



Visual Amenity Report

22-40 Wyandra Street, Teneriffe

Frank Developments

5/9 Longland Street,
Newstead, QLD 4005

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1.0 Preliminaries

This Visual Amenity Report (the **VAR**) has been prepared for Frank Developments (the **Applicant**). The services undertaken by SLR Consulting (**SLR**) in connection with preparing this report are limited to those specifically detailed in the report in relation to visual amenity matters and are based on conditions encountered and information reviewed at the date of preparation of the report. The author has no obligation to update this report to account for changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by the author, as described in this report. The author disclaims liability arising from any of the assumptions being incorrect.

The author has prepared this report on the basis of information provided by the Applicant and associated consultants as part of the project.

2.0 Introduction

The following statement has been prepared by SLR as part of the Application to Brisbane City Council for a Development Approval as part of a Development Application (**the Application**) for a Proposed Development (the **proposed development**) at 22-40 Wyandra Street, Teneriffe (**the subject land**).

SLR was commissioned by the Applicant in April 2026 to provide an objective analysis of the visual impacts of the proposed development on the area surrounding the subject site and addressing its impacts on views within a visual corridor identified in the *Newstead and Teneriffe waterfront neighbourhood plan code* under the *Brisbane City Council City Plan 2014 (v35)* (**City Plan**).

The assessment will also review the proposed development in relation to its appearance, height, bulk, scale and form, and whether it creates any adverse visual impacts on the character of the immediate context of the subject site.

3.0 Background

The statement has been prepared by Dean Butcher who is a Technical Director of Landscape Architecture and Urban Design at SLR Consulting. Dean is a Registered Landscape Architect and Visual Amenity Specialist and has been practicing for over 35 years. His relevant experience includes both local and international projects including Landscape and Visual Impact Assessment and Visual Amenity Reports for a range of proposed developments.

Dean currently acts as an Expert Witness with the Planning and Environment Court of Queensland in the areas of Visual Amenity and Landscape Architecture.



4.0 Intent of this Report

The intent of this VAR is to provide commentary around the proposed development as the subject of the Development Application and whether it creates adverse visual amenity impacts on its surrounding visual environment.

Having regard to visual amenity matters, consideration will also be given to the relevant planning scheme benchmarks of the City Plan.

Visual impacts of the built form will be assessed with regard to;

- a) whether and to what degree the proposed height, bulk, scale and form will result in visual change to the surrounding visual environment;
- b) whether this change has an adverse impact on the character of the area; and
- c) whether this change is deemed as acceptable for the location and in accordance with the relevant provisions of City Plan.

5.0 Information Relied on

The documents relied upon for this assessment are as follows:

- a) Architectural Package rev 7 (17 July 2026) prepared by Cavill Architects;
- b) Photomontage Images (June 2026) prepared by Frank Developments.

6.0 Subject Site and Visual Context

6.1 Subject Site and Immediate Surrounds

The Subject Site is located at 22-40 Wyandra Street, Newstead, and more particularly described as Lots 141,143,145,147 on RP100977. It has a site area of 1,928sqm. The Subject Site is located on a largely flat parcel of land with direct access on both sides to Wyandra Street and Wyatt Street, Newstead. The Subject Site is currently improved by a number of 2-storey 'industrial-style' buildings with access onto both adjacent streets.

To the northeast boundary a public access laneway is located between the Subject Site and the property directly to the northeast (42 Wyandra Street). To the southwest boundary, the Subject Site adjoins an approved development currently under construction (18-20 Wyandra Street): Stage 1, *Le Bain* is complete, and Stage 2 *Fontana*, is under construction. These stages have heights of 16 storeys and 17 storeys respectively.

The streetscapes along Wyandra Street and Wyatt Street directly adjacent the Subject Site are local roads with typically narrow road verges that are mostly hardstand. There are a range of established street trees along both verges, however these vary in size, species, spacing and condition.



Built form is the most visible and prominent element within both adjacent streetscapes (Wyatt Street and Wyandra Street), with a range of building forms and heights presenting along the streetscape. Existing lower 2-3 storey buildings and podiums on taller development, form a consistent and cohesive edge along the streetscape.

Along Wyandra Street, the tower forms of taller buildings are clearly evident and make a major contribution to the character of the streetscape. Similarly, along Wyatt Street, tower forms are the dominant elements within the streetscape.

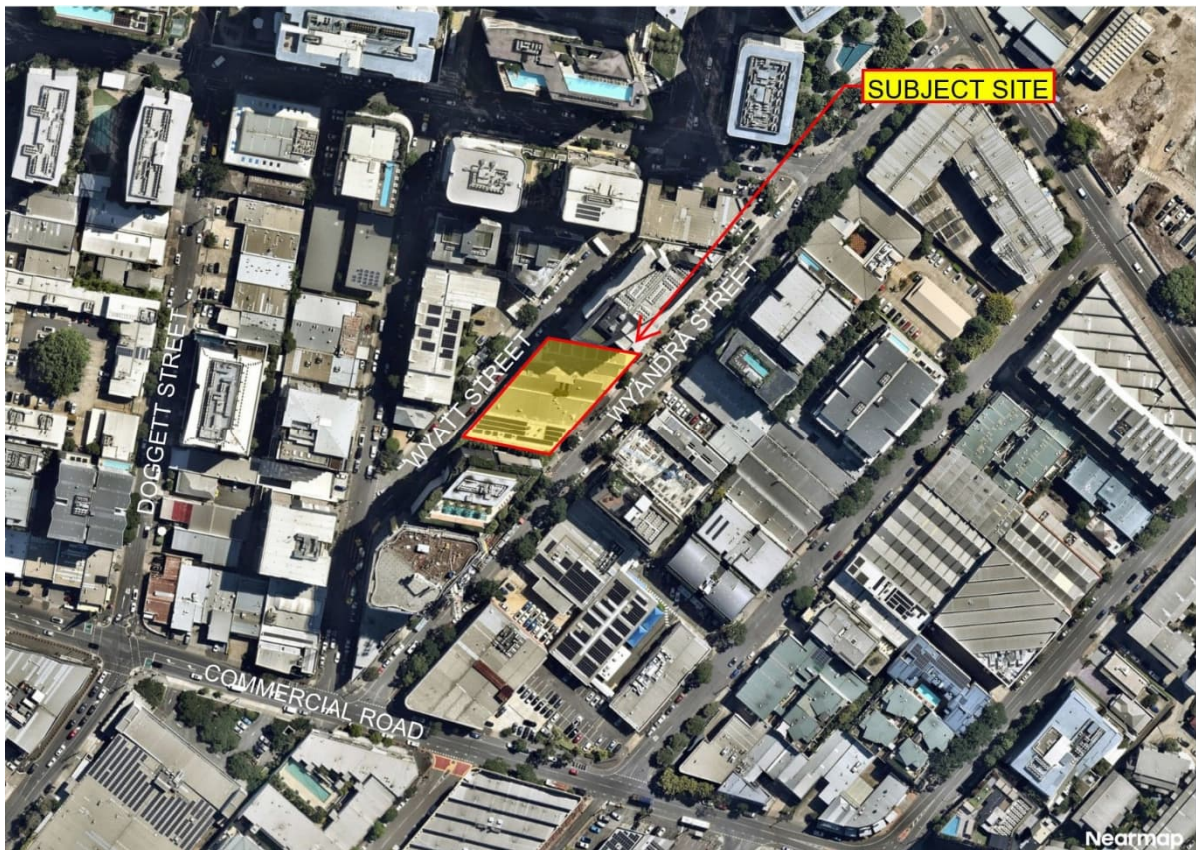


Figure 1 Aerial Image showing subject site (Nearmap)

6.2 Visual Context

The visual context is defined by a number of component factors being:

- a) the character of existing visual elements such as built form, streetscapes and vegetation; and
- b) the character of built form and streetscapes as anticipated within the Planning Scheme.

Having regard to the existing built form, its character is defined by a diverse range of built form set within an area that with a high intensity of development and urban form. Residential multiple dwellings are the dominant development forms within the locality, and with the emergence of taller built forms over the past 10 years, the locality is demonstrating a clearly



evident transition from lower built forms to development with tower forms in excess of 20 storeys. Taller built form not only impacts the character of the locality, it has influential impacts on viewlines and visibility for sensitive receivers within the public realm.

At a contextual level, I consider the locality to be an area as outlined in Figure xxx, which is defined by Commercial Road to the south and east, Skyring Terrace in the north and Ann Street to the west.

AS well as the well-defined physical edge of these roads, the locality is also informed in part by the *NTWNP Commercial Road Precinct (NPP-002)* and the *MU1 Mixed Use zone* outlined in **Figures 14 and 15**.

Whilst both the Zone and Neighbourhood plan areas overlap to some degree with areas outside of the local setting outlined in **Figure 10**, from a visual amenity perspective, the combination of existing shared physical and visual characteristics and the prospect of future development sought through the outcomes of the planning scheme, clearly define an area in which the Subject Site is located. This area not only demonstrates an intensity of existing and approved built form, especially in relation to the emerging taller towers, this area is supported by planning framework outlined in **Section 8** below.

Taller built form currently defines the predominant character along and north of Longland Street. However, the emergence of recent built form along Wyandra Street, and Stratton Street extend these perceived visual parameters toward the south. Recent applications and approvals for taller built form would also support this transition.



Figure 2 - View north along Wyatt Street





Figure 3 - View of Subject Site along Wyatt Street



Figure 4 - View north of Subject Site along Wyandra Street





Figure 5 - View southwest along Wyandra Street from cnr Longland Street



Figure 6 - View southeast to Subject Site from Masters Street





Figure 7 - View south to Subject Site from Masters Street



Figure 8 - View west to Subject Site along Wyandra Street





Figure 9 - View northwest to Subject Site from Chermide Street



Figure 10 - Outline of Local Setting





The architectural plans relied upon for this assessment have been prepared by Cavill Architects.

- a) 22 storeys including a roof terrace with a maximum tower height of RL 78.60m;
- b) A range of covered outdoor recreational terrace areas at Levels 13, 16, 18, and the roof terrace;
- c) Retail and Food and Beverage tenancies at ground level, Commercial and residential uses at Level 1, and residential and associated on-site recreational and wellbeing activities from Level 2 up; and
- d) A stepped tower form, from level 13 upwards.

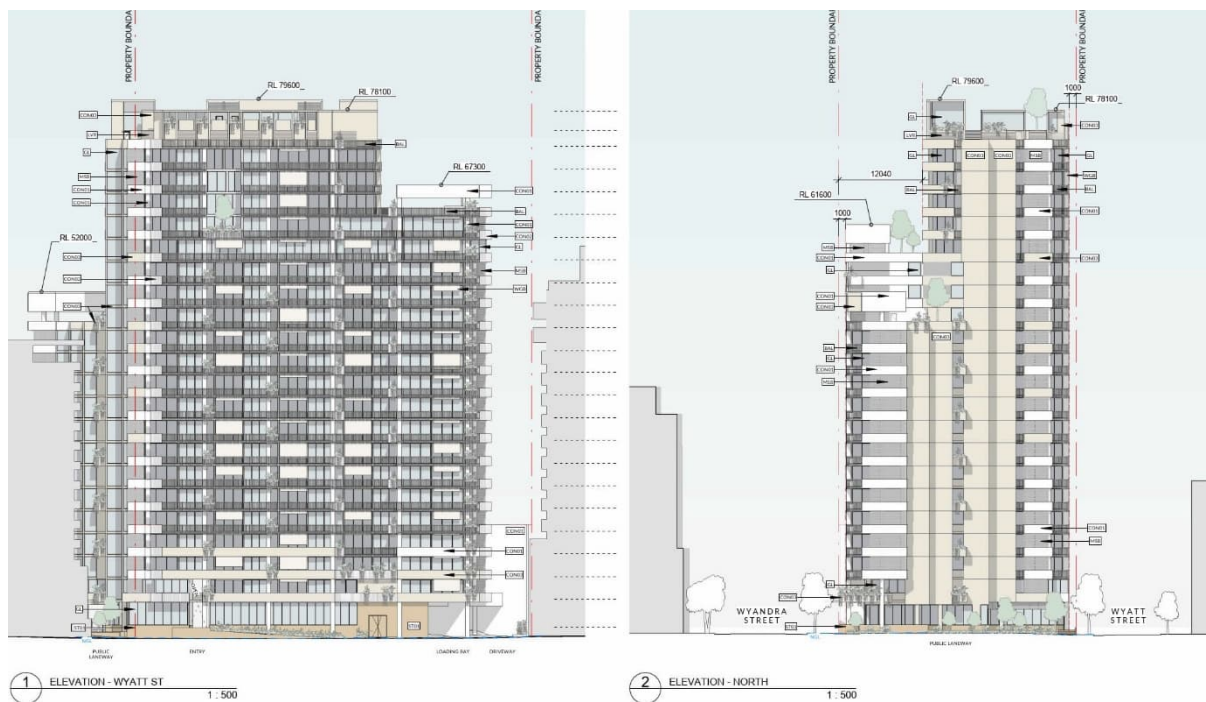


Figure 12 - Proposed Development - elevations (Cavill Architects)

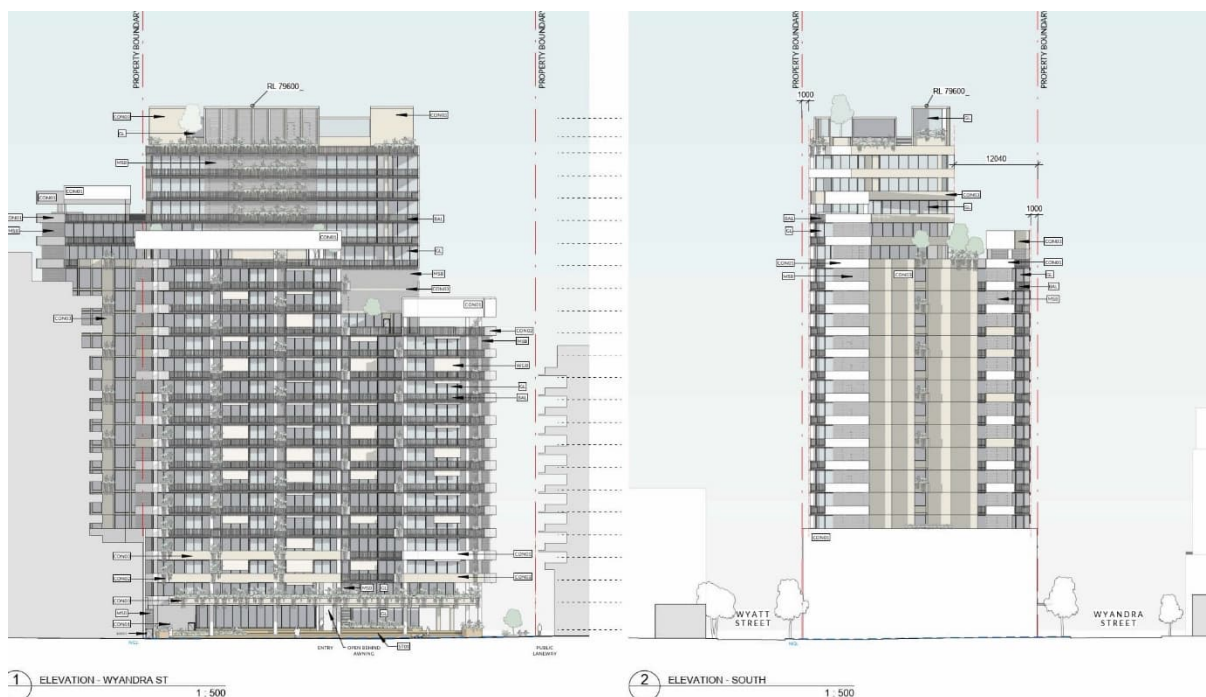


Figure 13 - Proposed Development - elevations (Cavill Architects)



8.0 Planning Framework and Relevant Provisions

8.1 Planning Framework

Within City Plan, the Subject Site is located in the:

- a) MU1 Mixed Use zone – Inner City zone precinct (**Figure 14**); and
- b) Newstead and Teneriffe waterfront neighbourhood plan (**NTWNP**) area, Commercial Road Precinct (NPP-002) - (**Figure 15**).



Figure 14 Subject Site within the MU1 Mixed Use Zone (City Plan online)



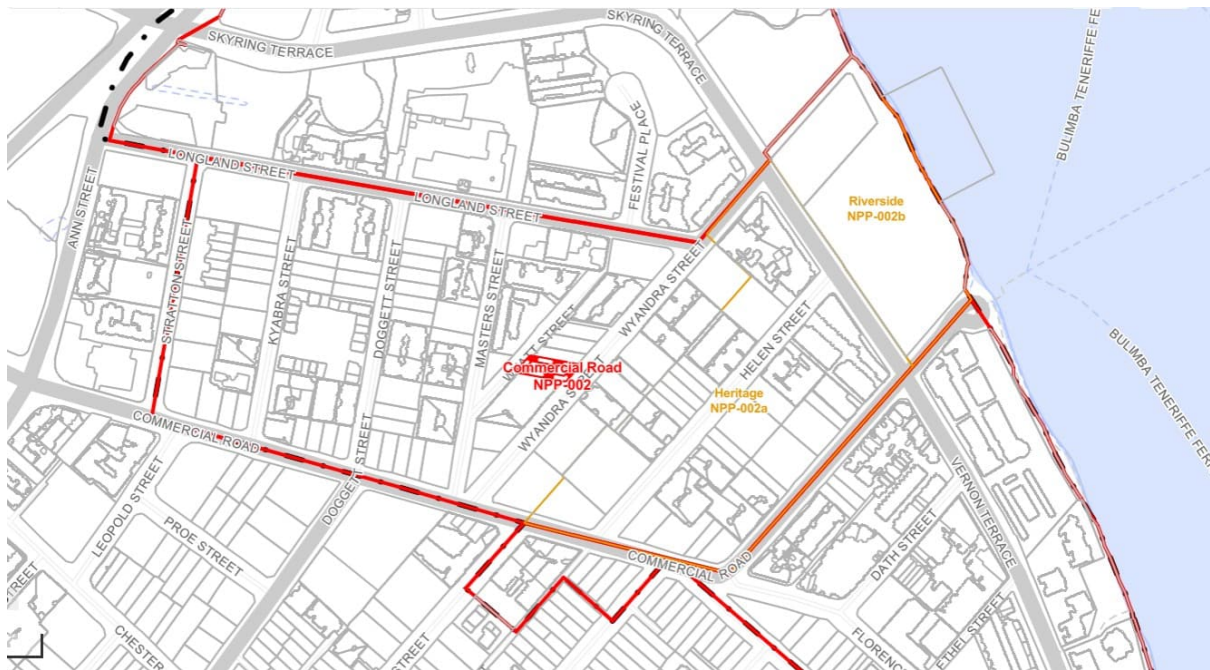


Figure 15 Subject Site within the NTWNP area, Commercial Road Precinct (NPP-002) (City Plan online)

8.2 Relevant Planning Scheme Provisions

The following provisions of the *Newstead and Teneriffe waterfront neighbourhood plan code* are considered relevant to the consideration of visual impacts of the proposed development.

MU1 Mixed Use zone code (Inner City Zone Precinct)

Overall Outcomes

5(a) Development of buildings is of a height, bulk, scale and form tailored to its specific location and to the characteristics of the site including:

(i) the nature of the surrounding neighbourhood

5(c) Development provides a built form that creates a consistent and cohesive streetscape and continuous pedestrian connections and shelter

Newstead and Teneriffe waterfront neighbourhood plan code

7.2.14.2 Overall Outcomes

3(b) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development



3(c) Buildings are designed to present an attractive frontage that enhances the streetscape and other public spaces

Commercial Road precinct NPP-002

PO1

Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:

- (b)aligned to community expectations about the number of storeys to be built;*
- (d)designed to avoid significant and undue adverse amenity impact to adjoining development;*
- (e)sited to enable existing and future buildings to be well separated from each other and avoid affecting the potential development of adjoining sites.*

PO9

Development scale, height and design:

- (a)is proportionate to the area and frontage of the site, and the intent of any sub-precinct in which development is proposed;*
- (b)minimises amenity impacts on other properties and public areas in terms of access to sunlight, daylight and breezes;*
- (c)enables existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings;*
- (d)complements the existing precinct character of low- to mid-rise bulky buildings through incorporating a low-level podium and a clearly defined and set-back tower element. Tall buildings adopt a more slender tower form that minimises the appearance of building bulk of the tower;*

Table 7.2.14.2.3.B—Maximum building and podium height

8 storeys



9.0 Visual Baseline Conditions

9.1 General

The purpose of this visual amenity report is to investigate and ascertain the visual effects of the proposed development, and its impacts on the surrounding visual environment and the character of the immediate and broader context of the Site. This starts with defining the visual baseline conditions.

9.2 Viewpoints

Seven (7) photographs were selected to aid in understanding the visual baseline conditions and in determining visual impacts of the proposed development. Photographs from these viewpoints also provide a contextual understanding of the subject site and future visibility of the proposed development within the local setting.

These locations are shown at **Figure 16** and are described as follows.

a) **Viewpoint 1 – VP1 (Figure 17)**

Located at the intersection of Doggett Street and Commercial Road viewing northeast towards the Subject Site.

b) **Viewpoint 2 – VP2 (Figure 19)**

Located at the intersection of Arthur Street and Commercial Road viewing north towards the Subject Site.

c) **Viewpoint 3 – VP3 (Figure 21)**

Located along Commercial Road in close proximity to the Helen Street intersection viewing north towards the Subject Site.

d) **Viewpoint 4 – VP4 (Figure 23)**

Located at the intersection of Baker Street and Kent Street viewing northwest towards the Subject Site.

e) **Viewpoint 5 – VP5 (Figure 25)**

Located along Skyring Terrace opposite the Wyandra Street intersection viewing southwest towards the Subject Site.

f) **Viewpoint 6 – VP6 (Figure 27)**

Located on a public jetty on the eastern side of the Brisbane River (near Bulimba Riverside Park) viewing northwest towards the Subject Site.

g) **Viewpoint 7 – VP7 (Figure 29)**



Located at the end of Oxford Street Bulimba, at the edge of the Bulimba Ferry Terminal and viewing west towards the Subject Site.

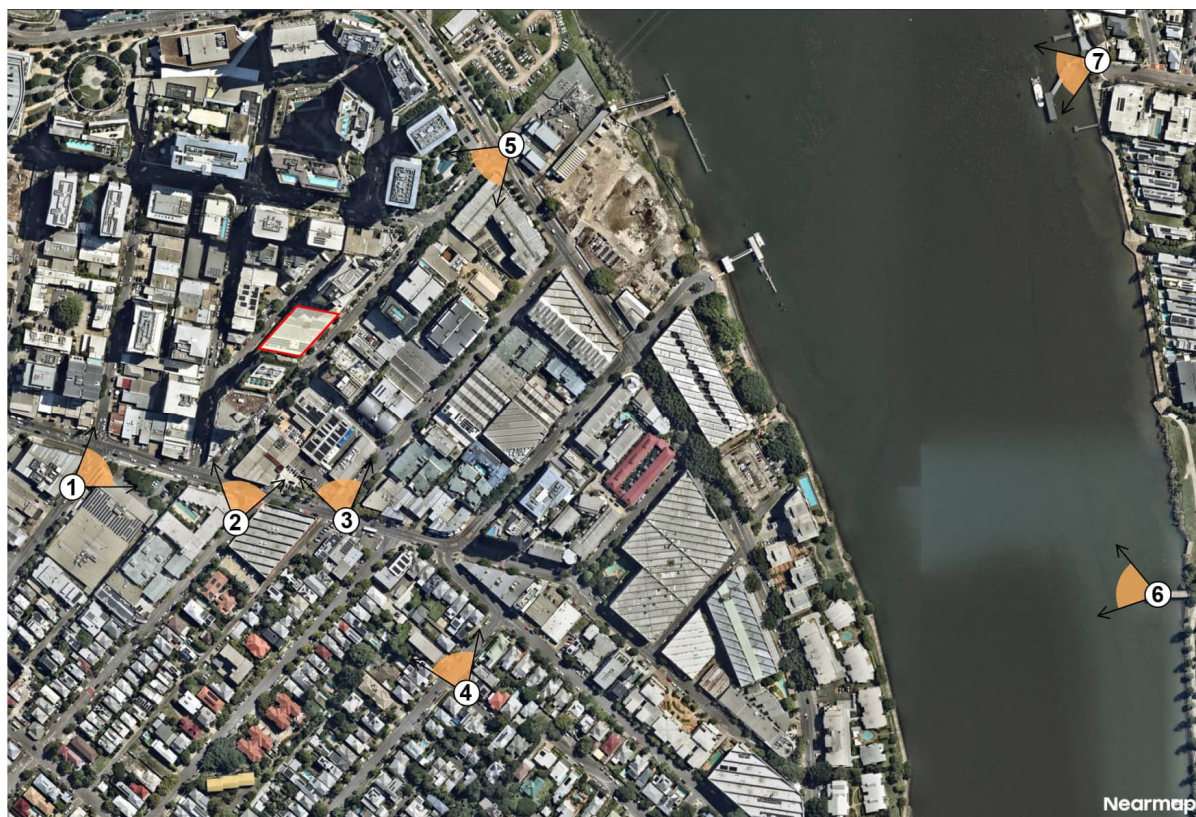


Figure 16 Viewpoint Locations

9.3 Assessment against Baseline Conditions

The following can be used to assess the proposed change against existing baseline visual conditions.

Visual Baseline Response	
Visibility and Prominence	This reviews the potential visibility of the proposed changes in relation to existing elements and the degree to which they can be seen within the view. Prominence relates primarily to how much the element(s) <i>stands out</i> in relation to other elements. Highly visible and prominent change within a view can impact the coherence and consistency of visual elements within the view
Character of View	This criterion outlines the predominant elements visible within each view, and the degree to which they contribute to the character and identity of each view within the context of the locality.
Scenic Quality	Scenic quality refers to the visual attractiveness or aesthetic value of a landscape or view. Natural elements typically rate more highly in relation to scenic values than urban environments, however the



	combination of both natural and built form elements, their adjacency and prominence can demonstrate varying degrees of influence on the scenic quality of each view
View Composition	This refers to the arrangement of visual elements within a view and how the viewer/ receiver experiences or interprets a scene.
View Obstruction	Whether and to what degree views of important scenic or landscape elements are 'blocked' by proposed changes. Obstruction of key landscape elements or scenic views can significantly alter the character of a view.
Compatibility	How the proposed change to the view relate to existing elements and whether they enhance or detract from the visual cohesion of the view.

9.4 Photomontage Images

7 Photomontage Images (corresponding to each of the 7 viewpoints) have been prepared separately to this report.

For each viewpoint, the following images were used in the assessment of visual impacts.

- a) The existing photographic view as taken at the field inspection; and
- b) The proposed development represented within the above view. In addition, 2 developments currently being assessed by Brisbane City Council have been represented within each view to provide a comparative height and scale against the proposed development. These developments are at:
 - i. 9 Longland Street (BCC Appl. A007048684); and
 - ii. 55 Wyandra Street (BCC Appl. A007026114).

Full sized images are included in **Appendix A**.

9.4.1 Photomontage Methodology

The following methodology was adopted by Frank Developments in preparing the photomontages for this report.

Phase 1: Site Preparation and Photography

- a) **Camera Location Planning:** The required camera locations on the aerial plan are provided by the architects [See Item 1].
- b) **Capture Site Photos:** High-resolution photographs are captured from the predetermined camera locations. To ensure consistent lighting conditions and accurate shadow mapping, all site photography was conducted between 9:00 AM and 10:00 AM [See Item 2].



Phase 2: 3D Modelling and Setup

- c) **Extract City Data:** A program called “Earth 2 MSFS” is utilized to export existing 3D Brisbane city/context data for Brisbane [See Item 3].
- d) **Convert the Data:** The 3D Brisbane city/context data is imported into Blender and exported into a file format that can be read by 3ds Max. The file format is typically an FBX [See Item 4].
- e) **Combine Models in 3ds Max:** The exported FBX model is imported into 3ds Max. Next, the 3D model of the proposed development (22-40 Wyandra), received from the architects, is linked and positioned accurately on the development site [See Item 5]. Nearby DA proposals at 9 Longland Street and 55 Wyandra Street are also massed up based on their respective DA submissions and positioned accordingly.
- f) **Match Real-World Conditions & Cameras:** Inside 3ds Max, virtual cameras are placed in the exact locations where the real-world photos were taken. The digital sunlight is then adjusted to match the real lighting conditions captured in the photographs [See Item 6].

Phase 3: Site Preparation and Photography

- g) **Render and Composite:** The views are rendered out of 3ds Max. Finally, the rendered 3D images are combined with the original real-world photographs using Photoshop to produce the seamless final photomontage [See Item 7]. This stage is repeated for all required images.



10.0 Assessment of Visual Impacts

The purpose of this visual amenity report is to investigate and ascertain whether the additional height of the proposed development would have detrimental visual impacts on the surrounding visual environment and the character of the immediate and broader context of the subject site.

The determination of Visual Effects for this VAR references the methodology from *Guidelines for Landscape and Visual Impact Assessment*¹ (GLVIA). The GLVIA are internationally recognised guidelines for assessing visual impacts by measuring:

- a) The **Sensitivity of surrounding receivers** (Section 10.1.2); and
- b) The **Magnitude of visual change** (Section 10.1.3).

Using these two criteria, the **Impact Significant** is calculated to provide a rating for how the Proposed Development is likely to affect its visual surrounds.

10.1 Assessment of Visual Impacts

10.1.1 Key Receptors

Visual receptors are people or groups of people that may be impacted by the proposal. Described below are a list of potential visual receptors that are often identified based on several key parameters. Depending on the site, proposed use and future anticipated impacts, not all of these may be selected as receptors.

- a) Proximity of the Receptor – most effected visual receptors are anticipated to be located within a 2km radius of the Project (unless in an elevated position);
- b) Drivers or passengers of vehicles travelling past, through or alongside the Subject site;
- c) Commuters or workers on or near the site that walk past, or work near to the Subject Site;
- d) Members of the general public accessing adjoining public realm areas (streets, open space) for recreational or visual purposes; and
- e) Permanent residents living near the subject site.

Public receptors (views visible by the general public) are accepted as the most suitable for Visual Impact and Amenity Assessments, because they represent the highest number of visitations or views to the nominated site in question. Private receptors (namely from private

¹Guidelines for Landscape and Visual Impact Assessment (3rd edition), 2013 LI & IEMA



residences) in some cases are no less sensitive and can be selected if the views are unique, significant or the combined effects on a group of residents are considered high.

In the 7 viewpoints chosen for this report, all were receptors that were either pedestrians and cyclists (recreational users, commuters etc) or motorists (vehicular users work related, commuters etc). In all locations, receptor groups were primarily *dynamic* (moving through the space) and not *stationary* or *static* (sitting near to or using the location eg. restaurant, shop front, park etc)

10.1.2 Receptor sensitivity

The receptor sensitivity is derived from a combination of factors including:

- a) Receptors interest in the visual environment (high, medium or low interest in their everyday visual environment and the duration of the effect);
- b) Receptors viewing opportunity (prolonged, regular viewing opportunities); and
- c) Number of viewers and their distance/ angle of view from the source of the effect, extent of screening/ filtering of view.

Whilst the assessment of visual values and effects is largely measured on a qualitative basis, assessment against scale enables a more objective evaluation and comparison of sensitivity of receptors and magnitude of effects. The Receptor Sensitivity Rating is described as either High, Medium, Low or Negligible as described in **Table 1**.

Table 1 Receptor Sensitivity Rating

	Description
High	- Visitors to heritage sites, regionally important locations, scenic routes, lookouts within 2.5km with quality views, important views of the site and surrounding areas where landscape is the specific focus; - High numbers of visitors with the purpose of - Views to landscape that are rare and or unique and are possibly vulnerable to change - Views from residences within 1km of the site, and are representative of very high - high-quality views
Medium	- Travellers/visitors along roads or rail routes that are not scenic routes but offer quality views within 2.5km of the site - Medium numbers of visitors/ residents (rural communities or townships) - Views that are representative of local character or sense of place but are not rare or unique - Views from residences beyond immediate vicinity (1km-5km) of the site or are representative of moderate quality views



	Recreational users/ viewers beyond 2.5km from the site with moderate interest in their surrounds
Low	- Travellers/visitors along roads or rail routes that are not scenic routes but offer reasonable views within 4km of the site - People at place of work where setting or views not important to quality of working environment - Recreational users not dependent on views or scenic quality of landscape - View experienced take in broad context with which site is visible but not an important element. - Small numbers of visitors with passing interest in their surroundings (those travelling along mid-level roads) - Viewers whose interest is not specifically focused on landscape or scenic qualities (commuters, workers)
Negligible	- Very occasional or low level of users with passing interest in their surrounds (those travelling along minor roads or views from the air) - Travellers/visitors along unsealed roads offering views greater than 4km of the site

10.1.3 Magnitude of change in visual environment

The Magnitude of Change to the landscape character depends on the nature, scale, intensity, extent and duration of the impacts/ change due to proposal. The magnitude of change also depends on the loss, change or addition of any feature to the existing landscape and is based on the character type that is most likely to be impacted by the project prior to the addition of any mitigation measures.

The Magnitude of Change is described as either High, Medium, Low or Negligible as described in **Table 2**.

Table 2 Magnitude of Change

	Description
High	Dominant Change - Major change in view at close distances, affecting substantial part of the view continuously visible for a long duration or obstructing a substantial part or important elements of the view - Overwhelming loss or additional features in the view such as the nature of view or character of landscape fundamentally changed - Views to key landscape features affected - Visual amenity of local residents or road users substantially diminished



	Substantial change to the landscape due to loss of and or change to elements, features or characteristics of the landscape creating an overall worsening of landscape quality
Medium	Considerable Change - Clearly perceptible changes in views at intermediate distances resulting in either distinct new element in a significant part of the view or a more widely ranging, less concentrated change across a wider area - Significant loss or addition of features in the view, such that nature of view or character of landscape is altered - Noticeable contrast of any new features in the view such that the nature of the view or landscape character is changed - Noticeable contrast of any new features or changes compared to existing landscape - Views to key landscapes partially obstructed but views remain intact
Low	- Noticeable Change - Minor memorable change to the landscape or views - Temporary or reversible impact - Landscape dominant element and built form/ development well integrated within it - Little permanent change or no fundamental change to local landscape character
Negligible	Barely perceptible change No memorable or rarely perceptible change to landscape character or key views

10.1.4 Impact Significance on the Landscape Character

The Impact Significance is evaluated according to 2 key criteria as noted above and is reflected in **Table 3**. The rating is a means of comparing impacts on different receptors. Professional judgement and experience have been applied in order to identify the level of significance for each character type which has been assessed on its own merits.

- The sensitivity of the receptor or existing landscape; and
- The magnitude of the change or impact that is likely to occur.

The process of assessment and the use of the ratings tables reflect typical outcomes for visual impacts.

- Impacts on receptors that are particularly sensitive to change in views and visual amenity are more likely to be significant; and
- Impacts that constitute a substantial change to the visual environment are likely to be more significant than the impacts that do not cause substantial change.



Table 3 Effect Significance Rating

Receptor Sensitivity	Magnitude of Change in Landscape				
		High (Dominant Change)	Medium (Considerable Change)	Low (Noticeable Change)	Negligible (Barely Perceptible Change)
	High	High	Moderate-High	Moderate	Minor-Moderate
	Medium	Moderate-High	Moderate	Minor-Moderate	Minor
	Low	Moderate	Minor-Moderate	Minor	Minor - Negligible
	Negligible	Minor-Moderate	Minor	Minor - Negligible	Negligible

10.2 Views and Visibility

The site inspection of the subject site and its contextual surrounds provided a range of viewpoints from which the proposed development could potentially be visible.

7 viewpoints were chosen for the purposes of this VAR. All viewpoints were from the public realm and were chosen based on the ability (wherever possible) to:

- view the site unencumbered or where the proposed development may be visible amongst surrounding built form;
- view the site from varying locations within the local context
- view the site for a range of receptor groups from public locations
- demonstrate the proposed building height within the local building context

Error! Reference source not found. shows the location of the 7 viewpoints in relation to the subject site and did not include points close to the proposed development as these are addressed within the Architectural Drawings and Design Statement and are required to represent more detail where the building will be more visible close by.



10.2.1 VIEWPOINT 1 (VP1)

View Description

Visual Baseline Response	
Visibility and Prominence	Low-moderate visibility, low level of prominence from the viewpoint
Character of View	Predominantly urban character with built form and infrastructure being dominant elements typical of local setting.
Scenic Quality	No views of landscape or scenic significance. Low scenic quality
View Composition	2-3 storey built form in the foreground (before Commercial Road) and taller visible built form up to approximately 28 storeys in the background (20 Festival Place, Newstead).
View Obstruction	No significant views or views with high scenic quality are obstructed.
Compatibility	High level of compatibility with existing elements in the view being residential built form or a compatible or consistent height to exiting built form elements.

VIEW RATING	
Receptor Sensitivity	• Pedestrians, Cyclists and Motorists (Commuters, Local Residents and Workers within the locality) using the local street. • numbers of receptors are anticipated to be moderate. • Low level of sensitivity to visual change in relation to future buildings given the predominance of existing built form. • Not a major destination point • Rating - Low
Magnitude of Change	• Proposed development would be noticeable but not prominent representing minor change to local character and skyline. • Approaching the intersection would result in a further decrease in visibility and prominence • Rating - Low
Impact Significance	• Rating – Minor

Overall, the proposed development would not change the nature of this view to any significant degree.





Figure 17 VP1- View of existing situation



Figure 18 VP1- Proposed Development



10.2.2 VIEWPOINT 2 (VP2)

View Description

Visual Baseline Response	
Visibility and Prominence	Low-moderate visibility, low level of prominence from the viewpoint
Character of View	Predominantly urban character with built form and infrastructure being dominant elements typical of local setting.
Scenic Quality	No views of landscape or scenic significance. Low scenic quality
View Composition	3-5 storey built form in the foreground (before Commercial Road) and 2-3 storey visible built form in the middle-ground which blocks taller built form along Wyandra Street.
View Obstruction	No significant views or views with high scenic quality are obstructed.
Compatibility	High level of compatibility with existing elements in the view being residential built form or a compatible or consistent height to existing built form elements.

VIEW RATING	
Receptor Sensitivity	• Pedestrians, Cyclists and Motorists (Commuters, Local Residents and Workers within the locality) using the local street • Low level of sensitivity to visual change in relation to future buildings given the predominance of existing built form. • numbers of receptors are anticipated to be low-moderate • Not a major destination or local focal point • Rating - Low
Magnitude of Change	• Proposed development would be noticeable but not highly prominent representing low-minor change to local character and skyline • Rating - Low
Impact Significance	• Rating – Minor

Given the continued transition of the area to include a greater number of taller buildings, it could be reasonably anticipated that within the view these would also become more prevalent in the future. Overall, the proposed development would not change the character or nature of this view to any significant degree.



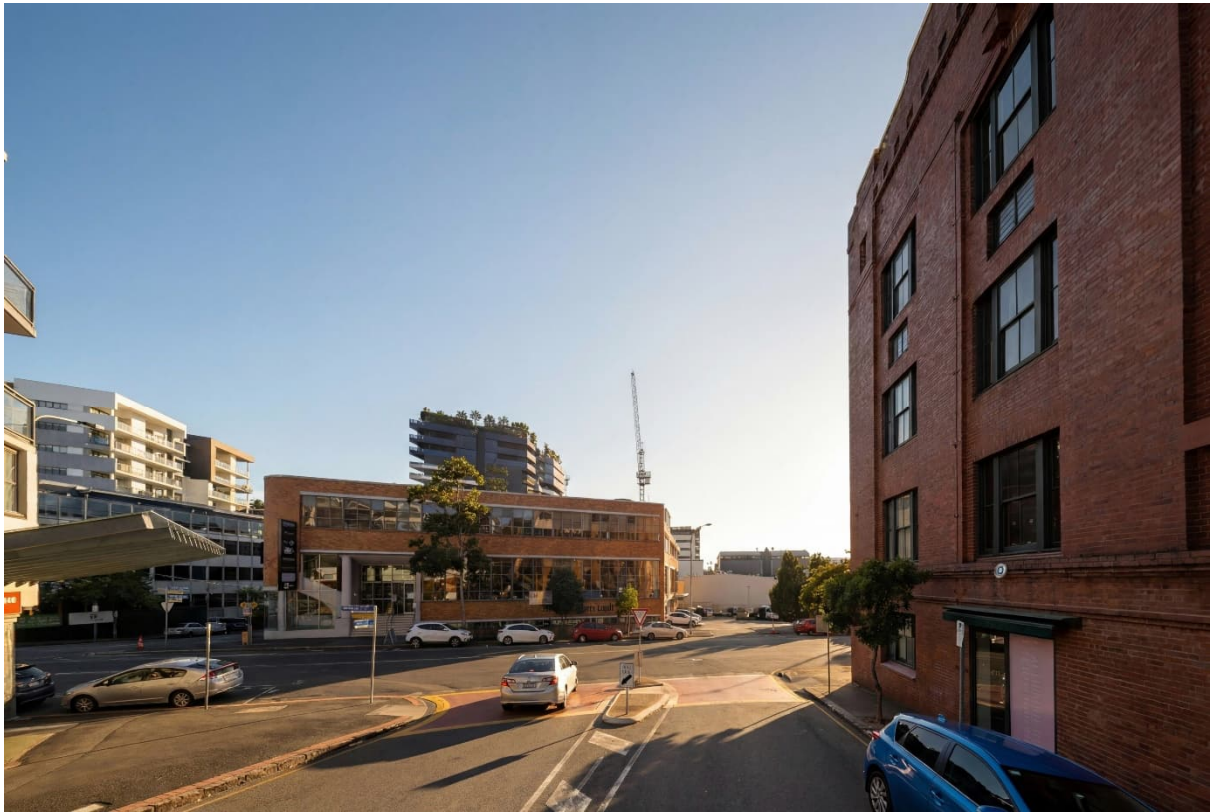


Figure 19 VP2 - View of existing situation



Figure 20 VP2 – Proposed Development



10.2.3 VIEWPOINT 3 (VP3)

View Description

Visual Baseline Response	
Visibility and Prominence	Moderate visibility, low-moderate level of prominence from the viewpoint
Character of View	The visible character is urban and defined by the predominance of built form and infrastructure and the visual containment of the views as a result of development. Typical of local setting.
Scenic Quality	No views of landscape or scenic significance. Low scenic quality
View Composition	2-3 storey built form in the foreground (along Commercial Road and Helen Street) with taller built form in the middle-ground along Wyandra Street.
View Obstruction	No significant views or views with high scenic quality are obstructed.
Compatibility	High level of compatibility with existing elements in the view being residential built form or a compatible or consistent height to existing built form elements.

VIEW RATING	
Receptor Sensitivity	• Pedestrians, Cyclists and Motorists (Commuters, Local Residents and Workers within the locality) using the local street • Low level of sensitivity to visual change in relation to future buildings given the predominance of existing built form. • Not a major destination or local focal point • numbers of receptors are anticipated to be moderate given the intensity of use along Commercial Road • Rating - Low
Magnitude of Change	• Proposed development would be noticeable but not highly prominent, representing minor change to local character and skyline • Rating - Medium
Impact Significance	• Rating – Minor-Moderate

Although visible within the view, the proposed development has a low-moderate degree of prominence, instead appearing within the context of other local built form. Overall, the proposed development would not change the nature of this view to any significant degree.





Figure 21 VP3 - View of existing situation



Figure 22 VP3 – Proposed Development



10.2.4 VIEWPOINT 4 (VP4)

View Description

Viewpoint 4 is located at the intersection of Baker Street and Kent Street viewing northwest towards the Subject Site.

Visual Baseline Response	
Visibility and Prominence	Low-moderate visibility, low level of prominence from the viewpoint
Character of View	The visible character is urban and defined by the predominance of built form and infrastructure and the visual containment of the views as a result of development. Typical of local setting.
Scenic Quality	No views of landscape or scenic significance. Low scenic quality
View Composition	2-3 storey built form in the foreground (along Kent Street) and with taller built form in the middle-ground along Wyandra Street.
View Obstruction	No significant views or views with high scenic quality are obstructed.
Compatibility	High level of compatibility with existing elements in the view being residential built form or a compatible or consistent height to existing built form elements.

VIEW RATING	
Receptor Sensitivity	• Pedestrians, Cyclists and Motorists (Commuters, Local Residents and Workers within the locality) using the local street • Low level of sensitivity to visual change in relation to future buildings given the predominance of existing built form. • Not a major destination or local focal point • Numbers of receptors are anticipated to be low • Rating - Low
Magnitude of Change	• Proposed development would be noticeable but not highly prominent representing minor change to local character and skyline • Rating - Low
Impact Significance	• Rating – Minor

Although visible within the view, the proposed development would be moderately visible, but not highly prominent. Instead, it would appear within the context of other local built form along Wyandra Street and within the broader setting. Overall, the proposed development would not change the nature of this view to any significant degree.





Figure 23 VP4 - View of existing situation



Figure 24 VP4 – Proposed Development



10.2.5 VIEWPOINT 5 (VP5)

View Description

Visual Baseline Response	
Visibility and Prominence	Low visibility and low level of prominence from the viewpoint
Character of View	The visible character is urban, defined by the predominance of built form and infrastructure and the visual containment of the views along Wyandra Street as a result of development. Typical of local setting.
Scenic Quality	No views of landscape or scenic significance. Low scenic quality
View Composition	5-20 storey built form in the foreground (Along Wyandra and Longland Street) with typically taller visible built form in the middle-ground.
View Obstruction	No significant views or views with high scenic quality are obstructed.
Compatibility	High compatibility with existing elements in the view being residential built form

VIEW RATING	
Receptor Sensitivity	• Pedestrians, Cyclists and Motorists (Commuters, Local Residents and Workers within the locality) using the local street • Not a scenic destination, location with landscape value or local focal point • Low level of sensitivity to visual change in relation to future buildings given the predominance of existing built form. • Rating - Low
Magnitude of Change	• Proposed development would have limited visibility and prominence representing very minor change to local character and skyline • Rating - Negligible
Impact Significance	• Rating – Minor-Negligible

The proposed development will have a low level of visibility and prominence within the view, appearing within the context of other local built form. Overall, the proposed development would not change the nature of this view to any significant degree.





Figure 25 VP5 - View of existing situation



Figure 26 VP5 – Proposed Development



10.2.6 VIEWPOINT 6 (VP6)

View Description

Visual Baseline Response	
Visibility and Prominence	Low-moderate visibility, low level of prominence from the viewpoint within context of existing built form.
Character of View	The visible character is both natural and urban defined by the riverscape and views to built form. A number of multiple dwellings up to 5 storeys are in the middle ground (along the edge of the Brisbane River) and taller visible built form in the background as part of the Subject Site's local setting
Scenic Quality	Moderate scenic quality with Brisbane River in the foreground
View Composition	Brisbane River in foreground, 2-5 storey built form along the rivers edge and taller built form in background.
View Obstruction	No significant views of Brisbane River are obstructed.
Compatibility	While contrasting with appearance of Brisbane River, changes are compatible with existing built form elements in the view taller being residential built form

VIEW RATING	
Receptor Sensitivity	• Pedestrians, Cyclists (Commuters, Local Residents within the locality) using the public footpath along the edge of the Brisbane River • An informal scenic destination along the river, location with scenic value with numbers of receptors anticipated to be low • Low-moderate level of sensitivity to visual change in relation to future buildings given the predominance of existing built form. • Rating - Medium
Magnitude of Change	• Proposed development would have limited prominence representing very minor change to local character and skyline, and demonstrating • Rating - Low
Impact Significance	• Rating – Minor-Moderate

Although visible within the view, the proposed development is not highly prominent, instead appearing within the context of other local built form. Overall, the proposed development would not change the nature of this view to any significant degree.





Figure 27 VP6 - View of existing situation

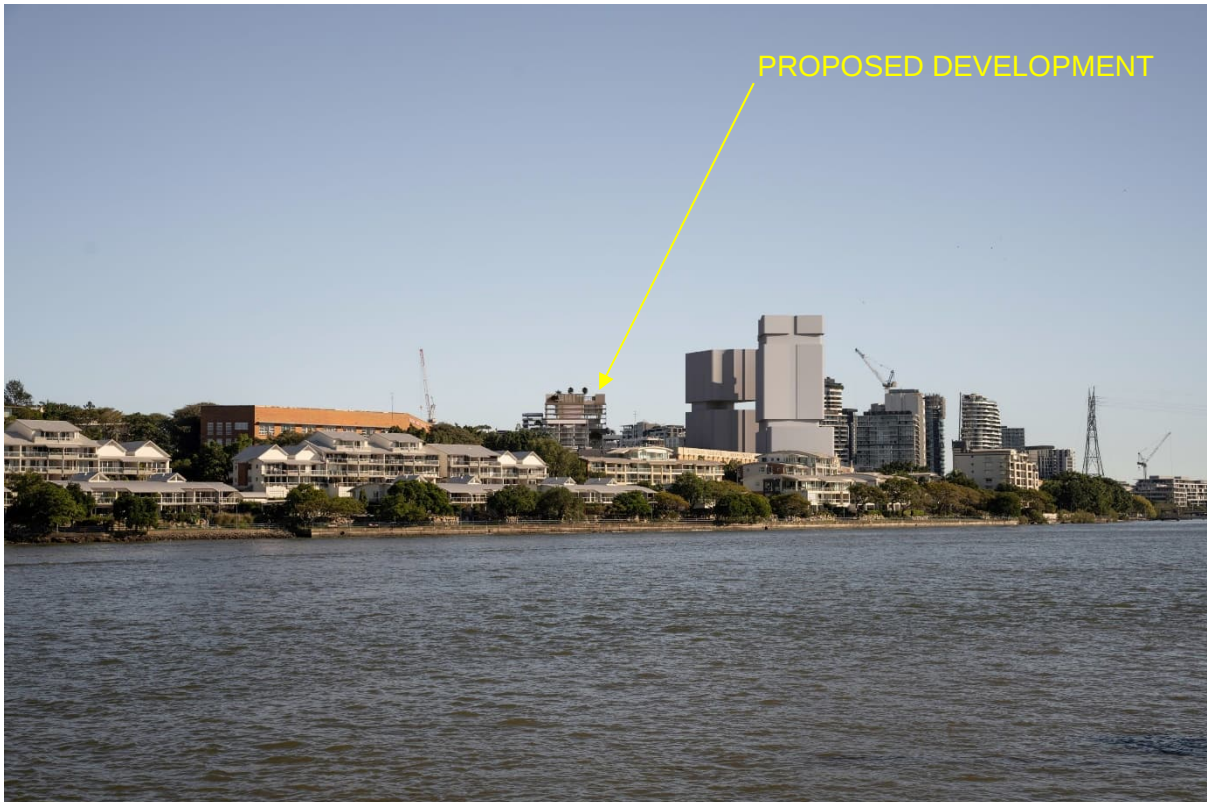


Figure 28 VP6 – Proposed Development



10.2.7 VIEWPOINT 7 (VP7)

View Description

Viewpoint 7 is located at the end of Oxford Street Bulimba, at the edge of the Bulimba Ferry Terminal and viewing west towards the Subject Site.

Visual Baseline Response	
Visibility and Prominence	Low-moderate visibility, low level of prominence from the viewpoint
Character of View	The visible character is predominantly urban, defined by the built form and infrastructure in the foreground and in the background. There are very minor glimpses of the Brisbane River.
Scenic Quality	Low-medium scenic quality as a result of the glimpses to the river and low-key historical built form.
View Composition	Low-key historical built form in the foreground and taller built form in the background.
View Obstruction	No significant views or views with high scenic quality are obstructed.
Compatibility	High compatibility with existing elements in the view being residential built form

VIEW RATING	
Receptor Sensitivity	- Pedestrians, Cyclists (Commuters, Local Residents within the locality) using the public footpath along the edge of the Brisbane River - A well utilised public transport hub located along the Brisbane River, however the view has limited direct views of the Brisbane River and contains built form in Teneriffe and Newfarm, numbers of receptors are anticipated to be moderate - Low-moderate level of sensitivity to visual change in relation to future buildings given the predominance of existing built form. - Rating - Low
Magnitude of Change	Proposed development would have low level of prominence within the view, representing very minor change to local character and skyline given the prominence and visibility of other existing residential buildings. Rating - Low
Impact Significance	Rating – Minor

Although visible within the view, the proposed development is not highly prominent, instead appearing within the context of other local built form. Overall, the proposed development would not change the nature of this view to any significant degree.





Figure 29 VP7 - View of existing situation



Figure 30 VP7 – Proposed Development





Figure 31 VP7 – Proposed Development and 2 proposed developments (refer Section 9.4)

10.3 Summary of Findings

The summary of ratings for each viewpoint is listed below. The proposed development was seen to have a **Low** Receptor Sensitivity and a **Low** Magnitude of Change. Overall, the Impact significance rating of the development based on the assessment of the 7 viewpoints is rated as **Minor**.

	Sensitivity Rating	Change Rating	Impact Significance
VP1	Low	Low	Minor
VP2	Low	Low	Minor
VP3	Low	Medium	Minor-Moderate
VP4	Low	Low	Minor
VP5	Low	Negligible	Minor-Negligible
VP6	Medium	Low	Minor-Moderate
VP7	Low	Low	Minor

From a visual amenity perspective, the proposed development would not represent a significant change to the character of the locality and would not result in any adverse visual amenity impacts insofar as the appearance of its height, bulk, scale and form.



11.0 Visual Amenity Responses

11.1 Responses to the Relevant Planning Scheme provisions

MU1 Mixed Use zone code (Inner City Zone Precinct)

7.2.14.2.2 - OO(5)(a)(i)

Development of buildings is of a height, bulk, scale and form tailored to its specific location and to the characteristics of the site including, (i) the nature of the surrounding neighbourhood

Response 1

The specific location is that outlined within the Neighbourhood Plan area and in particular the Precinct NPP-002, *Commercial Road precinct* (the Precinct). Having regard to the location of the Subject Site and its surrounding neighbourhood, I consider its character is informed by the built form character within the locality, as outlined within Section xxx.

The proposed development presents with a similar height bulk and scales as the taller buildings adjacent the Subject Site (along Wyandra Street and Wyatt Street) as well as those within the broader locality.

7.2.14.2.2 - OO(5)(c)

Development provides a built form that creates a consistent and cohesive streetscape and continuous pedestrian connections and shelter

Response 2

The streetscapes along Wyandra Street and Wyatt Street vary in character having regard to built form. Existing buildings present differently along both streetscapes, directed by a range of building forms and heights. However, recent contemporary built form engages actively with the streetscapes. The Proposed Development would be no exception, with the frontages allowing active engagement and the articulated facades at the lower levels complementing the appearance and function of existing buildings.

Newstead and Teneriffe waterfront neighbourhood plan code

7.2.14.2.2 - OO(3)(b)

Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development



Response 3

While deferring to the Planning Consultant, having regard to visual amenity I consider the intended character for the Precinct (NPP-002), is to be *transformed into a medium to high density urban community (7.2.14.2.2 OO(5)(a))*, with building heights highest on large sites along Longland Street, Commercial Road and Skyring Terrace (7.2.14.2.2 OO(5)(e)).

The proposed development at 22 storeys retains the primacy of taller built form along Longland Street and Skyring Terrace (eg Little Italy Development 29-33 Storeys), and from a visual amenity perspective represents a transformation to a higher density community through its height. The proposed developments height is also consistent with other built form within the precinct such as those building outlined in Figure 11.

7.2.14.2.2 - OO(3)(c)

Buildings are designed to present an attractive frontage that enhances the streetscape and other public spaces

Response 4

The proposed development has allows for a range of retail and food and beverage tenancies to the Wyatt Street and Wyandra Street frontages, in addition to entry points and an ground floor access linking the two streets and activating these uses.

Commercial Road precinct NPP-002

7.2.14.2 OO5(b)

This precinct is to be transformed into a medium to high density urban community

Response 5

Refer to the Response 3

PO1

Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:

(b)aligned to community expectations about the number of storeys to be built;

(d)designed to avoid significant and undue adverse amenity impact to adjoining development;

(e)sited to enable existing and future buildings to be well separated from each other and avoid affecting the potential development of adjoining sites

Response 6

Given the intended outcome for the precinct is to be transformed into a medium to high density urban community, I consider the proposed development's height, scale and form is



similar to complements existing, approved and under-construction built form within the locality. This, along with the active street edge and human-scale elements of the built form adjoining the street will assist in contributing to a *cohesive streetscape and built form character and built form character*.

The proposed development has a height of 22 storeys which is consistent with the height of other built form within the locality and lower than a number of approved developments along Longland Street such as the Little Italy Project. Whilst at 22 storeys, the proposed development is expressed as a stepped form with a series of varying roof terrace heights. This helps to

- a) moderate the appearance of its height and scale; and
- b) create a level of visual consistency with adjoining lower buildings. The best example being the proposed terracing at Level 16 which is consistent with the adjoining development immediately to the west.

The stepped upper form of the proposed development, also assists in mitigating amenity impacts with varying setbacks of the tower reducing overshadowing, overlooking and overbearing for adjoining residents.

PO9

Development scale, height and design:

(a) is proportionate to the area and frontage of the site, and the intent of any sub-precinct in which development is proposed;

(b) minimises amenity impacts on other properties and public areas in terms of access to sunlight, daylight and breezes;

(c) enables existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings;

(d) complements the existing precinct character of low- to mid-rise bulky buildings through incorporating a low-level podium and a clearly defined and set-back tower element. Tall buildings adopt a more slender tower form that minimises the appearance of building bulk of the tower;

Response 8

Refer to Response 8.



11.2 Built Form Responses

11.2.1 FORM

Form in relation to visual amenity describes the building's three-dimensional shape, massing, proportions, general appearance the inter relationship between them.

The proposed development is a residential multiple dwelling that retains consistency with the built form character of the locality. Its form is characterised as a single tower however its stepping past level 16 helps to reduce its visible bulk and dominance within the locality.

From all 7 viewpoints its form is not highly visible, juxtaposed against intervening built form in Teneriffe. When viewed from local streets, within the context of other buildings, the form of the proposed development is neither bulky nor visually dominant.

Overall, as a result of its slender appearance of its vertical form at the upper levels, the proposed development does not create any significant visual departures from the taller built form in the locality.

11.2.2 SCALE

Building scale in relation to visual amenity describes the proposed developments' relative size. It refers to how the size of a building is perceived relative to other forms, and to the scale of a human. Scale can also be considered as the legibility of a building as perceived from a distance and in relation to other elements within its immediate and local context.

The scale of the proposed development is similar to other existing buildings within the locality. Its apparent scale is also less than approved development such as at 75 Longland Street (Little Italy) which has 3 towers located in close proximity to each other and with a maximum height of 31 storeys. The stepped tower form reduces its apparent scale in relation to other nearby buildings.

Having regard to its scale in relation to its immediate setting, the proposed development maintains a human scale relationship with the streetscape through its lower tower treatment. This provides a 'relatable' scale to local users such as pedestrians and motorists.

11.2.3 HEIGHT

Building height in relation to visual amenity describes its vertical distance from the average ground level to the highest point. Building height can be measured in meters or storeys.

The height of the proposed development at 22 storeys complements and is consistent with the approved other existing and approved taller buildings such as the 3-tower development at 75 Longland Street. It also has a complementary height to a number of existing buildings within the immediate context of Teneriffe and Newstead.



11.2.4 BULK

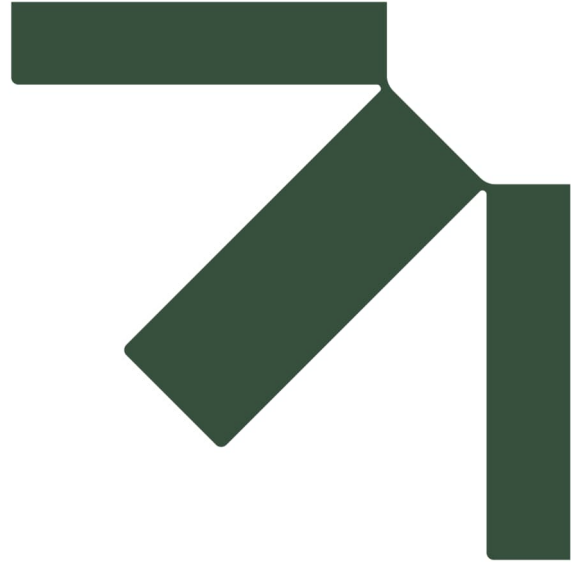
Building bulk in relation to visual amenity describes the size and mass of a built form, including its height, floor area, and its relationship to surrounds and other built form.

For the reasons stated above around height, scale and form, the proposed development does not result in a bulky form when viewed locally, rather from most viewpoints its upper stepped tower form presents a slender form within the context of other buildings that demonstrate greater bulk.

12.0 Conclusion

In my opinion the proposed development will not substantially impact character or diminish views clearly demonstrated in the 7 viewpoints selected. The proposed development presents minimal change to the visual environment from the 7 viewpoints, and the character of the locality remains largely unchanged as a result of the proposed development.





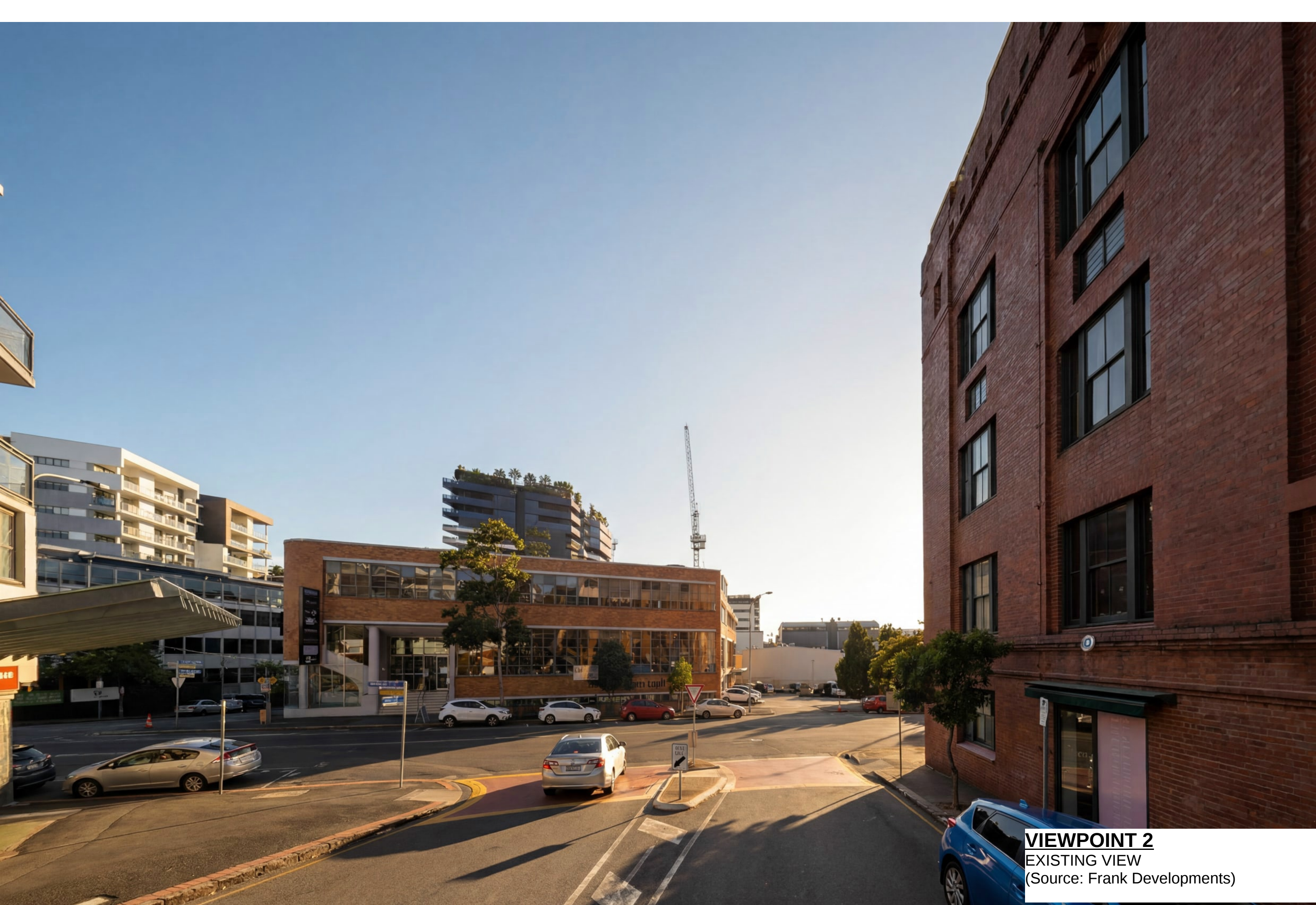
Appendix A Figures



VIEWPOINT 1
EXISTING VIEW
(Source: Frank Developments)



VIEWPOINT 1
PROPOSED DEVELOPMENT
(Source: Frank Developments)



VIEWPOINT 2
EXISTING VIEW
(Source: Frank Developments)



VIEWPOINT 2
PROPOSED DEVELOPMENT
(Source: Frank Developments)



VIEWPOINT 3
EXISTING VIEW
(Source: Frank Developments)



VIEWPOINT 3
PROPOSED DEVELOPMENT
(Source: Frank Developments)



VIEWPOINT 4
EXISTING VIEW
(Source: Frank Developments)



VIEWPOINT 4
PROPOSED DEVELOPMENT
(Source: Frank Developments)



VIEWPOINT 5
EXISTING VIEW
(Source: Frank Developments)



VIEWPOINT 5
PROPOSED DEVELOPMENT
(Source: Frank Developments)



VIEWPOINT 6
EXISTING VIEW
(Source: Frank Developments)



VIEWPOINT 6
PROPOSED DEVELOPMENT
(Source: Frank Developments)



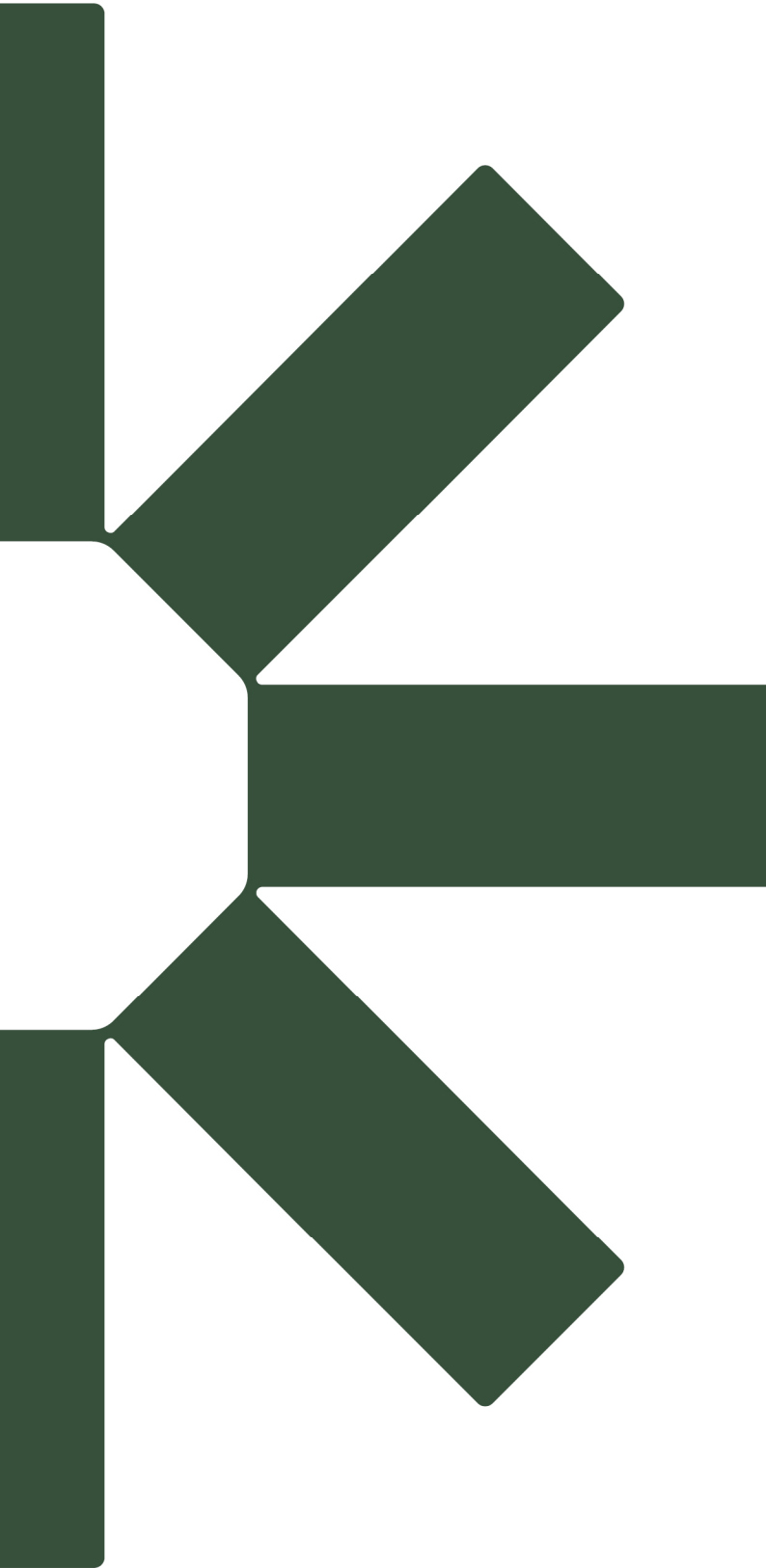
VIEWPOINT 7
EXISTING VIEW
(Source: Frank Developments)



VIEWPOINT 7
PROPOSED DEVELOPMENT
(Source: Frank Developments)



VIEWPOINT 7
PROPOSED DEVELOPMENT and 2
proposed developments (**Section 9.4**)
(Source: Frank Developments)



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