

KEIGHERY HOTEL 51 RAWSON STREET

HERITAGE SETTING - VIEW ANALYSIS REPORT

PREPARED FOR
REDCAPE HOTEL GROUP
OCTOBER 2021

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1.0 PURPOSE OF REPORT

Urbis has been engaged by Redcape Hotel Group to provide an analysis of visual impacts of a Development Application (DA) for a mixed-used development at 51 Rawson Street, Auburn on a heritage item located on the subject site. The DA was submitted in February 2021. We refer to this report as a Visual Impact Statement.

The appropriateness of bulk, scale and form of the tower has been addressed by the Council's Design Excellence Panel and responded to in three evolved versions of the design by Integrated Design Group.

Following a review of the application by the Cumberland City Council's independent heritage consultant, the following has been requested;

- *A Visual Impact Statement that addresses the potential impacts to the heritage significance of the exterior of the hotel. This should address both the architectural feature on Station Street and overall concept designs. It should also be conducted to support some of the conclusions made in the SoHI by GBA Heritage.*
- *The VIS should also make recommendations/suggestions for the use of other materials regarding the architectural features that are sympathetic in colour to the exterior of the hotel as well as more sympathetic designs in form and shape (i.e. less curvature and more linear designs).*

In this regard, this report is limited to an analysis of the likely visual effects and impacts of the built form proposed in the Development Application, on the visual setting, prominence and character of the Keighery Hotel, which is locally listed heritage item in Schedule 5 of the *Auburn Local Environmental Plan 2010*.

1.1 PROJECT UNDERSTANDING

Redcape Hotel Group have submitted a Development Application for a mixed-use development at 51 Rawson Street, Auburn. The Application includes the retention of a two-storey heritage item (the Keighery Hotel) and the construction of a part 14 and part 15 storey mixed-use building.

The site comprises two individual lots and includes a heritage hotel that presents to Rawson Street and a car park to the rear. The original Hotel is characterised by an 'L' shaped floor plate that occupies the north-west corner of Rawson Street and Station Road, across the southern portion of the site. The upright of the 'L' and long front elevation of the hotel presents to Rawson Street and is highly visually prominent in this regard.

1.2 PROPOSED DEVELOPMENT

The architectural set prepared by Integrated Design Group (February 2021) indicates that the proposed mixed-use tower will occupy the northern portion of the site. The proposed podium and tower form includes an 'L' shaped floor plate where it's long elevation presents to the south and to the Hotel. The podium and tower have been carefully designed to respond to the 'Keighery Hotel', by incorporating a spatial separation between the podium and Hotel and by including a simple, between the two forms. The separation will be perceived at ground level via a new pedestrian laneway, which is characterised by a curvilinear façade treatment.

The proposed mixed-use building includes 4 levels of basement, ground floor hotel and retail facilities, upper level residential units and a roof top terrace. The external building façade is proposed to be predominantly light grey in colour, and includes recessed balconies on the southern and eastern elevations and within the inside of the 'L' on the north-western façade. The intentionally understated and recessive facades of the tower are juxtaposed to the low horizontal and highly detailed form of the heritage item.

The maximum height of the building proposed is RL. 76.7, including a podium of 3 storeys up to approximately RL 33.1. The height of the Keighery Hotel is approximately RL 32 at its highest point and broadly aligns with the podium level of the proposed tower.

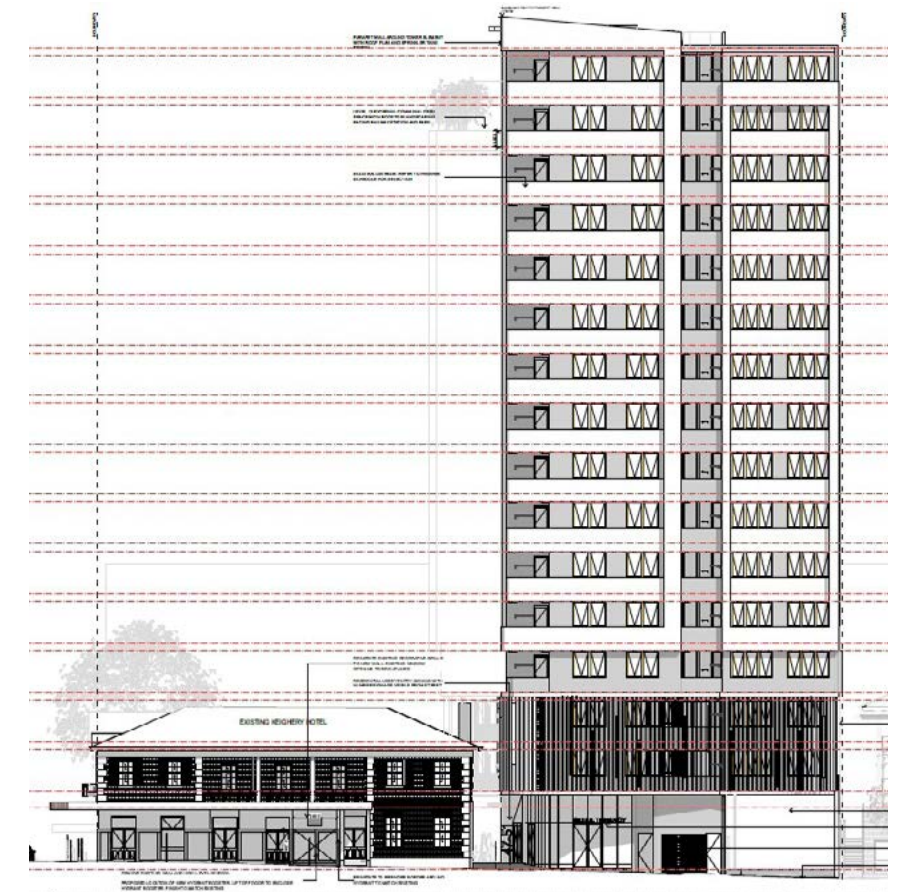


Figure 1 Proposed Eastern Elevation (Integrated Design Group, 2021)

1.2.1 RELATIONSHIP OF BUILT FORMS

The contemporary curved facade of the proposed podium is spatially separated from the Keighery Hotel north elevation and pitched and gable roof. It is characterised by a distinctly different architectural form, materials and colours compared to the heritage item, with its inclusion of vertical aluminium louvres on the east and south-east elevations which contrast with the materials, colours and architectural details of the Keighery Hotel for example its tiled pitched roof forms, linear brickwork and stone lintels.

The new pedestrian laneway running east-west across the site from Station Road to the western boundary forms part of a void space between the Keighery Hotel and the proposed tower. The eastern end of the laneway provides the smallest setback at approximately 3 metres, between the ground level of the proposed tower and the heritage item. The form and scale of curvilinear podium façade above the laneway is such that in close views in the vicinity of the laneway in Station Road, the old and new forms will be easily separately perceived.

The tower form is effectively setback back from the west elevation of the heritage item by the entire width of the item (ie its entire roof form). Above the ridge height of the existing hotel at level 4 of the proposed tower where the podium ends, the floorplate extends over the laneway and has a 1.2 metre setback at the closest point between the southern elevation of the proposed tower and the northern edge of the Hotel's awning. The perception of space within this setback is effectively enhanced by the use of visually recessive colours of the proposed tower form.

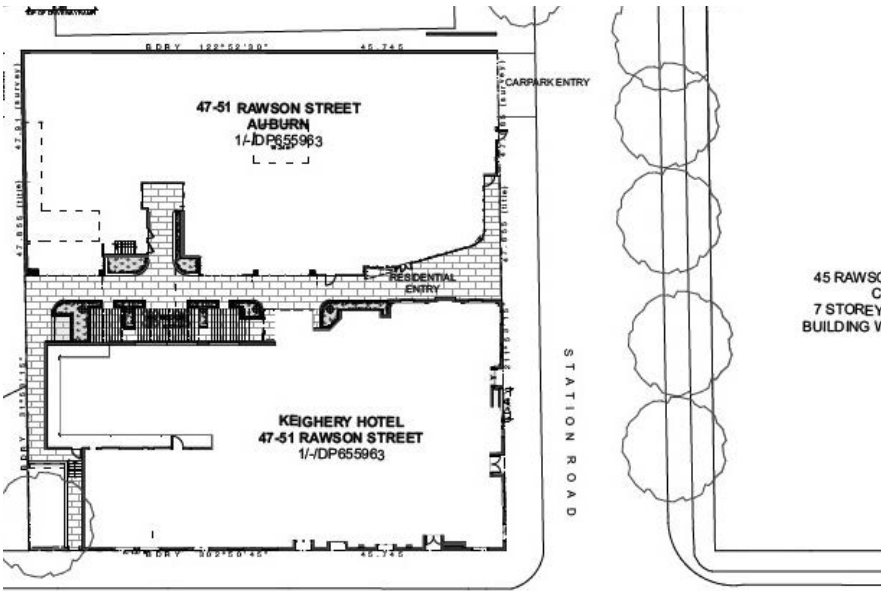


Figure 2 Proposed Site Plan (Integrated Design Group, 2021)



Figure 3 Proposed Eastern Entry to Laneway from Station Road (Integrated Design Group, 2021)



Figure 4 Proposed Station Road Elevation (Integrated Design Group, 2021)

2.0 SITE AND SURROUNDING CONTEXT

2.1 SITE

The subject site is 2, 191m² and is broadly square in shape. It is located on the corner of Rawson Street and Station Road and has a gradual crossfall from the south-east to the north-west.

The site is identified in the *Auburn Local Environmental Plan 2010* as a heritage item, including both the Hotel at the southern boundary and a hard stand carpark which comprises the northern half of the site.

There are no other heritage items in the immediate surrounds of the site.

2.1.1 HERITAGE ITEM - KEIGHERY HOTEL

The Keighery Hotel occupies a visually prominent location presenting to the corner of Rawson Street and Station Road. The Keighery Hotel is a two-storey face brick building with a hipped, tiled roof and two brick chimneys. The two primary facades to the south and east are characterised by features reflecting Inter-War Georgian Revival buildings including a wrap around awning, bracketed eaves, stucco detailed, arch motifs, classical columns and horizontal symmetry.

Additions to the Hotel have been located on the inside of the 'L' towards the western boundary and are mostly concealed and have limited visibility from Rawson Street.

The Hotel was constructed in 1930 and its significance is outlined in the following Statement of Significance by heritage consultants GBS (February 2021);

The Keighery Hotel is of local heritage significance for its historic, aesthetic, social, rare and representative value.

The Hotel is significant as an Inter-War Georgian Revival building established on a prominent corner of the Auburn town centre opposite the railway and former police station. As such, it strongly contributes to the Auburn townscape and captures key views. It was constructed to the design of prominent architects Rudder & Grout who designed many of Sydney's Inter-War hotels. It was also associated with major brewer Tooth & Co, who serviced and owned many Hotels and Inns throughout NSW.

Aesthetically, the building is a fine and relatively intact example of the Inter-War Georgian Revival style from which it possesses many characteristic features. It holds social significance to the local community as a popular and long standing place of social gathering.

The Keighery Hotel possesses rarity as one of the earliest leisure facilities established in Auburn and is representative of the prolific development of Hotel and Inns throughout NSW in the Inter-War period.

2.2 SURROUNDING VISUAL CONTEXT

The site is located to the north-east of Auburn town centre and is east of the Auburn Train Station. Rawson Street forms the southern boundary of the site and aligns with the railway line to the south.

Built form surrounding the site on Rawson Street includes a 2 storey shop-top housing development immediately west of the site and a part 5 and part 7 storey RFB opposite the eastern boundary of the site on the north-eastern corner of Rawson Street and Station Road. The wider context of Rawson Street includes 10 and 11 storey mixed-use buildings with ground floor commercial and retail, and upper level residential units. The south-eastern side of Rawson Street is predominantly low scale single residential dwellings.

Immediately north of the site is a 3 storey shop top housing development and a 12 storey mixed use building. Development further north along Station Street is characterised by low to medium scale residential development.

Auburn Memorial Park is opposite the southern boundary of the site on the southern side of Rawson Street and is adjacent to the north of the railway line. The Auburn town centre further west and south-west of the site on the opposite side of the railway line is characterised predominantly by contemporary 1 to 3 storey retail development, and a number of 3 to 12 storey RFBs.



Figure 5 Aerial Plan with View Location Points

DOCUMENTED VIEWS FROM THE VISUAL CATCHMENT



View 1 View south-west to site from 7 Station Road



View 2 View east along Rawson Street from Auburn Station entrance



View 3 Detail of retail and residential development on Rawson Street to the west of the site



View 4 View north-west towards the Keighery Hotel from Auburn Memorial Park



View 5 View north from the intersection of Gelibolu Parade and Station Road south of the site



View 6 View north from the northern end of Gelibolu Parade south of the site

DOCUMENTED VIEWS FROM THE VISUAL CATCHMENT



View 7 View north from south-eastern corner of the intersection of Rawson Street and Station Road



View 8 Detail of mixed-use building at 45 Rawson Street opposite the eastern site boundary



View 9 View west from centre of northern boundary of Auburn Memorial Park towards the subject site



View 10 View north-east from immediately opposite the southern boundary of the site in Auburn Memorial Park



View 11 View north to site from southern corner of the intersection of Station Road and Rawson Street

3.0 EXTERNAL VISIBILITY

The potential visual catchment of the proposed development is likely to be moderate in a geographical sense but predominantly visible in close and medium distance views from the immediate streetscapes and reserves.

The potential visual catchment of the heritage item to the north and west is constrained as a result of intervening built forms, road alignment and the expanse of the railway line. It is likely that the potential visual catchment will be greatest to the south-east of the site where the immediate foreground is characterised by Rawson Street and Station Road, and beyond across Auburn Memorial Park immediately opposite the site of the south.

The heritage item is visible in axial views west from the eastern end of Rawson Street, however the placement of the proposed tower at the northern end of the site is such that it occupies part of the site which would be visible in oblique views that are partly blocked due to the presence of the RFB on the north-eastern corner of Rawson and Station Streets.

The extent of visibility further south is limited beyond the Auburn Memorial Park due to the spatial separation of the railway and a change in elevation.

The primary facades of the heritage item to Rawson Street and Station Road are those which are the most visible from surrounding streetscape locations. These elevations face broadly south and east, with their effective visual catchment primarily being close views from Rawson Street, Station Road and Auburn Memorial Park.

In this regard visibility of the tower and the heritage item in the same composition is more limited and constrained to close views. Therefore, perception of the visual effects and potential impacts of the proposed development on the heritage item and its visual setting are greatest from the immediate vicinity.

Effective Visual Catchment

The effective visual catchment of the Keighery Hotel, from which architectural details, materiality and colours are likely to be able to be perceived is limited to approaching views from Rawson Street and Station Road. These views include the southern and eastern elevation of the Hotel which provide a record of the building fabric, designed to capture the architecture of the Keighery Hotel. In this regard, the southern and eastern elevations are the most visually prominent from public viewing places and as such the analysis has been focused on two close views focused on these elevations from a highly used important local intersection.



Figure 6 Aerial view from the south-west



Figure 7 Proposed Rawson Street Elevation (Integrated Design Group, 2021)

4.0 VISUAL CONTEXT



Figure 8 Aerial view from the north-east over Auburn c.1940 (Auburn Library LH700.74/193c)



Figure 9 Aerial view from the north-east over Auburn 2021



Figure 10 View from the intersection of Rawson Street and Station Road, June 1936 (ANU Archives)



Figure 11 View north from Station Road, 1949 (ANU Archives)



Figure 12 View north from Station Road, 2021

5.0 SELECTION OF VIEWS

This analysis is intended to establish the extent of visual effects of the proposed development in the composition of close views and to determine the potential visual impacts on the visual setting of the heritage item.

A review of strategic and planning documents identified that there are no historic documented views to or from the site in relation to the Keighery Hotel.

5.1 WHAT IS A HERITAGE VIEW?

To our knowledge there are no widely adopted guidelines used in NSW to determine whether or not a potential 'heritage' view has been historically, intentionally designed. Many documented views exist of heritage items, historic scenes of early colonial development across NSW and many others recorded in Heritage Impact statements and conservation management plans. However without knowing the purpose of a photograph of a view or understanding the intentions or potential cultural bias of a photographer at the point in time of photography, it cannot be determined whether or not a so called 'heritage view' is associated with cultural or visual values of significance.

This report considers the assessment criteria and methodology for determining the historic legitimacy of a documented view which may be thought to have heritage significance or value, developed by Dr Richard Lamb. The co-author of this report assisted Dr Lamb in developing this approach. Urbis note that the criteria and ratings developed have been accepted by various consent authorities within NSW.

Views are rated at five different levels, Level 1 being a documented view that is considered as being most likely to be a deliberately designed view and therefore assumes the most significance or greatest value. A Level 5 view is the lowest rating assigned, based on evidence found, and refers to a view is most unlikely to have been historically designed or intended as a visual link between items of features. Further information regarding the rating of historic views is included in Appendix 1.

At a lower level still, on the hierarchy of views that might be claimed to be heritage views, are views from or in the vicinity of items, the curtilages or settings of items, from which new or non-significant items are visible. Simply being able to see a heritage item, place or setting does not make the view a heritage view. By the same token, being able to see a new, different or novel item of no current significance, in the context of a heritage item, does not create an impact on heritage values, unless it can be demonstrated that the acknowledged authentic heritage values of the item would be impaired to the detriment of interpretation of the heritage values of the item (Level 5 L5).

No documented historic views were discovered during our desktop review or fieldwork. If any of the two views selected for analysis were subsequently found to be documented 'historic' views in our opinion they would be rated at the lowest level 'L5' given that they appear to be incidental views from or in the vicinity of items, the curtilages or settings of items, from which new or non-contributory items are visible.

Views selected were based on a review of the Heritage Impact Statement, proposed design, and analysis of aerial imagery. Having defined the potential effective visual catchment, Urbis directed a professional architectural photographer to capture a variety of views. The final two views selected are from close locations which include a foreground composition predominantly characterised by the heritage item and show its relationship to the built forms proposed.

The views have been fully rendered to include a high level of architectural details, façade treatment and finishes proposed so that the photomontages provide a faithful representation of the likely visual effects of the tower and podium form on the existing visual setting of the heritage item.

5.2 VIEWS ANALYSIS

VIEW 01 VIEW LOOKING NORTH-WEST FROM SOUTH CORNER OF STATION AND RAWSON STREETS

EXISTING VIEW

This is a close view from the south-eastern corner of the intersection of Rawson Street and Station Road. The composition includes foreground road carriageway and the Keighery Hotel. The item is a unique and prominent focal feature in the composition. Adjacent built form along Rawson Street is either low in height and scale to the west or medium height contemporary simply massed tower forms. We note the presence of the residential flat building to the north, which presents a recessive and understand largely blank elevation to the subject site.

There is no access to scenic views or highly valued scenic resources beyond the subject site.

PROPOSED VIEW (VISUAL EFFECTS)

The south elevation of the tower form is spatially well separated from the primary elevations of the heritage item, by the mass of the item itself. Further, the tower form is simply massed and includes limited articulation as an intentional means to present an understated façade to the heritage item. Its simple design and 'paired-back' architectural detail, along with the use of light recessive colours creates distinct visual differences between the proposed and existing forms. In this regard in our opinion, the juxtaposition of form, colour and materiality allows the heritage item to 'stand-alone' visually and remain the prominent focal feature in this view.

SIGNIFICANCE OF VISUAL EFFECTS (VISUAL IMPACT)

In our opinion the proposed development creates a medium level of visual effects in this view but does not block views to or from the item, does not visually dominate the composition and includes architectural treatments and detailing which reduce potential impacts on the visual setting of the item. Therefore, the proposal does not generate any significant visual impacts on the heritage significance Keighery Hotel.

VISUAL IMPACT RATING – (low, medium or high)

In our opinion the visual impact rating for view 01 is **LOW**.



Existing view looking north-west from south corner of Station and Rawson Streets



View location plan



Proposed view looking north-west from south corner of Station and Rawson Streets

VIEW 02 VIEW LOOKING WEST FROM SOUTH-EAST OF THE SITE ON RAWSON STREET

EXISTING VIEW

This is a close view from diagonally opposite the site on the south-eastern side of Rawson Street. The composition includes foreground road carriageway, the mixed-use building on the eastern corner of the intersection of Rawson Street and Station Road and the Keighery Hotel. The mixed-use building on the corner immediately opposite the site on Station Road and a mature street tree on Station Road blocks views beyond on the right side of the composition. Built form surrounding the site in the midground is of similar scale and form to the Keighery Hotel. The hardstand space to the rear of the Keighery Hotel forms a setback to the 3 storey RFB adjacent to the northern boundary of the site.

There is no access to scenic views or highly valued scenic resources beyond the subject site.

PROPOSED VIEW (VISUAL EFFECTS)

The south elevation of the tower form is spatially well separated from the primary elevations of the heritage item, by the mass of the item itself. Further, the tower form is simply massed and includes limited articulation as an intentional means to present an understated façade to the heritage item. Its simple design and 'paired-back' architectural detail, along with the use of light recessive colours creates distinct visual differences between the proposed and existing forms. In this regard in our opinion, the juxtaposition of form, colour and materiality allows the heritage item to 'stand-alone' visually and remain the prominent focal feature in this view.

SIGNIFICANCE OF VISUAL EFFECTS (VISUAL IMPACT)

In our opinion the proposed development creates a medium level of visual effects in this view but does not block views to or from the item, does not visually dominate the composition and includes architectural treatments and detailing which reduce potential impacts on the visual setting of the item. Therefore, the proposal does not generate any significant visual impacts on the heritage significance of Keighery Hotel.

VISUAL IMPACT RATING – (low, medium or high)

In our opinion the visual impact rating for view 02 is **LOW**.



Existing view looking north-west from south-east of the site on Rawson Street



View location plan



Proposed view looking north-west from south-east of the site on Rawson Street

7.0 CONCLUSION

- We support the Council's Design Excellence Panel judgement as to the appropriateness of the podium and tower in terms of height, scale and character on the setting.
 - This report addresses the potential visual impacts of the proposed development, on the heritage significance of the exterior of a locally listed heritage item, the Keighery Hotel.
 - The Hotel is a prominent visual feature on the northern corner of the intersection of Rawson Street and Station Road.
 - Views that include the proposed development and heritage item in the same composition are limited and constrained to the immediate streetscapes.
 - Two close view locations, both from the immediate and highly used intersection were selected for modelling and analysis to inform this assessment.
 - Urbis have prepared photomontages from those locations to a standard of accuracy that satisfies the Land and Environment Court of New South Wales practice direction for the use and reliance of visual aids.
 - The photomontages provide objective visual aids which show how the proposed development has been designed to respond to the heritage item.
 - Views 1 and 2 show that the tower form is significantly set back from the facades of the heritage item, is simply massed and includes limited articulation as an intentional means to create understated façades that do not compete with the visual prominence of the heritage item.
 - The tower's 'paired-back' architectural detail and use of light recessive colours creates distinct visual differences between the proposed and existing forms which results in an obvious juxtaposition of form, colour and materiality.
 - The proposed simplified façade does not visually dominate on the heritage building and provides a recessive subtle background in contrast to the highly detailed heritage facade.
 - The podium height, form, spatial separation and contemporary materials respond and defer to the height of the heritage item so that the Hotel's north and east elevations remain visually accessible and prominent in views from the laneway.
 - The laneway provides an effective separation between the Hotel and the proposed tower form and creates a void that visually separates the two, in close views to the southern and eastern elevations.
 - The combination of design responses of the proposed development allows the heritage item to 'stand-alone' visually and remain the prominent focal feature in close views.
 - The proposed tower does not block views to and from the Keighery Hotel from the public domain and as such does not impact on the ability of the public to perceive and consider the heritage significance of the exterior of the Hotel.
 - The Hotel remains a prominent focal feature at an important local intersection and in approaching views from Rawson Street and Station Road.
 - The heritage item remains highly visible from important public domain locations such as the Auburn Memorial Park opposite the site.
 - The proposed façade of the tower is consistent with the existing form of contemporary mid to high rise development in Auburn town centre.
 - Taking into consideration all relevant materials, the visual impacts of the proposed development on the close views as modelled, will in our opinion will be low.
- The architectural design of the proposed development is supported on visual impacts grounds and the level of visual impact on the heritage item is considered to be low and acceptable.**

APPENDIX 1

RATING OF HISTORIC VIEWS

DEFINITION AND RATING OF HISTORIC VIEWS

This information has been sourced from Richard Lamb and Associates (RLA)

There is a hierarchy of heritage views, from the most to the least relevant with regard to determining impacts of contemporary proposals. The hierarchy of views relies on assessment against a set of criteria as follows;

At the highest level, we consider that a genuine heritage view is one designed to be experienced, where the intention is documented and where the reason for the view being recognised as significant is supported by the recognition of the values against the relevant heritage criteria, including the inclusion and exclusion guidelines required in the NSW heritage system. Historical research should support such views as being authentic heritage views, the locations of which and attributes of which are determined to be of significance. (level 1 L1).

At the second level are views that have become recognised or have evolved as of authentic heritage Significance. There can be many pathways to recognition; for example, views may become socially significant, become significant by historical association with other, later events and items, or through accretion of later items, become significant for archaeological, scientific, aesthetic or other reasons relevant to views. (level 2 L2).

At a third level, views between heritage items may become of authentic heritage value by visual linkages deliberately designed between subsequent heritage items and places, linkages occurring through use or changing customs, or linkages created by the loss of former linkages and settings, making them more valued, or rare. These are authentic, evolved, or acquired heritage views (level 3 L3). Below that level are views of and between heritage items that exist in the objective sense, but are incidental. That is, their existence, while providing an attribute of the setting, does not contribute to the authentic values of the items. Views between the items in this case exist, but are not of significance in themselves. (level 4 L4).

At a lower level still, on the hierarchy of views that might be claimed to be heritage views, are views from or in the vicinity of items, the curtilages or settings of items, from which new or non-significant items are visible. Simply being able to see a heritage item, place or setting does not make the view a heritage view. By the same token, being able to see a new, different or novel item of no current significance, in the context of a heritage item, does not create an impact on heritage values, unless it can be demonstrated that the acknowledged authentic heritage values of the item would be impaired to the detriment of interpretation of the heritage values of the item (level 5 L5).

APPENDIX 2

ANALYSIS OF VISUAL EFFECTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual effects on baseline factors sourced from Richard Lamb and Associates (RLA).

Table 1 Table of Visual Effects Factor

FACTOR	LOW EFFECT	MEDIUM EFFECT	HIGH EFFECT
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality.	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality.
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric.	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Relative viewing level	Elevated position such as ridge top, building or structure with views over and beyond the site.	Slightly elevated with partial or extensive views over the site.	Adjoining development, public domain area or road with view blocked by proposal.

ANALYSIS OF VISUAL IMPACTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

Table 2 Table of Visual Impacts Factor

FACTORS	LOW IMPACT	MEDIUM IMPACT	HIGH IMPACT
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project has a high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW

**HERITAGE SETTING - VIEW ANALYSIS - PHOTO-SIMULATIONS
DA2021/0132**

PREPARED FOR
REDCAPE HOTEL GROUP
OCTOBER 2021

PHOTO-SIMULATIONS PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

8 October 2021

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

LOCATION PHOTOGRAPHER :

Grant Leslie - PerfectImages Photography and Design Australia,

under direction from Jane Maze-Riley, Urbis - Associate Director, National Design

CAMERA :

Sony a7R mark III (ILCE-7RM3) - 42 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF 24-70mm f/2.8L II USM

SOFTWARE USED :

- 3DSMax 2022 with Arnold 4.0 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 22 (GIS Data Mapping / Processing)
- Photoshop CC 2021 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Sydney 2019-06
- Aerial photography from Nearmap - 2021-08-07
- Proposed 3D model received from Architect - 2021-09-22
- Site survey 3D model received via Architect - 2021-09-22
- Proposed landscape plan from Landscape Architect - dated 2021-02-04

METHODOLOGY :

Photo-simulations provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photo-simulations are outlined below:

- Photographs have been taken on site using a full-frame GPS enabled digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken tripod mounted and at a standing height of 1.6m above natural ground. Photos have generally been taken at 35mm to cover a wider context, with a 50mm reference window provided to assist with standardising the set for a standard view. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photo-simulation, the GPS location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location, orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photo-simulation is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/ buildings may be removed as part of the proposal, these are also removed in the photo-simulation.



KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW - HERITAGE SETTING - VIEW ANALYSIS | DA2021/0132

PHOTO-SIMULATIONS - VIEW LOCATION MAP

DATE: 2021-10-08
JOB NO: P0036022
DWG NO: VP_MAP
REV: -



50MM STANDARD VIEW - REFERENCE

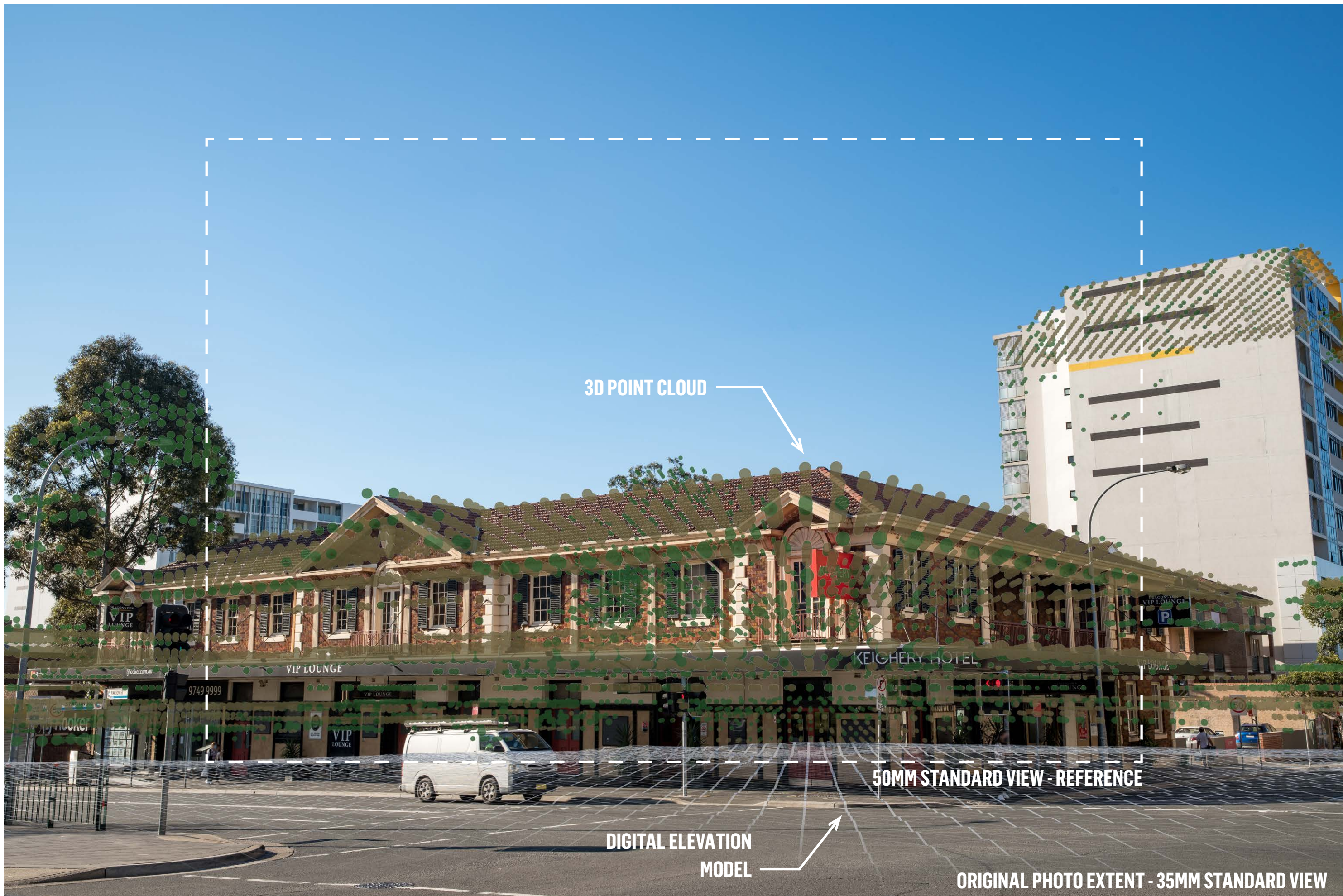
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW - HERITAGE SETTING - VIEW ANALYSIS | DA2021/0132

VP 7 : (PHOTO 20210923-027) VIEW LOOKING NORTH, FROM STATION ROAD | EXISTING PHOTO : 2021-10-05 15:55 AEST

DATE: 2021-10-08
JOB NO: P0036022
DWG NO: VP_7A
REV: -



KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW - HERITAGE SETTING - VIEW ANALYSIS | DA2021/0132

VP 7 : (PHOTO 20210923-027) VIEW LOOKING NORTH, FROM STATION ROAD | REFERENCE 3D MODEL - CAMERA MATCH

DATE: 2021-10-08
JOB NO: P0036022
DWG NO: VP_7B
REV: -



KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW - HERITAGE SETTING - VIEW ANALYSIS | DA2021/0132
VP 7 : (PHOTO 20210923-027) VIEW LOOKING NORTH, FROM STATION ROAD | PHOTO-SIMULATION

DATE: 2021-10-08
JOB NO: P0036022
DWG NO: VP_7C
REV: -



KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW - HERITAGE SETTING - VIEW ANALYSIS | DA2021/0132
VP 8 : (PHOTO 20210923-029) VIEW LOOKING NNW, FROM RAWSON STREET | EXISTING PHOTO : 2021-10-05 16:07 AEST



DATE: 2021-10-08
JOB NO: P0036022
DWG NO: VP_8A
REV: -



KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW - HERITAGE SETTING - VIEW ANALYSIS | DA2021/0132

VP 8 : (PHOTO 20210923-029) VIEW LOOKING NNW, FROM RAWSON STREET | REFERENCE 3D MODEL - CAMERA MATCH

DATE: 2021-10-08
JOB NO: P0036022
DWG NO: VP_8B
REV: -



50MM STANDARD VIEW - REFERENCE

DISTANCE TO PROJECT - 60M

ORIGINAL PHOTO EXTENT - 24MM WIDE ANGLE VIEW



KEIGHERY HOTEL, 51 RAWSON STREET, AUBURN, NSW - HERITAGE SETTING - VIEW ANALYSIS | DA2021/0132
VP 8 : (PHOTO 20210923-029) VIEW LOOKING NNW, FROM RAWSON STREET | PHOTO-SIMULATION

DATE: 2021-10-08
JOB NO: P0036022
DWG NO: VP_8C
REV: -

