. 4 metre wide deep soil landscaping is achieved within the setback from the Pacific Highway, excluding the SP2 land for future road widening. 21.7% of the 4,294m2 site area (excluding the road widening SP2 land) has been provided as deep soil. The total site area provides 29% of the site as deep soil landscaped area. Soft landscaping includes a total of 31.8% of the site (excluding the SP2 Road Widening portion), or 38% of the total site area.
- A public benefit in the form of a substantial pocket park on the corner of Pacific Highway and O'Brien Street, and a shared pedestrian and bike path.

The indicative concept scheme illustrates how the site could be redeveloped in the future based on the planning controls for the site as included within the endorsed Chatswood CBD Strategy. See Figure 4 for preliminary design ideas.

This PP seeks to facilitate the future re-development of the subject site by amending the planning framework to allow development on the land which is consistent with the recommendations of the Strategy.



Figure 4 – Plan of proposed concept design – ground floor.

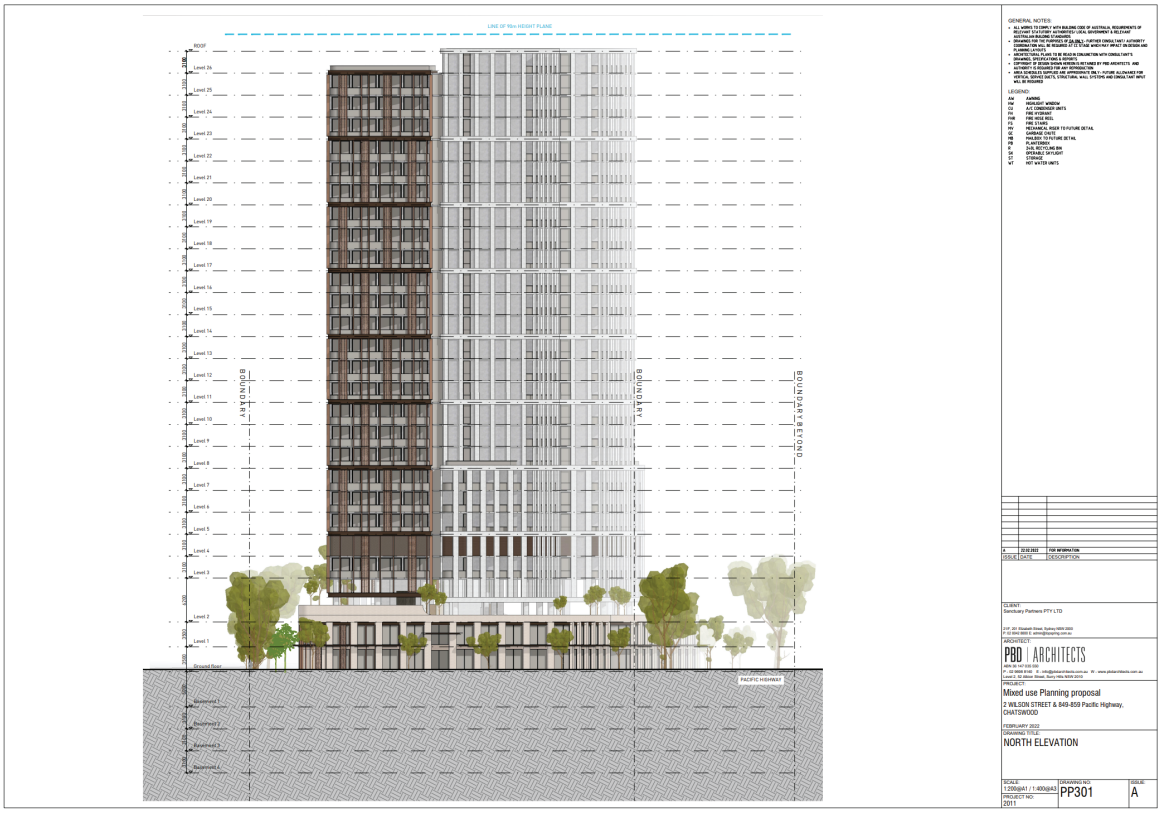


Figure 5: Pacific Highway Elevation, looking north, of the proposed design by PBD Architechts.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

1.5 Methodology of Assessment:

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix C. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report.

1.6 Process:

Initially, a fully contoured 3d model was created of the site and surrounding buildings to the extent of the designated viewpoints, with detailed modelling matching the building envelope of the proposed design and its associated interaction with the surrounding site.
Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site, relative to known, existing physical elements, such as trees, light poles, walls etc. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment (allowing 2 set camera heights for standing and sitting positions being at 1600mm and 1100mm respectively, where appropriate). Several site location poles were placed, both physically and also into the 3d model to allow accurate alignment with the original photo.
The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss.
The Visual Impact Assessment includes detailed evaluation of views from several public viewpoints along Pacific Highway and along adjoining roads from which the new proposal will be visible.

1.7 Assessment Methodology:

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based (Appendix C).
Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

Step 1: assessment of views to be affected.
Step 2: consider from what part of the property the views are obtained.
Step 3: assess the extent of the impact.
Step 4: assess the reasonableness of the proposal that is causing the impact.

An additional source of reference in relation to view sharing and visual impact in this area is found within the Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
In this instance, we have a combination of elements that limit reasonable access to views from surrounding properties – unmanaged hedges and a large roof structure on the boundary of the adjoining property.

However, although these reference documents provide guidelines for assessment, there is no peer review system for determining the accuracy of the base material used for such visual impact assessments. As a result, Urbaine Design Group provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix B.
The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

- Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual
- Impact Assessment (EIA-N04) NSW RMS (2013);
- Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);
- Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

Site Inspections:

A site inspection was undertaken to photograph the site and surrounding area to investigate:

- The topography and existing urban structure of the local area
- The streetscapes, buildings and houses most likely to be affected by the Proposal
- Important vistas and viewsheds
- Other major influences on local character and amenity

The map, see figure 6, indicates chosen locations for site photography – a larger version of this is shown in Appendix A.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



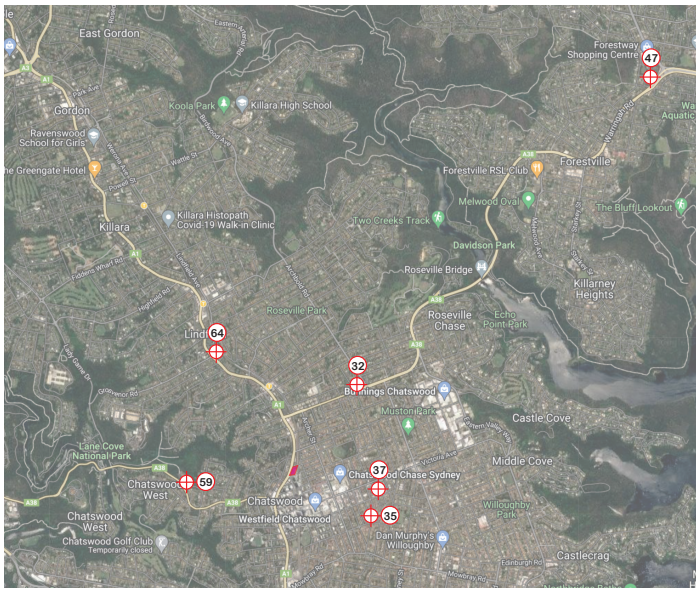


Figure 6: Selected neighbouring property viewpoint locations for visual impact assessments – site indicated in red overlay.

Contextual Analysis

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

Visual Impact Analysis

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

Statutory Planning Assessment

The results of the local view impact assessment are included in Section 3 of this report, with large format images included in Appendix A.

1.8 References:

- The following documentation and references informed the preparation of this report:
- The design drawings and information relied upon for the preparations of this report were obtained from Sanctuary Partners on behalf of the proponent.
- Design Documentation from PBD Architects Pty Ltd.
- Chatswood CBD Planning and Urban Design Strategy

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

- Willoughby Local Environmental Plan 2012 (WLEP 2012).
- Willoughby Development Control Plan 2006 (WDCP 2006).
- Creating Places for People - An Urban Design Protocol for Australian Cities: www.urbandesign.gov.au/ downloads/index.aspx/
- Australia and New Zealand Urban Design Protocol:
- www.mfe.govt.nz/publications/urban/design-protocol-mar05/urban-design-protocol-colour.pdf
- The Value of Urban Design:
- www.designcouncil.org.uk/Documents/Documents/Publications/CABE/the-value-of-urban-design. pdf
- Fifteen Qualities of Good Urban Places:
- www.goldcoast.qld.gov.au/planning-and-building/fifteen-qualities-of- good-urban-places-3774.html
- The Image of the City (1960), Kevin Lynch

---

2. THE SITE AND THE VISUAL CONTEXT.

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.
Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 7.
Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings. This shows the rising landform to the south and east of the subject site.
The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

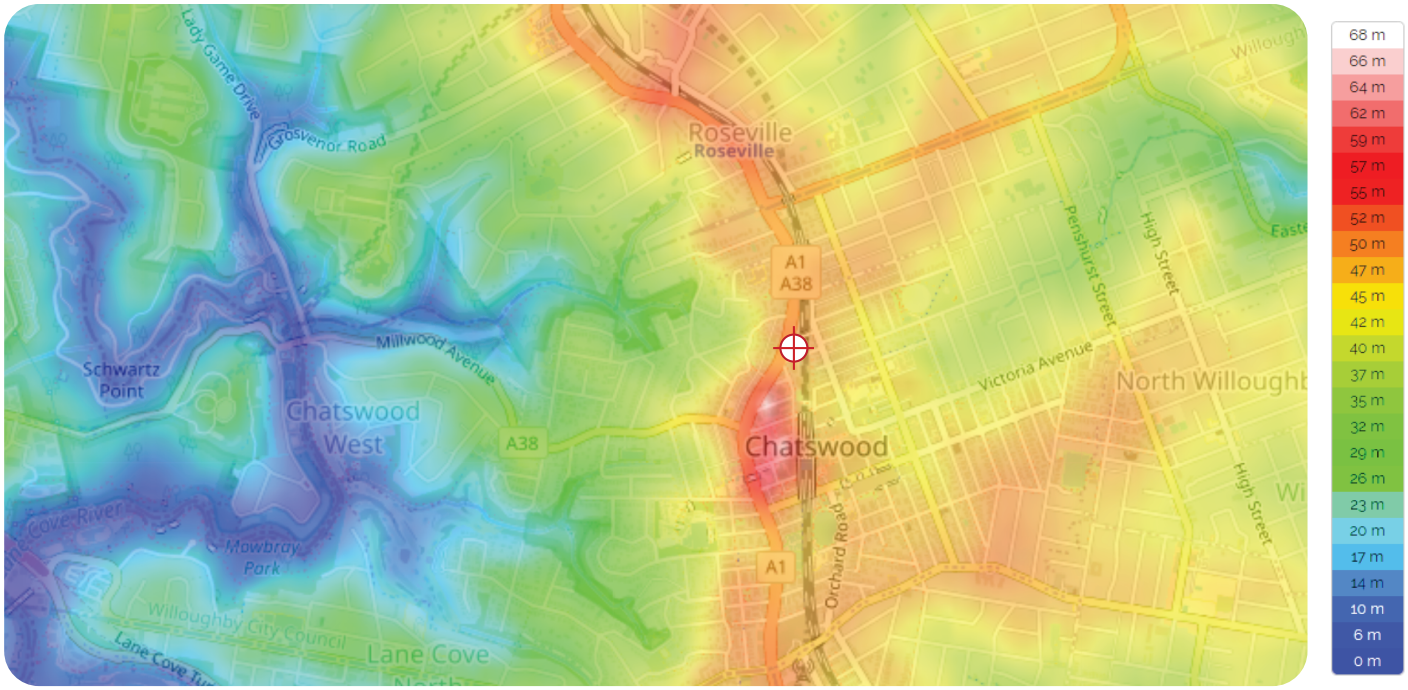


Figure 7: Chatswood CBD and environs - subject area topographical map.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.

The ’Neighbourhood Context’ provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique “sense of place” may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual ’legibility’ of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The ‘Town / City Context’ provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood’s character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1 The Visual Context:

Currently, within the street context, there is a mix of property types, sizes and architectural styles. Pacific Highways is lined with a mixture of residential apartments and commercial buildings.
Within the urban context, away from Pacific Highway, there is a relatively diverse fabric, in terms of planning and architecture, consisting of large, conjoined lots of mid to high rise apartments. There are also several large scale educational establishments within the vicinity and the CBD and retail precincts of Chatswood are 0.5km away from the subject site.
As a direct result of the new WLEP and WDCP, post-exhibition, and the overall Chatswood CBD Planning and Urban Design Strategy, this area is in the process of an increase in building heights and density. This will create a future visual context against which the proposal, that is the subject of this VIA, will integrate very effectively.

2.2 Visual Features and Local Landmarks:

Particular elements in the settlement pattern through either their location and/or built form provide visual nodes and landmarks that assist to differentiate locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:
Views to Chatswood CBD, Sydney Harbour and CBD (from high levels), North Sydney and St Leonards.

2.3 Streetscapes:

Within the immediate and surrounding areas, the streetscapes are typical of the suburb of Chatswood, being a mixture of individual houses and apartments blocks of varying scales. There are many heritage buildings within the area and the landscaping is predominantly mature and well established. Wide pavements are generally the norm, responding to the large amount of pedestrian traffic, utilising public transport along Pacific Highway.

2.4 The selected view locations for the local view analysis:

As a result of the site’s topography, the visual impact is primarily relevant to and roads to the south and east of the subject site. There is the potential for view loss from the larger residential towers further north, but this will need to

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

be assessed upon completion of a full design.
A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. These are all static viewpoints, namely, fixed locations where potential view loss could occur.

The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and along Pacific Highway. They incorporate public viewing locations with more distant, elevated, or panoramic views, where the subject site falls within, and impacts on the midground and background views.

2.5 Context of View:

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case in parts of this assessment, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6 Extent of View:

The extent to which various components of a development would be visible is critical. In this case, the proposal is for a multi-storey development proposal in the context of similar towers, in a southerly direction, whilst to the north, west and east, development is of a lower medium density scale. Contextually, it is important to also review other approved developments within the vicinity, in particular that to the north of the subject site, at No.871, Pacific Highway, which has Gazettal and a DA approval for a 90m residential tower.
The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.

---

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT.

3.1 Visual Impact Assessments from 5 viewpoint locations – in and around the private residences neighbouring the site, together with views along Pacific Highway.

3.1.1 Method of Assessment:

In order to allow a quantitative assessment of the visual impact, photos were selected that represented relevant private viewing locations from adjoining properties.
A Canon EOS Full Frame Digital Camera with fixed focal length 35mm lens was used to take all viewpoint photos, at an eye level of 1600mm
The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.2.2 below.
To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss.

To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 9 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.
On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 9.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

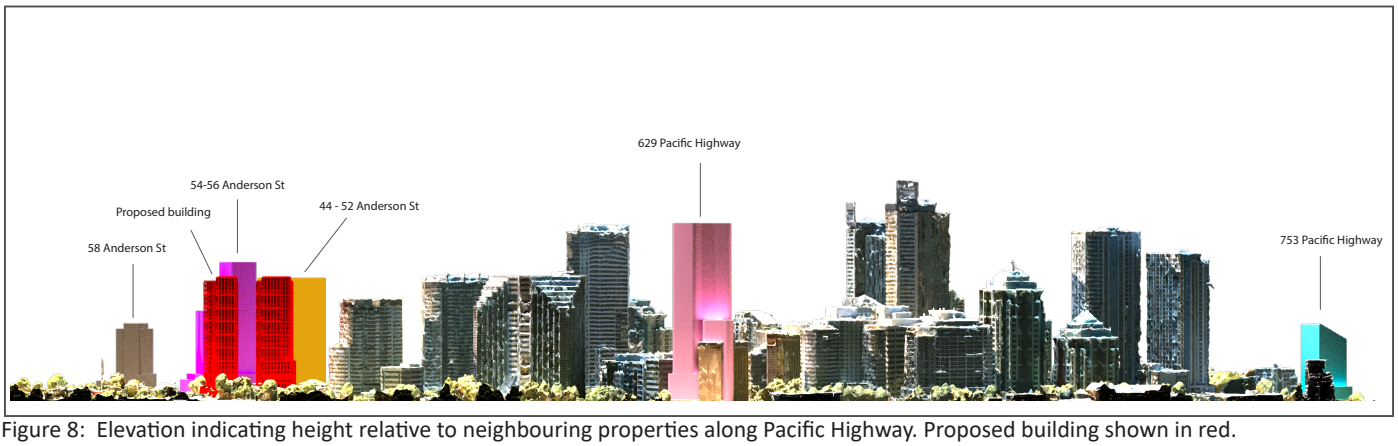


Figure 8: Elevation indicating height relative to neighbouring properties along Pacific Highway. Proposed building shown in red.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 9 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison. On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 9.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Scale	Value	Visual quality	Visual impact
0	**Negligible**	N/A	No negative impact on the pre-existing visual quality of the view.
1 2 3 4 5	**Low**	Predominant presence of low quality manmade features. Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Uniformity of land form.	A minor negative impact on the pre-existing visual quality of the view. Examples: - Minor impacts on natural landscapes. - No impact on iconic views - Impacts on a small number of receivers. - Significant distance between the development and receiver.
6 7 8 9 10	**Medium**	Presence of some natural features mixed with manmade features. Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc).	A medium negative impact on the pre-existing visual quality of the view: Examples: - Moderate impacts on iconic views or natural landscapes. - Impacts on a moderate number of receivers. - Located nearby the receiver.
11 12 13 14 15	**High**	Predominantly natural features. Minimal manmade features, however if present of a high architectural standard. Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Presence of iconic regional views or landmark features.	A high negative impact on the pre-existing visual quality of a view: Examples: - Loss of iconic views. - Impacts on a significant number of receivers. - Overshadowing effect. - Directly adjacent the receiver.

Figure 9 – Urbaine Design Group Visual Quality and Visual Impact Assessment Scale

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Assessment at selected viewpoints.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_16

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

Viewpoint no.01



Camera01 24mm IMG_9629 a.jpg

Viewpoint no.01: Existing site photo - static and dynamic, public external viewpoint
RL - 96.1m

From No. 2 Boundary Street Roseville, public pavement facing south over the Pacific Highway
Distance to site boundary: 541m



Camera01 24mm IMG_9629 c.jpg

Viewpoint no.01: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_17

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



Viewpoint no.01 - Extent of visual impact within the context of neighbouring approved developments



Camera01 24mm IMG_9629 d.jpg

Viewpoint no.01: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_18

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

Viewpoint no.01: Visual impact

Visual impact – portion of new proposal visible in view – 28%
Visual impact ratio of view loss to sky view loss in visible portion. 51%: 49%
Existing Visual Quality Scale no: 6
Visual Impact Assessment Scale no: 5

This is a static and dynamic public viewpoint to the north of the subject site and proposed development. This approach, travelling south along Pacific Highway, on the eastern pavement, shows the potential of the subject site to act as a 'gateway' development to Chatswood CBD. In this location, the architectural merit of the design is of great significance, since future developments to the north will progressively step down to integrate into the wider, low-level residential areas. Within the context of the many other approved high rise towers in this part of the CBD, the scale and positioning of the proposal does not create excessive visual impact when observed from this location.
The new proposal is partially visible behind the line of mature trees lining the highway on its western verge.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope, whilst still having the potential to be the visual gateway to the CBD.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.02



Camera02 24mm IMG_9638 a.jpg

Viewpoint no.02: Existing site photo - static and dynamic, public external viewpoint
RL - 100.5m

From 85 Pacific Hwy, Roseville NSW 2069, public pavement facing south over the Pacific Highway
Distance to site boundary: 382m



Camera02 24mm IMG_9638 c.jpg

Viewpoint no.02: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera02 24mm IMG_9638 e.jpg

Viewpoint no.02: Extent of visual impact within the context of neighbouring approved developments



Camera02 24mm IMG_9638 d.jpg

Viewpoint no.02: Extent of visual impact within the context of neighbouring approved developments

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_21

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

Viewpoint no.02: Visual impact

Visual impact – portion of new proposal visible in view – 41%
Visual impact ratio of view loss to sky view loss in visible portion. 51%: 49%
Existing Visual Quality Scale no: 6
Visual Impact Assessment Scale no: 5

This is a static and dynamic public viewpoint to the north of the subject site and proposed development. This approach, travelling south along Pacific Highway, on the eastern pavement, shows the potential of the subject site to act as a 'gateway' development to Chatswood CBD. In this location, the architectural merit of the design is of great significance, since future developments to the north will progressively step down to integrate into the wider, low-level residential areas. Within the context of the many other approved high rise towers in this part of the CBD, the scale and positioning of the proposal does not create excessive visual impact when observed from this location.
The new proposal is partially visible behind the line of mature trees lining the highway on its western verge.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope, whilst still having the potential to be the visual gateway to the CBD.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.04



Camera04 24mm IMG_9656 a.jpg

Viewpoint no.04: Existing site photo - static, public viewpoint.
RL - 106.2m

From the corner of Gibson Avenue, Ashley Street on approaching the bridge crossing the railway.
Distance to site boundary: 214m



Camera04 24mm IMG_9656 c.jpg

Viewpoint no.04: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera04 24mm IMG_9656 e.jpg

Viewpoint no.04: Extent of visual impact within the context of neighbouring approved developments



Viewpoint no.04: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

Viewpoint no.04: Visual impact

Visual impact – portion of new proposal visible in view – 77%
Visual impact ratio of view loss to sky view loss in visible portion. 55%: 45%
Existing Visual Quality Scale no: 4
Visual Impact Assessment Scale no: 7

This is a static, public viewpoint from the northern pavement on the bridge across the railway, to the northeast of the subject site and proposed development.
From this location, there is a clear view of the proposed towers and their visual relationship to the other buildings that form the northern edges of the Chatswood CBD. Mature trees on the perimeter of the railway serve to obscure parts of the easter elevation and the buildings behind.
Although taller, than the neighbouring towers on Railway Street, the articulation of the eastern elevations assists in breaking down the visual mass of the new building proposal. The line of the residential buildings along the railway edged creates an urban planning rhythm to the perimeter of the large-scale residential towers that approach the northern end of the CBD. From here, to the west, other developments of decreasing scale and height will permit the CBD building envelope to integrate into the surrounding residential areas.
The view loss is largely confined to sky and a small amount of the buildings on Railway Street and The Pacific Highway to the south of the subject site.
The potential for this site to become a gateway feature to Chatswood and the CBD, together with the many other approved towers in this area, ensures that the scale of the proposal and its visual impact is acceptable and in keeping with the extension of the CBD in a northerly direction.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.05



Camera05 24mm IMG_9665 a.jpg

Viewpoint no.05: Existing site photo - static, public viewpoint.
RL - 106.8

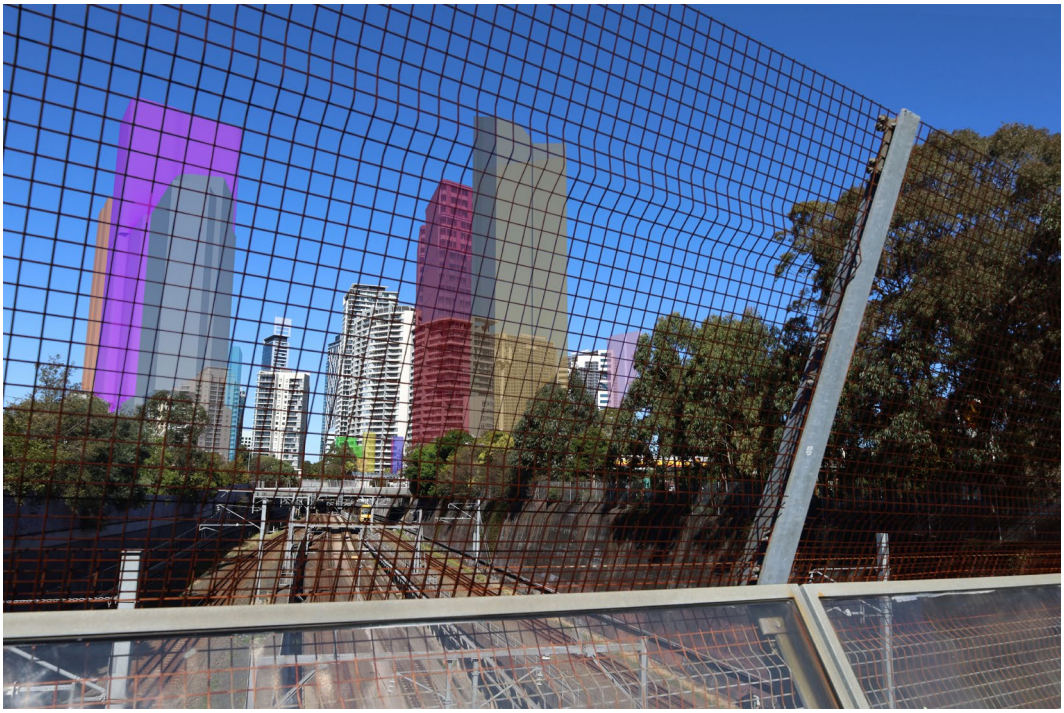
From Ashley Street on bridge crossing the railway tracks facing south towards the site
Distance to site boundary: 192m



Camera05 24mm IMG_9665 c.jpg

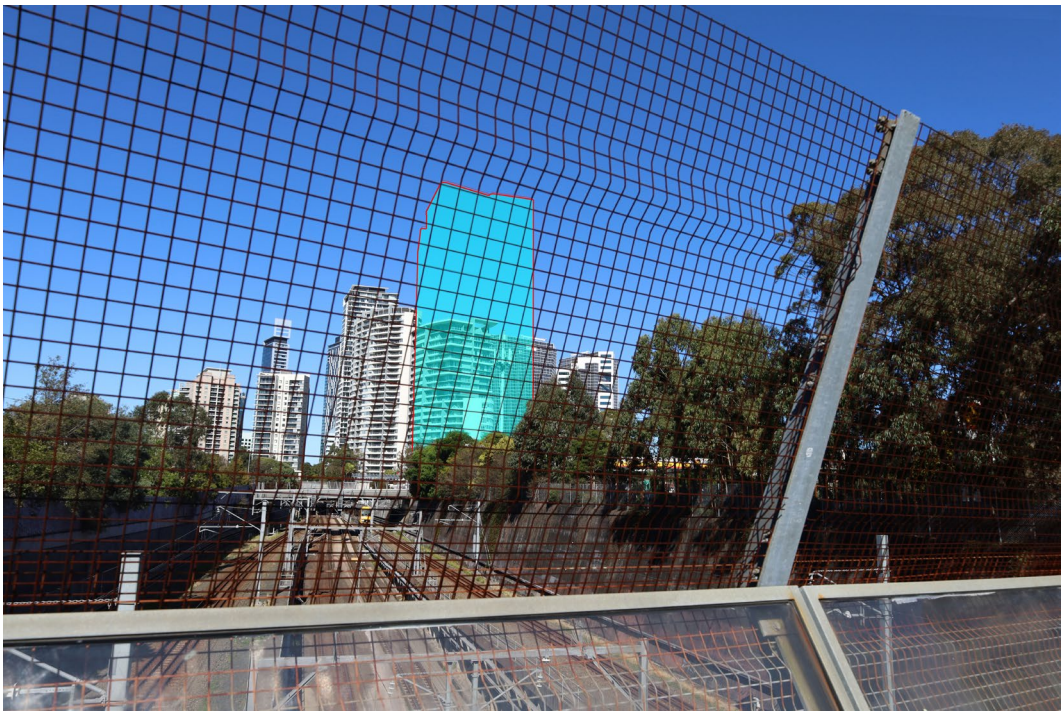
Viewpoint no 05: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera05 24mm IMG_9665 e.jpg

Viewpoint no.05: Extent of visual impact within the context of neighbouring approved developments



Camera05 24mm IMG_9665 d.jpg

Viewpoint no.05: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.05: Visual impact

Visual impact – portion of new proposal visible in view –86%
Visual impact ratio of view loss to sky view loss in visible portion. 51%: 49%
Existing Visual Quality Scale no: 4
Visual Impact Assessment Scale no: 9

This is a static, public viewpoint from the southern pavement on the bridge across the railway, to the northeast of the subject site and proposed development.
From this location, there is a clear view of the proposed towers and their visual relationship to the other buildings that form the northern edges of the Chatswood CBD. Although taller, than the neighbouring towers on Railway Street, the articulation of the eastern elevations assists in breaking down the visual mass of the new building proposal. The line of the residential buildings along the railway edged creates an urban planning rhythm to the perimeter of the large-scale residential towers that approach the northern end of the CBD. From here, to the west, other developments of decreasing scale and height will permit the CBD building envelope to integrate into the surrounding residential areas.
The view loss is largely confined to sky and a small amount of the buildings on Railway Street and The Pacific Highway to the south of the subject site.
The potential for this site to become a gateway feature to Chatswood and the CBD, together with the many other approved towers in this area, ensures that the scale of the proposal and its visual impact is acceptable and in keeping with the extension of the CBD in a northerly direction.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.09



Camera09 24mm IMG_9726 a.jpg

Viewpoint no.09: Existing site photo - static and dynamic, public external viewpoint
RL - 106.91

From the public pathway near 844, Chatswood NSW 2067, public pavement facing south east over the Pacific Highway.
Distance to site boundary: 62m



Camera09 24mm IMG_9726 c.jpg

Viewpoint no.09: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera09 24mm IMG_9726 e.jpg

Viewpoint no.09: Extent of visual impact within the context of neighbouring approved developments



Camera09 24mm IMG_9726 d.jpg

Viewpoint no.09: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.09: Visual impact

Visual impact – portion of new proposal visible in view – 62%
Visual impact ratio of view loss to sky view loss in visible portion. 34%: 66%
Existing Visual Quality Scale no: 5
Visual Impact Assessment Scale no: 11

This is a static and dynamic public viewpoint to the north of the subject site and proposed development. This approach, closer to the subject site and travelling south along Pacific Highway, shows the potential of the subject site to act as a 'gateway' development to Chatswood CBD. In this location, the architectural merit of the design is of great significance, since future developments to the north will progressively step down to integrate into the wider, low-level residential areas. The treatment at the lower levels seeks to bring proportions of human scale to the intersection with the ground. The many mature trees lining the Pacific Highway serve to break up the scale of the building further. The view loss is significantly to sky view, whilst the visual impact is high, but acceptable when assessed within the context of the other approved and planned high-rise proposals in this area.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope, whilst still having the potential to be the visual gateway to the CBD.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.12



Camera12 24mm IMG_9756 a.jpg

Viewpoint no.12: Existing site photo - static and dynamic, public external viewpoint
RL - 103.9m

From the public pathway near 754, Chatswood NSW 2067 public pavement facing north east over the Pacific Highway.
Distance to site boundary: 201m



Camera12 24mm IMG_9756 b.jpg

Viewpoint no.12: Photomontage of new proposal.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera12 24mm IMG_9756 e.jpg

Viewpoint no.12: Extent of visual impact within the context of neighbouring approved developments



Camera12 24mm IMG_9756 d.jpg

Viewpoint no.12: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

Viewpoint no.12: Visual impact

Visual impact – portion of new proposal visible in view – 81%
Visual impact ratio of view loss to sky view loss in visible portion. 6%: 94%
Existing Visual Quality Scale no: 5
Visual Impact Assessment Scale no: 5

This is a static and dynamic, public external viewpoint from street level to the south of the subject site.
This viewpoint location is approximately 80m north of one of the busiest traffic junctions around the Chatswood CBD, where Pacific Highway meets Fullers Road and Help Street. This viewpoint is on the western pavement, adjoining Pacific Highway. Looking north, the towers on the eastern side of the highway are clearly observed as being for commercial use, with simple, planar elevational treatments.
The proposed towers, on the subject site, are observed further north, following a progressive stepping of the forms in perspective, as the distance increases. They are partially obscured by the line of mature, eucalyptus trees running along the eastern verge of Pacific Highway.
Whilst the new development proposal is higher than its neighbour to the south, its scale is appropriate when observed against other approved tower developments in the same area. Also, the building's role as a gateway to the CBD necessitates this scale.
The new proposal clearly defines itself as a residential development, with the separation of floors and different usage areas clearly observable from the elevational treatment. The use of lighter colours on the western elevations of the proposed development reduces its overall visual impact from this location, whilst the view loss is entirely limited to sky view only.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.14



Camera14 24mm IMG_9789 a.jpg

Viewpoint no.14: Existing site photo - static and dynamic, public external viewpoint
RL 102.06m

From the public pathway on Pacific Highway near Mcintosh Street facing north east
Distance to site boundary: 249m



Camera14 24mm IMG_9789 c.jpg

Viewpoint no.21: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera14 24mm IMG_9789 e.jpg

Viewpoint no.14: Extent of visual impact within the context of neighbouring approved developments



Camera14 24mm IMG_9789 d.jpg

Viewpoint no.14: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_36

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

Viewpoint no.14: Visual impact

Visual impact – portion of new proposal visible in view – 39%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 5
Visual Impact Assessment Scale no: 3

This is a static and dynamic, public external viewpoint from street level to the south of the subject site.
This viewpoint location is approximately 80m north of one of the busiest traffic junctions around the Chatswood CBD, where Pacific Highway meets Fullers Road and Help Street. Looking north, the towers closest to the junction are clearly observed as being for commercial use, with simple, planar elevational treatments.
The proposed towers, on the subject site, are observed further north, following a progressive stepping of the forms in perspective, as the distance increases. They are partially obscured by the line of mature, eucalyptus trees running along the eastern verge of Pacific Highway.
The new proposal clearly defines itself as a residential development, with the separation of floors and different usage areas clearly observable from the elevational treatment. The use of lighter colours on the western elevations of the proposed development reduces its overall visual impact from this location, whilst the view loss is entirely limited to sky view only.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.17



Camera17 24mm IMG_9831 a.jpg

Viewpoint no.17: Existing site photo - static and dynamic, public external viewpoint
RL 106.1m

From the public pathway near the corner of Pacific Highway and View Street, facing north east over the Pacific Highway.

Distance to site boundary: 119m



Camera17 24mm IMG_9831 c.jpg

Viewpoint no.17: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera17 24mm IMG_9831 e.jpg

Viewpoint no.17: Extent of visual impact within the context of neighbouring approved developments



Camera17 24mm IMG_9831 d.jpg

Viewpoint no.17: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_39

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

Viewpoint no.17: Visual impact

Visual impact – portion of new proposal visible in view – 91%
Visual impact ratio of view loss to sky view loss in visible portion. 27%: 73%
Existing Visual Quality Scale no: 6
Visual Impact Assessment Scale no: 11

This is a static and dynamic public viewpoint to the north of the subject site and proposed development. This approach, travelling south along Pacific Highway, shows the potential of the subject site to act as a 'gateway' development to Chatswood CBD. In this location, the architectural merit of the design is of great significance, since future developments to the north will progressively step down to integrate into the wider, low-level residential areas.
The view loss is significantly to sky view, whilst the visual impact is high, but acceptable when assessed within the context of the other approved and planned high-rise proposals in this area.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope, whilst still having the potential to be the visual gateway to the CBD.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.20



Camera20 24mm IMG_9858 a.jpg

Viewpoint no.20: Existing site photo - static and dynamic, public external viewpoint
RL - 104.36m

From the public pathway near the corner of Ashley Street and Archer Street, looking south west towards Chatswood CBD and the proposed site

Distance to site boundary: 348m



Camera20 24mm IMG_9858 c.jpg

Viewpoint no.20: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.



Camera20 24mm IMG_9858 e.jpg

Viewpoint no.20: Extent of visual impact within the context of neighbouring approved developments



Camera20 24mm IMG_9858 d.jpg

Viewpoint no.20: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_42

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

Viewpoint no.20: Visual impact

Visual impact – portion of new proposal visible in view – 68%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 8
Visual Impact Assessment Scale no: 6

This is a static and dynamic public viewpoint to the northeast of the subject site and proposed development. This represents a typical, primary access road, surrounding residential areas, where wider views of the CBD skyline are attained at various locations, within the context of the single storey rooflines of the well-established houses. The trees, forming a significant part of the surrounding streetscapes, serve to soften the contrasting nature of the 2 distinctly separate zones of the established residential streets and the CBD towers in the distance. The cohesive nature of the towers is particularly noticeable in this instance, where clusters of towers are observed, with a continuation of built form at their lower and mid-levels, before the towers become differentiated at the higher levels.
In this instance, the new proposal appears to integrate into the general scale of the visible portions of the surrounding CBD, clearly extending the CBD to the north.
The view loss is to sky view, whilst the visual impact is low-to-moderate, when assessed within the context of the other approved and planned high-rise proposals in this area.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_43

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

Viewpoint no.22



Camera22 24mm IMG_9891 a.jpg

Viewpoint no.22: Existing site photo - static, public viewpoint.
RL - 93.2m

From the Beauchamp Park Oval, to the norht east of Chatswood CBD facing west the proposed site.
Distance to site boundary: 524m



Camera22 24mm IMG_9891 c.jpg

Viewpoint no22: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_44

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



Camera22 24mm IMG_9891 e.jpg

Viewpoint no.22: Extent of visual impact within the context of neighbouring approved developments



Camera22 24mm IMG_9891 d.jpg

Viewpoint no.22: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_45

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

Viewpoint no.22: Visual impact

Visual impact – portion of new proposal visible in view – 44%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 12
Visual Impact Assessment Scale no: 3

This is a static, public viewpoint to the east of the subject site and proposed development. This represents a view from Beauchamp Park Oval, which ais surrounded by a dense line of mature trees, obscuring much of the lower levels of the CBD in the distance.
The larger, existing towers are visible above the treeline and the new proposal continue the line of residential towers to the north, being partly obscured by trees.
However, in this instance, the new proposal appears to integrate into the general scale of the visible portions of the surrounding CBD.
The view loss is to sky view, whilst the visual impact is low-to-moderate, when assessed within the context of the other approved and planned high-rise proposals in this area.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.25



Camera25 24mm IMG_9915 a.jpg

Viewpoint no.25: Existing site photo - static and dynamic, public external viewpoint
RL- 93.2m

From Rose Street public pathway near no.9 on the north side facing west the proposed site at standing height
Distance to site boundary: 422m



Camera25 24mm IMG_9915 c.jpg

Viewpoint no.25: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera25 24mm IMG_9915 e.jpg

Viewpoint no.25: Extent of visual impact within the context of neighbouring approved developments



Camera25 24mm IMG_9915 d.jpg

Viewpoint no.25: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

Viewpoint no.25: Visual impact

Visual impact – portion of new proposal visible in view – 77%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 7
Visual Impact Assessment Scale no: 5

This is a static and dynamic public viewpoint to the east of the subject site and proposed development. This represents a typical, secondary access road, surrounding residential areas, where wider views of the CBD skyline are attained at various locations, within the context of the single storey rooflines of the well-established houses. The trees, forming a significant part of the surrounding streetscapes, serve to soften the contrasting nature of the 2 distinctly separate zones of the established residential streets and the CBD towers in the distance. The cohesive nature of the towers is not so noticeable in these instances, where clusters of towers are observed in isolation,
However, in this instance, the new proposal appears to integrate into the general scale of the visible portions of the surrounding CBD.
The view loss is to sky view, whilst the visual impact is low-to-moderate, when assessed within the context of the other approved and planned high-rise proposals in this area.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.26



Camera26 24mm IMG_9922 a.jpg

Viewpoint no.26: Existing site photo - static and dynamic, public external viewpoint
RL - 92.2m

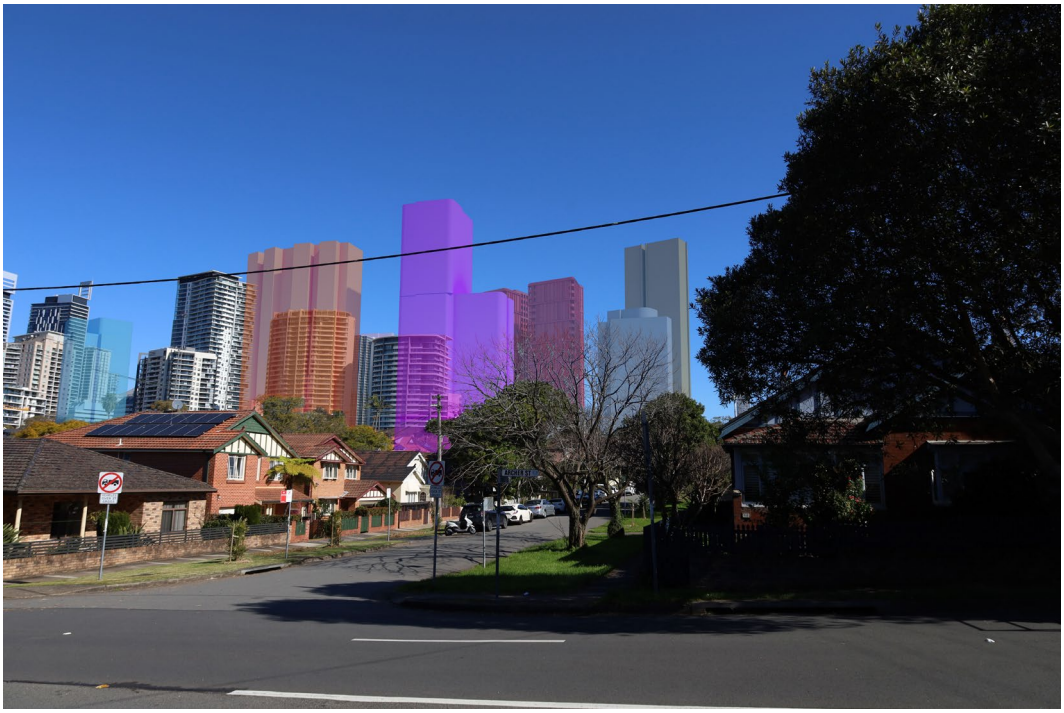
From Archer Street near the corner of Rose Street , public pathway on the east side facing south west towards the proposed site at standing height.
Distance to site boundary: 298m



Camera26 24mm IMG_9922 c.jpg

Viewpoint no.26: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera26 24mm IMG_9922 e.jpg

Viewpoint no.26: Extent of visual impact within the context of neighbouring approved developments



Camera26 24mm IMG_9922 d.jpg

Viewpoint no.26: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_51

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

Viewpoint no.26: Visual impact

Visual impact – portion of new proposal visible in view – 79%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 6
Visual Impact Assessment Scale no: 4

This is a static and dynamic public viewpoint to the northeast of the subject site and proposed development. This represents a typical road, surrounding residential areas, where closer, broken glimpses of the CBD skyline are attained at various locations. The trees, forming a significant part of the surrounding streetscapes, serve to soften the contrasting nature of the 2 distinctly separate zones of the established residential streets and the CBD towers in the distance. The cohesive nature of the towers is not so noticeable in these instances, where clusters of towers are observed in isolation,
However, in this instance, the new proposal appears to integrate into the general scale of the visible portions of the surrounding CBD.
The view loss is to sky view, whilst the visual impact is low-to-moderate, when assessed within the context of the other approved and planned high-rise proposals in this area.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.27



Camera27 24mm IMG_9929 a.jpg

Viewpoint no.27: Existing site photo - dynamic, public viewpoint.
RL - 91.8m

From the public pathway on the east side Archer Street looking west down Zinnia Lane towards the proposed site at standing height.
Distance to site boundary: 289m



Camera27 24mm IMG_9929 c.jpg

Viewpoint no.27: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera27 24mm IMG_9929 e.jpg

Viewpoint no.27: Extent of visual impact within the context of neighbouring approved developments



Camera27 24mm IMG_9929 d.jpg

Viewpoint no.27: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.27: Visual impact

Visual impact – portion of new proposal visible in view – 84%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 5
Visual Impact Assessment Scale no: 5

This is a dynamic public viewpoint to the east of the subject site and proposed development. This represents a typical road, surrounding residential area, where closer, broken glimpses of the CBD skyline are attained at various locations. The trees, forming a significant part of the surrounding streetscapes, serve to soften the contrasting nature of the 2 distinctly separate zones of the established residential streets and the CBD towers in the distance. The cohesive nature of the towers is not so noticeable in these instances, where clusters of towers are observed in isolation, However, in this instance, the new proposal appears to integrate into the general scale of the visible portions of the surrounding CBD.
The view loss is to sky view, whilst the visual impact is low-to-moderate, when assessed within the context of the other approved and planned high-rise proposals in this area.
As the northern edge of the CBD continues to expand, so the new proposal will integrate further into the overall CBD envelope.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.29



Camera29 24mm IMG_9943 a.jpg

Viewpoint no.29: Existing site photo -static, public external viewpoint.
RL - 104.6m

From the public pathway at the corner of Anderson Street and Daisy Street, near no 25 Daisy Street facing north west to the proposed site.
Distance to site boundary: 136m



Camera29 24mm IMG_9943 c.jpg

Viewpoint no.29: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera29 24mm IMG_9943 e.jpg

Viewpoint no.29: Extent of visual impact within the context of neighbouring approved developments



Camera29 24mm IMG_9943 d.jpg

Viewpoint no.29: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

Viewpoint no.29: Extent of visual impact of proposed development in cyan with red outline.

Visual impact – portion of new proposal visible in view – 48%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 3
Visual Impact Assessment Scale no: 6

This is a static, public external viewpoint from street level along a residential street to the southeast of the subject site and the adjoining railway line.
From this viewpoint location, the site of the proposed building is elevated by approximately 15m. The area to the east of the railway line consists predominantly of medium density, small apartment blocks, which obscure much of the lower elements of the proposal. There is established mature landscape along the streets, which when in leaf, will also serve to cover much of the lower-to-mid levels of the new apartment towers.
When observed in the context of the other large-scale towers along Pacific Highway and Railway Street, the proposed development can be assessed as compatible in terms of height and scale. The increased articulation on the facades define the building as residential in contrast to the commercial towers along the same roads.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.30



Camera30 24mm IMG_9954 a.jpg

Viewpoint no.30: Existing site photo -static, public viewpoint.
RL- 104.6m

From the public pathway at east side of the Wilson Street bridge railway bridge facing directly south west to the proposed site.
Distance to site boundary: 38m



Camera30 24mm IMG_9954 c.jpg

Viewpoint no.30: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera30 24mm IMG_9954 e.jpg

Viewpoint no.30: Extent of visual impact within the context of neighbouring approved developments



Camera30 24mm IMG_9954 d.jpg

Viewpoint no.30: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

Viewpoint no.30: Visual impact

Visual impact – portion of new proposal visible in view – 91%
Visual impact ratio of view loss to sky view loss in visible portion. 23%: 77%
Existing Visual Quality Scale no: 3
Visual Impact Assessment Scale no: 12

This is a static, public viewpoint from the pedestrian bridge across the railway, to the northeast of the subject site and proposed development.
From this location, there is a clear view f the proposed towers and their visual relationship to the other buildings that form the northern edges of the Chatswood CBD. Although taller, than the neighbouring towers on Railway Street, the articulation of the eastern elevations assists in breaking down the visual mass of the new building proposal.
The view loss is largely confined to sky and a small amount of the buildings on Railway Street and The Pacific Highway to the south of the subject site.
The potential for this site to become a gateway feature to Chatswood and the CBD, together with the many other approved towers in this area, ensures that the scale of the proposal and its visual impact is acceptable and in keeping with the extension of the CBD in a northerly direction. There will, inevitably, be lower scale developments on the further northern fringes that create the transition curve between existing low-scale residential areas and the new growth of the CBD.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.32



Camera32 24mm IMG_9971 a.jpg

Viewpoint no.32: Existing site photo -static and dynamic, public external viewpoint
RL - 108.2m

From the public pathway at north side of the Boundary Street and the corner of Clemiston Ave facing south west to the proposed site.
Distance to site boundary: 1.04km



Camera32 24mm IMG_9971 c.jpg

Viewpoint no.32: Photomontage of CBD in grey with red outline.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera32 24mm IMG_9971 e.jpg

Viewpoint no.32: Extent of visual impact within the context of neighbouring approved developments



Camera32 24mm IMG_9971 d.jpg

Viewpoint no.32: Extent of visual impact in yellow with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.32: Visual impact

Visual impact – portion of new proposal visible in view – 0%
Visual impact ratio of view loss to sky view loss in visible portion. N/A
Existing Visual Quality Scale no: 7
Visual Impact Assessment Scale no: 0

This is a static and dynamic, public external viewpoint from street level to the northeast of the subject site.
This viewpoint, from a typical vehicular approach to Chatswood and the Chatswood CBD, indicates the typical nature of these surrounding areas. They are predominantly of low to medium density, well-established residential, with mature landscaping and large street trees. As such, views of the CBD are intermittent and often dissected.
In this instance the location of the new towers is not visible, although other CBD towers can be seen in between the houses and trees.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.34



Camera34 24mm IMG_9993 a.jpg

Viewpoint no.34: Existing site photo -static, public external viewpoint.
RL - 95.7m

From the center of Chatswood Oval to the south of Chatswood CBD. At standing height facing north towards the subject site to the north of the CBD.
Distance to site boundary: 738m



Camera34 24mm IMG_9993 c.jpg

Viewpoint no.34: Photomontage of new proposal in grey with red outline.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_65

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



Camera34 24mm IMG_9993 e.jpg

Viewpoint no.34: Extent of visual impact within the context of neighbouring approved developments



Camera34 24mm IMG_9993 d.jpg

Viewpoint no.34: Lack of visual impact in yellow with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.34: Visual impact

Visual impact – portion of new proposal visible in view – 0%
Visual impact ratio of view loss to sky view loss in visible portion. N/A
Existing Visual Quality Scale no: 10
Visual Impact Assessment Scale no: 0

This is a static, public external viewpoint from ground level to the south of the subject site.
This viewpoint is from a major public space, Chatswood Oval. From this location, new residential towers, forming the southern boundary of Chatswood's CBD and clearly observable. Some of the more recent developments maintain a very slender profile, which, whilst optimising individual sites, do not necessarily encourage the continuation of the 'bell curve' elevation of the typical CBD elevational profile.
These newer towers also present facades consisting predominantly of glazing, which, whilst suitable in a southerly facing orientation, can create more visual impact than towers that are well articulated between glazing and masonry – 'solid and void', in terms of their observed proportions.
Future development to the south would, ideally consist of progressively lower towers, assisting in the connection of the CBD with the residential surroundings in the area.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.35



Camera35 24mm IMG_0001 a.jpg

Viewpoint no.35: Existing site photo --static and dynamic, public external viewpoint.
RL - 108.2m

From the public footpath in front of 21 A Hercules Street to the south east of Chatswood Center. At standing height facing north west towards the subject site.
Distance from the subject site: 1.02km



Camera35 24mm IMG_0001 d.jpg

Viewpoint no.35: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera35 24mm IMG_0001 e.jpg

Viewpoint no.35: Extent of visual impact within the context of neighbouring approved developments



Camera35 24mm IMG_0001 d.jpg

Viewpoint no.35: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.35: Visual impact

Visual impact – portion of new proposal visible in view – 46%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 6
Visual Impact Assessment Scale no: 2

This is a dynamic public viewpoint to the southeast of the subject site and proposed development. This represents a typical road, surrounding residential area, where broken glimpses of the CBD skyline are attained at various locations. The trees, being mostly deciduous, open the view more so than in the summer months.
The cohesive nature of the CBD towers is not so noticeable in these instances, where individual towers are observed in isolation,
However, in this instance, the new proposal appears to integrate into the general scale of the visible portions of the surrounding CBD
The view loss is minimal and limited to sky, whilst the visual impact is low, when assessed within the context of the periodic and interrupted nature of this particular view.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.37



Camera37 24mm IMG_0022 a.jpg

Viewpoint no.37: Existing site photo -dynamic, public external viewpoint
RL - 104.5m

From the public footpath on the south east corner of Robinson Street and Albert Avenue. At standing height facing north west towards the subject site.
Distance from the subject site: 967m



Camera37 24mm IMG_0022 c.jpg

Viewpoint no.37: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera37 24mm IMG_0022 e.jpg

Viewpoint no.37: Extent of visual impact within the context of neighbouring approved developments



Camera37 24mm IMG_0022 d.jpg

Viewpoint no.37: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.37: Visual impact

Visual impact – portion of new proposal visible in view – 44%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 5
Visual Impact Assessment Scale no: 2

This is a dynamic public viewpoint to the southeast of the subject site and proposed development. This represents a typical road intersection in the surrounding residential area, where broken glimpses of the CBD skyline are attained at various locations.
The forms of the building lines are not as clearly defined in situations where mature trees are breaking any sense of visual continuity between the tops of the commercial and residential towers.
In this instance, the new proposal appears somewhat isolated to the north, whilst the reality is that adjoining high-rise towers are significantly concealed.
The view loss is minimal and limited to sky, whilst the visual impact is low, when assessed within the context of the periodic nature of this particular view.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.39



Camera39 24mm IMG_0040 a.jpg

Viewpoint no.39: Existing site photo -static and dynamic, public external viewpoint
RL - 102.1m

From the public footpath corner of Railway Street and Victoria Avenue in the Chatswood CBD. At standing height facing north up Railway Street towards the subject site past the end of the road.
Distance from the subject site: 408m



Camera39 24mm IMG_0040 c.jpg

Viewpoint no.39: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera39 24mm IMG_0040 e.jpg

Viewpoint no.39: Extent of visual impact within the context of neighbouring approved developments



Camera39 24mm IMG_0040 d.jpg

Viewpoint no.39: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_75

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

Viewpoint no.39: Visual impact

Visual impact – portion of new proposal visible in view – 82%
Visual impact ratio of view loss to sky view loss in visible portion. 67%: 33%
Existing Visual Quality Scale no: 2
Visual Impact Assessment Scale no: 1

This is a static and dynamic public viewpoint from street level, to the south of the subject site, adjoining the entry to the railway station and looking up Railway Street.
From this location the impact of the new proposal is very limited visually to the confines of the extent of the northern part of the CBD. A very small portion of the western stepped section of the tower protrudes beyond the existing residential towers in front and the small amount of view loss is limited to sky and distant trees.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.42



Camera42 24mm IMG_0076 a.jpg

Viewpoint no.42: Existing site photo --static and dynamic, public external viewpoint
RL - 101.6m

From the public footpath corner of Railway Street and Help Street in the Chatswood CBD. At standing height facing north up Railway Street towards the subject site past the end of the road.
Distance from the subject site: 252m



Camera42 24mm IMG_0076 c.jpg

Viewpoint no.42: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_77

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



Camera42 24mm IMG_0076 e.jpg

Viewpoint no.42: Extent of visual impact within the context of neighbouring approved developments



Camera42 24mm IMG_0076 d.jpg

Viewpoint no.42: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

Viewpoint no.42: Visual impact

Visual impact – portion of new proposal visible in view – 2%
Visual impact ratio of view loss to sky view loss in visible portion. 35%: 65%
Existing Visual Quality Scale no:2
Visual Impact Assessment Scale no: 1

This is a static and dynamic, public external viewpoint from street level to the south of the subject site.
From this viewpoint, looking north up Station Road, only a small portion of the proposed development is visible before the main tower structure steps back behind existing buildings. The visual impact is minimal and the view loss is limited to a small amount of sky view.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.43



Camera43 24mm IMG_0095 a.jpg

Viewpoint no.43: Existing site photo --static and dynamic, public external viewpoint
RL - 101.3m

From the public footpath corner of Railway Street and Mcintosh in the Chatswood CBD. At standing height facing north up Railway Street towards the subject site.
Distance from the subject site: 172m



Camera43 24mm IMG_0095 c.jpg

Viewpoint no.43: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_80

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



Camera43 24mm IMG_0095 e.jpg

Viewpoint no.43: Extent of visual impact within the context of neighbouring approved developments



Camera43 24mm IMG_0095 d.jpg

Viewpoint no.43: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

Viewpoint no.43: Visual impact

Visual impact – portion of new proposal visible in view – 9%
Visual impact ratio of view loss to sky view loss in visible portion. 6%: 94%
Existing Visual Quality Scale no: 3
Visual Impact Assessment Scale no: 2

This is a static and dynamic, public external viewpoint from street level to the south of the subject site.
From this viewpoint location, the relevance of the neighbouring apartment towers is clearly visible. Station Road provides the high-rise massing for residential development, across from the commercial towers to the west, that run along Pacific Highway.
View loss is minimal and of sky view only, while the visual impact is marginal when observed against the neighbouring residential tower to the south,

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_82

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

Viewpoint no.47



Camera47 24mm IMG_0149 a.jpg

Viewpoint no.47: Existing site photo --static and dynamic, public external viewpoint
RL - 113.5m

From the public footpath on the northern side of Warringhah Road. At standing height facing south west down the carriageway towards Chatswood CBD skyline and the subject site in the distance
Distance from the subject site: 6.6km



Camera47 24mm IMG_0149 c.jpg

Viewpoint no.47: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera47 24mm IMG_0149 e.jpg

Viewpoint no.47: Extent of visual impact within the context of neighbouring approved developments



Camera47 24mm IMG_0149 d.jpg

Viewpoint no.47: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_84

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

Viewpoint no.47: Visual impact

Visual impact – portion of new proposal visible in view – 74%
Visual impact ratio of view loss to sky view loss in visible portion. 2%: 98%
Existing Visual Quality Scale no: 11
Visual Impact Assessment Scale no: 2

This is a static and dynamic, public external viewpoint from street level to the northeast of the subject site.
From this viewpoint location, Chatswood CBD sits in an elevated position, with the skyline clearly identified. Similar views are obtained from several approach roads towards Chatswood.
The visual impact of the new proposal sits comfortably within the overall CBD profile, particularly when observed within the context of other approved and submitted developments. Any view loss I limited to sky view only and the visual impact remains within acceptable levels in the context of the overall massing of the CBD.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.49



Camera49 24mm IMG_0173 a.jpg

Viewpoint no.49: Existing site photo --static and dynamic, public external viewpoint.
RL - 110.6m

From Seaforth Oval to the east of Chatswood. At standing height facing west over Bantry Bluff and Middle Harbour towards Castle Cover, Chatswood CBD skyline and the subject site in the distance.
Distance from the subject site: 5.3km



Camera49 24mm IMG_0173 c.jpg

Viewpoint no.49: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera49 24mm IMG_0173 e.jpg

Viewpoint no.49: Extent of visual impact within the context of neighbouring approved developments



Camera49 24mm IMG_0173 d.jpg

Viewpoint no.49: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.49: Visual impact

Visual impact – portion of new proposal visible in view – 42%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 13
Visual Impact Assessment Scale no: 1

This is a static, public external viewpoint from ground level to the east of the subject site.
This represents the furthest view, within the selection. The observation of the Chatswood CBD skyline from this distance, serves to reinforce the suitability of the new proposal, which seeks to extend the ever-growing profile of buildings to the north of the CBD.
The visual impact and view loss, as a result of the new proposal, is minimal and, when observed, within the context of approved and proposed future developments, is acceptable.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.50



Camera50 24mm IMG_0179 a.jpg

Viewpoint no.50: Existing site photo --static and dynamic, public external viewpoint
RL - 104.5m

From the south side public pathway of Mowbray Road on the bridge over the railway line to the south of Chatswood.
At standing height facing north down the train line to Chatswood CBD.
Distance from the subject site: 1.24km



Camera50 24mm IMG_0179 c.jpg

Viewpoint no.50: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera50 24mm IMG_0179 e.jpg

Viewpoint no.50: Extent of visual impact within the context of neighbouring approved developments



Camera50 24mm IMG_0179 d.jpg

Viewpoint no.50: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.50: Visual impact

Visual impact – portion of new proposal visible in view – 0%
Visual impact ratio of view loss to sky view loss in visible portion. N/A
Existing Visual Quality Scale no: 3
Visual Impact Assessment Scale no: 0

This is a static and dynamic, public external viewpoint from street level to the south of the subject site.
This viewpoint is from a major public thoroughfare, both for pedestrians and vehicles.
Looking north from the bridge over the railway line, the new towers, forming the southern boundary of Chatswood's CBD and clearly observable. Some of the more recent developments maintain a very slender profile, which, whilst optimising individual sites, do not necessarily encourage the continuation of the 'bell curve' elevation of the typical CBD elevational profile.
These newer towers also present facades consisting predominantly of glazing, which, whilst suitable in a southerly facing orientation, can create more visual impact than towers that are well articulated between glazing and masonry – 'solid and void', in terms of their observed proportions.
Future development to the south would, ideally consist of progressively lower towers, assisting in the connection of the CBD with the residential surroundings in the area.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.53



Camera53 24mm IMG_0206 a.jpg

Viewpoint no.53: Existing site photo --static and dynamic, public external viewpoint
RL - 107.1m

From southbound side of the Pacific highway to the south of Chatswood infront of No.629. At standing height facing north down the highway towards Chatswood CBD
Distance from the subject site: 1.08km



Camera53 24mm IMG_0206 c.jpg

Viewpoint no.53: Photomontage of new proposal in grey with red outline.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_92



Camera53 24mm IMG_0206 e.jpg

Viewpoint no.53: Extent of visual impact within the context of neighbouring approved developments



Camera53 24mm IMG_0206 d.jpg

Viewpoint no.53: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_93

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

Viewpoint no.53: Visual impact

Visual impact – portion of new proposal visible in view – 0%
Visual impact ratio of view loss to sky view loss in visible portion. N/A
Existing Visual Quality Scale no: 2
Visual Impact Assessment Scale no: 0

This is a static and dynamic, public external viewpoint from street level to the south of the subject site.
This viewpoint, from the southern vehicular approach to Chatswood and the Chatswood CBD, represents a potential 'gateway' opportunity, which has not yet been realised at an urban planning level.
Visually, as a result of the rising elevation of the land, as the Pacific Highway progresses north, the further building elements of the CBD are largely obscured by the line of towers along the CBD's southern boundary.
The scale of the residential buildings is suggesting there will be a greater emphasis on the 'bell curve' skyline planning methodology of more typical CBDs and that future development to the south will begin to drop in scale, allowing an opportunity to blend into the existing urban fabric.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.58



Camera58 24mm IMG_0250 a.jpg

Viewpoint no.58: Existing site photo --static and dynamic, public external viewpoint
RL - 106.2m

From norhtbound side side of the Pacific highway to the west of Chatswood at the junction of Fullers Road A38 and Pacific Highway . At standing height facing north down the highway towards the subject site.
Distance from the subject site: 350m



Camera58 24mm IMG_0250 c.jpg

Viewpoint no.58: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_95

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



Camera58 24mm IMG_0250 e.jpg

Viewpoint no.58: Extent of visual impact within the context of neighbouring approved developments



Camera58 24mm IMG_0250 d.jpg

Viewpoint no.58: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.58: Visual impact

Visual impact – portion of new proposal visible in view – 34%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 2
Visual Impact Assessment Scale no: 2

This is a static and dynamic, public external viewpoint from street level to the south of the subject site.
This viewpoint location represents one of the busiest traffic junctions around the Chatswood CBD. Looking north the towers closest to the junction are clearly observed as being for commercial use, with simple, planar elevational treatments.
The proposed towers, on the subject site, are observed further north, following a progressive stepping of the forms in perspective, as the distance increases.
The new proposal clearly defines itself as a residential development, with the separation of floors and different usage areas clearly observable from the elevational treatment. The use of lighter colours on the western elevations of the proposed development reduces its overall visual impact from this location, whilst the view loss is entirely limited to sky view only.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.59



Camera59 24mm IMG_0278 a.jpg

Viewpoint no.59: Existing site photo -static, public external viewpoint.
RL - 62.3m

From the south side of Millwood Avenue to the west of Chatswood CBD. At standing height facing east towards the Chatswood skyline and subject site.
Distance from the subject site: 1.56km



Camera59 24mm IMG_0278 c.jpg

Viewpoint no.59: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera59 24mm IMG_0278 e.jpg

Viewpoint no.59: Extent of visual impact within the context of neighbouring approved developments



Camera59 24mm IMG_0278 d.jpg

Viewpoint no.59: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

Viewpoint no.59: Visual impact

Visual impact – portion of new proposal visible in view – 29%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 9
Visual Impact Assessment Scale no: 2

This is a static, public external viewpoint from street level within a well-established residential area to the west of the subject site.
This viewpoint is from a well-established residential area to the west of the subject site. The propensity of mature landscaping ensures that a continuous, unbroken silhouette of the CBD, observed against the sky, is rarely seen.
In this instance the visual link of the new proposal back to the existing towers provides a continuity of an ever-expanding commercial and residential conurbation. Within the context of the continuing expansion of Chatswood, the current proposal is appropriate, both in terms of its size and location.
The use of a well-articulated façade will be observable, even form this distance, with a filigree of vertical and horizontal elements dissecting the overall extent of the western elevations, in this case.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.60



Camera60 24mm IMG_0284 a.jpg

Viewpoint no.60: Existing site photo --static and dynamic, public external viewpoint
RL - 62.3m

From the reserve on the corner of Dulwhich Road and Packham Avenue to the noth west of Chatswood CBD. At standing height facing east up towards the Chatswood skyline and subject site.
Distance from the subject site: 480m



Camera60 24mm IMG_0284 c.jpg

Viewpoint no.60: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera60 24mm IMG_0284 e.jpg

Viewpoint no.60: Extent of visual impact within the context of neighbouring approved developments



Camera60 24mm IMG_0284 d.jpg

Viewpoint no.60: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.60: Extent of visual impact of proposed development in cyan with red outline.

Visual impact – portion of new proposal visible in view – 31%
Visual impact ratio of view loss to sky view loss in visible portion. 4%: 96%
Existing Visual Quality Scale no: 9
Visual Impact Assessment Scale no: 1

This is a static and dynamic public external viewpoint from street level within a well-established residential area to the northwest of the subject site.
The extent of view loss is marginal from these more distant viewing locations and are confined, for the most part to sky view loss.
From this distance the general silhouette of the CBD skyline is continued further north, as a result of the new proposal. However, due to the established nature of many of the existing residential streets around Chatswood and the mature trees, lining the streets, much of the CBD remains unobservable, or observed only as a single element of towers rising above the residential surrounds.
From these locations, the articulation of the towers facades serves to differentiate their usage. From the geometric, planar facades of the 1980s commercial towers along Pacific Highway, to the more recent increase in residential apartment buildings on the fringes of the CBD, the usage of the buildings is clearly observable. This is the case with the current proposal and its intricate, façade treatments, serving to reduce its visual mass to a more human scale. Through horizontal and vertical elements.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

Viewpoint no.64



Camera64 24mm IMG_0321 a.jpg

Viewpoint no.64: Existing site photo --static and dynamic, public external viewpoint
RL - 110m

From corner of Pacific Highway and Eton road in between Roseville and Linfield, on the public footpath to the north of Chatswood. At standing height facing south towards the Chatswood skyline and subject site.
Distance from the subject site: 1.48km



Camera64 24mm IMG_0321 c.jpg

Viewpoint no.64: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera64 24mm IMG_0321 e.jpg

Viewpoint no.64: Extent of visual impact within the context of neighbouring approved developments



Camera64 24mm IMG_0321 d.jpg

Viewpoint no.64: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_105

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

Viewpoint no.64: Extent of visual impact of proposed development in cyan with red outline.

Visual impact – portion of new proposal visible in view – 28%
Visual impact ratio of view loss to sky view loss in visible portion. 0%: 100%
Existing Visual Quality Scale no: 5
Visual Impact Assessment Scale no: 1

This is a static and dynamic public external viewpoint from street level, to the north of the subject site and the eastern edge of Pacific Highway.
From this viewpoint the northern edge of the existing Chatswood CBD can be observed from a distance. Within the context of neighbouring towers, the new proposal sits well into the overall, developing skyline. The only observable view loss is limited to the sky behind
At this distance, the approach towards Chatswood CBD maintains a clear view of the subject site and it can be observed that the new proposal is appropriate in its scale and height to neighbouring apartment buildings. When observed in the greater context of other approved and proposed developments, the new towers have the potential to integrate even further into the overall built context.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.66



Camera66 24mm IMG_0576 a.jpg

Viewpoint no.66: Existing site photo -static, private viewpoint.
RL - 108.6m

From the shared pool area of the Altura and Pamana apartments to the south of the proposed development. Facing north west
Distance from the subject site: 22.3m



Camera66 24mm IMG_0576 c.jpg

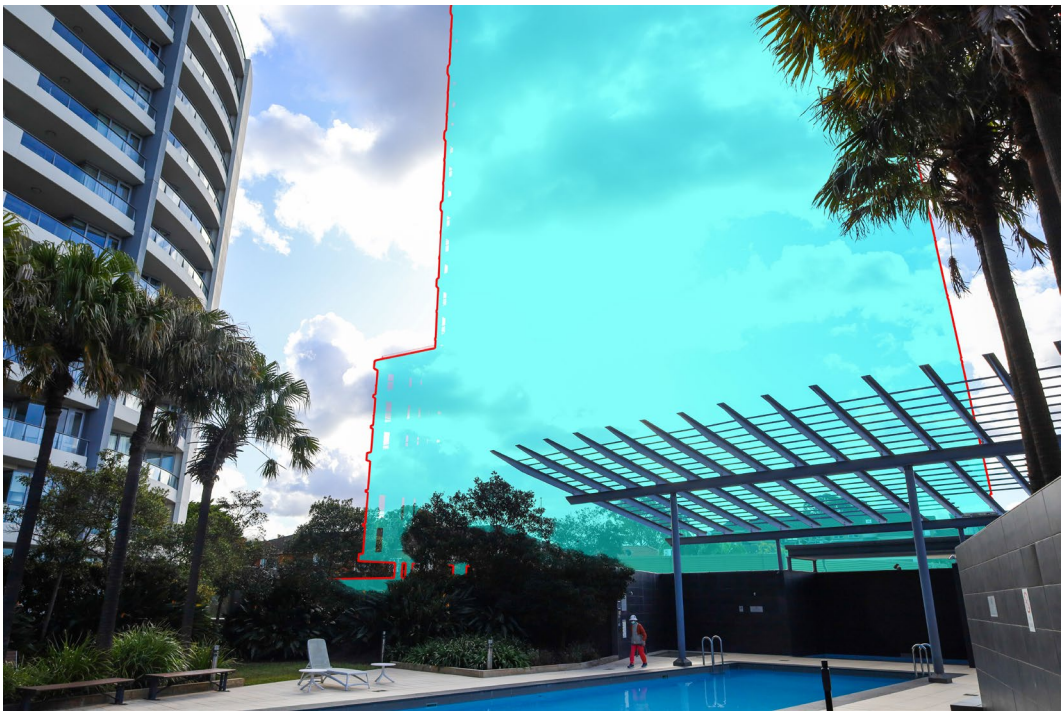
Viewpoint no.66: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera66 24mm IMG_0576 e.jpg

Viewpoint no.66: Extent of visual impact within the context of neighbouring approved developments



Camera66 24mm IMG_0576 d.jpg

Viewpoint no.66: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.66: Visual impact

Visual impact – portion of new proposal visible in view – 68%
Visual impact ratio of view loss to sky view loss in visible portion. 6%: 94%
Existing Visual Quality Scale no: 6
Visual Impact Assessment Scale no: 9

This is a static, private external viewpoint from the level of the raised swimming pool, to the southeast of the subject site and west of the railway line.
This is a static, private external viewpoint from the level of the communal garden, to the south of the subject site and west of the railway line.
The view from the private swimming pool of the neighbouring property, to the north, is currently open, with mature trees and mid-level apartments observable in the distance, across the Pacific Highway.
The banding and stepping of the facades of the new proposal reduce the overall massing to a more human scale, more in keeping with the neighbouring towers to the south.
The communal landscaped areas to the east and west of the proposed apartment towers provides an element of continuity with the other recent development along the western side of the railway line.
In terms of view loss, this is predominantly limited to sky views, whilst the visual impact, whilst significant, is diminished by the massing break-up. This is achieved through the use of elements that step the forms of the podium and towers, combined with vertical and horizontal articulation elements, reducing the observed scale of the overall built form.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Viewpoint no.68



Camera68 24mm IMG_0615 a.jpg

Viewpoint no.68: Existing site photo -static, private viewpoint.
RL - 108.6m

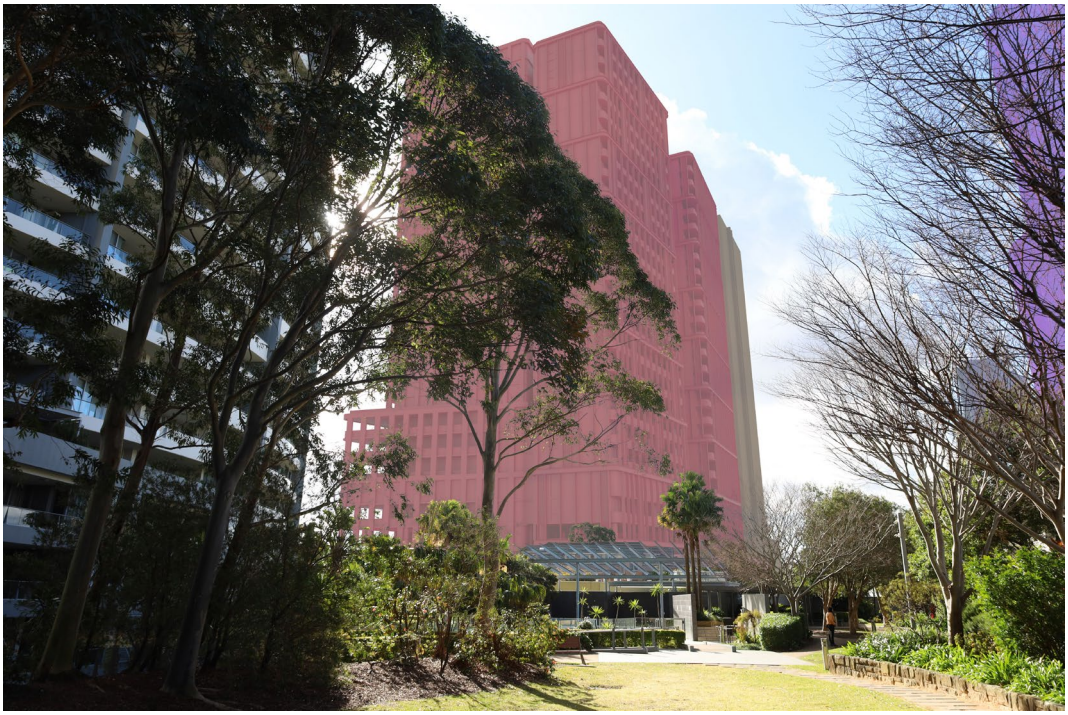
From the shared communal outdoor area of the Altura and Pamana apartments to the south of the proposed development. Facing north west
Distance from the subject site: 22.3m



Camera68 24mm IMG_0615 c.jpg

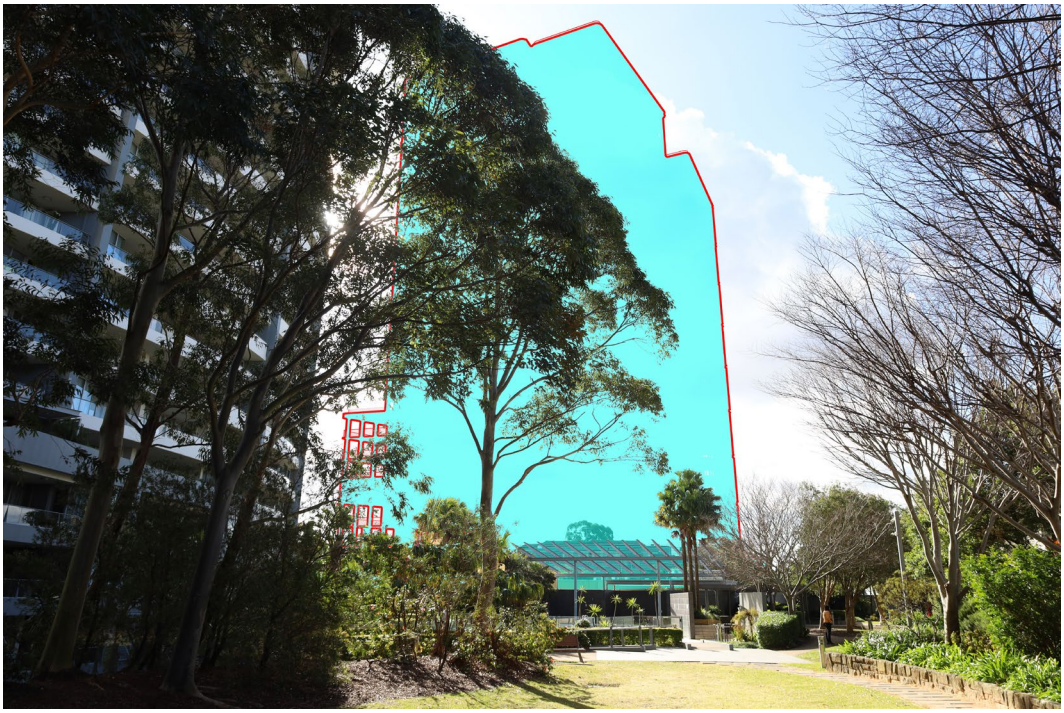
Viewpoint no.68: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Camera68 24mm IMG_0615 e.jpg

Viewpoint no.68: Extent of visual impact within the context of neighbouring approved developments



Camera68 24mm IMG_0615 d.jpg

Viewpoint no.68: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.68: Visual impact

Visual impact – portion of new proposal visible in view – 92%
Visual impact ratio of view loss to sky view loss in visible portion. 7%: 93%
Existing Visual Quality Scale no: 9
Visual Impact Assessment Scale no: 9

This is a static, private external viewpoint from the level of the raised swimming pool, to the southeast of the subject site and west of the railway line.
From this communal lawn area, the existing view to the north is predominantly open. The visual impact of the new proposal, whilst significant, is in line with the residential tower to the west, in terms of scale and height. To the east is the railway line and medium density residential beyond.
The architectural articulation of the facades assists in reducing the observed scale of the tower elements, in contrast to several of the commercial towers that run along Pacific Highway to the southwest.
There is a continuation of the soft landscaping and communal lawns within the new design proposal, creating a sense of separation from the towers to the railway and the residential areas to the east.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.70



Camera70 24mm IMG_0654 a.jpg

Viewpoint no.70: Existing site photo --static and dynamic, public external viewpoint
RL - 104.1

From O'Brien road directly adjoining the site to the south side. Facing west down O'Brien Street towards the Pacific Highway at standing height

Distance from the subject site: 6.5m



Camera70 24mm IMG_0654 c.jpg

Viewpoint no.70: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera70 24mm IMG_0654 d.jpg

Viewpoint no.70: Extent of visual impact within the context of neighbouring approved developments



Camera70 24mm IMG_0654 e.jpg

Viewpoint no.70: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

CLIENT: Sanctuary Partners Pty Ltd

PROJECT: Visual Impact Assessment: 8 Wilson Street, Chatswood

ISSUE: 19/08/2022

DWG NO: VIA_SPWS_114

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

Viewpoint no.70: Visual impact

Visual impact – portion of new proposal visible in view – 4%
Visual impact ratio of view loss to sky view loss in visible portion. 78%: 22%
Existing Visual Quality Scale no: 6
Visual Impact Assessment Scale no: 1

This is a static and dynamic, public external viewpoint from street level along a residential street to the south of the subject site and due west of the railway line.
The existing buildings, observed from this viewpoint, are more substantive in their massing than the new proposal, which has 2 storeys on the podium level on this corner. This, combined with the additional soft landscaping, along Pacific Highway, results in a reduced view loss and visual impact at this location. The nature of the development proposal also served to provide continuity to the line of residential and commercial towers along Pacific Highway and Station Road.
When approaching Chatswood from the north, the subject site can be considered as a gateway to the rest of the CBD. The scale of the proposal is therefore justified, particularly when combined with the lower scale podium elements that relate to the existing residential buildings that form the streetscape to the east of the railway.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.71



Camera71 24mm IMG_0671 a.jpg

Viewpoint no.71: Existing site photo -static and dynamic, public external viewpoint
RL - 102.2

From the eastern side of O'Brien Street to the east of the railway track and proposed site. Facing west down O'Brien Street towards the proposed site.
Distance from the subject site: 72.9m



Camera71 24mm IMG_0671 c.jpg

Viewpoint no.71: Photomontage of new proposal

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbaine pty ltd
Do not scale form this drawing.



Camera71 24mm IMG_0671 e.jpg

Viewpoint no.71: Extent of visual impact within the context of neighbouring approved developments



Camera71 24mm IMG_0671 d.jpg

Viewpoint no.71: Extent of visual impact of proposed development in cyan with red outline

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

Viewpoint no.71: Extent of visual impact of proposed development in cyan with red outline.

Visual impact – portion of new proposal visible in view – 38%
Visual impact ratio of view loss to sky view loss in visible portion. 2%: 98%
Existing Visual Quality Scale no: 3
Visual Impact Assessment Scale no: 5

This is a static and dynamic, public external viewpoint from street level along a residential street to the east of the subject site and the adjoining railway line.
From this viewpoint location, the site of the proposed building is elevated by approximately 15m. The area to the east of the railway line consists predominantly of medium density, small apartment blocks, which obscure much of the lower elements of the proposal. There is established mature landscape along the streets, which when in leaf, will also serve to cover much of the lower-to-mid levels of the new apartment towers.
When observed in the context of the other large-scale towers along Pacific Highway and Railway Street, the proposed development can be assessed as compatible in terms of height and scale. The increased articulation on the facades defines the building as residential in contrast to the commercial towers along the same roads.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

4. SUMMARY ASSESSMENT.

This Visual Impact Assessment from Urbaine Design Group seeks to provide an objective approach to the likely visual impact and potential view loss from neighbours, surrounding the site of a new proposed development at nos.2-8, Wilson Street and 849-859, Pacific Highway, Chatswood. The view loss assessment is in relation to the neighbouring residential properties in the vicinity of the site and also in relation to public viewing points, both static and dynamic, along the main vehicular thoroughfares through the area, particularly Pacific Highway.
In reviewing the information to be to supplied to Willoughby City Council, on behalf of the landowner, there are a number of issues to address, in terms of visual impact and the design's response to the requested amendments of the WLEP 2012

Firstly, it is important to acknowledge the extent of visual impact and view loss incurred as a result of the existing buildings, particularly the large residential towers on the northern boundary of Chatswood CBD. Alongside this, the architectural and material quality of these existing buildings can also be considered in the overall assessment, when viewed alongside the new proposal. Significantly, the Willoughby City Council LEP 2012 promotes design excellence, through a defined set of guidelines:

'Design excellence' is a term used in environmental planning instruments to refer to the design quality of a building or project. It describes an expectation that a project will achieve a high level of design quality. It also describes the requirements and processes that support this.
This definition is broadly consistent across planning legislation, where it is often summarised as 'the highest standard of architectural, urban and landscape design'. Each definition varies in the level of detail, but all include references to context, accessibility, public domain, streetscape, massing and sustainability.

The potential future DA proposal at nos.2-8, Wilson Street and 849-859, Pacific Highway will provide a sensitive architectural solution to the brief requirements, the site and the overall architectural context of the area in line with the Council's guidelines.

In conclusion, the new proposal represents a moderate variation to the existing visual impact and view loss to neighbouring residential properties along, and around the subject site. In particular, views looking from the east and west are already impacted significantly by the large residential towers on the northern boundary of Chatswood CBD. These have already defined the visual parameters for visual impact in this area and the new proposal extends this visual envelope in an acceptable manner, when observed against the newly approved development within the same area.
The new proposal's scale responds to the Council's Chatswood CBD Planning and Urban Design Strategy for this section of Pacific Highway. This permits a higher building envelope which, over time, will be reflected in neighbouring developments, further reducing the visual impact at a local level.

The individual viewpoint assessment are generally divided into 2 categories – the one within the CBD and the immediate context of other similar sized developments and the second from the streets surrounding Chatswood that are, in general, well-established low and medium density residential areas with mature tree-lined streets. Within the CBD, the new proposal is appropriate in it scale and usage. It has a well-articulated façade that differentiates it from other larger commercial towers in the vicinity. From more distant views, the visual impact relates more to the building within the overall CBD envelope and its shape relative to the low-level surroundings. Council is encouraging the tapering of developments to the perimeter of the CBD, so this proposal will represent the start of this drop-off point. It can effectively be seen as a Chatswood northern gateway building, in this sense.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

View loss, as opposed to visual impact, is almost entirely limited to the loss of sky view, as a result of the size and position of the new proposal. There is no observable view loss of any high value views from any of the selected viewpoint locations.

When assessed alongside the Tenacity principles and Willoughby City Council guidelines, it is my opinion that the proposed preliminary design proposal, whilst requiring to be compliant with Council's statutory requirements, could not be designed in a 'more skilful manner' to reduce any additional view loss and that the increase in visual impact can be considered acceptable in this instance.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

APPENDIX B:

Land and Environment Court: Guidelines for Photomontages

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

LAND AND ENVIRONMENT COURT

Use of photomontages

The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013. The folowing directions will apply to photomontages from that date:

Requirements for photo's

1. Photos should under ideal circumstances be taken in landscape by a 35mm film/sensor camera with a 50mm lens, 1m from a window or balustrade. Key positions are standing at 1600mm from floor level and seated position at 1100mm from the floor level.

Requirements for photomontages

2. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

Existing Photograph.

a) A photograph showing the current, unchanged view of the location depictedin the photomontage from the same viewing point asthat of the photomontage (the existing photograph);
b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.

Survey data.

d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:
i. for depiction of existing buildings or existing elements as shown in the wire frame; and
ii. to establish an accurate camera location and RL of the camera.

3. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and

b) The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

APPENDIX C:

Aspinall CV and Expert Witness experience.
Methodology article – Planning Australia, by Urbaine Architecture

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

JOHN ASPINALL Principal, URBAINE Architectural.

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

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

Design Competitions:

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

Design Tutor: UTS, Sydney, 1997 – 2002

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

Design Tutor: UNSW, Sydney 2002 – 2005

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

Current Position: URBAINE GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.
Urbaine specialises in design development via interactive 3d modelling.
Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.
URBAINE encourages all clients to bring the 3D visualisaton facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

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

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

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

High specification prefabricated building solutions, designed in Sydney and being produced in China.
Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.
The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.
Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.
Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.
Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

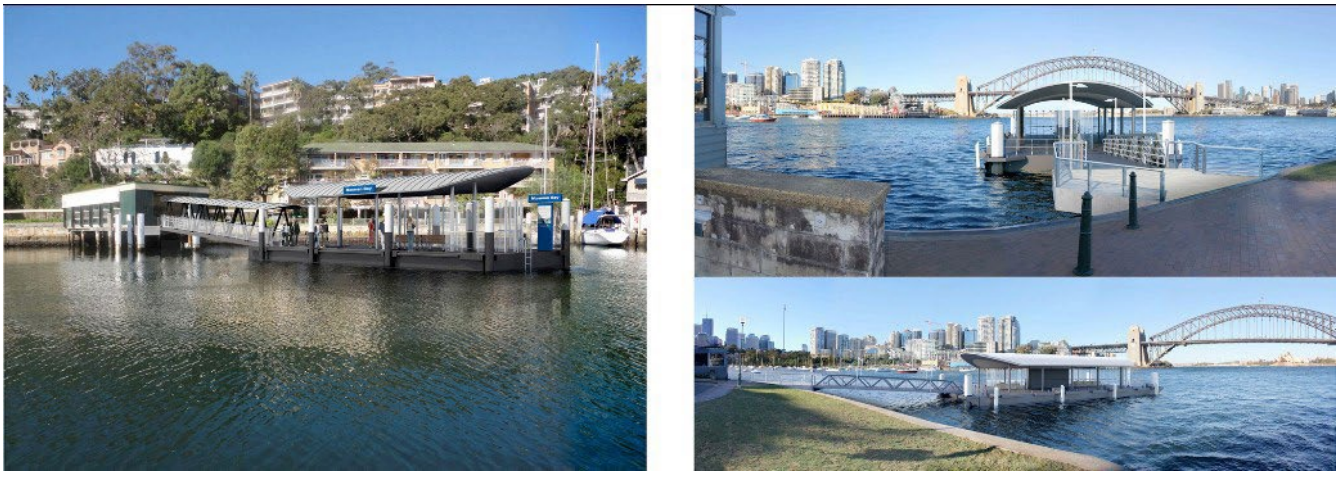
COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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



Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.
Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.
Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far- reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

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

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.

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

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's

training, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught throughout the training of architects.

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

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



Domain The Sydney Morning Herald

Inaccurate images anger residents

February 21

Kelsey Munro

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

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

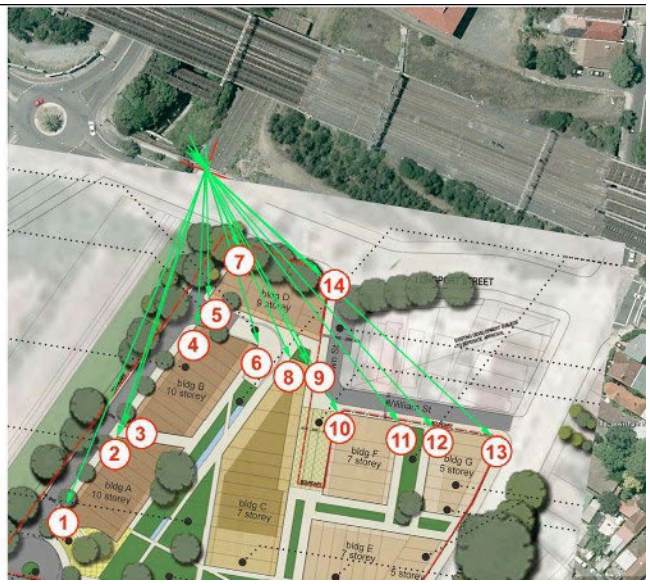
One inner west group thinks not, after inaccuracies were found in a series of digital photo montages which made the proposed Lewisham Estates development appear much smaller than it would if built.

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

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

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

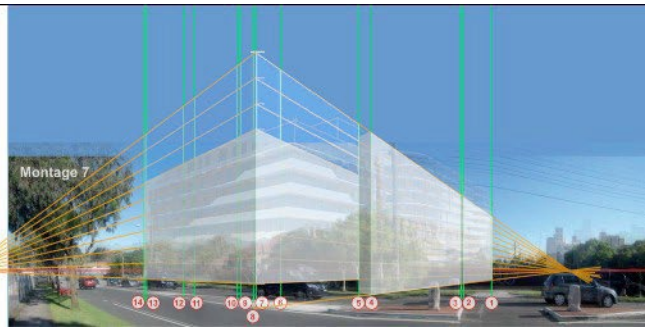
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

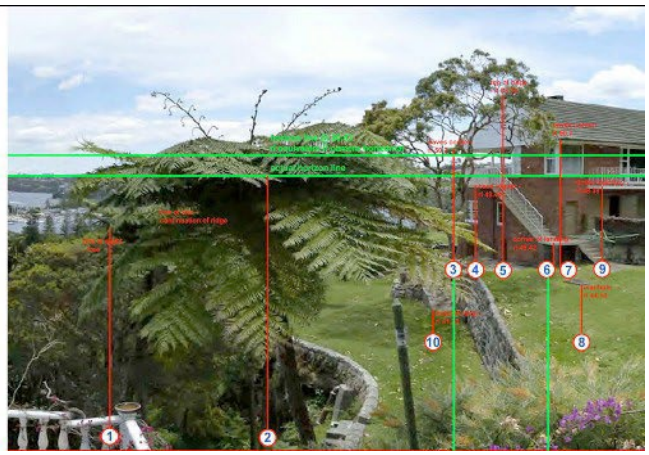
Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location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

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

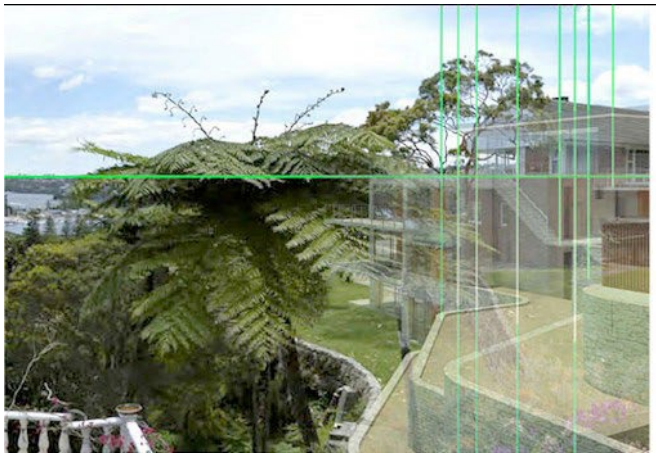
The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A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



Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo



Final accurate photomontage: Urbaine

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

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



Physical 3000mm site poles placed at lot corners



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



Proposed buildings and landscape mounding applied



Proposed landscape applied – shown as semi-mature



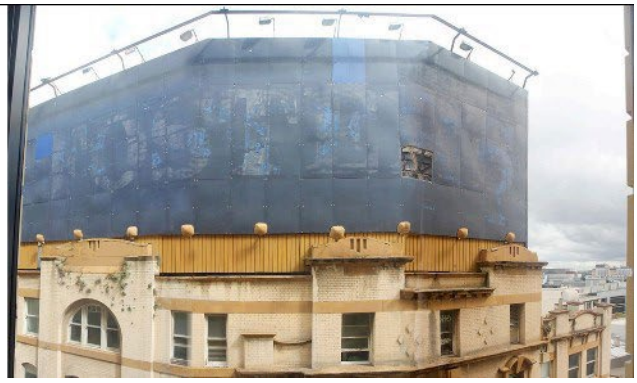
Final verified photomontage by Urbaine

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

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of urbox pty ltd
Do not scale form this drawing.



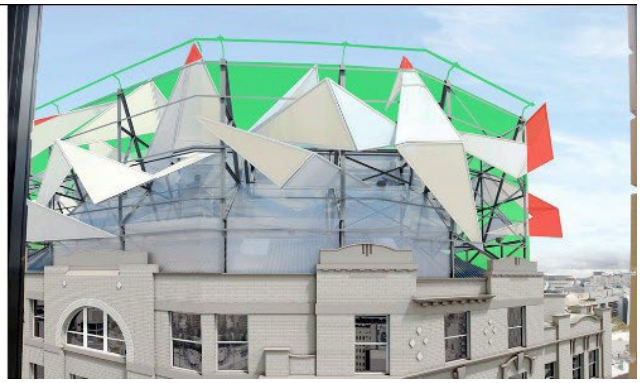
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hot

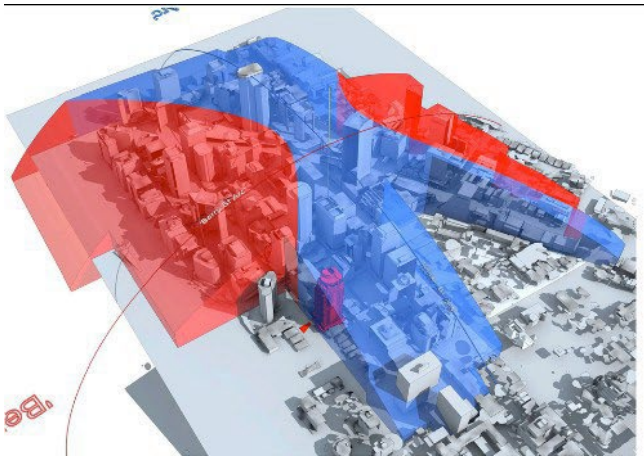


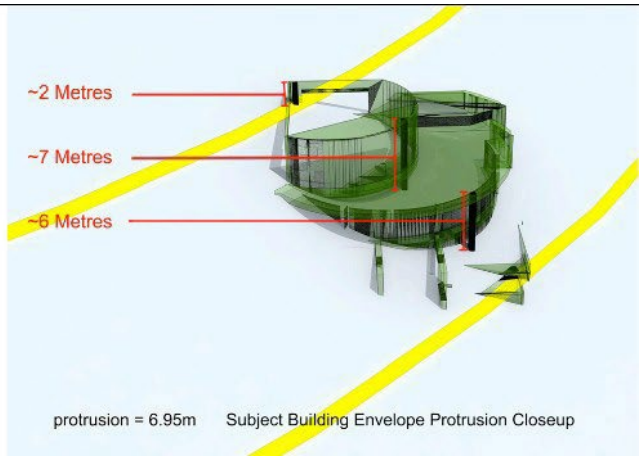
Photomontage of view from hotel



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

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





3d model of planning height zones **Extent of protrusion of proposed design prior to re- design**

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

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

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

.

COPYRIGHT
This drawing is the copyright of urbaine pty ltd
It is issued on condition that it is not to be copied or reproduced in any form or disclosed to any unauthorised person, either wholly, or in part without the express written consent of unbox pty ltd
Do not scale form this drawing.

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