



REGISTERED ARCHITECT: TONY LEUNG NSW 7133

SITE ONE

23-35 ATCHISON ST, ST LEONARDS

VISUAL IMPACT REPORT

JOB: A19043 | DATE: 22 JULY 2020

PREAMBLE

Aplus Design Group has been engaged by land owners of 23-35 Atchison Street, St Leonards, to prepare visual assessment report to understand the bulk and scale of proposed development when viewed from key public vantage points.

The methodology devised for the visual assessment includes identification of ten prominent vantage points; comparing the approved building envelope from the planning proposal on 23-25 Atchison St against the A+ proposed design for the subject site.

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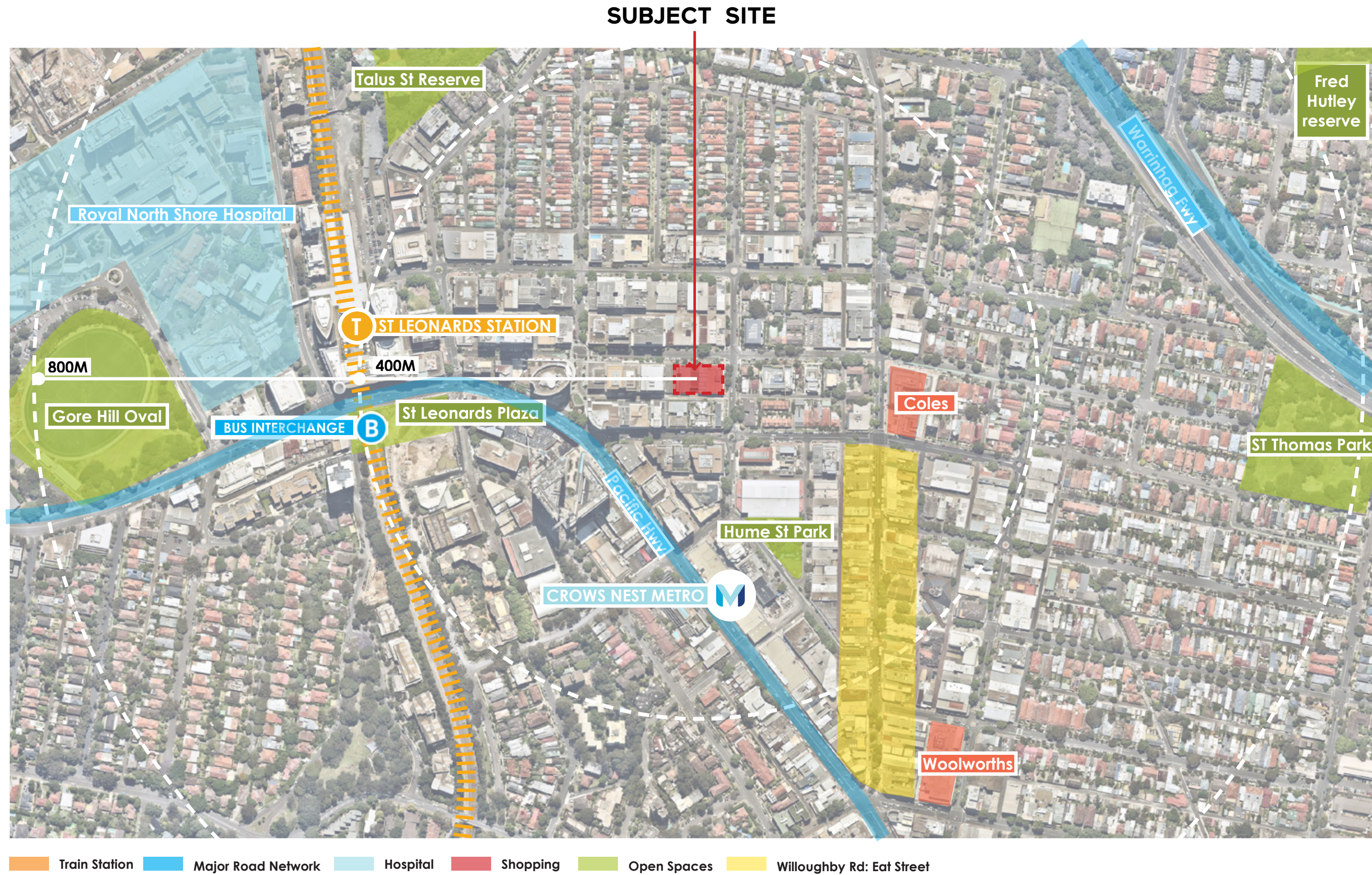
1.0 SITE CONTEXT

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3.0 KEY DOMAIN VIEW ANALYSIS

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1.0 SITE CONTEXT



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1.1 SITE LOCATION



SUBJECT SITE

23-35 Atchison Street

Site Area: 2,109 m²

2.0 KEY VIEWS STUDY



Methodology

A visual assessment was undertaken from the area surrounding the site to determine an approximate extent of proposed future developments at 23-35 Atchison Street, St Leonards visible from a person standing at ground level.

Photographs were taken at eye-height of a person standing 1.55 metres from the ground at a focal length of 24mm.

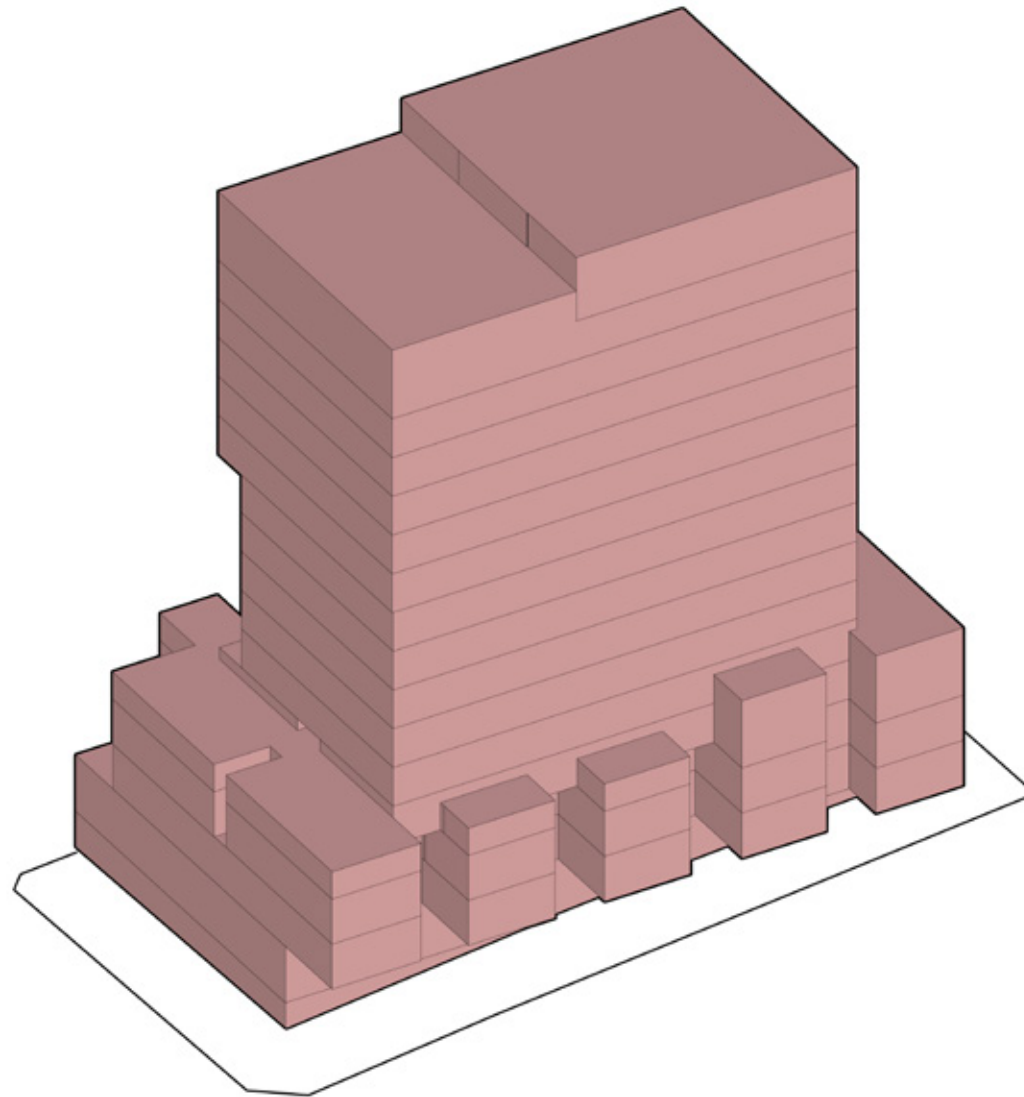
Views to the site were taken at eight (8) vantage points:

- 1. Vantage Point 1 - Intersection of Christie St and Pacific Highway
- 2. Vantage Point 2 - Intersection of Mitchell St and Atchison St.
- 3. Vantage Point 3 - Intersection Atchison St and Oxley St
- 4. Vantage Point 4 - Intersection Chandos St and Oxley St
- 5. Vantage Point 5 - Albany Ln view facing east
- 6. Vantage Point 6 - Intersection Oxley St and Albany Ln
- 7. Vantage Point 7 - Intersection Oxley St and Clarke St
- 8. Vantage Point 8 - Intersection Willoughby Rd and Atchison St
- 9. Vantage Point 9 - View from penthouse 1106/15 Atchison St (Nexus Building)
- 10. Vantage Point 10 - View from apartment 48 Atchison St

2.1 STUDY ENVELOPE

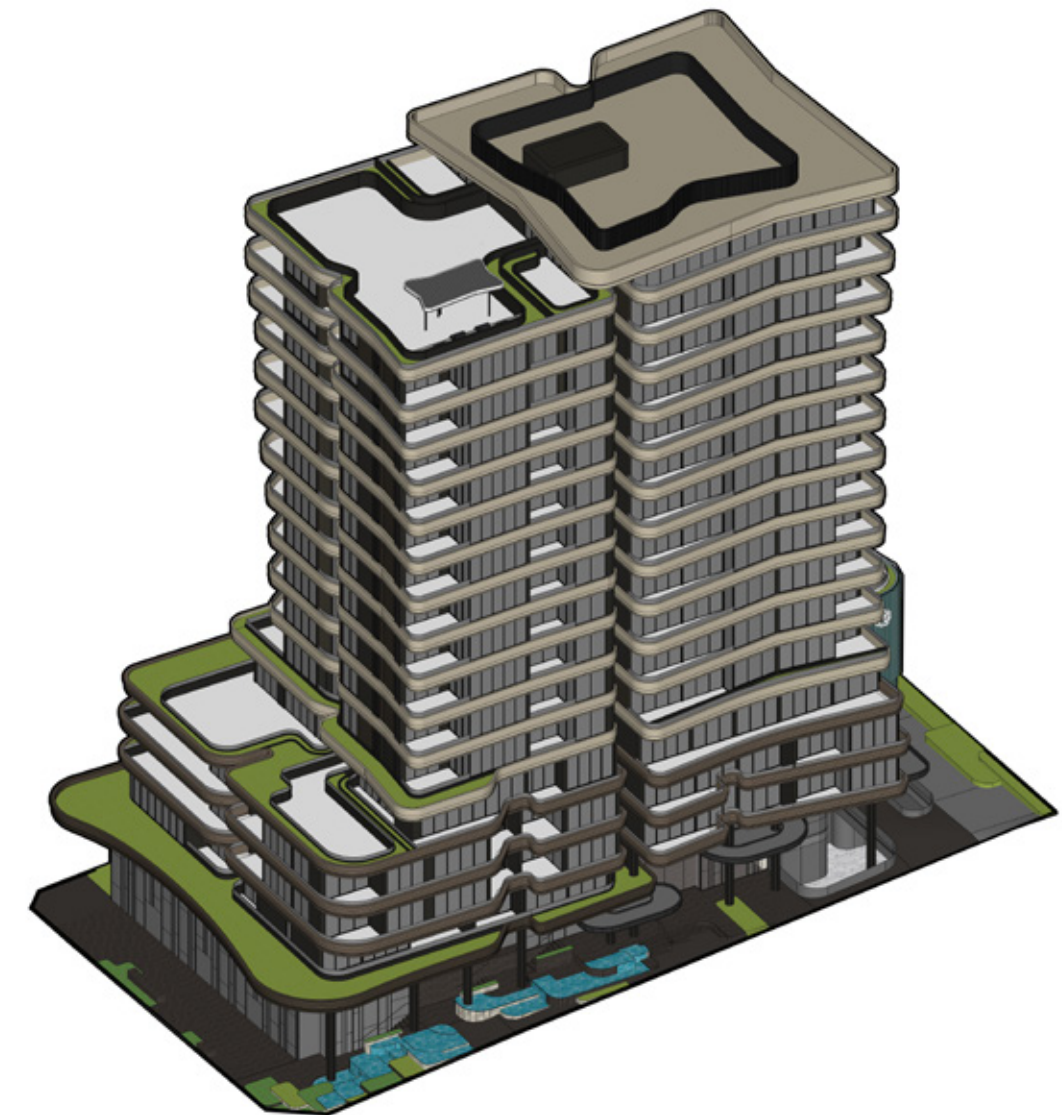
APPROVED PLANNING ENVELOPE

This envelope is informed by site specific building control envelope in NSDCP 2013 and NSLEP 2013 amendment No. 27 (gazetted on 15 May 2020).



PROPOSED ENVELOPE

This proposed envelope is designed by specific building control envelope in NSDCP 2013 and NSLEP 2013 amendment No. 27 (gazetted on 15 May 2020).



VIEW ANALYSIS FROM KEY DOMAIN VIEW 1

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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VIEW ANALYSIS FROM KEY DOMAIN VIEW 2

APPROVED PLANNING ENVELOPE



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

PROPOSED A+ DESIGN



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VIEW ANALYSIS FROM KEY DOMAIN VIEW 3

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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VIEW ANALYSIS FROM KEY DOMAIN VIEW 4

APPROVED PLANNING ENVELOPE



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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PROPOSED A+ DESIGN



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VIEW ANALYSIS FROM KEY DOMAIN VIEW 5

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

--- APPROVED PLANNING ENVELOPE OUTLINE

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VIEW ANALYSIS FROM KEY DOMAIN VIEW 6

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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VIEW ANALYSIS FROM KEY DOMAIN VIEW 7

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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VIEW ANALYSIS FROM KEY DOMAIN VIEW 8

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

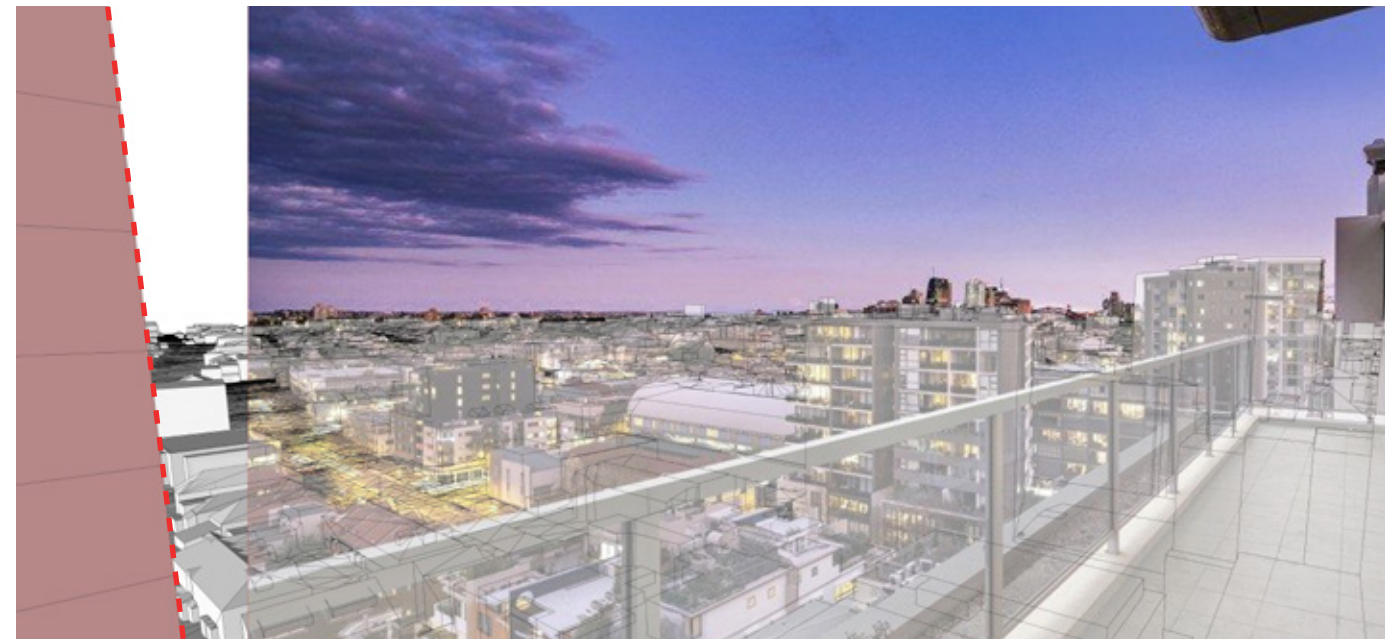
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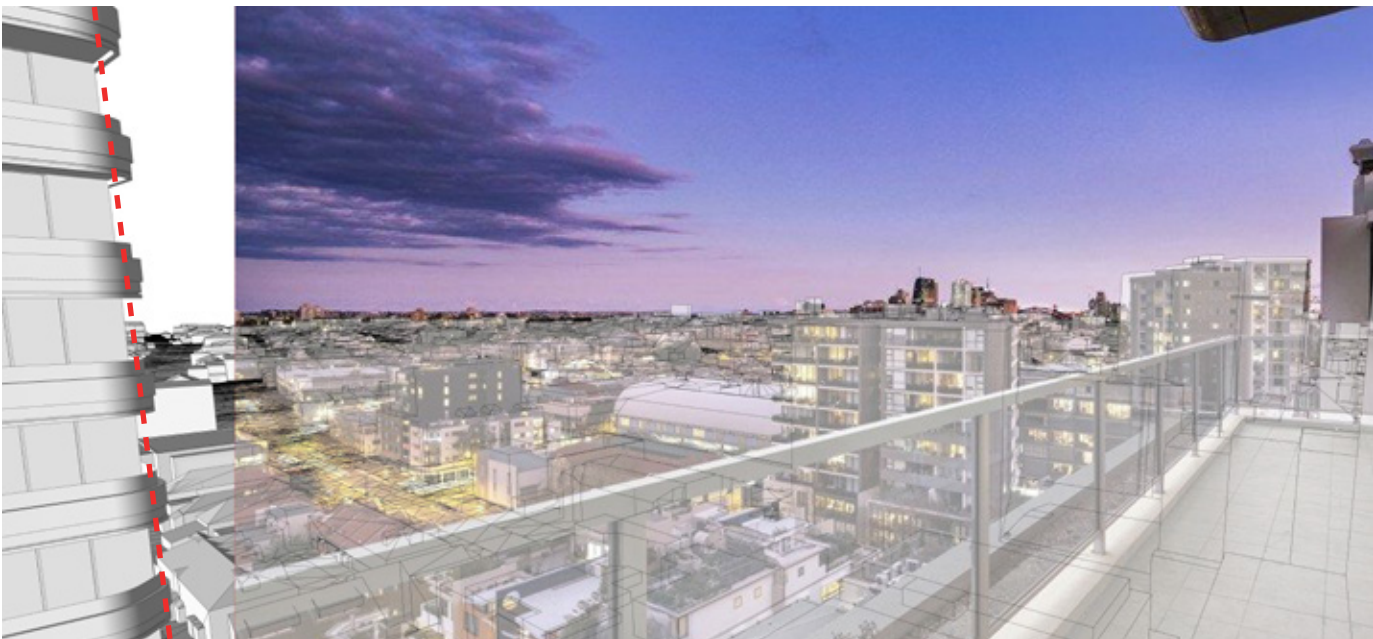


VIEW ANALYSIS FROM KEY DOMAIN VIEW 9.1

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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VIEW ANALYSIS FROM KEY DOMAIN VIEW 9.2

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

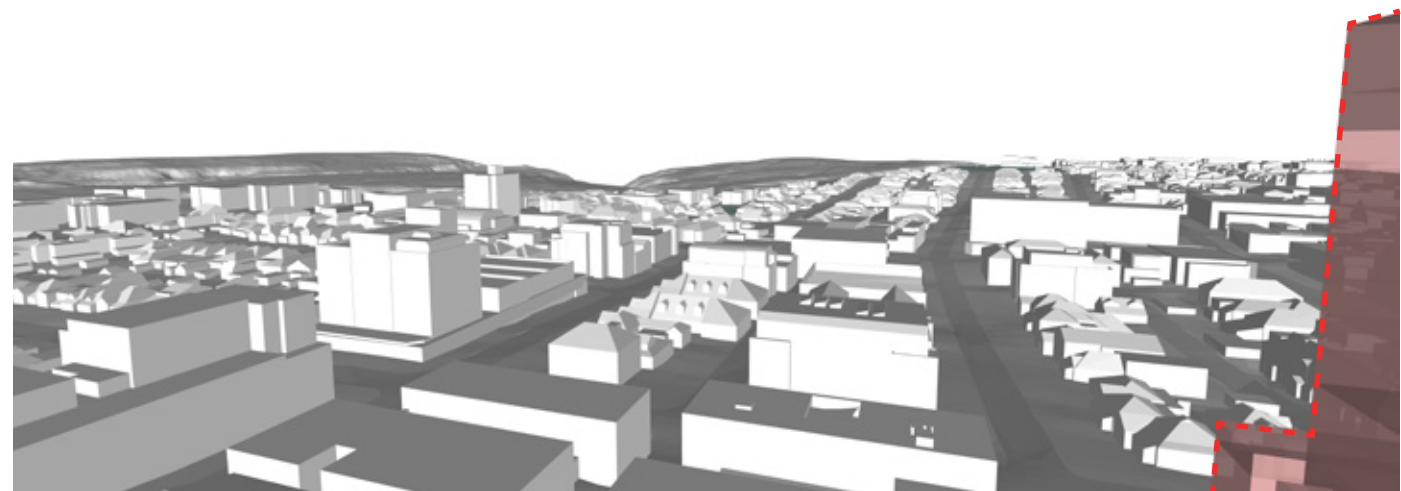
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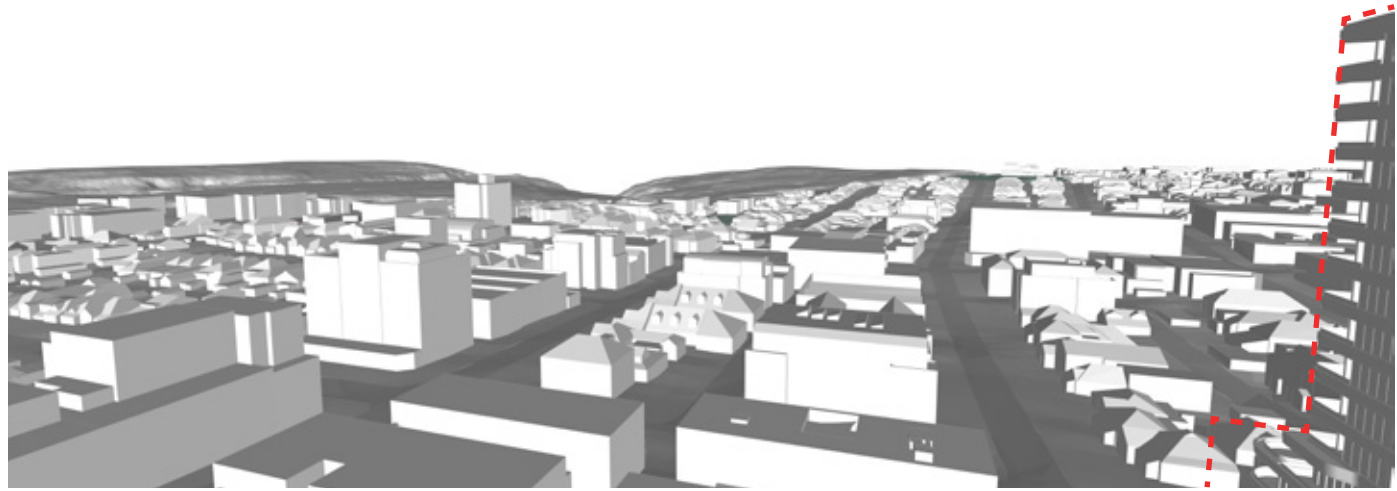
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VIEW ANALYSIS FROM KEY DOMAIN VIEW 10

APPROVED PLANNING ENVELOPE



PROPOSED A+ DESIGN



KEY PLAN



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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The key finding for four prominent vantage points are as follows:

1. Vantage Point 1 – Intersection of Christie St and Pacific Highway

The proposed building sits within the approved planning controls. There is no visual impact on the intersection view point.

2. Vantage Point 2 – Intersection of Mitchell St and Atchison St.

The proposed building sits within the approved planning controls. The proposal enhances the existing public domain and active retail street frontage and does not have any visual impact on the existing streetscape.

3. Vantage Point 3 – Intersection Atchison St and Oxley St

The proposed building sits within the approved planning controls. The podium creates an improved public domain on Oxley St and has an activated retail corner.

4. Vantage Point 4 – Intersection Chandos St and Oxley St

The proposed building sits within the approved planning controls. The proposed envelope enhances the streetscape view within its context. Articulated upper storey addition does not have any visual impact on the intersection view point.

5. Vantage Point 5 – Albany Ln view facing east

The proposed building sits within the approved planning controls. The public domain will be a visually improvement on the existing site conditions.

6. Vantage Point 6 – Intersection Oxley St and Albany Ln

The proposed building sits within the approved planning controls and does not have any visual impact on the existing streetscape.

7. Vantage Point 7 – Intersection Oxley St and Clarke St

The proposed building sits within the approved planning controls and does not have any visual impact on the existing streetscape.

8. Vantage Point 8 – Intersection Willoughby Rd and Atchison St

The proposed building sits within the approved planning controls. The proposed envelope enhances the streetscape view within its context. Articulated upper storey addition does not have any visual impact on the intersection view point.

9. Vantage Point 9 – View from penthouse 1106/15 Atchison St (Nexus Building)

The proposed building sits within the approved planning controls. Large view corridors have been maintained towards harbour views and Sydney CBD from living rooms.

10. Vantage Point 10 – Vantage Point 10 – View from apartment 48 Atchison St

The proposed building sits within the approved planning controls. Primary views are maintained towards the east, north and west. The proposed building managed view loss for the southern apartments by curving the edges.

Conclusion

1. Based on the key findings in this report, the proposed development on the subject site does not generate any visual impact on the surrounding vantage views points.
2. The proposed building sits within the site specific building control envelope in NSDCP 2013 and NSLEP 2013 amendment No. 27 (gazetted on 15 May 2020).
3. The podium is aligned with the neighbouring buildings to be an integrated development.
4. The tower is articulated to not have major visual impact on the existing streetscape.
5. The public domain will be a visually improvement on the existing site conditions.

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APPENDIX

VIEW

1



APPROVED PLANNING ENVELOPE

LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

1

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

2

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW 2

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

3

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

3

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

4

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

4

PROPOSED BUILDING



LEGEND

--- APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

5

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

5

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

6

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

6

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

7



APPROVED PLANNING ENVELOPE

LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

7

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

8

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW

8

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW 9.1

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW 9.1

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN



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VIEW 9.2

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

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VIEW 9.2

PROPOSED BUILDING



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN

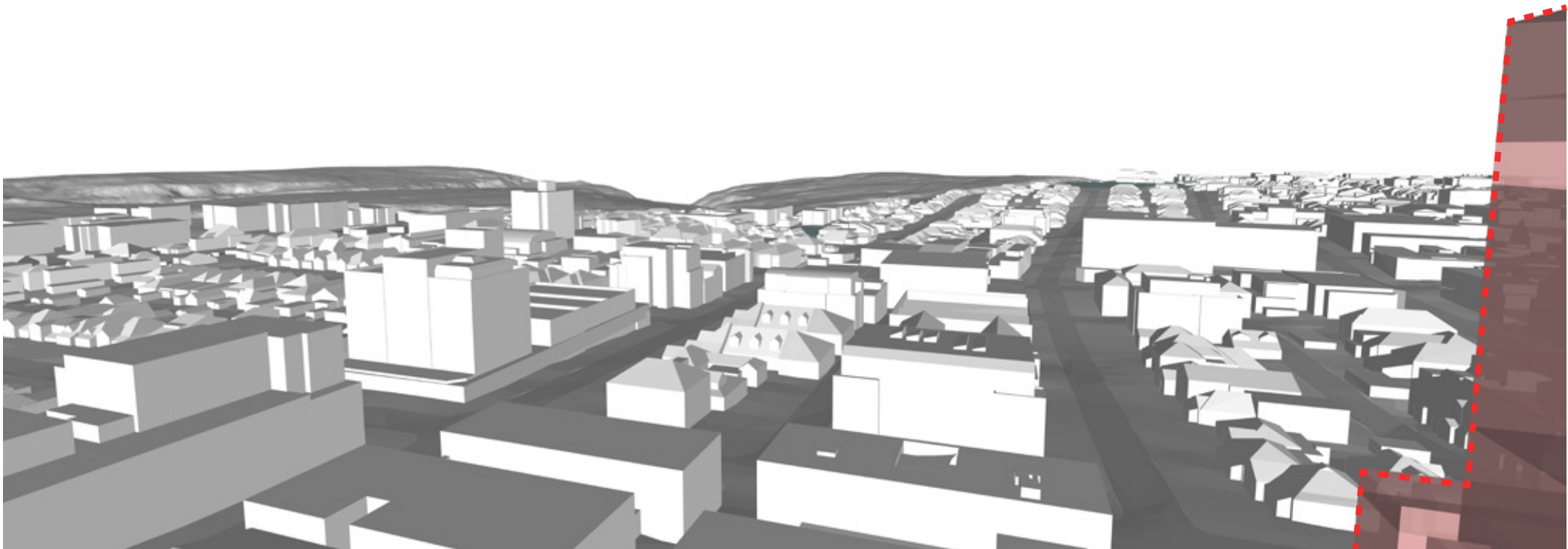


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VIEW 10

APPROVED PLANNING ENVELOPE



LEGEND

APPROVED PLANNING ENVELOPE OUTLINE

KEY PLAN

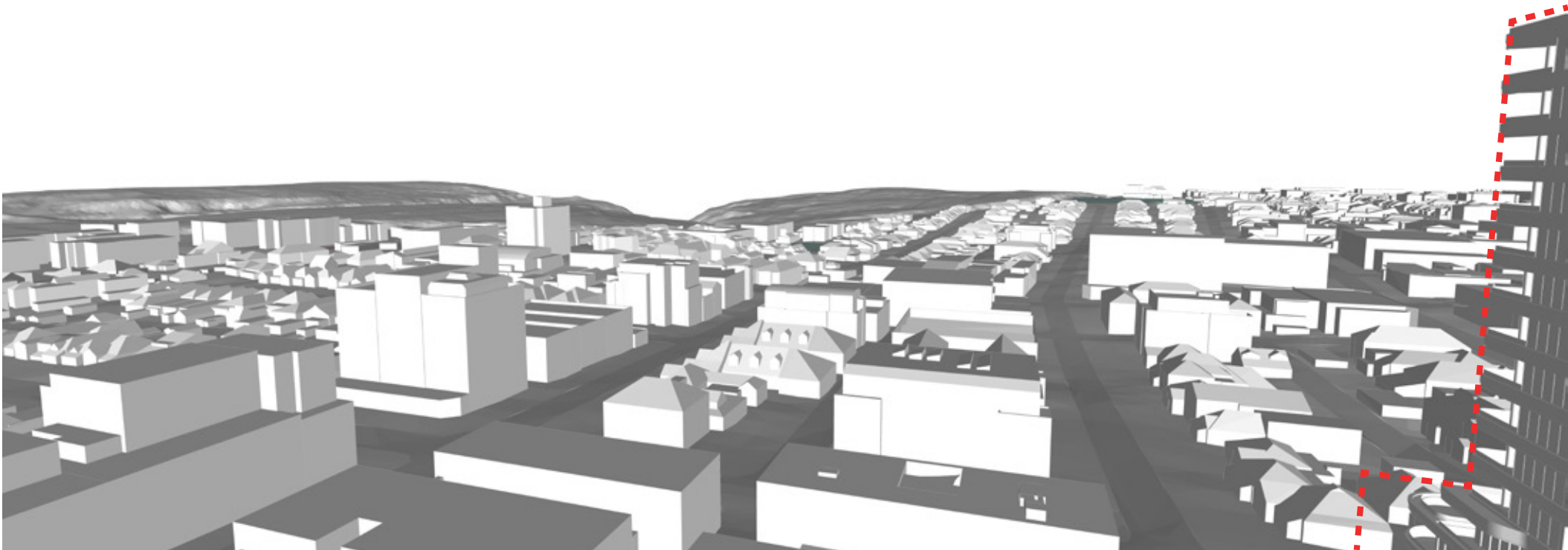


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VIEW 10

PROPOSED BUILDING



LEGEND

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