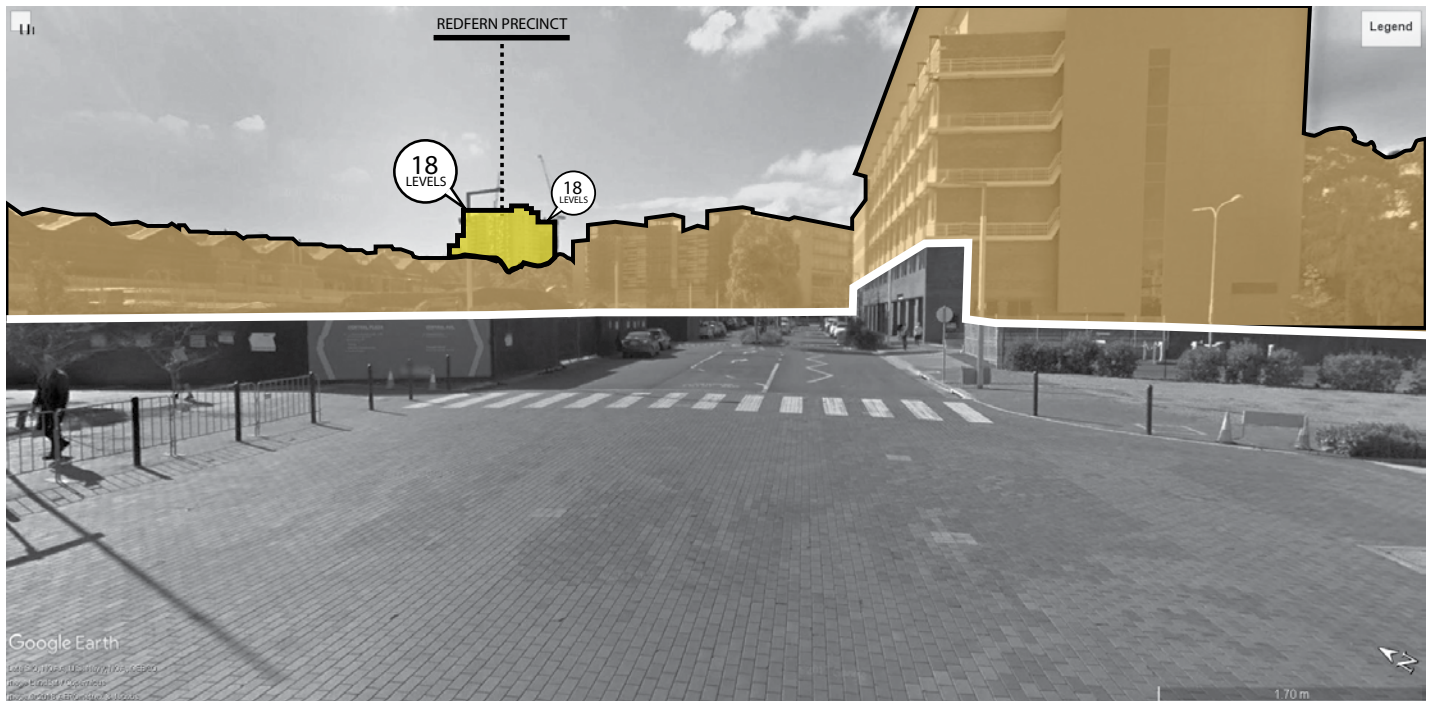


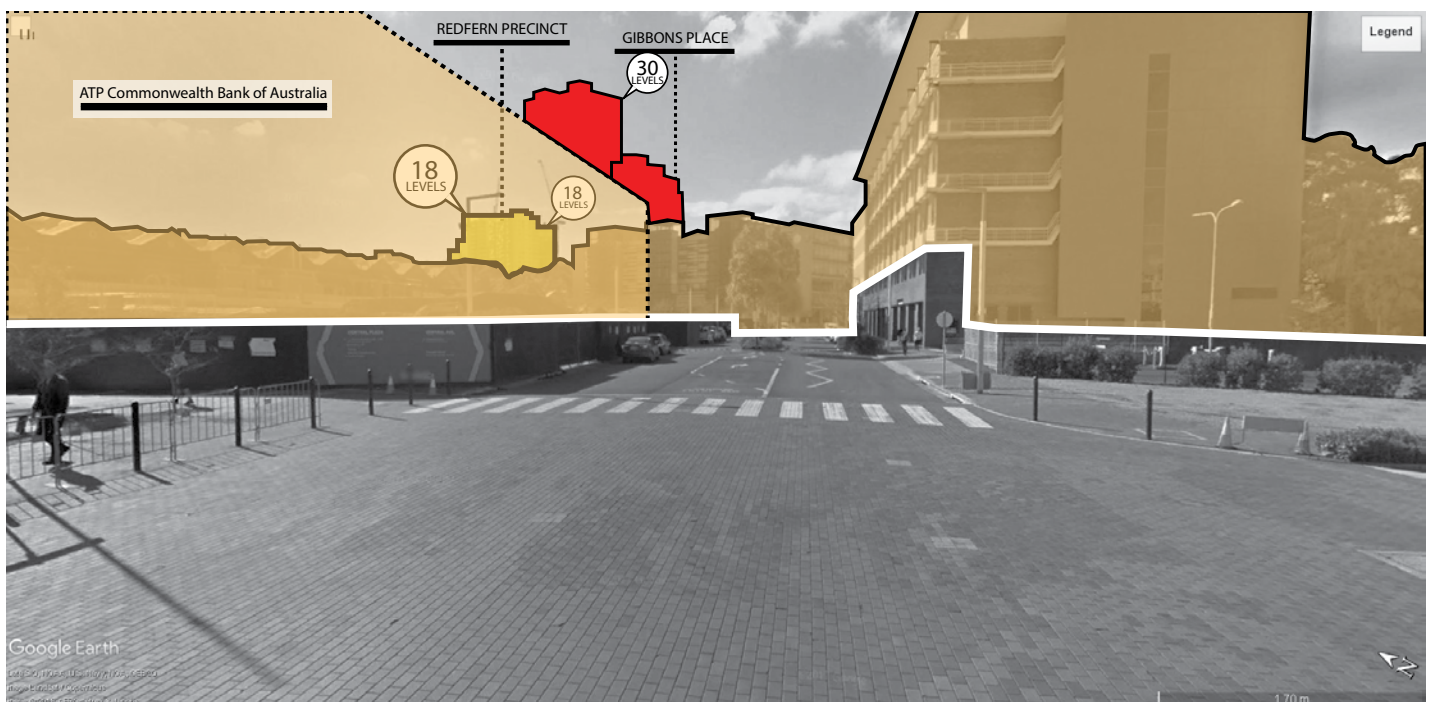


VISUAL ANALYSIS

view from Central Ave
corner Davy Road



BEFORE



AFTER

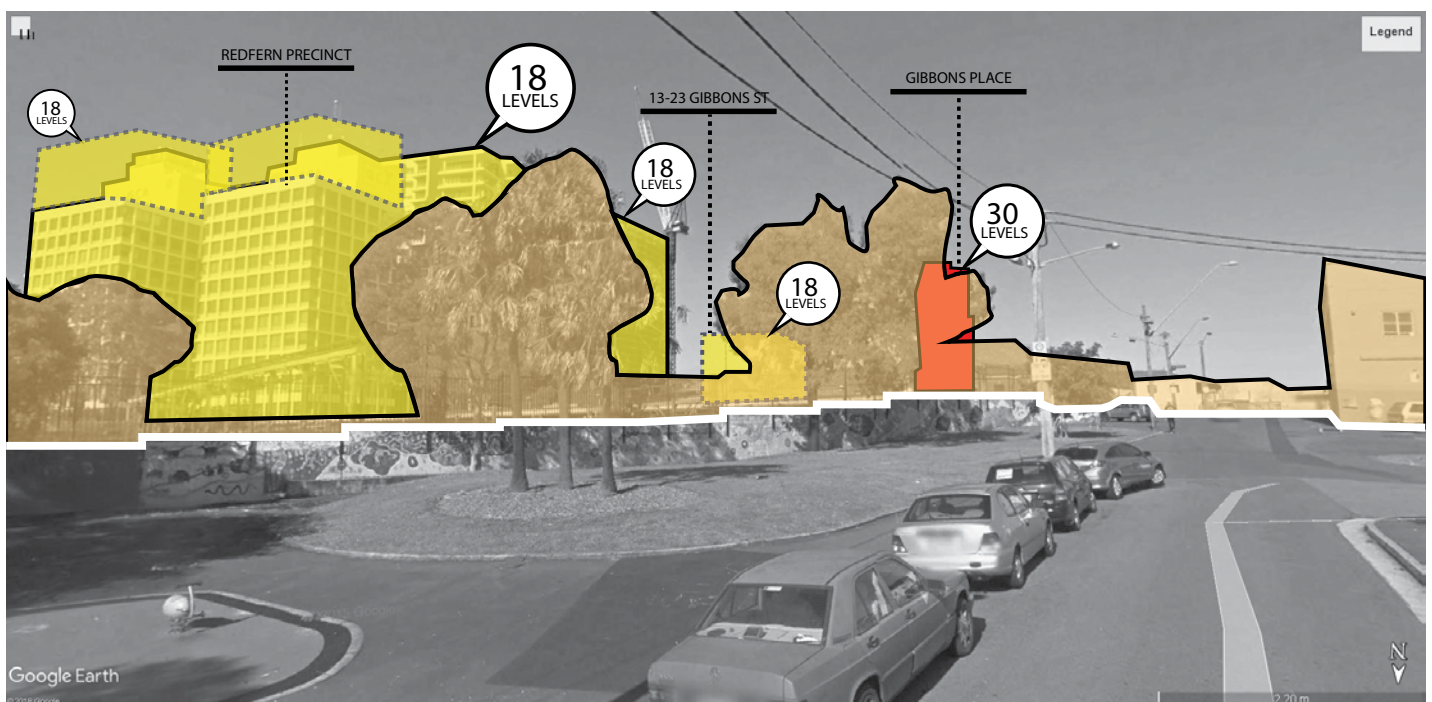


VISUAL ANALYSIS

view from Eveleigh Street



BEFORE

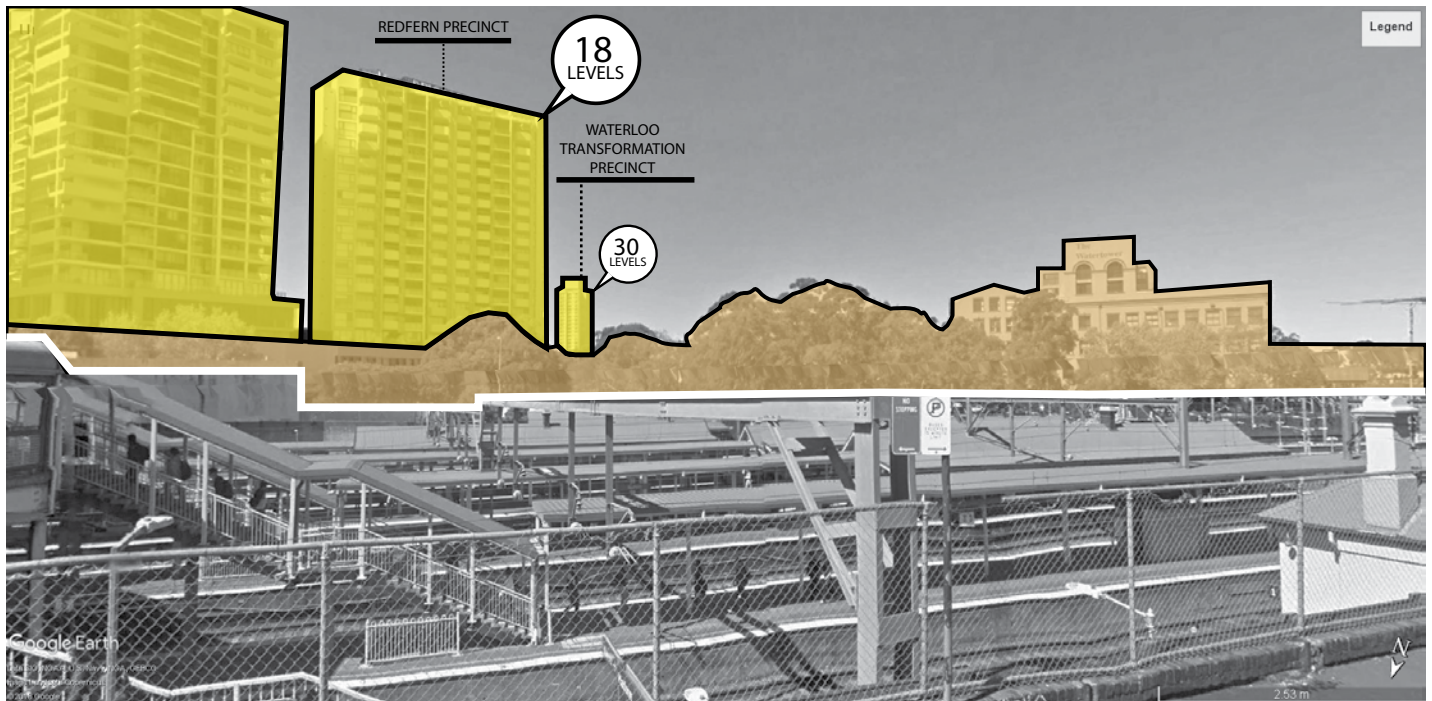


AFTER

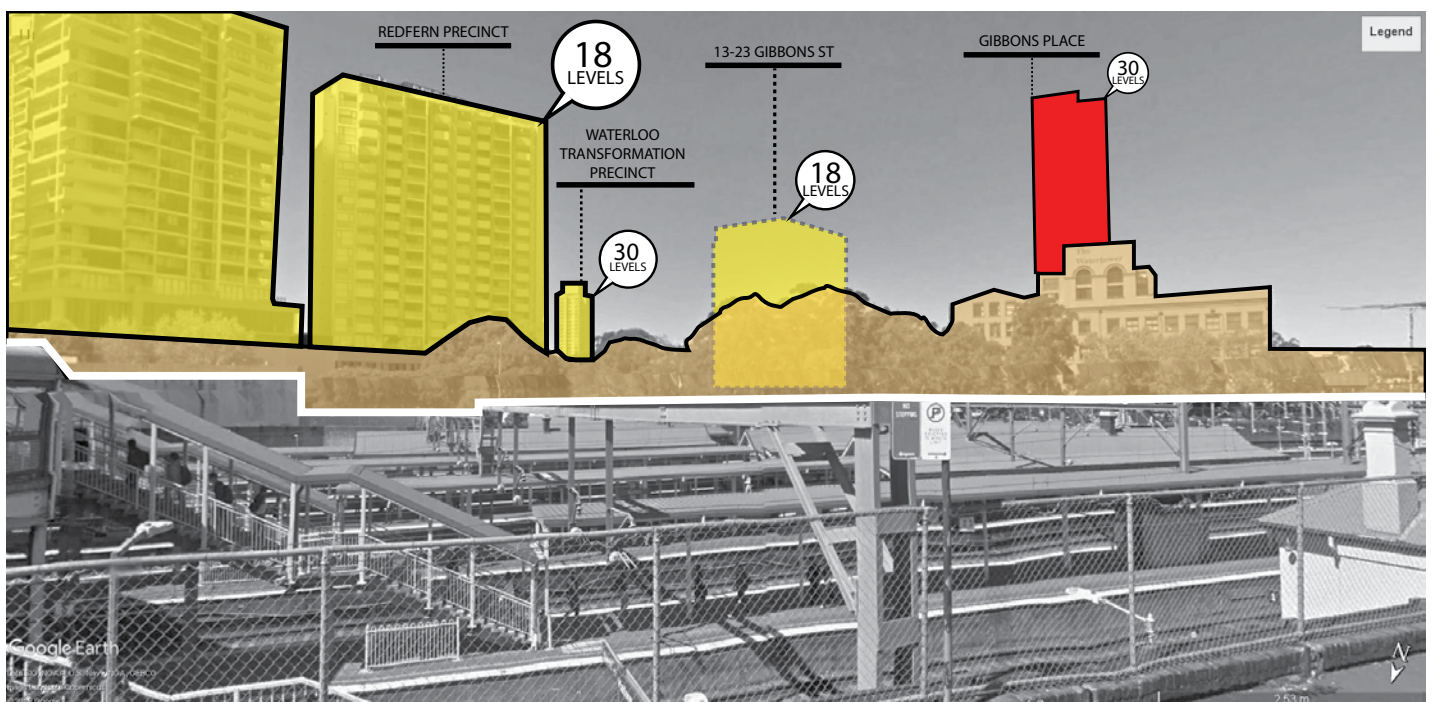


VISUAL ANALYSIS

view from Little Eveleigh Street



BEFORE



AFTER

5 VISUAL ANALYSIS

view from Redfern Park



BEFORE

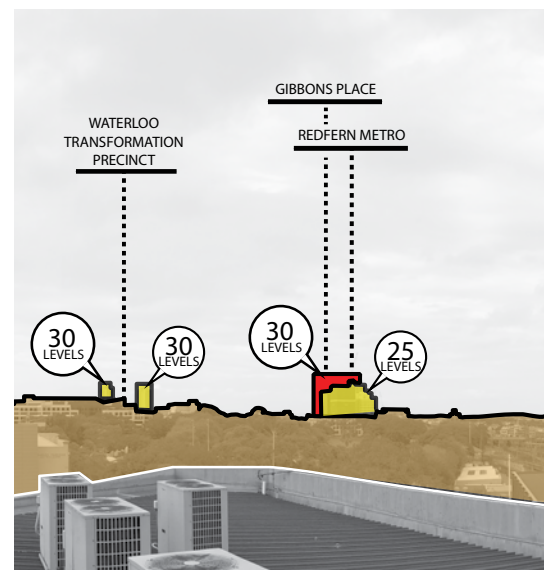
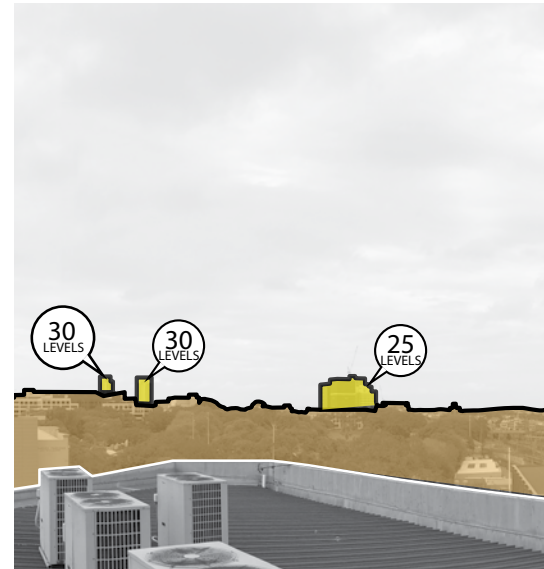


AFTER

6

VISUAL ANALYSIS

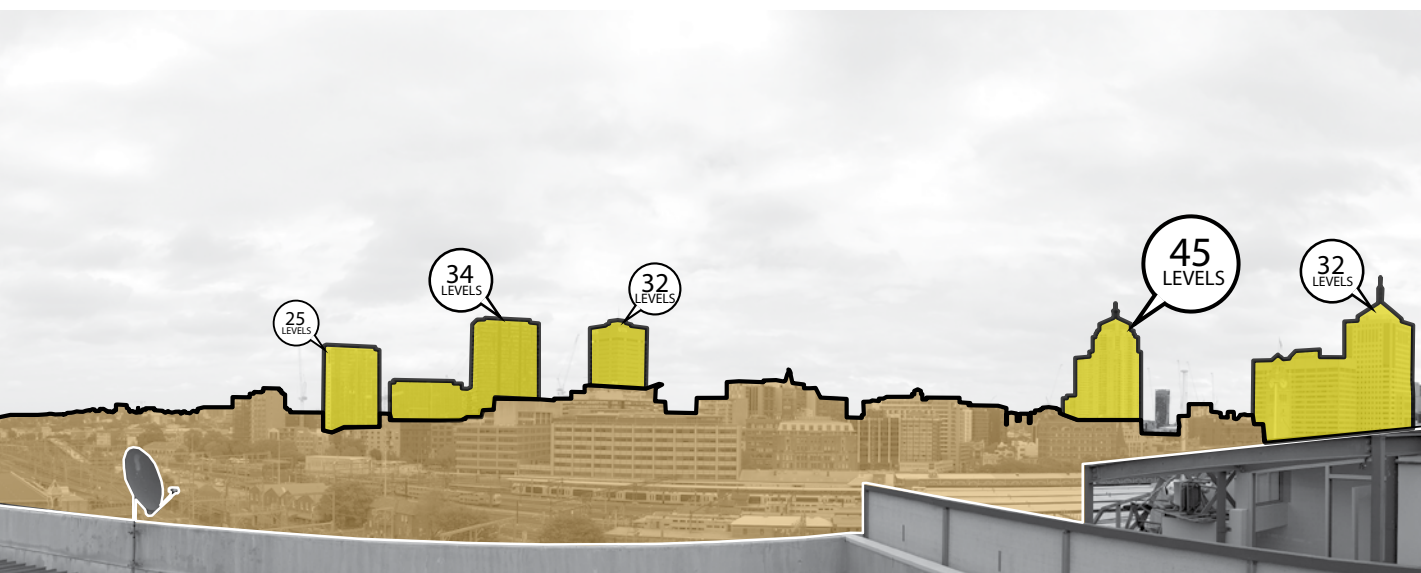
view from Power Ave



NTS

The visual analysis from Power Avenue has been taken from a rooftop vantage point to visually illustrate the Gibbons Place scenario being part of the Redfern 'tower cluster'. The clustering of tower elements from this vantage point reduces the visual impact and is consistent with the City's broader policy for evolving the city skyline.

EXISTING VIEW - FROM CENTRAL STATION



PROPOSED DEVELOPMENT - FROM CENTRAL STATION



PROPOSED PLANNING CONTROLS

ZONING



FLOOR SPACE RATIO

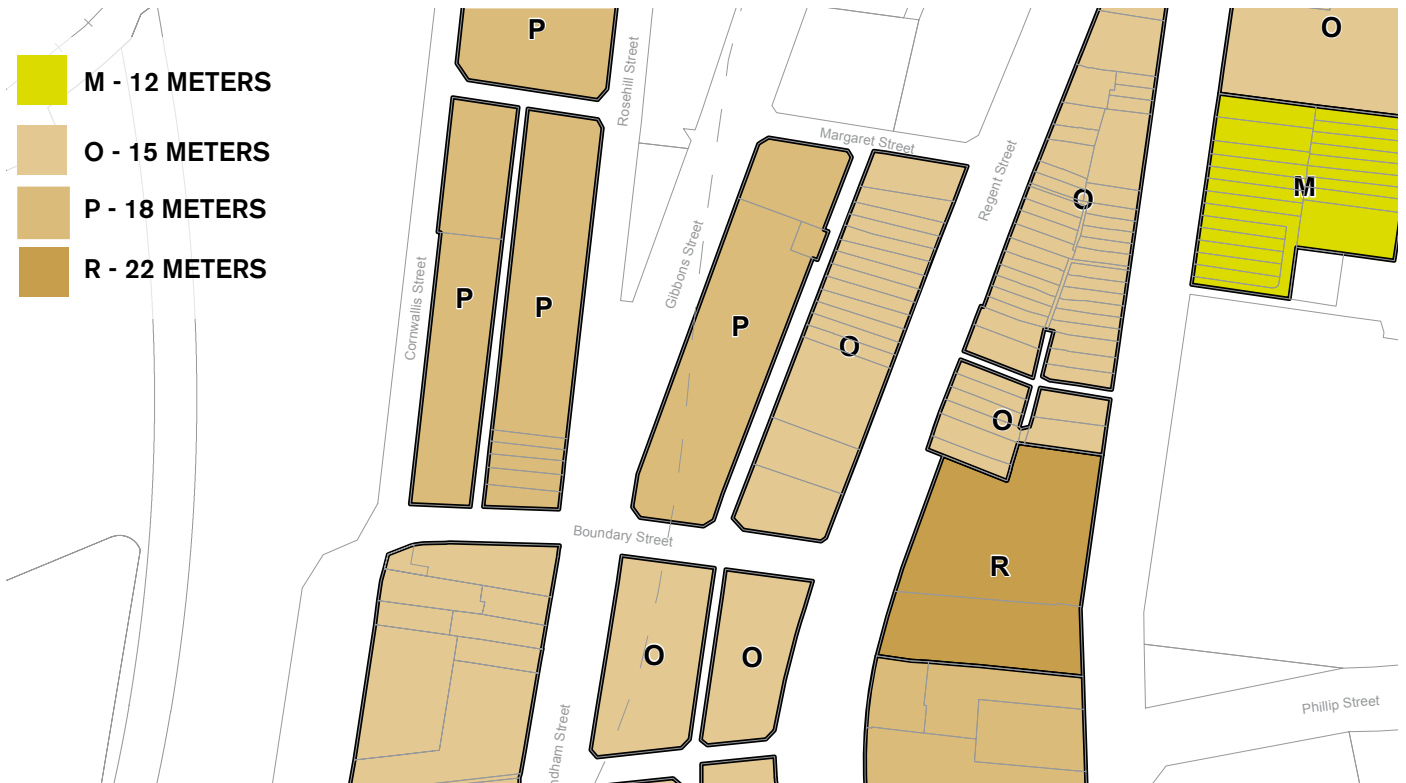


EXISTING

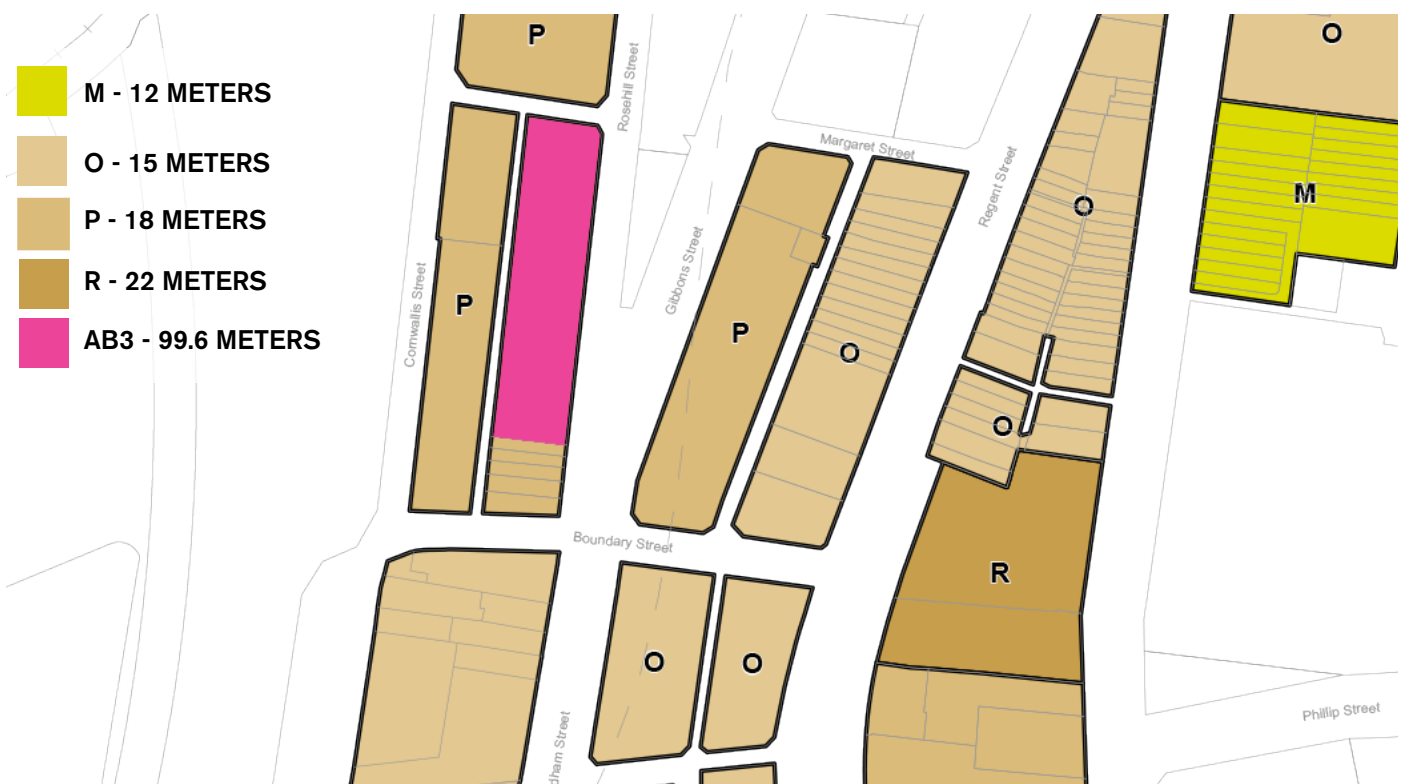


PROPOSED

HEIGHT OF BUILDING



EXISTING



PROPOSED

