

# Visual Impact Assessment

Amendment to the Canada Bay Local Environmental Plan 2013

1 King Street, Concord West  
On behalf of Concord West Pty Ltd



### 'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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Chris Bain 27/07/2023

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# Executive summary

Concord West Pty Ltd (the proponent) is proposing amendment of the Canada Bay Local Environmental Plan 2013 (CBLEP 2013) (the planning proposal) to enable renewal of land located at 1-7 King Street, Concord West (the site) as a transit oriented, mixed-use precinct.

This visual impact assessment (VIA) has been prepared to assess the likely visual impact of the proposal on the public domain.

The key findings from this VIA include:

- the sensitivity of the visual catchment to the nature of change proposed ranges between low to low – medium
- the magnitude of the nature of change proposed ranges from perceptible to considerable
- significance of visual impact is:
  - moderate – high x1
  - low – moderate x 3
  - low x 1
  - negligible – low x 1
- the most significant impact (moderate – high) is on the view from Powells Creek Reserve.

The proposal does not impact significant views obtained from the public domain. However, it will create important new view corridors, including a new east-west view corridor in general alignment with Stuart Street and a new north-south view corridor in general alignment with George Street

From a number of views, the proposal will be seen in a context that already has, and is undergoing redevelopment for further, taller elements. This includes the Concord West train station, St Ambrose Primary School, and development on the eastern side of the T9 railway station. Critically, it will be seen as extending to the north the existing line of multi-storey apartment development on the western side of the T9 train line. As surrounding development is also suitable in-principle for renewal, it is likely that the proposal can form a cluster of taller buildings adjoining the Concord West train station.

From some views the proposal will be visible from locations that do not currently contain multi-storey apartment buildings. Despite this, in these views the proposal will be visible in the background above and behind existing foreground and midground elements that block visibility of its lower storeys. As such, its visual dominance will be reduced.

The proposal will be seen as a distinct new element from Powells Creek Reserve. However, visibility of the proposal will likely be screened by other elements in the landscape.

Fundamental or otherwise large-scale changes to the proposal are not recommended to achieve acceptable visual impact outcomes.

On this basis, it is the conclusion of this VIA that the planning proposal has an acceptable visual impact and as such is capable of approval on visual impact grounds.

## 1.0 Introduction

This visual impact assessment (VIA) is submitted to the Council of the City of Canada Bay (Council) to support a request for a Planning Proposal relating to land at 1 King Street, Concord West. The Planning Proposal report prepared by Ethos Urban outlines the proposed amendments to the Canada Bay Local Environmental Plan (CBLEP) 2013. The Planning Proposal is supported by a concept master plan prepared by GroupGSA which will facilitate the following:

- 10 buildings, ranging from 4-12 storeys accommodating approximately 600 dwellings in a range of 1, 2, 3 and 4 bedroom apartments and townhouses
- new loop road through the site connecting King Street and George Street
- a total of approximately 69,982m<sup>2</sup> of gross floor area which equates to a floor space ratio of 2.23:1. The gross floor area comprises approximately:
  - 65,641m<sup>2</sup> residential floor area
  - 4,229m<sup>2</sup> non-residential floor area
- a green connection of approximately 2,500m<sup>2</sup> to provide pedestrian and cycle access north-south through the site and including a neighbourhood park
- a new civic precinct – the ‘station precinct’ – focused along the active spine and community plaza accommodating a range of non-residential uses (i.e.: retail, food and beverage, gym, health and childcare) at street level.

This visual impact assessment (VIA) has been prepared by Ethos Urban in collaboration with Virtual Ideas and CMS Surveyors on behalf of Concord West Pty Ltd to identify, describe and assess the acceptability of the proposal's visual impact on the public domain.

## 2.0 The site and its context

### 2.1 The site

The site is located at 1 King Street, Concord West. It is legally described as Lot 101 DP791908, approximately 31,390m<sup>2</sup> in area and is the largest landholding in Concord West under single ownership. It is irregular in shape and has frontages to King Street to the north and George Street to the west. The site is currently accessed from King Street at its southern termination point and is primarily occupied by a large footprint office building, previously used as a call centre facility by Westpac. It also accommodates a multistorey carpark, a childcare centre and tennis court.

An aerial photo of the site is shown at Figure 1.



**Figure 1: The site**

Source: Nearmap and Ethos Urban

The site slopes gently from the railway line to George Street.

Most of the site is occupied by a large, low rise office building. The northern end of the site is occupied by a childcare centre and tennis court, and the southern end is occupied by a small, three storey carpark.

Vegetation is located along large parts of the site's boundaries.

## 2.2 Adjoining land

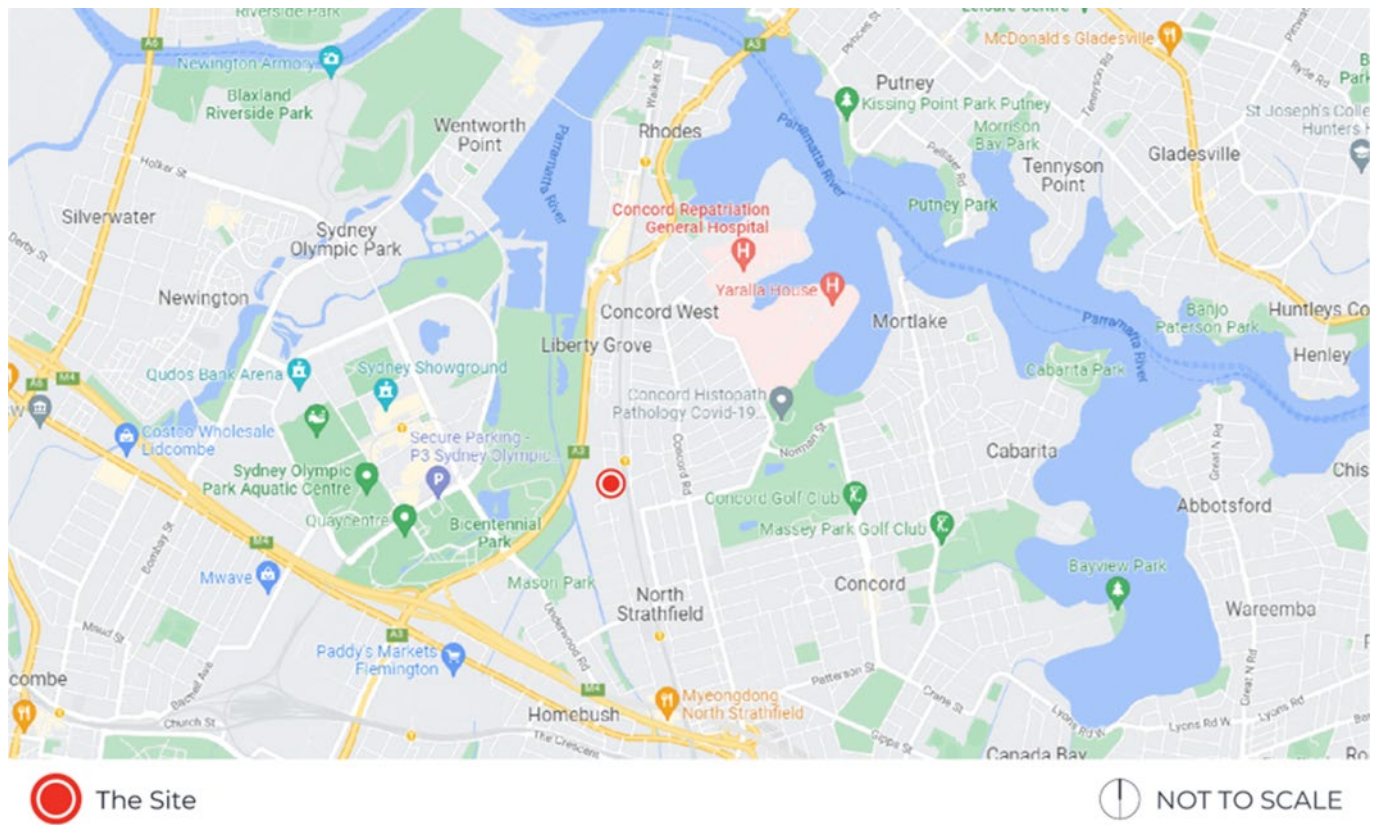
Adjoining land is as follows:

- **North:** primarily single storey, smaller detached houses surrounded by landscaped gardens largely dating from the mid-20<sup>th</sup> century
- **East:** the T9 Northern Line, with Concord West Railway Station located to the immediate north-east
- **South:** the Concord Zone Substation and the 'Strathville' development which comprises a number of 4-6 storey residential apartment buildings and ancillary ground storey non-residential uses
- **West:** a large, low rise warehouse building having minimum setback to George Street and not screened by vegetation, a small warehouse building and dwelling houses.

## 2.3 Metropolitan context

The site is located in approximately 11 kilometres west of the Sydney Central Business District (CBD), 8km southeast of the Parramatta CBD and 1.5km south of the Rhodes Strategic Centre (refer **Figure 2**).





**Figure 2: Site context**

Source: Google maps and Ethos Urban



## 3.0 Method

The method adopted by this VIA comprises three main parts:

1. Scoping
2. Preparation of the evidence base
3. Assessment of the evidence base.

### Stage 1: Scoping

The scoping stage involved desktop analysis and a site visit to obtain an understanding of the scope and nature of the key issues. In particular this included identification, description and assessment the visual catchment (the area influenced by the proposal), including its boundaries and sensitivity to the nature of change proposed.

### Stage 2: Preparation of the evidence base

CMS Surveyors and Virtual Ideas were engaged to prepare the evidence base in accordance with the Land and Environment Court of New South Wales (LEC) Photomontage Policy.

For selected viewpoints, the evidence base comprises:

- a photograph of the existing view
- a photomontage of the likely future view should the proposed be constructed.

In accordance with the Photomontage Policy, preparation of the photomontages were based on survey data, and used appropriate 3D modelling software.

**Appendix 1** provides detail on the method used.

### Stage 3: Assessment of the evidence base

Assessment of the evidence base was undertaken using Ethos Urban's methodology derived from the international standard 'Guidelines for Landscape and Visual impact assessment third edition' (GLVIA3) (Landscape Institute and IEMA), *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay) and other relevant guidance such as the 'Guideline for landscape character and visual impact assessment' (TfNSW, 2020).

The focus of assessment is on determining the significance of visual impact based on a combination of the factors of sensitivity of the viewpoint to the nature of change being proposed (sensitivity) and the magnitude of change being proposed (magnitude).

Sensitivity is based on consideration of the following:

- type of people ordinarily exposed to the view
- number of people ordinarily exposed to the view
- social and cultural value of the view
- visual characteristics of the view.

Magnitude is based on consideration of the following:

- compatibility of the change
- geographic extent of the change
- duration and reversibility of the change.

## 4.0 The planning framework

As a planning proposal, the proposal needs to demonstrate strategic and site-specific merit considering applicable parts of the planning framework. This framework largely comprises strategic plans, including A Metropolis of Three Cities – the Greater Sydney Region Plan, the Eastern City District Plan and the Canada Bay Local Strategic Planning Statement. Statutory planning documents also have a level of relevance, in particular objectives and other merit based elements. In terms of visual matters, it is considered that the planning framework addresses the following key issues:

- scenic landscapes
- character
- scale
- heritage
- important views
- private views.

As amenity is an object of the Environmental Planning and Assessment Act 1979, the following considerations are also relevant:

- opening up of new views
- replacement of low visual amenity and unsightly elements.

It is noted that as these matters have considerable overlap with planning and design, reference to supporting documentation in addressing these issues is critical.

## 5.0 Visual analysis

### 5.1 Visual catchment

The extent of a proposal's visual catchment is determined by topography, public domain, built form, vegetation and significant views.

#### Topography

The surrounding area is gently undulating. The site is located on the lower western side of a minor ridge that runs in a north-south direction from Parramatta Road to the Rhodes Peninsula generally in alignment with the T9 Northern Line and Concord Road. Land to the west is located in a shallow valley formed by Powells Creek. The next ridgeline to the west of comparable height to the T9 Northern Line and Concord Road is generally aligned with Sarah Durack Avenue in Sydney Olympic Park.

#### Public domain

The site occupies a large, linear north-south aligned block bound by Victoria Street to the north, the T9 Northern Line to the east, Pomeroy Street to the south and George Street to the west. Due to this shape, the majority of the site's street frontage is along George Street. As such, George Street can reasonably be expected to be most impacted by the proposal.

A number of streets in the public domain terminate at this block to this south such as Conway Avenue and Mena Street, providing visual access from residential areas. However, this pattern is not reflected in the immediate vicinity of the site. As such, the only streets that terminate at the site are Rothwell Avenue to the west and King Street to the north. While not terminating at the site, Stuart Street to the east across the T9 Northern Line is aligned with the site, and as such provides similar

visual access to the site. Adjacent to the site George Street curves in a 'kink' that reduces legibility and cohesion in the public domain.

The closest major roads are Concord Road to the east and Homebush Bay Road to the west. Both roads run generally parallel to the site.

The nearest public open space to the site are the linear parklands associated with Powells Creek. This includes Powells Creek Reserve on the eastern side of the creek, and Mason Park and Bessington Park on its western side.

Concord West station to the north-east of the site can be considered part of the public domain and is expected to provide the opportunity for views to the site.

### **Built form**

Surrounding built form comprises a mix of residential, light industrial and warehouse buildings. More specifically:

- land to the north, east and south is occupied by low density residential uses primarily comprising smaller, single storey brick and tile detached houses in landscaped garden settings
- land to the south between the railway line and George Street is occupied by multi-storey apartment buildings
- land to the west of site and George Street comprises low rise light industrial and warehouse buildings
- noticeable broader context influences include Sydney Olympic Park to the west, Parramatta Road Corridor to the south, Rhodes Peninsula to the north and low rise (including large area of heritage and character houses) housing to the east.

### **Vegetation**

Surrounding land is not heavily vegetated, comprising a mix of irregularly planted street trees and trees within private property. The nearest area of dense vegetation is mangroves along the northern end of Powells Creek and tree plantings along both sides of Homebush Bay Road.

### **Significant views**

There are no significant views within the visual catchment

### **Implications for the visual catchment**

The combination of topography, public domain, built form and vegetation means that the proposal's visual catchment is localised. It is likely to be most visible from the following locations in the public domain:

- George Street
- Concord West train station and the T9 Northern Line
- Residential areas adjoining the T9 Northern Line and Queen Street
- Terminating or aligned streets such as Stuart Street
- Powells Creek Reserve.

It is noted that views from areas to the south and south-west will largely be obstructed by the multi-storey apartment buildings on George Street, and views from Homebush Bay Road and the west will be obstructed by dense vegetation. The Concord West train station will partially obstruct views from the north-east. In other locations, it is reasonable to expect that built form such as houses and vegetation will impact views to the proposal.

## 5.2 Visual receptors

Visual receptors are people ordinarily exposed to views of the proposal.

Due to the absence of district or regional attractors, most visual receptors are expected to be local people. This will include:

- residents to the north, east, south and to a lesser extent the west
- workers accessing their place of employment to the west
- people using the Concord West local centre to the north-east
- people travelling along streets in vehicles
- people engaged in passive and active outdoor recreation in Powells Creek Reserve
- people using the Concord West train station.

However, as the T9 Northern Line is a major rail line providing access to the Sydney CBD and other centres of jobs and services, it is expected that large numbers of non-local commuters will also be exposed to views of the proposal.

While it is acknowledged that the landscape is likely to be of value to local residents, their day-to-day level of interest or attention in views is unlikely to be high.

## 5.3 Pattern of viewing

The pattern of viewing is how most visual receptors in the visual catchment will see the proposal. The pattern of viewing in the public domain for the proposal is considered to be:

- From George Street in the close range
- From residential areas to the north, south, east and west in the mid-range
- From the Concord West local centre in the mid-range
- From Powells Creek Reserve in the mid-range.

## 6.0 Viewpoints

To represent the pattern of viewing, the following viewpoints in the public domain were selected to form the basis of this VIA:

1. George Street and Victoria Avenue (referred to as **Cam 1**)
2. Queen Street and Victoria Avenue (referred to as **Cam 2**)
3. 207A Queen Street (referred to as **Cam 3**)
4. 17 Stuart Street (referred to as **Cam 4**)
5. George Street and Conway Avenue (referred to as **Cam 5**)
6. Powells Creek Reserve (referred to as **Cam 6**).

The location of these viewpoints is shown in **Figure 5**.





**Figure 3: Viewpoints**

Source: Virtual Ideas



## 7.0 Visual impact assessment

### 7.1 George St and Victoria Ave

#### 7.1.1 Visual impact

##### Existing view



**Figure 4: George St and Victoria Ave – existing view**

Source: Virtual Ideas

##### Existing view description

- This is a view of an established, low density suburban streetscape.
- Roads dominate the foreground of the view.
- The midground and background is mainly comprised of smaller, one or two storey detached houses in landscaped garden settings.
- While trees are dominant in the right mid-ground, they are not features of this view.
- Street furniture, including overhead infrastructure, is noticeable.

Proposed view



Figure 5: George St and Victoria Ave – proposed view

Source: Virtual Ideas

Proposed view description

- The proposal introduces a new, larger scale series of buildings in the centre background of the view.
- Delineation of individual building is evident.
- The proposal will partially reduce views of the sky.

7.1.2 Assessment

Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 1: Sensitivity of the viewpoint to the nature of change proposed – George St and Victoria Ave

Factor	Assessment	Level
Type of people	Local residents	Medium
Number of people	Low	Low
Social and cultural value	Does not include significant views, heritage items or conservation areas or other elements having high levels of social or cultural value	Low
Visual characteristics	Does not include visual characteristics of high value	Low

Factor	Assessment	Level
Sensitivity		Low - medium

### Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 2: Magnitude of the nature of change proposed – George St and Victoria Ave

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 3: Significance of the nature of change proposed – George St and Victoria Ave

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible



## 7.2 Queen St and Victoria Ave

### 7.2.1 Visual impact

#### Existing view



**Figure 6:** Queen St and Victoria Ave – existing view

Source: Virtual Ideas

#### Existing view description

- This is a view from a local centre looking across an established, low density suburban streetscape to Concord West train station in the background.
- While a large part of the view is occupied by roadway, Concord West train station is the key feature in this view. Larger scale pedestrian access infrastructure, including a lift, ramp and passageway, is visible. Overhead electricity infrastructure is also visible.
- While not dominant, vegetation is present in the view.
- Street furniture, including overhead infrastructure, is noticeable.



Proposed view



Figure 7: Queen St and Victoria Ave – proposed view

Source: Virtual Ideas

Proposed view description

- The proposal introduces new, larger scale series of buildings in the centre-right background of the view. While the eastern-most building is visible, much of the remainder of the proposal is screened by the Concord West train station.
- Delineation of individual buildings is evident.
- The proposal will partially reduce views of the sky.

7.2.2 Assessment

Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 4: Sensitivity of the viewpoint to the nature of change proposed –Queen St and Victoria Ave

Factor	Assessment	Level
Type of people	Local residents and workers	Low – medium
Number of people	Low	Low
Social and cultural value	Does not include significant views, heritage items or conservation areas or other elements having high levels of social or cultural value	Low



Factor	Assessment	Level
Visual characteristics	Does not include visual characteristics of high value	Low
<b>Sensitivity</b>		<b>Low - medium</b>

### Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

**Table 5: Magnitude of the nature of change proposed –Queen St and Victoria Ave**

		<b>Duration and / or reversibility</b>			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
<b>Scale of change and geographical extent of the area influenced</b>	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	<b>Noticeable</b>	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

**Table 6: Significance of the nature of change proposed –Queen St and Victoria Ave**

		<b>Magnitude</b>				
		<b>Dominant</b>	<b>Considerable</b>	<b>Noticeable</b>	<b>Perceptible</b>	<b>Imperceptible</b>
<b>Sensitivity</b>	<b>High</b>	Major	High	Moderate	Low	Negligible
	<b>Medium</b>	High	Moderate	<b>Low</b>	Low	Negligible
	<b>Low</b>	Moderate	Low	<b>Low</b>	Negligible	Negligible
	<b>Negligible</b>	Low	Low	Negligible	Negligible	Negligible

## 7.3 207A Queen St

### 7.3.1 Visual impact

#### Existing view



**Figure 8:** 207A Queen St – existing view

Source: Virtual Ideas

#### Existing view summary

- This is a view along a suburban street looking towards the T9 railway line and the site in the background. The streetscape is undergoing change as houses are replaced by apartment buildings.
- The large scale, multi-storey St Ambrose Primary School occupies the entire southern streetscape, and as such dominates the left side of the view. The northern side of the streetscape is occupied by low rise apartment buildings. Of noticeability, including its corner location, angular form and white colouring, is the new apartment complex at right mid-ground of the view.
- Apart from the tree intruding into Stuart Street in the left midground, trees are not dominant in this view.
- Street furniture, including overhead infrastructure, is noticeable.
- Due to the relationship between the public domain and buildings, this view has distinct focal qualities, directing the eye to the background.

Proposed view



Figure 9: 207A Queen St – proposed view

Source: Virtual Ideas

Proposed view summary

- The proposal represents a new, larger scale series of buildings in the centre background of the view.
- The proposed central open space corridor is noticeable in this view, providing separation between buildings. Part of the northern building is screened by the new apartment complex at the intersection of Stuart Street and Queen Street.
- The proposal will partially reduce views to the sky.

7.3.2 Assessment

Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 7: Sensitivity of the viewpoint to the nature of change proposed –207A Queen St

Factor	Assessment	Level
Type of people	Local residents	Medium
Number of people	Low	Low
Social and cultural value	Does not include significant views, heritage items or conservation areas or other elements having high levels of social or cultural value	Low



Factor	Assessment	Level
Visual characteristics	Does not include visual characteristics of high value	Low
Sensitivity		Low - medium

### Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 8: Magnitude of the nature of change proposed –207A Queen St

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 9: Significance of the nature of change proposed –207A Queen St

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

## 7.4 17 Stuart St

### 7.4.1 Visual impact

#### Existing view



**Figure 10: 17 Stuart St – existing view**

Source: Virtual Ideas

#### Existing view summary

- This is a view of an established, low density suburban streetscape. Multi-storey apartment buildings are visible in the left mid-ground of the view. Overhead infrastructure associated with the T9 train line is noticeable in the left midground and background.
- Queen Street and its nature strip dominate the foreground and midground of the view.
- While trees are present, they are not features of this view.
- Street furniture, including overhead infrastructure, is noticeable.



Proposed view



Figure 11: 17 Stuart St – proposed view

Source: Virtual Ideas

Proposed view summary

- The proposal represents the insertion of a new, larger scale series of buildings in the centre background of the view. It will extend the line of multi-storey buildings on the western side of the T9 train line and visible in the left midground of the view.
- Delineation of individual building is evident.
- The proposal will partially reduce views to the sky.

7.4.2 Assessment

Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 10: Sensitivity of the viewpoint to the nature of change proposed –17 Stuart St

Factor	Assessment	Level
Type of people	Local residents	Medium
Number of people	Low	Low
Social and cultural value	Does not include significant views, heritage items or conservation areas or other elements having high levels of social or cultural value	Low

Factor	Assessment	Level
Visual characteristics	Does not include visual characteristics of high value	Low
Sensitivity		Low - medium

### Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 11: Magnitude of the nature of change proposed –17 Stuart St

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 12: Significance of the nature of change proposed –17 Stuart St

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

## 7.5 George St and Conway Ave

### 7.5.1 Visual impact

#### Existing view



**Figure 12: George St and Conway Ave – existing view**

Source: Virtual Ideas

#### Existing view summary

- This is a view of a residential streetscape comprising both established low density houses in the left midground and multi-storey apartment buildings in the right midground. Due to the scale, in particular height and length, siting, in particular minimal street setback, and the absence of screening vegetation, the multi-storey apartment buildings are more dominant in the view.
- While trees are present, they are not features of this view.
- Street furniture, including overhead infrastructure, is noticeable.



Proposed view



Figure 13: George St and Conway Ave – proposed view

Source: Virtual Ideas

Proposed view summary

- The proposal represents a new series of buildings in the centre background of the view. Only the small area of the upper part of the southern buildings and a small area of the northern buildings will be visible. The buildings will be read as a continuation of the form established by the existing multi-storey apartment buildings.
- The proposal will partially reduce views to the sky.

7.5.2 Assessment

Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 13: Sensitivity of the viewpoint to the nature of change proposed –George St and Conway Ave

Factor	Assessment	Level
Type of people	Local residents	Medium
Number of people	Low	Low
Social and cultural value	Does not include significant views, heritage items or conservation areas or other elements having high levels of social or cultural value	Low



Factor	Assessment	Level
Visual characteristics	Does not include visual characteristics of high value	Low
<b>Sensitivity</b>		<b>Low - medium</b>

### Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

**Table 14: Magnitude of the nature of change proposed –George St and Conway Ave**

		<b>Duration and / or reversibility</b>			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
<b>Scale of change and geographical extent of the area influenced</b>	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	<b>Perceptible</b>	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

**Table 15: Significance of the nature of change proposed –George St and Conway Ave**

		<b>Magnitude</b>				
		<b>Dominant</b>	<b>Considerable</b>	<b>Noticeable</b>	<b>Perceptible</b>	<b>Imperceptible</b>
<b>Sensitivity</b>	<b>High</b>	Major	High	Moderate	Low	Negligible
	<b>Medium</b>	High	Moderate	Low	<b>Low</b>	Negligible
	<b>Low</b>	Moderate	Low	Low	<b>Negligible</b>	Negligible
	<b>Negligible</b>	Low	Low	Negligible	Negligible	Negligible

## 7.6 Powells Creek Reserve

### 7.6.1 Visual impact

#### Existing view



**Figure 14:** Powells Creek Reserve – existing view

Source: Virtual Ideas

#### Existing view summary

This is a view of a parkland setting, with a playing field and its perimeter fence visible in the left foreground and midground an informal, grassed recreation area including trees visible in the centre foreground and midground and dense screening vegetation visible in the background. Tall lighting infrastructure associated with playing fields is also visible in the background.



Proposed view



Figure 15: Powells Creek Reserve – proposed view

Source: Virtual Ideas

Proposed view summary

- The proposal represents a new, larger scale series of buildings in the centre and left background of the view.
- The buildings will appear above and behind the dense screening vegetation visible in the background. Delineation of individual building is evident.
- The proposal will partially reduce views to the sky.

Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed.

Table 16: Sensitivity of the viewpoint to the nature of change proposed –Powells Creek Reserve

Factor	Assessment	Level
Type of people	People engaged in passive (eg, picnicking) and active outdoor recreation (eg, ball play)	Medium
Number of people	Generally low, increasing to high when events are held	Medium
Social and cultural value	Key park for the local area	Medium
Visual characteristics	Despite absence of water and iconic landscape elements, there is a strong correlation with scenic amenity	Medium



Factor	Assessment	Level
Sensitivity		Medium – high

### Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed.

Table 17: Magnitude of the nature of change proposed – Powells Creek Reserve

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed.

Table 18: Significance of the nature of change proposed – Powells Creek Reserve

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

## 8.0 Findings

The key findings from this VIA are that:

- the visual catchment is localised, with visibility of the proposal largely contained to adjoining and surrounding streets
- while much of the visual catchment is low density residential, there is a visible presence of larger buildings including existing multi-storey apartment buildings to the south, existing and emerging multi-storey apartment buildings to the east and light industrial and warehouse buildings to the west (which are proposed to accommodate six-storey apartment buildings)
- while comprising parkland in the form of the Powells Creek Reserve, the visual catchment does not contain elements that have high scenic amenity value such as large, open water bodies or iconic features
- there are no significant views within the visual catchment
- most people in the visual catchment will be local residents or workers and while the landscape is of value to them, their level of interest or attention in views is unlikely to be high
- the T9 train line provides opportunities for non-local people, most notably commuters, to see the proposal, as with locals, their level of interest or attention in views is unlikely to be high
- for these reasons, the visual catchment has between a low to low – medium sensitivity to the nature of change proposed
- the magnitude of the proposal ranges from perceptible to considerable
- magnitude is greatest where it is introducing a new larger scale element in view from which this type of element is absent
- magnitude is considerably reduced when seen with or close to existing larger scale elements such as 'Strathville' and the Concord West train station
- significance of visual impact is:
  - moderate – high x1
  - low – moderate x 3
  - low x 1
  - negligible – low x 1
- the most significant impact (moderate – high) is on the view from Powells Creek Reserve
- this is due to the introduction of a new larger scale building into a view which buildings are absent.

## 9.0 Discussion

The proposal does not impact significant views obtained from the public domain. However, it will create important new view corridors, including:

- a new east-west view corridor in general alignment with Stuart Street
- a new north-south view corridor in general alignment with George Street

Both corridors will provide generous separation distance between taller buildings, and as such reduce their appearance of bulk and scale. Importantly, the George Street view corridor will mitigate the current 'kink' in the street that reduces legibility and cohesion in the public domain.

From a number of views the proposal will be seen in a context that already has, and is undergoing redevelopment for further, taller elements. This includes the Concord West train station, St Ambrose Primary School and development on the eastern side of the T9 railway station. Critically, it will be seen as extending to the north the existing line of multi-storey apartment development on the western side of the T9 train line. As surrounding development is also suitable in-principle for renewal, it is likely

that the proposal can form part of a cluster of taller buildings adjoining the Concord West train station.

However, from some views the proposal will be visible from locations that do not currently contain multi-storey apartment buildings. Despite this, in these views the proposal will be visible in the background above and behind existing foreground and midground elements that block visibility of its lower storeys. As such, its visual dominance will be reduced. It is also considered that the proposal will not have an overly dominant, overbearing relationship to these predominantly lower density residential areas.

The proposal will be seen as a distinct new element from Powells Creek Reserve. However, visibility of the proposal will likely be screened by redevelopment of the large, light industrial warehouse site at 180 George Street, buildings are present in the nearby area and the building will be located behind dense screening vegetation and within a context of larger scale trees. It can also be argued that this change creates a stronger, more interesting visual edge to the reserve.

## 10.0 Consideration against the planning framework

This section addresses the key issues identified in **Section 4.0** of this VIA.

### 10.1 Scenic landscapes

Council's response to the Scoping Proposal identified that the proposal is inconsistent with objective 28 of the Greater Sydney Region Plan as it 'is likely to have adverse impacts on the scenic landscapes of Powells Creek Reserve, including in Sydney Olympic Park'.

Based on our review, neither scenic landscape is defined or the elements that contribute Powells Creek Reserve being a scenic landscape are not clearly articulated in council's planning framework.

Powells Creek Reserve is an urban park that forms part of a larger area of public open space associated with Powells Creek that also includes Mason Park and Bressington Park.

The park is physically and visually separated from the much larger Bicentennial Park to the west by Homebush Bay Drive.

The park mainly comprises two playing fields. To their east and west the fields are bordered by rows of trees.

Built elements of scale adjoin and are visible from the park. This includes the Victoria Avenue Community Precinct to the north and light industrial / warehouse buildings to the east. While partly screened by trees, the light industrial / warehouse buildings provide poor visual amenity to the park.

This visual character is largely substantiated in the 'Powells Creek Reserve Management Action Plan' (Oculus on behalf of Concord Municipal Council, 2000).

As can be seen in the photomontages, upper parts of the proposal will be visible from the park above and behind the eastern row of tree and light industrial / warehouse buildings. It is acknowledged that it will be seen as a new element of scale in the landscape. However, it will not introduce a new, discordant or visually intrusive element. Maintenance of the current parkland edge, including an inability to see larger buildings, is not identified as being important in council's planning framework and is not considered to create an undesirable visual amenity outcome. Arguably, the proposal together with renewal of the light industrial / warehouse buildings will create a substantially greater level of amenity to the eastern edge of the park. While noting that the proposal is of a greater height than envisaged by council for the site, it is likely that a complaint height would create a similar outcome to the proposal.



On this basis, it is not considered that the proposal has adverse impacts on the scenic landscape of Powells Creek Reserve

## 10.2 Character

The site is included in the Concord West Precinct (the precinct). As such, it is subject to section K6 'Concord West' of the CBDCP 2022.

In terms of character, the CBDCP 2022 states:

- The area is characterised by a variety of built form and uses, including a mix of dwelling houses, town houses, apartment buildings, education and industrial uses'
- Studies have identified a number of industrial sites within the precinct that are currently underutilised. The identified sites are well suited for residential purposes, featuring good access to public transport and local amenities
- The desired future character of the precinct is a transit-oriented community which features higher densities that maximise site renewal opportunities'.

On this basis, redevelopment of the site for residential purposes in the form of higher-density apartment buildings is consistent with the character of the precinct and explicitly envisaged under the CBDCP 2022.

The CBDCP 2022 seeks that proposals achieve the following desired future characteristics:

- Well Integrated Built Form: Development will provide a considerate built form that steps down in height toward adjoining lower-rise residential areas. The siting, bulk and scale of development will ensure there are no significant adverse impacts to sunlight access and privacy within the precinct
- Mixed Use: Development adjoining the public square will provide a focal point for the neighbourhood by providing active uses such as shops, cafes and restaurants
- Accessibility: Development will better connect the precinct as a whole by creating a permeable street network for pedestrians and vehicles. Connections will strengthen existing or promote new routes to the station and open space.

While the supporting planning documentation addresses these matters in detail, it is noted that the proposal

- clusters greatest height to the west of the site adjoining the Northern Line
- steps down in height at its northern edge closest to established low density residential areas and at its and eastern edge which is most visible from the public domain
- creates a network of physically and visually permeable links throughout the site, including from Stuart Street, Concord West train station and George Street.

These measures are considered to meet a number of key objectives of the CBDCP 2022 relating to broader visual matters, including:

- O9 'To create a George Street and King Street 'spine' to visually unify the character of the neighbourhood'
- O11 'To allow redevelopment while at the same time respecting the existing character of the neighbourhood'.

## 10.3 Scale

Scale, in the sense of the visual compatibility between new and existing development, is addressed throughout the CBLEP and the CBDCP.

Objectives mainly relate to building's compatibility with the height, bulk and scale of the desired future character of the locality (eg, CBLEP section 4.3 'Height of buildings', CBDCP O1 'To ensure that

buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality’.

It is noted that the proposal exceeds maximum building height under the CBLEP. However, as is demonstrated in the photomontages, from locations such as the southern end of George Street and the eastern side of Northern Line the proposal will be seen in a visual context of taller buildings to the south. While the difference in height is visible, it is not considered to be discordant or visually intrusive.

As has been noted above, the proposal is consistent with the existing and desired future character of the locality.

It also serves as an urban form marker, placing the taller buildings in the precinct closest to the Concord West train station and as such demarcating its importance.

## 10.4 Heritage

Powells Creek Reserve is listed as an item of local heritage in the CBLEP. We have not been able to cite a detailed description of the grounds of the heritage listing, including its values or significance. It is not considered that the existing visual character of the eastern side of the park is essential to its heritage listing. For these reasons outlined above, it is further considered that the proposal will not have an adverse impact on the visual character of the park overall.

## 10.5 Important views

The CBDCP includes the following provisions for views:

- O20 To ensure new development enhances vista opportunities
- C34. New development at terminating vista sites shown in Figure K6-3 Public Domain Plan are to include features or articulation to provide visual interest which may include:
  - Expressive roof features.
  - Emphasised vertical elements.
  - Façade elements which vary in colour or in material type from those used at other parts of the building.

Figure K6-3 Public Domain Plan identifies the locations where the northern and southern parts of George Street terminate at the site.

The proposal creates an east-west view corridor visually connecting these two ends of George Street. Buildings on the northern side of this corridor are aligned with the northern edge of George Street, and as such will not be seen as terminating elements.

Buildings to the south are up to 6 storeys in height and will be partly visible as terminating elements. As they present their narrow elevations to the northern and southern parts of George Street and will be seen in combination with the adjoining view corridor, they will not be visually dominant. As part of further detailed design during the subsequent DA stage, compliance with the controls can readily be achieved.

## 10.6 Opening up of new views

As can be seen from the supporting urban design documentation, the layout of the proposal has been carefully designed to create clear and wide view corridors linking with the surrounding public domain. This comprises:

- Extension of the north-south view line established by Stuart Street
- Creation of a south-west aligned view corridor providing visibility into the site from Concord West train station
- Creation of an east-west view corridor visually connecting the two ends of George Street.

The George Street view corridor is considered to be critically important, as it visually connects the two severed parts of George Street and avoids the placement of new buildings of scale at terminating vistas down the street. Buildings placed at terminating vistas are usually significantly more prominent and noticeable in the landscape than buildings framing the edges of streets.

## 10.7 Replacement of low visual amenity and unsightly elements

While partly screened by trees, the existing office building and its associated surface level vehicle parking, manoeuvring and access areas does not present a high level of visual amenity. In addition, the three-storey carpark adjacent to the site's southern boundary is unsightly.

The proposal will replace these elements with higher quality publicly accessible space, built form and landscaping. This will significantly improve the visual amenity of the surrounding streetscape.

## 10.8 Private views

The only private views to landscape elements that are likely to be impacted by the proposal are those obtained in a northerly direction from apartments in the Strathville complex.

Views impacted are likely to be of a mixed suburban landscape, with the roof of the office building likely to be prominent in the foreground and midground and visibility to the Rhodes peninsula skyline in the background above and behind closer development.

While of value, these views are not considered to be of such objective value to be protected in their entirety. It is noted that the proposed north-south open space link within the site will provide improved visual amenity for a number of apartments, and will also maintain depth of view.

It is also highly likely that a compliant scheme would impact views in a similar way.

It is recommended that vegetation be planted along the site's northern boundary where buildings are proposed proximate to Strathville to soften the visual impact of new built form.

# 11.0 Mitigation measures

There are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

This is generally consistent with the principles for the management of environmental impacts in the GLVIA3 (part 3.37).

Under the GLVIA3 (part 4.21), there are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development and refinement
- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the design documentation, the proposal has been the subject of a rigorous design process that has included consideration of visual impact matters. This has resulted in the incorporation of primary measures appropriate to this stage in the planning process (eg, siting and massing / form measures) that seek to avoid and minimise any potential significant adverse visual impacts.



The incorporation of these mitigation measures have been critical to the determination of acceptable visual impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact.

Nonetheless, it is recommended that further investigation be undertaken, and secondary measures be considered as part of subsequent planning processes. These include:

- inclusion of appropriate visual impact objectives in the site-specific development control plan
- undertaking a design excellence process
- careful attention to form, line, materiality, and colour as part of any DA process for proposal, including as part of design development or as a condition of development consent.

## 12.0 Conclusion

For the reasons outlined in this VIA, the proposal has an acceptable visual impact and as such is capable of approval on visual impact grounds.

# Appendices

## A.1 Visual impact evidence



An aerial photograph of a residential neighborhood in Concord West, NSW. A large, rectangular industrial building with a light-colored roof is highlighted in white, contrasting with the surrounding dark-toned residential houses and streets. The building is situated near a major road on the left side of the image.

# 1 King St, Concord West, NSW

Visual impact renderings and methodology report

8th March 2024

VIRTUAL IDEAS



## 1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for 1 King St, Concord West, NSW with respect to the existing built form and site conditions.

## 2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

## 3. RENDERINGS METHODOLOGY

The following describes the process that we undertake to create the renderings that form the basis of this report.

### 3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference points using the MGA 56 GDA 2020 coordinates system.

We have used data including existing, approved and proposed building 3D models as well as a site survey to create the 3D scene. A detailed description of the data sources used in this report can be found in Appendix A, B and C.

When we receive data sources that are not positioned to MGA-56 GDA 2020 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA2020. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.2.

3.2 ALIGNMENT OF 3D SCENE

To align the 3D scene to the correct geographical location, we used the following data:

Using a supplied site survey, we were able to align the site boundaries of the proposed buildings to the geo-referenced data.

Cameras were aligned to surveyed positions that were supplied by CMS Surveyors at MGA-56 GDA 2020.



Image showing survey drawing from SDG PTY LTD at MGA 56 GDA2020 coordinates with site boundary in red

3.3 RENDERING CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in Sydney, Australia. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information.

For the renderings, we applied an orange material to the proposed developments.

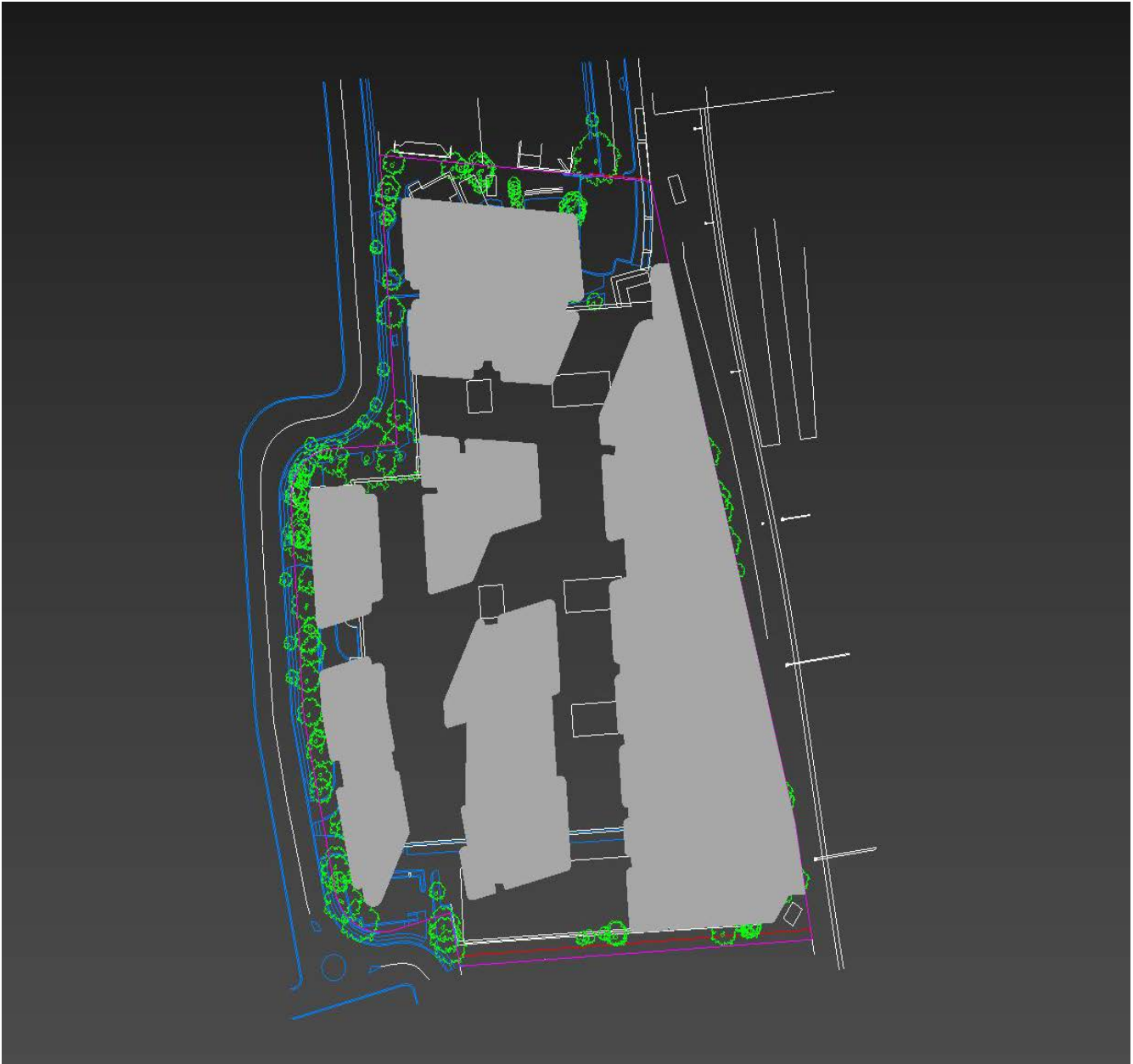


Image showing survey drawing from SDG PTY LTD at MGA 56 GDA2020 coordinates with site boundary in red aligned to 3D Model supplied with site boundary in pink



# 4. MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF 1 KING ST, CONCORD WEST



- Viewpoint Locations
- 1 - Geroqe St and Victoria Ave
  - 2 - Queen St and Victoria Ave
  - 3 - 207A Queen St
  - 4 - 17 Stuart St
  - 5 - George St and Conway Ave
  - 6 - Powells Creek Reserve



5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



PHOTOGRAPH DETAILS

Photo Date:	13 October 2022
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	24mm



5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION





5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St



5.2 VIEWPOINT POSITION 02

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



PHOTOGRAPH DETAILS

Photo Date:	13 October 2022
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	24mm



5.2 VIEWPOINT POSITION 02

PHOTOGRAPH SHOWING CURRENT CONDITION





5.2 VIEWPOINT POSITION 02

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St



5.3 VIEWPOINT POSITION 03

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



PHOTOGRAPH DETAILS

Photo Date:	13 October 2022
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	24mm



5.3 VIEWPOINT POSITION 03

PHOTOGRAPH SHOWING CURRENT CONDITION





5.3 VIEWPOINT POSITION 03

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St



5.4 VIEWPOINT POSITION 04

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



PHOTOGRAPH DETAILS

Photo Date:	13 October 2022
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	24mm



## 5.4 VIEWPOINT POSITION 04

PHOTOGRAPH SHOWING CURRENT CONDITION





5.4 VIEWPOINT POSITION 04

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St



5.5 VIEWPOINT POSITION 05

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



PHOTOGRAPH DETAILS

Photo Date:	13 October 2022
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	24mm



5.5 VIEWPOINT POSITION 05

PHOTOGRAPH SHOWING CURRENT CONDITION





5.5 VIEWPOINT POSITION 05

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St



5.6 VIEWPOINT POSITION 06

PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



PHOTOGRAPH DETAILS

Photo Date:	13 October 2022
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	24mm



## 5.6 VIEWPOINT POSITION 06

PHOTOGRAPH SHOWING CURRENT CONDITION





5.6 VIEWPOINT POSITION 06

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed massing of 1 King St



## 6.1 3D SCENE DATA SOURCES

### A.1 - 3D Model of the proposed 1 King St, Concord West - refer to Appendix A

File Name: 240306\_1 King St\_Planning Proposal Model  
Author: Ethos Urban  
Format: Autocad DWG  
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

### A.2 - Site Survey - refer to Appendix B for details

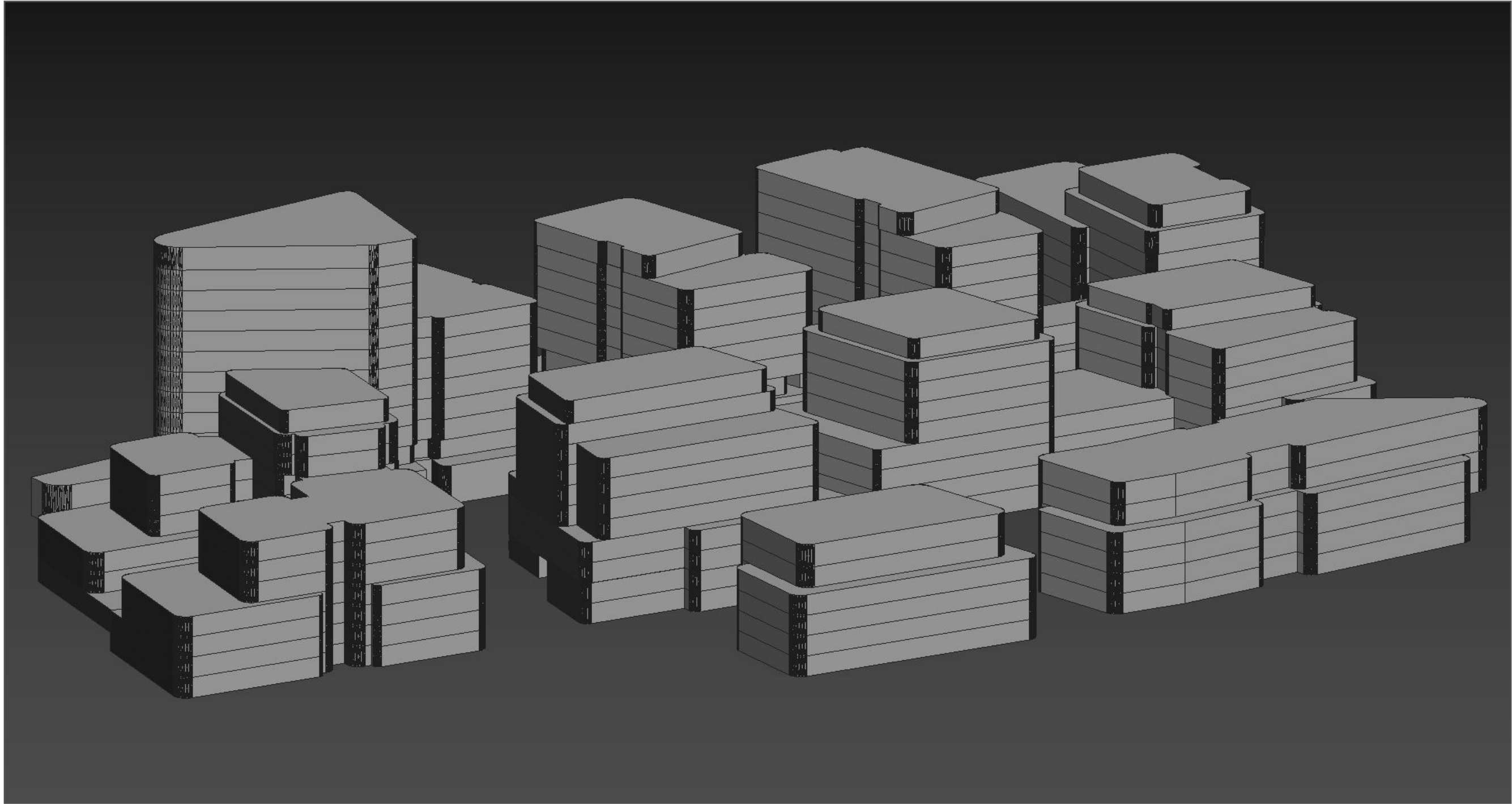
File Name: 21877Photolocation 1  
Author: CMS Surveyors  
Format: Autocad DWG  
Alignment: MGA 56 GDA2020

### A.3 - Existing Site Survey - refer to Appendix C for details

File Name: 8690-Detail Survey Rev A Client  
Author: SDG PTY LTD  
Format: Autocad DWG  
Alignment: MGA 56 GDA2020



6.2 APPENDIX A: 3D MODEL SUPPLIED BY ETHOS URBAN





6.3 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS Surveyors Pty Limited  
A.B.N. 79 096 240 201  
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 14-10-2022  
Our Ref: 21877 Photo Locations  
  
Studio 71/61 Marlborough Street  
Surry Hills  
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – CONCORD WEST

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for Concord West.

Co-ordinates are MGA 56 (GDA 2020) and elevation to Australian Height datum (AHD).

Measurements were taken using theodolite measurement and GNSS measurements.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	322730.759	6253081.405	5.06 (Ground Level)	CAMERA LOCATION 1
2	322928.440	6253064.381	11.28 (Ground Level)	CAMERA LOCATION 2
3	323015.332	6252906.231	15.01 (Ground Level)	CAMERA LOCATION 3
4	322966.898	6252673.681	13.49 (Ground Level)	CAMERA LOCATION 4
5	322796.016	6252585.802	9.25 (Ground Level)	CAMERA LOCATION 5
6	322581.513	6252820.125	3.19 (Ground Level)	CAMERA LOCATION 6
100	322752.808	6253063.384	8.63	Post
101	322759.661	6253055.224	10.84	RR 1
102	322751.708	6253032.536	13.58	Power pole
103	322753.809	6253010.074	13.22	Power pole
104	322734.598	6253061.335	8.65	Post
105	322585.088	6252819.934	5.16	Post
106	322589.538	6252817.770	5.07	Post
107	322587.280	6252821.366	6.20	Fence corner
108	322652.069	6252816.129	25.47	Post
109	322645.635	6252790.063	25.35	Post
110	322792.741	6252598.066	12.03	Post
111	322793.954	6252608.904	12.63	Post
112	322805.984	6252619.551	12.98	Post
113	322815.751	6252621.764	24.34	Building



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Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
114	322807.496	6252649.979	24.34	Building
115	322953.066	6252683.964	15.26	Post
116	322902.197	6252738.333	41.04	Post
117	322959.961	6252707.195	21.30	Power pole
118	322966.440	6252687.705	18.91	Power pole
119	322966.693	6252682.569	14.68	Top of wall
120	323009.083	6252896.422	17.42	Post
121	322950.121	6252867.362	17.84	Power pole
122	322931.329	6252885.715	27.95	Power pole
123	322974.373	6252896.755	21.28	Power pole
124	322980.043	6252911.908	22.96	Top of gutter
125	322921.281	6252959.098	29.02	Power pole
126	322917.806	6253033.830	20.29	Power pole
127	322909.446	6252998.142	23.27	Roof
128	322873.397	6252996.109	23.39	Roof
129	322856.997	6252991.985	23.25	Roof

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

Ben Son  
Cadastral Surveyor  
CMS Surveyors Pty Limited



6.4 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY SDG PTY LTD

