

The background of the entire page is a high-quality architectural rendering. It depicts a modern, multi-story residential or commercial building with a mix of brick and light-colored panels. In the foreground, there is a well-manicured garden featuring a paved stone walkway, various trees including a prominent one with dark red leaves, and tall, feathery grasses. The scene is set under a clear blue sky with some light clouds.

# VIA ADDENDUM REPORT TELOPEA CONCEPT PLAN & STAGE 1A RTS 2 AMENDMENTS

RESPONSE TO REQUEST FOR FURTHER INFORMATION

**SSD-14378717**

PREPARED FOR

**FRASERS PROPERTY TELOPEA DEVELOPER PTY LTD**

NOVEMBER 2022

FINAL SUBMISSION



URBIS STAFF RESPONSIBLE FOR THIS REPORT:

Director Design:	Jane Maze-Riley
Visual and Urban Design Consultant:	Sugandha
Project Code:	P0023191
Report Ref:	01 RPT_VIA_Telopea_SSD_Addendum
Report Status:	Final
Date:	November 2022

© Urbis 2022

This publication is subject to copyright. Except as permitted under the *Copyright Act 1968*, no part of it may in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.

 URBIS.COM.AU

# CONTENTS

EXECUTIVE SUMMARY		3
1.0	REFINEMENTS TO PROPOSED DEVELOPMENT	4
2.0	VIEW ANALYSIS	5
3.0	STAGE 1A	15
4.0	CONCLUSION	20

# EXECUTIVE SUMMARY

This report has been prepared by Urbis on behalf of Frasers Property Telopea Developer Pty Ltd (Frasers) and accompanies the requirements to fulfill the Request for Additional Information issued for the project, in which one point was regarding building heights as part of concept plan layout.

- This Addendum VIA includes amended photomontages based on the amended Clause 4.6 variation height massing in white that sits within originally sought built form outlined in orange.
- The purpose of this report is to provide a comparative analysis of visual effects and impacts of the built forms proposed as part of the Proposed building envelope (EIS July 2021) and the proposed Refined Building Envelopes in relation to RTS V2, Nov 2022 for the Telopea Concept Plan Area (CPA) and the Stage 1A DA which is located within the Core precinct of the Concept Plan.
- A detailed Visual Impact Assessment was prepared by Urbis and submitted as part of the Master Plan Development Application (DA) and EIS 2021. This VIA Addendum should be read in conjunction with the Concept and Stage 1 Telopea VIA prepared in support of the EIS in July 2021. This report includes baseline information regarding the location, visual context, visual catchment and visual character of the existing site and surrounds,. The baseline data remains accurate and valid and as such provides useful background for this assessment.
- This VIA Addendum has been prepared to accompany the additional submission to the Department of Planning and Environment (DPE).
- The Addendum VIA is based on analysis of updated photomontages prepared by Virtual Ideas which show the Refined Concept DA building envelope in orange and the proposed indicative building massing in white.
- Urbis certify that the photomontages in this addendum report has been prepared to satisfy the Land and Environment Court of NSW, using same method used previously.
- The updated photomontages show there is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.
- Visual changes included in the Refined Concept envelopes or refined indicative massings as now proposed as part of RTS V2 amendments.
- In this regard the visual effects of Refined Reference Schemes and massing envelopes within them and their visual impacts, are the same or similar to those previously assessed.
- All visual impact ratings as previously determined remain the same.
- The Refined reference scheme and refined building massings proposed as part of the RTS V2 can be supported on visual impact grounds.

# 1.0 REFINEMENTS TO PROPOSED DEVELOPMENT

A number of refinements are proposed in response to the submissions received. These refinements do not fundamentally alter the proposal. These changes fit within the limits set by the project description, and therefore an Amendment to the proposal is not required under the Environmental Planning & Assessment Regulation 2021 (EPA Regulation).

## General

1. Typical Floor to floor heights increased from 3100mm to 3150mm
2. Envelopes refined to show ADG building separation criteria (non-habitable)
3. Reference design plans updated to show relationship to envelopes
4. GFA drawings describe typical floorplan areas
5. Reference design and mix updates to accommodate increased street setbacks, built form changes etc.

## Stage 1a

6. Refer to Stage 1a DA Report & s4.55 amendments
7. Street Setbacks increased to 4m
8. Additional Storey to Building B setback from rooftop level
9. Envelope Heights increased by 3m to building B

## Core + East Precincts

10. Envelope heights adjusted to capture increased building heights
  - Lot c1.1 Increased from 70m to 72m
  - Lot c1.2 and c2.1 Increased from 86m to 87m
  - Lot c6.1a Increased from 35m to 36m
11. Envelope heights adjusted to capture increased number of levels
  - Lot c5.1c Increased from 24m to 30m
  - Lot e1 (Moffats) Increased from 12m to 15m
12. Building breaks (Articulation zones) added to; c1.1, c2.1, c5.1b, c6.1b, c8, e1
13. Building Height increases to recapture lost yield from the precincts
  - Building c5.1c increased by two storeys
  - Building e1 Moffats drive wing removed 2-3 storey terraces and replaced with 4 storey apartments
14. Ground level through site links removed from lots c8 and c6.2

## North Precinct

15. Street setbacks increased from 3m to 4m
16. Deep soil increased from 25% to 30%
17. Basements setback from streets to maximise deep soil opportunities to street (50% assumed true deep soil)
18. Upper level setbacks provided to 8 storey buildings (n3, n5 and n8)
19. Building breaks (Articulation zones) added to; n3, n4, n7.2, n9.1 and n9.2
20. N6.1 redesigned to regain lost yield
  - 1x AA1 tree removed
  - Courtyard building with consistent streetwall to Shortland Street (previously stepped around tree)
21. Rear Boundary Setbacks
  - N8, N9, N10 rear boundary setbacks increased from 3-4m to 6m to maximise amenity to Southern neighbours
22. Building Height increases to recapture lost yield from the precincts
  - N6.1 level 7 part-storey, upper level setback
  - N9 rear wings increased from 3 to 4 storeys
  - N9 streetwall height increased from 4 to 5 storeys
  - N10 stepped height (4-5 storeys) increased to 5 storeys

## South Precinct

23. Street setbacks increased from 3m to 4m
24. Deep soil increased from 25% to 30%
25. Basements setback from streets to maximise deep soil opportunities to street (50% assumed true deep soil)
26. Building breaks (Articulation zones) added to s2
27. S3 redesigned to regain lost yield
  - 1x AA1 tree removed
  - Courtyard building with consistent streetwall to Chestnut Avenue (previously stepped around tree)
  - 4 storey streetwall to Southern wing with upper level setbacks increased to 5 storey streetwall with upper level setbacks
28. S1 and S3 redesigned to treat 11 Cunningham Street as an isolated lot
  - S1 redesigned with 6m boundary setback to 11 Cunningham street

- S2 redesigned as 21.5m deep building with nil boundary setback to 11 Cunningham Street (to enable future streetwall extension)



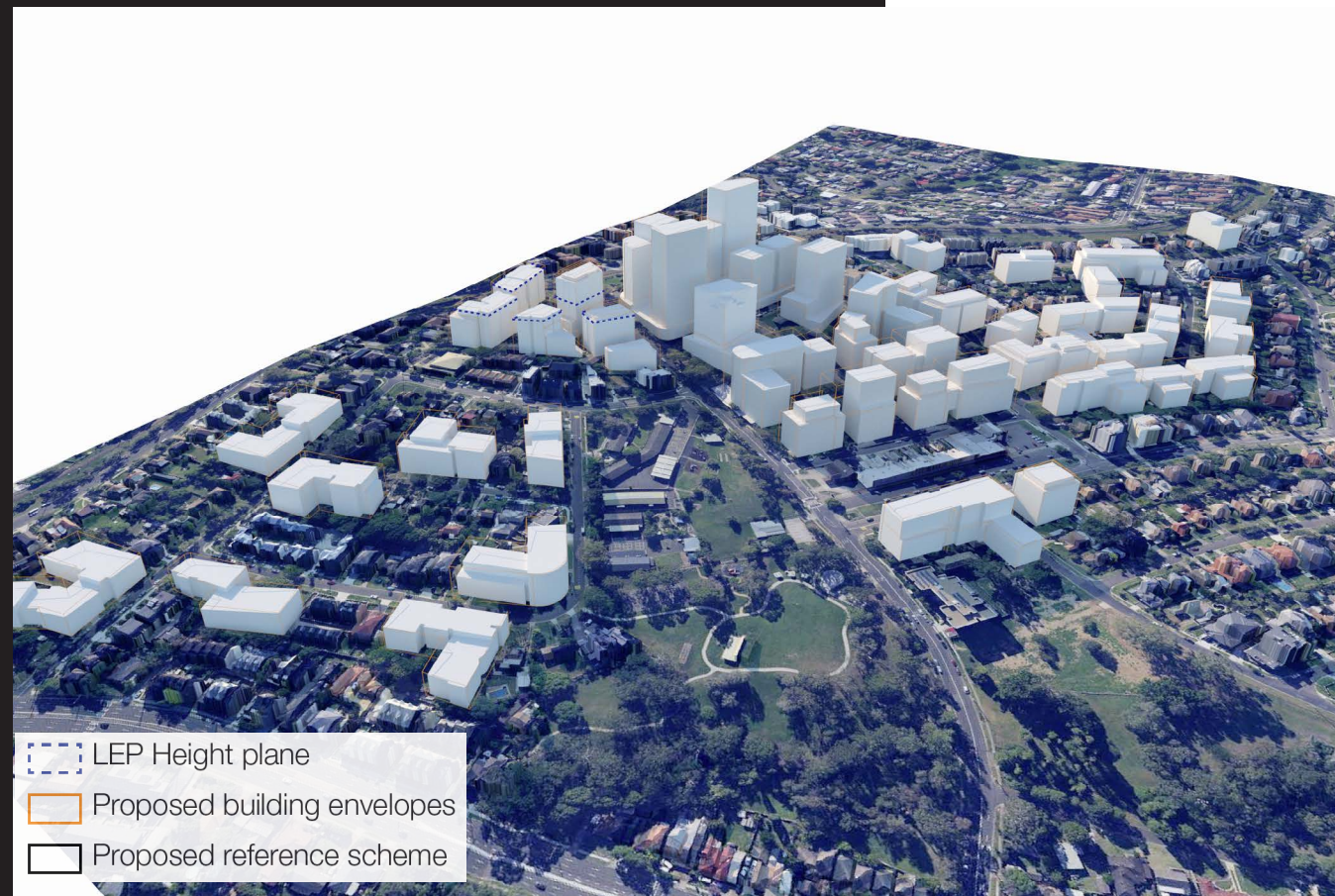
**Figure 1** Schedule of Design Changes (Source: Bates Smart & Urbis, 2022)





# 2.0 VIEW ANALYSIS

Updated photomontages have been prepared using the original base photographs, from the same surveyed view places as previously agreed and assessed.



**Figure 2** 3D model of proposed reference scheme used in photomontages (Source: Virtual Ideas 2022)



**Figure 3** Photomontage Locations (Aerial source: Nearmaps 2020)





**Figure 4** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)

# VIEW 04

## ACACIA PARK OPEN SPACE

**Location of existing composition**  
Medium distant view south-west from open space in Acacia Park

**View Direction**  
West

**Distance Measured to Core precinct**  
380m

**Existing character and composition of view**  
This view is characterised by foreground residential development and a horizon predominantly formed by tree canopy above which existing towers at 29, 31 and 33 Sturt Street are visible. Other tall forms located in Parramatta are visible in the wider visual context to the south-west.

**Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)**  
The proposed reference building envelope is not discernably different from the previously proposed EIS envelope. The white blocks (refined indicative massing RTS V2 2022) sit within the proposed envelopes shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The tallest forms are massed centrally on the site so as to create a visual transition of height to the south, east and north. The visual effects of the refined building envelopes and refined building masses within them, are similar too or less than the effects generated by the previously proposed envelopes and masses.



**Figure 5** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

**Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition**  
The tallest forms proposed in the Core introduce a novel feature into the view and horizon above the tree canopy. The towers are tall, slim and spatially separated forms where the upper parts of towers predominantly block areas of open sky. The built forms are clustered together to occupy a small section of a much wider view and do not block scenic views to highly valued items, icons, heritage items or other sensitive areas. The built forms proposed are not dissimilar in character or height to those that are present in the wider visual context.

**Summary Impact Statement**  
There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 6** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)

# VIEW 18

## BUS STOP AT INTERSECTION OF DORAHY STREET AND KISSING POINT ROAD ACACIA PARK OPEN SPACE

**Location of existing composition**  
Southern side of Kissing Point Road near Dorahy Street, facing north west.

**View Direction**  
North-west

**Distance Measured to Core precinct**  
600m

**Existing character and composition of view**  
Street poles with lighting and electricity infrastructure, and fencing and signage associated with the road carriageway dominate the foreground view. Distant views are afforded by the six-lane Kissing Point Road. Vegetative cover in the distance forms the horizon with the sky with building nestled in between, including the existing towers at 29, 31 and 33 Sturt Street.

**Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)**  
The white refined indicative building masses are in all cases sitting within the proposed refined building envelopes (RTS V2, Nov 2022) shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The tallest forms are at the rear of the view, with height decreasing towards this viewpoint. The wide spatial separation between the two tallest tower forms is filled with open sky and as such the visual permeability helps to reduce the perception of bulk and scale of the proposal. The built form in the foreground aligns with the upper limits of the tree canopy. Additional built form sought above LEP height controls does not block views to scenic features and predominantly blocks views of open sky.



**Figure 7** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

**Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition**  
The building envelopes of C1 and C2 extend above vegetation introducing a novel feature into the view and horizon above the tree canopy. The proposed development will not block scenic views to highly valued items such as iconic, heritage items or other sensitive areas.

**Summary Impact Statement**  
There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 8** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)

# VIEW 22

## CENTRE OF HOMELANDS RESERVE FACING SOUTH

**Location of existing composition**  
Centre of Homelands Reserve facing south.

**View Direction**  
South

**Distance Measured to Core precinct**  
630m

**Existing character and composition of view**  
A row of mature trees sit on the horizon at the boundary of the park. The existing towers at 29, 31 and 33 Sturt Street are visible in breaks in the vegetation at a medium distance view, but the towers sit at a lower overall height that the trees.

**Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)**  
The white refined indicative building masses are sitting within the proposed refined building envelopes (RTS V2, Nov 2022) shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The extent of the building envelope visible is low, given the intervening vegetation. The built form visible is permeable, with views though the Concept Plan Area possible. The visual effects of the refined building envelopes and refined building masses within them, are similar to the effects generated by the previously proposed envelopes and masses.



**Figure 9** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

**Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition**  
The upper sections of building envelopes of C1 and C2 are visible above and between the tree canopy to a similar extent as in the previous proposal. The changes proposed as part of RTS V2 refined envelopes and building massing generate a similar level of visual effects and impacts.

**Summary Impact Statement**  
There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 10** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)



**Figure 11** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

## VIEW 25

### ADJACENT TO 91-93 ADDERTON ROAD

#### Location of existing composition

Adjacent to 91-93 Adderton Road facing south/southwest.

#### View Direction

South-west

#### Distance Measured to Core precinct

320m

#### Existing character and composition of view

Various features are visible in this view with no focal point. The view is characterised by the road and rail infrastructure, The existing towers at 29, 31 and 33 Sturt Street are visible in the background behind vegetation.

#### Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)

The proposed reference building envelope is not discernably different from the previously proposed EIS envelope. The white blocks (refined indicative massing RTS V2 2022) sit within the proposed envelopes shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The built form in the foreground of this view is within the proposed envelope by a significant margin. The lower height of C2.2 in comparison to the taller surrounding built form reduces the perception of bulk of the proposed development and allows for greater visual permeability.

#### Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition

The building envelopes of C1, C2, and C4 are highly visible given that these are the northern most and C1 and C2.1 are greatest in height to a similar extent as in the previous proposal. The changes proposed as part of RTS V2 refined envelopes and building massing generate a similar level of visual effects.

#### Summary Impact Statement

There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 12** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)



**Figure 13** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

## VIEW 27

### TELOPEA STREET AT INTERSECTION WITH ADDERTON ROAD

#### Location of existing composition

Telopea Street at intersection with Adderton Road

#### View Direction

South-east

#### Distance Measured to Core precinct

75m

#### Existing character and composition of view

The foreground of this view is characterised by dense medium to tall vegetation which runs parallel to the rail corridor. Residential towers including 33 Sturt Street are highly visible in this close view. Parts of the towers are screened by the established vegetation along the rail corridor.

#### Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)

The white refined indicative building masses are sitting within the proposed refined building envelopes (RTS V2, Nov 2022) shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The tallest forms that occupy the foreground, blocks views to other built forms proposed and more broadly into the site. A stepped transition in height to the south, reduces the horizontal extent of visual effects, and creates articulation and visual interest. Additional built form sought above LEP height controls does not block views to scenic features and predominantly blocks views of open sky.

#### Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition

The envelopes of C1.1 and C2.1 are highly visible and extend above existing heights, blocking only parts of open sky, and does not block any significant views of landscapes or buildings similar to the previous proposal. The changes proposed as part of RTS V2 refined envelopes and building massing generate a similar level of visual effects and impacts.

#### Summary Impact Statement

There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 14** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)



**Figure 15** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

## VIEW 38

### STURT PARK ADJACENT TO THE AMENITIES BUILDING FACING NORTH

#### Location of existing composition

Sturt Park adjacent to the amenities building facing north

#### View Direction

North-west

#### Distance Measured to Core precinct

115m

#### Existing character and composition of view

This canopied / enclosed view is formed predominantly by vegetation - managed grass and scattered large trees. A playground and Telopea Public School is visible in the medium view and the very top of the existing towers at 29, 31 and 33 Sturt Street are visible in the background.

#### Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)

The white refined indicative building masses are sitting within the proposed refined building envelopes (RTS V2, Nov 2022) shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The tallest forms are at the rear of the view and then step down in height in tandem with the underlying topography, towards the park. The extent of the building envelope visible is reduced by intervening vegetation. Permeability is low, however the varying heights and massings of the built form diverging from the centre creates articulation and visual interest. The proposed development is highly compatible with the desired future character of the area and additional built form sought above LEP height controls does not block views to scenic features and predominantly blocks views of open sky.

#### Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition

A cluster of building envelopes fill the spaces visible between and behind the vegetation on the edge of Sturt Park. The building envelopes will block some areas of sky but will not block any views to scenic features or highly valued items or compositions as in the previous proposal.

#### Summary Impact Statement

There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 16** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)

# VIEW 40

## MOFFATTS DRIVE FACING NORTH WEST

**Location of existing composition**  
Moffatts Drive facing north west

**View Direction**  
North-west

**Distance Measured to Core precinct**  
75m

**Existing character and composition of view**  
Axial view along Moffatts Drive towards the Waratah Shopping Centre. There is no visibility of existing residential buildings in the core master plan area, which are concealed by the shopping centre and mature vegetation behind.

**Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)**  
The white refined indicative building masses are sitting within the proposed refined building envelopes (RTS V2, Nov 2022) shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The tallest forms are at the rear of the view but visibility is partly blocked by foreground envelopes. Visual permeability is low.



**Figure 17** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

**Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition**  
Buildings C7.2 and C8 are visible behind the Waratah Shopping Centre and the view is framed by new envelopes located either side of Moffatts Drive. In this view, C4 at 60 metres, and C2.1 at 86 metres, are partly visible, being impeded by C8. Building C7.2 blocks views to proposed development including C1.1 and 1.2 at 86 metres. These buildings will extend into the skyline but will not impact any significant views similar to the previous proposal.

**Summary Impact Statement**  
There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 18** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)



**Figure 19** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

## VIEW 41

### VIEWS WEST FROM EVANS ROAD OPPOSITE SHORTLAND STREET

#### Location of existing composition

Evans Road at Shortland Street, facing west down Shortland Street

#### View Direction

West

#### Distance Measured to Core precinct

30m

#### Existing character and composition of view

This view composition is predominantly characterised by low built forms including retail and residential development and the open spaces formed by roads. The background is characterised by vegetation which forms the horizon with the sky.

#### Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)

The proposed refined indicative building masses shown as white blocks sit within the refined building envelopes RTS V2 2022 shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. The tallest proposed built forms are blocked from view by the proposed shorter built form in the foreground. The proposed development will block proposed buildings, existing vegetation and in upward views to upper parts of the envelope, areas of open sky.

#### Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition

As in the previous proposal, the east elevation of Building C8 introduces a novel tall form into the mid-ground composition, which blocks views into the site and to other built forms proposed including views of C4, C2.1 and C2.2. The building will extend into the skyline but will not impact any significant views as earlier in the previous proposal.

#### Summary Impact Statement

There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.





**Figure 20** Photomontage view showing previously proposed building envelopes and indicative massing (EIS 2021) (source: Virtual Ideas)



**Figure 21** Photomontage view showing Refined building envelope and indicative massing (RTS V2 2022) (source: Virtual Ideas)

## VIEW 43

### AXIAL VIEW SOUTH FROM ADJACENT TO 28 MARSHALL ROAD

#### Location of existing composition

Adjacent to 28 Marshall Road facing southwest

#### View Direction

South-west

#### Distance Measured to Core precinct

240m

#### Existing character and composition of view

Axial view along Marshall Road. This residential street view is characterised by low height streetscape vegetation, medium density 3 storey residential development to the west, and individual low density residential development along the east and lower side. The residential apartment building at 1 Shortland Street is visible in the background at the focal point of this view.

#### Summary of visual effects of Refined building envelopes and refined reference scheme (RTS V2 2022)

The proposed reference building envelope is not discernably different from the previously proposed EIS envelope. The white blocks (refined indicative massing RTS V2 2022) sit within the proposed envelopes shown as orange outlines. The height and bulk of the proposed built forms are in all cases, narrower and lower compared to the proposed envelopes. Foreground envelopes block some views to the tallest buildings in the background. Visual permeability is provided by envelopes according with streetscape layout. The proposed development will block only small areas of open sky and existing buildings similar to the visual impact of the previous proposal.

#### Visual Effects of the Refined Building envelope (orange outline) and refined building massing (in white) compared to Previous Concept Plan on the composition

As in the previous proposal, the centrally located narrow tower form of C2.1 forms a new focal point to this view above foreground built form and vegetation as part of refined proposal. This solitary tower form and lower foreground buildings introduce a greater scale and height of built form across the site than currently exist. The refined proposed development like previous proposal does not block views to scenic or highly valued items or views, and predominantly blocks access to existing residential development, some vegetation and areas of open sky.

#### Summary Impact Statement

There is no discernible or significant change proposed in visual terms and the visual impact remains as per previous advice.



# 3.0 STAGE 1A

## 3.1 REFINEMENTS TO STAGE 1A PLANS

The key updates of proposed changes done to Stage 1A plans include:

- Increasing street setbacks to 4 metres for northern elevation of Building A and B
- Increasing street setbacks to 10 metres for southern elevation of Building D
- Reconfiguration of apartments including the introduction of two level apartments within Building B resulting in an additional storey.
- Increased articulation of Building E

In summary, the refined design provides a minimum 3.6 metre setback to the northern boundary and has no additional visual impact.



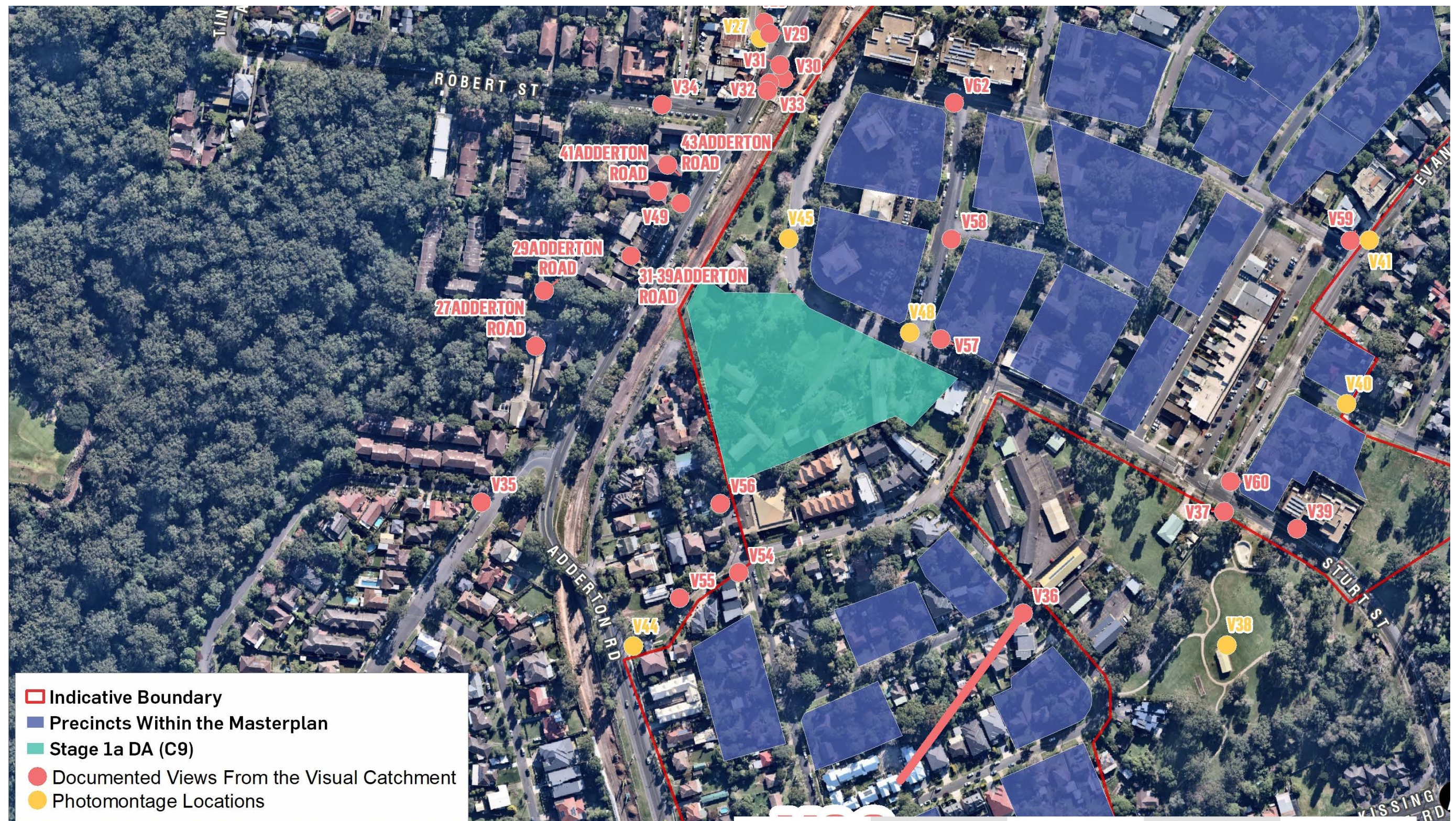


Figure 22 Stage 1A site (Aerial source: Nearmaps 2020)





**Figure 23** Photomontage view showing previously proposed building envelopes and indicative massing for Stage 1A (EIS 2021) (source: Virtual Ideas)



**Figure 24** Photomontage view showing Refined building envelope and indicative massing for Stage 1A (RTS V2 2022) (source: Virtual Ideas)

## VIEW 44

### 2 MANSON STREET NEAR ADDERTON ROAD FACING NORTH-EAST

#### Location, distance range and distance class

2 Manson Street near Adderton Road. Facing north-east.

- 100-500m
- Close view

#### View direction and view type

- North-east
- Focal view north along part of Manson Street.

#### Focal Lens

- 35mm

#### Existing composition of the view

This focal view includes a foreground composition of roadway and intervening vegetation including the boundary hedges and canopy trees of Redstone. The view includes electricity infrastructure and a background horizon formed by vegetation. The State heritage listed item Redstone (The Winter House) is not visible in this view.

#### Visual Effects of the Stage 1A Refined Proposal compared to Previous Proposal on the composition

Parts of the proposed built forms in the refined Core area Master plan and in the Stage 1A will be visible in the background of the view. The controls allow for significant change to the composition and character of existing views in line with the transition of central Telopea to a new high-density community. The LEP height controls breached in the refined building massing have little to no additional impacts and the refined proposed development will block only glimpses of open sky. The visual effects of the refined building envelopes and refined building masses within them, are similar to the effects generated by the previously proposed envelopes and masses.

#### Summary Impact Statement

The overall rating of significance of visual impact on the view was low for the previously proposed EIS envelope. The visual effects generated by the refined building massing are minor compared to the previous scheme and there is no discernible or significant change proposed in visual terms and therefore the overall visual impact rating remains **low**.





**Figure 25** Photomontage view showing previously proposed building envelopes and indicative massing for Stage 1A (EIS 2021) (source: Virtual Ideas)

# VIEW 45

## ENTRANCE TO 12 STURT STREET FACING SOUTH

- Location, distance range and distance class**
- Resident footpath entrance to 12 Sturt Street facing south towards buildings C9.3 and C9.4
- <100m
  - Close view
- View direction and view type**
- South
  - Focal view
- Focal Lens**
- 35mm

**Existing composition of the view**

The existing view includes three storey residential flat buildings that are spatially well separated within a garden setting that is characterised by mature trees and low grass mounds.

**Visual Effects of the Stage 1A Refined Proposal compared to Previous Proposal on the composition**

The proposed Stage 1A buildings as part of RTS V2 2020 will introduce built forms of larger bulk and scale into the foreground than that which currently occupy the site. The spatial relationship, height, form and massing including the additional height sought as part of the amended Clause 4.6 variation is similar and not discernably different to that previously proposed. The refined Stage 1A building massing will not block any scenic or important features and will predominantly block areas of open sky. The level of visual effects of the proposed development are contemplated in the refined Concept plan and LEP height controls. The LEP height controls breached have little to no additional impacts as compared to the earlier proposal.



**Figure 26** Photomontage view showing Refined building envelope and indicative massing for Stage 1A (RTS V2 2022) (source: Virtual Ideas)

**Summary Impact Statement**

The overall rating of significance of visual impact on the view was medium for the previously proposed EIS envelope. The visual effects generated by the refined building massing are compared to the previous scheme and there is no significant change proposed in visual terms and therefore the overall visual impact rating remains **medium**.





**Figure 27** Photomontage view showing previously proposed building envelopes and indicative massing for Stage 1A (EIS 2021) (source: Virtual Ideas)



**Figure 28** Photomontage view showing Refined building envelope and indicative massing for Stage 1A (RTS V2 2022) (source: Virtual Ideas)

## VIEW 46

### NORTH WEST CORNER OF WADE STREET AND STURT STREET FACING WEST

#### Location, distance range and distance class

North west corner of Wade Street and Sturt Street facing west

- <100m
- Close view

#### View direction and view type

- West
- Focal view west up slope along Sturt Street

#### Focal Lens

- 34mm

#### Existing composition of the view

The view is characterised by a foreground of carriageway, street tree vegetation and three-storey residential flat buildings.

#### Visual Effects of the Stage 1A Refined Proposal compared to Previous Proposal on the composition

The proposed Stage 1A buildings as part of RTS V2 2020 will introduce built forms of larger bulk and scale into the foreground than that currently occupy the site. The refined building envelopes of Stage 1A will not block any scenic or important features and will predominantly block areas of existing vegetation and open sky. The spatial relationship, height, form and massing including the additional height sought as part of the amended Clause 4.6 variation is similar and not discernably different to that previously proposed as the floor space remains same across the site and has not increased. The level of visual effects of the proposed development are contemplated in the refined Concept plan and LEP height controls. The LEP height controls breached have little to no additional impacts as compared to the earlier proposal.

#### Summary Impact Statement

The overall rating of significance of visual impact on the view was medium for the previously proposed EIS envelope. The visual effects generated by the refined building massing are minor compared to the previous scheme and there is no significant change proposed in visual terms and therefore the overall visual impact rating remains **medium**.



# 4.0 CONCLUSION

Summary Table of Comparative Visual Effects and Impacts

View Reference	Location of existing composition (Concept Plan)	Visual effects and impact rating	
		Previous Scheme EIS 2021	Refined Scheme RTS V2 2022
View 04	Medium distant view south-west from open space in Acacia Park	Medium	Medium
View 18	Southern side of Kissing Point Road near Dorahy Street, facing north west.	Low	Low
View 22	Centre of Homelands Reserve facing south.	Low	Low
View 25	Adjacent to 91-93 Adderton Road facing south/southwest.	Low	Low
View 27	Pedestrian reservation, Telopea Street at intersection with Adderton Road, facing south east.	Medium	Medium
View 38	Sturt Park adjacent to the amenities building facing north	Low	Low
View 40	Moffatts Drive facing north west	Medium	Medium
View 41	Evans St at Shortland Street, facing west in along Shortland Street	Medium	Medium
View 43	Adjacent to 28 Marshall Road facing southwest	Medium	Medium
View Reference	Location of existing composition (Stage 1A)	Previous Scheme EIS 2021	Refined Scheme RTS V2 2022
View 44	2 Manson Street near Adderton Road Facing north-east	Low	Low
View 45	Entrance to 12 Sturt Street facing south	Medium	Medium
View 46	North west corner of Wade Street and Sturt Street facing west	Medium	Medium

Based on the above assessment and comparative table, we conclude that with regard to the potential visual impacts, the refined building envelope and indicative massing (RTS V2 2022 - the refined proposal) has minimal variation from previously proposed concept plan and Stage 1A proposal and therefore it does not impact our previously determined visual findings. The ratings are acceptable and do not result in any significant negative visual effects or impacts on the immediate 'effective' visual catchment based on the 3 close views modelled.

- The refined proposal will cause a noticeable visual change to the existing character of the site and the surroundings. We consider such changes to be highly compatible with the emerging and desired future character of the locality and wider visual context, which will undergo significant transformation to higher density and will include taller built forms.
- The proposal is responsive to the visual opportunities and constraints of the subject site and its surroundings and appropriately responds to the character of adjacent land uses. The development includes wide setbacks between the residential flat buildings and appropriate setbacks from surrounding residential areas and public open spaces.
- The arrangement of the built forms proposed includes appropriate visual and physical linkages to existing

or approved developments and open spaces. This combination has the potential to create a high-quality suburban, residential environment.

- The additional height sought in relation to Stage 1A proposed refined scheme (RTS V2 2022) as indicated by areas of white massing above the blue dotted line, predominantly blocks areas of open sky in upward views, does not cause any significant visual effects, does not block access to scenic or important views, or generate any significant visual impacts.
- The proposed development is supported on visual impacts grounds.



