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urbaine

D E S I G N G R O U P

**UPDATED VISUAL IMPACT ASSESSMENT
STATE SIGNIFICANT DEVELOPMENT APPLICATION
(SSDA - 78996460)**

**NOS.16-24 LORD STREET & 21-27 ROSEVILLE AVENUE,
ROSEVILLE**

NOVEMBER 7 2025

Project Type: State Significant Development Application

Address: Nos.16-24 Lord Street & 21-27 Roseville Avenue, Roseville

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APPENDIX A: Assessment Images - panoramic (additional PDF)

APPENDIX AA: Full site photography - (additional PDF)

1. INTRODUCTION

1.1. Executive Summary:

This Visual Impact Assessment has been prepared for Hyecorp to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at nos.16-24 Lord Street and nos.21-27 Roseville Avenue, Roseville. It updated the VIA report by Urbaine, dated 16th April, 2025.

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 8 October 2024 for SSD-76440958. Specifically, Section 6: Visual Impact

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment and responds to preliminary assessment comments received from DPHI in their letter, dated 15th July, 2025. An assessment from additional viewpoints has been requested, from locations shown in Figure 5b.

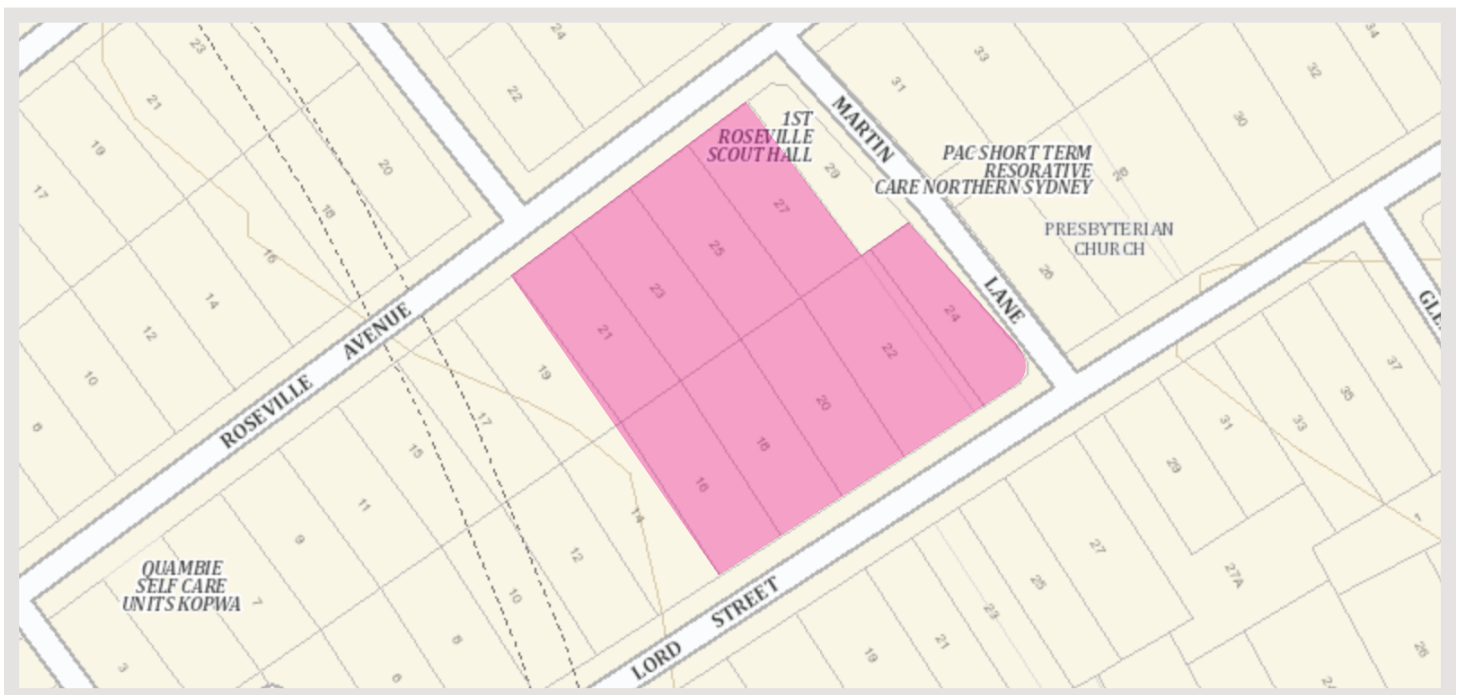


Figure 1 – Site location shown in magenta

The revised design has resulted in a reduced amount of visual impact, as detailed within this report.

1.2. The Proposed Development

1.2.1. The Site and existing property

The site consists of 9 detached dwellings and has been consolidated into an area of approximately 0.94ha. The legal description of the site is outlined below:

Property Address - Title Description

- 16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069
- 21 Roseville Avenue – Lot 9 DP1046734
- 23 Roseville Avenue – Lot 66 Section B DP3277
- 25 Roseville Avenue – Lot 65 Section B DP3277

- 27 Roseville Avenue – Lot 64 Section B DP3277
- 16 Lord Street – Lot 14 Section B DP3277
- 18 Lord Street – Lot 15 Section B DP3277
- 20 Lord Street – Lot 16 Section B DP3277
- 22 Lord Street – Lot 17 Section B DP3277 & Lot 1 DP104781
- 24 Lord Street – Lot 18 DP1173328.

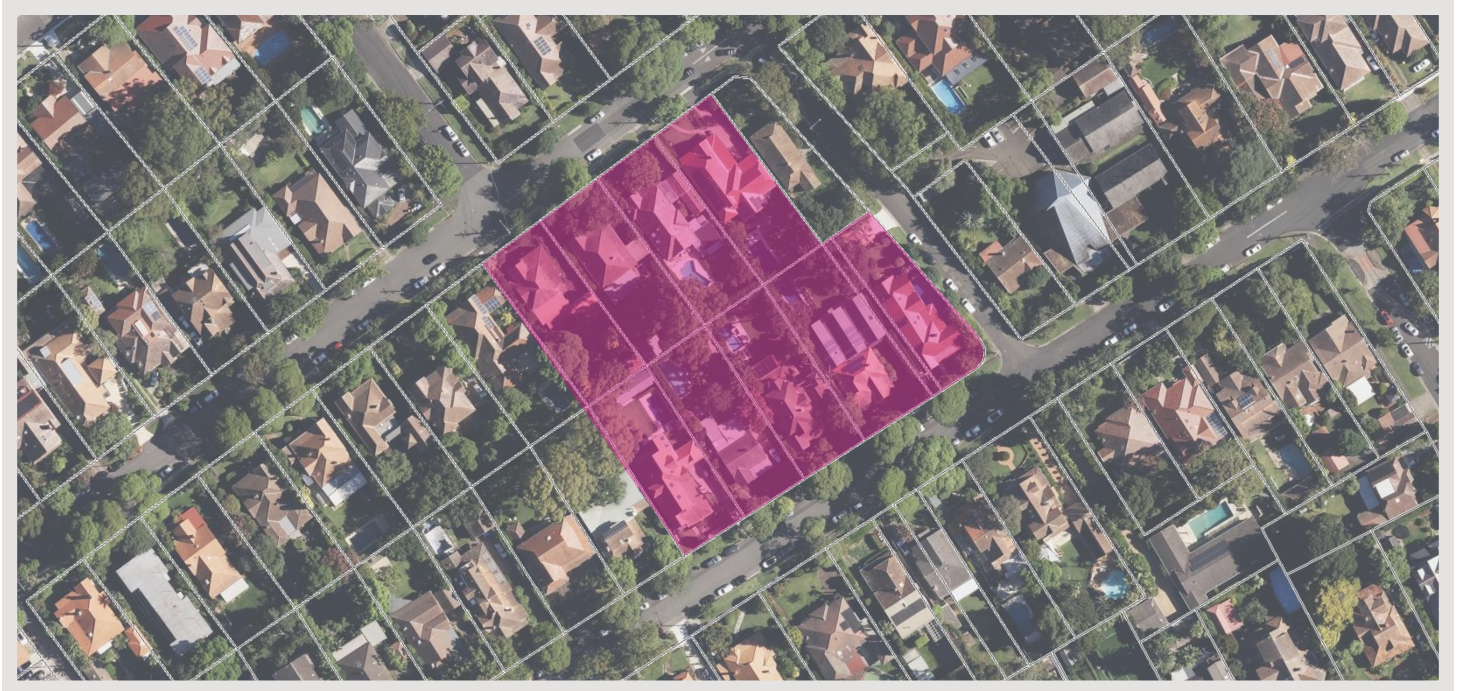


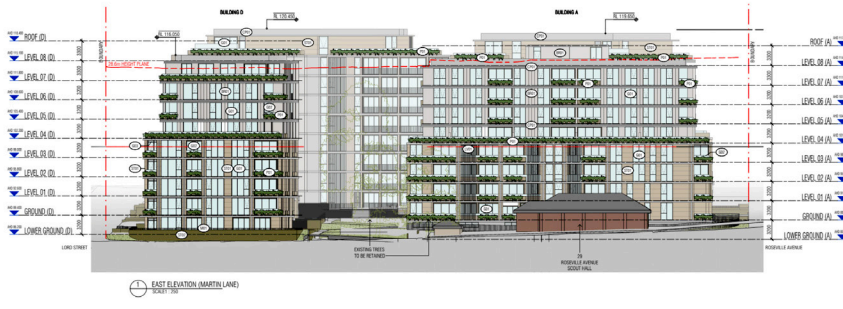
Figure 2 – Subject site shown in magenta overlay

1.3. Proposed Land Use and Built Form

The application seeks consent for the demolition of existing buildings and structures on the site and development of 252 residential apartments with affordable housing and basement parking.

- *The project includes demolition of existing buildings and structures on the site and construction of 252 residential apartments with affordable housing and basement parking. Specifically, the SSDA seeks development consent for:*
- *Demolition of existing buildings and structures and removal of selected trees.*
- *Excavation & construction of a 3-level basement.*
- *Construction of a residential flat building up to 9-storeys in height (RL120.45m) to provide 252 apartments including affordable housing, residential amenities and services. 197 of these apartments will be market housing and 55 apartments will be affordable housing (17% of overall GFA). All affordable housing units will be located in Building D.*
- *Provision of car parking spaces at basement level and bicycle parking.*
- *Provision of hard and soft landscaping.*
- *Associated works for the provision of infrastructure and servicing.*

The purpose of the project is to deliver high quality market and affordable housing within convenient walking distance of Roseville Station. See figures 3 and 4 for elevations and typical floor plans.



NO.	REVISION	DATE	BY	CHKD	APPD	DATE	BY	CHKD	APPD	DATE	BY	CHKD	APPD
1	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
2	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
3	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
4	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
5	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							

Figure 3 – Elevations of the proposed design by Fender Katsalidis



NO.	REVISION	DATE	BY	CHKD	APPD	DATE	BY	CHKD	APPD	DATE	BY	CHKD	APPD
1	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
2	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
3	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
4	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							
5	ISSUE FOR PERMIT	23.10.2025	JF	RM		24.11.19							

Figure 4 – Ground floor of the proposed design by Fender Katsalidis

1.4. Methodology of Assessment

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix C. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report.

1.4.1. Process

Survey, plans, elevations and model of the proposal were sourced from the architect, Fender Katsalidis and aligned to the scene using the survey information from LTS Surveyors - see Appendix D.

A drone assessment was undertaken and triangulated into a 3D point cloud which was aligned to ground control points using a RTK GNSS rover with NTRIP corrections. This was placed into the scene and further verified against the survey DWG.

Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site using a survey provided. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment at standing height 1600mm.

The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. For the purposes of statutory requirements, the images within the report are of a standard lens format.

1.4.2. Assessment Methodology

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based.

Where a proposal is likely to significantly affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

- *Step 1: assessment of views to be affected.*
- *Step 2: consider from what part of the property the views are obtained.*
- *Step 3: assess the extent of the impact.*
- *Step 4: assess the reasonableness of the proposal that is causing the impact.*

However, there is no peer review system for determining the accuracy of the base material used for visual impact assessments. As a result, Urbaine Group provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix A.

The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- *Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);*
- *Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);*
- *Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);*

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal.

Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss

in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

For public viewing locations, the Planning Principle for Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013) forms a means of assessment. The assessment process from this principle includes: Identification Stage:

Identify the nature and scope of the existing views from the public domain:

- *the nature and extent of any existing obstruction of the view*
- *relevant compositional elements of the view*
- *what might not be in the view - such as the absence of human structures in the outlook across a natural area*
- *is the change permanent or temporary.*

This is followed by identifying the locations in the public domain from which the potentially interrupted view is enjoyed and the extent of obstruction at each relevant location. The intensity of use of these locations is also to be recorded. Finally, the existence of any documents that identifies the importance of the view - ie. international, national, state or local heritage recognition is ascertained.

Analysis of impacts:

- *The analysis required of a particular development proposal's public domain view impact is both quantitative as well as qualitative.*
- *A quantitative evaluation of a view requires an assessment of the extent of the present view, the compositional elements within it and the extent to which the view will be obstructed by or have new elements inserted into it by the proposed development.*
- *In the absence of any planning document objective/aim, the fundamental quantitative question is whether the view that will remain after the development (if permitted) is still sufficient to understand and appreciate the nature of and attractive or significant elements within the presently unobstructed or partially obstructed view. If the view remaining (if the development were to be approved) will be sufficient to understand and appreciate the nature of the existing view, the fundamental quantitative question is likely to be satisfied.*
- *The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated.*
- *Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.*
- *As with Tenacity, a high value is to be placed on what may be regarded as iconic views (major landmarks or physical features such as land/water interfaces).*
- *Other factors to be considered in undertaking a qualitative assessment of a public domain view impact include:*
- *Is any significance attached to the view likely to be altered?*
- *If so, who or what organisation has attributed that significance and why have they done so?*
- *Is the present view regarded as desirable and would the change make it less so (and why)?*
- *Should any change to whether the view is a static or dynamic one be regarded as positive or negative and why?*
- *If the present view attracts the public to specific locations, why and how will that attraction be impacted?*
- *Is any present obstruction of the view so extensive as to render preservation of the existing view merely tokenistic?*
- *However, on the other hand, if the present obstruction of the view is extensive, does that which remains nonetheless warrant preservation (it may retain all or part of an iconic feature, for example)?*
- *If the change to the view is its alteration by the insertion of some new element(s), how does that alter the nature of the present view?*

The principles established by the Court from both cases have been integrated into the approach adopted for this evaluation. In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal

to each location and determine the overall visual impact of the Design Proposal. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

1.4.3. Site Inspections:

A site inspection was undertaken to photograph the site and surrounding area to investigate:

- *The topography and existing urban structure of the local area*
- *The streetscapes and houses most likely to be affected by the Proposal*
- *Important vistas and viewsheds*
- *Other major influences on local character and amenity*

The maps, see figures 5a and 5b, indicate chosen locations for site photography. From the site visit, it became apparent that the visibility of the proposal fell into two categories - exposed at close proximity and largely concealed in all other locations. The exposure was particularly apparent in locations where the street trees were less prevalent, particularly at round junctions and the corners of the site, viewed across a road. Beyond this, the extensive tree-lining of the surrounding streets conceals much of the subject site and at greater distances, it is only the upper levels that can be observed above the dense treeline.

The selection of photographs seeks to reflect this balance between close views that are very open to the site, middle-distance views and a smaller number of far-distant views. Further views were subsequently requested by DPHI from locations adjoining heritage listed properties within the visual curtilage of the development site. These are shown in Figure 5a, being Viewpoints 14 to 23.

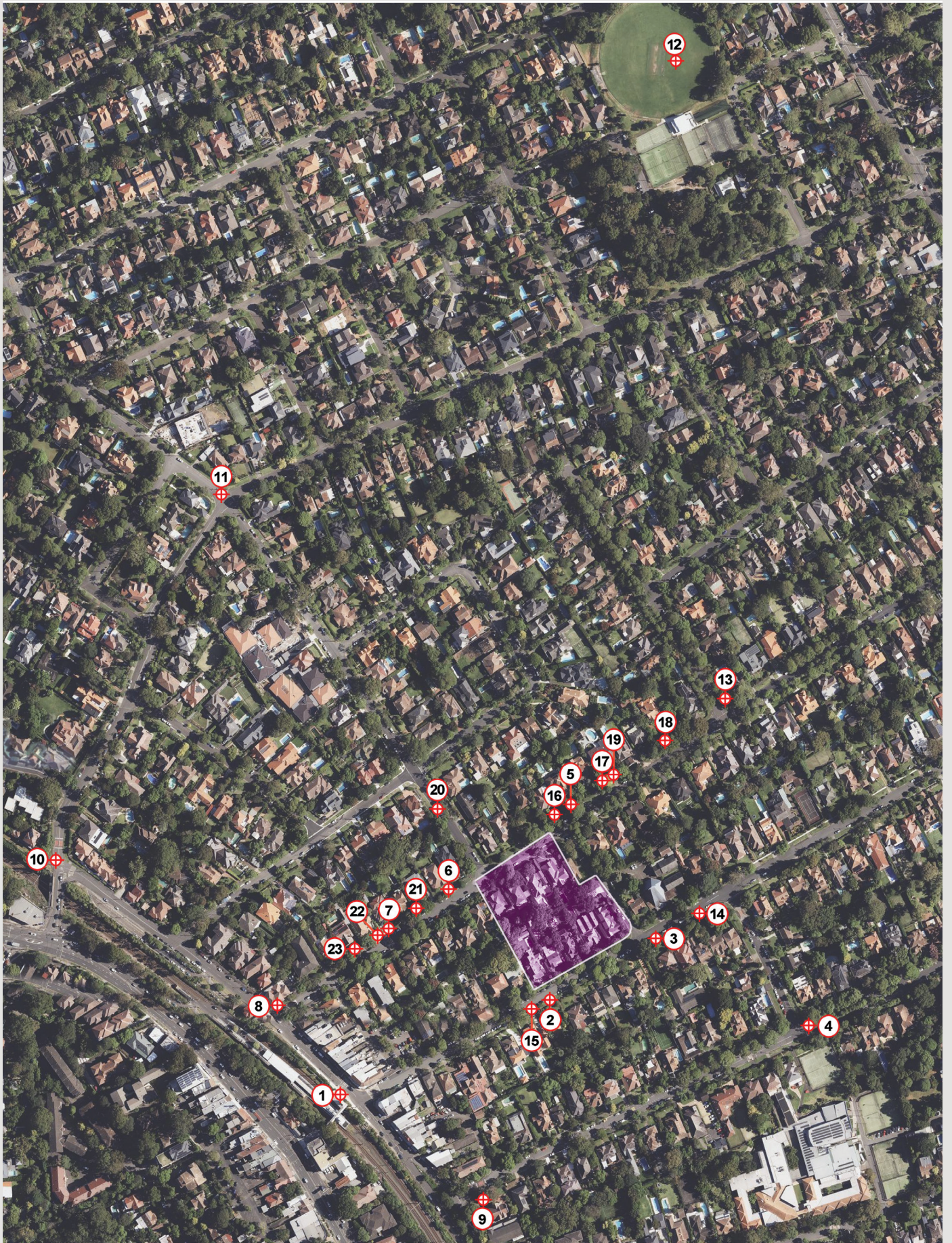


Figure 5a: Selected public viewpoint locations for visual impact assessments with site outlined in magenta.

1.4.4. Contextual Analysis:

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

1.4.5. Visual Impact Analysis:

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

1.4.6. Statutory Planning Assessment:

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-78996460): Section 6: Visual Impact

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. The results of the local view impact assessment are included in Section 3 of this report, together with assessments from the additional Heritage locations requested by the subsequent DPHI letter of 15th July, 2025

1.5. References

The following documentation and references informed the preparation of this report:

- *Design and Planning Documentation*
- *The design drawings and information relied upon for the preparations of this report were prepared by Fender Katsalidis*
- *Ku-ring-gai Development Control Plan 2024 (DCP)*
- *Ku-ring-gai Local Environmental Plan 2015 (LEP)*
- *Photography by Urbaine Group*
- *3D and montages by Urbaine Group*



Figure 6: Land zoning map, indicating site with blue outline.

2. THE SITE AND THE VISUAL CONTEXT

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.

Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 7.



Figure 7: Subject area topographical map.

Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings.

The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.

The ‘Neighbourhood Context’ provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique “sense of place” may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual ‘legibility’ of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its

arrangement and functionality.

The 'Town / City Context' provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood's character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1. The Visual Context

The immediate surroundings of the site feature a range of properties, mostly single-storey residential dwellings with some 2 and 3 storey mixed-use developments along Hill Street. These buildings showcase a blend of architectural styles, encompassing both traditional and contemporary designs. The area's development history spans different eras, leading to a mixture of construction materials and finishes. As a result, the buildings exhibit varying setbacks from the public domain, contributing to the overall character of the neighbourhood.

The locality has a residential, leafy character characterised by a streetscape quality of side setbacks and predominant, mature landscape. The building heights reinforce the existing townscape, in response to the undulating character of the area.

2.2. Visual Features and Local Landmarks

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:

The railway station and Roseville College are the 2 significant focal points in the immediate vicinity of the subject site. Beyond this, the streets themselves present a visual intensity of dense, mature landscape, which conjoins with Roseville chase to the east.

2.3. Streetscapes

Within the immediate and surrounding areas, the streetscapes are typical of Sydney's outer suburbs, being a mixture of individual houses and apartments blocks of varying scales, commercial building, schools and large, public parks. The landscaping is predominantly mature and well established.

Of greatest relevance, in terms of visual impact, is the amount and maturity of the existing landscaping in this area, both along the streets and within the private gardens. The density of foliage ensures views to the subject site are significantly screened from locations beyond its immediate surroundings. This continuation of street trees has been incorporated into the design proposal.

In most instances, the view to the subject site will be from dynamic viewpoints - cars and pedestrians, which serves to further diminish the likelihood of excessive visual impact.

Appendix B contains the full selection of photos from the site visit, further demonstrating the streetscapes of this locality.

2.4. The selected view locations for the local view analysis

As a result of the site's topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site. A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and public viewing locations. View assessments have also been undertaken from heritage-listed properties around the subject site.

2.5. Context of View

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case here, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6. Extent of View

The extent to which various components of a development would be visible is critical. For example, if the visibility assessment is of a multi-storey development proposal in a low-density context of 2 to 3 storey buildings, it would be considered to have a significant local scale visual impact, whereas if a development proposal is located in an area of a CBD containing buildings of a similar scale and height, it may be considered to have a lower scale visual impact.

The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT

3.1. Visual Impact Assessments viewpoint locations

Visual Impact Assessments from 23 viewpoint locations – from around the subject site at nos.16-24 Lord Street and nos.21-27 Roseville Avenue, Roseville.

3.1.1. Method of Assessment

In order to allow a quantitative assessment of the visual impact, locations where view impact and view loss are most likely to be observed, have been chosen.

A Canon EOS Full Frame Digital Camera with fixed focal length 24mm lens was used to take all viewpoint photos, at an eye level of 1600mm.

The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 9 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 9.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

TENACITY / SCALE / VALUE		VISUAL IMPACT		VISUAL QUALITY	
NIL	0	NEGLIGIBLE	No negative impact on the pre-existing visual quality of the view	N/A	
	1		LOW	<p>A minor negative impact on the pre-existing visual quality of the view</p> <p>Examples: minor impact on natural landscapes no impact on iconic views impact on small number of receivers significant distance between the development and receiver</p>	Predominant presence of low quality man made features
2	Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)				
3	Uniformity of land forms				
4					
5					
MODERATE	6	MEDIUM	<p>A medium negative impact on the pre-existing visual quality of the view</p> <p>Examples: moderate impact on iconic views or natural landscapes impact on moderate number of receivers located nearby the receiver</p>	Presence of some natural features mixed with manmade features	
	7			Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)	
	8				
9					
SEVERE	10	HIGH	<p>A high negative impact on the pre-existing visual quality of a view</p> <p>Examples: loss of iconic view impact on significant number of receivers overshadowing effect directly adjacent the receiver</p>	Predominantly natural features	
	11			Minimal manmade features, however if present of a high architectural standard	
DEVASTATING	12			Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)	
	13			Presence of iconic regional views of landmark features	
	14				
	15				

Figure 9: Urbaine Group Assessment Table

3.1.2. Assessment at selected viewpoints

VIEWPOINT 01



Existing site photo: No.1, Hill Street

From standing position on the upper landing of the stairway to the railway bridge..
RL +107.95m - Distance to boundary 210.42m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline - compliant envelope shown in magenta.

Visual Impact Assessment:

- Visual impact – Amount of new development visible in view - 19%
- Visual impact ratio - view loss (including buildings) : sky view loss: 49% : 51%
- Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 7 /15

This is a static, public viewpoint from the top landing of the stairs to the railway bridge, 1m away from the glazing line, at standing height, looking northeast.

From this vantage point, the foreground of the view looks across Hill Street, to the pavement surrounding the mixed-use retail terraces that follow the corner of Hill Street and Lord Street. A pedestrian crossing is observed to the south of these shops. The view then continues along Lord Street to the northeast, with most residential properties obscured by large, mature street trees. This dense landscape continues into the far distance, with very few built forms visible. In the far distance, the trees of Roseville Chase combine with the suburban landscape, with the ridgeline of Killarney Heights visible at the horizon.

The visual impact, from the proposed development, relates to the observable upper levels which are seen above the treeline of foreground properties. The lower levels are concealed by the dense street trees and the roofline continues to the north, behind the roof ridge of the retail premises on Hill Street. The top floor of accommodation and the roof plant break the continuity of the horizon line.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- Value of view: Medium
- View location: Public staircase to bridge.
- Extent of impact: Moderate

Reasonableness of proposal: This elevated view is impacted in the far distance and, specifically, with the new development breaching the continuity of the distant ridgeline. The horizon impact determines the impact value as Moderate. Otherwise, the proposal can be deemed acceptable, since most of the distant view remains uninterrupted and the development is compliant relative to the height envelope.

VIEWPOINT 02



Existing site photo: Lord Street

From standing position on public pavement.
RL +92.47 - Distance to boundary 20.14m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline

Visual Impact Assessment:

- Visual impact – Amount of new development visible in view - 59%
- Visual impact ratio - view loss (including buildings) : sky view loss: 29% : 71%
- Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 9 /15

This is a static, public viewpoint from the southern pavement of Lord Street, at the driveway entrance to no.17, Lord Street, aligning with the western boundary of the proposed site to the north.

From this location, the view is towards the north-northwest, across Lord Street and the existing mature street trees. The individual houses of Nos.16 and 18, Lord Street are visible through their own garden landscape and trees and are bounded by timber picket fences. Wide grass verges adjoin the road on both sides and beyond the houses, there are several large, mature trees contained within their gardens and the gardens of adjoining houses further north, along Roseville Avenue. Views to the east and west are terminated by large street trees.

The visual impact, from the new proposal relates to the comparison with the existing streetscape. The proposed structure is considerably higher than the existing houses and offers no visual separation along its southern elevation. The building massing steps back above its podium level and has open balconies on its southwestern corner, offering articulation and a diminution of the overall form.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- Value of view: Low-to-Medium.
- View location: Ground level street view - standing height.
- Extent of impact: Moderate-to-Severe.

Reasonableness of proposal: This street level view experiences a significant modification to its existing scale and the scale of buildings within the view. The existing houses have a defined building separation and limited to single and double storey structures. The impact is, therefore, assessed as Moderate-to-Severe, as a result of the verticality and extent of the street-facing facade. The height compliance is not a factor in the overall impact from this viewpoint.

VIEWPOINT 03



Existing site photo: Corner of Lord Street and Martin Lane

From standing position on public pavement
RL +86.29 - Distance to boundary 20.74m

Camera - Canon RP
Lens: 24mm



Refer to Architectural Plans and CGIs for final materials and finish

Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 68%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 29% : 71%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, public viewpoint from the southern pavement of Lord Street at its junction with Martin Lane. From this location, the view looks across Lord Street and to the north-northwest along Martin Lane. The street and garden trees are all very dense and mature, obscuring many of the existing single and double-storey houses along Martin Lane and Lord Street. To the rear of the partially visible house at no.24, Lord Street, other large trees are seen within the adjoining gardens of properties along Roseville Avenue to the northwest. Views to the east and west along Lord Street are terminated by existing street trees.

The visual impact, from this location, relates to the lower level houses and the trees contained within the property's gardens along Lord Street and Martin Lane. The mature trees to the rear of these houses are also impacted. Beyond this, the view loss relates to sky view above and beyond the site, to the northwest, which is reduced, when compared to the originally submitted proposal. The building's corner elements are composed of open balconies, which assist in softening the built form against the sky backdrop.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium*
- *View location: Public intersection - pavement at standing height.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: The corner street view emphasises the verticality of the development, with both elevations significantly visible. The impact is caused as a result of the building's overall scale, relative to the existing streetscape. However, the assessment is classed as Moderate-to-Severe, within the context of adjoining properties and the general scale of the surrounding neighbourhood. The proposal's impact is generally greatest from locations such as this, where the street trees are not filtering the view to the subject site.

VIEWPOINT 04



Existing site photo: Glencroft Road

From standing position
RL +86.51 - Distance to boundary 204.71m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline (shown in green where the proposal is obstructed by buildings / trees and not visible)

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 0%*
- *Visual impact ratio - view loss (including buildings) : sky view loss:N/A*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 0 /15*

This is a static, public pavement view from the street junction between Glencroft Road and Bancroft Avenue, to the south-east of the subject site.

The view looks to the northwest, across Bancroft Avenue to the pavement that follows the road junction. All the roads in this area have wide grass verges, as in this example. Beyond the pavement is the picket fence of no.28, Bancroft Avenue. behind which is a wide-canopied tree at the garden corner and a dense perimeter hedge behind the fence. Large, mature trees and parts of the single-storey houses are observed along both streets, to the north and west.

The new proposal is entirely obscured by the roofs forms and mature landscaping of the existing houses.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium*
- *View location: Public pavement - standing height.*
- *Extent of impact: Nil*

Reasonableness of proposal: This view serves to demonstrate the diminishing visual impact at a relatively small distance from the site, with no visibility of the proposal from this location. This is partly as a result of the topography and also the existing dense landscaping and existing houses within the area - both public and private.

VIEWPOINT 05



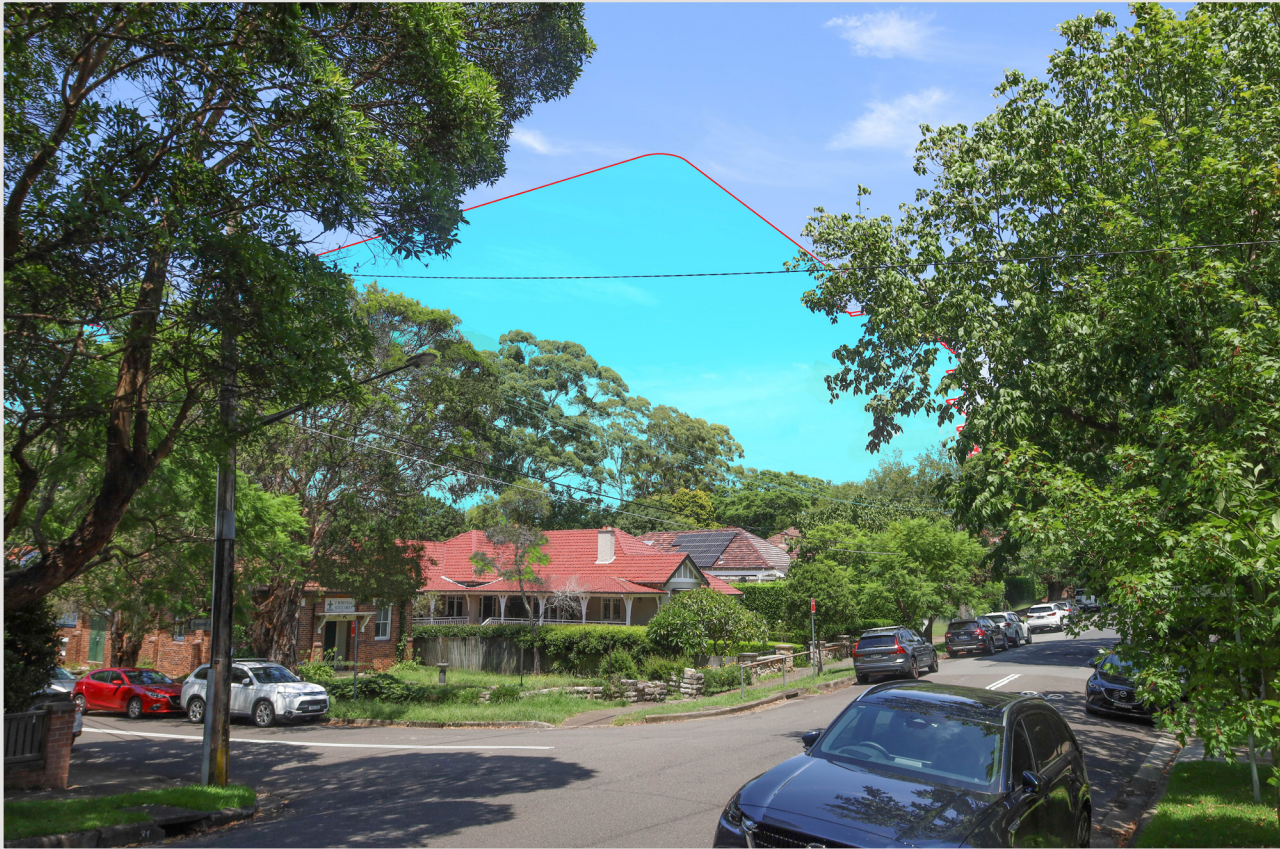
Existing site photo: Roseville Avenue pavement

From standing position on public pavement.
RL +89.06 - Distance to boundary 36.43m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 64%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 51% : 49%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 9 /15*

This is a static, public pavement view from the western side of Roseville Avenue, alongside the driveway entrance to no.30, Roseville Avenue. The view looks to the south-southwest with the road and road junction in the foreground. Large, mature street trees terminate the views to the south and west, with an open garden observed beyond the road junction, as the streetscape element of the single storey Roseville Scout Hall. The house to the west of this, at no.27, Roseville Avenue is almost visible in its entirety, while houses further to the west and largely obscured by street trees and perimeter hedges. Large, mature trees rise above the roof forms to the southwest, within the gardens of properties along Lord Street.

The visual impact from this location relates to the existing single-storey properties along Roseville Avenue and their associated landscaping and trees, The scale of the building rises to a height that also blocks views of the landscaping to the rear of these houses and to a significant area of skyview, above and beyond the site, to the south-southwest.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium*
- *View location: Public pavement - standing height.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: As with Viewpoint no.3, the corner view creates a level of visibility not available from closer viewpoints. In this instance, both elevations are significantly open to the viewer. The context of low-level houses adjoining the site is not visually apparent from this location, being concealed by the street tree canopies and hedges. The building's compliance with the height limit envelope deems the proposal acceptable, although the visual impact is assessed as Moderate-to-Severe.

VIEWPOINT 06



Existing site photo: Roseville Avenue public pavement

From standing position on public pavement
RL +100.09 - Distance to boundary 20.46m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 76%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 45% : 55%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 11 /15*

This is a static, public pavement view from the eastern pavement at the road junction between Roseville Avenue and Trafalgar Avenue. The view is across Roseville Avenue in a southeasterly direction, with the road in the foreground of the view. The single storey, residential property at no.21 is directly across the road and is surrounded by large, mature trees and hedges, both within its own garden and along the adjoining verges of the road. Trees terminate the view to the east and are also present beyond the rear of this house, in adjoining gardens of Lord Street, to the south. The existing houses are all of a similar scale and style along this area of the street.

The visual impact of the new proposal relates, predominantly to the sky view above and beyond the subjects site. The scale of the new proposal is in contrast with the existing streetscape and the building seeks to diminish its overall impact with the softening articulation of the corners, with open, curved balcony elements.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium*
- *View location: Public pavement - standing height.*
- *Extent of impact: Severe.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the view loss is limited, for the mostpart, to sky view only. The visual impact from the increased scale of this development, relative to existing houses that adjoin the site, is assessed as Severe, but is permissible within the context of future development within this area. From this viewpoint, the openness of the view is related to the intersection of two roads and the contextual streetscape is to the east and west.

VIEWPOINT 07



Existing site photo: Roseville Avenue public pavement

From standing position on public pavement
RL +97.37 - Distance to boundary 107.61

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 13%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 3% : 97%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public pavement viewpoint, from the grass verge, adjoining the entrance driveway of No.10, Roseville Avenue on the northern side of Roseville Avenue. The view is to the east-northeast, looking across Roseville Avenue, with the grass verge and road in the foreground of the view. The viewpoint location is approximately 20m to the southwest of the junction with Trafalgar Avenue. The boundaries of houses along Roseville Avenue are lined with boundary walls, or fences, usually backed with significant hedges, obscuring much of the lower elements of these houses. In the middle distance, the street trees are mature, with large canopies which conjoin across the middle of the road, obscuring much of the distant views in this direction.

The visual impact from this middle-distance location is not significant, since much of the proposed structure is concealed at its upper levels by the street trees and entirely at its lower levels by the existing houses and hedges. The small glimpses of the building create view loss to the sky view, above and to the rear of the subject site.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium*
- *View location: Public pavement - standing height.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of this location, there are only small glimpses of the new development and the visual impact is Negligible. As with several of the previous viewpoints, the visibility of the proposal diminishes at only small distances from the subject site. This amount of visual impact is assessed as Negligible and is acceptable.

VIEWPOINT 08



Existing site photo: Roseville Avenue pavement

From standing position on public pavement
RL +108.34 - Distance to boundary 231.00m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline (shown in green where the proposal is obstructed by buildings / trees and not visible)

Visual Impact Assessment:

- Visual impact – Amount of new development visible in view: 0%
- Visual impact ratio - view loss (including buildings) : sky view loss: N/A
- Existing Visual Assessment Scale no: 4 /15 & Visual Impact Assessment Scale no: 0 /15

This is a static public street view from the intersection of Hill Street and Roseville Avenue, looking straight north at standing height.

From this vantage point, the foreground shows the width of Hill Street, which covers the whole foreground visual space. The merge with Roseville Street may be seen further north and in the middle of the view. Laterally and to the west is a view of the commercial dwelling at No. 65 Hill Street and the two-story postal office at No. 63a Hill Street. All subsequent views are obstructed by mature trees planted along the western and eastern visual perimeters, leaving only the centre street aspect visible and extending from the foreground to the distant.

The view impact, upon the proposal's completion would result in a slight central view loss. Given that it does not impede upon any existing views or overall visual attributes, the extent of impact from this location can be assessed as Nil.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- Value of view: Low
- View location: Public pavement - standing height.
- Extent of impact: Nil

Reasonableness of proposal: This view serves to demonstrate the diminishing visual impact at a relatively small distance from the site, with no visibility of the proposal from this location. This is partly as a result of the topography and also the existing dense landscaping and existing density of built structures within the area - both public and private.

VIEWPOINT 09



Existing site photo: Church at No.3, Hill Street

From standing position on private front lawn
RL +102.39 - Distance to boundary 208.75m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view: 37%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 12% : 88%*
- *Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 6 /15*

This is a static, public viewpoint from the northern, raised, front lawn of the Anglican Church at the junction between Hill Street and Bancroft Avenue. From this location, the existing view is across the lawn and fencing of the church and, from there, the road of Bancroft Avenue to the residential properties on its northern side, which are mostly obscured behind trees along the street and within the residential gardens. As a result of the tree-lined streets within this area, there are only very small glimpses of houses to the north and northeast, towards the subject site.

The visual impact, as a result of the new proposal, relates to an area of sky view beyond the subject site, with the lower levels concealed by the dense trees and landscaping.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Low-to-Medium*
- *View location: Public - church lawn.*
- *Extent of impact: : Minor.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and the visual impact has less relevancy from this distance. There is no impact upon distant, or horizon views.

VIEWPOINT 10



Existing site photo: Clanville Road and Hill Street intersection

From standing position at road intersection.
RL +115.24 Distance to boundary 408m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline (shown in green where the proposal is obstructed by buildings / trees and not visible)

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 0%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: N/A*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 0/15*

This is a static, public pavement viewpoint, from the street intersection between Clanville Road and Hill Street at standing height. The view is towards Roseville Station and the subject site in an east-northeasterly direction, with a mixture of single and two-storey houses in the foreground along the northern edge of Hill Street, all on the single site at no.1. Large trees are observed within the rear gardens of Oliver Road, beyond the foreground houses. Apart from these, there is not the density, or scale of trees observed in the roads surrounding the site. The view to the south is terminated with dense, low-level street trees.

From this vantage point, the topography of the landform falls from west to east and, as a result the new proposal is not observable above the rooflines of the houses along Hill Street.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Low*
- *View location: Public pavement - standing height.*
- *Extent of impact: Nil*

Reasonableness of proposal: As with previous examples, this view serves to demonstrate the diminishing visual impact at a relatively small distance from the site, with no visibility of the proposal from this location. This is partly as a result of the topography and also the existing dense landscaping and existing density of built structures within the area - both public and private.

VIEWPOINT 11



Existing site photo: intersection between Trafalgar Avenue and Clanville Road

From standing position on public pavement intersection
RL +108.55 Distance to boundary 454m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 14%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 6% : 94%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static, public street viewpoint from the intersection between Trafalgar Avenue to the north and Clanville Road to the east, taken in front of the residential dwelling at No. 29 Trafalgar Avenue, on the northern corner of the junction. The view looks southwest, directly down Trafalgar Avenue, towards the subject site. The road is lined with wide grass verges and dense, large, mature street trees. Many of the houses are located behind large front hedges, with only small glimpses of built forms behind. The road declines gently from north to south, towards the subject site location.

The visual impact, from this location, results in a minor reduction of sky view to the rear of the subject site. Small areas of the development at its eastern end are seen between the canopies of the street trees, although there is no impact from the lower levels.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium*
- *View location: Public pavement - standing height.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of this location, there are only small glimpses of the new development and the visual impact is Negligible. As with several of the previous viewpoints, the visibility of the proposal diminishes at relatively small distances from the subject site. This amount of visual impact is assessed as Negligible and is acceptable.

VIEWPOINT 12



Existing site photo: Belgium Avenue

From standing position public pavement
RL +104.71 Distance to boundary 277.1m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 11%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public street view from the northern corner of Belgium Avenue, on the grass verge in front of the residential property at No.15 Belgium Avenue. The view looks towards the subject site in a southerly direction, with the various hedges, fences and small boundary walls seen fronting the houses that run along Belgium Avenue to the south. Small, street trees line the verges of the road and similarly-sized trees are also present within the private gardens. As a result, distant views are available, including several towers within Chatswood CBD to the south.

The visual impact from this viewpoint is caused as a result of the upper 2 to 3 levels of the new proposal which are visible above the treeline, to the east of the CBD towers. The view loss is to sky view, above and beyond the site, but is not significant.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Low-to-Medium*
- *View location: Public pavement - standing height.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of this location, there are only small glimpses of the new development and the visual impact is assessed as Negligible. As with several of the previous viewpoints, the visibility of the proposal diminishes at only small distances from the subject site. This amount of visual impact is assessed as Negligible and is acceptable.

VIEWPOINT 13



Existing site photo: Roseville Avenue and Gerald Avenue

From standing position
RL +97.38 Distance to boundary 214.9m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline (shown in green where the proposal is obstructed by buildings / trees and not visible)

Visual Impact Assessment:

- Visual impact – Amount of new development visible in view - 0%
- Visual impact ratio - view loss (including buildings) : sky view loss: N/A
- Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 0 /15

This is a static public view from the street intersection between Roseville Avenue and Gerald Avenue, on the eastern pavement, facing northeast. The foreground view is across the street intersection from this point and extends, to the southwest, along Roseville Avenue towards Martin Lane, at the northwestern boundary of the subject site. The streets, in this location, are lined with large, mature trees, which are also within the gardens of neighbouring properties. There is a variety of plot boundary treatments along the pavements, including pocket fencing, brick walls and hedges.

There is no visual impact, as a result of the new proposal, since the topography of the landform drops to the west. When combined with the existing tree screening, the building is entirely concealed.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- Value of view: Low-to-Medium.
- View location: Public pavement - standing height.
- Extent of impact: Nil.

Reasonableness of proposal: This view serves to demonstrate the diminishing visual impact at a relatively small distance from the site, with no visibility of the proposal from this location. This is partly as a result of the topography and also the existing dense landscaping and existing density of built structures within the area - both public and private.

VIEWPOINT 14 - additional request by DPHI



Existing site photo: No.28, Lord Street.

From standing position on the southern pavement, opposite no.28, Lord Street.
RL +89.02 Distance to boundary 86m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 41%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 27% : 73%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 8 /15*

This is a static, public viewpoint from the southern pavement of Lord Street, opposite St Luke's Hall at no.28, Lord Street. From this location, the view looks across Lord Street to the west, towards the subject site. The Hall is seen in the foreground of the view, obscuring the northern elements of the site. Large, mature street trees are located along the northern side of the road in this location and further to the west, along Lord Street, terminating the distant view in this direction.

The visual impact, from this location, relates to the lower level houses and the trees contained within the property's gardens along Lord Street and Martin Lane. The mature trees to the rear of these houses are also impacted. Beyond this, the view loss relates to sky view above and beyond the site, to the northwest. The building's corner elements are composed of open balconies, which assist in softening the built form against the sky backdrop.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Public pavement at standing height.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: This street view, close to the site's corner, emphasises the verticality of the development, with both elevations significantly visible. The impact is caused as a result of the building's overall scale. However, the assessment is classed as Severe, within the context of adjoining properties and the general scale of the surrounding neighbourhood. The proposal's impact is generally greatest from locations such as this, where the street trees are not filtering the view to the subject site.

VIEWPOINT 15 - additional request by DPHI



Existing site photo: No.19, Lord Street

From standing position on public pavement.
RL +92.61 Distance to boundary 18.2m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 59%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 29% : 71%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, public viewpoint from the southern pavement of Lord Street, at the front entrance to no.19, Lord Street, aligning with the western boundary of the proposed site to the north. From this location, the view is towards the north-north-west, across Lord Street and the existing mature street trees. The individual houses of Nos.16 and 18, Lord Street are partially observed through the garden landscape. Wide grass verges adjoin the road on both sides and beyond the houses, there are several large, mature trees contained within their gardens and the gardens of adjoining houses further north, along Roseville Avenue. More distant views to the northeast are terminated by the existing, large street trees in this direction.

The visual impact, from the new proposal relates to the comparison with the existing streetscape. The proposed structure is considerably higher than the existing houses and offers no visual separation along its southern elevation. The building massing steps back at the fourth level and has open balconies on its south-westers corner, offering articulation and a diminution of the overall form.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Ground level pavement view - standing height.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: This street level view experiences a significant modification to its existing scale and the scale of buildings within the view. The existing houses have a defined building separation and limited to single and double storey structures. The impact is, therefore, assessed as Moderate-to-Severe, as a result of the verticality and extent of the street-facing facade. The breach of height compliances is not a factor in the overall impact.

VIEWPOINT 16 - additional request by DPHI



Existing site photo: Corner of Lord Street and Martin Lane

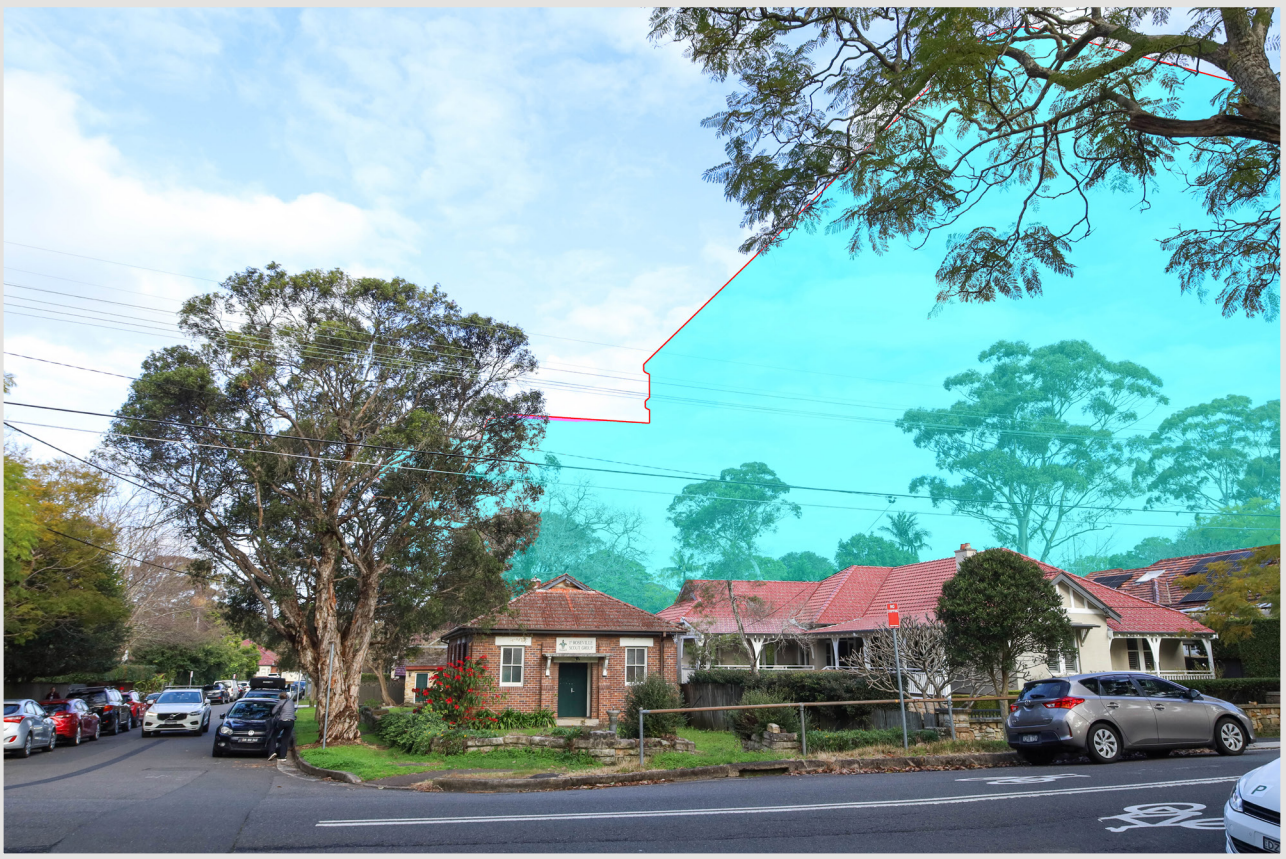
From standing position on public pavement
RL +89.47 - Distance to boundary 23.15m

Camera - Canon RP
Lens: 24mm



Refer to Architectural Plans and CGIs for final materials and finish

Photomontage of Proposal



Visual Impact in cyan with red outline - including proposed non-compliance with the height control in magenta.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 47%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 42% : 58%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 11 /15*

This is a static, public pavement view from the northern side of Roseville Avenue, opposite the road junction between Martin Lane and Roseville Avenue. The view looks to the south, with the road and road junction in the foreground. Large, mature street trees terminate the views to the south and west, with the single storey Roseville Scout Hall, observed at no.29, Roseville Avenue. The house to the west of this, at no.27, Roseville Avenue is almost visible in its entirety, with large, mature trees rising above the roof forms to the southwest, within the gardens of properties along Lord Street.

The visual impact from this location relates to the existing single-storey properties along Roseville Avenue and their associated landscaping and trees, The scale of the building rises to a height that also blocks views of the landscaping to the rear of these houses and to a significant area of sky view, above and beyond the site, to the southwest. There are no existing street trees on the northern boundary of the site in this location and, hence, the proposal is relatively exposed in terms of its visual impact, within its context.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Public pavement - standing height.*
- *Extent of impact: Severe.*

Reasonableness of proposal: The corner street view emphasises the verticality of the development, with both elevations significantly visible. The impact is caused as a result of the building's overall scale and not, specifically, by any breaches of height compliance. However, the assessment is classed as Severe, within the context of adjoining properties and the general scale of the surrounding neighbourhood. The proposal's impact is generally greatest from locations such as this, where the street trees are not filtering the view to the subject site.

VIEWPOINT 17 - additional request by DPHI



Existing site photo: Public pavement, Roseville Avenue.

From standing position on public pavement
RL +93.82 - Distance to boundary 117.7m

Camera - Canon RP
Lens: 24mm



Refer to Architectural Plans and CGIs for final materials and finish

Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 68%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 49% : 51%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 9 /15*

This is a static, public pavement view from the northern side of Roseville Avenue, alongside the driveway entrance to no.32, Roseville Avenue. The view looks to the southwest with the road and road junction visible in the midground of the view. Large, mature street trees terminate the distant views to the southwest, with the houses to the south clearly visible between the closer tree canopies in the foreground. The subject site is significantly visually obscured from this location at ground level.

The visual impact from this location relates to the existing single-storey properties along Roseville Avenue, in the middle distance and their associated landscaping and trees, The scale of the building rises to a height that also blocks views of the landscaping to the rear of these houses and to a significant area of sky view, above and beyond the site, to the south. The visual impact of this increased scale is significant within the context of the existing streetscape.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Public pavement - standing height.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: The context of low-level houses adjoining the site is not visually apparent from this location, being concealed by the street tree canopies and hedges. The building's height compliance deems the proposal acceptable, although the visual impact is assessed as Moderate-to-Severe.

VIEWPOINT 18 - additional request by DPHI



Existing site photo: Roseville Avenue pavement

From standing position on public pavement.
RL +98.51 - Distance to boundary 24.15m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline - including proposed non-compliance with the height control in magenta.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 19%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 4% : 96%*
- *Existing Visual Assessment Scale no:8 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public pavement view from the northern side of Roseville Avenue, alongside the driveway entrance to no.40, Roseville Avenue. The view looks to the southwest, with dense mature street tree canopies terminating the distant views to the southwest, including the subject site. Parts of the houses to the south are visible between the closer tree canopies in the foreground, on the southern side of Roseville Avenue. The subject site is significantly entirely obscured from this location, at ground level.

The visual impact from this location relates to a moderate area of sky view, above and beyond the site, to the south. This is already filtered through the large tree canopies along Roseville Avenue. The visual impact of the increased scale of the proposal is Negligible within the context of the existing streetscape.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Public pavement - standing height.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: As with previous examples, this view serves to demonstrate the diminishing visual impact at a relatively small distance from the site, with minimal visibility of the proposal from this location. This is partly as a result of the topography and also the existing dense landscaping and existing density of built structures within the area - both public and private.

VIEWPOINT 19 - additional request by DPHI



Existing site photo: Roseville Avenue public pavement

From standing position on public pavement. No.34, Roseville Avenue.
RL +94.07 - Distance to boundary 17.85m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline - including proposed non-compliance with the height control in magenta.

Visual Impact Assessment:

- Visual impact – Amount of new development visible in view - 44%
- Visual impact ratio - view loss (including buildings) : sky view loss: 23% : 77%
- Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 9 /15

This is a static, public pavement view from the northern side of Roseville Avenue, alongside the driveway entrance to no.34, Roseville Avenue. The view looks to the southwest with the road and road junction visible in the midground of the view. Large, mature street trees terminate the distant views to the southwest, with the houses to the south clearly visible between the closer tree canopies in the foreground. The subject site is significantly visually obscured from this location at ground level.

The visual impact from this location relates to the existing single-storey properties along Roseville Avenue, in the middle distance and their associated landscaping and trees, The scale of the building rises to a height that also blocks views of the landscaping to the rear of these houses and to a significant area of sky view, above and beyond the site, to the south. The visual impact of this increased scale is significant within the context of the existing streetscape.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- Value of view: Medium.
- View location: Public pavement - standing height.
- Extent of impact: Moderate.

Reasonableness of proposal: This viewpoint creates a level of visibility not available from closer viewpoints. In this instance, both elevations are significantly open to the viewer. The context of low-level houses adjoining the site is not visually apparent from this location, being concealed by the street tree canopies and hedges. The building's height compliance deems the proposal acceptable, although the visual impact is assessed as Moderate-to-Severe.

VIEWPOINT 20 - additional request by DPHI



Existing site photo: Trafalgar Avenue, public pavement

From standing position on public pavement
RL +91.72 - Distance to boundary 122.15m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline - including proposed non-compliance with the height control in magenta.

Visual Impact Assessment:

- Visual impact – Amount of new development visible in view - 73%
- Visual impact ratio - view loss (including buildings) : sky view loss: 4% : 96%
- Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 10 /15

This is a static, public viewpoint taken from Trafalgar Avenue, facing south-southeast towards the subject site. The western side of the street is lined with fencing and trimmed hedges to the gardens, with mature trees lining the pavement. The house at no.22 Roseville Avenue is seen on the opposite side of the road, again surrounded by trimmed hedges and the junction with Roseville Avenue observed in the middle distance. Beyond Roseville Avenue are the houses on the subject site, with mature trees within their gardens at front and rear.

The visual impact of the new proposal relates, predominantly to the sky view above and beyond the subject site, with parts of the ground level visible beyond the road junction. The upper levels are mostly visible, with the lower levels significantly concealed by the trees and landscaping along Trafalgar Avenue and Roseville Avenue. The building's corner elements are composed of open balconies, which assist in softening the built form against the sky backdrop.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- Value of view: Medium.
- View location: Public pavement - standing height.
- Extent of impact: Moderate-to-Severe.

Reasonableness of proposal: Within the context of the development's general compliance, with minor height limit breaches, the proposal can be deemed acceptable, since the view loss is limited, for the mostpart, to sky view only. The visual impact from the increased scale of this development, relative to existing houses that adjoin the site, is assessed as Severe, but is permissible within the context of future development within this area. From this viewpoint, the openness of the view is related to the intersection of two roads and the contextual streetscape is to the east and west.

VIEWPOINT 21 - additional request by DPHI



Existing site photo: Roseville Avenue pavement

From standing position on public pavement
RL +98.18 - Distance to boundary 242.1m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline - including proposed non-compliance with the height control in magenta..

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 41%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 41% : 59%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 8 /15*

This is a static, public pavement viewpoint, from the pavement, adjoining the entrance driveway of No.12, Roseville Avenue on the northern side of Roseville Avenue. The view is to the east-northeast, looking across Roseville Avenue, with the grass verge and road in the foreground of the view. The viewpoint location is approximately 105m to the southwest of the junction with Trafalgar Avenue. The boundaries of houses along Roseville Avenue are lined with boundary walls, or fences, usually backed with significant hedges, obscuring much of the lower elements of these properties. In the middle distance, the street trees are mature, with large canopies which conjoin across the middle of the road, obscuring distant views in this direction.

The visual impact of the new proposal relates, predominantly to the sky view above and beyond the subject site. The scale of the new proposal is in contrast with the existing streetscape and the building seeks to diminish its overall impact with the softening articulation of the corners, with open, curved balcony elements.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Public pavement - standing height.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general compliance, with minor height limit breaches, the proposal can be deemed acceptable, since the view loss is limited, for the mostpart, to sky view only. The visual impact from the increased scale of this development, relative to existing houses that adjoin the site, is assessed as Severe, but is permissible within the context of future development within this area. From this viewpoint, the openness of the view is related to the intersection of two roads and the contextual streetscape is to the east and west.

VIEWPOINT 22 - additional request by DPHI



Existing site photo: Roseville Avenue Pavement.

From standing position on road verge
RL +97.62 - Distance to boundary 208.75m

Camera - Canon RP
Lens: 24mm



Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 9%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 2% : 98%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static, public, kerbside viewpoint, from the pavement, adjoining the entrance driveway of No.10, Roseville Avenue on the northern side of Roseville Avenue. The view is to the east-northeast, looking across Roseville Avenue, with the grass verge and road in the foreground of the view. The viewpoint location is approximately 120m to the southwest of the junction with Trafalgar Avenue. The boundaries of houses along Roseville Avenue are lined with boundary walls, or fences, usually backed with significant hedges, obscuring much of the lower elements of these properties. On the southern side of the road, regularly spaced trees block much of the sky view to the east. In the middle distance, the street trees are mature, with large canopies which conjoin across the middle of the road, obscuring distant and sky views in this direction.

The visual impact from this middle-distance location is not significant, since much of the proposed structure is concealed at its upper levels by the street trees and entirely at its lower levels by the existing houses and hedges. The small glimpses of the building create view loss to the sky view, above and to the rear of the subject site.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Public pavement - standing height.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of this location, there are only small glimpses of the new development and the visual impact is Negligible. As with several of the previous viewpoints, the visibility of the proposal diminishes at only small distances from the subject site. This amount of visual impact is assessed as Negligible and is acceptable.

VIEWPOINT 23 - additional request by DPHI



Existing site photo: Clanville Road and Hill Street intersection

From standing position at road intersection.
RL +98.73 - Distance to boundary 408m

Camera - Canon RP
Lens: 24mm



Refer to Architectural Plans and CGIs for final materials and finish

Photomontage of Proposal



Visual Impact in cyan with red outline.

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 14%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 2% : 98%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public, kerbside viewpoint, from the pavement, adjoining the property at No.10, Roseville Avenue on the northern side of Roseville Avenue. The view is to the east-northeast, looking across Roseville Avenue, with the grass verge and road in the foreground of the view. The viewpoint location is approximately 120m to the southwest of the junction with Trafalgar Avenue. The boundaries of houses along Roseville Avenue are lined with boundary walls, or fences, usually backed with significant hedges, obscuring much of the lower elements of these properties. On the southern side of the road, regularly spaced trees block much of the sky view to the east. In the middle distance, the street trees are mature, with large canopies which conjoin across the middle of the road, obscuring distant and sky views in this direction.

The visual impact from this middle-distance location is not significant, since much of the proposed structure is concealed at its upper levels by the street trees and entirely at its lower levels by the existing houses and hedges. The small glimpses of the building create view loss to the sky view, above and to the rear of the subject site.

LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria:

- *Value of view: Medium.*
- *View location: Public pavement - standing height.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of this location, there are only small glimpses of the new development and the visual impact is Negligible. As with several of the previous viewpoints, the visibility of the proposal diminishes at only small distances from the subject site. This amount of visual impact is assessed as Negligible and is acceptable.

4. SUMMARY ASSESSMENT

This Visual Impact Assessment from Urbaine Design seeks to provide an objective approach to the likely visual impact on the surrounding areas from the SSDA proposal at nos.21-27, Roseville Avenue and nos.16-24, Lord Street. It comprises an update to the Urbaine Visual Impact Assessment, submitted in support of the SSDA, dated 16th April, 2025, to respond to design changes adopted following the public exhibition of the application. It also includes a response to DPHI's request for additional information, as specified in their letter, dated 15th July, 2025. Additional viewpoints have been added to the assessment in order to provide additional information on the potential view impacts of the proposal from heritage listed items in the vicinity of the site..

The nature of the neighbouring terrain, when combined with the density of existing, mature trees along the streets and within the property lots, results in an overall visual impact that is generally low from middle and far distances. The upper levels can be observed from certain locations, but it is only views from the south where these have the potential to impact upon the distant ridgeline and horizon views to the north.

At close proximity, the building is, again, significantly concealed by existing landscaping, only revealing itself, to its full extent, at view locations from street corners and intersections. This is clearly demonstrated with the view selection contained within this report.

When reviewed against the extents of the permissible building envelope and the future development plans for this area in Roseville, the building's visual impact can be assessed as acceptable. Actual view loss is minimal and, in cases where the visual impact is greater, the scale of the building is softened at its lower, streetscape levels through the incorporation of landscaping and a design that responds to the surroundings. Specifically, the revised design incorporates the following changes:

- Removal of subterranean apartments on Lower Ground of Building A;
- Reduction of building heights to ensure all GFA remains below maximum height plane;
- Re-design of ground floor landscape and civil layouts in response to overland flow and flood affectation to Building A North/East corner, access to street and minimise impact to tree SRZs;
- Removal of T20 and T86 KRG council street trees from recent root mapping investigations; To be replaced with suitable alternative trees.
- General internal layout update to reflect SDRP comments;
- Reduced height to the northeastern podium height.

Based on our 3D analysis, photography, and site visits, it would be my recommendation that the State Significant Development Application be approved on the grounds of an acceptable amount of visual impact and view loss, when assessed against the permissible building envelope for the site.



John Aspinall, Director,

urbaine design group pty ltd

5. APPENDICES

APPENDIX A: Assessment Images - panoramic (additional PDF)

APPENDIX B: Wireframes

APPENDIX C:

- *John Aspinall CV*
- *LEC Guidelines for Photomontages*
- *Visual Impact Assessment Methodology*

APPENDIX D: Survey and camera positions

5.1. APPENDIX B: Wireframe Alignment



Viewpoint 01



Viewpoint 02



Viewpoint 03



Viewpoint 04



Viewpoint 05



Viewpoint 06



Viewpoint 07



Viewpoint 08



Viewpoint 09



Viewpoint 10



Viewpoint 11



Viewpoint 12



Viewpoint 13



Viewpoint 14



Viewpoint 15



Viewpoint 16



Viewpoint 17



Viewpoint 18



Viewpoint 19



Viewpoint 20



Viewpoint 21



Viewpoint 22



Viewpoint 23

5.2. APPENDIX C: Methodology, CV and LEC Guidelines

JOHN ASPINALL. director: urbaine design group

UK Qualified Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.

Halpin Stow Partnership, London, SW1

John Andrews International, Sydney

Cox and Partners, Sydney

Seidler and associates

NBRS Architects, Milsons Point

Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London

UK Design Council – innovation development scheme finalist – various products, 1990.

Winner: International Design Competition: Sydney Town Hall, 2000

Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001

Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBAINE GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.

Urbaine specialises in design development via interactive 3d modelling.

Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.

URBAINE encourages all clients to bring the 3D visualisation facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

An ever-increasing proportion of URBAINE'S work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photomontages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.

Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.

The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.

Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.

Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.

Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

VISUAL IMPACT ASSESSMENTS: A REALITY CHECK.
BY JOHN ASPINALL.

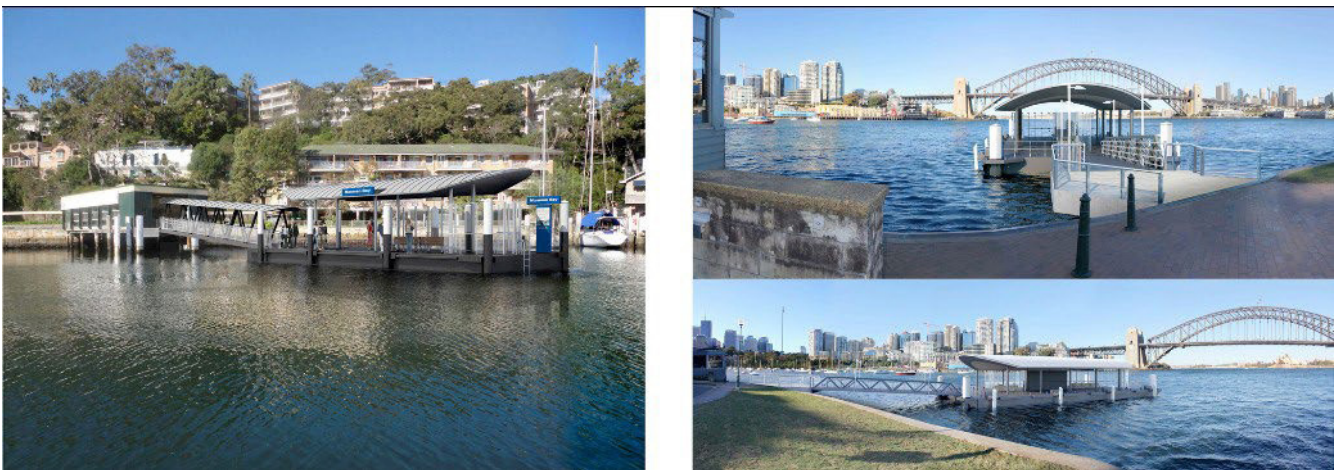


Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling), Virtual Reality and ever-faster methods of preparing CAD construction documentation.

Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.

Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far-reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's training, prior to the introduction of CAD and 3d

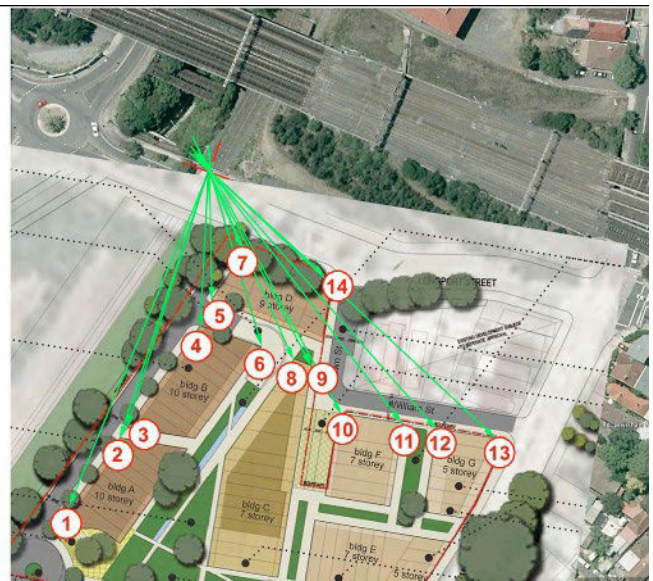
modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

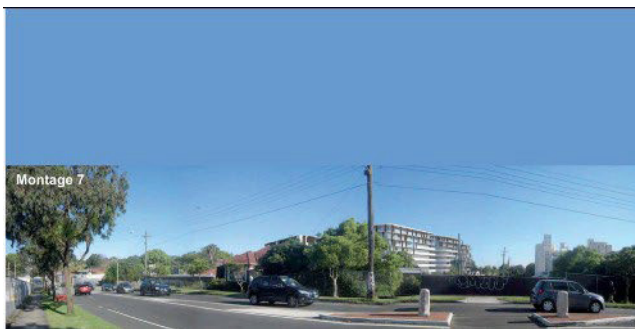
Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.



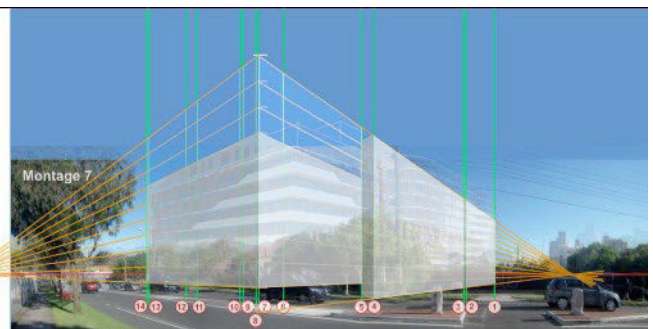
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

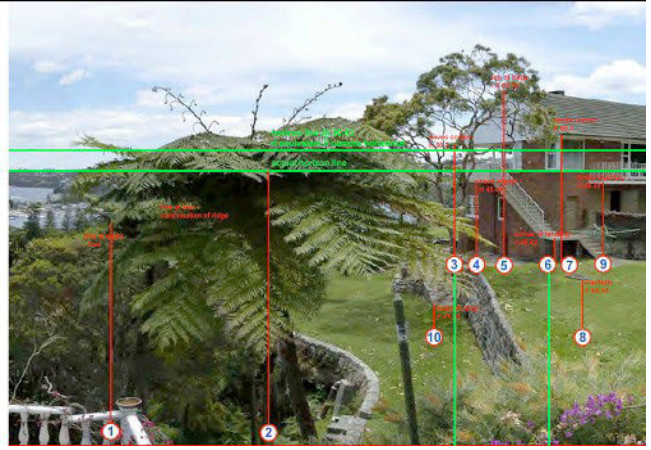
Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

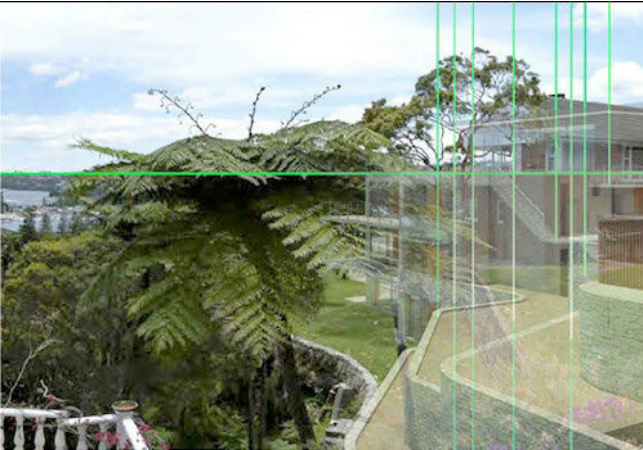
The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.



Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo



Final accurate photomontage: Urbaine

Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.



Physical 3000mm site poles placed at lot corners



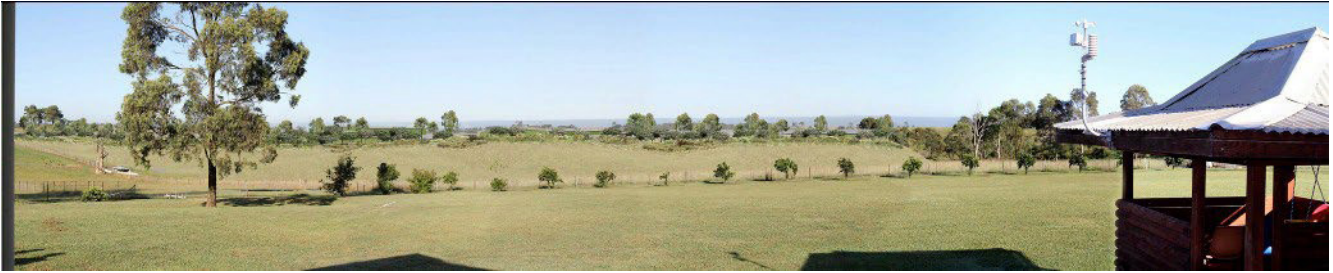
3d poles located in the 3d model and positioned on photo



Proposed buildings and landscape mounding applied



Proposed landscape applied – shown as semi-mature

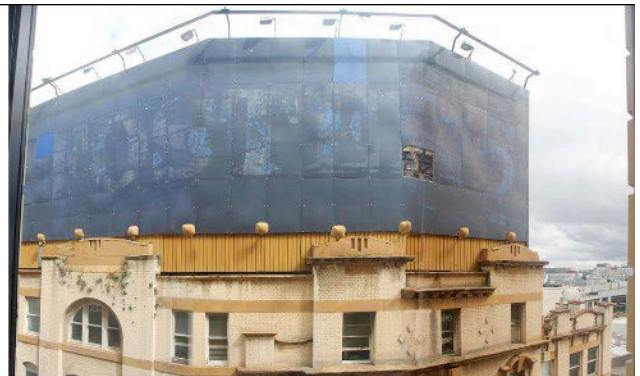


Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.



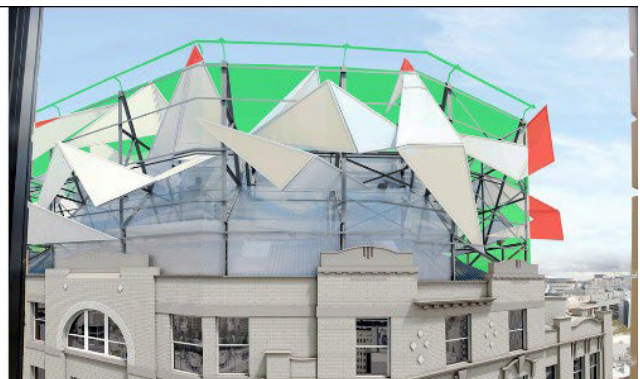
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hotel

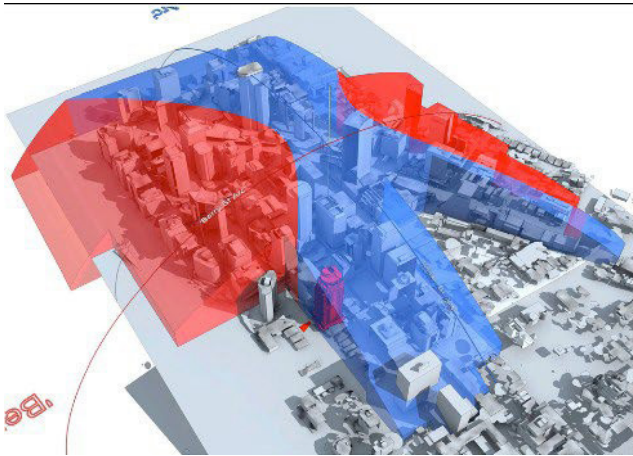


Photomontage of view from hotel

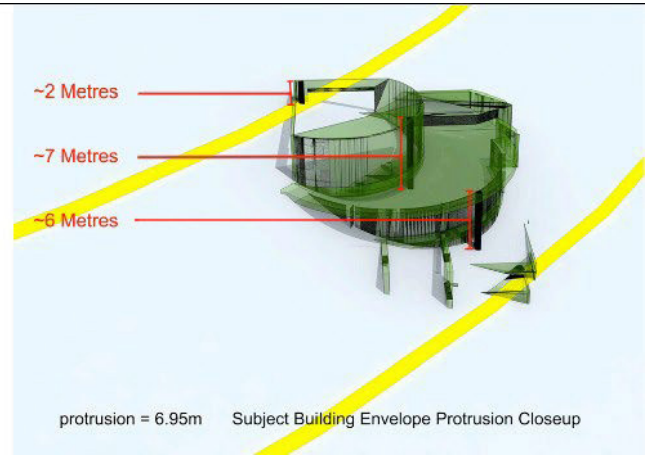


View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones



Extent of protrusion of proposed design prior to re- design

Urbaine’s experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.
3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.



Policy: Use of Photomontages and Visualisation Tools

Commencement

1. This policy commences on 17 May 2024 and replaces the policy published 21 August 2013.

Purpose of the policy

2. This policy is to guide the preparation of photomontages, still images, video images, and other visualisation tools to depict the development in an appeal under the *Environmental Planning and Assessment Act 1979*, to ensure that the data they present is represented and interpreted accurately, and that their use would assist the Court in determining the appeal.

Application

3. The policy applies to appeals under the EPA Act, where photomontages or other visual tools are to be submitted as part of expert evidence.

Definitions

4. In this Policy:

Appeal means an appeal to the Court under the EPA Act.

CGI means Computer Generated Image.

Commissioner means a Commissioner or Acting Commissioner of the Court.

Court means the Land and Environment Court of New South Wales.

Development means the development for which consent is sought in the development application that is the subject of the appeal.

EPA Act means the *Environmental Planning and Assessment Act 1979*.



Existing Image means an unchanged or unaltered image of the location, viewing angle and approximate conditions on which the proposed development will be overlaid, to convey the issues in dispute.

Judge means a Judge of the Court.

Photomontages means, for the purpose of this policy, any visual tool or aid, whether still image, video, computer generated image, two dimensional (2D) or three dimensional (3D) or other visual means to depict development plans.

Registrar means a Registrar of the Court.

RL Reduced Level or Relative Level as defined in Australian Standard® AS1100 Technical Drawings.

General principles

5. A photomontage submitted in an appeal should provide to the Judge, Commissioner or Registrar the most accurate visual images of the development in its real-world location, so as to specifically convey the issues in dispute.
6. A photomontage must include:
 - 6.1 the existing image;
 - 6.2 a 2D plan and/or elevation showing the location of the camera, target point/viewing angle, and lighting source that corresponds to the location from where the existing image was taken; and
 - 6.3 the proposed built envelope and key features of the development overlaid on the existing image in the form of a wire frame and/or 'block massing' model to demonstrate the development.
7. Where a photorealistic CGI of the development is used:
 - 7.1 the metadata from the existing image to create an identical 3D computer generated camera should be provided;
 - 7.2 the environmental conditions of the CGI should be set to the same parameters as the existing image;
 - 7.3 colour matching in the CGI is to correspond with the existing image; and



- 7.4 the details of the software used in creating the CGI should be stated as part of the submission of the photomontage.
8. A detailed summary of the methodology used to create the photomontage should be provided, including:
- 8.1 survey data that is used to create the photomontages, including the name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame was obtained;
 - 8.2 site specific topographical data used to create the photomontages, including the source and references utilised for the topographical data (for example paper, or survey inputs from file types such as from 'DWG' or 'DXF');
 - 8.3 the camera type, lens, focal length or field of view, and sensor used for the purpose of the photograph from which the existing image has been derived;
 - 8.4 accurate location, alignment and direction of the camera (whether fixed on tripod or drone) and RL of the camera for the existing image;
 - 8.5 data that was used to prepare the photomontages, such as:
 - 8.5.1 use of relevant plans and data for the depiction of existing buildings or existing elements as shown in the wire frame, block massing model or photorealistic CGI;
 - 8.5.2 the means by which terrain has been generated (such as surveyed spot levels and/or contours or by some form of point cloud, or Ground Control Point survey method);
 - 8.5.3 any variables applied to the images such as, time of day, lighting and weather conditions;
 - 8.5.4 consistency in application of scale and interpretation of the relevant data;
 - 8.5.5 rationale for selecting a particular view, use of camera lens or conditions in creating the image. For example, in circumstances where a development is best depicted with an expanded field of view or panoramic view, the type of panorama head and equipment must be stated, in addition to the data above.



- 8.6 where a photomontage has used more than one baseline image to represent the existing context (that is where multiple images are 'stitched together'), this must be stated, and the requirements above should be adapted to convey the key data required to verify its accuracy; and
- 8.7 whether any editing software or other visual manipulation has been used in the preparation of the final image, for example an adjustment in contrast, saturation, tilt shift or the like.

Visualisation Tools

9. As technology emerges, the principles outlined above are to be applied. What is important is that the Court has an unaltered and real life baseline, summary of metadata so the veracity of imagery presented can be verified, and application of relevant overlays of the proposed development that assists in the Court's consideration of the real issues in dispute.
10. All effort is to be made and the 'best practices' are to be applied when utilising technology for the purposes of visualisation of the development to ensure accuracy and avoid bias of information interpretation.

Paperless Hearings

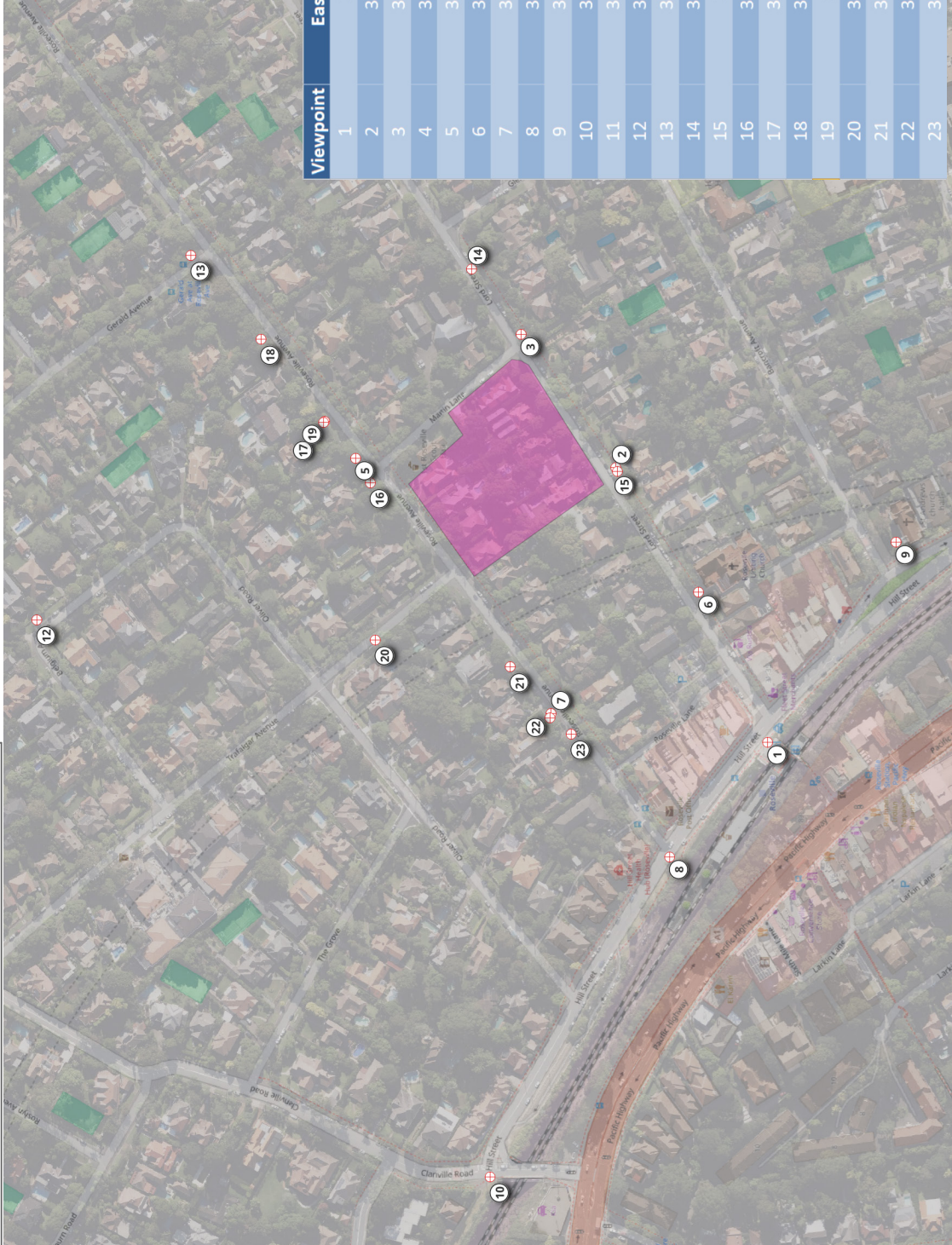
11. Parties should be prepared to display the photomontage electronically if it is to be relied upon, or be the subject of an examination of an expert witness.
12. It will be the responsibility of the party whose expert is being examined, to provide a device compatible with courtroom technology which can display the photomontage electronically. This will allow the presiding officer, the experts, lawyers and all other people to be able to see in real time and on a common image, the subject of the examination.

Issued by:

***The Honourable Justice Brian J Preston
Chief Judge – Land and Environment Court of NSW
Date: 17 May 2024***

5.3. APPENDIX D: Survey and Camera Positions

CAMERA POSITIONS - GDA 2020 AT GROUND LEVEL (AHD)



Viewpoint	Easting	Northing	Elevation
1	331300.44	6260256.057	106.352
2	331488.262	6260359.941	90.827
3	331579.209	6260424.639	84.693
4	331735.958	6260351.494	84.913
5	331494.555	6260537.65	87.464
6	331403.017	6260303.237	98.493
7	331320.119	6260404.036	95.775
8	331222.187	6260323.171	106.748
9	331437.231	6260168.65	100.79
10	331003.565	6260445.587	113.639
11	331137.341	6260808.997	106.953
12	331384.082	6260755.153	103.113
13	331633.032	6260649.952	95.782
14	331623.872	6260458.313	83.426
15	331485.43	6260358.855	91.014
16	331477.688	6260527.619	87.876
17	331519.843	6260558.706	92.227
18	331575.683	6260602.302	96.905
19	331518.99	6260559.509	92.476
20	331370.447	6260524.172	90.126
21	331351.986	6260432.008	93.589
22	331317.054	6260404.802	96.02
23	331306.021	6260390.41	97.134

JOB NO: 630 HYE_Roseville	LG A: Ku-ring-gai Council
DATE: 28.03.2025	DATUM: AHD
DRAWN: DK	SCALE: N/A

NOTE:
 BUILDING POSITIONS ARE INDICATIVE FOR PRESENTATION PURPOSES.
 DATA WAS CAPTURED USING GNSS RTK ROVER
 CAMERA POSITIONS ARE FROM GNSS WITH NTRIP CORRECTIONS
 OBSERVATIONS WITHIN +/- 0.01M.

SKETCH PLAN SHOWING
 INDICATIVE CAMERA POSITIONS FOR -
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville