

Prepared for: UTS
Date: August 25, 2021

Visual Impact Assessment

UTS Sites 13-15



Architectus Australia Holdings Pty Ltd.
ABN 90 131 245 684

Nominated Architect
Managing Director
Ray Brown
NSWARB 6359


Adelaide
Lower Ground Floor
57 Wyatt Street
Adelaide SA 5000
Australia
T +61 8 8427 7300
adelaide@architectus.com.au

Melbourne
Level 25, 385 Bourke Street
Melbourne VIC 3000
Australia
T +61 3 9429 5733
F +61 3 9429 8480
melbourne@architectus.com.au

Perth
QV1 Upper Plaza West
250 St. Georges Terrace
Perth WA 6000
Australia
T +61 8 9412 8355
perth@architectus.com.au

Sydney
Level 18, MLC Centre
19 Martin Place
Sydney NSW 2000
Australia
T +61 2 8252 8400
F +61 2 8252 8600
sydney@architectus.com.au

architectus.com.au

Project and report	Visual Impact Assessment, UTS Sites 13-15	
Date	August 25, 2021	
Client	UTS	
Version and date issued	Issue A (Draft to Client) - 02/07/21	Approved by: Oscar Stanish
	Issue B (Final to Client) - 29/07/21	Approved by: Oscar Stanish
	Issue C (Final to Client) - 25/08/21	Approved by: Oscar Stanish
Report contact	Oscar Stanish Associate, Urban Design and Planning	
This report is considered a draft unless signed by a Director or Principal	Approved by: 	

Contents

1	Introduction	4
	1.1 Executive Summary	4
	1.2 Introduction	4
	1.3 Methodology	6
	1.4 Key strategic considerations for assessment	6
	1.5 Visual Impact Assessment Methodology	8
2	Public domain: Preliminary assessment of photographs	10
3	Public domain photomontage assessment	14
	3.1 V1 - Harris St / Mary Ann St	14
	3.2 V2 - Goods Line at Mary Ann St	15
	3.3 V3 - Mary Ann St Park	16
	3.4 V4 - Goods Line near Darling Drive	17
4	Private views	18
	4.1 P1 - 646 Harris St - Level 1 East	19
	4.2 P2 - 646 Harris St - Level 9 East	20
	4.3 P3 - 646 Harris St - Level 8 Central apartment	21
	4.4 P4 - 82 Mary Ann St - Level 6 south facing apartment	22
	4.5 P5 - 82 Mary Ann St - Rooftop pool deck	23
5	Conclusion and Findings	24

1 Introduction

1.1 Executive Summary

This Visual Impact Assessment (VIA) has been prepared by Architectus on behalf of UTS relating to the proposed development of UTS Sites 13 to 15 (622-632 Harris Street, 634-642 Harris Street and 644-644A Harris Street).

Overall, the visual impact of the proposal is seen as an appropriate response to its context and sensitive to minimising view loss in both public domain and private views.

Public domain views

Impacted views are generally of urban streets that are well travelled by pedestrians. The proposal generally obstructs areas of sky in these views and fits in with the scale and context of the city skyline, which is to be expected and is appropriate in a location where growth is anticipated.

Private views

The two residential buildings which will be impacted by this redevelopment are:

646 Harris Street - Views will be the most highly impacted by the proposal. However the expectation of view retention in this building is limited as the impacted windows face the site directly across a site boundary from a near distance.

82 Mary Ann Street - Some view impact to views north of the site, including from its rooftop communal pool deck. This level of impact is to be expected in an urban context.

Recommendations for future stages of work

For future stages of work through a detailed Development Application, it is recommended that the following is considered;

1. Consideration of articulating and modulating the west-facing facade to respond to local views from the west (including Mary Ann Street Park); and
2. Any opportunities to further reduce view loss for private residences through detailed design at the edges of the proposed envelope.

1.2 Introduction

This report has been prepared on behalf of University of Technology Sydney (UTS) in support of its Ultimo Haymarket Precinct Key Site Master Plan.

The Master Plan is being progressed under the framework established by the Pyrmont Peninsula Place Strategy (PPPS), where UTS is identified as one of four “key sites”. The PPPS sets out the NSW Government’s 20-year strategic direction and vision for Pyrmont, where Pyrmont’s locational advantages in terms of its proximity to Central Sydney, context within the Innovation Corridor and delivery of a new metro station have been embraced as part of its next evolution as the Western Gateway to the CBD.

As an identified “key site” it is recognised that UTS has the greatest potential to deliver strategic growth and change across the Peninsula together with leveraging the delivery of broader public benefits and infrastructure.

The Master Plan ultimately seeks to inform updated planning controls in relation to UTS’s short-term development plans for UTS Sites 13 -15, where it is planning deliver Australia’s first Indigenous Residential College (IRC) including Indigenous Arts Centre and Library.

This report describes the visual impact of the proposed redevelopment on both public domain and private views.

1.2.1 Pyrmont Peninsula Place Strategy (PPPS)

The Pyrmont Peninsula Place Strategy provides a 20-year framework that identifies areas that can accommodate future growth in order to support Pyrmont’s evolution as the western gateway to the CBD and a hub for jobs in innovation, technology, creative industries, and media.

A balanced approach to growth has been established within the PPPS to ensure its local character and heritage is protected and it remains a great place to live, with the focus of strategic change occurring within four “key sites”, including UTS (refer to Figure 1).

The first phase in implementing the PPPS is the preparation of master plans for each of the seven sub-precincts (“places”) that make up the Peninsular (Figure 2). The master plans will provide the next level of detail, outlining the spatial components of the PPPS, which will be used to inform changes to land use zones, building height and density, and community infrastructure requirements etc.

As a “Key Site”, UTS is progressing its own master plan for its “Key Site” which seeks to respond, inform and align with the sub-precinct master plan process and broader aspirations for the Peninsular.



Figure 1 - Pyrmont Peninsula and Key Sites



Figure 2 - Pyrmont Peninsula Sub-Precincts

Introduction

1.2.2 Background

UTS is a public university of technology committed to research, innovation and social justice, indigenous knowledge, and collaboration with industry. With a total enrolment of over 44,000 students, UTS is one of the largest universities in Australia. It has a culturally diverse campus next to Sydney’s central business district (CBD).

UTS is an anchor institution within the Pyrmont Peninsula and plays an important role in the success of Sydney and NSW, with the Greater Sydney Commission’s Sydney Regional and District plan acknowledging this importance and identifying the need to protect and support the growth of education activity within the Harbour CBD Innovation Corridor.

UTS has largely completed its \$1 billion+ Broadway Precinct master plan and is now planning for its next growth phase at its Ultimo Haymarket Precinct, leveraging the opportunities and strategic planning focus on innovation, technology, creative industries and diverse housing (Figure 3). UTS’s immediate short-term plans are focussed on the redevelopment of Sites 13-15 (CB13-15) into an Indigenous Residential College (IRC) including adaptive reuse of the local heritage listed building and public realm improvements. UTS redevelopment plans for its other significant site (Site 5 – CB05) are being progressed through a separate process with the City of Sydney and its Central Sydney planning framework.

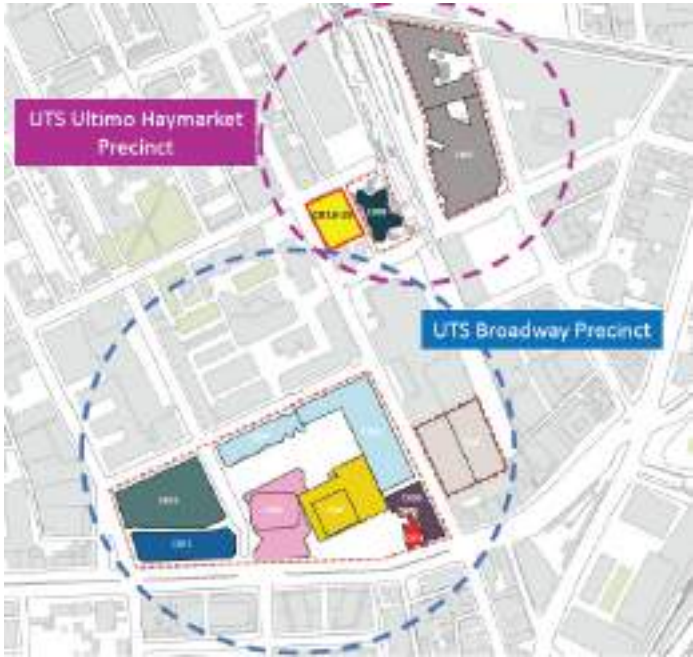


Figure 3 - UTS City Campus



Figure 4 - UTS City Campus

1.2.3 The Proposal

The UTS Key Site Master Plan is proposing to “rezone” Sites 13-15 in order to establish new planning controls to enable its redevelopment as an Indigenous focussed Residential College, arts centre and library. Site 13-15 is more specifically identified within Figure 4.

The rezoning and proposed planning controls is based on a concept and reference design that has been developed for the IRC project and has informed this report. The concept/reference design responds to the vision, strategic directions, big moves and place priorities established within the PPPS along with site specific opportunities and constraints informed through environmental, social and economic considerations.

The key development outcomes sought to be achieved for Site 13-15 from the Key Site Master Plan process include:

- A new 250 bed Indigenous Residential College and supporting arts centre and library
- Retention and adaptive re-use of a local heritage item accommodating a mix of uses, including teaching/university support space
- Creation of new open space
- Creation of a new pedestrian through-site link from Harris Street to Omnibus Lane
- Retention and protection of significant trees on Harris Street
- A country led design and landscape outcome

Once new planning controls are in place, UTS will progress with the detailed design and planning of the IRC project, including progressing with a design competition and securing development approval for the winning design.

For the purpose of this report, the proposal is shown as a ‘maximum building envelope’. This 3D envelope was provided by BVN on 23/08/21.

1.2.4 General Requirements

This report has been prepared with reference to the General Requirements for Preparing Key Site Master Plans under the Pyrmont Peninsula Place Strategy and the alignment review prepared by the Department of Planning, Industry and Environment (DPIE) dated 5 May 2021. These requirements are as follows;

- View studies, which test and demonstrate appropriate levels of amenity; and
- Photomontages of key parts of the proposal from eye level positions in the public domain.

1.3 Methodology

This VIA is based on best practice and Architectus' experience in the field of the assessment of visual impact.

This assessment has been undertaken in the following three steps:

1 Preliminary visual context analysis

Analysis of the broader context of the site and nature of the Ultimo Haymarket area and potential views towards the proposed site. This was conducted through a site visit and desktop analysis.

2 Photomontage assessment

Detailed assessment of key views identified in the visual context analysis.

To assist in the positioning of the cameras, the 3D model used in previous stages in this project was supplemented with georeferenced images and Architectus' own detailed modelling where required. Focal length and positioning the camera was aligned with the photos taken on a site visit, this allowed each view to be made as accurate as possible.

3 Conclusion and Findings

1.4 Key strategic considerations for assessment

A number of strategic and local, plans and strategies apply to the site and give context and guidance for visual impacts within Sydney, Pyrmont and Ultimo contexts.

It is noted that in gamut of view importance this locality has a number of 'iconic' views, and although no specific view protections are set out in these documents for this site in particular. The underlying principles, particularly those around protecting and enhancing scenic and cultural landscapes should be taken into consideration.

A summary of relevant sections in each of these documents is provided.

Eastern City District Plan, Greater Sydney Commission (March 2018)

This site is identified within the 'Eastern District' under the Greater Sydney Commission's Greater Sydney Region Plan 2018 and is subject to the District Plan.

In terms of consideration of views, the District Plan provides a key emphasis on landscape views/vistas through Sustainability Priority E16: Protecting and enhancing scenic and cultural landscapes.

The District Plan places particular emphasis on Harbour and the Sydney City skyline views, identifying many of the iconic elements of Sydney (including the Sydney Opera House, Sydney Harbour Bridge, and the Rocks). It states that "the planning and design of neighbourhoods across the District, particularly areas experiencing renewal, will need to consider ways to protect and enhance important cultural landscapes".

City Plan 2036: Local Strategic Planning Statement (LSPS), City of Sydney (March 2020)

The local Strategic Planning Statement delivers on principle E16 as setout in the Eastern City District Plan through planning priority Liveability, L2, Creating Great Places.

The LSPS's focus for protecting and enhancing cultural landscapes is on Sydney Harbour, foreshore and parklands and important buildings and structures, including some 'iconic' (Sydney Opera House and the Sydney Harbour Bridge).

It notes that: "These public views from public places are worthy of conservation. The continued protection of our cultural landscapes is important for the liveability of our area."

Introduction

Pyrmont Peninsula Place Strategy (PPPS), NSW Department of Planning (December 2020)

The site is within the Ultimo sub-precinct as identified in this document. Part of the vision for the peninsula, is for a green and connected peninsula, in this vision it states “network of smaller parks, pockets and views along the ridge line will be protected and enhanced.”

Direction 2 in the PPS is for “Development that complements or enhances the area”. Part of the height principles for sub-precinct master planning is to “promote public views to and from the water”.

Ultimo place priority 9 is “Locate taller buildings so they respect privacy, public open space, views, heritage items and existing buildings.”

Sydney Local Environmental Plan (SLEP) 2012

The SLEP 2012 does not include any significant controls which relate specifically to views. However, it is noted that the objectives of cl 4.3 Height of Buildings includes: ‘(c) to promote sharing of views’ under the Sydney Local Environmental Plan 2012. Importantly, this recognises the importance of sharing views and does not specifically require the retention of views. Cl. 6.21 Design Excellence includes that ‘In considering whether development... exhibits design excellence, the consent authority must have regard to... (c) whether the proposed development detrimentally impacts on view corridors’.

Sydney Development Control Plan (SDCP) 2012

The Sydney Development Control Plan 2012 (SDCP 2012) includes provisions specifically relating to views. Section 2.12.3

Ultimo Locality Statement identifies that:
(c) Encourage street legibility and orientation by retaining street vistas and district views from the public domain.

- Section 3.2.1.2 Public Views provides that:
1. Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, Heritage Buildings and monuments including public statues, sculptures and art;
 2. Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings, and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be considered;

The DCP objectives and provisions recognise the importance of views from public places, including streets, plazas and parks. There are no specific views identified within the SDCP 2012 which relate to the subject site, however the broader principles established by the SDCP 2012 relating to improvement of public views and preserving of public views and vistas will need to be considered.

- Section 4.2.3.10 requires for residential flat buildings, commercial and mixed use developments to:
1. Provide a pleasant outlook, as distinct from views, from all apartments.
 2. Views and outlooks from existing residential development should be considered in the site planning and massing of new development.

Note: Outlook is a short range prospect, such as building to building, while views are more extensive or long range to particular objects or geographic features.

Draft Central Sydney Planning Strategy (CSPS), City of Sydney (December 2020)

It is noted that although this site is not within the boundary for Central Sydney, given the proximity to Central Sydney the principles and location of prominent views for this area have been considered.

The CSPS acknowledges that “regulating for maintenance of private views is overly restrictive and complex. Maintaining existing private views inhibits change”. Further to this it states, “A large majority of available views are considered “iconic”. This sets Central Sydney apart from other places; standard principles around views and the sharing of them are not applicable.”

The CSPS proposes preserving significant view corridors (Central Station clock tower), connection of significant places (eg. The Town Hall tower from Hyde Park), historical view corridors (eg. The view from the signal station on Observatory Hill to the South Head Lighthouse), and some which are associated with special places over a long period of time. (the view of the sky at the end of Martin Place viewed from Macquarie Street, that includes the silhouette of the GPO tower).

The CSPS summaries these priorities above stating that “new development must be designed to make a positive contribution to the characteristics and composition of designated public views. These public views should be preserved and have priority over private views.”

1.5 Visual Impact Assessment Methodology

Architectus’ methodology for the assessment of visual impact used in this report has been developed based on the New South Wales Land and Environment Court Planning Principles as written in *Tenacity Consulting v Warringah Council [2004]* and *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013]*.

In this report, a qualitative assessment of each view is set out under the following principles divided into two broad categories:

- 1. Importance of the view; and
- 2. View change.

A visual simulation (photomontage) of the proposed development has been prepared for each view. This photomontage was then used to determine both the importance of the view and the view change. These components are detailed in the following pages.

The photomontages show the maximum building envelope only; they do not show detailed articulation or material selection.

The analysis of these views are high-level only and the view locations have not be surveyed.

Heritage view

It is noted that the assessment of heritage views and visual impact on the heritage item on site should be undertaken by a heritage consultant

Standards for photography and photomontages

An understanding of the field of view of photographs and photomontages is important in understanding impacts represented on a page.

One standard typically adopted in NSW is the use of a 35mm FX format camera at 50mm focal length (or equivalent) to represent a view on a page similar to how it would be perceived by the human eye at the location.

However, for this project, a 50mm focal length would not provide a clear understanding of the breadth of the view and/or the size of the proposal. Therefore, throughout our view impact assessment a wider-angle view has been used.

All photos were captured on a Sony A6000 which has an APS-C sized sensor (23.5mm x 15.6mm), this results in a crop factor when compared to a 35mm FX (full frame) sensor. As such, although all photos were taken at 16mm, their equivalent 35mm focal length is 24mm.

Photography used in this report

The photos used in this report for the public domain views were taken on the 28th June 2021.

Due to the nature of the private views from individual apartments, photographs were unable to taken from these locations. Were this has occurred a rendered view of the 3D model has been used in lieu of a photograph and 24mm focal length maintained.

1 Importance of the view - Public Domain views

The importance of public domain views includes consideration of two factors, these are described for each view and a final categorisation of view importance made. The factors are:

- 1. The importance of the view location, including;
 - Any document that identifies the importance of the view to be assessed;
 - The number of viewers;
 - The likely period of view;
 - The distance to the proposal; and
 - The context of the viewer (whether the view is static or dynamic, obtained from sitting or standing positions, etc.).
- 2. Elements within the view, including;
 - Whether iconic elements or water views are present; and
 - The existing composition of the view, and any existing obstructions to the view;

Some elements which form part of the consideration of likely visibility can be quantitatively estimated. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

Number of viewers	
Definition	
High	> 1000 people per day
Moderate	100 - 1000 people per day
Low	< 100 people per day
Period of view	
Definition	
High (long-term)	> 15 minutes
Moderate	1-15 minutes
Low (short-term)	<1 minute

Importance of public domain views	
Definition	
High	Unobstructed views of highly valuable or iconic elements from highly important locations in the public domain.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low-Moderate	Views with some important elements which may be partially obstructed or from a less well used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Introduction

1 Importance of the view - Private views

The importance of private views includes consideration of two factors, these are described for each view and a final categorisation of view importance made. The factors are:

- 1. The importance of the view location, including;
 - The distance to the proposal; and
 - The location within a residence from which a view is obtained (whether from a sitting or standing position; a living room, bedroom or balcony)
- 2. Elements within the view, including;
 - Whether iconic elements or water views are present; and
 - The existing composition of the view, and any existing obstructions to the view;

Considerations for location of view rating

The location within a residence from which a view is obtained (whether from a sitting or standing position; a living room, bedroom or balcony) provides some further guidance as to how the view is perceived and whether an expectation to retain the view is realistic.

For instance, as set out in the Planning Principles from Tenacity, a sitting view or a view across side boundaries is considered more difficult to protect than a standing view or view across front boundaries.

Importance of private views	
	Definition
High	Uninterrupted views of highly important or iconic elements from standing positions across from front or rear boundaries.
Moderate-High	Primary views of important elements from locations which may have an expectation of retention such as across front boundaries.
Moderate	Views of some important elements which may have some lower expectation of retention, such as those across side boundaries, seated views or partial views, views from bedrooms and service areas.
Low-Moderate	Views with selected important elements, partially obstructed views or views with some important elements where there is low expectation of retention.
Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.

2 View change

The view change is a qualitative assessment of the change of the view. It includes consideration of:

- The quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposed development;
- Whether any existing view remains to be appreciated (and whether this is possible) or whether the proposal will make the existing view more or less desirable, or locations more or less attractive to the public;
- Any significance attached to the existing view by a specific organisation; and
- Any change to whether the view is static or dynamic.

A description of the rating for each view has been provided, with a final categorised assessment of the extent of view change provided under the categories provided in the table to the right.

Considerations during assessment

The categorisation is focussed on retaining the qualities of an existing view. A highly prominent proposal does not necessarily result in a high view change where the existing qualities of the view are retained.

The approach taken is generally conservative in its consideration of these views for the purpose of highlighting maximum potential impacts for consideration in terms of acceptability.

A high extent of view change is not necessarily unacceptable. This may be the case when a proposal contributes to the desired future character of an area that may be different to the existing character.

Overall extent of view change	
	Definition
High	The proposal obscures iconic elements or elements identified as highly significant within the existing view.
Moderate-High	The proposal changes the quality of the existing view or obscures elements of significance within the view.
Moderate	The proposal obscures some elements of importance within the existing view or is highly prominent within the view
Low-Moderate	The proposal obscures minor elements within the view.
Low	The proposal is visible within the view however does not impact on any elements of significance within the view.
None/Negligible	The proposal will not be noticeable within the view without scrutiny.

2 Public domain: Preliminary assessment of photographs

This section describes 12 views of the site divided into immediate, medium distance and distant views.

These are located on the map opposite. Each view has undergone a preliminary consideration, with the relationship between view importance and likely view change identified according to the legend.

It is noted that due to the distance to the site and existing buildings, only a small portion of the site is visible from views I3 and M3 along Harris Street.

Views identified for further detailed analysis are highlighted in yellow.

Immediate views



I2 Goods Line / Mary Ann St

View importance: Moderate

- Goods Line is an important pedestrian link and a space where people can stop to appreciate views
- However views are generally focussed on the Chau Chak Wing building and Goods Line not over the site

Likely view change: Moderate

- Development likely to take up large areas of sky view



I1 Corner Harris St / Mary Ann St

View importance: Moderate

- Harris St has moderate pedestrian activity, though people rarely stop to appreciate views, people will pause at the traffic lights here
- Key location on Harris St to view the Chau Chak Wing building and existing heritage building on site

Likely view change: Moderate

- Development likely to take up large areas of sky view and may obscure Chau Chak Wing building



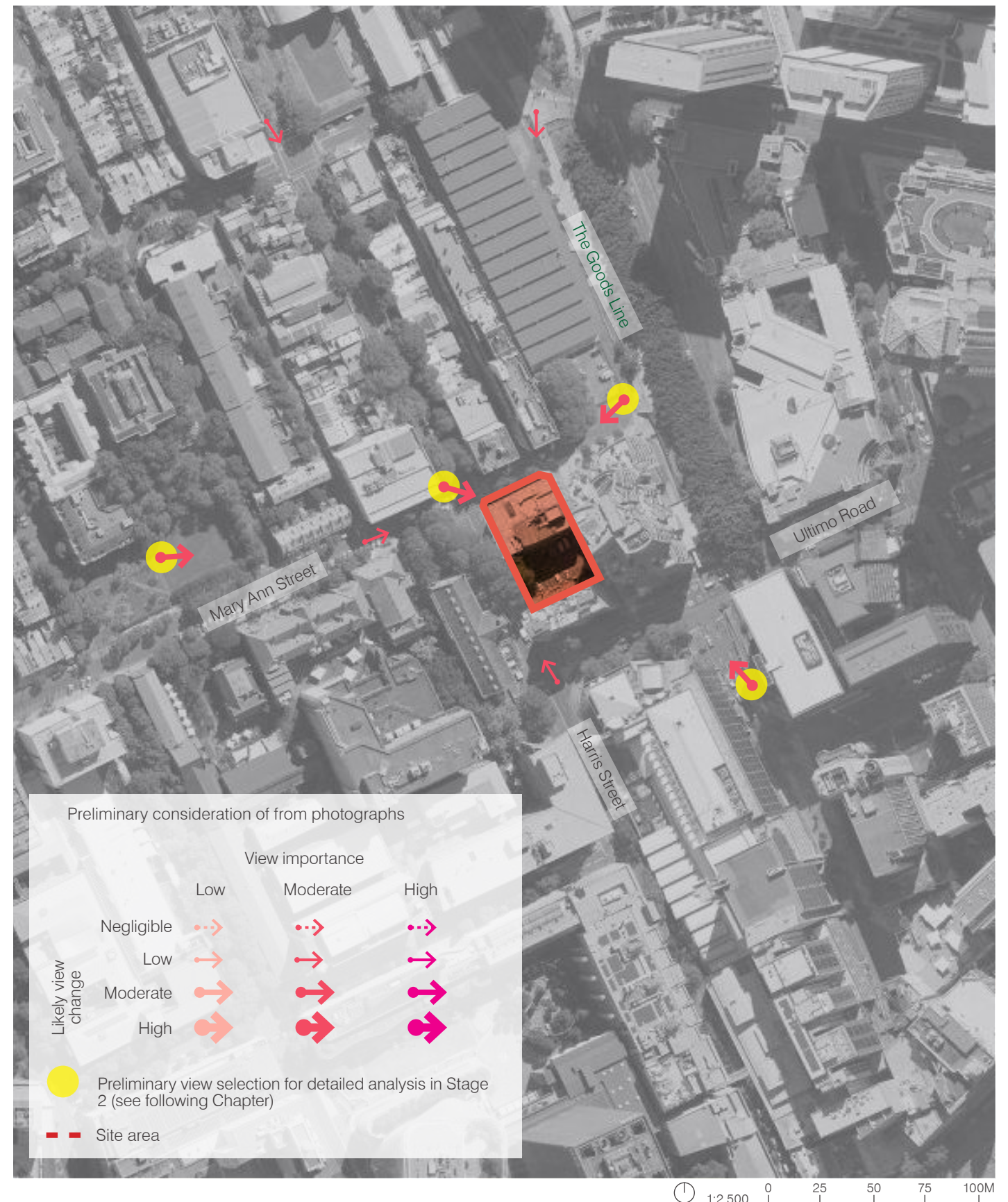
I3 Ultimo Rd / Harris St

View importance: Moderate

- Harris St has moderate pedestrian activity, though people rarely stop to appreciate views, people will pause at the traffic lights here
- Key location on Harris St to view the Chau Chak Wing building and existing heritage building on site

Likely view change: Low-Moderate

- The street is already heavily enclosed on both sides close to the viewer and a new building may continue this



Medium distance views



M1 Mary Ann Street Park

- View importance: Moderate
- Important local park where people will pause and appreciate views
- Likely view change: Moderate
- Development may be visible in the context of the City skyline



M2 Mary Ann St near Bulwara Rd

- View importance: Moderate
- Local street with low pedestrian traffic however a strong heritage character and moderate scale
- Likely view change: Low
- Development may be visible behind trees in the context of City skyline



M3 Corner Harris St/Macarthur St

- View importance: Moderate
- Harris St has moderate pedestrian activity, though people rarely stop to appreciate views, people will pause at the traffic lights here
 - Key location on Harris St to view the Chau Chak Wing building and existing heritage building on site
- Likely view change: Low
- The street is already heavily enclosed on both sides close to the viewer and a new building may continue this



M4 Goods Line near Darling Drive

- View importance: Moderate
- Goods Line is an important pedestrian link and a space where people can stop to appreciate views
 - However views are generally focussed on the Chau Chak Wing building and Goods Line
- Likely view change: Moderate
- Development likely to take up large areas of sky view



M5 Goods Line near Darling Drive

- View importance: Moderate
- Goods Line is an important pedestrian link and a space where people can stop to appreciate views
 - Views from this location are generally focussed on the Chau Chak Wing building and Goods Line
- Likely view change: Low
- Development may be visible behind the powerhouse sheds in the context of the city skyline.

Distant views



D1 Tumbalong Park

View importance: Moderate

- An important park in Sydney where people will stop and appreciate the view
- The existing view of the tree line with the city skyline below is an attractive view of high quality

Likely view change: Negligible

- The development may be partly visible but is unlikely to change the broader perception of the city skyline



D2 Pyrmont Bridge

View importance: High

- Pyrmont Bridge is an important location for obtaining views of Darling Harbour and a pedestrian link with a very high number of users

Likely view change: Negligible

- The development may be visible but is unlikely to change the broader perception of the city skyline



D3 Wentworth Park

View importance: Moderate

- An important park in Sydney largely used for sporting activities
- The existing quality of view is not as high as other distant views considered

Likely view change: Negligible

- The development may be visible but is unlikely to change the broader perception of the city skyline



D4 Victoria Park

View importance: High

- An important park in Sydney where people will stop and appreciate the view
- The existing view of the tree line with the city skyline below is an attractive view of high quality

Likely view change: Negligible

- The development may be visible but is unlikely to change the broader perception of the city skyline



This page is intentionally left blank

3 Public domain photomontage assessment

3.1 V1 - Harris St / Mary Ann St



Existing view (24mm focal length equivalent)

The proposal will be prominent in the view however retains the greater portion of the Dr Chau Chak Wing Building.

Description of existing view

The view is taken from the footpath at the north-west corner of the Harris St and Mary Ann St intersection and is within immediate proximity to the proposal. This view is seen by pedestrians and vehicles travelling south along Harris St. The period of view can be considered low and the number of viewers high.

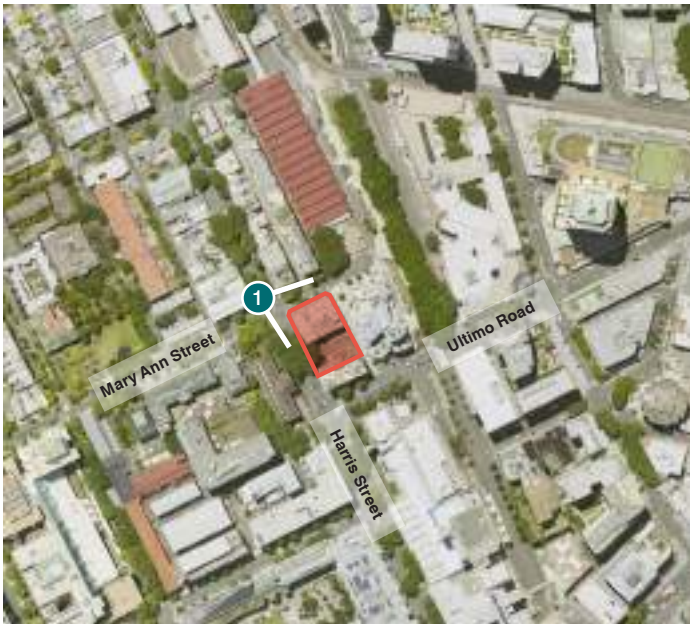
The north and west facades of the heritage building and the upper portion of the Dr Chau Chak Wing Building are visible. The residential tower to the south of the site is visible in the distance at the right of the view. The Peak Apartments tower can be seen in the distance at the left of the view. The view importance is summarised as moderate.



Photomontage of Proposal

Assessment

1	Importance of the public domain view	Moderate
	Relative number of viewers	High
	Period of viewers	Low
2	View change	Moderate



View 01 Location

3.2 V2 - Goods Line at Mary Ann St



Existing view (24mm focal length equivalent)

The proposal will be prominent in the view however fits into the existing urban context.

Description of existing view

The view is taken from the Goods Line looking west towards Mary Ann St. The view is predominantly experienced by pedestrians traversing the Goods Line viewing west, or those entering onto Mary Ann St. The view is within medium proximity to the proposal.

The Goods Line is a pedestrianised public space with seating at several points, as such views can be considered to be experienced for a moderate period of time, with a high relative number of viewers.

The north and east facades of the heritage building and the north facade of the Dr Chau Chak Wing Building are visible in the existing view. There is a carpark and 9-storey residential tower visible at the right of the view. The view importance is summarised as moderate.



Photomontage of Proposal

Assessment

1	Importance of the public domain view	Moderate
	Relative number of viewers	High
	Period of viewers	Moderate
2	View change	Moderate



View 03 Location

3.3 V3 - Mary Ann St Park



Existing view (24mm focal length equivalent)

The proposal is prominent within the view, forming part of the city skyline.

Description of existing view

The view is taken from the south-west end of Mary Ann St Park looking east towards the Sydney CBD. The view will be experienced by pedestrians moving through or stationary within the park. The rating for the relative number of viewers and period of view is moderate.

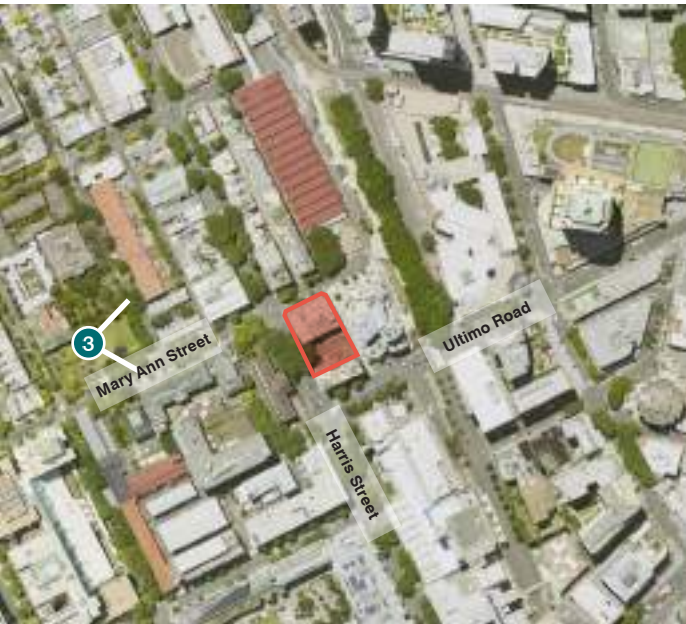
The view is unobstructed in the foreground; 2-3 storey heritage buildings can be seen in the mid-ground to the right and centre of view. The upper portion of the Dr Chau Chak Wing Building is visible in the distance. The Peak Apartments is visible in the distant centre-left of view. The importance of the public domain view is considered to be moderate.



Photomontage of Proposal

Assessment

1	Importance of the public domain view	Moderate
	Relative number of viewers	Moderate
	Period of viewers	Moderate
2	View change	Moderate



View 03 Location

3.4 V4 - Goods Line near Darling Drive



Existing view (24mm focal length equivalent)

The proposal has some prominence in the view however fits into the scale of surrounding buildings.

Description of existing view

The view is taken from the Goods line looking north over Ultimo Road.

The Goods Line is a pedestrianised public space with seating at several points, as such views can be considered to be experienced for a moderate period of time, with a high relative number of viewers.

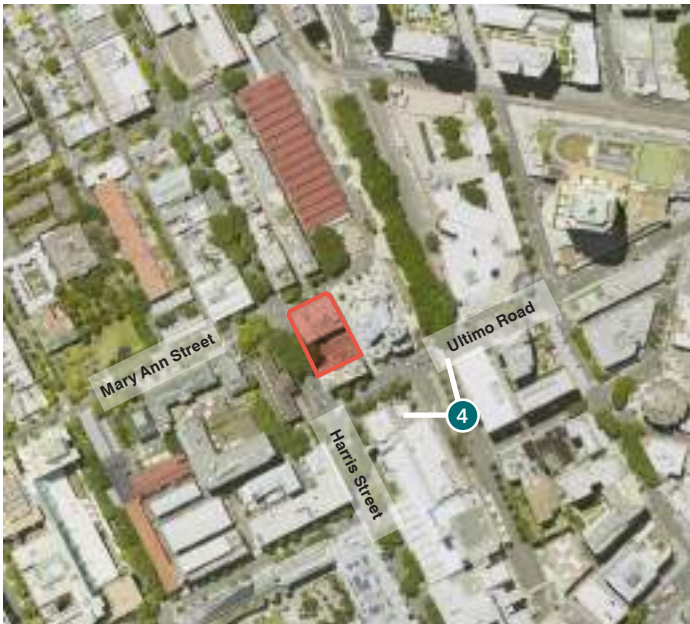
The view is framed by the ABC Ultimo tower to the left and 180 Thomas St to the right; both buildings at 9 and 10 storeys respectively take up the full vertical extent of the view. The Dr Chau Chak Wing Building is in the centre of view at mid-distance. A portion of the residential tower (646 Harris St) is visible in the mid-ground left, in front of the subject site. The importance of the public domain view is considered to be moderate.



Photomontage of Proposal

Assessment

1	Importance of the public domain view	Moderate
	Relative number of viewers	High
	Period of viewers	Moderate
2	View change	Moderate



View 04 Location

4 Private views

This section describes the 2 residential buildings in close proximity to the site whose views will be affected by the redevelopment of sites 13 to 15. 5 views from these buildings are analysed and the view change rated accordingly.

A number of key views have been identified for private residences in close proximity to the site, focussing on those apartments where the primary view is from the living space and the views will be most affected. Not all affected views have been tested.

These residential views are identified in the 3D images to the right, and are assessed across the following pages. The views are:

- 646 Harris Street:
- P1, level 1 east
 - P2, level 9 east
 - P3, level 8 central apartment
- 82 Mary Ann Street:
- P4, level 6 south facing apartment
 - P5, rooftop pool deck

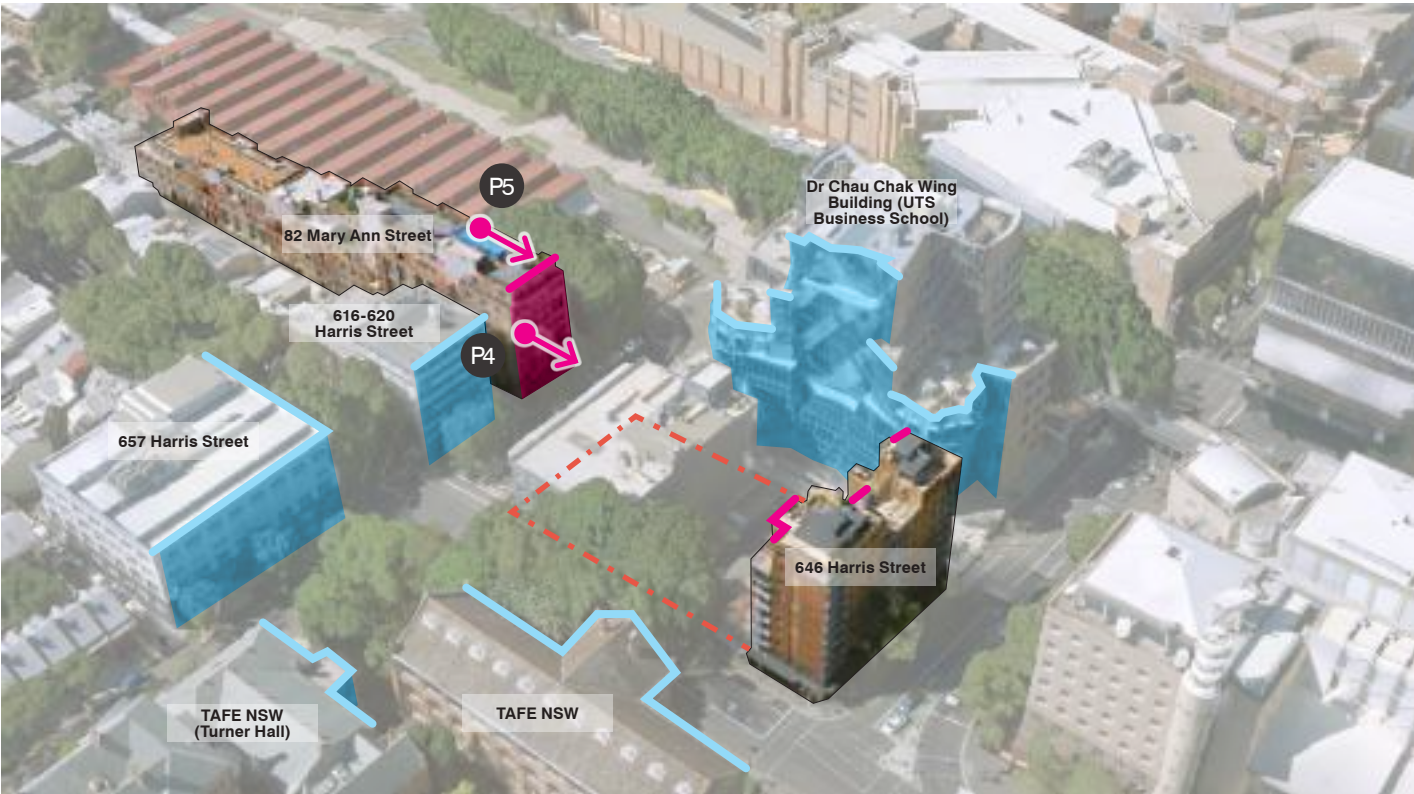
Legend

Sites 13 to 15

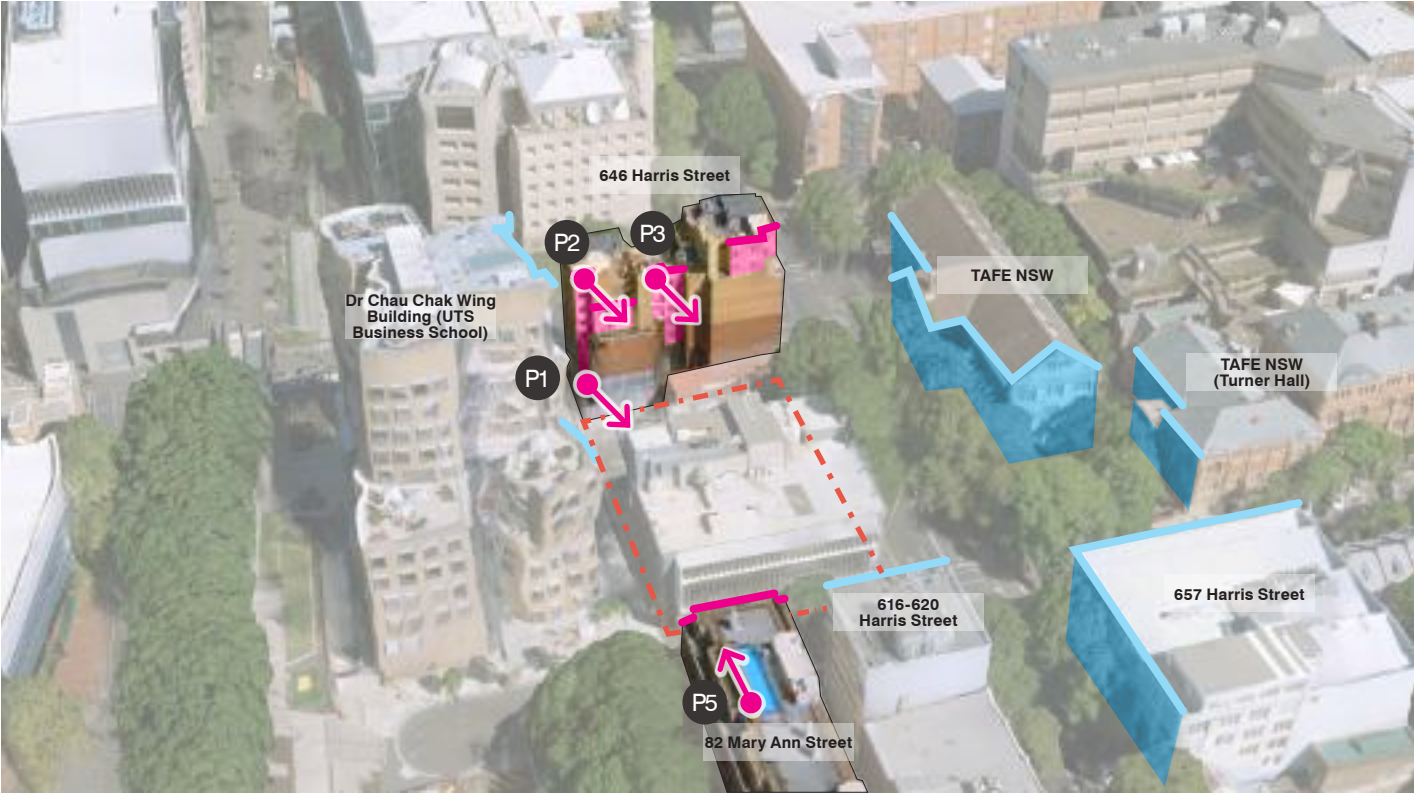
Residential frontage

Non-residential frontage

Location of private view for analysis



3D view of site looking north east



3D view of site looking south

Private views

4.1 P1 - 646 Harris St - Level 1 East

An existing slither of medium distance and sky view is obstructed. It has a low expectation of retention given it is across the site boundary.

Assessment

1	Importance of the private view	Low
2	View change	Moderate

Description of existing view

This view is taken from the main living area on Level 1 of 646 Harris Street, facing north west toward the subject site and existing Building 15.

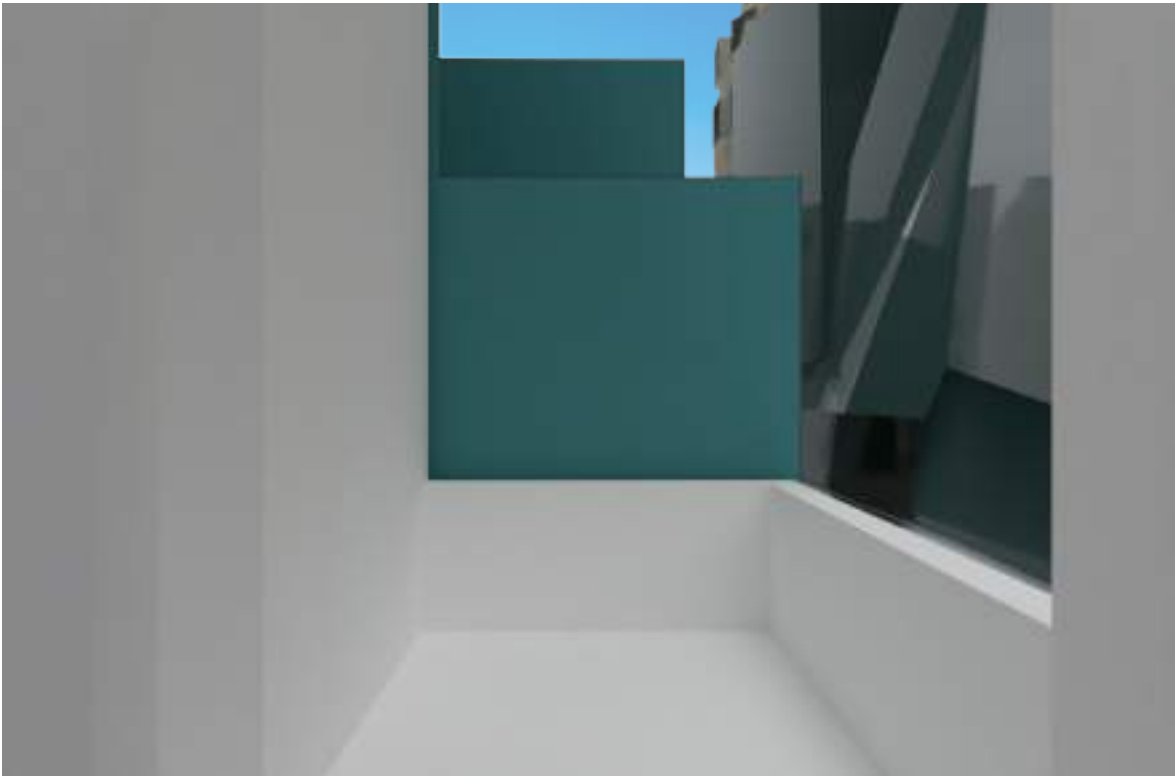
To the right of the view is Omnibus Lane and the adjacent Dr Chau Chak Wing Building. Omnibus Lane is fairly narrow and enclosed due to the height of the Dr Chau Chak Wing Building facade. Currently, number 82 Mary Ann Street is partially visible from the view location at the end of Omnibus Lane. There are views of rooftops and sky beyond from this location.

Legend

Proposed UTS Sites 13 to 15



Existing view (3d model)



Potential future view (3d model)



View location - perspective view of building facade



View location - plan view of building

4.2 P2 - 646 Harris St - Level 9 East

The proposal obstructs a slim part of the framed view. It has a low expectation of retention given it is across the site boundary however is largely retained.

Assessment

1	Importance of the private view	Moderate
2	View change	Low - Moderate

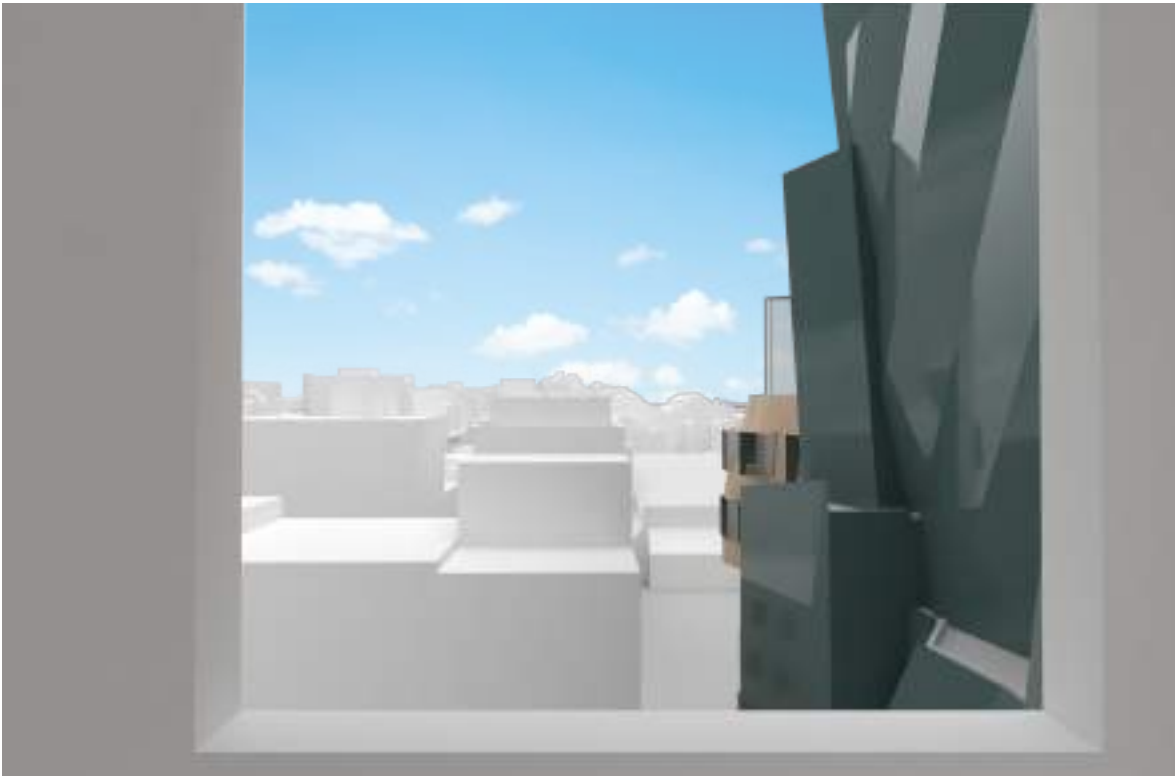
Description of existing view

This view is taken from the balcony off the main living area on Level 9 of 646 Harris Street, facing north toward the subject site and existing Building 15.

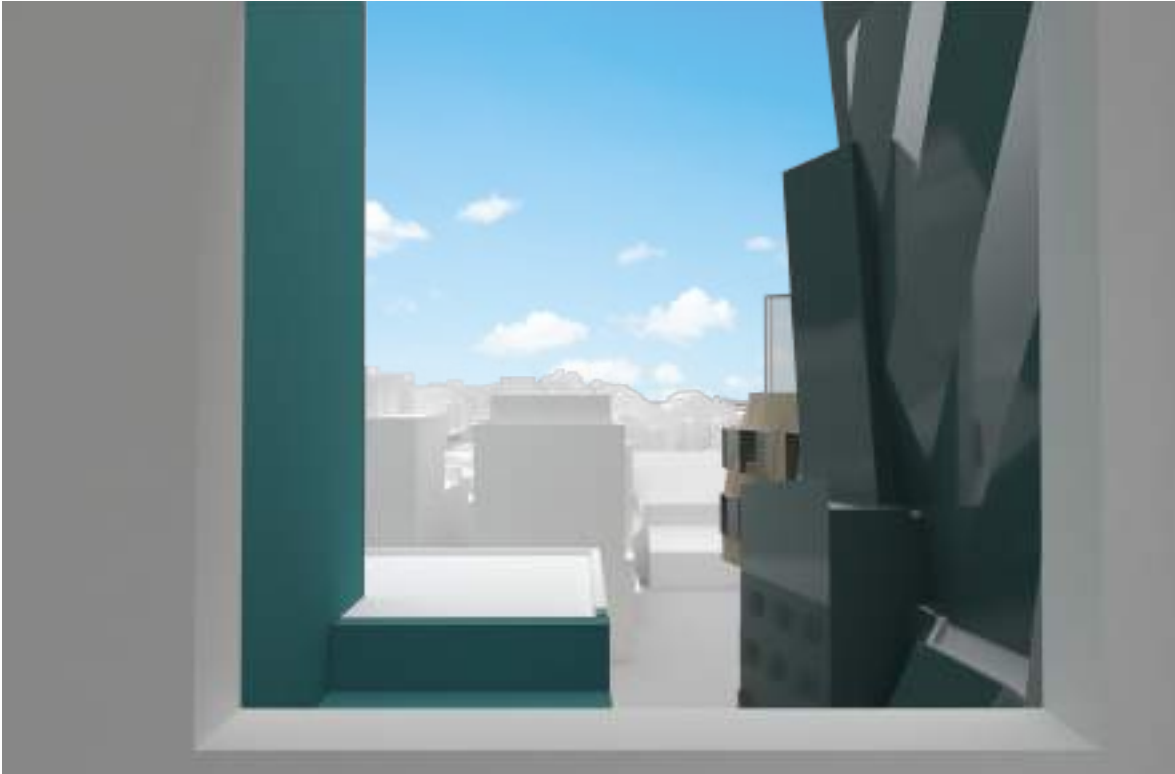
To the right of the view is Omnibus Lane and the adjacent Dr Chau Chak Wing Building. Between these two items a view is framed of urban rooftops and sky behind.

Legend

Proposed UTS Sites 13 to 15



Existing view (3d model)



Potential future view (3d model)



View location - perspective view of building facade



View location - plan view of building

4.3 P3 - 646 Harris St - Level 8 Central apartment

This secondary view from a bedroom balcony will be largely obstructed. It has a low expectation of retention given it is across the site boundary.

Assessment

1	Importance of the private view	Low-Moderate
2	View change	Moderate - High

Description of existing view

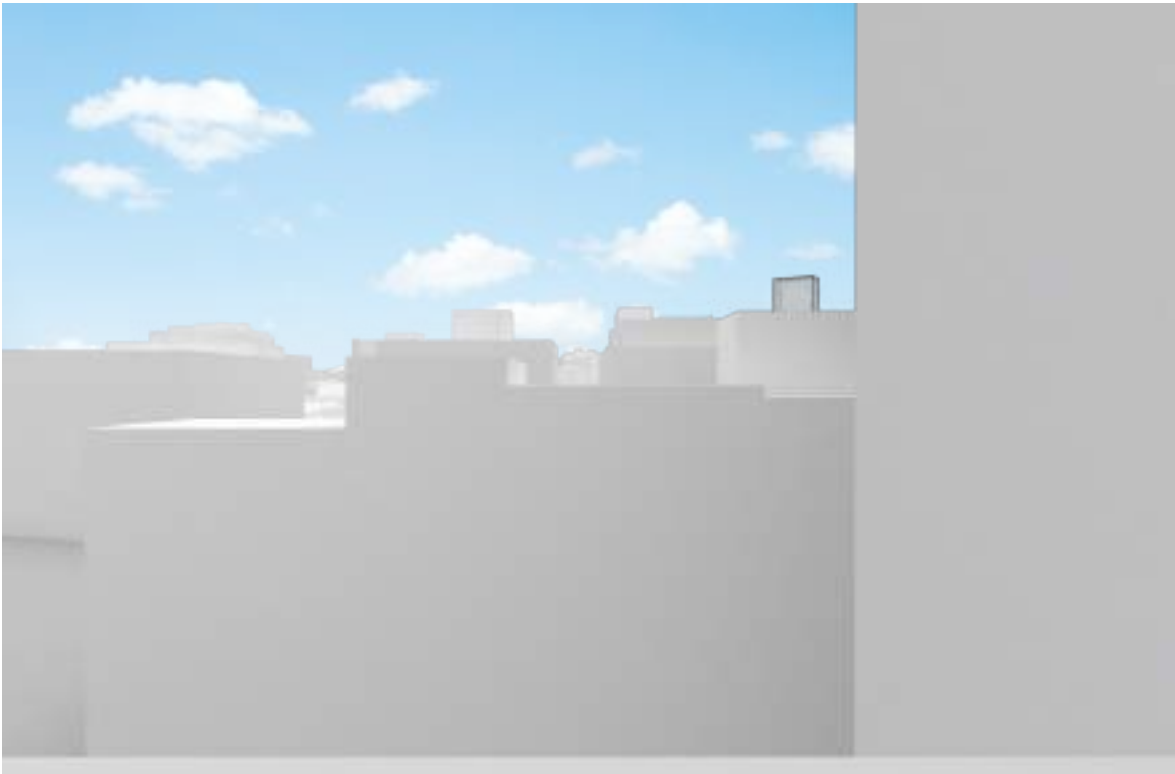
This view is taken from the bedroom balcony of the central apartment on Level 8 of 646 Harris Street. It faces north west toward the subject site and existing Building 15. The primary view for this apartment from the living space is south over Ultimo Road.

To the right of the view is Omnibus Lane and the adjacent Dr Chau Chak Wing Building, and to the left of the view is Harris Street (neither visible from this location). The view predominately comprises the rendered facade of existing Building 15, with a limited view of buildings within Ultimo and the sky beyond.

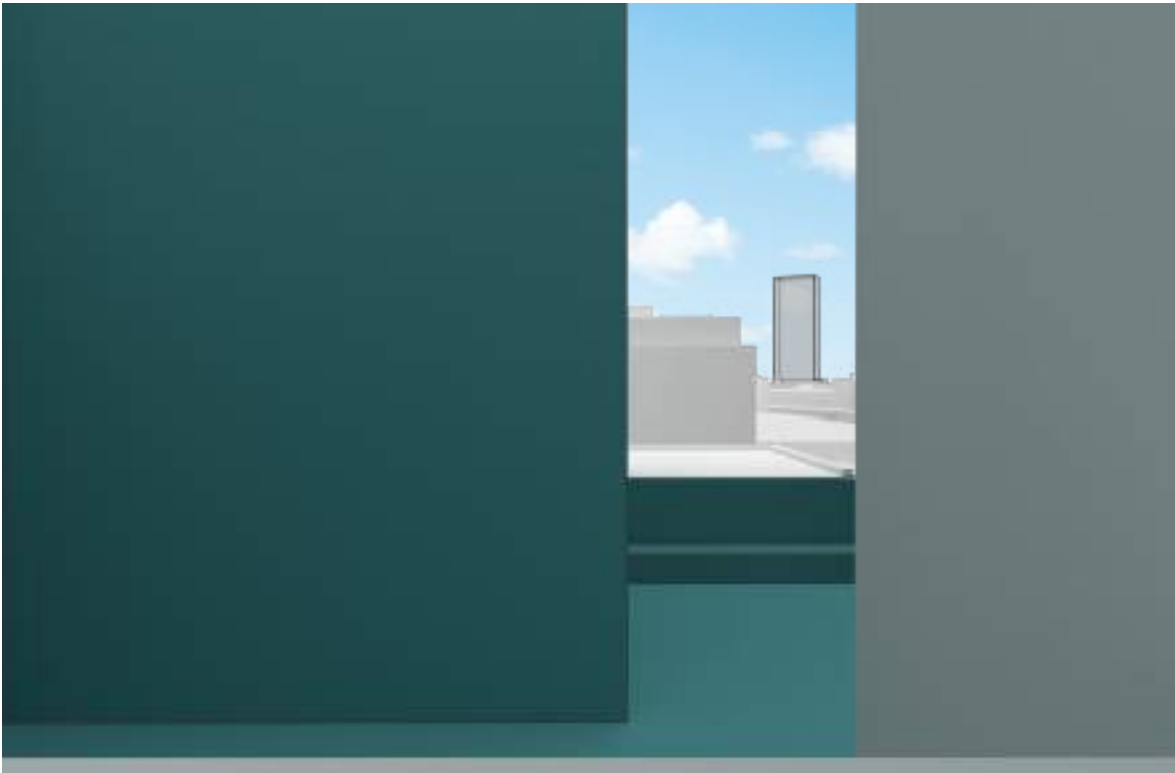
Legend

Proposed UTS Sites 13 to 15

Harbourside (as per preliminary concept)



Existing view (3d model)



Potential future view (3d model)



View location - perspective view of building facade



View location - plan view of building

4.4 P4 - 82 Mary Ann St - Level 6 south facing apartment

This framed view from the bedroom will be moderately obstructed by the proposal.

Assessment

1	Importance of the private view	Low - Moderate
2	View change	Moderate

Description of existing view

This view is taken from the bedroom, looking south towards the subject site and existing Building 15, through the balcony window from level 6 of 82 Mary Ann Street.

To the left of the view is the Dr Chau Chak Wing Building with the UTS tower and small portions of Central visible to the right. The view predominantly comprises of urban rooftops with the sky visible beyond.

Legend

Proposed UTS Sites 13 to 15

Western Gateway envelopes (as per design guidelines)



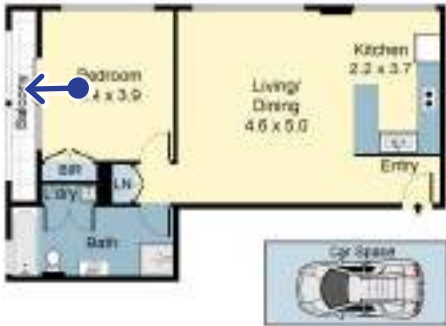
Existing view (3d model)



Potential future view (3d model)



View location - perspective view of building facade



View location - plan view 68/82 Mary Ann St (not actual apartment) (source: www.harrispartners.com.au)



Reference view - 68/82 Mary Ann St (not actual apartment) (source: www.harrispartners.com.au)

Private views

4.5 P5 - 82 Mary Ann St - Rooftop pool deck

The proposal is prominent within the view, forming a part of the city skyline.

Assessment

1	Importance of the private view	Moderate - High
2	View change	Moderate

Description of existing view

This view is taken from the communal open space on the roof top deck of 82 Mary Ann Street. It looks south directly over sites 13-15 to the ABC building.

To the left of the view is the Dr Chau Chak Wing Building with the UTS tower and small portions of Central visible to the right. The view predominantly looks over urban rooftops with an expanse of sky visible beyond.

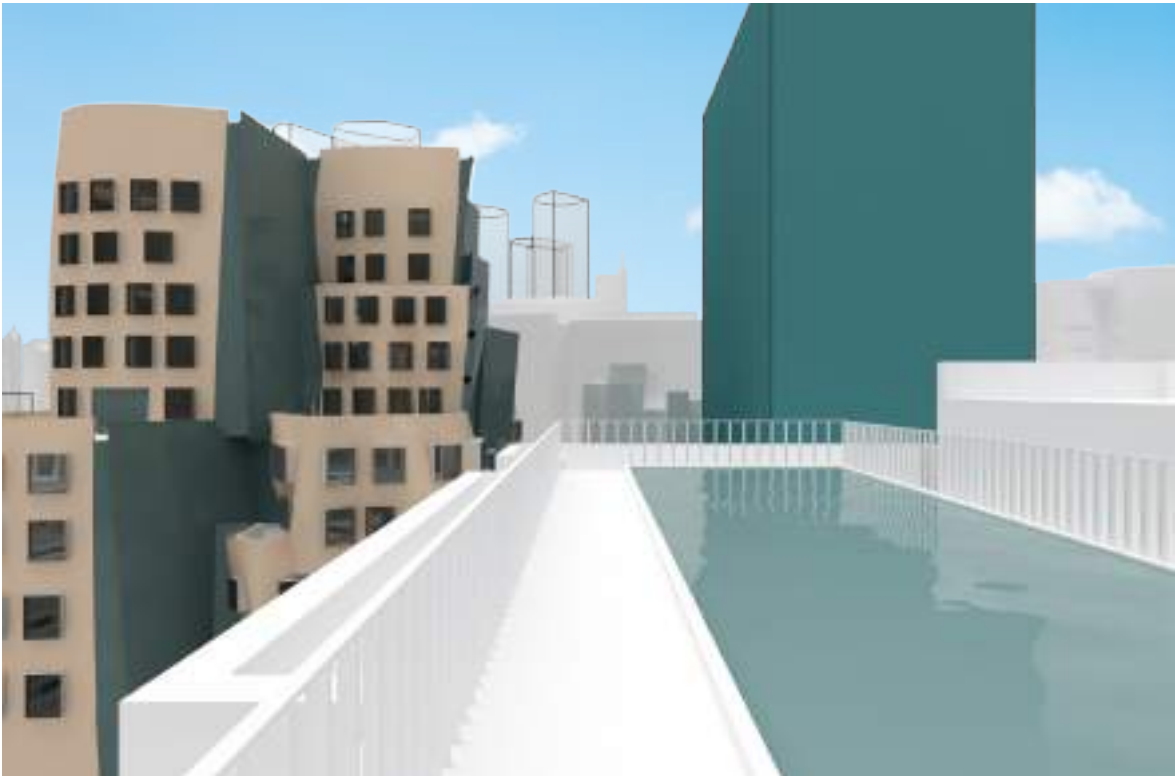
Legend

Proposed UTS Sites 13 to 15

Western Gateway envelopes (as per design guidelines)



Existing view (3d model)



Potential future view (3d model)



View location - perspective view of building facade



Reference view - 82 Harris St - Rooftop communal pool deck (source: www.realestate.com.au)

5 Conclusion and Findings

The Visual Impact Assessment includes the assessment of public domain and private views for the proposed redevelopment of three individual lots, known collectively as 'Sites 13 to 15'. They are:

- 622-632 Harris Street;
- 634-642 Harris Street; and
- 644-644A Harris Street.

A summary table on views assessed in detail is presented opposite.

Public domain views

Of the four public domain views selected for detailed photomontage assessment, all are of moderate importance and the most affected are V1, V2 and V3 with a moderate impact.

Impacted views are generally of urban streets that are well travelled by pedestrians. Locations of increased view importance which have been assessed include views from the Goods Line and Mary Ann Street Park which are key public domain locations where pedestrians will pause to appreciate a views and Harris Street where the Dr Chau Chak Wing Building (UTS Business School) is visible behind the site.

Generally the proposal obstructs areas of sky in these views and fits in with the scale and context of the city skyline, which is to be expected and is appropriate in a location where growth is anticipated. Development of the site has the potential when viewed from Harris Street to obstruct views of the locally significant Dr Chau Chak Wing building which is of value in the view. The proposal is significantly set back from Mary Ann Street which minimises this impact.

In conclusion the public domain view impact of the scheme is considered appropriate.

Private views

646 Harris Street is the residential building where views will be most highly impacted by the proposal. However the expectation of view retention in this building is limited as the impacted windows face the site directly across a site boundary from a near distance. Only some views towards the site are from living areas which are given greater importance under the 'Tenacity' planning principle. Views assessed from this building are urban in nature and vary from low importance at lower levels where they are limited in view to moderate where there are views across the rooftops however the expectation of retention remains low. The impact on these views has been assessed as low-moderate or moderate from the eastern apartments and moderate to high from the central apartments (level 8 and 9 only).

There will also be some impact to views from 82 Mary Ann Street, north of the site, including from its rooftop communal pool deck. This level of impact is to be expected in an urban context.

Key to assessing the appropriateness of visual impact for private views is the fourth step of the 'Tenacity' planning principle where it includes "whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours". The proposal is considered to have been skilfully designed to minimise negative view impacts from neighbours including through:

- Setbacks to the southeast which generally enable views over/around the building from the windows facing the site from the
- A tower form which is slender in the east-west dimension allowing buildings to the south (646 Harris St) and north (82 Mary Ann St) to look around it.

Based on the above, the design is considered appropriate in its response to private views.

Conclusions and recommendations

The visual impact of the proposal is seen as an appropriate response to its context and sensitive to minimising view loss in both public domain and private views. For future stages of work through a detailed Development Application, it is recommended that the following is considered;

- Consideration of articulating and modulating the west-facing facade to respond to local views from the west (including Mary Ann Street Park); and
- Any opportunities to further reduce view loss for private residences through detailed design at the edges of the proposed envelope.

Conclusion and Findings

Table: Summary of views assessed in detail

	View	Importance of view	View change
Public domain views	V1 - Harris St / Mary Ann St	Moderate	Moderate
	V2 - Goods Line at Mary Ann St	Moderate	Moderate
	V3 - Mary Ann St Park	Moderate	Moderate
	V4 - Goods Line near Darling Drive	Moderate	Low-Moderate
Private views	P1 - 646 Harris St - Level 1 East	Low	Moderate
	P2 - 646 Harris St - Level 9 East	Moderate	Low-moderate
	P3 - 646 Harris St - Level 8 Central apartment	Low-moderate	Moderate-High
	P4 - 82 Mary Ann St - Level 6 south facing apartment	Low-moderate	Moderate
	P5 - 82 Mary Ann St - Rooftop pool deck	Moderate-High	Moderate

architectus™