

88 Waterloo Road Macquarie Park

Response to Submissions

Prepared For Cottonwood Development Pty Ltd
Final July 2026

Acknowledgement of Country

We acknowledge the Traditional Owners of the lands we operate on. We acknowledge their continuing connection to Country through culture and community and we pay our respects to Elders past and present.

Urbis staff responsible for this report

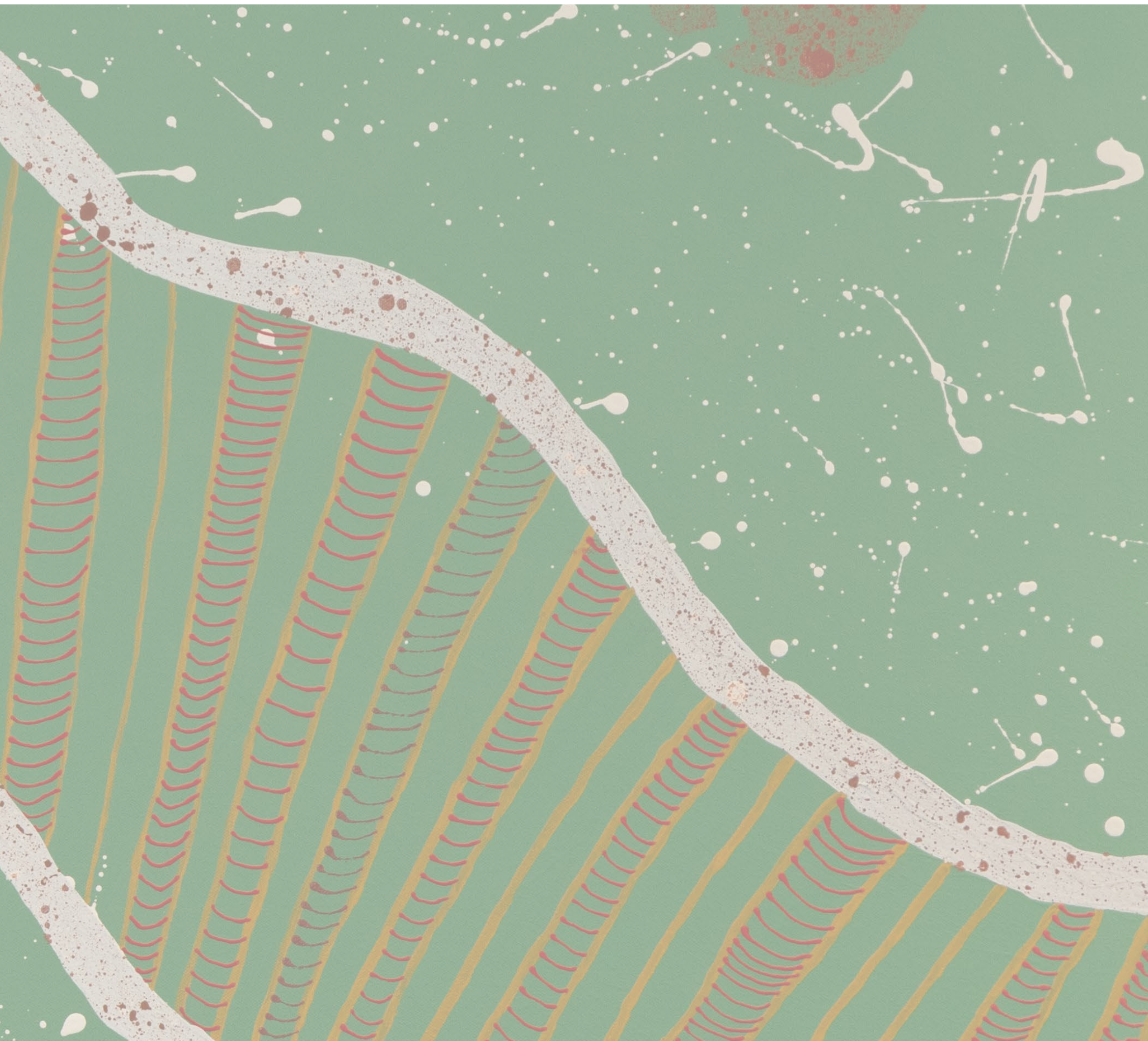
Director:	Jane Maze-Riley
Senior Consultant:	Annabelle Cooper
Project Code:	P54111

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**Additional
photomontages**

1.0 Introduction

This report has been prepared in response to DPHI feedback in relation to a proposed mixed-use development at 15-21 Cottonwood Crescent Macquarie Park, SSD-94006708.

This report follows a Visual Impact Assessment (VIA) prepared by Urbis dated January 2026.

DPHI has requested the following additional information, as outlined in the Response to Submissions letter dated 25 May 2026.

19. The Visual Impact Assessment should be updated to consider the proposal's visual impact when viewed from Elouera Reserve. A photomontage from VP11 within Elouera Reserve must be included.

Urbis have modelled a view from view place 11, as referenced in the January 2026 VIA both without vegetation, and as a fully rendered view with vegetation based on the proposed planting scheme at 5 years maturity to provide a qualitative and quantitative assessment in relation to the potential visual impacts as a result of the proposed development.



Figure 1 View place location map.

Existing view from Elouera Reserve



Figure 2 Existing view from Elouera Reserve.

Approved view from Elouera Reserve LDA2024/0158



Figure 3 Approved view (LDA2024/0158) from Elouera Reserve.

Proposed view from Elouera Reserve without vegetation



Figure 4 Proposed view from Elouera Reserve.

Proposed view from Elouera Reserve with vegetation (5 Years)



Figure 5 Proposed view from Elouera Reserve with vegetation – planting shown at 5 years maturity.

2.0 Visual Analysis

View Place 11

View east from Elouera Reserve

Distance class

- Close
- <100m

Existing composition of the view

The foreground composition of this view is characterised by open areas of grass, vegetation (trees and low height shrubs), a lit pedestrian path and bench seating. The mid-ground composition includes existing development on the site and background tower development further east.

Approved view

We note a 20 storey tower development is approved for the site (LDA2024/0158) included at Figure 3. If constructed the approved view would reflect a similar extent of visual effects to the proposal.

Visual effects of the proposal on the composition

The proposal introduces new contemporary built form where mid and lower level sections of the development will occupy the central mid-ground composition. The proposal replaces existing development on the site and blocks existing background tower forms and areas of open sky.

New built form appears closer to Elouera Reserve, changing the depth of field available. New built form does not block scenic or highly valued features.

Effects of additional height

Additional height sought is not visible in this view, does not alter the rating of visual effects and does not increase the overall visual impact.

Effects of reduced setback

The proposal has been amended to include a reduced setback to Elouera Reserve from 5m to 3m. Reduction of the setback by 2m does not increase the rating of visual effects in views from Elouera Reserve and does not alter the overall rating of impact.

Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low-medium
Scenic quality	low-medium
View composition	medium
View blocking of scenic elements	low

Overall rating of effects on baseline factors	low-medium
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Weighting factors

Public domain view place sensitivity	high (up-weight)
Visual absorption capacity	low (up-weight)

Applying the ‘weighting’ factors

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects.

Where the level of visual effects were rated as low for the majority of factors, for example scenic quality, character or sensitivity, and high for compatibility and physical absorption capacity these factors combine to provide a down-weight and a reduction to the overall final impact ratings.

In views modelled where the level of visual effects is rated as low for the majority of baseline factors, for example in relation to effects on scenic quality, character or composition, the overall visual impact rating is also considered low.

Significance of residual visual impacts

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals’ preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces.

The residual impacts are low and acceptable given the limited visual effects in the majority of views across the visual catchment, which will further reduce with anticipated future density.

Overall visual impact rating for VP 11 – **medium-low**

88 WATERLOO ROAD, MACQUARIE PARK

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR

COTTONWOOD DEVELOPMENT PTY LTD.

JULY 2026

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

1 July 2026

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Kim Nguyen, Urbis – Visual Technologies Consultant
Bachelor of Interior Architecture

LOCATION PHOTOGRAPHER :

Jane Maze-Riley, Urbis - Director, National Design

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2025 with Arnold 5.7 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 25 (GIS Data Mapping / Processing)
- Photoshop CC 2024 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (DEM and LiDAR Point Cloud) - Sydney 2020-05
- Aerial photography from Nearmap (JPG) - 2024-04-07
- Proposed 3D model received from Virtual Ideas - 2024-07-31
- Proposed 3D model (Autodesk Revit) received from AJC Architects - 2026-06-18
- Proposed landscape architectural plans (PDF) received from Place Design Group - 2026-06-26

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.65m above natural ground level. Photos have generally been taken at a focal length of 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys (where available), aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's GPS location, camera, lens, focal length, time/ date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/ buildings may be removed as part of the proposal, these are also removed in the photomontage.



LEGEND

PHOTOMONTAGE VIEWPOINT

PROJECT BOUNDARY

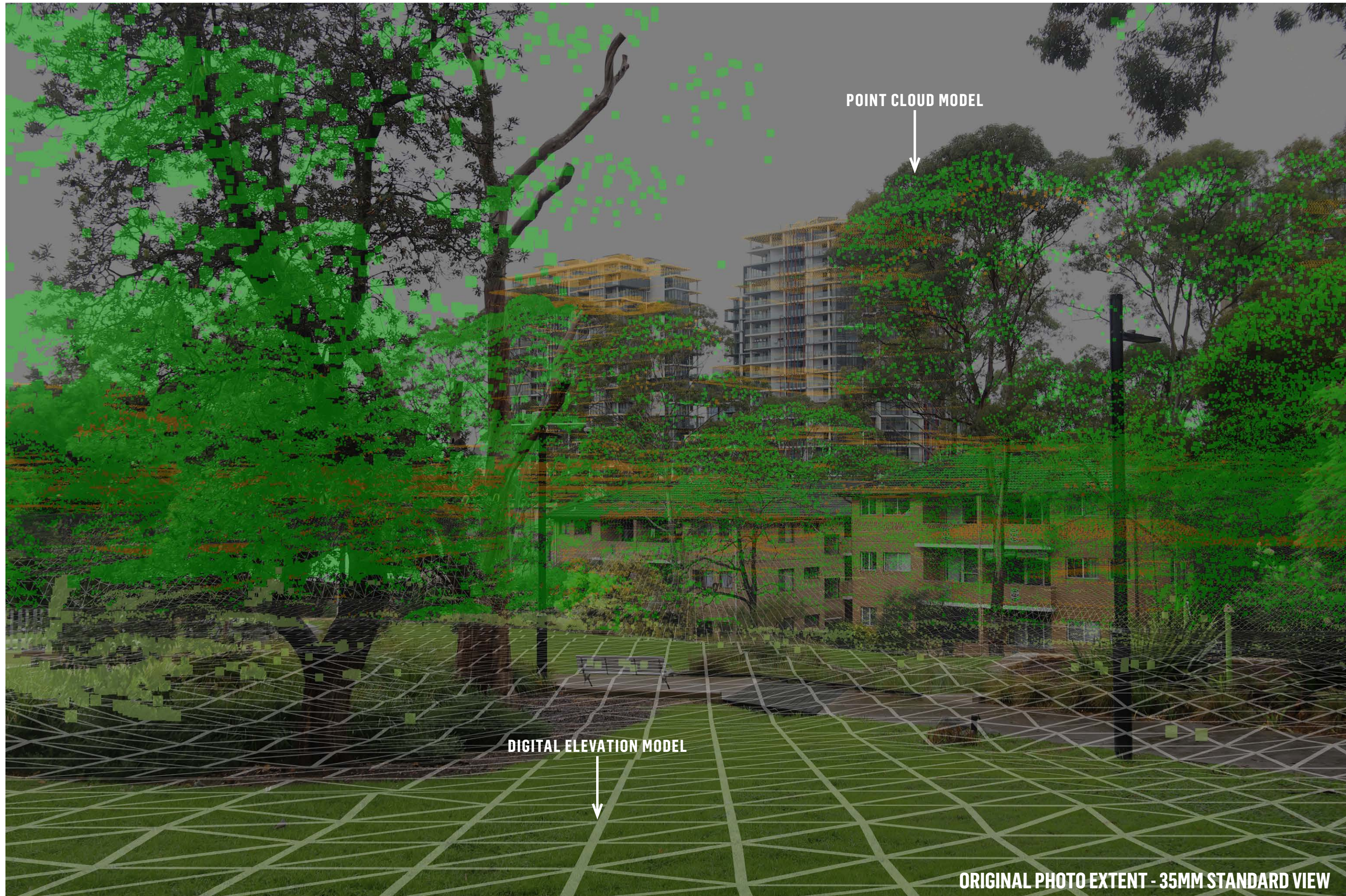


ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



88 WATERLOO ROAD, MACQUARIE PARK - VISUAL ASSESSMENT
VP11 (PHOTO 5279) : LOOKING EAST FROM ELOUERA RESERVE | EXISTING CONDITIONS 2024-06-07 09:07 AEST

DATE: 2026-07-01
JOB NO: P0053358
DWG NO: VP_11A
REV: -



POINT CLOUD MODEL

DIGITAL ELEVATION MODEL

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



88 WATERLOO ROAD, MACQUARIE PARK - VISUAL ASSESSMENT
VP11 (PHOTO 5279) : LOOKING EAST FROM ELOUERA RESERVE | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2026-07-01
JOB NO: P0053358
DWG NO: VP_11B
REV: -



DISTANCE TO PROJECT - 50M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



88 WATERLOO ROAD, MACQUARIE PARK - VISUAL ASSESSMENT

VP 11 (PHOTO 5279) : LOOKING EAST FROM ELOUERA RESERVE - PROPOSED DEVELOPMENT (2024 SCHEME)

DATE: 2026-07-01
JOB NO: P0053358
DWG NO: VP_11C
REV: -



DISTANCE TO PROJECT - 50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



88 WATERLOO ROAD, MACQUARIE PARK - VISUAL ASSESSMENT
VP 11 (PHOTO 5279) : LOOKING EAST FROM ELOUERA RESERVE - PROPOSED DEVELOPMENT

DATE: 2026-07-01
JOB NO: P0053358
DWG NO: VP_11D
REV: -



DISTANCE TO PROJECT - 50M
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



88 WATERLOO ROAD, MACQUARIE PARK - VISUAL ASSESSMENT
VP 11 (PHOTO 5279) : LOOKING EAST FROM ELOUERA RESERVE - PROPOSED DEVELOPMENT WITH LANDSCAPING AT 5 YEARS GROWTH

DATE: 2026-07-01
JOB NO: P0053358
DWG NO: VP_11E
REV: -