

Appendix B2

Visual Impact and Transition Analysis Report



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VISUAL IMPACT AND TRANSITION ANALYSIS

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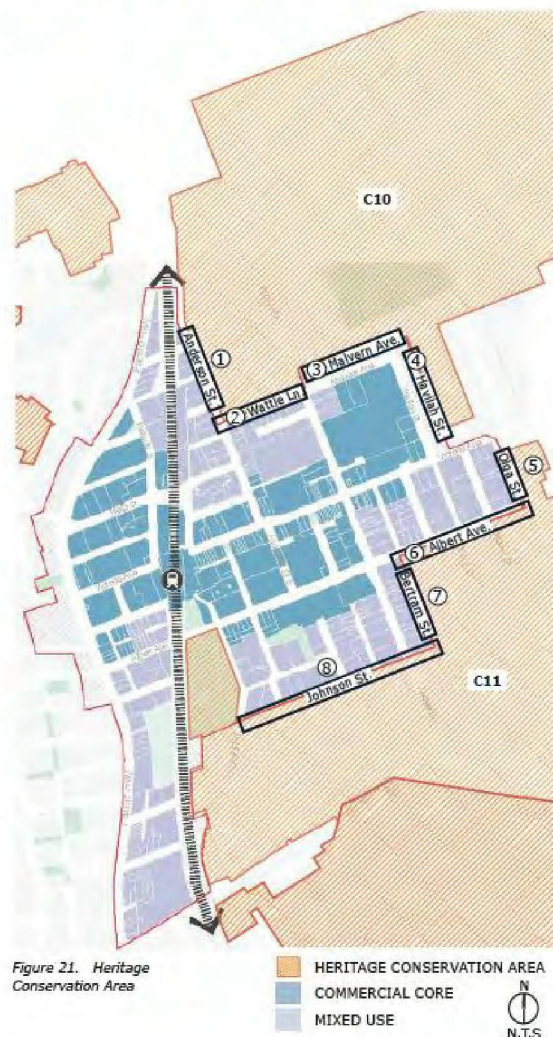
VISUAL IMPACT AND TRANSITION ANALYSIS

BACKGROUND

In 2018, a Planning Proposal was submitted to Willoughby Council for a 26-storey mixed use development at 58 Anderson Street Chatswood. The proposal included an overall building height of 90m and a total FSR of 6:1.

In January 2020, GMU Urban Design & Architecture was commissioned to undertake a review of this and other development proposals within the Chatswood CBD. Amongst other considerations, the following comments and recommendations were made with regard to the interface of the Heritage Conservation Area to the east of Anderson Street and the proposed developments west of Anderson Street.

HERITAGE CONSERVATION AREAS



- *Interface 1 (Anderson Street): The proposed development is bordering the HCA, but the dwellings along Anderson Street are facing away from the street....*



Figure 22. Anderson Street - 20m Wide

- HERITAGE WITH INTERFACE FACING ANDERSON ST.
- HERITAGE CONSERVATION AREA
- PROPERTY BOUNDARIES

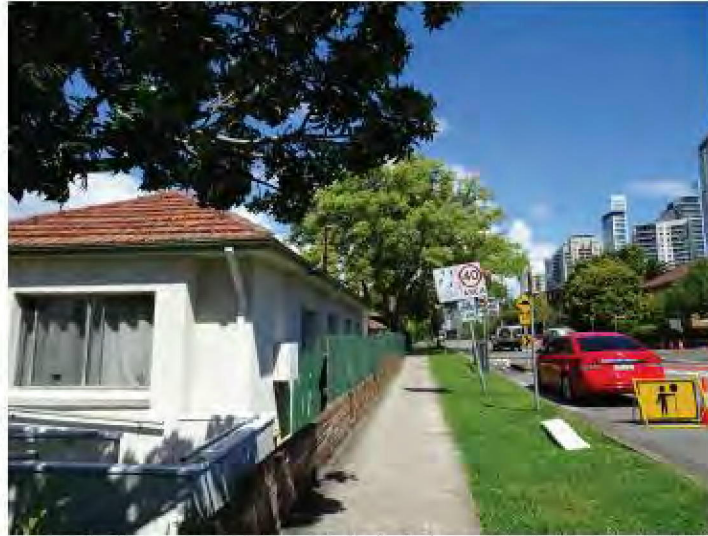
Interface to Conservation Area - Anderson Street

Figure 22. Anderson Street - 20m Wide

PROPERTY BOUNDARIES

An important characteristic affecting visual impact is the visual quality of the interface directly across the street. GMU conducted a comprehensive site visit with the heritage consultants Weir Phillips, and identified the following attributes for the HCA's interface fronting Anderson Street:

- The dwellings along Anderson Street present side elevations generally to Anderson Street (Figure 22)
- The existing CBD is already prominently visible as a backdrop to the HCA
- Street trees currently create a foreground element that partially reduces the visual awareness of the existing CBD



Existing dwellings present side boundaries to Anderson Street, other than 20 Tulip Street



Fencing edges the HCA facing Anderson Street



The heritage building, 20 Tulip Street faces Anderson Street (Figure 22)

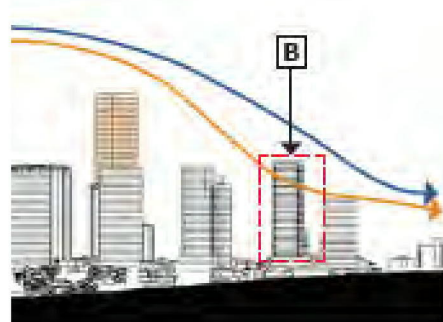
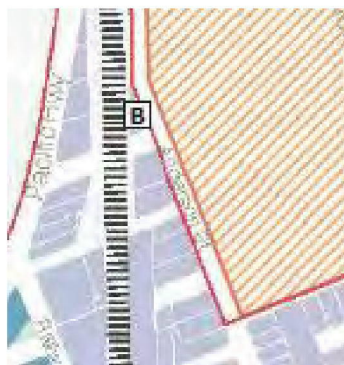
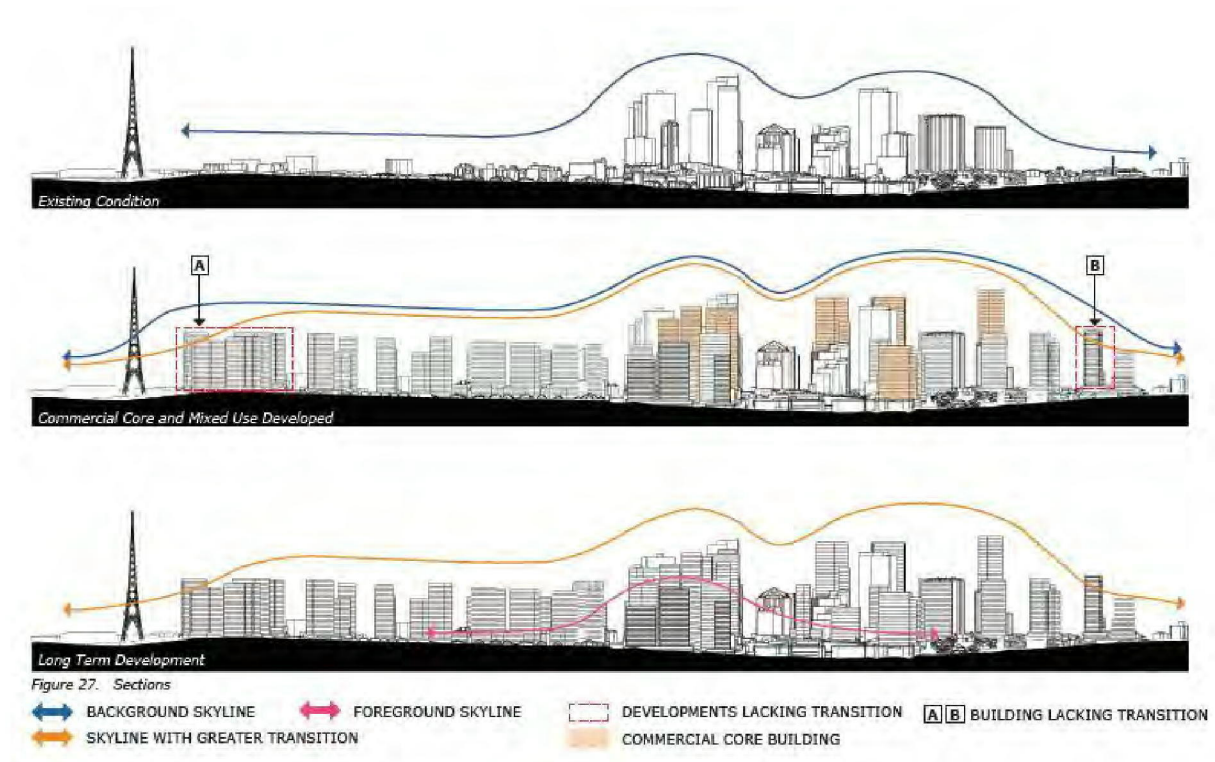


Existing trees filter views to high-rise development in the background

Recommendations for Section 1

Based on the visual impact study of these two viewing points, revised heights are recommended as per Figure 40. The recommended reduction in height achieves a more gradual transition to the edges and mitigates the potential view impacts observed in Figures 32 and 38. The revised skyline achieves a recognisable city form with appropriate transition.

The revised skyline concentrates heights at the train station and along Pacific Highway, with the intensity of development transitioning appropriately gradually, especially in terms of height and scale to the surrounding lower-rise context. The reduced heights of the sites at the northern and southern end of the town centre (site A and B), assist in reducing any adverse impacts with regards to transition and visual impacts (Figure 42).



B BUILDING LACKING TRANSITION



Figure 32. Fully developed in the long term



Figure 38. Fully developed long term

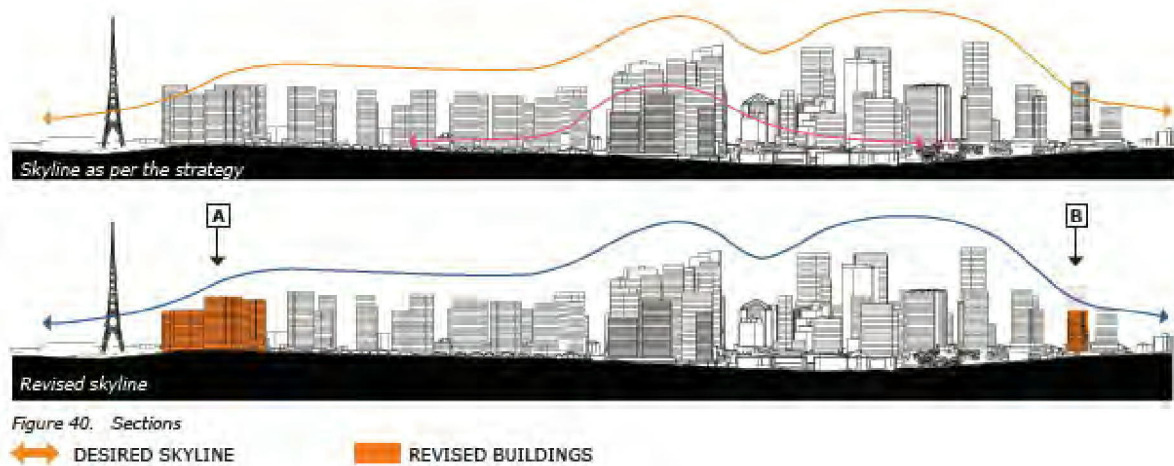
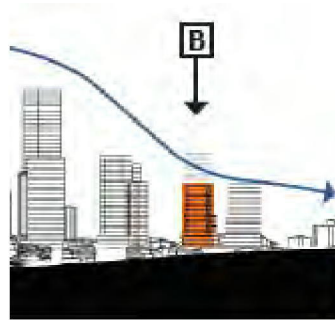




Figure 42. Transition of development from the commercial core to surrounding areas



A summary of the key impacts found are:

Address	Issues identified			Mitigation measures	
	Visual Impact	Transition	Overshadowing	Height Reduction	Reconfigure site layout/ Future sculpting
54-56 Anderson Street	✓	✓			○
58 Anderson Street	✓	✓		○	
Chatswood Dive Site	✓	✓		○	
28 Claude Street			✓	○	
29-35 Archer Street	✓		✓		○
37-49 Archer Street	✓				○
51-61 Archer St., 34-34B Albert Avenue & 30-32 Bertram Street	✓				○
45 Neridah St.			✓	○	
Block Between Olga St. and Hercules St.	✓	✓	✓	○	

54-56 Anderson Street & 58 Anderson Street

According to our analysis, sites identified in Figure 88 will require mitigation of visual impact and transition issues (Figure 89). Mitigation measures are as follows:

- Reduce maximum building height from 90m to 18-20 storeys for site at 58 Anderson Street, and further sculpting of the form for 54-56 Anderson Street as per Figure 91.
- Position taller forms away from Anderson Street for a height transition zone of up to maximum of 4m from Anderson Street (Figure 90).

- As per the heritage advice by Weir Phillips, large street trees should be incorporated in the streetscape design.
- Outcome of mitigation shown is shown as per Figure 92.

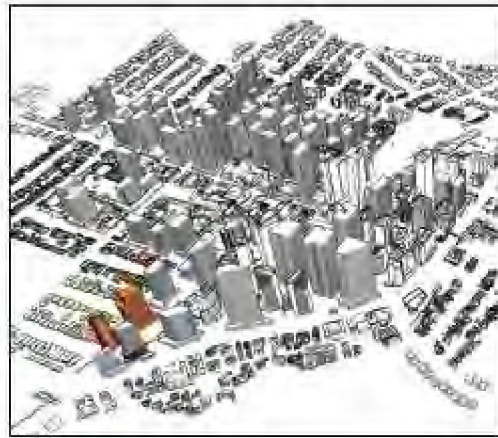


Figure 88. Key Plan



Figure 90. Overview of Recommendations (Plan)

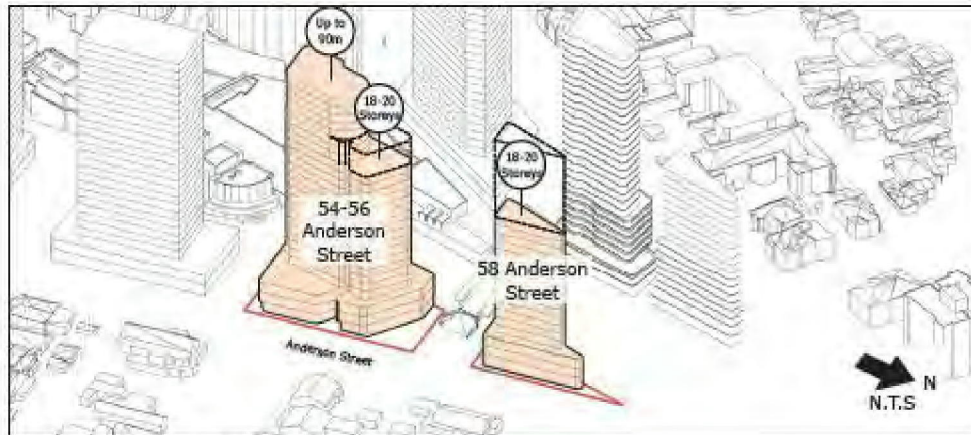
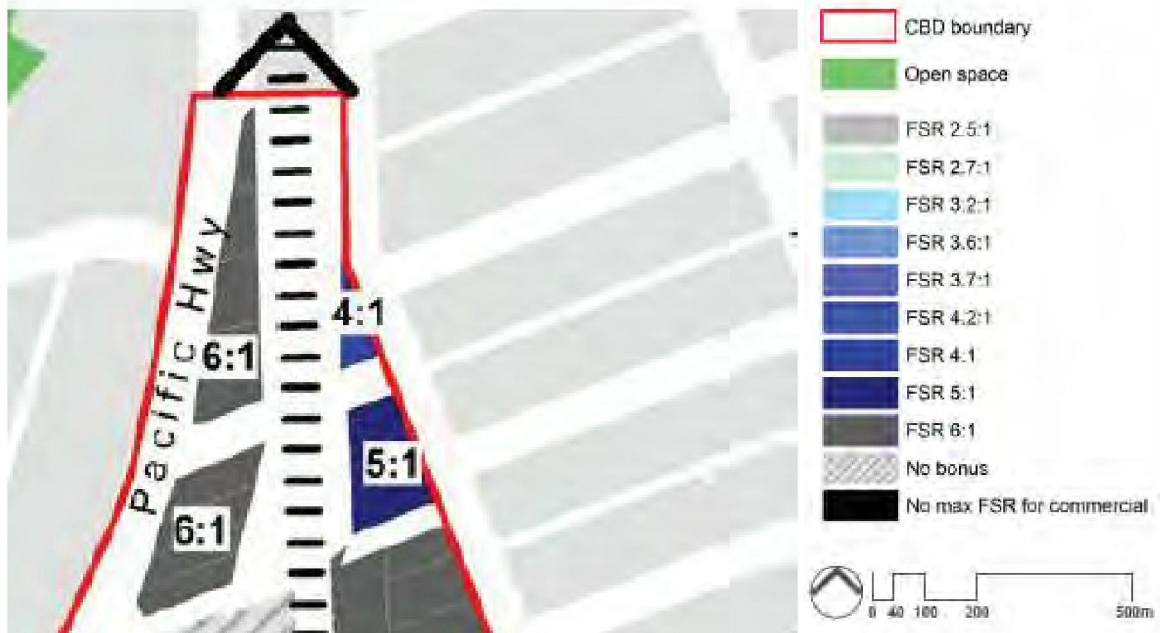


Figure 91. Overview of Recommendations (3D)

Subsequent to the GMU Study, Willoughby Council adopted the Planning and Urban Design Strategy 2036. Key elements to this plan specific to 58 Anderson Street included:

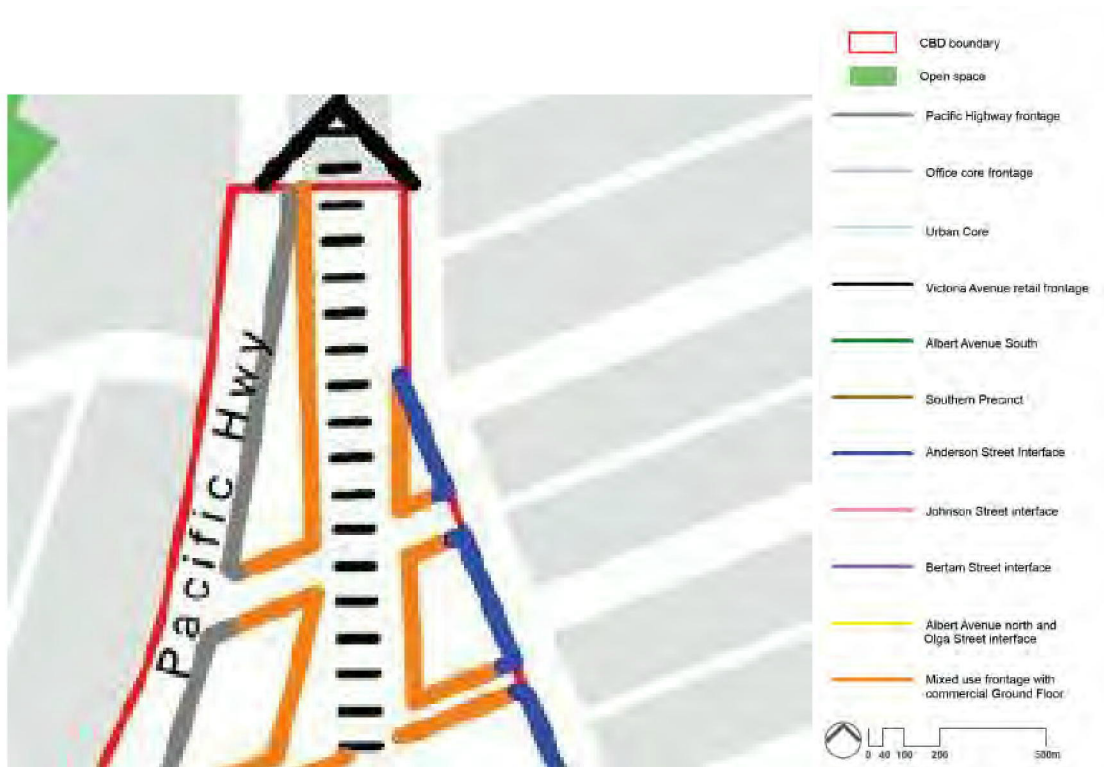
Floor Space Ratio: Maximum 4:1



Building Height: Maximum 53m



Setbacks:



h) Anderson Street interface:

- i. Minimum 3m setback at Ground Level from front boundary.
- ii. 6-14m street wall height.
- iii. Minimum 1m setback above street wall to tower.

RESPONSE:

Our response to the GMU findings and recommendations and Council's 2036 Planning and Urban Design Strategy are outlined below:

1. VISUAL IMPACT

Figure 1 shows the development site at 58 Anderson Street and the Heritage Conservation Area to the east, across Anderson Street.

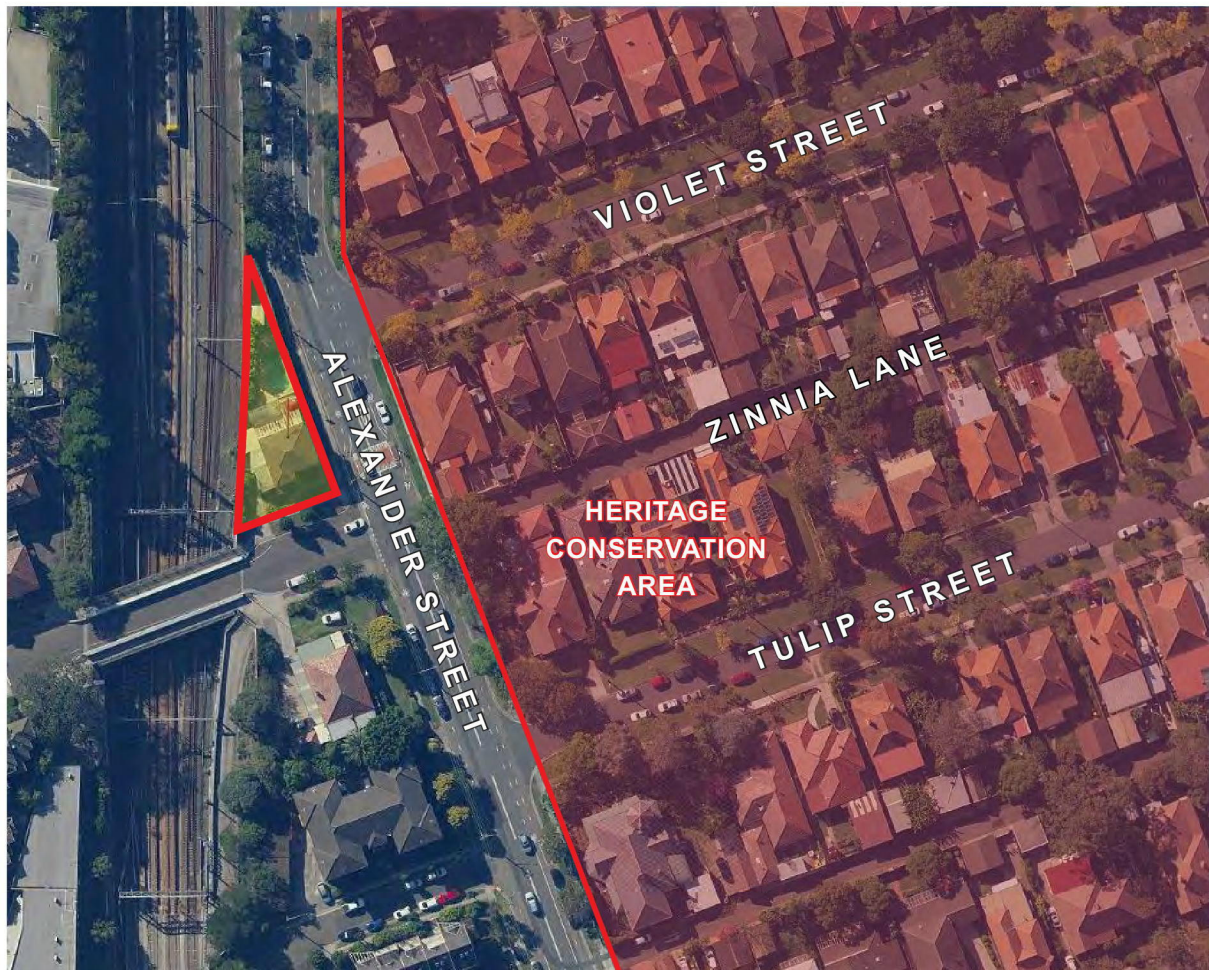


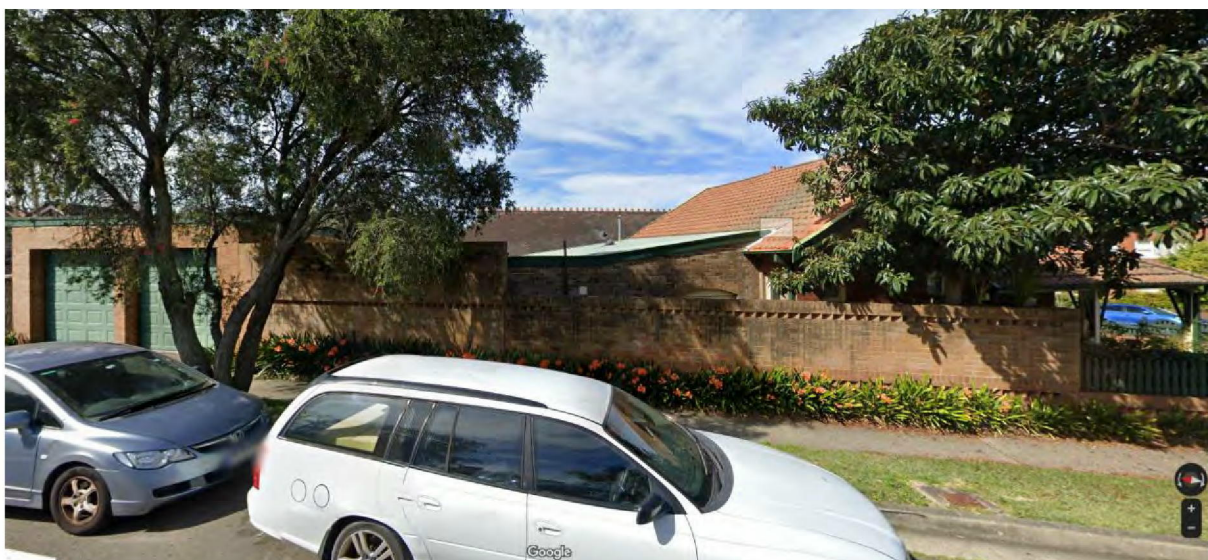
Figure 1: 58 Anderson Street and Heritage Conservation Area

All residential properties in the HCA address the street with a north-south orientation and as such have minimal visual connection with the higher-density mixed use developments west of Anderson Street.

Properties with a boundary to Anderson Street also generally address Violet, Daisy or Tulip Streets and have high timber fences along the Anderson Street frontages. A detailed analysis of the visual impact of the proposed development at 58 Anderson on the HCA is shown in the following figures:



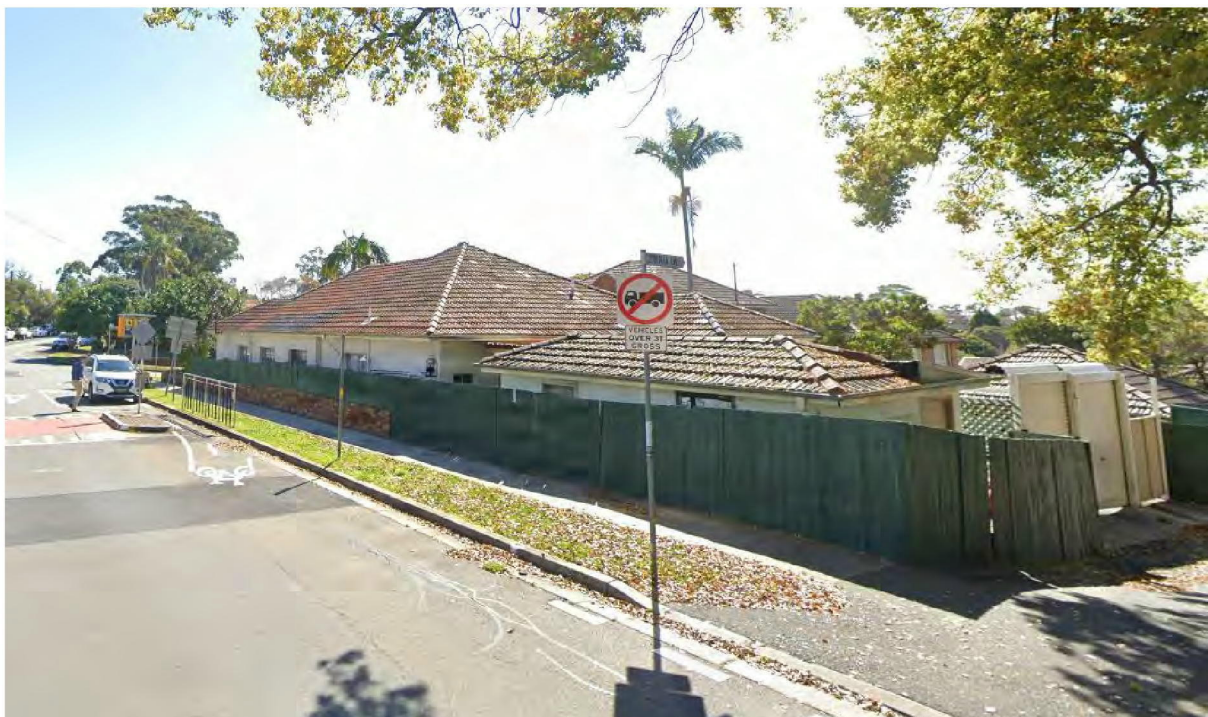
*Figure 2. 23 Violet Street, south end, corner of Anderson Street
Significant existing street and garden landscaping screens the view of 58 Anderson Street from this corner.*



*Figure 3. 23 Violet Street, north end fronting Anderson Street
A double garage, tall brick boundary fence and existing street trees screen the view of 58 Anderson Street from the rear of 23 Violet Street.*



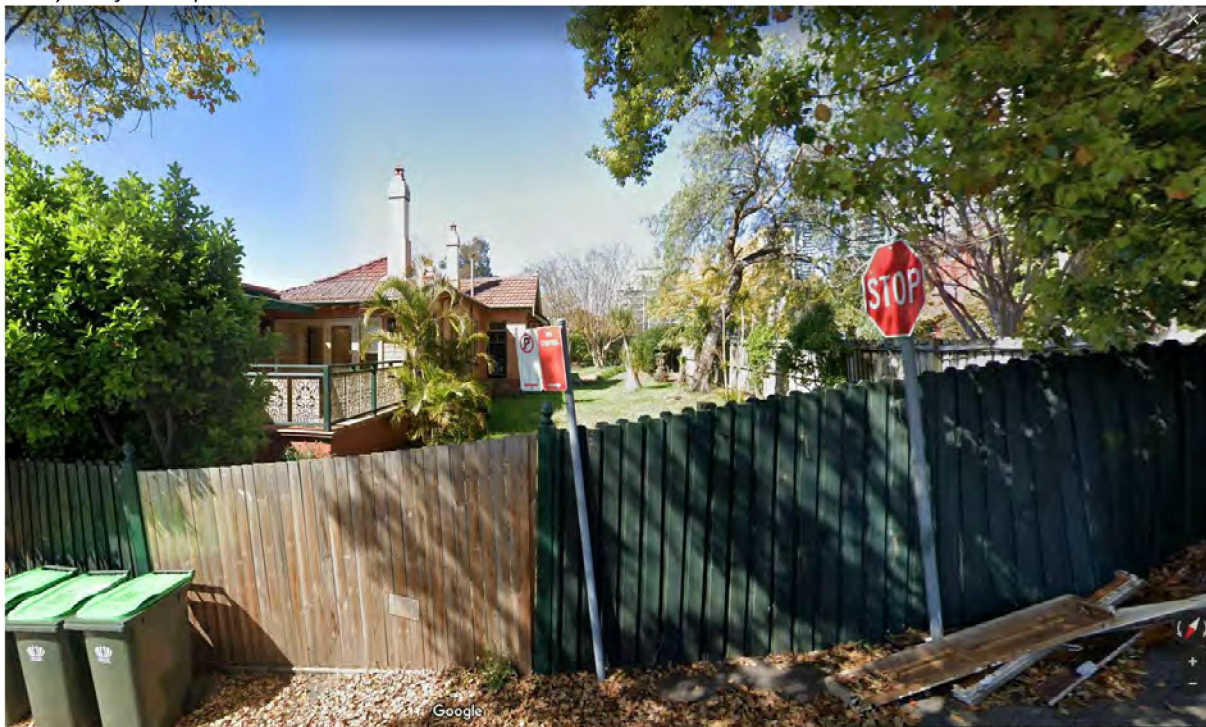
*Figure 4. 30 Violet Street, north end, corner of Anderson and Violet Streets
A tall timber boundary fence largely obstructs the view of 58 Anderson Street from the side windows of 30 Violet Street.*



*Figure 5. 30 Violet Street, south end, corner of Anderson and Zinnia Lane
A tall timber boundary fence minimises the view of 58 Anderson Street from the side windows of 30 Violet Street.*



*Figure 6. 33 Tulip Street, north end, corner of Anderson and Zinnia Lane
A tall timber boundary fence and a significant street tree minimise the view of 58 Anderson Street from the northern courtyard of 33 Tulip Street.*



*Figure 7. 33 Tulip Street, north end, corner of Anderson and Zinnia Lane (rear access from Zinnia Lane)
There is a rear timber deck to 33 Tulip Street that has a northern exposure to Zinnia Lane. The view of 58 Anderson Street is restricted by the existing significant street tree. The height, breadth and position of this tree will block most if not all of the proposed development at 58 Anderson Street.*



**EXISTING
SIGNIFICANT TREE
OBSTRUCTING VIEW
OF 58 ANDERSON
STREET FROM 33
TULIP STREET**

*Figure 8. 33 Tulip Street, corner of Anderson and Zinnia Lane
The aerial view shows the location and breadth of the existing significant street tree that effectively blocks the view of 58 Anderson Street from the rear timber deck of 33 Tulip Street.*



**EXISTING
SIGNIFICANT TREE
OBSTRUCTING VIEW
OF 58 ANDERSON
STREET FROM 33
TULIP STREET**

*Figure 9. 33 Tulip Street, corner of Anderson and Zinnia Lane
The view along Zinnia Lane towards Anderson Street shows the location, breadth and height of the existing significant street tree that effectively blocks the view of 58 Anderson Street from the rear timber deck of 33 Tulip Street.*



**REAR TIMBER DECK
OF 33 TULIP STREET**

Figure 10. 33 Tulip Street – Shadow Diagram, 3.00pm, 21 June

The shadow diagram indicates that the rear timber deck of 33 Tulip Street will not be impacted by overshadowing from 58 Anderson Street between 9.00am and 3.00pm mid-winter.



Figure 11. 20 Tulip Street – view of 58 Anderson Street from the corner of Anderson and Tulip Streets – distance approximately 95m.



Figure 12. 20 Tulip Street, at corner of Tulip and Anderson Streets

The heritage item at 20 Tulip Street has a dual frontage to Tulip and Anderson Streets. The existing dwelling is well screened by existing vegetation, including street trees and garden trees and shrubs.

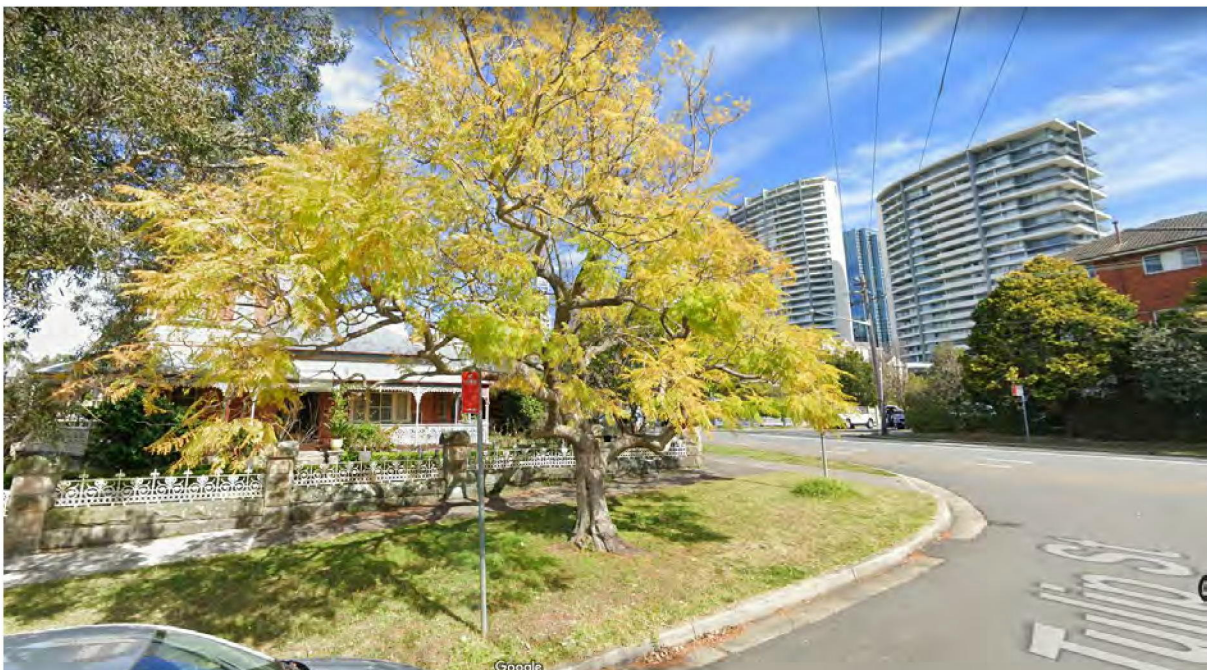


Figure 13. 20 Tulip Street, corner of Anderson Street

The property currently has an outlook to the existing high-rise developments of Chatswood CBD. The buildings in view are approximately 140m from 20 Tulip Street.



Figure 14. 20 Tulip Street

This diagram shows the property at 20 Tulip Street and its proximity to the existing high-rise developments at 28 Anderson Street, 1 Cambridge Lane, 9-11 Railway Street and the proposed development site at 58 Anderson Street.



Figure 15
Shadow Diagram – 2.00pm, 21 June



Figure 16
Shadow Diagram – 3.00pm, 21 June

Shadow Diagrams show that 20 Tulip Street will not be impacted by overshadowing from 58 Anderson Street until 3.00pm mid-winter

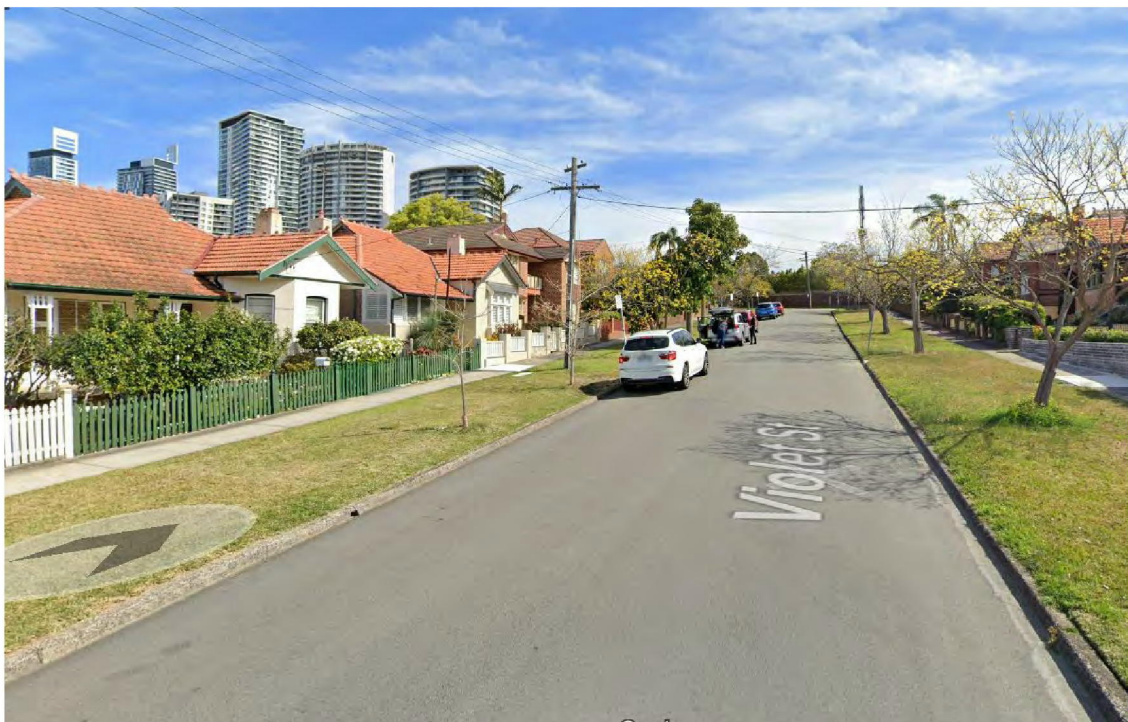


Figure 17. View along Violet Street towards Anderson Street
Traffic and pedestrians travelling along Violet Street from the HCA towards Anderson Street will have a direct view of the proposed development at 58 Anderson Street. There is no significant existing vegetation in Violet Street to reduce the visual impact of the proposed development.



Figure 18. Architectural treatment to minimise bulk and scale

Measures in the design of the building to minimise bulk and scale when viewed from the HCA include:

- *3 metre wide deep soil setback to Anderson Street to facilitate the planting of significant trees and shrubs to screen the podium levels;*
- *Additional screen landscaping within the site boundaries including a 3-storey “Green Wall” adjacent to the main building entry point;*
- *A 4-metre high landscaped communal terrace at podium level with significant tree and shrub landscaping;*
- *A residential tower setback above the podium level to minimise the building’s bulk and scale;*
- *A rooftop landscaped communal terrace with significant landscaping to further reduce the building’s bulk and scale.*

2. TRANSITION:

It is noted that the original proposal for the development of 58 Anderson Street included a 90m tower over 26 floors.

In the Chatswood Precinct Study undertaken by GMU Urban Design & Architecture dated 29/01/2020, it was recommended that the height of the proposed development should be reduced from 26 storeys to 18-20 storeys to adequately address the built-form transition from the proposed high-density mixed-use developments of the Chatswood CBD to the low-scale residential areas to the north and east, including the Heritage Conservation Area and specific heritage items.

The Chatswood Urban Design Strategy 2036 has further reduced the overall development height at 58 Anderson Street to 53m.

Figures 17 and 18 show the current proposed development having a maximum height of 53m and 14-storeys, and how the transition from the high-density to low-density land uses is achieved.

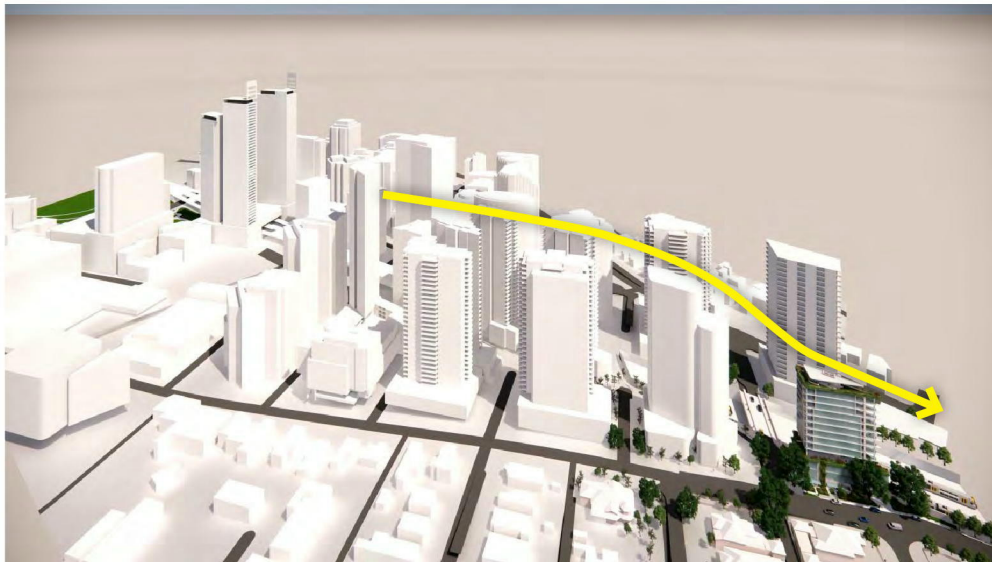


Figure 19. Transition

Figure 17 indicates the proposed development at 58 Anderson Street in context with the existing buildings in the Chatswood CBD and the potential new developments under the Chatswood CBD Planning and Urban Design Strategy 2036.



Figure 20. Transition

Figure 18 shows in detail how the proposed development at 58 Anderson Street will achieve a satisfactory transition between the existing buildings in the Chatswood CBD and the potential new developments under the Chatswood CBD Planning and Urban Design Strategy 2036.

CONCLUSION:

The analysis above demonstrates that the visual impact on the properties within the Heritage Conservation Area, including the identified heritage items, is minimal. The dwellings within the HCA are orientated to the north and south, away from the site at 58 Anderson Street, and this combined with existing street trees and high fences, further mitigates the visual impact on the HCA. The proposed development at 58 Anderson Street, designed to minimise the bulk and scale through articulation, setbacks, significant landscaping and communal terraces will create a satisfactory transition between the existing buildings in the Chatswood CBD and the potential new developments under the Chatswood CBD Planning and Urban Design Strategy 2036.

In response to the specific recommendations of the GMU report:

54-56 Anderson Street & 58 Anderson Street

Recommendation 1:

- *Reduce maximum building height from 90m to 18-20 storeys for site at 58 Anderson Street, and further sculpting of the form for 54-56 Anderson Street as per Figure 91.*

Response:

The building has been reduced to 14 storeys and 53m in height.

Recommendation 2:

- *Position taller forms away from Anderson Street for a height transition zone of up to maximum of 4m from Anderson Street (Figure 90).*

Response:

The tower element is setback 4m from Anderson Street.

Recommendation 3:

- *As per the heritage advice by Weir Phillips, large street trees should be incorporated in the streetscape design.*

Response:

Large street trees have been incorporated into the 3m deep-soil setback to Anderson Street.

We therefore believe that the proposed development adequately addresses the issues of visual impact on the Heritage Conservation Area and the built-form transitional requirements of the Chatswood Planning and Urban Design Strategy 2036.



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