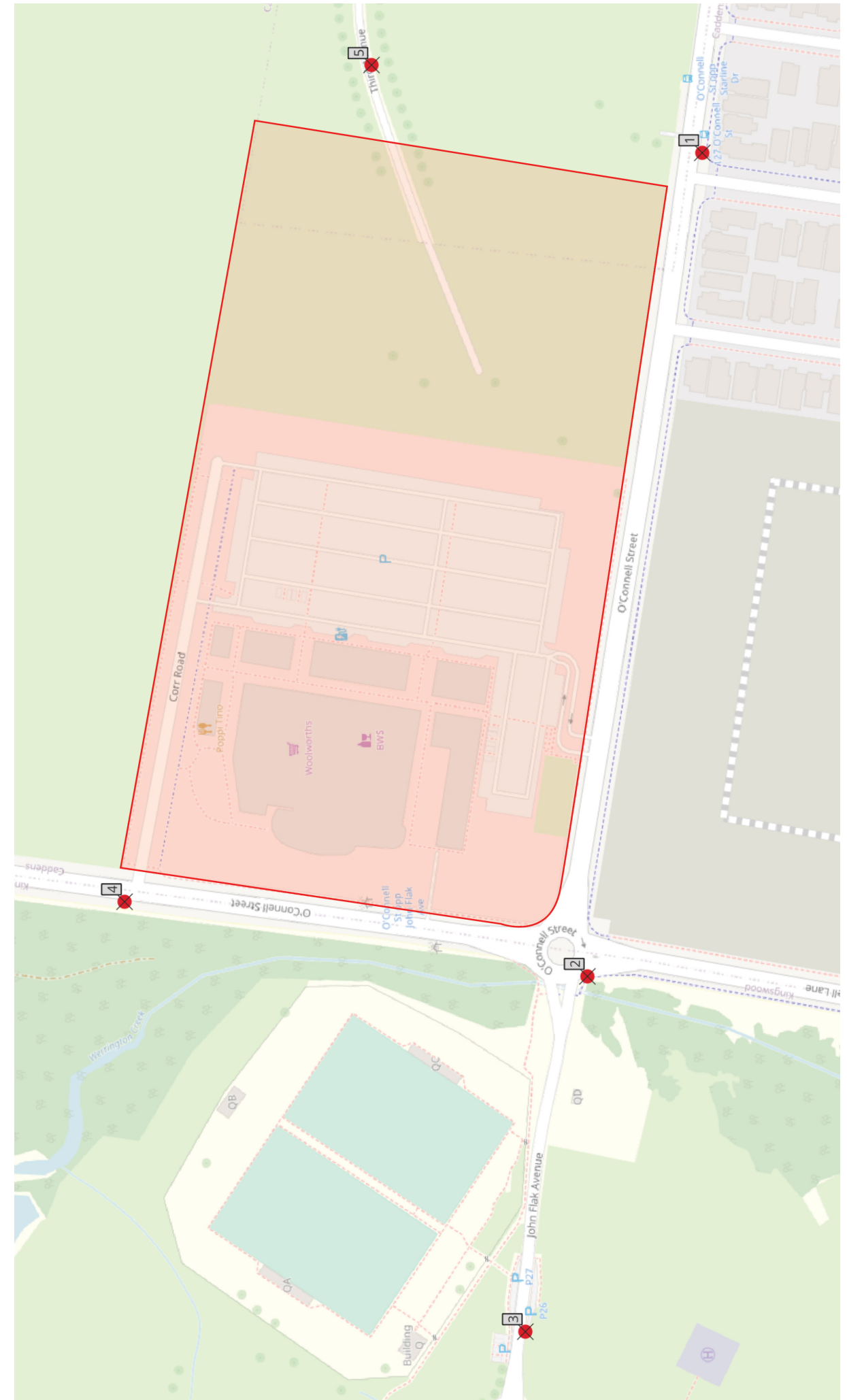


MIXED USE DEVELOPMENT: Nos.68 -80 O'CONNELL STREET,  
CADDENS CORNER.  
Visual Impact Assessment Images  
November 7, 2023





VIEWPOINT 01



Site image



Compliant Massing with 15m height plane



Compliant Massing with 15m rationalised height plane



Proposed Scheme



Proposed Massing with 15m height plane



Proposed Massing with 15m rationalised height plane

**VIEWPOINT 01**

RL +44.363m  
Distance to boundary 161.238m  
Distance to site center 350.418m

**Visual Impact Assessment:**

Visual impact – Amount of new development proposal visible in view – 14%  
Visual impact ratio of view loss to sky view loss in visible portion. 18%: 82%  
Existing Visual Quality Scale no: 6 /15 Visual Impact Assessment Scale no: 11 /15

This is a static and dynamic public viewpoint from the southern footpath of O’Connel Street looking northwest to-wards the subject site.

**Assessment Summary:**

Based on the Rose Bay Marina Pty Limited v Woollahra Council judgement for visual impact from public viewing locations :

Value of existing view: Medium  
View location: Public viewpoint  
Extent of impact: Severe  
Reasonableness of proposal: Acceptable within the context of the location, the proposal is of an appropriate scale and mass for the site, particularly when assessed within the context of the desired future character of the area.



VIEWPOINT 02



Site image



Compliant Massing with 15m height plane



Compliant Massing with 15m rationalised height plane



Proposed Scheme



Proposed Massing with 15m height plane



Proposed Massing with 15m rationalised height plane

**VIEWPOINT 02**

**Visual Impact Assessment:**

RL +47.964m  
Distance to boundary 165.177m  
Distance to site center 334.423m

Visual impact – Amount of new development proposal visible in view – 9%  
Visual impact ratio of view loss to sky view loss in visible portion. 37%: 63%  
Existing Visual Quality Scale no: 2 /15 Visual Impact Assessment Scale no: 5/15

This is a static and dynamic public viewpoint from the western footpath of O’Connel Lane and at the junction with Kingswood, looking east towards the subject site.

**Assessment Summary:**

Based on the Rose Bay Marina Pty Limited v Woollahra Council judgement for visual impact from public viewing locations :

Value of existing view: Low  
View location: Public viewpoint  
Extent of impact: Moderate  
Reasonableness of proposal: Acceptable within the context of the location, the proposal is of an appropriate scale and mass for the site, particularly when assessed within the context of the desired future character of the area.



VIEWPOINT 03



Site image



Compliant Massing with 15m height plane



Compliant Massing with 15m rationalised height plane



Proposed Scheme



Proposed Massing with 15m height plane



Proposed Massing with 15m rationalised height plane

**VIEWPOINT 03**

**Visual Impact Assessment:**

RL +47.938m  
Distance to boundary 511.34m  
Distance to site center 350.418m

Visual impact – Amount of new development proposal visible in view – 8%  
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%  
Existing Visual Quality Scale no: 4 /15 Visual Impact Assessment Scale no: 1 /15

This is a static and dynamic public viewpoint from the southern side of Grochowski Ave looking down the road east towards the subject site.

**Assessment Summary:**

Based on the Rose Bay Marina Pty Limited v Woollahra Council judgement for visual impact from public viewing locations :

Value of existing view: Medium  
View location: Public viewpoint  
Extent of impact: Negligible-to-Minor  
Reasonableness of proposal: Acceptable within the context of the location, the proposal is of an appropriate scale and mass for the site, particularly when assessed within the context of the desired future character of the area.



VIEWPOINT 04



Site image



Compliant Massing with 15m height plane



Compliant Massing with 15m rationalised height plane



Proposed Scheme



Proposed Massing with 15m height plane



Proposed Massing with 15m rationalised height plane

**VIEWPOINT 04**

**Visual Impact Assessment:**

RL +47.984m  
Distance to boundary 166.919m  
Distance to site center 350.418m

Visual impact – Amount of new development proposal visible in view – 11%  
Visual impact ratio of view loss to sky view loss in visible portion. 14%: 86%  
Existing Visual Quality Scale no: 4 /15 Visual Impact Assessment Scale no: 3 /15

This is a static and dynamic public viewpoint from the western side of O'Connell Street looking west across the main road down the Caddens Corner parking access road.

**Assessment Summary:**

Based on the Rose Bay Marina Pty Limited v Woollahra Council judgement for visual impact from public viewing locations :

Value of existing view: Low-to-Medium  
View location: Public viewpoint  
Extent of impact: Minor  
Reasonableness of proposal: Acceptable within the context of the location, the proposal is of an appropriate scale and mass for the site, particularly when assessed within the context of the desired future character of the area.



VIEWPOINT 05



Site image



Compliant Massing with 15m height plane



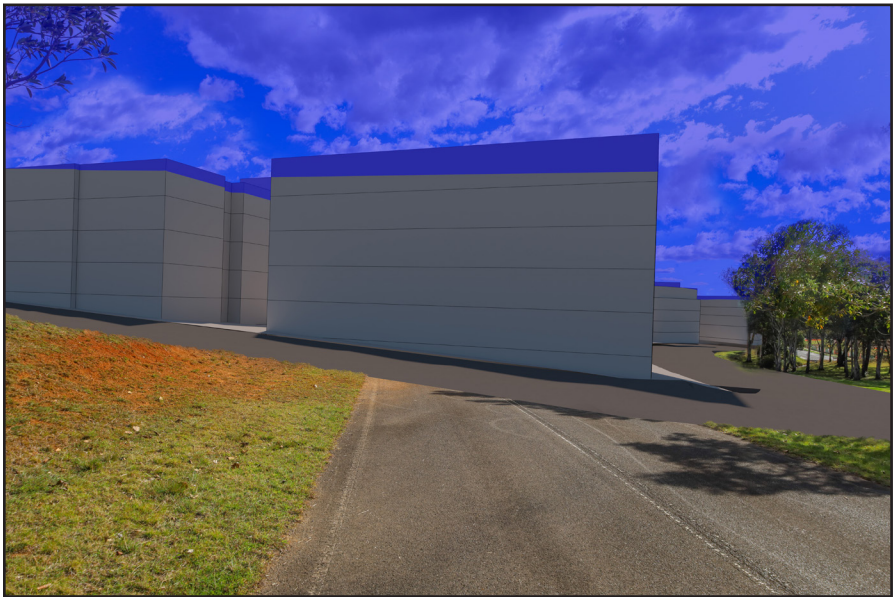
Compliant Massing with 15m rationalised height plane



Proposed Scheme



Proposed Massing with 15m height plane



Proposed Massing with 15m rationalised height plane

**VIEWPOINT 05**

**Visual Impact Assessment:**

RL +64.097m  
Distance to boundary 35.6m  
Distance to site center 124.53mm

Visual impact – Amount of new development proposal visible in view – 17%  
Visual impact ratio of view loss to sky view loss in visible portion. 14%: 86%  
Existing Visual Quality Scale no: 6 /15 Visual Impact Assessment Scale no: 11 /15

This is a static and dynamic public viewpoint from the existing unused road Third Ave, looking west towards the subject site

**Assessment Summary:**

Based on the Rose Bay Marina Pty Limited v Woollahra Council judgement for visual impact from public viewing locations :

Value of existing view: Medium  
View location: Public viewpoint  
Extent of impact: Severe  
Reasonableness of proposal: Acceptable within the context of the location, the proposal is of an appropriate scale and mass for the site, particularly when assessed within the context of the desired future character of the area.



VIEWPOINT 06



Site image



Compliant Massing with 15m height plane



Compliant Massing with 15m rationalised height plane



Proposed Scheme



Proposed Massing with 15m height plane



Proposed Massing with 15m rationalised height plane

VIEWPOINT 06

Visual Impact Assessment:

RL +155.654m  
Distance to boundary 167.12m  
Distance to site center 292m

Visual impact – Amount of new development proposal visible in view – 100%  
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%  
Existing Visual Quality Scale no: 12 /15    Visual Impact Assessment Scale no: 6 /15

Assessment Summary:

Based on the Rose Bay Marina Pty Limited v Woollahra Council judgement for visual impact from public viewing locations :

Value of existing view: High  
View location: Public viewpoint  
Extent of impact: Moderate-to-Severe  
Reasonableness of proposal: Acceptable within the context of the location, the proposal is of an appropriate scale and mass for the site, particularly when assessed within the context of the desired future character of the area.



VIEWPOINT 07



Site image



Compliant Massing with 15m height plane



Compliant Massing with 15m rationalised height plane



Proposed Scheme



Proposed Massing with 15m height plane



Proposed Massing with 15m rationalised height plane

**VIEWPOINT 07**

**Visual Impact Assessment:**

RL +162.273m  
Distance to boundary 144.23m  
Distance to site center 284m

Visual impact – Amount of new development proposal visible in view – 100%  
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%  
Existing Visual Quality Scale no: 12 /15    Visual Impact Assessment Scale no: 6 /15

**Assessment Summary:**

Based on the Rose Bay Marina Pty Limited v Woollahra Council judgement for visual impact from public viewing locations :

Value of existing view: High  
View location: Public viewpoint  
Extent of impact: Moderate-to-Severe  
Reasonableness of proposal: Acceptable within the context of the location, the proposal is of an appropriate scale and mass for the site, particularly when assessed within the context of the desired future character of the area.