

View Impact Assessment

Novus on Victoria Build-to-Rent (BTR) Project

410-416 Victoria Avenue, Chatswood

Submitted to the NSW Department of Planning, Housing and Infrastructure
on behalf of Novus Management Pty Ltd

Prepared by Ethos Urban, a Colliers
Company.

9 October 2025 | 2230512



'Gura Bulga'
Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'
Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'
Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

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This document has been prepared by:	This document has been reviewed by:
IL/CB	CB
18 July 2025	18 July 2025

Version No.	Date of issue	Prepared by	Approved by
1.0 (DRAFT)	18/07/2025	IL/CB	CB
2.0 (DRAFT FINAL)	04/08/2025	NH/CB	CB
3.0 (FINAL)	06/08/2025	NH/CB	CB
3.0 (FINAL v2)	09/10/2025	NH/CB	CB

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This Final (V2) VIA report has been revised to update some incorrect building names identified during the public submission process. Whilst the report has been revised to correct some building names, the findings and recommendations of this assessment remain the same.

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Executive summary

Novus Management Pty Ltd (the Applicant) has submitted a state significant development application (SSDA) identified as SSDA-63324208, to the NSW Department of Planning, Housing and Infrastructure (DPHI) seeking consent to redevelop land located at 410-416 Victoria Avenue, Chatswood (the site) for the purposes of a build-to-rent (BTR), shop-top housing development referred to as the 'Novus on Victoria Build-to-Rent Project' (the proposal).

The purpose of this view impact assessment (VIA) is to respond to DPHI'S request (Key Issues Letter dated 8 July 2025 – section 5(b)) to address submissions received during public exhibition of the SSDA for the proposal relating to view impact. In particular, it is to determine whether the proposal has an acceptable view impact.

Assessment has been undertaken of 19 viewpoints in these nearby buildings in accordance with the planning principle for views established by Roseth SC of the Land and Environment Court of NSW in their judgement in *Tenacity Consulting v Warringah* [2004] NSWLEC 140 (Tenacity).

While variable based on each view, assessment has shown that the general pattern of viewing is of:

- the Chatswood CBD in the foreground
- the Chatswood CBD and / or predominantly residential areas in the Lower North Shore in the midground, and;
- predominantly residential areas in the Lower North Shore, North Shore or Northern Beaches in the background also extending to include iconic and / or high value elements and features in the landscape in the far background. To the east this includes part of the Pacific Ocean (seen as a narrow strip) and North Head (seen in part), and to the south this includes the St Leonards CBD skyline, North Sydney CBD skyline, Sydney CBD skyline, part of Sydney Harbour. From the uppermost floors of the Epica building, it also includes a glimpse of the arch of the Sydney Harbour Bridge. While containing

iconic and / or high value elements and features, mainly due to distance, these views are not considered iconic.

The views may be obtained across a variety of site boundaries. They may be obtained from both standing and sitting positions.

The views may be obtained from a variety of rooms, including balconies, living rooms, and bedrooms.

The assessed qualitative impact under Tenacity shows that the proposal will have a minor or moderate view impact on the 19 assessed viewpoints.

The main view impacts are as follows:

- **Metro Residences complex:** Views from the middle and upper levels of eastern elevations facing east in 2 of the 3 buildings in the Metro Residences complex (Metro View, and Metro Spire) across and over the site to the Pacific Ocean and North Head
- **Pacific Place complex:** Views from the upper levels of the eastern elevations facing south in the 4 of the 5 buildings in the Pacific Place complex across and over the site to the St Leonards CBD skyline, North Sydney CBD skyline, Sydney CBD skyline, part of Sydney Harbour. For the uppermost floors of Epica, it will also impact views to the arch of the Sydney Harbour Bridge.

It is noted that the while impacted views from the Metro Residences complex are obtained from the relevant elevation's primary viewing direction, most of the impacted views from the Pacific Place complex are obtained oblique to the relevant elevation's primary viewing direction (ie, to the south as opposed to the east).

While mainly due to proximity the proposal also impacts other existing, attractive views most notably from The Sebel, these views do not contain iconic and / or high value elements and features in the landscape in a composition that also renders the view high value.

The proposal's alignment with the planning framework is as follows:

- it is consistent with key NSW Government environmental planning policy that seeks to unlock land for a greater amount and diversity of

well-located housing (eg, *State Environmental Planning Policy (Housing) 2021*)

- it is consistent with NSW Government strategic plans that seek to locate this housing in accessible areas through transport oriented development (eg, A Metropolis of Three Cities (the Greater Sydney Region Plan), and the North District Plan)
- it is consistent with Willoughby City Council strategic plans that seek the continued growth of the Chatswood CBD (eg, the *Willoughby City Local Strategic Planning Statement*, the *Chatswood CBD Planning and Urban Design Strategy 2036*)
- it is permissible with consent under the Housing SEPP in the E2 Commercial Zone
- it complies with all development standards that have the greatest influence on impact view loss (ie, building height) in the WLEP 2012
- it complies with the majority of development performance criteria and controls in the *Willoughby Development Control Plan 2023 (WDCP 2023)*. However, it should be noted that as per Section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), DCP's are not applicable to State significant development (SSD).

Alternate responses to the WDCP 2023 are primarily limited to the western boundary setback, with minor variations also proposed to the northern, eastern and southern setbacks, which do not substantially alter the overall built form of the proposal. These alternate responses are unlikely to result in a significant overall difference in view impact. Furthermore, consistency with the relevant objectives can be demonstrated despite these alternate responses. However, as noted above, the DCP setback controls have been used as a guide only, given the proposals SSDA status.

To ensure a well-designed scheme, the proposal has been informed by and responds to comprehensive and detailed site and context analysis, and is the winner of a competitive design process with the jury specifically commenting on its skilful address of site challenges. Of particular note, the slender form of the tower reduces view impact to nearby buildings. It also delivers other key urban design outcomes such

as engagement with the adjoining public domain at ground level while achieving a human scale street wall through well-considered tower setbacks to the Victoria Avenue mall.

Any further refinement of the proposal to reduce floor space such as reducing height, increasing setbacks or otherwise removing massing would become design and cost prohibitive and render the proposal unfeasible. It would also not strike the balance sought under Tenacity between providing the applicant with the same development potential and amenity and reducing view impact on nearby properties. As such, the proposal is considered to represent skilful design as understood by Tenacity.

Together with its substantive compliance with all relevant development standards, the proposal is considered to represent reasonable development.

Acknowledging the proposal's minor and moderate view impact, on the balance of relevant considerations under Tenacity the view impact of the proposal is considered acceptable and view sharing outcome reasonable. As such, it can be supported on view impact grounds without further amendment.

Glossary

Table 1 Glossary

Term	Meaning
Approx.	Approximately
BTR	Build-to-rent
CBD	Central Business District
DPHI	NSW Department of Planning, Housing and Infrastructure
Housing SEPP	State Environmental Planning Policy (Housing) 2021
LGA	Local government area
Novus	Novus Management Pty Ltd
Proposal	Mixed use, BTR development referred to as the 'Novus on Victoria Build-to-Rent Project'
SEARs	Secretary's environmental assessment requirements
Site	410-416 Victoria Avenue, Chatswood
Sqm	Square metres
SSDA	State significant development application
The District Plan	North District Plan
The LSPS	Willoughby City Local Strategic Planning Statement
The Planning and Urban Design Strategy	Chatswood CBD Planning and Urban Design Strategy 2036

Term	Meaning
The Region Plan	A Metropolis of Three Cities (the Greater Sydney Region Plan)
VIA	Visual impact assessment
WDCP 2023	Willoughby Development Control Plan 2023
WLEP 2012	Willoughby Local Environmental Plan 2012

1.0 Introduction

Purpose

Novus Management Pty Ltd (**the Applicant**) has submitted a state significant development application (**SSDA**) to the NSW Department of Planning, Housing and Infrastructure (**DPHI**) seeking consent to redevelop land located at 410-416 Victoria Avenue, Chatswood (the **site**) for the purposes of a build-to-rent (**BTR**), shop-top housing development referred to as the 'Novus on Victoria Build-to-Rent Project' (the **proposal**).

The SSDA was publicly exhibited between 6 May 2025 to 2 June 2025.

Submissions were received from nearby residential premises objecting to the proposal on view loss grounds.

In its letter dated 4 June 2025 the Department instructed Novus to prepare a response to these submissions as follows:

- '5.Environmental Amenity, (b) View Loss 'A detailed View Loss Assessment is to be submitted to address impacts to residential buildings to determine the degree of any impact upon significant and/or district views resulting from the proposed development. This assessment is to consider the principles of view sharing as established by Tenacity Consulting v Warringah Council'.

The purpose of this view impact assessment (**VIA**) is to fulfil this request by assessing the acceptability of the proposal's view impact on the private domain. In particular, it is to determine whether the proposal has an acceptable view impact.

It has been prepared on behalf of Novus by Ethos Urban in collaboration with Virtual Ideas and CMS Surveyors.

Structure

This structure of this VIA is as follows:

- **Part 1 Introduction:** identifies the purpose and structure of this VIA

- **Part 2 The site and its context:** describes the site and its context
- **Part 3 The proposal:** outlines the proposal
- **Part 4 The planning framework:** identifies the most relevant parts of the planning framework to VIA
- **Part 5 Methodology:** outlines the methodology used in the VIA
- **Part 6 View analysis:** identifies the likely most impacted nearby residential buildings for which VIA is to be undertaken
- **Part 7 View impact assessment:** identifies and assesses the proposal's potential view impact on these buildings
- **Part 8 Additional view impact assessment:** undertakes additional VIA to better understand key matters
- **Part 9 Reasonableness (Tenacity step 4):** undertakes assessment against Tenacity step 4 to understand the reasonableness of the proposal
- **Part 10 Mitigation measures:** recommends mitigation measures
- **Part 11 Conclusion:** identifies whether the proposal can be supported on view impact grounds.

The attachments provide a copy of the view impact evidence upon which this VIA relies.

As it forms part of a larger planning package, the VIA does not repeat matters more appropriately covered in other documents. In particular, it defers to and relies on statements in:

- planning documents addressing matters such as land zoning and permissibility
- design documents addressing matters such as design intent, strategies and measures

As such, it should be read together with these other documents.

2.0 The site and its context

Note: Refer to the separate planning documentation for further detail on the site and its context.

The site

The site is located at 410-416 Victoria Avenue, Chatswood (refer below **figure**)

It is rectangular in shape and has an area of 1,050sqm (approx.). It is a corner site and is bound by Victoria Avenue to the north, Victor Street to the east and Post Office Lane to the south. It is bound by low rise commercial development to the west.

It is currently occupied by 2 storey commercial buildings (refer following **figures**).

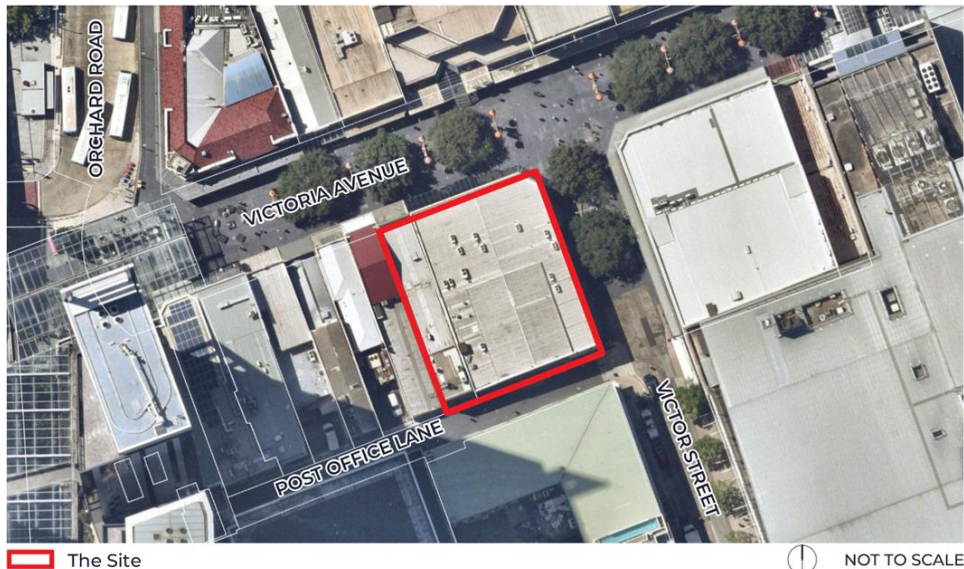


Figure 1 Site aerial map

Source: Nearmap and Ethos Urban



Figure 2 The site

Source: Ethos Urban

Notable visual characteristics of the site

The most notable feature of the site is its prominent corner location.

It does not have any other distinguishing features, being devoid of natural characteristics and occupied by a conventional, modern building.

The site context

Metropolitan context

The site is located within the Chatswood Central Business District (CBD) within the Willoughby City local government area (LGA). The LGA forms part of Greater Sydney's North District, in an area which is commonly referred to as the 'Lower North Shore'.

It is located:

- 8km (approx.) to the northwest of the Sydney CBD
- 6km (approx.) to the northwest of the North Sydney CBD
- 3km (approx.) to the northwest of the St Leonards CBD.

It is also located:

- 3.5km (approx.) to the west of Middle Harbour
- 10km (approx.) to the east of the Pacific Ocean.

Surrounding development

Surrounding development generally comprises a mix of commercial and retail buildings ranging in height from 2 to 4 storeys.

Notable buildings in proximity to the site include:

- the large scale (81,442 sqm gross lettable area) (Scentre Group, 2025) Chatswood Westfield shopping centre located across Victor Street to the south-east
- the 28 storey, mixed use and residential 'The Sebel' building, which is located 50m (approx.) to the south
- the 29 storey, mixed use and residential and dual tower 'The Regency', which is located 90m (approx.) to the north
- the mixed use and residential and triple tower 'Metro Residences' (comprising the 29 storey View, 40 storey Spire and 42 storey Grand), which is located 40m (approx.) to the west.

The Chatswood CBD

The site is located within the eastern, retail focussed side of the Chatswood CBD on the Chatswood (Victoria Avenue) Mall 50m (approx.) east of the Chatswood Transport Interchange.

The Chatswood Transport Interchange denotes the existing core of the Chatswood CBD.

In general, land around the Chatswood Transport Interchange and west of the railway line is dominated by high-rise office and residential

towers of up to 40 storeys in height. This creates a large, dense, highly developed and highly urban built and visual environment. Notably, the western edge of this part of the CBD is clearly defined by the Pacific Highway, with a marked and visually dramatic reduction in building height occurring to its west where the predominant building typology is 1 and 2 storey houses and apartment buildings.

Conversely, and largely due to the influence of the Chatswood Westfield shopping centre, land further to the east is more mixed ranging in height from 1 to 10 storeys (approx.).



Figure 3 Site context

Source: Google Maps and Ethos Urban



Figure 4 Surrounding development

Source: Ethos Urban



Figure 5 Chatswood CBD

Source: Wikimedia Commons

Notable visual characteristics of the site context

The most notable visual characteristic of the context is its highly urban, CBD nature.

Other notable visual characteristics include

- the large scale and height of nearby buildings, in particular those to the west of the site including above and the Chatswood Transport Interchange
- the more retail focussed area to the east of the site, in particular the large scale Westfield adjacent the site to the west and the finer grain ground storey of premises along Victoria Avenue.

3.0 The Proposal

Note: Refer to the separate planning documentation for further detail on the proposal.

The proposal is for the purposes of a build-to-rent (BTR), shop-top housing development.

It seeks to give effect to key NSW Government and Council planning policies. This includes revitalisation of the Chatswood CBD in accordance with the vision of the 'Chatswood CBD Planning and Urban Design Strategy 2036' (Council, 2020) and delivery of a greater amount and choice of homes, including more affordable housing, in accessible locations in accordance with State Environmental Planning Policy (Housing) 2021 (the Housing SEPP).

The design principles that informed development and testing of the proposal are as follows:

- provide an innovative and diverse housing model in a highly accessible location, close to public transport and within easy walking distance to a wide range of employment opportunities and services
- create a development outcome that is consistent with transit-oriented development principles, to reflect the scale and density appropriate for a site within the Chatswood CBD and proximate to the transport interchange
- capitalise on an underutilised site that is situated at a key central location within the Chatswood CBD
- provide a mixed-use development outcome that supports community and neighbourhood collaboration through a range of functions and versatile spaces, reflecting the needs of Chatswood and its diverse demographics
- provide a curated response to the ground level interfaces to ensure maximum urban activation throughout the proposal

- provide activating uses at the ground level to deliver a sense of vibrancy to the locality.

As has been noted in the separate planning documentation, the proposal is the winner of a competitive design excellence competition in accordance with the requirements of the Willoughby Local Environmental Plan 2012 (WLEP 2012).

Three different schemes were entered into the design competition. Each scheme presented a unique response to the site's specific characteristics, opportunities and constraints, and were subsequently subjected to a rigorous assessment by numerous technical advisors before being considered by the Jury.

The Jury selecting this scheme based on the following key merits:

Site planning & urban response

- The Jury noted that the foundational principles of the scheme were clear and highly resolved, resulting in a functional and exemplary outcome. The Jury were cognisant that this was a very challenging site and the scheme handled the many competing uses and access arrangements skilfully
- The scheme responded well to the site and context's planning limitations, including pushing the mass of the tower away from the frontages/public domain, whilst preserving the development potential and amenity of surrounding existing and future developments
- The Jury supported the variation to the 7m street wall height control prescribed by the WLEP, in order to achieve functional non-residential floor to floor heights within the podium, whilst still ensuring a 2-storey street wall is presented to Victoria Avenue

Architectural form & façade expression

- The presentation of the western façade to the adjoining Site boundary created visual interest whilst simultaneously preserving an equitable development outcome

- The grid-like expression of the façade and the proportionality of this element was noted as a positive in the scheme

Internal planning & structural resolution

- A high level of internal amenity was achieved through clarity of the internal spatial planning, which would support the satisfaction and retention of residents
- The approach to the core arrangement and vertical transport solution was also commended, due to its rationalisation and efficiency
- The structural solution was well resolved, with minimal impacts to general plan arrangements (subject to minor column refinements).

The following figures provide artist impressions of the proposal.



Figure 6 Artist impression of the podium

Source: Fender Katsalidis



Figure 7 Artist impression of the tower

Source: Fender Katsalidis

Notable visual characteristics of the proposal

The most notable visual characteristic of the proposal is its slender, tall tower form.

Other notable visual characteristics include its:

- highly urban design nature, with built form occupying the entirety of the site
- podium and tower typology, with the podium being further broken into 2 visually cohesive yet distinct components
- visually distinct base, middle and upper parts
- retention and strengthening of active frontages along Victoria Avenue and Victor Street
- definition and strengthening of the Victoria Avenue and Victor Street street wall, including clearly demarcating their corner.

4.0 The planning framework

The planning framework comprises a series of legislation, planning instruments and other NSW government planning documents that together help determine the acceptability of a proposal.

Not all parts of the planning framework are highly relevant to VIA. The most relevant parts are:

- strategic plans
- statutory plans
- planning principles

Strategic plans

The following strategic plans are relevant to the extent they outline desired future outcomes and supporting policy:

- A Metropolis of Three Cities, the Greater Sydney Region Plan (the Region Plan)
- the North District Plan (the District Plan)
- Willoughby City Local Strategic Planning Statement (the LSPS)
- the Chatswood CBD Planning and Urban Design Strategy 2036 (the Planning and Urban Design Strategy).

The Region Plan, District Plan and LSPS seek to accommodate growth in a range of ways, in particular through facilitating a greater amount and diversity of new homes in higher densities under a transport oriented development (TOD) spatial pattern. TOD directs this growth to accessible locations well served by mass transit, jobs and services such as centres. Under these plans the Chatswood CBD is designated as a strategic centre, with a concurrent expectation for further growth. This is supported by action 42 (b) of the District Plan:

- ‘maximise the land use opportunities provided by Sydney Metro’.

Statutory plans

The following statutory plans are relevant to the extent they identify land use permissibility and development standards:

- *State Environmental Planning Policy (Housing) 2021 (the Housing SEPP)*
- *Willoughby Local Environmental Plan 2012 (WLEP 2012).*

Under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021, development control plans do not apply to SSDAs. Nonetheless, in the interests of comprehensiveness due regard has been given to provisions relevant to VIA in the Willoughby Development Control Plan 2023 (WDCP 2023).

State Environmental Planning Policy (Housing) 2021

The relevance of the Housing SEPP to VIA is limited to the following:

- Section 3 ‘Principles of Policy’ that promotes well designed, well located diverse housing such as BTR
- Section 72 ‘Development for the purposes of build-to-rent housing permitted with consent’ which makes the proposal permitted with consent on the site.

Willoughby Local Environmental Plan 2012

The most relevant parts of the WLEP 2012 relate to development standards that shape building scale and bulk. This is:

- section 2.3 Zone objectives and Land Use Table (for zoneE2 'Commercial Centre')
- section 4.3 'Height of buildings'
- section 4.4 'Floor space ratio'
- section 6.23 'Design excellence'

In accordance with *Gunnamatta Bay Holdings Pty Ltd v Sutherland Shire Council* [2025] NSWLEC 1230 ('Gunnamatta Bay Holdings'), Dixon SC in their judgement stated

- '139. As the Court has made clear: when a development has fulfilled all relevant controls in the SSLEP, there must be an expectation that it has achieved the objectives of the controls'.

On this basis, assessment against the objectives of these sections is only required where a control does not apply, or where non-compliance occurs.

Willoughby Development Control Plan 2023

As with the WLEP 2012, the most relevant parts of the WDCP 2023 relate to development standards that shape building scale and bulk. This is:

- Section 4.3.1 'Built Form', 'Slender Towers'
- Section 4.3.4 'Setbacks and Street Frontage Heights'.

As noted previously, under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021, development control plans do not apply to SSDAs.

Planning principles

Dating back to a 1937 decision of the Australian High Court in *Park Racing and Recreation Grounds Co Ltd v Taylor*, it is a long held common law principle in Australia that no one 'owns' the right to a view across someone else's property.

Nonetheless, view impact may be considered part of broader amenity, impact and public interest considerations under the planning

framework. In 2013, Roseth SC of the Land and Environment Court of New South Wales (LEC) established a planning principle to assist in guiding consideration of view impact in their judgement in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 (Tenacity).

Tenacity focusses on 'reasonable view sharing':

- 'Clause 61 of the LEP states that development is to allow for the reasonable sharing of views. It does not state what is view sharing or when view sharing is reasonable
- The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four-step assessment'.

As Tenacity was an appeal about loss of existing views obtained from a nearby house in a low-density suburban context, in practice it has largely been applied to assessment of view loss from private property. It is important to note that Tenacity does not address matters of bulk and scale, streetscape or general character of a locality. Rather, it is about loss of elements and features in views, which can change the composition and characteristics of the view.

Tenacity establishes a four step process for consideration of reasonable view sharing:

- '26 The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured
- 27 The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a

standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic

- 28 The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating
- 29 The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable'.

In summary, the four steps focus on:

- the value of the view
- the location from where the view can be obtained
- the extent of impact
- the reasonableness of the proposal, and by association the reasonableness of the view sharing and the acceptability of the view impact.

Due to their capacity for varied interpretation the value of the view, and reasonableness of the proposal benefit from further elaboration.

Value of the view

The concept of value is key to Tenacity.

As they make a contribution to residential amenity, all views may subjectively be considered to have value. Views can also have particular value due to their extent, with panoramic or 'sweeping' views (which are often called 'vistas') that occupy the entire focal and peripheral field of view having particular value.

In particular, Tenacity assigns value in terms of the presence of particular elements and features, and the extent of their presence as follows:

- water views having greater value than land views
- views with icons having greater value than views without icons, providing a list of elements and features that can be considered icons
- whole views having greater value than partial views.

It is helpful to categorise views as having low, medium or high value.

While there are no hard and fast rules around what makes a view low, medium or high value, there are some useful rules of thumb.

The mere presence of one or more high value parts, being water, icons or whole views, is necessary but not sufficient to make a view high value. Rather, they need to be prominent in the view.

Prominence is often shaped by what part of the view, in terms of composition, and how much of the view, again by reference to composition, they occupy. In general, prominence is greater where a high value element is closer to the view, eg it is located in the foreground, and it occupies multiple parts of an axis, eg left and centre of the horizontal axis.

Due to the rarity of being able to see icons in totality, the ability to do so may also make a view high value.

Whether the high value elements provides a high level of contrast to its surrounds, either by its inherent form or different form, materiality, colour or similar, is also often relevant.

In general, the following definitions of value are used in this report:

- **low value:** iconic or high value elements or features are not present
- **medium value:** iconic or high value elements or features are present, however are not prominent
- **high value:** iconic or high value elements or features are present, and are prominent; or iconic elements or features are present in their totality.

It is important to note that these definitions of value do not necessarily align with the subjective value of the view experienced by residents. However, the intent of this guideline is to introduce a greater level of objectivity to assist in making planning decisions in the context of multiple, and often competing planning priorities. In particular, as many views from tall buildings in eastern and northern Sydney may obtain views to high value and iconic elements, such guidance is required to avoid an outcome of precluding development otherwise appropriate development.

The relationship between value, view effect and view impact is also key. Where a proposal blocks the entirety of a view, it has a high view effect. However, it may not block visibility of an iconic or high value landscape element or feature. In the absence of this, it does not have a high view impact. In this way, impact is tied to a specific interpretation of value established by Tenacity.

This however does not preclude consideration of the acceptability of this view effect on residential amenity. In this case, context – such as whether the impacted site is within a CBD or low density residential area – and the construct of the planning framework are key. This should form part of the planning assessment task.

Reasonableness of the proposal

The focus of this part is on the reasonableness of the proposal, and not the view loss. Reasonableness is determined based on:

- compliance with planning controls, in particular, those that have a material impact on visual and view impact such as building height and floor space ratio
- employment of ‘skilful design’.

Skilful design does not mean architectural merit. Rather, it means whether there is an alternative ‘more skilful design’ that ‘could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours’. This has been interpreted in LEC judgements as looking for opportunities to distribute massing to achieve these outcomes. As can be seen, this is a question of balance. Where a more skilful design does not exist, ‘the view impact of a complying development would probably be considered acceptable and the view sharing reasonable’.

5.0 Methodology

VIA is a complex and specialist technical discipline that inherently involves qualitative and professional value judgements. While there is a wealth of documents, there is currently no universally agreed, national level guideline for VIA in Australia (AILA, 2019). As noted by the Land and Environment Court of New South Wales (the LEC) in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a comprehensive methodology.

To ensure appropriate comprehensiveness and ensure address of the requirements, the methodology adopted by this VIA comprises 4 key stages:

- **Stage 1 – View analysis:** to identify the likely most impacted nearby residential buildings
- **Stage 2 – View impact assessment:** to identify and assess view impact in accordance with steps 1 – 3 of Tenacity

- **Stage 3 – Additional view impact assessment:** to obtain further understanding of the nature and extent of impact on particular buildings
- **Stage 4 – Reasonableness:** informed by the findings of preceding stages, assessment against step 4 of Tenacity.

Stage 1 – View analysis

This stage involves the following key steps:

- Identify the location and other parameters (eg, distance) of iconic (including their level of significance) and high value landscape elements and features relative to the site and Chatswood CBD
- Identify nearby residential buildings that are likely to be most impacted by the proposal due to the ability to obtain views across and over the site, and in particular to these iconic and high value landscape elements and features.

Stage 2 – View impact assessment

This stage involves the following key steps:

- Understand the nature of these buildings, including their distance to the site, layout of the building, and identification of primary viewing directions
- Understand the nature of views from these buildings through review of publicly available photography from apartments
- Undertake a 'fly through' exercise in Virtual Ideas survey accurate 3D city model to better understand the nature of views, in particular the impact of the variables of height, elevation, and placement along the elevation (the survey accurate 3D city model is routinely accepted by the Department and the Independent Planning Commission as an acceptable evidence base upon which to inform assessment, findings and conclusions of view impact assessment)
- Prepare a view for each building in Virtual Ideas survey accurate 3D city model from the uppermost level of the most impacted elevation. The logic underpinning the selection of this view is that this will

show the greatest impact, and by association all other views from the buildings will be similar to or less than this impact

- In accordance with best practice, this view is to show a 'worst case' scenario with the proposal centred in the view and the camera lens focal length selected at 50mm to best approximate the human central field of clear vision (40 degrees horizontal approx. vs 40 – 60 degrees horizontal approx., and noting the total field of vision (including peripheral vision) is 210 degrees horizontal approx.)
- Undertake a view impact assessment against steps 1 – 3 of Tenacity to obtain an understanding of the view impact on these likely most impacted properties
- In this regard and with reference to the methodology outlined in this VIA, it is noted that there is a difference between view effect and view impact. View effect is independent of the value weighting factors applicable under Tenacity. Conversely, view impact applies these factors. As such, a proposal can have a considerable view effect such as occupying a large proportion of the field of view, while having a lower level view impact under Tenacity due to it not blocking or reducing visibility of iconic or high value landscape elements or features that come together in composition in the view to afford particular value (eg, they are visually prominent, are recognised as a significant view under planning instruments and the like)
- Insert the future maximum theoretical buildings forms possible under the WLEP 2012 applying and maximum building height (other scale and form based controls such as setbacks will work to shape actual building forms)
- Identify particular matters for which additional and more structured view impact assessment is warranted.

Stage 3 – Additional view impact assessment

This stage involves the following key steps:

- Prepare additional views in Virtual Ideas survey accurate 3D city model to inform consideration of the particular matters identified in

stage 2, in this case nature and extent of view impact for Metro Grand and Epica

- Undertake a more structured assessment of view impact to inform a better understanding of these matters.

Stage 4 – Reasonableness

This stage involves the following key steps::

- Informed by the findings of the previous stages, assess the reasonableness of the proposal against the criteria established by Tenacity (compliance with planning controls and skilful design)
- Form an opinion on the reasonableness of view sharing and the acceptability of view impact.

Appendix A provides further detail on the technical aspects of this methodology.

Assumptions, limitations and exclusions

In addition to any others expressed in the relevant part of this VIA, the following key assumptions, limitations and exclusions apply to this VIA:

- it is assumed that all inputs from other parties, including the project architects, are accurate
- to enable a focus on assessment of scale and form, architectural and landscaping detail has not been included in the photomontages
- as with all VIA, there is considerable interplay between planning, design and visual impact matters. As such, while the VIA considers matters such as character, size and scale and amenity, due regard should be given to other relevant documents for full address of these matters
- the evidence base of images provides an indication of visual impact informed by view and visual analysis that is considered to be reasonable and proportional to the likely impacts of the proposal. It does not purport represent every possible viewing condition within the visual catchment

- while photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply (refer to Attachment A for further detail)
- consideration of the following matters is excluded as it is not within the scope of VIA:
 - heritage, in particular impact on values and significance
 - Aboriginal cultural heritage values and connecting with Country
 - night-time impact, including lighting
 - outlook
 - visual privacy
 - general planning matters such as land zoning and permissibility.

6.0 View analysis

The purpose of this stage is to identify likely most impacted nearby residential buildings.

Iconic and high value elements

‘The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured’

The **table 3** and **figure 8** below show the location of iconic and high value elements and features relative to the site.

Table 2 Location of iconic and high value elements relative to the site

Main direction	Iconic	High value
North (inc. NE and NW)	• Nil	• Upper Middle Harbour
East	• Pacific Ocean (metropolitan significance)	• Middle Harbour • Beauchamp Park
South (inc. SE and SW)	• Sydney CBD skyline (metropolitan significance) • Sydney Harbour (international significance) • Sydney Harbour Bridge (international significance) • Sydney Opera House (international significance) • North Head (local significance)	• St Leonards CBD skyline • Crows Nest CBD skyline • North Sydney CBD skyline
West	• Blue Mountains (international significance)	• Lane Cove River

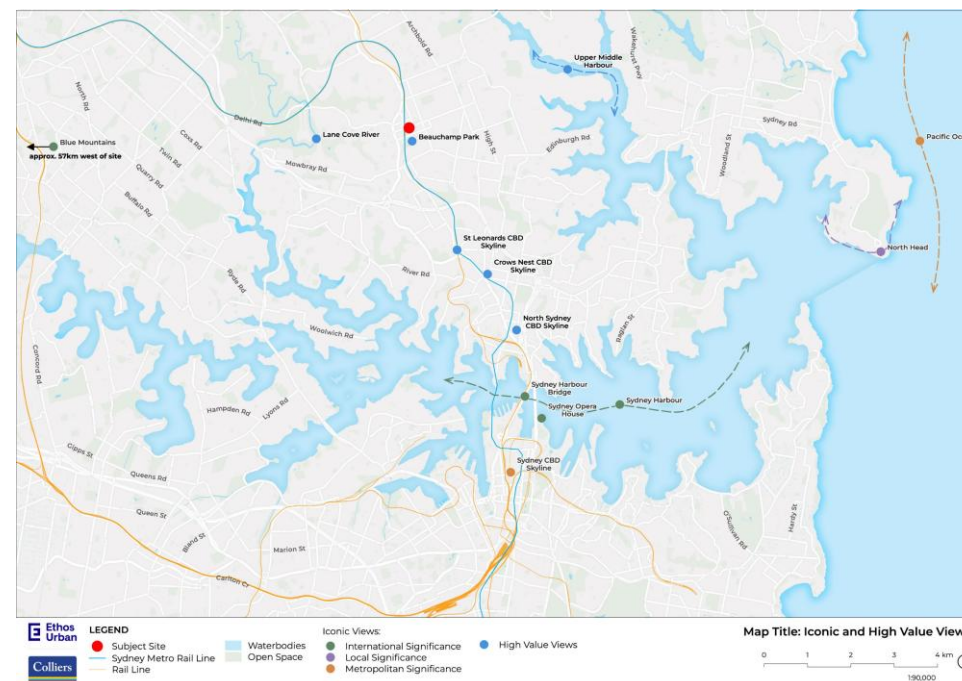


Figure 8 Location of iconic elements and features relative to the site

Source: Nearmap and Ethos Urban

Impacted properties

‘The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic’

Noting the characteristics of the Chatswood CBD described in this VIA, 10 nearby residential buildings may obtain views across and over the site to iconic and high value elements and features. These buildings are:

1. 37 Victor Street (The Sebel)

2. 69 Albert Avenue (Metro View)
3. 438 Victoria Avenue (Metro Grand)
4. 1 Post Office Lane (Metro Spire)
5. 2A Help Street (Regency Towers)
6. 11 Railway Street (Altura)
7. 9 Railway Street (Epica)
8. 7 Railway Street (Era)
9. 1 Cambridge Lane (Cambridge)
10. 8 Brown Street (The Chelsea).

Their location relative to the site and iconic and high value elements and features as well as other key details such as main direction of the view is shown in the below **table4** and **figure 9**.

Of note, this shows:

- views from buildings located to the north of the site may obtain views across and over the site to the south in the general direction of the Sydney CBD skyline, potentially including the Sydney Harbour Bridge and Sydney Harbour, and the St Leonards skyline and the North Sydney CBD skyline
- views from buildings located to the west of the site may obtain views across and over the site to the east in the general direction of Middle Harbour, North Head, and the Pacific Ocean.

Table 3 Location of iconic and high value elements relative to the site

Ref.	Building	Location of building relative to site	Main elevation exposed to views across and over site	Main direction of view	Iconic	High value
1.	37 Victor Street (The Sebel)	South	North	North	Nil	Upper Middle Harbour
2.	69 Albert Avenue (Metro View)	West	East	East	Pacific Ocean (metropolitan significance)	Middle Harbour
3.	438 Victoria Avenue (Metro Grand)	West	East	East	Pacific Ocean (metropolitan significance)	Middle Harbour
4.	1 Post Office Lane (Metro Spire)	West	East	East	Pacific Ocean (metropolitan significance)	Middle Harbour
5.	2A Help Street (Regency Towers)	North	South	South	Pacific Ocean (metropolitan significance)	Middle Harbour
6.	11 Railway Street (Altura)	North	South	South	Pacific Ocean (metropolitan significance)	Middle Harbour
7.	9 Railway Street (Epica)	North	South	South	Pacific Ocean (metropolitan significance)	Middle Harbour

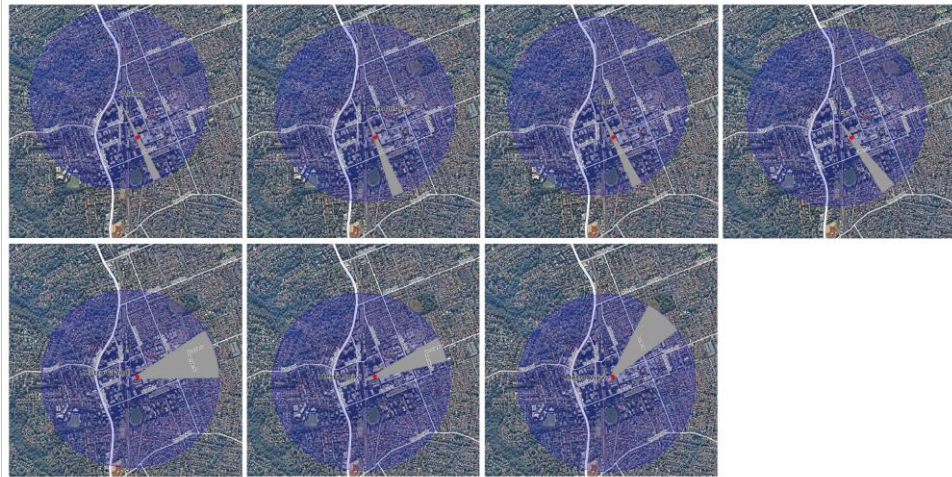


Figure 10 Impacted fields of view from nearby residential buildings
Source: Nearmap and Ethos Urban

7.0 View impact assessment

The purpose of this stage is to undertake view impact assessment against steps 1 – 3 of Tenacity to obtain an understanding of the view impact on these likely most impacted buildings, and identify those for which additional assessment is warranted due to the nature and extent of impact.

37 Victor Street (The Sebel)

The building

The Sebel is located 50m (approx.) to the south of the site.

It is or has also been known as 'The Sebel Residence' and 'Chatswood Plaza'.

It was completed in 1990.

Due to the age of the building, floor plans are not publicly available online. However, review of photography suggests that the building contains a mix of 1, 2 and 3 bedroom dwellings.

It has a height of 85m and 28 storeys above ground level (CTBUH, 2025).

It is a mixed use building, comprising office, hotel (Sebel Chatswood) and permanent residential uses.

It has a narrow, rectangular shape with its long elevation oriented in a general east-west direction parallel with the site.

Of note:

- floor layout appears to vary with level and location within the level
- most apartments have generously sized balconies, with a number projecting forward of the main structural framing of the building and providing opportunities for views to be obtained in multiple directions.



Figure 11 The Sebel

Source: REA Group

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing directions are to the north and south
- oblique views to the north and south may also be obtained from the east and west facing elevations
- the most impacted views will be those to the north
- the majority of levels with views to the north will be impacted
- views south to the Sydney CBD skyline will not be impacted by the proposal.

Views currently obtained from the northern elevation:

- mainly include the Chatswood CBD in the foreground and midground
- taller buildings to the north including Regency Towers and the Pacific Place complex block or reduce views to the left background
- where not blocked by these buildings, district views may be obtained over and above the site mainly to predominantly residential areas in to the Lower North Shore in the background, and also extending to include predominantly residential areas in the Northern Beaches in the far background
- these views do not contain iconic or high value elements or features in the landscape
- while a small part of the high value landscape element of upper Middle Harbour is visible in some views, it is seen obliquely across the elevation.

Step 2: Consider from what part of the property the views are obtained

On the basis that Victor Street is the building's primary street address, views are obtained across a side boundary

Largely due to the predominant glass balcony balustrading and expanse of windows, views may be obtained from both standing and sitting positions.



Figure 12 The Sebel, existing view from the balcony, uppermost floor, north facing, apartment 2806

Source: Domain

Note: the site is visible in the bottom centre of the photo



Figure 13 The Sebel, existing view from the living room, uppermost floor, north facing, apartment 2806

Source: Domain



Figure 14 The Sebel, existing view from the balcony, level 17, south facing, apartment 1708

Source: Shead

Note: this is a zoomed in photo, and is unlikely to correspond with what will ordinarily be seen unaided by the human eye

Virtual Ideas placed a camera in the survey accurate Aerometrex to test potential view impact (refer below **figures 15-17**) corresponding to a north facing, upper floor. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view
- in doing so, it will mainly block visibility of the Chatswood CBD and the sky
- it will also block visibility of residential areas in the Lower North Shore and the Northern Beaches
- while these views have value to residents, as they do not contain iconic elements or features and high value elements are not visually prominent, they are objectively assessed as **moderate value**
- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **moderate** on the 5 point Tenacity scale
- as they appear to be single aspect, the imagery shown in the Virtual Ideas imagery can reasonably be considered to be representative of the nature of existing views and the impact of the proposal on most if not all north facing apartments
- with regard to the building in its entirety, the lack of impact on south facing apartments, which extend to include parts of the Sydney CBD skyline including the top part of the arch of the Sydney Harbour Bridge from upper levels, is noted.



Figure 15 The Sebel, eastern elevation, upper levels, location of test camera
Source: Virtual Ideas

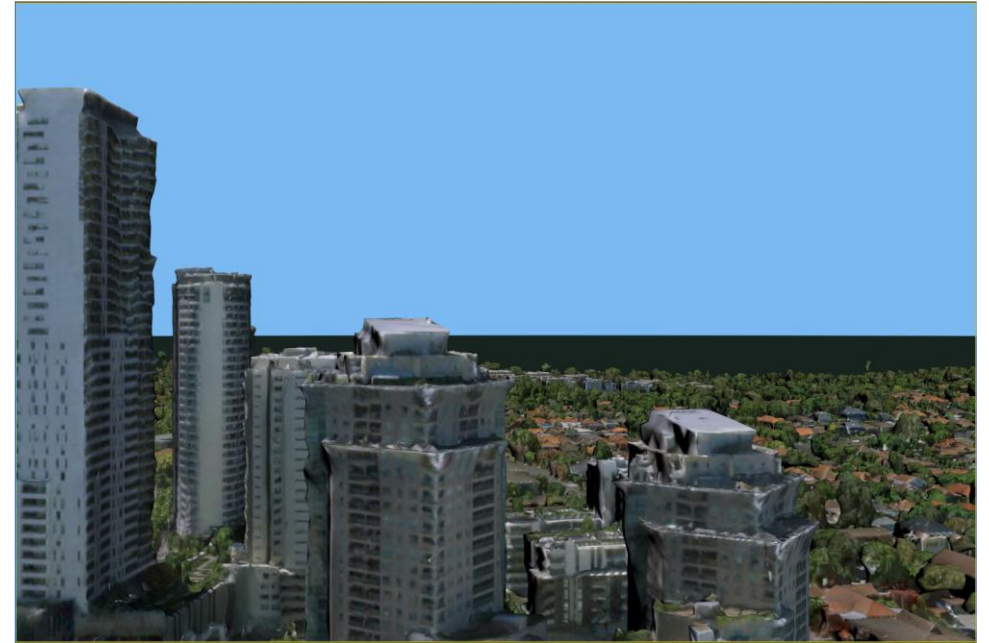


Figure 16 The Sebel, northern elevation, upper levels, looking north, existing view
Source: Virtual Ideas



Figure 17 The Sebel, northern elevation, upper levels, looking north, proposed view

Source: Virtual Ideas

69 Albert Avenue (Metro View)

- Metro View is located 40m (approx.) to the south-west of the site.
- It forms part of the larger Metro Residences development.
- It was completed in 2014.
- It contains 122 apartments (NSW Government, undated).
- Review of floor plans shows that the building contains a mix of 1, 2 and 3 bedroom dwellings.
- It has a height of 107m and 27 storeys above ground level (CTBUH, 2025).

It is a mixed use building, comprising lower level non-residential uses, and tower apartments.

It has a rectangular shape with its long elevation oriented in a general north to south direction at an angle to the site.

As can be seen in the below **figure 19**, the shape of the buildings does not vary considerably.

Of note:

- while the northern quarter (approx.) of the eastern elevation is angled directly to the site, the southern three quarters (approx.) is angle slightly away to face more south-east
- the elevations contain enclosed wintergardens, as opposed to open to the air balconies
- the eastern elevation also appears to have floor to ceiling glass along its entire length.

The below **figure 20** shows the typical floor plan for the building. While this is not uniform across all levels, with the lowermost and uppermost levels having different configurations, it does provide a reasonable indication of the configuration of apartments in the building. As can be seen, there is typically 6 apartments per floor. 3 of these, or 50%, have their primary viewing direction to the east in the general direction of the proposal.



Figure 18 Metro Residences

Source: REA Group

Note: Metro View is the lowest of the 3 buildings



Figure 19 Metro View

Source: REA Group

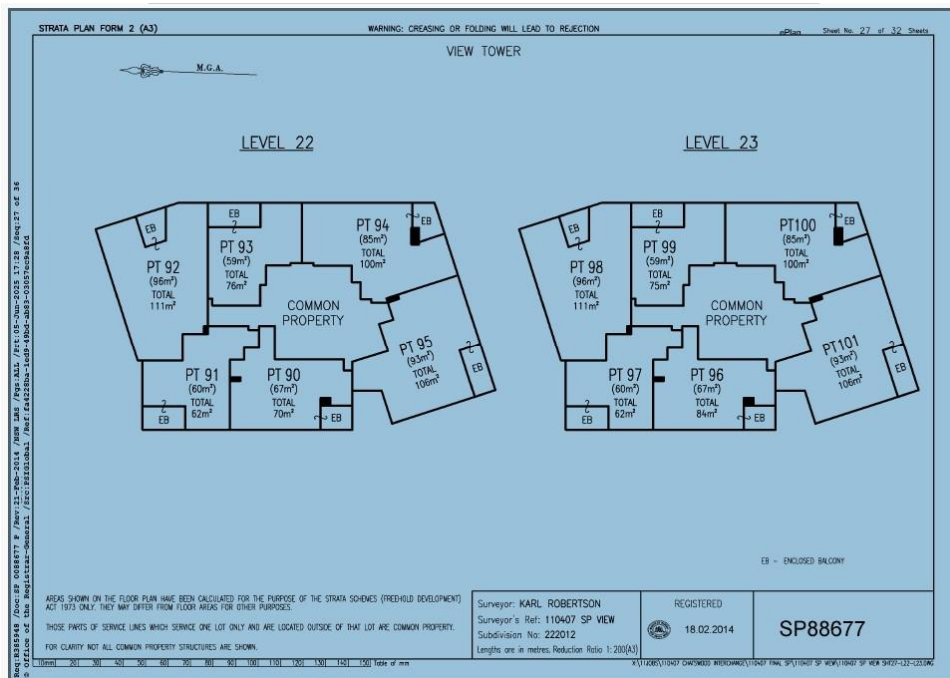


Figure 20 Metro View, typical floor plan

Source: Karl Robertson

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing directions are to the east and west
- oblique views to the east and west may also be obtained from the north and south facing elevations
- the most impacted views will be those to the north-east
- the majority of levels with views to the north-east will be impacted
- views to the west will not be impacted by the proposal
- views south to the Sydney CBD skyline will not be impacted by the proposal.

Views currently obtained from the eastern elevation:

- mainly include the Chatswood CBD in the foreground and predominantly residential areas in to the Lower North Shore in the midground and background
- from upper levels they extend to include part of North Head and the Pacific Ocean in the far background.

Step 2: Consider from what part of the property the views are obtained

The building's primary street address is to Victoria Avenue. As such, the views are obtained across a side boundary.

Due to the extent of glazing along the eastern elevation, the views may be obtained from both a standing and sitting position.



Figure 21 Metro View, existing view from the wintergarden, east facing, apartment 2505

Source: DiJones Lower North Shore - Chatswood



Figure 22 Metro View, existing view from the living room, east facing, apartment 2505

Source: DiJones Lower North Shore - Chatswood



Figure 23 Metro View, existing view from the wintergarden, east facing looking south, apartment 2505

Source: DiJones Lower North Shore - Chatswood



Figure 24 Metro View, existing view from the living rooms, south facing apartment 2707

Source: Ray White Everest Group – Mascot

Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 25-29**) corresponding to a north-east facing upper floor. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view
- in doing so, its main view impact is blocking part of the long distance view over the Chatswood CBD in the foreground extending to take in mainly residential areas in the Lower North Shore and Northern Beaches in the midground and background
- while these views have value to residents, as they do not contain iconic elements or features and high value elements are not visually prominent, they are objectively assessed as **moderate value**
- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **moderate** on the 5 point Tenacity scale
- the proposal will not impact views to the east obtained from upper levels
- for non-upper level, due to the location of the building south of the southern boundary of the site, a view corridor will be maintained to the east between the proposal and The Sebel further to the south
- views south to the Sydney CBD will not be impacted by the proposal
- where the typical floor plan applies, these views to the south will be obtained from apartments on the south-east corner of the building
- views to the north-east have the potential to be more significantly impacted by development in accordance with the theoretical maximum building envelope allowed under WLEP 2012 height controls.

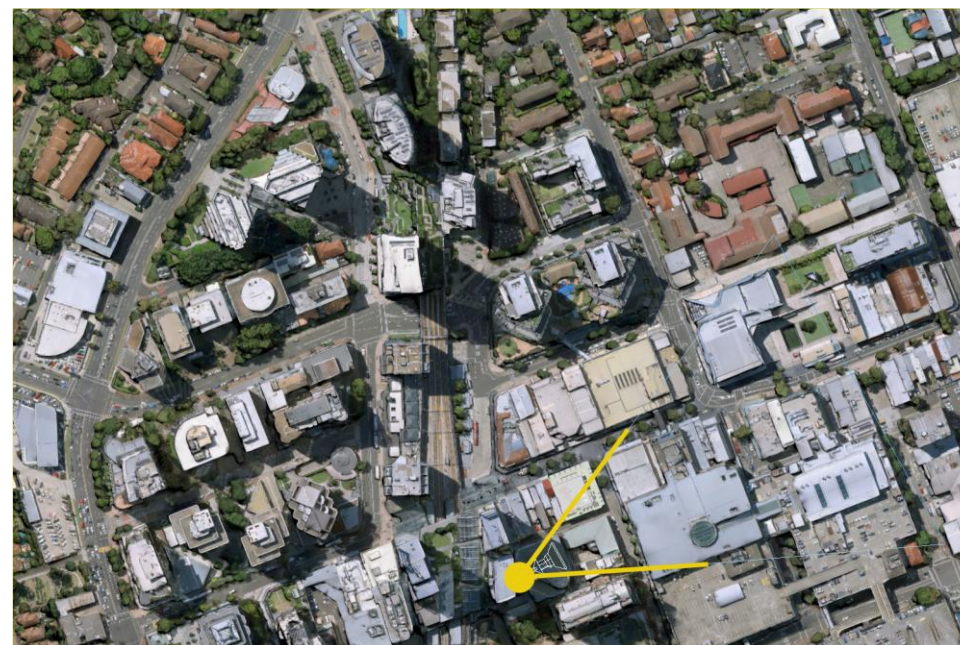


Figure 25 Metro View, eastern elevation, upper levels (RL192), location of test camera

Source: Virtual Ideas



Figure 26 Metro View, eastern elevation, upper levels (RL192), looking north-east, existing view
Source: Virtual Ideas



Figure 27 Metro View, eastern elevation, upper levels (RL192), looking north-east, proposed view
Source: Virtual Ideas



Figure 28 Metro View, eastern elevation, upper levels (RL192), looking north-east, proposed view with theoretical maximum future context (yellow opacity)

Source: Virtual Ideas



Figure 29 Metro View, eastern elevation, upper levels (RL192), looking east, existing and proposed view (proposed development not visible)

Source: Virtual Ideas

1 Post Office Lane (Metro Spire)

- Metro Spire is located 40m (approx.) to the west of the site.
- It forms part of the larger Metro Residences development.
- It was completed in 2014.
- Review of floor plans shows that the building contains a mix of 1, 2 and 3 bedroom dwellings.
- It has a height of 155m and 38 storeys above ground level (CTBUH, 2025).

It is a mixed use building, comprising lower level non-residential uses, and tower apartments.

It has a rectangular shape with its long elevation oriented in a general north to south direction at an angle to the site.

As can be seen in the below **figure 30**, the shape of the building does not vary considerably.

Of note:

- the elevations contain enclosed wintergardens, as opposed to open to the air balconies
- the eastern elevation also appears to have floor to ceiling glass along its entire length.

The below figure shows the typical floor plan for the building. While this is not uniform across all levels, with the lowermost and uppermost levels having different configurations, it does provide a reasonable indication of the configuration of apartments in the building. As can be seen, there is typically 5 apartments per floor. 2 of these have their primary viewing direction to the east in the general direction of the proposal.

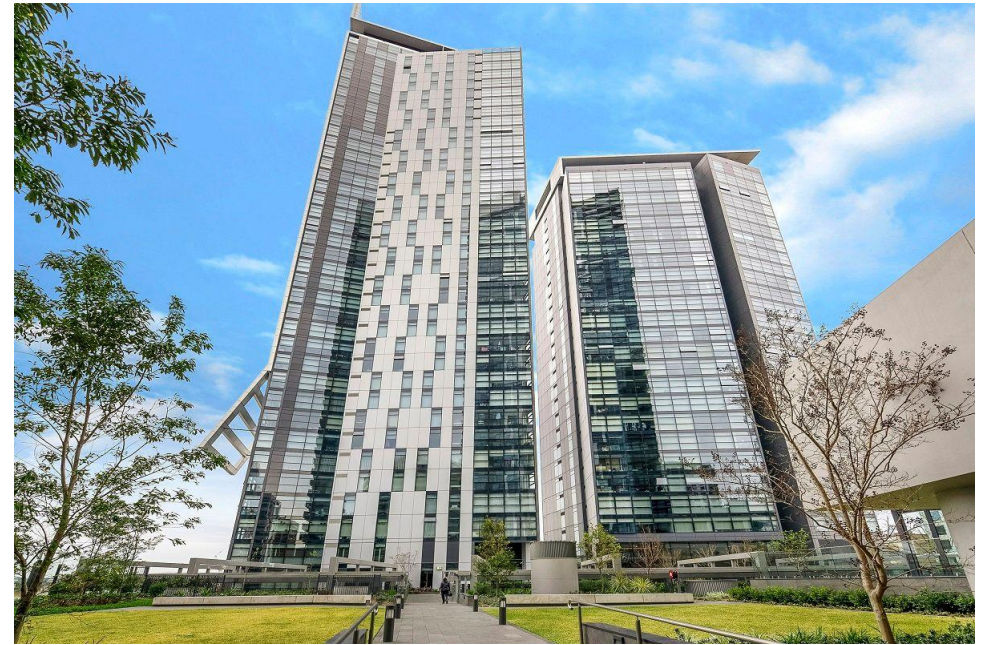


Figure 30 Metro Spire

Source: Ray White (Real Estate) Limited

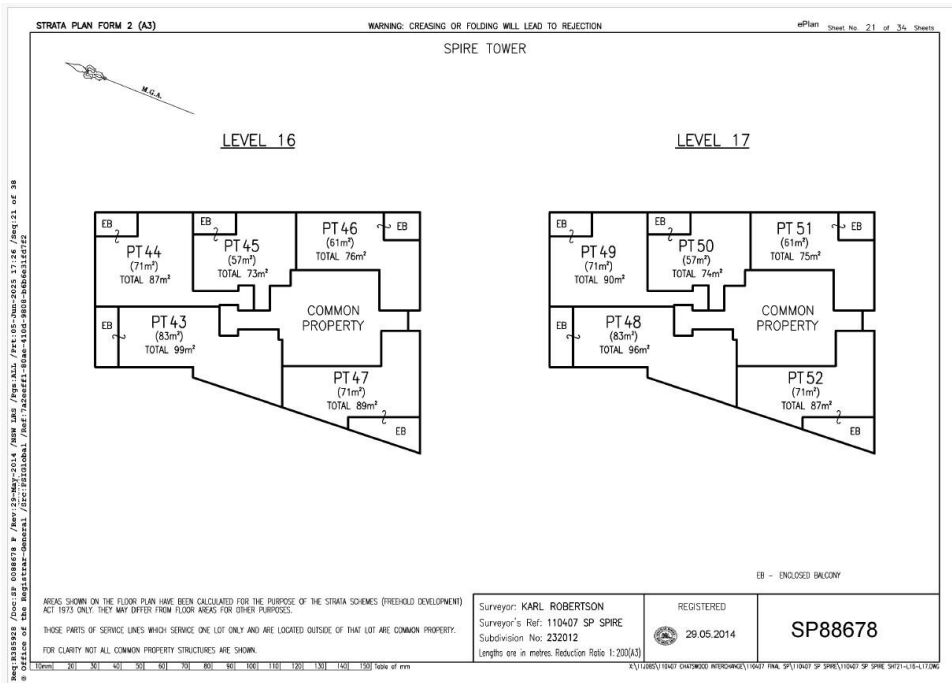


Figure 31 Metro Spire, typical floor plan

Source: Karl Robertson

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing directions are to the east and west
- oblique views to the east and west may also be obtained from the north and south facing elevations
- the most impacted views will be those to the east
- the majority of levels with views to the east will be impacted
- views to the west will not be impacted by the proposal
- views south to the Sydney CBD skyline will not be impacted by the proposal.

Views currently obtained from the eastern elevation:

- mainly include the Chatswood CBD in the foreground and predominantly residential areas in to the Lower North Shore in the midground and background
- from upper levels they extend to include part of North Head and the Pacific Ocean in the far background.

Step 2: Consider from what part of the property the views are obtained

The building's primary street address is to Victoria Avenue. As such, the views are obtained across a side boundary.

Due to the extent of glazing along the eastern elevation, the views may be obtained from both a standing and sitting position.



Figure 32 Metro Spire, existing view from the wintergarden, east facing, apartment 2505
 Source: Loyal Property Chatswood



Figure 33 Metro Spire, existing view from the living room, east facing, apartment 2505
 Source: Loyal Property Chatswood



Figure 34 Metro Spire, existing view, south facing, apartment 3702

Source: Raymond Chu and Golden Peak Property

Note: this is a zoomed in photo, and is unlikely to correspond with what will ordinarily be seen unaided by the human eye

Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 35-38**) corresponding to an east facing upper floor. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view
- in doing so, its main view impact is blocking part of the long distance view over the Chatswood CBD in the foreground extending to take in mainly residential areas in the Lower North Shore and Northern Beaches in the midground and background and part of North Head and the Pacific Ocean in the far background from upper levels
- while these views contain an iconic element in the form of North Head and a high value element in the form of the Pacific Ocean, they are not visually prominent in the view
- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **moderate** on the 5 point Tenacity scale
- views south to the Sydney CBD will not be impacted by the proposal
- views to the east have the potential to be more significantly impacted by development in accordance with the theoretical maximum building envelope allowed under WLEP 2012 height controls.

Due to impact on views to North Head and the Pacific Ocean, further study has been undertaken and is presented in the subsequent section of this VIA.



Figure 35 Metro Spire, eastern elevation, upper levels (RL191), location of test camera

Source: Virtual Ideas



Figure 36 Metro Spire, eastern elevation, upper levels (RL191), looking east, existing view

Source: Virtual Ideas

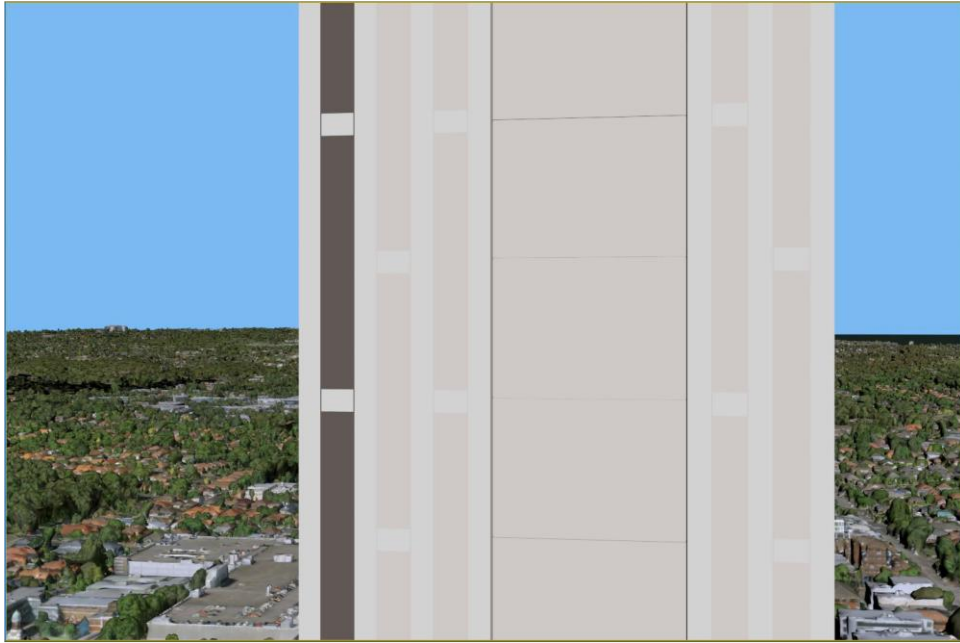


Figure 37 Metro Spire, eastern elevation, upper levels (RL191), looking east, proposed view

Source: Virtual Ideas



Figure 38 Metro Spire, eastern elevation, upper levels (RL191), looking east, proposed view with theoretical maximum future context (yellow opacity)

Source: Virtual Ideas

438 Victoria Avenue (Metro Grand)

- Metro Grand is located 65m (approx.) to the west of the site.
- It forms part of the larger Metro Residences development.
- It was completed in 2014.
- Review of floor plans shows that the building contains a mix of 1, 2 and 3 bedroom dwellings.
- It has a height of 170m and 40 storeys above ground level (CTBUH, 2025)

It is a mixed use building, comprising lower level non-residential uses, and tower apartments.

It has a rectangular shape with its long elevation oriented in a general north to south direction at an angle to the site.

The shape of the building does not vary considerably.

Of note:

- the elevations contain enclosed wintergardens, as opposed to open to the air balconies
- the eastern elevation also appears to have floor to ceiling glass along its entire length.

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing directions are to the east and west
- oblique views to the east and west may also be obtained from the north and south facing elevations
- the most impacted views will be those to the east
- however, views to the east obtained from the majority of levels will largely be blocked or reduced due to the impact of Metro View and Metro Spire
- views to the west will not be impacted by the proposal
- views south to the Sydney CBD skyline will not be impacted by the proposal.

Views currently obtained from the eastern elevation:

- mainly include the Chatswood CBD in the foreground and predominantly residential areas in to the Lower North Shore in the midground and background
- from upper levels they extend to include part of North Head and the Pacific Ocean in the far background.

Step 2: Consider from what part of the property the views are obtained

The building's primary street address is to Post Office Lane, which intersects the site at a perpendicular angle. There is no other clear street boundary. The nearest main east-west street is Victoria Avenue to the north, and the nearest main north-south street is Albert Avenue to the south. On this basis, there is reasonable argument that the views are obtained across a side boundary.

Due to the extent of glazing along the eastern elevation, the views may be obtained from both a standing and sitting position.



Figure 39 Metro Grand, existing view, south-east facing, apartment 3206

Source: Raymond Chu and Golden Peak Property

Note: The view impact of Metro View and Metro Spire is evident in this view



Figure 40 Metro Grand, existing view, north-east facing, north-east facing, apartment 3206
Source: Raymond Chu and Golden Peak Property



Figure 41 Metro Grand, existing view, east facing, south east facing, apartment 3206
Source: Raymond Chu and Golden Peak Property



Figure 42 Metro Grand (east facing, upper floor), location of test camera

Source: Virtual Ideas and Aerometrex

Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 43-45**) corresponding to an east facing upper floor. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- Metro Spire already blocks the majority of views to the east
- based on Virtual Ideas testing, the extent of this blocking extends to all levels except for the uppermost levels

- for these uppermost levels, the proposal will appear as a new feature in the midground of the view
- in doing so, its main view impact is blocking a small part of primarily residential area in the Northern Beaches, and the Pacific Ocean
- while the Pacific Ocean is a high value landscape element, this part of the view contains only a small part of the broader Pacific Ocean visible from these levels
- as such, this view is objectively assessed as **moderate value**
- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **minor** on the 5 point Tenacity scale.



Figure 43 Metro Grand, eastern elevation, upper levels (RL238), location of test camera

Source: Virtual Ideas



Figure 44 Metro Grand, eastern elevation, upper levels (RL238), looking east, existing view

Source: Virtual Ideas

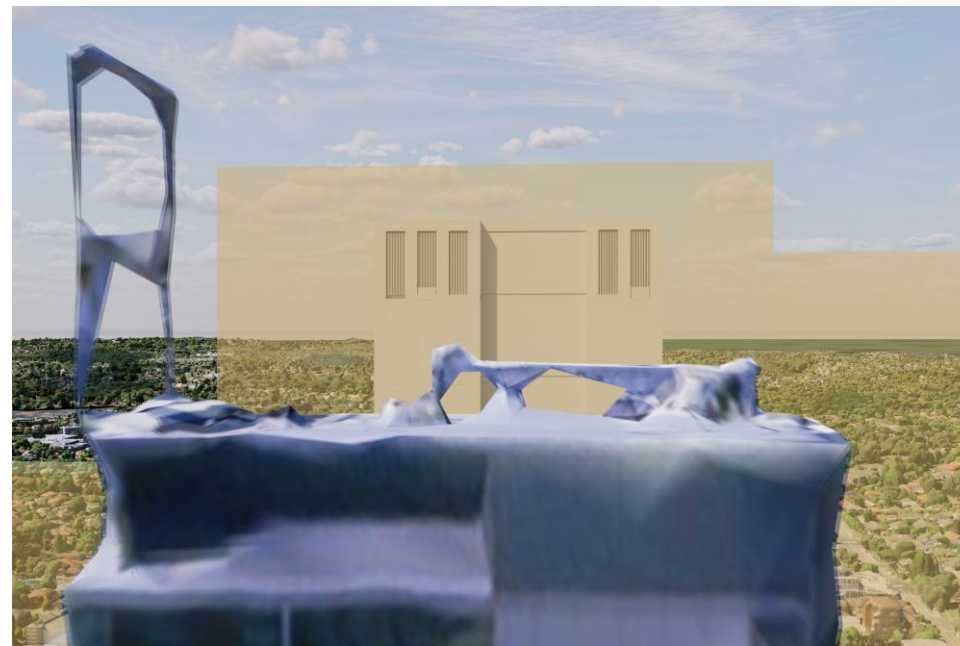


Figure 45 Metro Grand, eastern elevation, upper levels (RL238), looking east, proposed view with theoretical maximum future context (yellow opacity)

Source: Virtual Ideas

2A Help Street (Regency Towers)

Regency Towers is located 90m (approx.) to the north of the site.

It was completed between 2001-02.

It contains 565 apartments (Dimension 5 Design, 2018) in 2 separate towers (Tower A, or the western tower, and Tower B or the eastern tower) that are linked by a shared multi-storey podium.

Due to the age of the building, floor plans are not publicly available online. However, review of photography suggests that the building contains a mix of 1, 2 and 3 bedroom dwellings.

Tower A has a height of 86m and 28 storeys above ground level (the Department, November 2020), and Tower B has a height of 65 m and 21 storeys above ground level (CTBUH, 2025).

It is a mixed use building, comprising retail, services (eg, gym) and permanent residential uses.

It has a highly irregular and varied shape (refer below **figure 46**). As such, floor layout appears to vary with level and location within the level.

Of note:

- despite the irregularity of the building shape, the long elevation of the towers are oriented in a general north-south direction perpendicular with the site
- the southern, Endeavour Street facing parts of the towers have their floorplates and elevations oriented so that the main viewing direction are south-west and south-east oblique to the site (refer below **figures 47-50**).
- most apartments have well sized balconies
- many balconies appear to be recessed behind main building walls.

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing directions are to the south-east, south-west, and north
- the most impacted views will be those to the south-east
- views to the south-west and north will not be impacted by the proposal.

Views currently obtained from the south-eastern elevation:

- mainly include the Chatswood CBD in the foreground and predominantly residential areas in to the Lower North Shore in the midground and background
- from upper levels they extend to include part of North Head and the Pacific Ocean in the far background.

Step 2: Consider from what part of the property the views are obtained

As the complex occupies an entire block surrounded on all sides by public roads, it does not follow standard convention around front, side and rear property boundaries. However, Help Street, and Endeavour Street can reasonably be considered to represent the complex's front boundary. As such, the views can be considered to be primarily obtained across a front boundary (ie, Endeavour Street).

Due to the extent of glazing along the south-eastern elevations, the views may be obtained from both a standing and sitting position.



Figure 46 Regency Tower

Source: Domain



Figure 47 The Regency Tower A, apartment 1808, existing view to the south-west

Source: CBRE



Figure 48 Regency Tower, apartment 2902, existing view to the south-east

Source: Shead

Note: That part of the view to the south and west of Victor Street will be retained by the proposal



Figure 49 Regency Tower, apartment 2902, existing view to the south

Source: Shead

Note: The Sebel is visible in the view, blocking visibility of the Sydney CBD from this uppermost level



Figure 50 Regency Tower, apartment 2902, existing view to the south-east

Source: Shead

Note: This view will be retained by the proposal

Virtual Ideas placed 2 cameras in their survey accurate 3D city model to test potential view impact (refer below **figures 51-56**) as follows:

- west tower, south facing, upper floor
- east tower, south facing, upper floor.

To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view
- its footprint will largely be contained to that of The Sebel and 67 Albert Avenue
- as such, its main impact is to block visibility of these 2 towers as well as part of the sky
- from the western tower, it will also block a narrow sliver of some residential areas in the Lower North Shore
- while these views have value to residents, as they do not contain iconic elements or features and high value elements are not visually prominent, they are objectively assessed as **moderate value**
- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **minor** on the 5 point Tenacity scale
- as they appear to be single aspect, the imagery shown in the Virtual Ideas imagery can reasonably be considered to be representative of the nature of existing views and the impact of the proposal on most if not all south east and south west facing apartments.
- views to the east have the potential to be more significantly impacted by development in accordance with the theoretical maximum building envelope allowed under WLEP 2012 height controls.



Figure 51 Regency Towers (west tower), southern elevation, upper levels, location of test camera

Source: Virtual Ideas

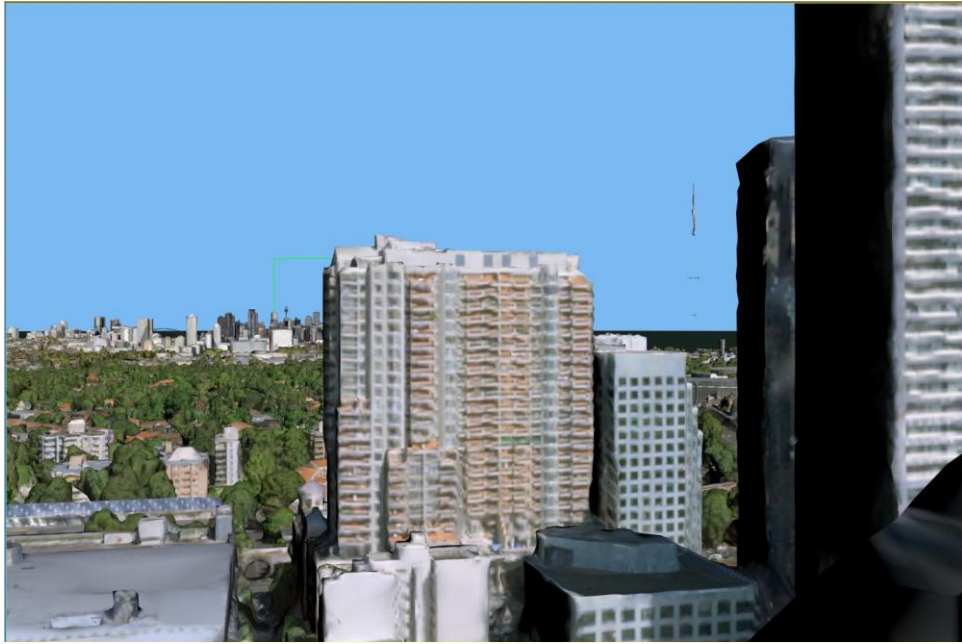


Figure 52 Regency Towers (west tower), southern elevation, upper levels, looking south, existing view

Source: Virtual Ideas



Figure 53 Regency Towers (west tower), southern elevation, upper levels, looking south, proposed view

Source: Virtual Ideas



Figure 54 Regency Towers (east tower), southern elevation, upper levels, location of test camera

Source: Virtual Ideas

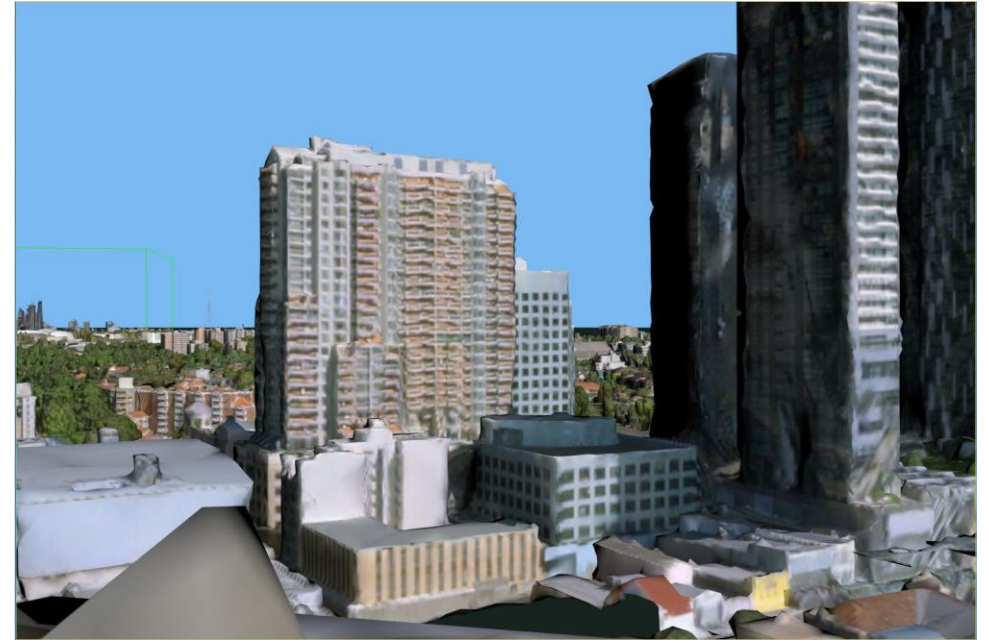


Figure 55 Regency Towers (east tower), southern elevation, upper levels, looking south, existing view

Source: Virtual Ideas and Aerometrex



Figure 56 Regency Towers (east tower), southern elevation, upper levels, looking south, proposed view

Source: Virtual Ideas and Aerometrex

7 Railway Street (Era)

- Era is located 170m (approx.) to the north of the site.
- It forms part of the larger Pacific Place development.
- It was completed in 2013.
- It contains 295 apartments (Property Council of Australia, 2017).
- Review of approved floor plans shows that the building contains a mix of 1, 2 and 3 bedroom dwellings.
- It has a height of 136m and 43 storeys above ground level (CTBUH, 2025)

It is a mixed use building, comprising ground floor non-residential uses, and podium and tower apartments.

It has a rectangular shape with its long elevation oriented in a general north-south direction. As can be seen in the below figure, the shape of the buildings does not vary considerably.

Of note, while the east and west facing elevations include balconies and floor to ceiling windows, a considerable proportion of the south facing elevation comprises solid walls, with windows and other openings mainly being limited in width and / or height (refer below **figures 57-58**).

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing directions are to the east, west and north
- these are mainly district views
- however, from upper levels they do extend to include part of North Head and the Pacific Ocean in the far background
- views from the balconies of upper east facing levels also obtain views in a southerly direction to the Sydney CBD skyline.

Step 2: Consider from what part of the property the views are obtained

On the basis of the building's main address being Railway Street, the views are obtained as follows:

- **views to the north:** side boundary
- **views to the east:** rear boundary
- **views to the south:** side boundary
- **views to the west:** front boundary.

Due to the extent of glazing, the views may be obtained from both a standing and sitting position.

However, the following is noted:

- the southern elevation has an absence of balconies, and a considerably reduced extent of glazing

- while views may be obtained to the south from the eastern elevation from the balcony and windows flush with the elevation, they are unlikely to be obtained from the living room or positions further back from the edge of the building
- when seen from the balcony and these windows, the views are oblique to the main viewing direction which is to the east.



Figure 57 Era
Source: REA Group

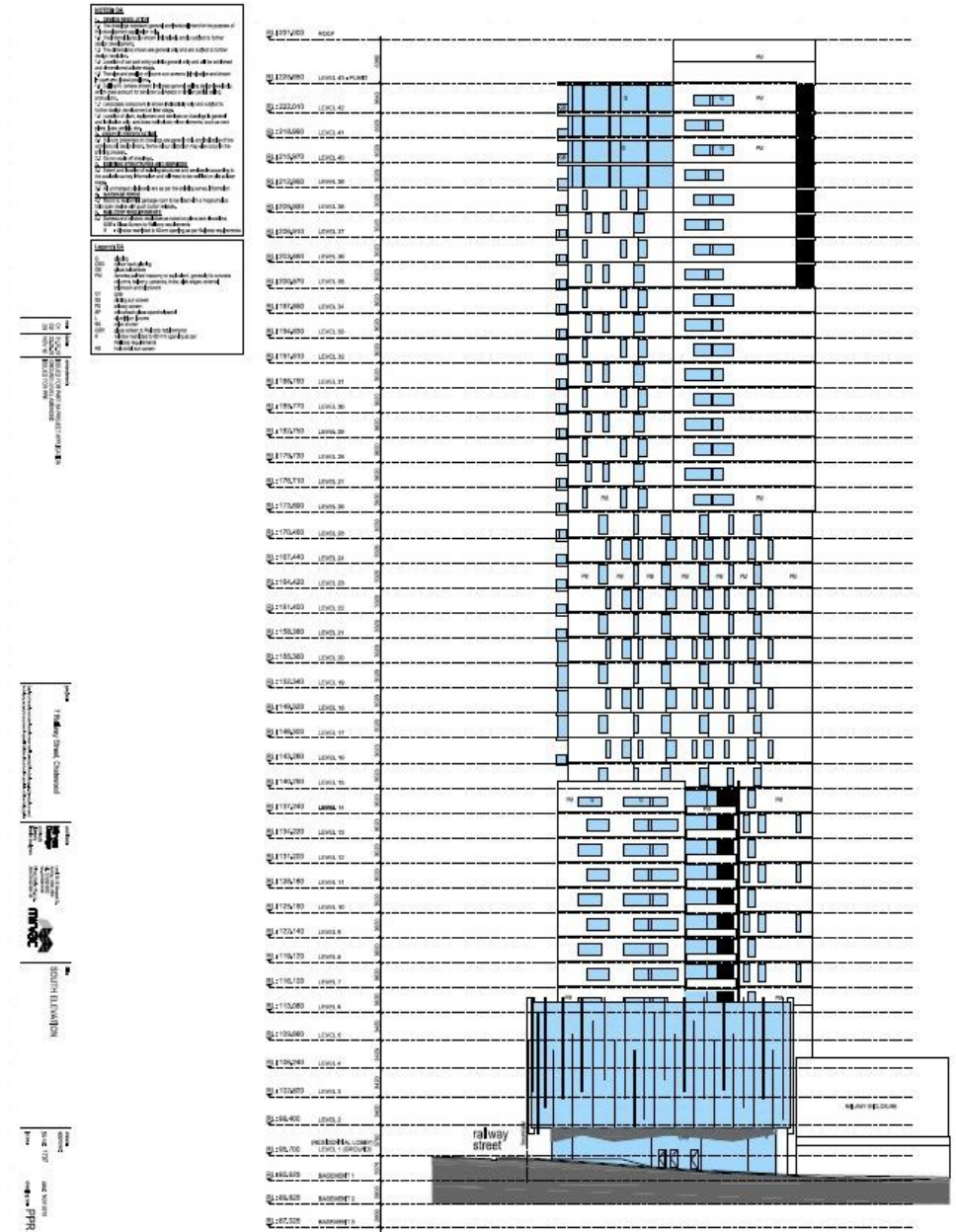


Figure 58 Era – southern elevation
Source: Mirvac

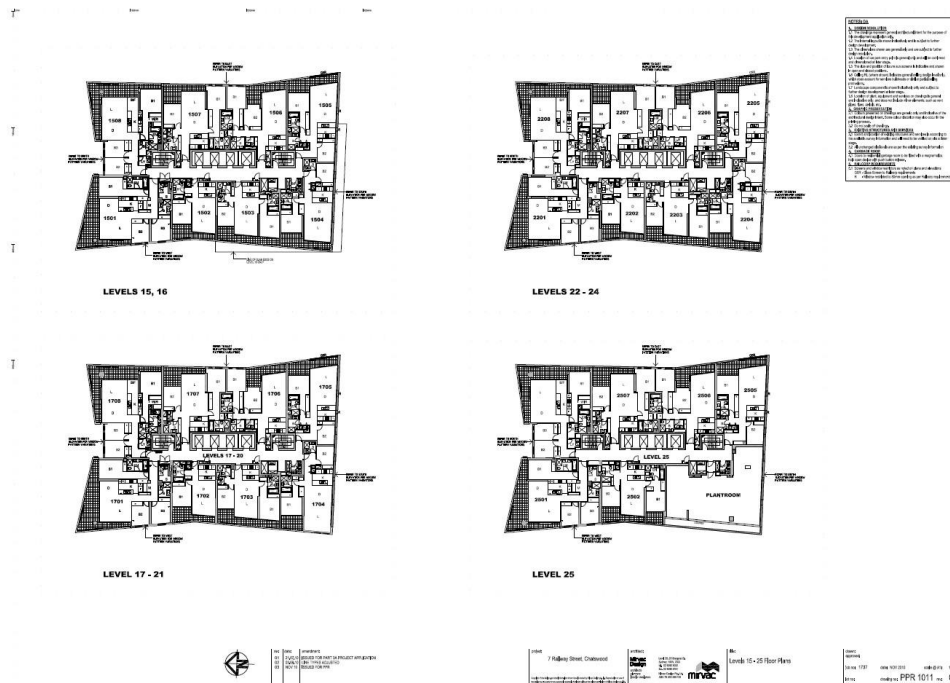


Figure 59 Era – typical floorplan
Source: Mirvac

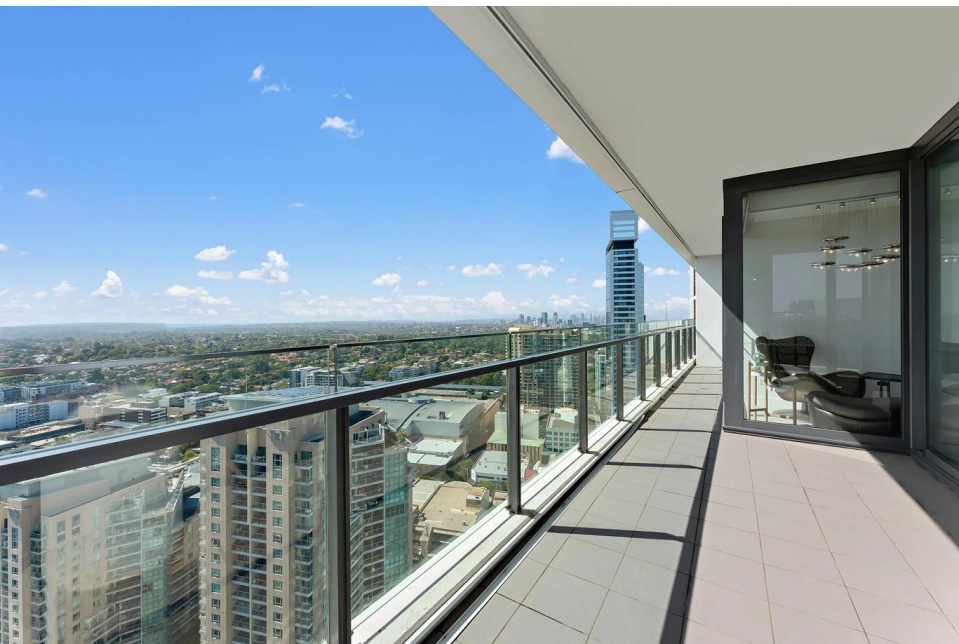


Figure 60 Era, existing view from the balcony, south facing, apartment 3X08
Source: Ray White AY Realty Chatswood

Note: The blocking effect of The Sebel and the Metro Residences on views to the south is evident in this view



Figure 61 Era, existing view from the balcony, east facing, apartment 3X08
Source: Ray White AY Realty Chatswood



Figure 62 Era, existing view from the living room, apartment 3X08
Source: Ray White AY Realty Chatswood

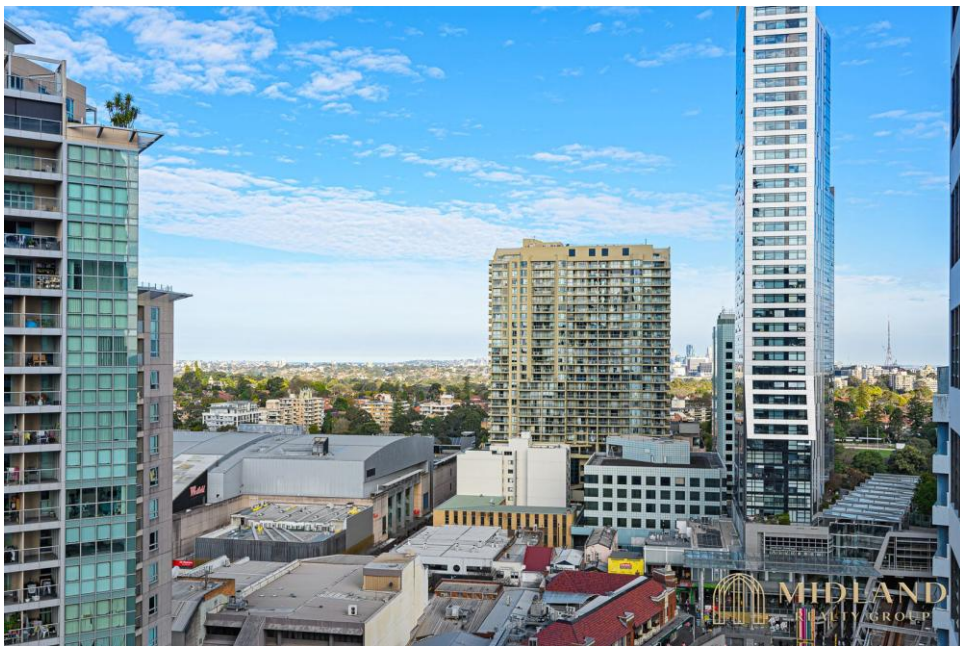


Figure 63 Era, existing view from the balcony, apartment 1708

Source: Midland Property Group

Note: The blocking effect of The Sebel and the Metro Residences on views to the south is evident in this view



Figure 64 Era, existing view from the balcony, west facing apartment 3803

Source: McGrath - St Ives

Note: Views from the western elevation will not be impacted by the proposal

Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 65-69**) corresponding to an east facing upper floor. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the foreground of the view
- in doing so it will block views to Chatswood in the foreground, the Lower North Shore in the midground and background, and the Pacific Ocean in the far background
- the Pacific Ocean is a high value landscape element
- however, while noticeable and contributing to the overall attractiveness of the view, it not a prominent part of the view
- more specifically, it is seen in a relatively narrow band in the far background
- on this basis, the view itself cannot be considered to be iconic
- views to the south to the Sydney CBD skyline, potentially including the Sydney Harbour Bridge, are not impacted by the proposal
- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **moderate** on the 5 point Tenacity scale
- this is purely on the basis of blocking the Pacific Ocean is a high value landscape element.



Figure 65 Era, southern elevation, upper levels (RL224), location of test camera

Source: Virtual Ideas and Aerometrex



Figure 66 Era, southern elevation, upper levels (RL224), looking south-east, existing view

Source: Virtual Ideas



Figure 67 Era, southern elevation, upper levels (RL224), looking south-east, existing view

Source: Virtual Ideas



Figure 68 Era, southern elevation, upper levels (RL224), looking south-east, proposed view with theoretical maximum future context (yellow opacity)

Source: Virtual Ideas



Figure 69 Era, southern elevation, upper levels (RL224), looking south, existing and proposed view with theoretical maximum future context

Source: Virtual Ideas

11 Railway Street (Altura)

- Altura is located 330m (approx.) to the north of the site.
- It forms part of the larger Pacific Place development.
- It was completed in 2003.
- It contains 137 apartments (NSW Government, 2011). Due to the age of the building, floor plans are not publicly available online. However, review of aerial photography and other publicly available information suggests that the building contains a mix of 1, 2 and 3 bedroom dwellings.
- It has a height of 75m and 25 storeys above ground level (CTBUH, 2025)

It is a mixed use building, comprising ground floor non-residential uses, and podium and tower apartments.

It has a generally elliptical shape with its long elevation oriented in a general north-south. As can be seen in the below figure, the shape of the buildings does not vary considerably apart from its upper, north facing part where the northern part of the ellipse has been truncated to form a square end.

Of note:

- the southern end of the east and west facing elevations do not contain balconies, any largely do not contain full height windows
- the elevations are articulated by projecting wall elements, which can limit horizontal view extent
- due to its elliptical shape, the centre-point of the east and west facing elevations will limit views to the south towards the site.

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- likely in response to the proximity and blocking impact of the adjoining Epica building to the south as well as solar access, the building appears to be overall oriented to maximise views to the north
- views to the north will not be impacted by the proposal
- a large proportion of views are also oriented to the east and west, which may be impacted by the proposal
- to the east, these are mainly district views
- however, from upper levels they do extend to include part of North Head and the Pacific Ocean in the far background
- only views to the south obtained obliquely to the main buildings elevation will be impacted by the proposal
- as has been noted, Epica to the immediate south will block most views to the south

Step 2: Consider from what part of the property the views are obtained

On the basis of the building's main address being Railway Street, the views are obtained as follows:

- **views to the north:** side boundary
- **views to the east:** rear boundary
- **views to the south:** side boundary
- **views to the west:** front boundary.

Due to the extent of glazing, the views may be obtained from both a standing and sitting position.



Figure 70 Altura

Source: REA Group



Figure 71 Altura, existing view from the living room, east facing, apartment 2202

Source: Ray White AY Realty Chatswood

Note: The blocking effect of Epica on views to the south is evident in this view



Figure 72 Altura, existing view from the balcony, east facing, apartment 2202

Source: Ray White AY Realty Chatswood

Note: this is a zoomed in photo, and is unlikely to correspond with what will ordinarily be seen unaided by the human eye



Figure 73 Epica, existing view from the living rooms, apartment 2802

Source: Ray White AY Realty Chatswood

Note: This apartment is on the eastern elevation. It shows how views are truncated from internal spaces, and will limit or preclude visibility of elements in the landscape not located perpendicular to the main direction of the elevation (eg, in this case the Sydney CBD)

Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 74-78**) corresponding to an east facing upper floor looking south. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not

necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view
- visibility to iconic and high value landscape elements and features located to the south is already mainly blocked by The Sebel, The Regency, and Epica
- however, it will block the very uppermost southern part of the Sydney Harbour Bridge arch
- apart from this, it will block views of part of the sky
- the Sydney Harbour Bridge is an iconic landscape element
- however, in this view, it is seen in part and as a glimpse between existing tall buildings in Chatswood in the midground
- as such, it is separated from the Sydney Harbour and Sydney CBD skyline context which gives it considerable meaning in a visual context
- on this basis, the view itself cannot be considered to be iconic
- on the basis that Railway Street is the buildings primary street address, these views are obtained across a rear boundary
- while views may be obtained from the balcony and windows flush with the elevation, they are unlikely to be obtained from the living room or positions further back from the edge of the building
- this is due to the nature of the floorplans, with main living areas located behind the recessed balcony, as well as the elevation's projecting wall elements
- it is noted that these views are oblique to the main viewing direction, which is to the east
- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **moderate** on the 5 point Tenacity scale

- this is purely on the basis of blocking the very uppermost southern part of the Sydney Harbour Bridge arch.



Figure 74 Altura, eastern elevation, upper levels (RL173), location of test camera

Source: Virtual Ideas



Figure 75 Altura, eastern elevation, upper levels (RL173), looking south, existing view

Source: Virtual Ideas



Figure 76 Altura, eastern elevation, upper levels (RL173), looking south, proposed view
 Source: Virtual Ideas



Figure 77 Altura, eastern elevation, upper levels (RL173), looking east, proposed view with theoretical maximum future context (yellow opacity)
 Source: Virtual Ideas



Figure 78 Altura, eastern elevation, upper levels (RL173), looking east, existing and proposed view

Source: Virtual Ideas

9 Railway Street (Epica)

- Epica is located 260m (approx.) to the north of the site.
- It forms part of the larger Pacific Place development.
- It was completed in 2005.
- It contains 221 apartments (NSW Government, 2011). Due to the age of the building, floor plans are not publicly available online. However, review of aerial photography and other publicly available information suggests that the building contains a mix of 1, 2 and 3 bedroom dwellings.
- It has a height of 96m and 33 storeys above ground level (CTBUH, 2025)

It is a mixed use building, comprising ground floor non-residential uses, and podium and tower apartments.

It has an elliptical shape with its long elevation oriented in a general north-south. As can be seen in the below figure, the shape of the buildings does not vary considerably. Review of photography suggests that the lower part of the buildings includes a greater variety of dwelling sizes compared to the upper part.

Of note:

- the due south facing part of the building elevation does not contain windows or other openings that provide for views
- the elevations are articulated by projecting wall elements, which can limit horizontal view extent
- due to its elliptical shape, the centre-point of the east and west facing elevations will limit views to the south towards the site.

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing direction is to the east and west
- to the east, these are mainly district views
- however, from upper levels they do extend to include part of North Head and the Pacific Ocean in the far background
- where looking to the south on balconies, views extend to include the Sydney CBD skyline
- only views to the south obtained obliquely to the main buildings elevation will be impacted by the proposal
- Era to the immediate south will block most views to the south obtained from the western elevation
- apart from approximately the 4 uppermost levels based on Virtual Ideas testing, The Sebel and Metro Residences will block a considerable part of views to the south to the Sydney CBD skyline.

Step 2: Consider from what part of the property the views are obtained

On the basis of the building's main address being Railway Street, views to the east are obtained over a rear boundary, and views to the west are obtained over a front boundary.

Due to the extent of glazing, the views may be obtained from both a standing and sitting position.

While noting that due to the building's elliptical shape the southern elevation is not a 'true' elevation, it is noted that there are no balconies, glazing or other openings affording views along this elevation.

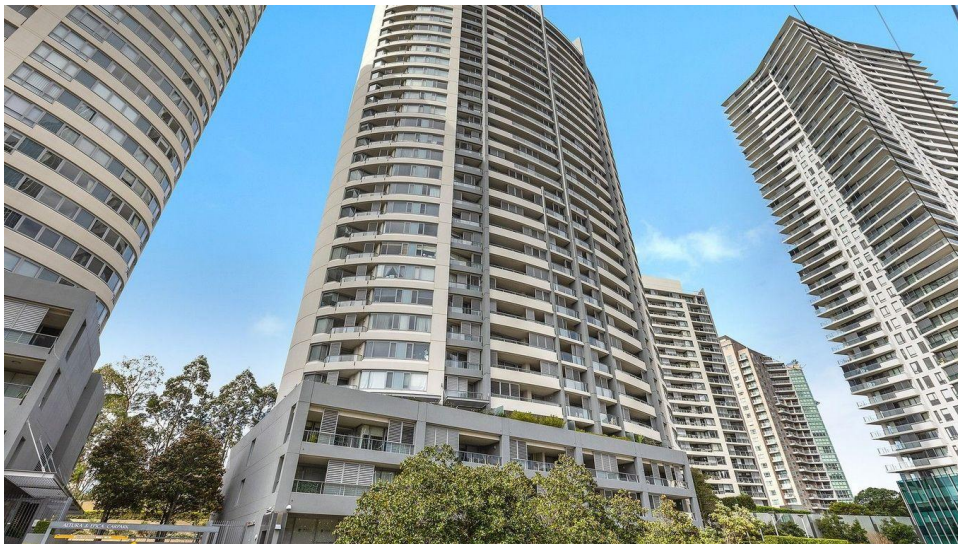


Figure 79 Epica
Source: REA Group



Figure 80 Epica, existing view from the balcony, uppermost residential floor, east facing looking south, apartment 3102

Source: Loyal Property Chatswood

Note: The blocking effect of The Sebel and Metro Residences on views south to the Sydney CBD skyline is visible in this view



Figure 81 Epica, existing view from the balcony, east facing looking south-east, apartment 2108

Source: Ray White AY Realty Chatswood

Note: This apartment is on the eastern elevation. The blocking effect of the elliptical shape on views to the south is evident



Figure 82 Epica, existing view from the living room, east facing looking east, apartment 2802

Source: Ray White AY Realty Chatswood

Note: This apartment is on the eastern elevation. It shows how views are truncated from internal spaces, and will limit or preclude visibility of elements in the landscape not located perpendicular to the main direction of the elevation (eg, in this case the Sydney CBD)

To test this, Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 83-87**) corresponding to an east facing upper floor looking south. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as

balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view
- in doing so, its main view impact is blocking part of the long distance view to the Sydney CBD skyline
- specifically, this will comprise a very small part of the skyline in the eastern part of Circular Quay
- it may also include part of the Sydney Harbour Bridge, which is located to the left of the Sydney CBD skyline in this view
- visibility of landmark buildings including Sydney Tower, 25 Martin Place (the MLC Centre), and One Barangaroo will not be blocked
- this view contains iconic and high value landscape elements and features
- as such, they are objectively assessed as high value
- on the basis that Railway Street is the buildings primary street address, these views are obtained across a rear boundary
- while views may be obtained from the balcony and windows flush with the elevation, they are unlikely to be obtained from the living room or positions further back from the edge of the building
- this is due to the nature of the floorplans, with main living areas located behind the recessed balcony, as well as the elevation's projecting wall elements
- it is noted that these views are oblique to the main viewing direction, which is to the east
- despite this, it is acknowledged that the Sydney CBD skyline will naturally draw the eye due to its visually interesting and landmark nature

- while acknowledging impact, considering relevant factors **view impact** is qualitatively assessed as **moderate** on the 5 point Tenacity scale.

Due to impact on top part of the arch of the Sydney Harbour Bridge from upper levels, further study has been undertaken and is presented in the subsequent section of this VIA.



Figure 83 Epica, eastern elevation, upper levels (RL191), location of test camera

Source: Virtual Ideas



Figure 84 Epica, eastern elevation, upper levels (RL191), looking south, existing view

Source: Virtual Ideas



Figure 85 Epica, eastern elevation, upper levels (RL191), looking south, proposed view

Source: Virtual Ideas



Figure 86 Epica, eastern elevation, upper levels (RL191), looking south, proposed view with theoretical maximum future context (yellow opacity)

Source: Virtual Ideas



Figure 87 Epica, eastern elevation, upper levels (RL191), looking east, existing and proposed view

Source: Virtual Ideas

1 Cambridge Lane (Cambridge)

- Cambridge is located 260m (approx.) to the north of the site.
- It forms part of the larger Pacific Place development.
- It was completed in 2005.
- It contains 132 apartments (NSW Government, 2011). Due to the age of the building, floor plans are not publicly available online. However, review of aerial photography and other publicly available information suggests that the building contains a mix of 1, 2 and 3 bedroom dwellings.
- It has a height of 25 storeys above ground level (NSW Government, 2011).

It is a mixed use building, comprising ground floor non-residential uses, and tower apartments.

It has a rectangular shape with its long elevation oriented in a general north-south direction. As can be seen in the below figure, the shape of the buildings does not vary considerably.

Of note, while the east and west facing elevations include balconies and floor to ceiling windows, a considerable proportion of the south facing elevation comprises solid walls, with windows and other openings mainly being limited in width and / or height.

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing directions are to the east, west and north
- these are mainly district views
- however, from upper levels they do extend to include part of North Head and the Pacific Ocean in the far background
- the Regency and other buildings will likely block most views to the south to the Sydney CBD skyline.

Step 2: Consider from what part of the property the views are obtained

On the basis of the building's main address being Cambridge Lane, the views are obtained as follows:

- **views to the north:** side boundary
- **views to the east:** front boundary
- **views to the south:** side boundary
- **views to the west:** rear boundary.

Due to the extent of glazing, the views may be obtained from both a standing and sitting position.

However, the following is noted:

- the southern elevation has an absence of balconies, and a considerably reduced extent of glazing

- while views may be obtained to the south from the eastern elevation from the balcony and windows flush with the elevation, they are unlikely to be obtained from the living room or positions further back from the edge of the building
- when seen from the balcony and these windows, the views are oblique to the main viewing direction which is to the east.



Figure 88 Cambridge

Source: REA Group



Figure 89 Cambridge, existing view from the balcony, uppermost residential floor, east facing, apartment 2302

Source: Midland Realty Group

Note: this is a zoomed in photo, and is unlikely to correspond with what will ordinarily be seen unaided by the human eye



Figure 90 Cambridge, existing view from the balcony, uppermost residential floor, east facing, photo aligned to the south, apartment 2305

Source:

Ray White AY Realty Chatswood

Note: The blocking effect of The Regency and other buildings on views south to the Sydney CBD skyline is visible in this view

Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 91-95**) corresponding to an east facing upper floor. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view
- in doing so, its main view impact is blocking part of the sky
- the Regency blocks most views to the south
- this view does not contain iconic and high value landscape elements and features
- as such, they are objectively assessed as **low value**
- considering relevant factors **view impact** is qualitatively assessed as **minor** on the 5 point Tenacity scale.



Figure 91 The Cambridge (south facing, upper floor), location of test camera

Source: Virtual Ideas



Figure 92 The Cambridge, eastern elevation, upper levels (RL162), looking south, existing view

Source: Virtual Ideas



Figure 93 The Cambridge, eastern elevation, upper levels (RL162), looking south, existing view

Source: Virtual Ideas



Figure 94 The Cambridge, eastern elevation, upper levels (RL162), looking south, proposed view with theoretical maximum future context (yellow opacity)

Source: Virtual Ideas



Figure 95 The Cambridge, eastern elevation, upper levels (RL162), looking east, existing and proposed view

Source: Virtual Ideas

8 Brown Street (The Chelsea)

- The Chelsea is located 160m (approx.) to the north-west of the site.
- It was completed in 1998 (AFR, 2014).
- Due to the age of the building, floor plans are not publicly available online. Furthermore, unlike most others considered as part of this VIA, there is a general shortage of information available about the building. However, review of publicly available information suggests that the lower floors (levels 1 – 9) are used as serviced apartments, while the upper floors (levels 10 – 22) are used for permanent residential accommodation (Supreme Court of New South Wales, 2012).
- It has a height of 22 storeys above ground level (AFR, 2014).

While having a generally rectangular shape, the following is noted:

- the southern elevation is convex in form
- the south-east and south-west corner are curved and extrude out from the main part of the building
- the eastern and western elevations have varied massing, with projecting and recessive elements.

Step 1: Assess the views to be impacted

The following is the broad pattern of impact:

- the main viewing direction is to the south
- views obtained in the direction of the site (the south-east) are district views
- however, from upper levels these views do extend to include part of North Head and the Pacific Ocean in the far background.

Step 2: Consider from what part of the property the views are obtained

On the basis of the building's main address being Brown Street, views to the south-east are obtained over a side boundary.

Due to the extent of glazing, the views may be obtained from both a standing and sitting position.



Figure 96 The Chelsea

Source: REA Group



Figure 97 The Chelsea, existing view, apartment 1808

Source: DiJones Lower North Shore - Chatswood

Virtual Ideas placed a camera in their survey accurate 3D city model to test potential view impact (refer below **figures 98-100**) corresponding to an east facing upper floor. To capture a worst case scenario, the camera was oriented to place the site within the centre of the view. As such, it is noted that the ability of human vision to respond to movement of the head and body will enable a much broader field of view to be obtained from locations such as balconies (noting this is not necessarily the case for internal locations due the blocking impact of walls and the like).

Step 3: Assess the extent of impact

The findings of this are as follows:

- the proposal will appear as a prominent new feature in the midground of the view

- in doing so, it will block visibility of part of the Chatswood CBD (primarily the Westfield), predominantly residential areas in the Lower North Shore, the southern part of North Head including its southern cliff face, and the immediately adjoining part of the Pacific Ocean
- the upper part, including its ridgeline silhouette against the eastern sky, of North Head will remain visible to the left (north) of the proposal
- the Pacific Ocean will remain visible to the right (south) of the proposal
- this view contains iconic and high value landscape elements and features
- however, while noticeable, these elements and features are not prominent in the view
- they are also seen in a broader context that contains more visually prominent buildings in the foreground and midground in the Chatswood CBD (eg, Westfield, multi-storey apartment buildings) and a wide sweep of the Lower North Shore and Northern Beaches in the background
- as such, the view itself cannot be considered to be iconic
- on this basis, the view is objectively assessed as **medium value**
- considering relevant factors **view impact** is qualitatively assessed as **moderate** on the 5 point Tenacity scale
- this is due to the proposal blocking visibility of the southern part of North Head including its southern cliff face, and the immediately adjoining part of the Pacific Ocean.



Figure 98 The Chelsea (south facing, upper floor), location of test camera

Source: Virtual Ideas and Aerometrex



Figure 99 The Chelsea (south facing, upper floor), existing view from location of test camera

Source: Virtual Ideas

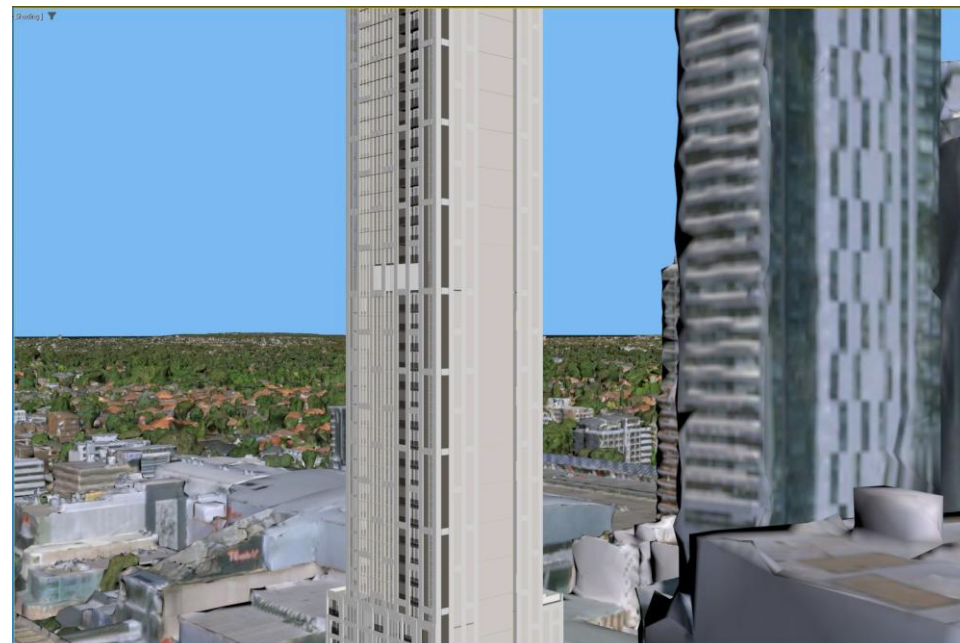


Figure 100 The Chelsea (south facing, upper floor), impact on existing view from test camera

Source: Virtual Ideas

Findings

Mainly due to their height and the as yet not-fully developed nature of the eastern side of the Chatswood CBD, attractive views can be obtained from most nearby tall residential buildings. This is particularly the case for upper levels, where district views may be obtained. The most expansive district views are obtained generally to the east, including north-east and south east.

While these are attractive views and likely of value to residents, recognising the balancing process of planning, Tenacity assigns weight to views that include iconic and high value landscape elements and features. In the context of the DPHI RFI letter, these may be regarded as 'significant views'.

This is particularly the case where these elements and features are seen in the closer range and as such are visually prominent, and specifically where they are seen together with valuable context (eg, the Sydney Harbour Bridge seen together with Sydney Harbour).

These views are currently obtained from buildings located to the north and west of the site.

While attractive district views may be obtained from The Sebel which is located to the south of the site, they do not qualify as 'significant views'.

Metro Residences

The pattern of viewing from the 3 Metro Residences buildings (Metro View, Metro Spire, and Metro Grand) towards the site is mainly to the east comprising local views of the Chatswood CBD in the foreground and district views to residential areas in the Lower North Shore and the Northern Beaches in the midground and background. From upper levels, the view extends to include the upper part of North Head, including part of its southern cliff face, and a sliver of the part of the Pacific Ocean.

Views that do not contain North Head or the Pacific Ocean have moderate value.

Those that do contain one or both of these elements have high value. Despite this, these views are not iconic due to these elements not being seen in the closer range.

The views are obtained 'flush' or perpendicular across a side boundary, and may be obtained from both sitting and standing positions.

Views in a wider north-east to south-east arc may be obtained close to the glass line of the eastern elevation.

More narrow views to the east may be obtained from most positions in other rooms.

The proposal will have a moderate impact on all views obtained to the east from the buildings. The proposal will not impact views south to iconic and high value landscape elements and features including the

Sydney CBD and from some locations the Sydney Harbour Bridge that may be obtained from these apartments.

The following variances are noted:

- a view corridor will be retained between the proposal and The Sebel for Metro View
- apart from the uppermost levels, the proposal will be wholly screened behind Metro Spire when seen from Metro Grand
- Metro Spire will be most impacted.

Pacific Place, Regency Towers and the Chelsea

The pattern of viewing from the 4 high rise Pacific Place towers (Era, Cambridge, Epica, Altura) and Regency Towers to the site is mainly to the south (including the south-east) comprising local views of the Chatswood CBD in the foreground, district views to residential areas in the Lower North Shore and the Northern Beaches in the midground and background, and the St Leonards CBD skyline, the North Sydney CBD skyline and the Sydney CBD skyline in that part of the midground and background more oriented to the south.

From upper levels, the view extends to include the upper part of North Head, including part of its southern cliff face, and a sliver of the part of the Pacific Ocean.

From the upper south-eastern elevation of Epica, views include a glimpse of the upper arch of the Sydney Harbour Bridge.

Views that do not contain North Head, the Pacific Ocean or the Sydney CBD skyline have moderate value. Despite this, these views are not iconic due to these elements not being seen in the closer range.

For the Pacific Place towers views the views are obliquely across a rear boundary. For Regency Towers and the Chelsea, they are either seen 'flush' or perpendicular or obliquely across a front boundary. They may be obtained from both sitting and standing positions.

The proposal will have a moderate impact on all views obtained to the south from the buildings. The proposal will not impact the main views

to the east obtained from the Pacific Place towers. The proposal will block views to the glimpse of the upper arch of the Sydney Harbour Bridge from the upper south-eastern elevation of Epica.

Overall

As this section has demonstrated, the view impact of the proposal on most buildings is clear. As such, further imagery is not required to undertake a well-informed assessment. This is the case for:

- The Sebel
- Regency Towers
- The Chelsea
- Metro View
- Metro Grand
- Era
- Cambridge
- Altura.

However, there are specific conditions applying to Metro Spire and Epica that warrant further consideration through preparation and assessment of additional imagery.

These are identified in the below table.

Table 4 Buildings and viewpoints selected for more detailed assessment

Complex	Building	Viewpoint	Reason
Metro Residences	Metro Spire	Lower levels, central eastern elevation, facing east in general direction of Pacific Ocean	To understand at what range of levels (ie, lower, middle or upper) views of the Pacific Ocean become available
	Metro Spire	Middle levels, central eastern elevation, facing east in general	To understand at what range of levels (ie, lower, middle or upper) views

Complex	Building	Viewpoint	Reason
		direction of Pacific Ocean	of the Pacific Ocean become available
	Metro Spire	Upper levels, central eastern elevation, facing north-east and south-east	To understand the full extent of view considering total field of vision (including peripheral vision), and recognising the ability of the human eye to move Note: Consistent with our method our initial view included the proposal centred in the view (photo) using a 50mm lens focal length. However, as human eyesight is dynamic (i.e. head and eyes can move), further assessment is required to understand if the viewer has the ability (when standing at the glass) to take in other complimentary views – which will mitigate this impact.
Pacific Place	Epica	Upper levels, southern eastern elevation, facing south in general direction of Sydney CBD and Sydney Harbour	To understand at what range of levels (ie, lower, middle or upper) views of the Sydney CBD, and in particular the Sydney Harbour Bridge, become available

8.0 Additional view impact assessment

The purpose of this stage is to undertake additional view impact assessment against steps 1 – 3 of Tenacity to obtain further understanding of view impact.

Metro Spire, lower levels

Tenacity step 1: Assess the view to be affected

‘The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured’



Figure 101 Metro Spire, eastern elevation, lower levels, looking east, existing view

Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is water present, and to what extent	No, water is not present.
Are icons or other high value elements present, and to what extent	Icons or other high value elements are not present.

Criteria	Assessment
Is water, or are icons or high value elements seen whole?	N/a.
Assessed value of the view, and why	Low. While the view has value to residents, it does not contain iconic or high value elements.

Tenacity step 2: Consider from what part of the property the views are obtained

'The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic'

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is this a front, rear or side view?	This is a view obtained across a side boundary. The view is obtained 'flush' or perpendicular with the building elevation. Note: the direction of this view was intentionally selected to aim at the centre-point of the site in order to represent a 'worst case' view scenario
Is this a sitting or standing view?	This is a standing view. Due to the extent of glass along the eastern elevation, this view is also likely to be obtained from a sitting position.

Tenacity step 3: Assess the extent of the impact

'The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating'



Figure 102 Metro Spire, eastern elevation, lower levels, looking east, proposed view

Source: Virtual Ideas



Figure 103 Metro Spire, eastern elevation, lower levels, looking east, proposed view showing theoretical future building context (yellow opacity)
Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
From what room is the view obtained	Living room
Assessed level of impact, and why	The proposal represents the insertion of a new feature across most of the midground of the view. This is a considerable effect. However, in doing so its main view impact is to block visibility of the Chatswood CBD, in particular Westfield Chatswood. Importantly, it shows that at this level the Pacific Ocean is not a visually prominent parts of the view.

Criteria	Assessment
	Applying the factors given weight under Tenacity (ie, value), the assessed qualitative level of impact under Tenacity is minor.

Metro Spire, middle levels

Tenacity step 1: Assess the view to be affected

'The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured'



Figure 104 Metro Spire, eastern elevation, middle levels, looking east, existing view
Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is water present, and to what extent	Yes, water is present in the form of the Pacific Ocean seen as a narrow strip in the far background of the view.
Are icons or other high value elements present, and to what extent	A high value element in the form of the Pacific Ocean as a narrow strip in the far background of the view.
Is water, or are icons or high value elements seen whole?	No. The Pacific Ocean is seen in part as a narrow strip in the far background of the view.
Assessed value of the view, and why	Moderate. This is due to the ability to see the Pacific Ocean.

Tenacity step 2: Consider from what part of the property the views are obtained

‘The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic’

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is this a front, rear or side view?	This is a view obtained across a side boundary.

Criteria	Assessment
	The view is obtained ‘flush’ or perpendicular with the building elevation. Note: the direction of this view was intentionally selected to aim at the centre-point of the site in order to represent a ‘worst case’ view scenario
Is this a sitting or standing view?	This is a standing view. Due to the extent of glass along the eastern elevation, this view is also likely to be obtained from a sitting position.

Tenacity step 3: Assess the extent of the impact

‘The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating’



Figure 105 Metro Spire, eastern elevation, middle levels, looking east, proposed view

Source: Virtual Ideas



Figure 106 Metro Spire, eastern elevation, middle levels, looking east, proposed view showing theoretical future building context (yellow opacity)

Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
From what room is the view obtained	Living room
Assessed level of impact, and why	The proposal represents the insertion of a new feature across most of the midground of the view. This is a considerable effect. However, it will mainly block visibility of the Chatswood CBD and predominantly residential areas in the Lower North Shore.

Criteria	Assessment
	In relation to the question at hand, it will block visibility of the narrowest strip of the Pacific Ocean seen in the far background of the view. Applying the factors given weight under Tenacity (ie, value), the assessed qualitative level of impact under Tenacity is minor – moderate.

Metro Spire, upper levels

As has been noted, the proposal will impact views to the east currently obtained from all levels of Metro Spire. However, views to the north-east and south-east may be obtained where positioned close to the glass line in all east facing apartments and in particular corner. As such, the purpose of this part of the supplementary assessment is to consider view impact on this viewing angle.

Tenacity step 1: Assess the view to be affected

'The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured'



Figure 107 Metro Spire, eastern elevation, upper levels, looking north east, existing view

Source: Virtual Ideas

Figure 108 Metro Spire, eastern elevation, upper levels, looking south east, existing view

Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is water present, and to what extent	No, water is not present in the existing view to the north-east. Yes, water is present in the form of the Pacific Ocean in the existing view to the south-east. It is seen as a narrow strip in the far background of the view.
Are icons or other high value elements present, and to what extent	No, an icon or other high value element is not present in the existing view to the north-east.

Criteria	Assessment
	Yes, an icon in the form of North Head is present in the existing view to the south-east. It's upper part and part of its southern cliff face is visible.
Is water, or are icons or high value elements seen whole?	No. The Pacific Ocean is seen in part as a narrow strip in the far background of the view.
Assessed value of the view, and why	Medium. This is due to the ability to see the Pacific Ocean.

Tenacity step 2: Consider from what part of the property the views are obtained

'The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic'

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is this a front, rear or side view?	This is a view obtained across a side boundary. The view is obtained oblique to the building elevation.
Is this a sitting or standing view?	This is a standing view. Due to the extent of glass along the eastern elevation, this view is also likely to be obtained from a sitting position.

Tenacity step 3: Assess the extent of the impact

'The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating'



Figure 109 Metro Spire, eastern elevation, upper levels, looking north east, proposed view

Source: Virtual Ideas



Figure 110 Metro Spire, eastern elevation, upper levels, looking north east, proposed view showing theoretical future building context (yellow opacity)
Source: Virtual Ideas



Figure 111 Metro Spire, eastern elevation, upper levels, looking south east, proposed view
Source: Virtual Ideas



Figure 112 Metro Spire, eastern elevation, upper levels, looking south east, proposed view showing theoretical future building context (yellow opacity)
Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
From what room is the view obtained	Living room
Assessed level of impact, and why	The proposal is not visible in either view. As such, applying the factors given weight under Tenacity (ie, value), the assessed qualitative level of impact under Tenacity is negligible.

Epica – upper levels

Tenacity step 1: Assess the view to be affected

‘The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured’



Figure 113 Epica, eastern elevation, upper levels (RL185), looking south, existing view
Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is water present, and to what extent	Yes, water is present in the form of the Pacific Ocean as a narrow strip in the far left background of the view.
Are icons or other high value elements present, and to what extent	Yes, the Sydney CBD skyline is visible in the centre background of the view. Due to the blocking effect of the wide, east-west oriented The Sebel, visibility of the Sydney Harbour Bridge can no longer be obtained from this level. This is 6m (approx.) below the originally tested view, which suggests that views to the bridge may only be obtained from the uppermost floors of Epica
Is water, or are icons or high value elements seen whole?	No, high value elements are not seen whole.
Assessed value of the view, and why	Medium. This is due to the ability to see the Pacific Ocean and Sydney CBD skyline.

Tenacity step 2: Consider from what part of the property the views are obtained

‘The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic’

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
Is this a front, rear or side view?	This is a view obtained across a side boundary. The view is obtained oblique to the building elevation.
Is this a sitting or standing view?	This is a standing view. Due to the extent of glass along the eastern elevation, this view is also likely to be obtained from a sitting position. Due to the layout of building and apartments, the view may only be obtained from balconies or against the glass line of windows on the building's eastern elevation.

Tenacity step 3: Assess the extent of the impact

‘The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating’



Figure 114 Epica, eastern elevation, upper levels (RL185), looking south, proposed view

Source: Virtual Ideas



Figure 115 Metro Spire, eastern elevation, lower levels, looking east, proposed view showing theoretical future building context (yellow opacity)

Source: Virtual Ideas

The following table provides an assessment of the proposal against this step.

Criteria	Assessment
From what room is the view obtained	Balcony.
Assessed level of impact, and why	The proposal represents the insertion of a new feature across part of the midground of the view. This is a considerable effect. In doing so its main view impact is to block visibility of the Chatswood CBD, in particular the eastern part of The Sebel building, part of predominantly residential areas in the Lower

Criteria	Assessment
	North Shore, and part of the St Leonards skyline, the North Sydney CBD skyline, and the Sydney CBD skyline. The slender profile of the building together with the vertical spread of the Sydney CBD skyline considerably reduces its impact on this skyline. Of note, visibility to landmark buildings including Sydney Tower, 25 Martin Place (the MLC Centre) and One Barangaroo is retained. Applying the factors given weight under Tenacity (ie, value), the assessed qualitative level of impact under Tenacity is minor.

Findings

The findings of this additional view impact assessment are:

Metro Residences

- Views of the Pacific Ocean are not able to be obtained from the lower levels of Metro Spire
- Due to its proximity, it is also reasonable to infer that this is also the case for the adjoining Metro View
- While the proposal will impact views to the east currently obtained from all levels of Metro Spire, it will not block views to the north-east or south-east

Pacific Place

- Views to the Sydney Harbour Bridge in the far background may only be obtained from the uppermost floors of the eastern elevation of Epica.

These findings reduce the number of apartments whose views will be impacted by the proposal. By association, this also reduces the overall level of view impact on Metro Spire, Metro View, and Epica.

9.0 Reasonableness (Tenacity step 4)

The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

The focus of step 4 of Tenacity is the 'reasonableness of the proposal'.

Consistent with its 'chain of reasoning' approach, reasonableness is informed by 2 considerations:

- compliance with planning controls
- skilful design.

Reasonableness in context

In their judgement in Tenacity, Roseth SC noted that blocking the entirety of another property's view 'may, in some circumstances, be quite reasonable'. Further to this, the LEC judged in Goyer v Pengilly [2015] NSWLEC 54 that a devastating view impact is not in and of own right determinative of a DA. In this judgement, and as noted by Moore SC and Adam SC in their judgement in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 (Rose Bay), view impact is one of a number of factors in the broader assessment process for the proposal.

This interpretation was again in the judgement of O'Neill C in Arnott v City of Sydney Council [2015] NSWLEC 1052:

- 'While I am satisfied that the resident objectors' concern regarding the impact of the proposal on their harbour view is well founded; it is fair to weigh the detrimental impact of the proposal on their views against the reasonableness of the proposal'.

It is considered less reasonable to seek the retention of all existing views in dense urban contexts such as Chatswood, that are planned for growth, than in more suburban contexts planned to maintain their existing nature of development.

While noting it is for an adjoining LGA, the current strategic plan for the Sydney CBD (the Central Sydney Planning Strategy) is instructive in this regard. It cautions against the possible implications of retaining private views:

- 'As old buildings are replaced with new ones, views are subject to change. Given the constantly changing built environment of Central Sydney, regulating for maintenance of private views is overly restrictive and complex. Maintaining existing private views inhibits change and would render Central Sydney uncharacteristically static'.

It also notes the challenges of protecting views from locations that comprise tall building elevated above their surrounds:

- 'Central Sydney has a privileged position on a peninsula in a harbour surrounded by water and parklands, containing a large number of highly significant structures and buildings of a height that vastly exceeds its surroundings. This means that the large majority of available views are considered "iconic". This sets Central Sydney apart from other places; standard principles around views and the sharing of them are not applicable'.

While applying to the Sydney CBD, the Chatswood CBD shares a number of the same attributes. It is located on the prominent Lower North Shore ridgeline with land falling away to the east and west. While reasonably well separated, it nonetheless also contains a large number of tall buildings. Due to the dramatic difference in building scale

between the CBD and adjoining area, views from many tall buildings are often spectacular.

Further to the Central Sydney Planning Strategy, strict interpretation of Tenacity in these contexts has the potential to substantially curtail renewal for delivery of jobs and homes. It is argued that a finding of a moderate or even severe view impact is not unreasonable when all relevant planning considerations are taken into consideration.

As has been noted already in this VIA, the proportion of the building directed impacted by the proposal is also salient to the consideration of reasonableness. In this regard, it is noted that one elevation is most impacted. It is further noted that in a number of buildings there are a number of apartments whose primary viewing direction is across this elevation but which also enjoy multiple viewing aspects (eg, corner apartments). This ability to obtain views in multiple directions reduces view impact on these apartments.

Compliance with planning controls

In this regard, Tenacity states:

- ‘A development that complies with all planning controls would be considered more reasonable than one that breaches them’.

Planning controls are the quantifiable, numeric part of development standards. Particular interest is afforded to planning controls that have a direct and material impact on building size, bulk and form and as such views. This in particular includes controls in LEPs such as height and FSR. In a broader sense, land use permissibility is also relevant.

The separate planning documentation addresses compliance with planning controls.

The below table shows those which are the most relevant to the proposal’s impact

Table 5 Compliance with environmental planning instrument controls

Planning instrument	Section	Planning control	Proposal	Compliance
Housing SEPP	72 Development for the purposes of build-to-rent housing permitted with consent	BTR permissible with consent in Zone E2 Commercial Centre	BTR in Zone E2 Commercial Centre	Yes
WLEP 2012	4.3 Height of buildings	Overall height: RL246.8m	RL246.8 (46 Storeys)	Yes
WLEP 2012	4.3 Height of buildings	Street wall height: 7m	9.2m	No. Refer to the separate planning documentation for detailed discussion. Non-compliance with this control does not significantly impact existing views obtained from nearby residential buildings.

As can be seen, the proposal:

- it is permissible with consent under the Housing SEPP in the E2 Commercial Zone

- complies with the only control in the WLEP 2012 that has a direct and material impact on building size, bulk and form and as such views, being building height.

While the focus of Tenacity is on compliance with planning controls, consistency with the intent of current government strategic planning policy should also be given a level of weight.

In this regard, the proposal's alignment with the planning framework is as follows:

- it is consistent with key NSW Government environmental planning policy that seeks to unlock land for a greater amount and diversity of well-located housing (eg, State Environmental Planning Policy (Housing) 2021)
- it is consistent with NSW Government strategic plans that seek to locate this housing in accessible areas through transport oriented development (eg, A Metropolis of Three Cities (the Greater Sydney Region Plan), and the North District Plan)
- it is consistent with Willoughby City Council strategic plans that seek the continued growth of the Chatswood CBD (eg, the Willoughby City Local Strategic Planning Statement, the Chatswood CBD Planning and Urban Design Strategy 2036)
- it is permissible with consent under the Housing SEPP in the E2 Commercial Zone
- it complies with all development standards that have the greatest influence on impact view loss (ie, building height) in the WLEP 2012.

As has been noted, under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) DCP's are not applicable to State significant development (SSD).

Nonetheless for benchmarking purposes the proposal complies with the majority of performance criteria and controls in the WDCP 2023. Alternate responses are primarily limited to the western boundary setback, with minor variations also proposed to the northern, eastern and southern setbacks. This is justified in the separate planning documentation. It is noted that these alternative responses are unlikely

to result in a significant overall difference in view impact. Furthermore, consistency with the relevant objectives can be demonstrated despite this alternative response.

Skilful design

Skilful design as understood by Tenacity involves exploring ways in which the siting and massing of a building may be distributed to achieve a balanced outcome between providing the applicant with the same development potential and amenity and reducing view impact on neighbouring properties while

It is noted that in their judgement in *Arnott v City of Sydney Council* [2015] NSWLEC 1052, O'Neill C noted the challenges of using impact on individual apartments as a frame in which to consider skilful design:

- 'The Tenacity planning principle is less helpfully applied to impacts on views from individual apartments within residential apartment buildings, as there are generally more limited opportunities to rearrange massing to preserve what is often a singular orientation to a view. For this reason, it is also appropriate to consider the residential apartment building as a whole in assessing view impacts'.

The following strategic context points are noted in terms of considering skilful design for this site:

- the site is located in the core of a strategic centre (Chatswood CBD) planned for considerable future growth, including in the form of tall buildings (noting Council's submission provides in-principle support for the proposed height)
- existing views within this context are typically particularly vulnerable to view impact arising from development
- as such, it reasonable to expect some form of view impact and conversely unreasonable to expect retention of views in their current state
- this is particularly the case for buildings located centrally within the CBD where views to iconic or high value elements are obtained over the long range across multiple properties

- it is even more the case for buildings where views are obtained across side boundaries (eg, The Sebel, Metro View, Metro Spire) or obliquely across front or rear boundaries (eg, Epica, Altura, Cambridge) across multiple properties
- due to their typically larger floor plates, Council's preferred form of development of commercial office towers would likely result in an equivalent or greater view impact in particular for properties to the north and south on the assumption any such building would seek to align parallel to Victoria Avenue in accordance with good urban design practice.

In addition, the following site specific points are noted in terms of considering skilful design for this site:

- the site is relatively compact, limiting the number of viable alternative scenarios that have the capability of providing the applicant with the same development potential and amenity compared to the proposal
- in particular, any further reduction in floorplate arising from application of tower setbacks to the site's western boundary would likely compromise the ability to achieve a fair and equitable future development on adjoining sites to the west
- application of greater setbacks while enabling a fair and equitable future development on adjoining sites to the west and retaining a viable floorplate size would challenge delivery of the desired urban design outcome of a tower setback above a human scale street wall to Victoria Avenue and Victor Street.

Noting these context and site parameters, as outlined in the design documentation prepared by Fender Katsilidis the proposal has been informed by and is responsive to comprehensive and detailed site and context analysis.

It is also the winning scheme of a competitive design process.

As such, the proposal is the outcome of a process that has considered the merits, including view impacts, of different schemes as opposed to application of more general developments standards.

Reducing view impact on neighbouring properties also needs to be considered in the context of other desirable urban outcomes under the Planning and Urban Design Strategy 2036 that shape massing and are arguably more in the public interest such as strong definition to streets.

The proposal includes the following measures that mitigate view impact, including reducing the appearance of building scale and bulk:

- provides for definition of Victoria Avenue and Victor Street, including providing an active street frontage to these streets
- has a distinct podium and tower typology to Victoria Avenue and Victor Street, including the establishment of a human scale street wall to Victoria Avenue
- has highly articulated elevations through the mix of balconies, glazing and solid materials
- is intended to incorporate co-ordinated and high quality external finishes.

Any further massing adjustments are unlikely to satisfy the test established under Tenacity of achieving a balance between the applicant's development potential and amenity and reducing view impact on neighbouring buildings and apartments. In particular, this is likely to challenge the viability of delivery of diverse housing adjacent to the Chatswood Transport Interchange, which is not considered to be in the public interest in the current housing challenge.

As such, there are no other reasonable, practical skilful design alternatives that would meet the test set by Tenacity.

This is a key finding, as evidenced by the following statement of Chilcott C in *Ozone Cronulla Pty Ltd v Sutherland Shire Council* [2019] NSWLEC 1133 at [31]:

- 'I acknowledge that some of the neighbours may be disappointed with the outcome of my judgment however I have carefully considered the legal and planning principles together with their submissions in coming to my conclusion which achieves a balance between facilitating quality development and preserving an

equitable amount of views for the surrounding properties as far as is practicable and reasonable’.

10.0 Visual impact of the proposed tower setbacks on the Victoria Avenue streetscape

While separate from view impact and noting that DCPs do not apply to SSDAs, the visual impact of the proposed tower setbacks on the Victoria Avenue streetscape is nonetheless a relevant matter to consider.

To enable this consideration, FK prepared 2 sets of images in their simulated 3D city model to approximate what the human eye is likely to see from the future north-east corner of Victoria Avenue and Victor Street looking towards the site.

As it more closely aligns with the focal human field of view, the first set of images better approximates how the human eye is likely to experience this view. As can be seen, there is minimal discernible difference between the proposed and DCP massing scenarios. Differences are only really picked up by comparing the leading edge of the tower against the backdrop of the eastern elevation of Metro Spire. Importantly, the key characteristic of the view remains unchanged.

The second set of images provides more contextual understanding. Again, there is minimal discernible difference between the proposed and DCP massing scenarios.

In our opinion, there is no significant additional visual impact for pedestrians at street level warranting a change to setbacks and consequent reduction in the already small tower floorplate from a visual impact perspective between the proposed and DCP massing options.



Figure 116 North-east corner of Victoria Avenue and Victor Street, DCP massing, 40 degree field of view

Source: FK



Figure 117 North-east corner of Victoria Avenue and Victor Street, proposed massing, 40 degree field of view

Source: FK

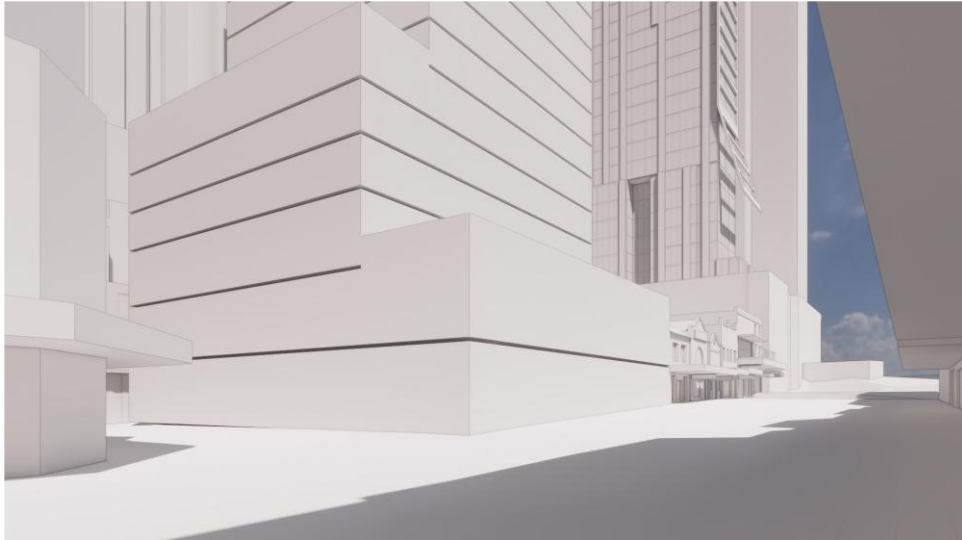


Figure 118 North-east corner of Victoria Avenue and Victor Street, DCP massing, 80 degree field of view

Source: FK

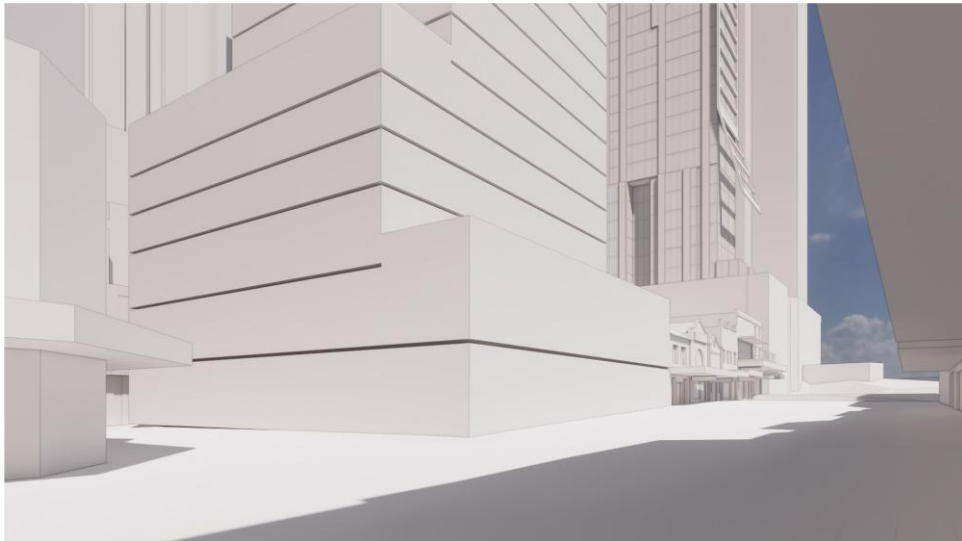


Figure 119 North-east corner of Victoria Avenue and Victor Street, proposed massing, 80 degree field of view

Source: FK

11.0 Mitigation measures

There are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

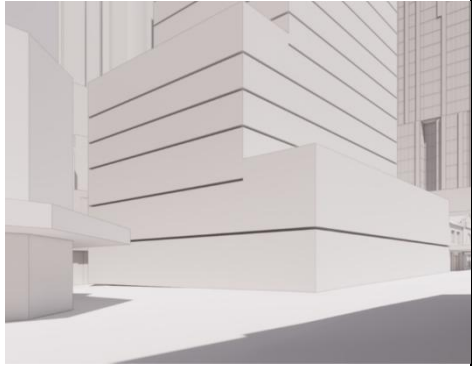
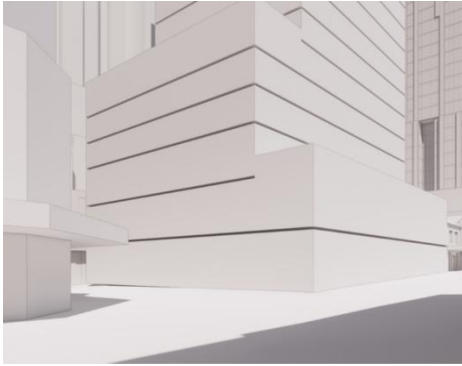
This is generally consistent with the principles for the management of environmental impacts in the GLVIA3.

Under the GLVIA3, there are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development
- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the planning documentation, the proposal has been the subject to a design process that has included consideration of view impact. This has resulted in the incorporation of primary measures that seek to appropriately minimise view impact. In particular, the slender nature of the tower.

The incorporation of these mitigation measures have been critical to the determination of acceptable view impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage these impacts.

	
Above: North-east corner of Victoria Avenue and Victor Street, DCP massing, 40 degree field of view	Above: North-east corner of Victoria Avenue and Victor Street, proposed massing, 40 degree field of view
	
Above: North-east corner of Victoria Avenue and Victor Street, DCP massing, 80 degree field of view	Above: North-east corner of Victoria Avenue and Victor Street, proposed massing, 80 degree field of view

12.0 Conclusion

The proposal has acceptable view impact for the following key reasons:

- the proposal gives effect to key NSW Government and Council strategic planning policy, in particular through the delivery of a greater amount and choice of well-located new homes
- it is consistent with key NSW Government environmental planning policy that seeks to unlock land for a greater amount and diversity of well-located housing (eg, *State Environmental Planning Policy (Housing) 2021*)
- it is consistent with NSW Government strategic plans that seek to locate this housing in accessible areas through transport oriented development (eg, *A Metropolis of Three Cities* (the Greater Sydney Region Plan), and the North District Plan)
- the proposal gives effect to the intent of the Chatswood CBD Planning and Urban Design Strategy 2036, in particular through the overall revitalisation of the CBD
- it is consistent with Willoughby City Council strategic plans that seek the continued growth of the Chatswood CBD (eg, the *Willoughby City Local Strategic Planning Statement*, the *Chatswood CBD Planning and Urban Design Strategy 2036*)
- it is permissible with consent under the Housing SEPP in the E2 Commercial Zone
- it complies with all development standards that have the greater influence on impact view loss (ie, building height) in the WLEP 2012
- while noting that development control plans do not apply to SSDA, it complies with the majority of development performance criteria and controls in the *Willoughby Development Control Plan 2023 (WDCP 2023)*.

Alternate responses to the WDCP 2023 are primarily limited to the western boundary setback, with minor variations also proposed to the northern, eastern and southern setbacks. These alternate responses are unlikely to result in a significant overall difference in view impact.

Furthermore, consistency with the relevant objectives can be demonstrated despite this alternate response.

To assist in informing a well-designed scheme, the proposal has been informed by and responds to comprehensive and detailed site and context analysis. It is also:

- the winner of a competitive design process with the jury specifically commenting on its skilful address of site challenges
- delivers other key urban design outcomes such as engagement with the adjoining public domain at ground level while achieving a human scale street wall through well-considered tower setbacks to the Victoria Avenue mall.

In particular, the slender form of the tower not only reduces view impact but also reduces overall visual impact.

Any further refinement of the proposal to reduce floor space such as reducing height, increasing setbacks or otherwise removing massing would not strike the balance sought under Tenacity between the providing the applicant with the same development potential and amenity and reducing view impact on nearby properties.

As such, the proposal is considered to represent skilful design as understood by Tenacity. Together with its substantive compliance with all relevant development standards, the proposal is considered to represent reasonable development.

While acknowledging the proposal's view impact, on the balance of relevant considerations under Tenacity the view impact of the proposal is considered acceptable and view sharing outcome reasonable.

As such, it can be supported on view impact grounds without requiring further amendment.

Appendix A: Visual impact evidence

Virtual Ideas and CMS Surveyors

An aerial photograph of a dense urban area, likely Chatswood, NSW. The image shows a grid of streets with numerous buildings. Overlaid on the photograph are 3D architectural models of several buildings, showing their height and form. The models are rendered in a light, semi-transparent style, allowing the underlying street and building details to be visible. The text is overlaid on the left side of the image.

410-416 Victoria Avenue, Chatswood, NSW

3D view loss study - Visual impact renderings and methodology report

10th October 2025

1. INTRODUCTION

This document, created by Virtual Ideas, aims to show the potential view loss from surrounding residential buildings in Chatswood from the proposed development at 410-416 Victoria Avenue, Chatswood in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an experienced architectural visualisation company with over 15 years of expertise in crafting visual impact assessment content and reports for projects of significant magnitude, aligning with the standards set by local and state planning authorities.

Our reports have served as evidence in proceedings before both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has provided expert testimony in visual impact assessment in the Supreme Court of NSW.

Virtual Ideas’ methodologies and outcomes have undergone thorough scrutiny by court-appointed experts in relation to previous visual impact assessment submissions, consistently garnering recognition for their precision and reliability.

3. METHODOLOGY

The following outlines the meticulous process employed by Virtual Ideas to produce the renderings that underpin this report.

3.1 DIGITAL 3D SCENE CREATION

Our initial stage involves crafting a precise, true-to-life digital 3D environment using Autodesk 3ds Max software, accurately scaled to real-world dimensions, and aligned to a standardised reference point utilising the MGA 56 GDA 2020 coordinate system.

To construct this environment, we combine various data sources, encompassing existing, approved and proposed building 3D models, along with site survey data. Further information regarding the origins of these data sources is provided in Appendices A, B, C, D, and E.

In cases where data sources lack alignment with the MGA-56 GDA 2020 coordinates, we employ identifiable features common across data sets, such as site boundaries and building outlines, which can be aligned with those already situated in the MGA-56 GDA 2020 framework.

3.2 ALIGNMENT OF 3D SCENE

The 3D model of the proposed building was aligned in the 3D scene by matching the site boundary from the 3D model to the site boundary from the site survey drawing (MGA 56 GDA 2020).

A detailed visual account of the alignment processes can be viewed in section 3.4 of this document.

3.3 RENDERING CREATION

Following the accurate alignment of the proposed building model within the 3D scene, we then applied detailed materials and textures to the model to present the proposed building design in a photo-realistic condition for assessment of the development’s visual impact.

The viewpoints chosen for this study were selected by the planner, Ethos Urban, to provide sufficient coverage from surrounding private domain residences of potential view impacts from various vantage points. All viewpoints are captured with a virtual full-frame camera with a 50mm lens.

The next task in the 3D render creation process is to light the scene. In order to seamlessly integrate the 3D model of the proposed building model into the existing photogrammetric city model, ensuring that the lighting conditions of both models match for visual consistency and realism, we began by evaluating the lighting conditions under which the photogrammetric city model was captured.

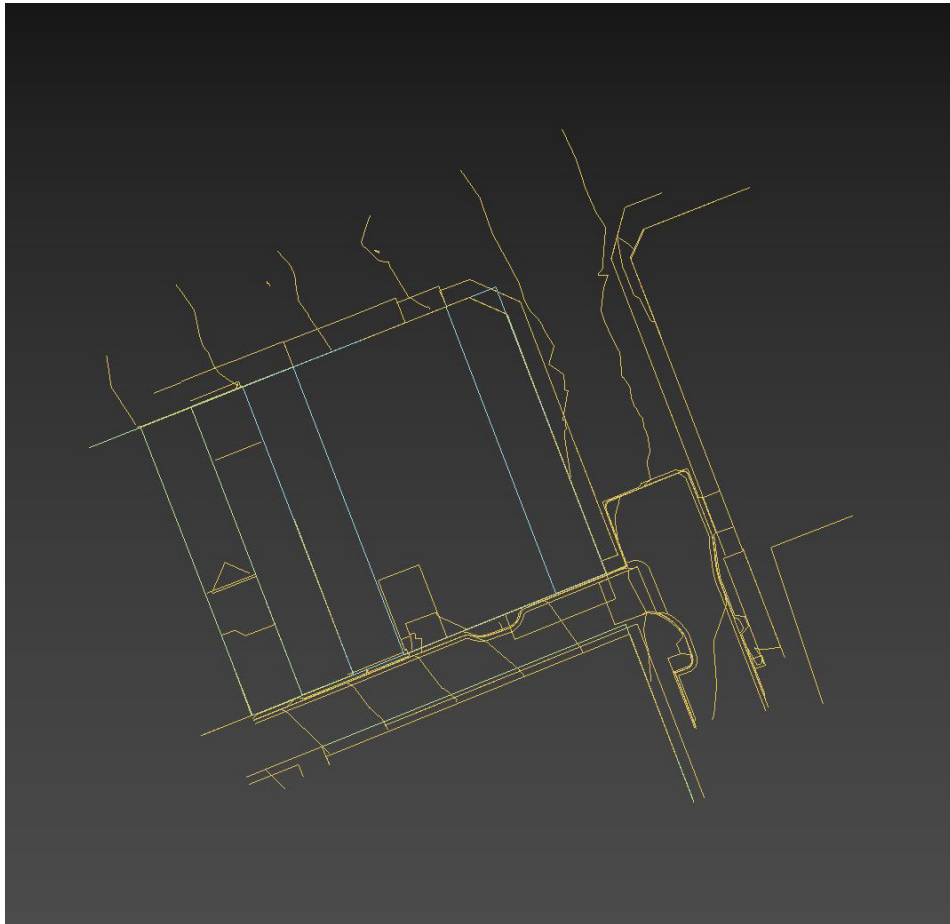
This involved examining the shadows and highlights present in the city model. Closely examining the angle and length of the shadows in the photogrammetric model provided insight into the position and intensity of the sun and the approximate time of day in which the textures in the photogrammetric model were captured.

We then recreated those lighting conditions by adjusting the sun’s position in the 3D rendering software accordingly. This step is crucial for ensuring that the proposed building integrates seamlessly into the existing scene, is visually coherent and appears naturally within the cityscape. The time and date chosen to most accurately achieve the equivalent lighting was the 21st of February at 3pm AEDT.

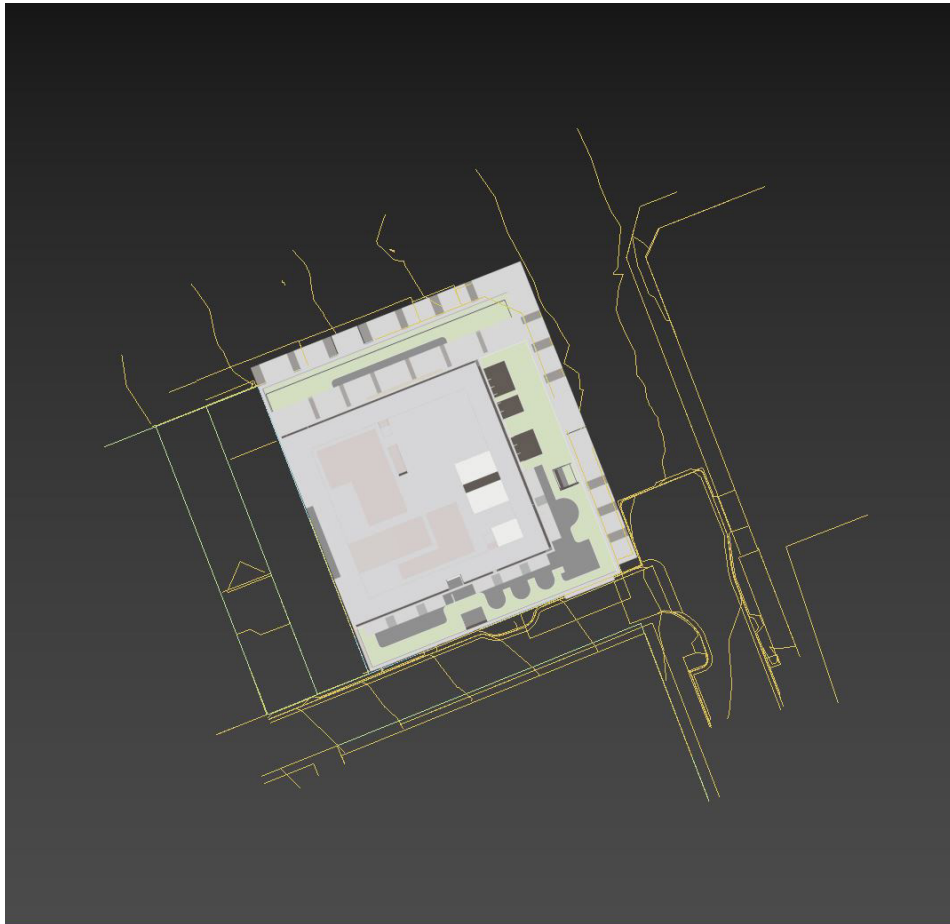
The integration of the proposed building model with the photogrammetric city model was successful, with lighting conditions accurately recreated to match the original photogrammetric environment. The proposed building’s appearance now aligns with the city model’s lighting and shadow effects, contributing to a realistic and visually consistent representation.

3.4 ALIGNMENT OF 3D SCENE

The images below display the alignment of the 3D model of the proposed building and Aerometrex city context model as positioned in relation to the site boundaries included in the site survey drawing which is referenced to the MGA 56 GDA 2020 coordinates system.



Survey drawing from Beveridge Williams supplied at MGA 56 GDA2020



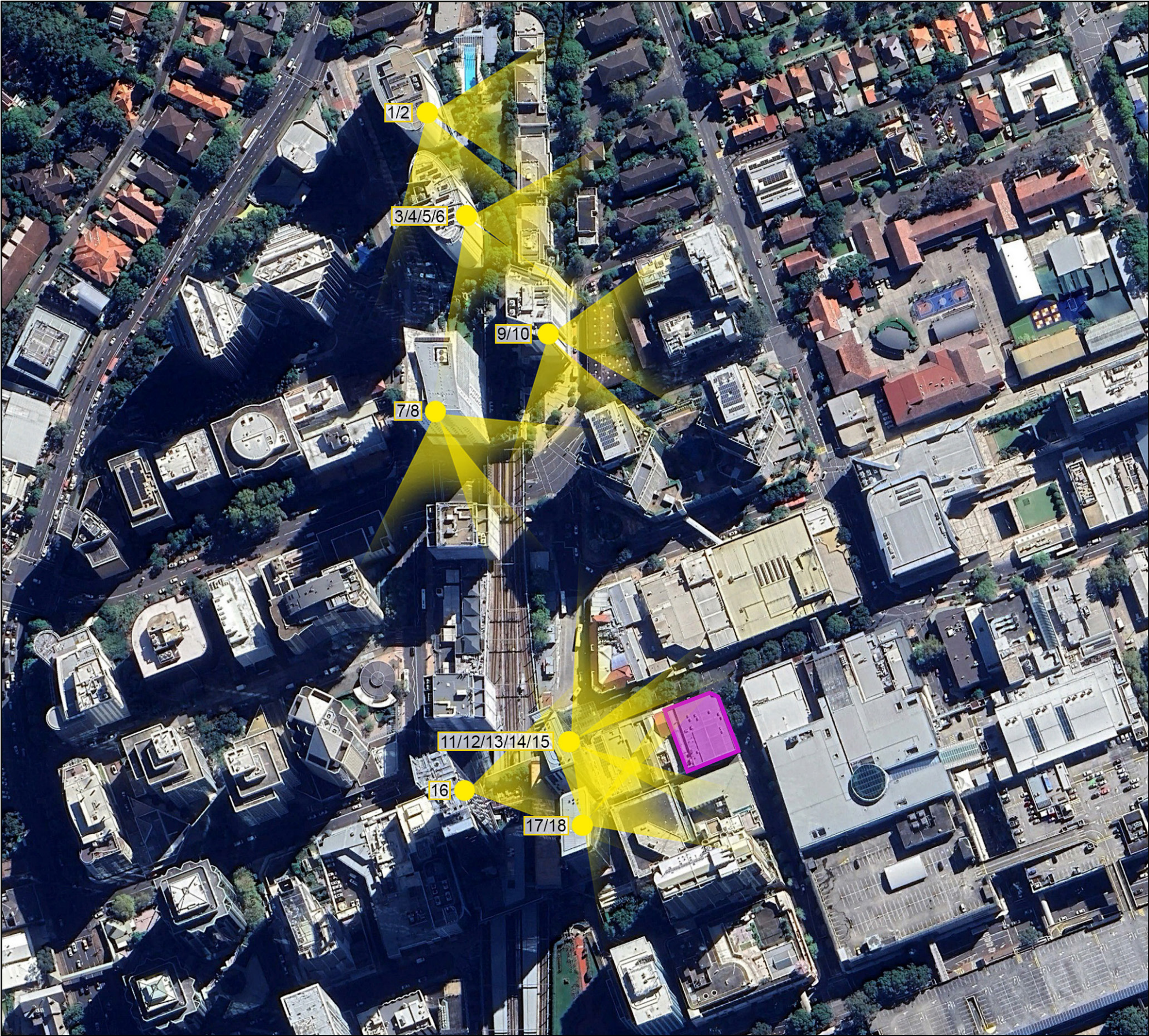
Survey drawing and 3D model of proposed at MGA 56 GDA2020



Survey drawing and Aerometrex city model at MGA 56 GDA2020

4. VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS



- Viewpoint 01 - Altura - 11 Railway Street (RL172.96m) looking South East
- Viewpoint 02 - Altura - 11 Railway Street (RL172.96m) looking East
- Viewpoint 03 - Epica - 9 Railway Street (RL185.06m) looking South East
- Viewpoint 04 - Epica - 9 Railway Street (RL185.06m) looking East
- Viewpoint 05 - Epica - 9 Railway Street (RL191.06m) looking South East
- Viewpoint 06 - Epica - 9 Railway Street (RL191.06m) looking East
- Viewpoint 07 - Era - 7 Railway Street (RL223.88m) looking South
- Viewpoint 08 - Era - 7 Railway Street (RL223.88m) looking South East
- Viewpoint 09 - Cambridge - 1 Cambridge Lane (RL162.38m) looking South
- Viewpoint 10 - Cambridge - 1 Cambridge Lane (RL162.38m) looking East
- Viewpoint 11 - Metro Spire at 1 Post Office Lane (RL121.11m) looking East
- Viewpoint 12 - Metro Spire at 1 Post Office Lane (RL174.46m) looking East
- Viewpoint 13 - Metro Spire at 1 Post Office Lane (RL225.05m) looking North East
- Viewpoint 14 - Metro Spire at 1 Post Office Lane (RL225.05m) looking East
- Viewpoint 15 - Metro Spire at 1 Post Office Lane (RL225.05m) looking South East
- Viewpoint 16 - Metro Grand - 438 Victoria Avenue (RL238.08m) looking East
- Viewpoint 17 - Metro View - 69 Albert Avenue (RL192.10m) looking East
- Viewpoint 18 - Metro View - 69 Albert Avenue (RL192.10m) looking North East

5.1 VIEWPOINT 01 - Altura - 11 Railway Street - Looking South (RL172.96m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

5.2 VIEWPOINT 01 - Altura - 11 Railway Street - Looking South (RL172.96m)

CAMERA POSITION



5.3 VIEWPOINT 01 - Altura - 11 Railway Street - Looking South (RL172.96m)

CURRENT CONDITION



5.4 VIEWPOINT 01 - Altura - 11 Railway Street - Looking South (RL172.96m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

5.5 VIEWPOINT 01 - Altura - 11 Railway Street - Looking South (RL172.96m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

6.1 VIEWPOINT 02 - Altura - 11 Railway Street - Looking East (RL172.96m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

6.2 VIEWPOINT 02 - Altura - 11 Railway Street - Looking East (RL172.96m)

CAMERA POSITION



6.3 VIEWPOINT 02 - Altura - 11 Railway Street - Looking East (RL172.96m)

CURRENT CONDITION



6.4 VIEWPOINT 02 - Altura - 11 Railway Street - Looking East (RL172.96m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

6.5 VIEWPOINT 02 - Altura - 11 Railway Street - Looking East (RL172.96m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

7.1 VIEWPOINT 03 - Epica - 9 Railway Street - Looking South (RL185.06m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

7.2 VIEWPOINT 03 - Epica - 9 Railway Street - Looking South (RL191.06m)

CAMERA POSITION



7.3 VIEWPOINT 03 - Epica - 9 Railway Street - Looking South (RL185.06m)

CURRENT CONDITION



7.4 VIEWPOINT 03 - Epica - 9 Railway Street - Looking South (RL185.06m)

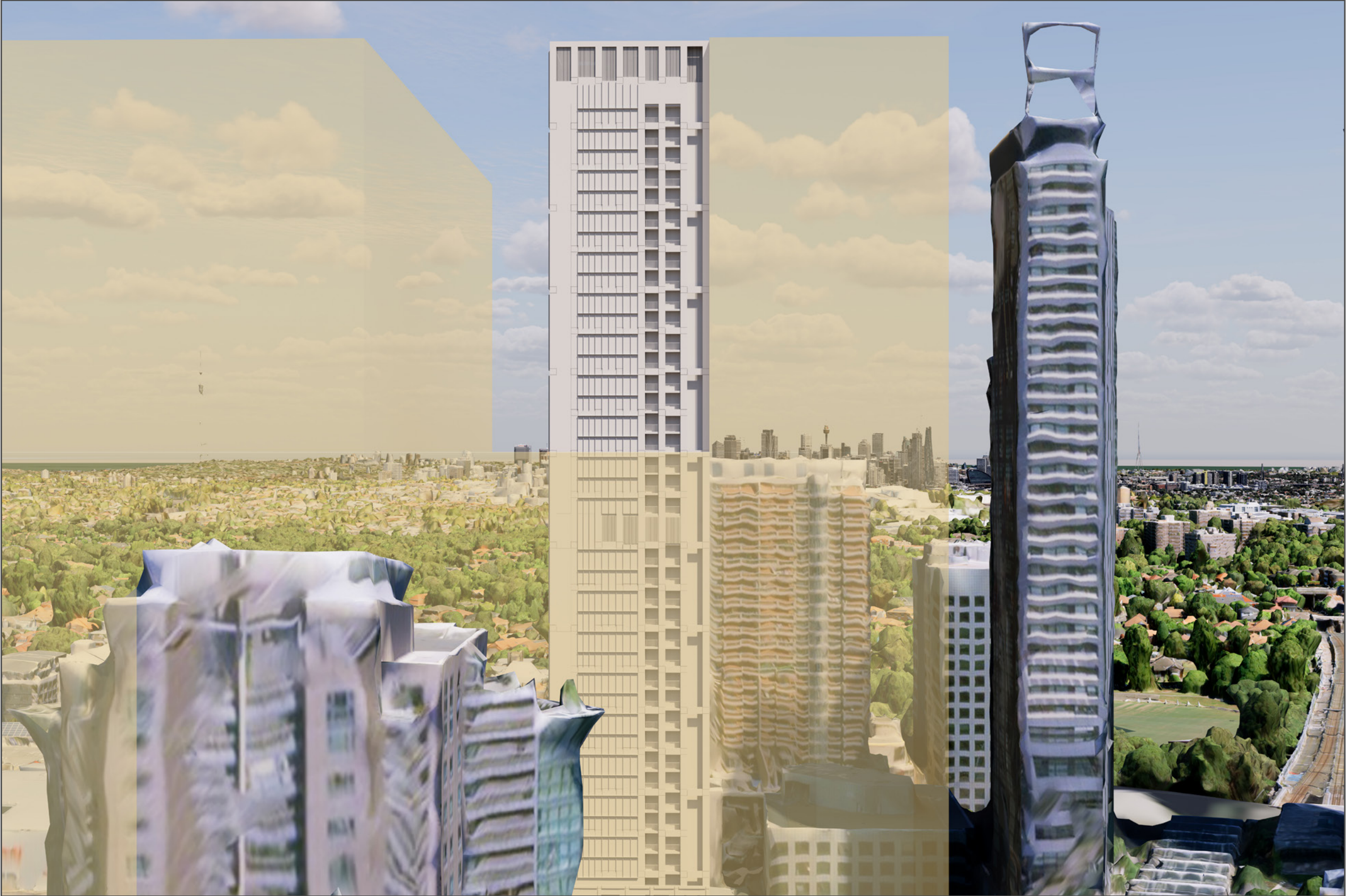
CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

7.5 VIEWPOINT 03 - Epica - 9 Railway Street - Looking South (RL185.06m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

8.1 VIEWPOINT 04 - Epica - 9 Railway Street - Looking East (RL185.06m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

8.2 VIEWPOINT 04 - Epica - 9 Railway Street - Looking East (RL185.06m)

CAMERA POSITION



8.3 VIEWPOINT 04 - Epica - 9 Railway Street - Looking East (RL185.06m)

CURRENT CONDITION



8.4 VIEWPOINT 04 - Epica - 9 Railway Street - Looking East (RL185.06m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

8.5 VIEWPOINT 04 - Epica - 9 Railway Street - Looking East (RL185.06m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

9.1 VIEWPOINT 05 - Epica - 9 Railway Street - Looking South (RL191.06m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

9.2 VIEWPOINT 05 - Epica - 9 Railway Street - Looking South (RL191.06m)

CAMERA POSITION



9.3 VIEWPOINT 05 - Epica - 9 Railway Street - Looking South (RL191.06m)

CURRENT CONDITION



9.4 VIEWPOINT 05 - Epica - 9 Railway Street - Looking South (RL191.06m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

9.5 VIEWPOINT 05 - Epica - 9 Railway Street - Looking South (RL191.06m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

10.1 VIEWPOINT 06 - Epica - 9 Railway Street - Looking East (RL191.06m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

10.2 VIEWPOINT 06 - Epica - 9 Railway Street - Looking East (RL191.06m)

CAMERA POSITION



10.3 VIEWPOINT 06 - Epica - 9 Railway Street - Looking East (RL191.06m)

CURRENT CONDITION



10.4 VIEWPOINT 06 - Epica - 9 Railway Street - Looking East (RL191.06m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

10.5 VIEWPOINT 06 - Epica - 9 Railway Street - Looking East (RL191.06m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

11.1 VIEWPOINT 07 - Era - 7 Railway Street - Looking South (RL223.88m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES

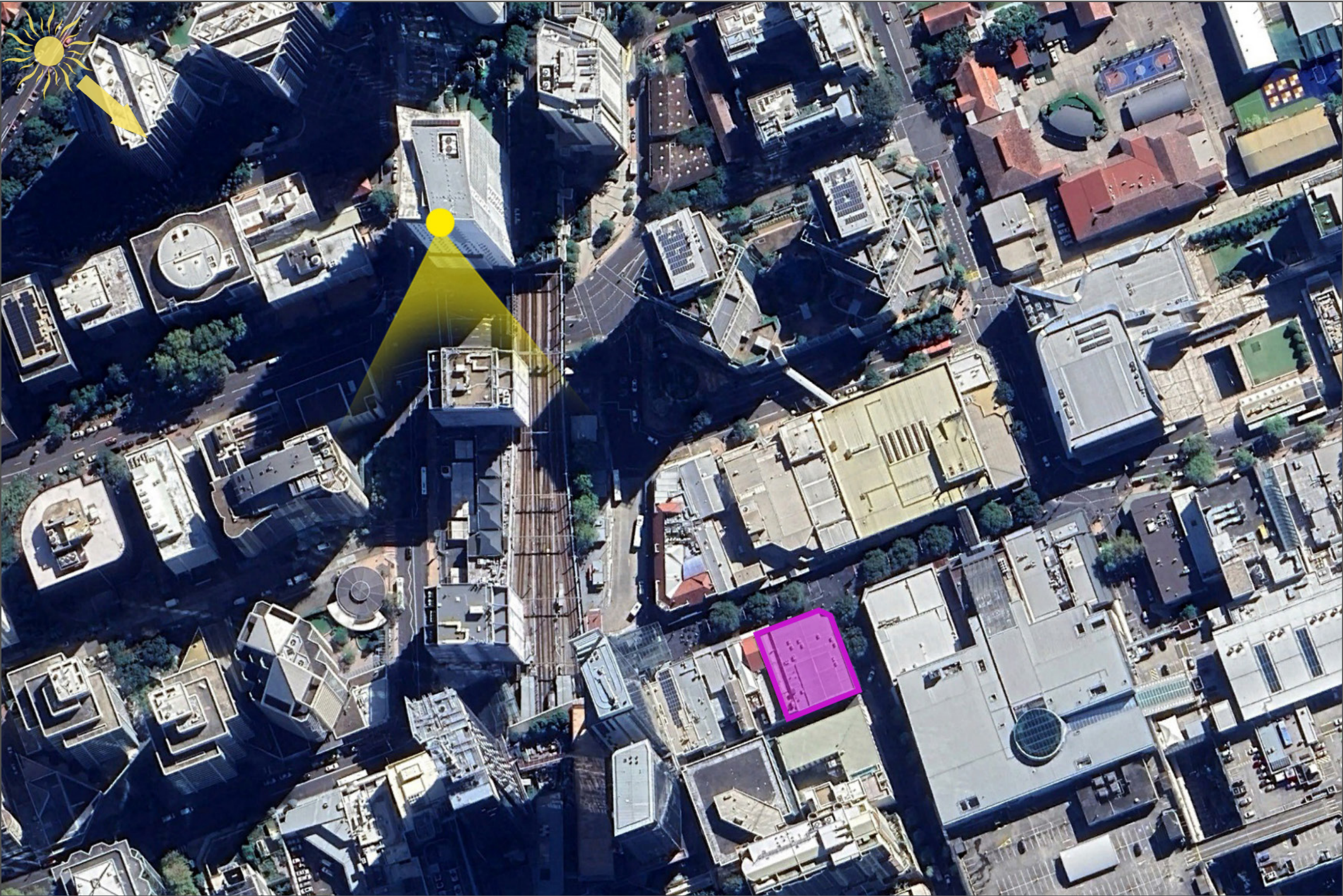


Proposed Development at 410-416 Victoria Ave

Theoretical Future Maximum Building Envelopes

11.2 VIEWPOINT 07 - Era - 7 Railway Street - Looking South (RL223.88m)

CAMERA POSITION



11.3 VIEWPOINT 07 - Era - 7 Railway Street - Looking South (RL223.88m)

CURRENT CONDITION



11.4 VIEWPOINT 07 - Era - 7 Railway Street - Looking South (RL223.88m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

11.5 VIEWPOINT 07 - Era - 7 Railway Street - Looking South (RL223.88m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

12.1 VIEWPOINT 08 - Era - 7 Railway Street - Looking South East (RL223.88m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

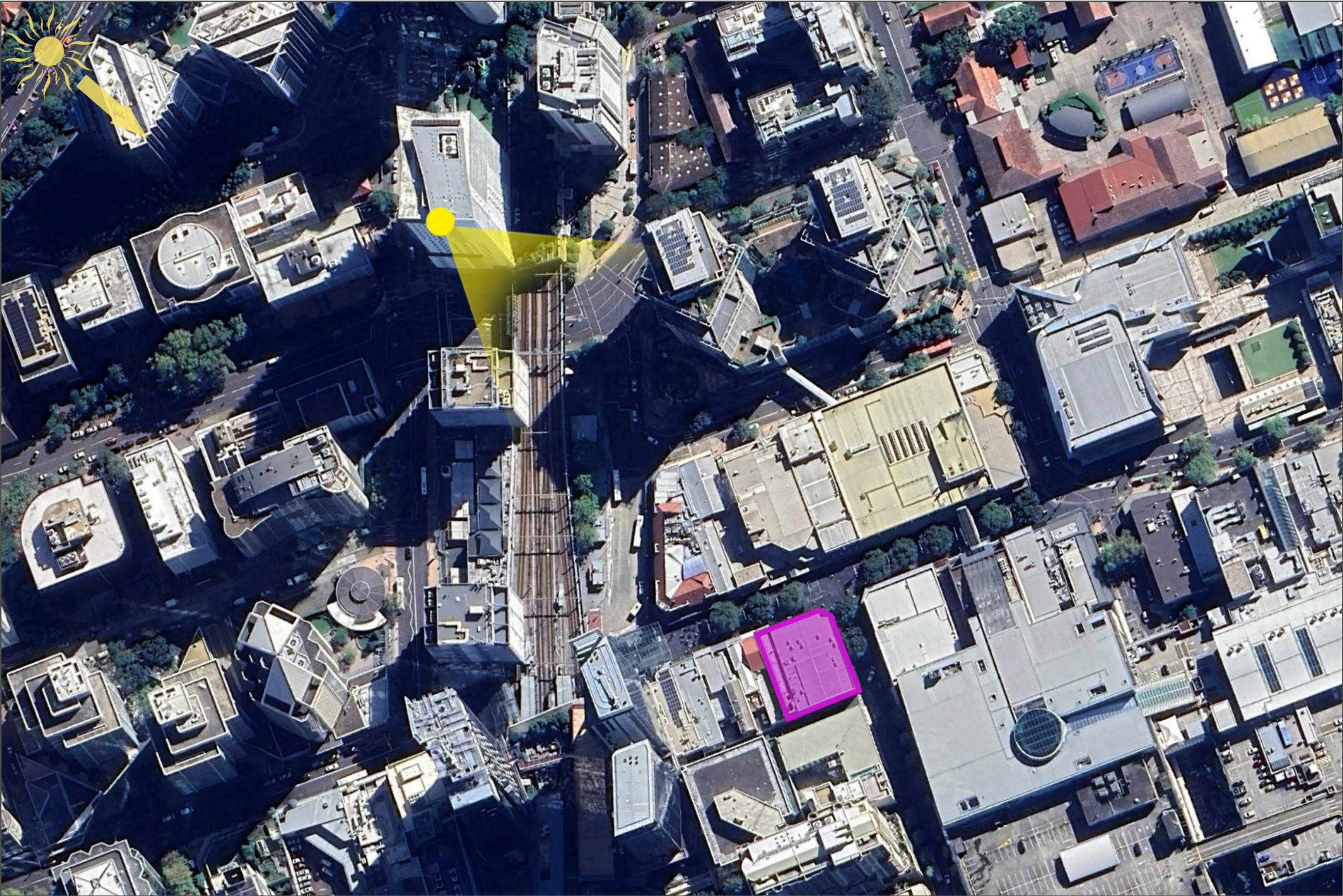
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

12.2 VIEWPOINT 08 - Era - 7 Railway Street - Looking South East (RL223.88m)

CAMERA POSITION



12.3 VIEWPOINT 08 - Era - 7 Railway Street - Looking South East (RL223.88m)

CURRENT CONDITION



12.4 VIEWPOINT 08 - Era - 7 Railway Street - Looking South East (RL223.88m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

12.5 VIEWPOINT 08 - Era - 7 Railway Street - Looking South East (RL223.88m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

13.1 VIEWPOINT 09 - Cambridge - 1 Cambridge Lane - Looking South (RL162.38m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

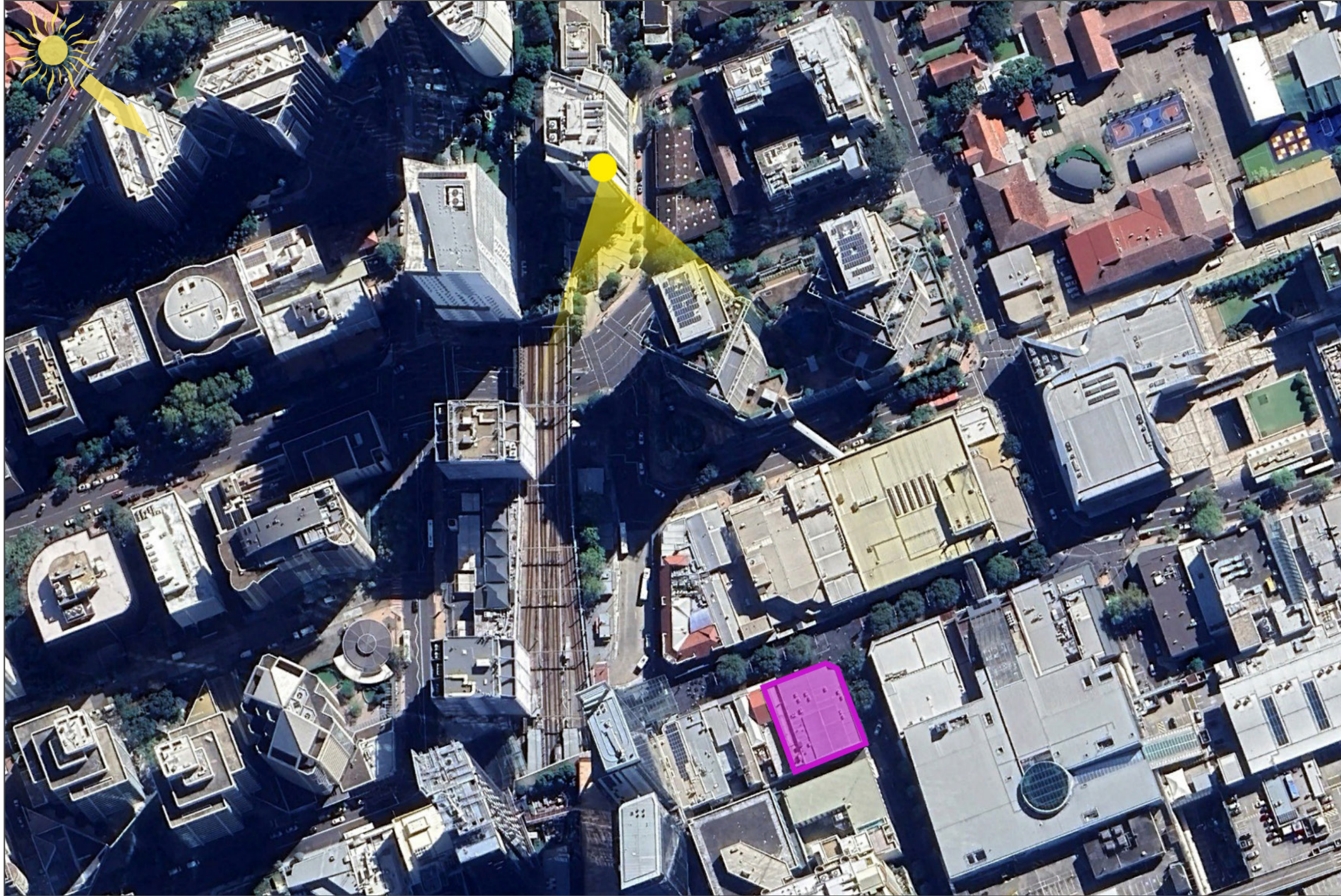
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

13.2 VIEWPOINT 09 - Cambridge - 1 Cambridge Lane - Looking South (RL162.38m)

CAMERA POSITION



13.3 VIEWPOINT 09 - Cambridge - 1 Cambridge Lane - Looking South (RL162.38m)

CURRENT CONDITION



13.4 VIEWPOINT 09 - Cambridge - 1 Cambridge Lane - Looking South (RL162.38m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

13.5 VIEWPOINT 09 - Cambridge - 1 Cambridge Lane - Looking South (RL162.38m)

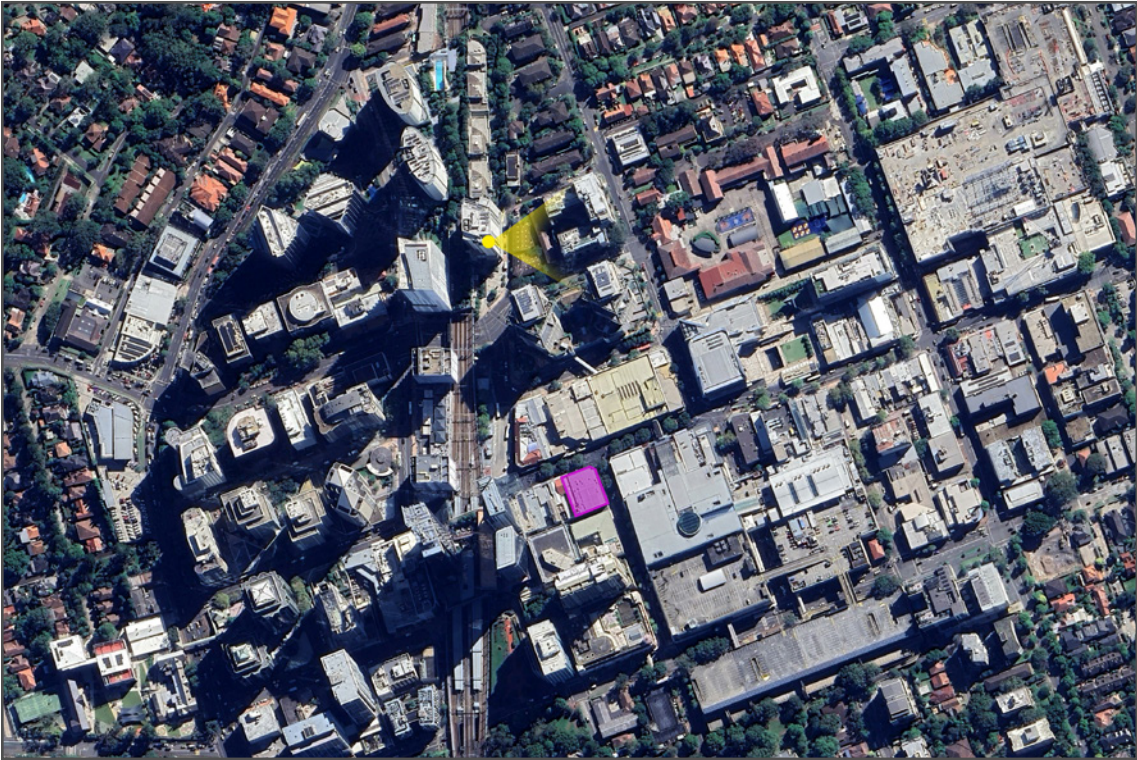
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

14.1 VIEWPOINT 10 - Cambridge - 1 Cambridge Lane - Looking East (RL162.38m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

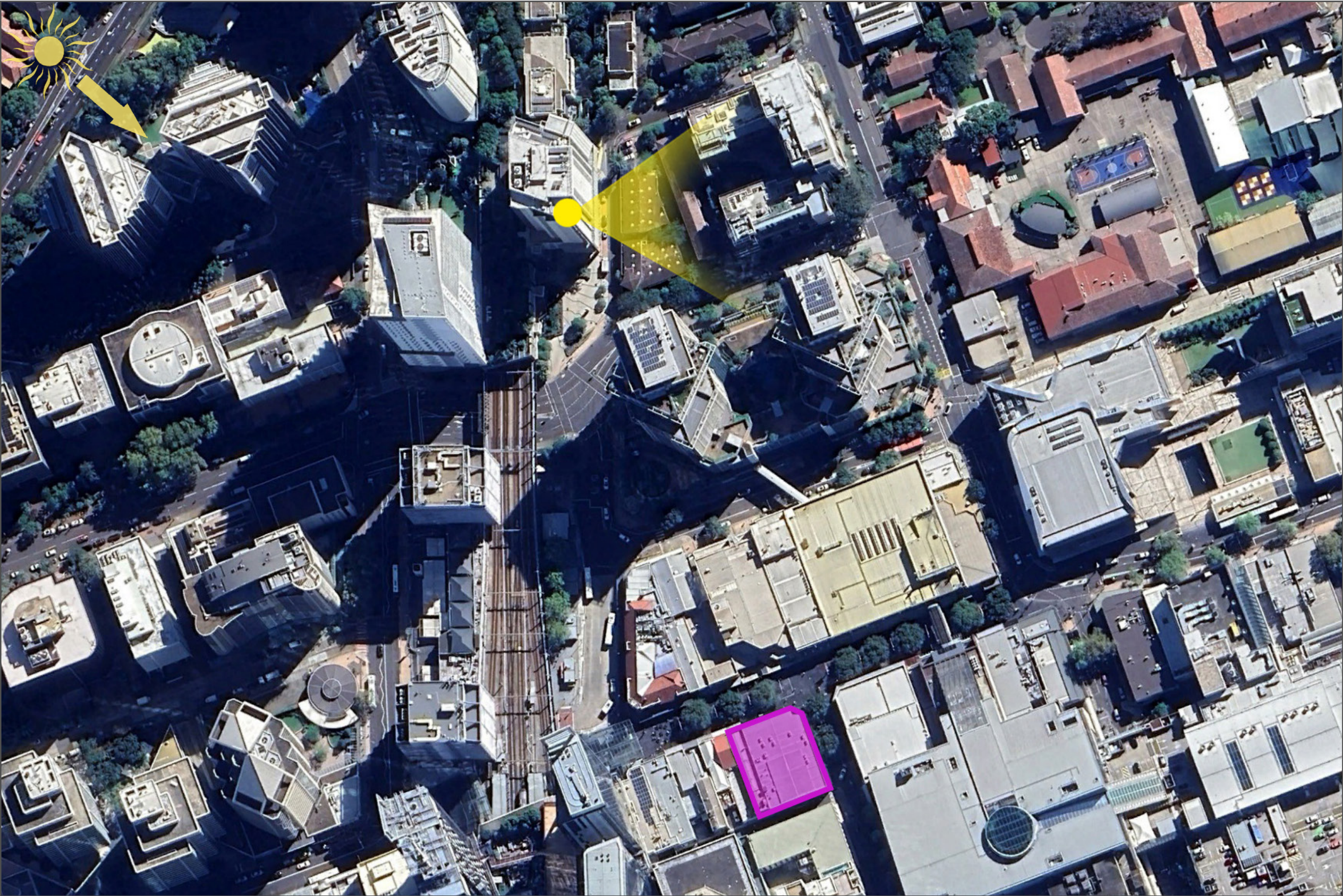
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

14.2 VIEWPOINT 10 - Cambridge - 1 Cambridge Lane - Looking East (RL162.38m)

CAMERA POSITION



14.3 VIEWPOINT 10 - Cambridge - 1 Cambridge Lane - Looking East (RL162.38m)

CURRENT CONDITION



14.4 VIEWPOINT 10 - Cambridge - 1 Cambridge Lane - Looking East (RL162.38m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

14.5 VIEWPOINT 10 - Cambridge - 1 Cambridge Lane - Looking East (RL162.38m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



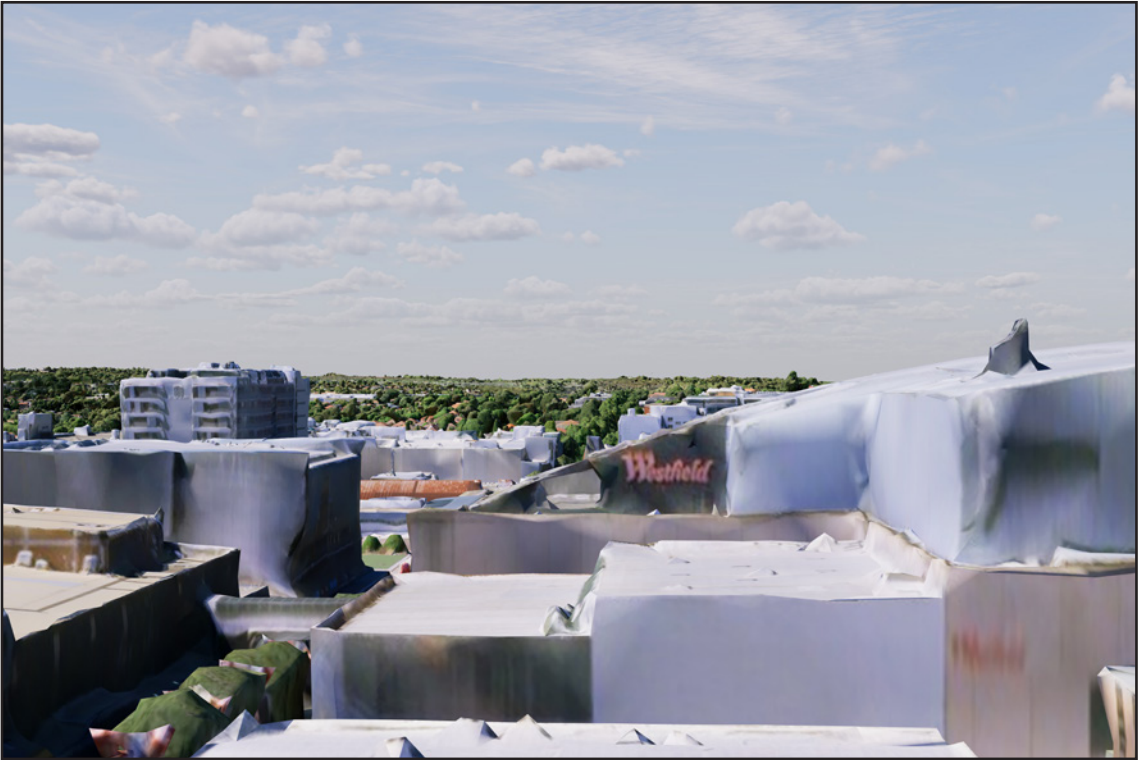
- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

15.1 VIEWPOINT 11 - Metro Spire at 1 Post Office Lane - Looking East (RL121.11m)

CAMERA LOCATION



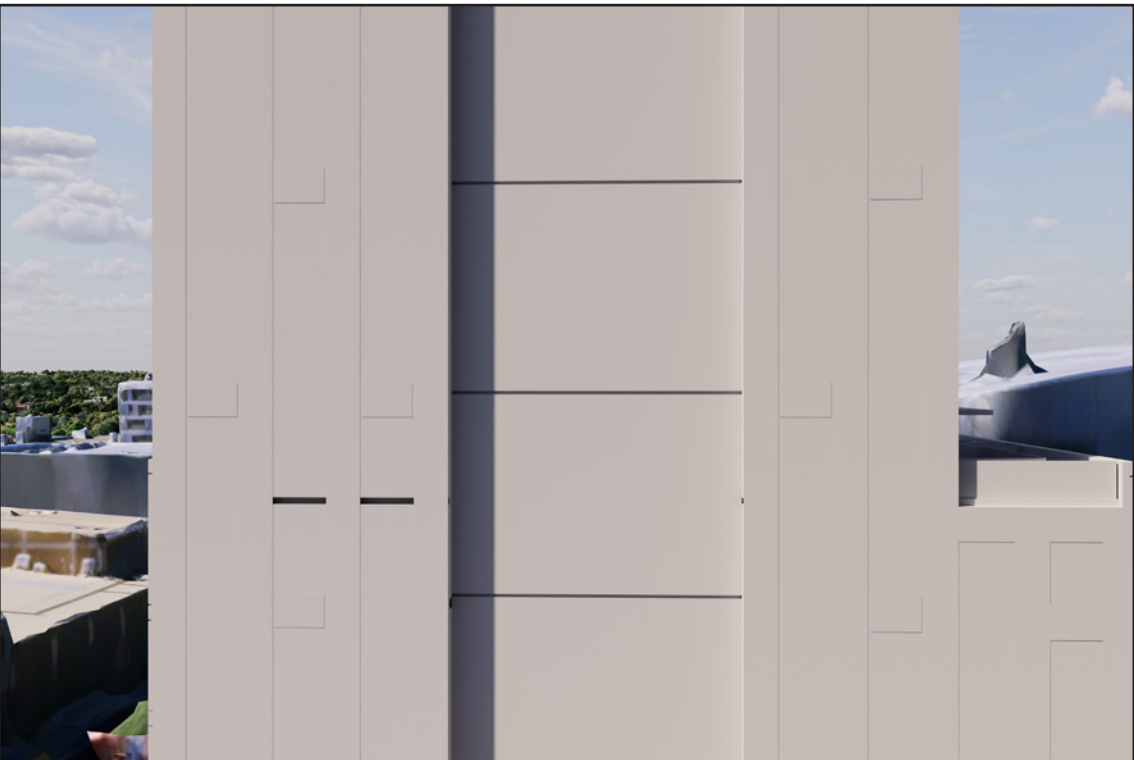
CURRENT CONDITION



CAMERA DETAILS

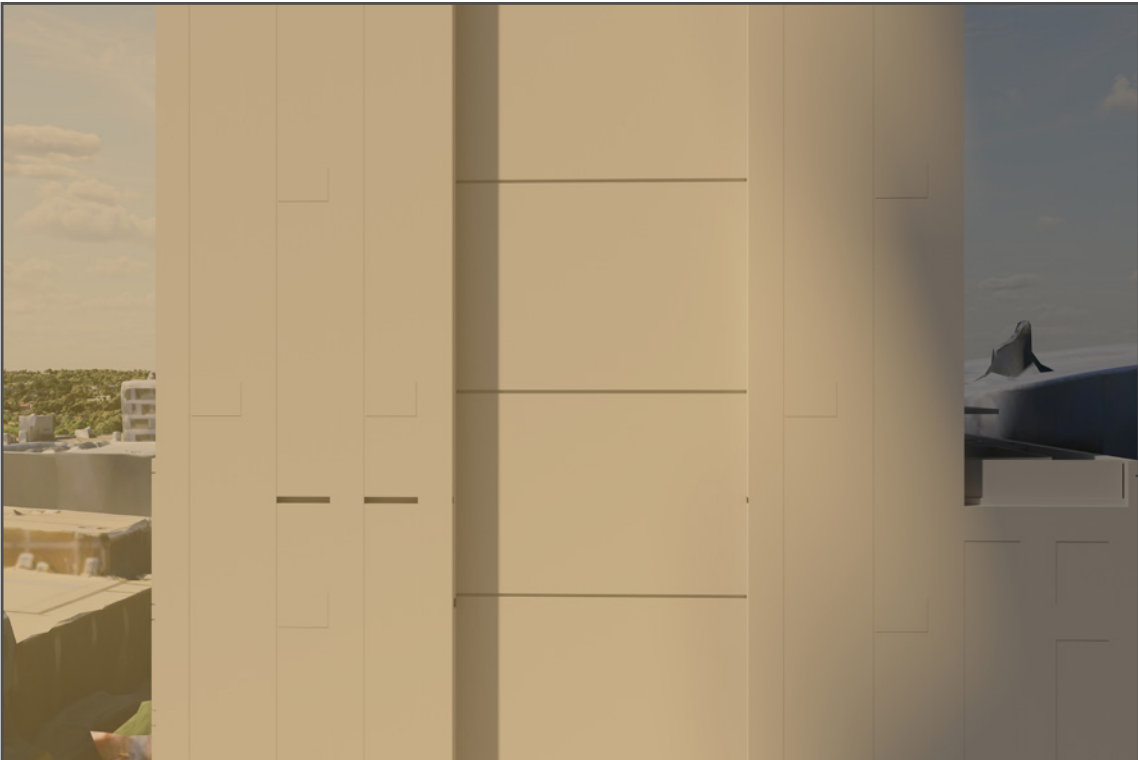
Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

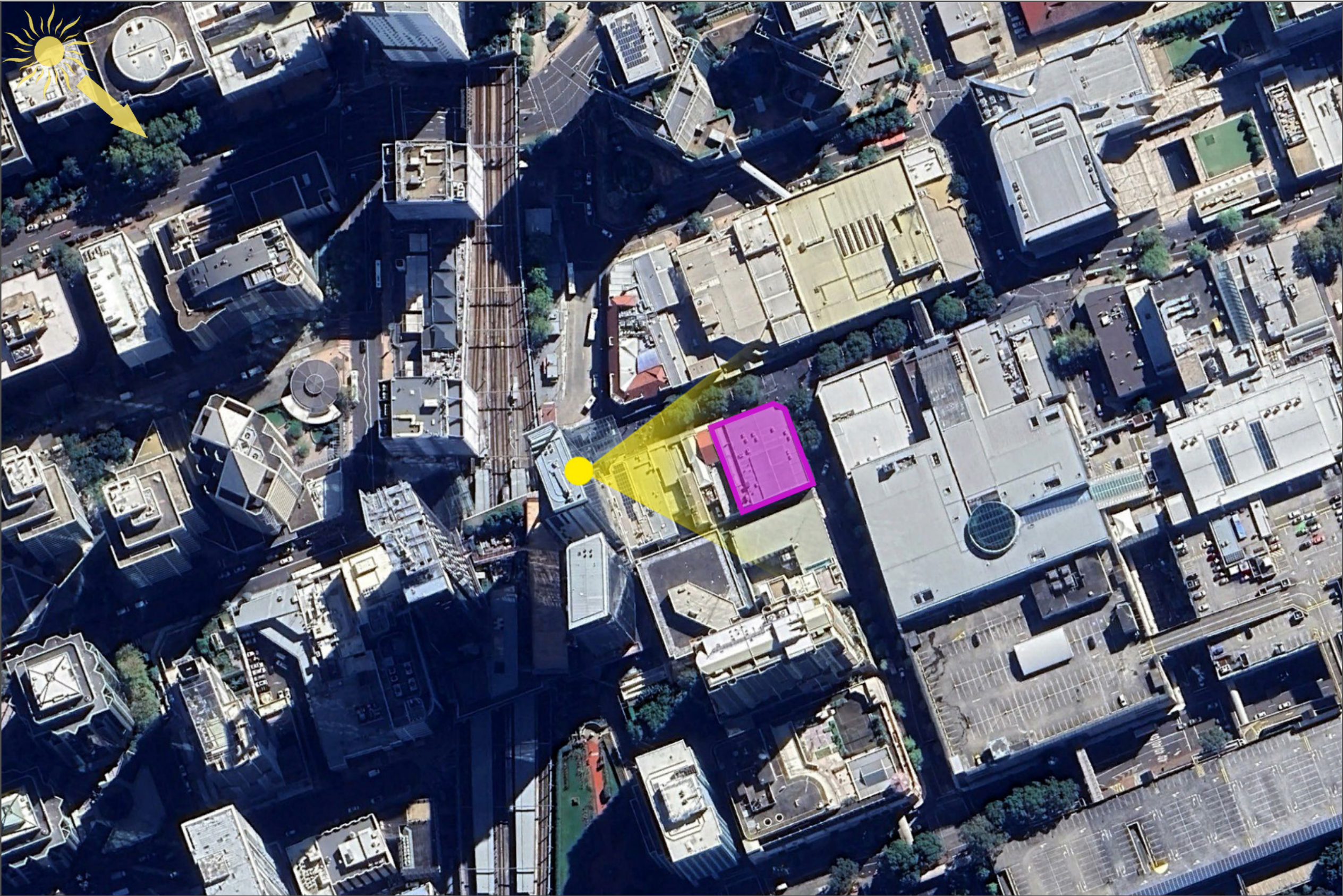
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

15.2 VIEWPOINT 11 - Metro Spire at 1 Post Office Lane - Looking East (RL121.11m)

CAMERA POSITION



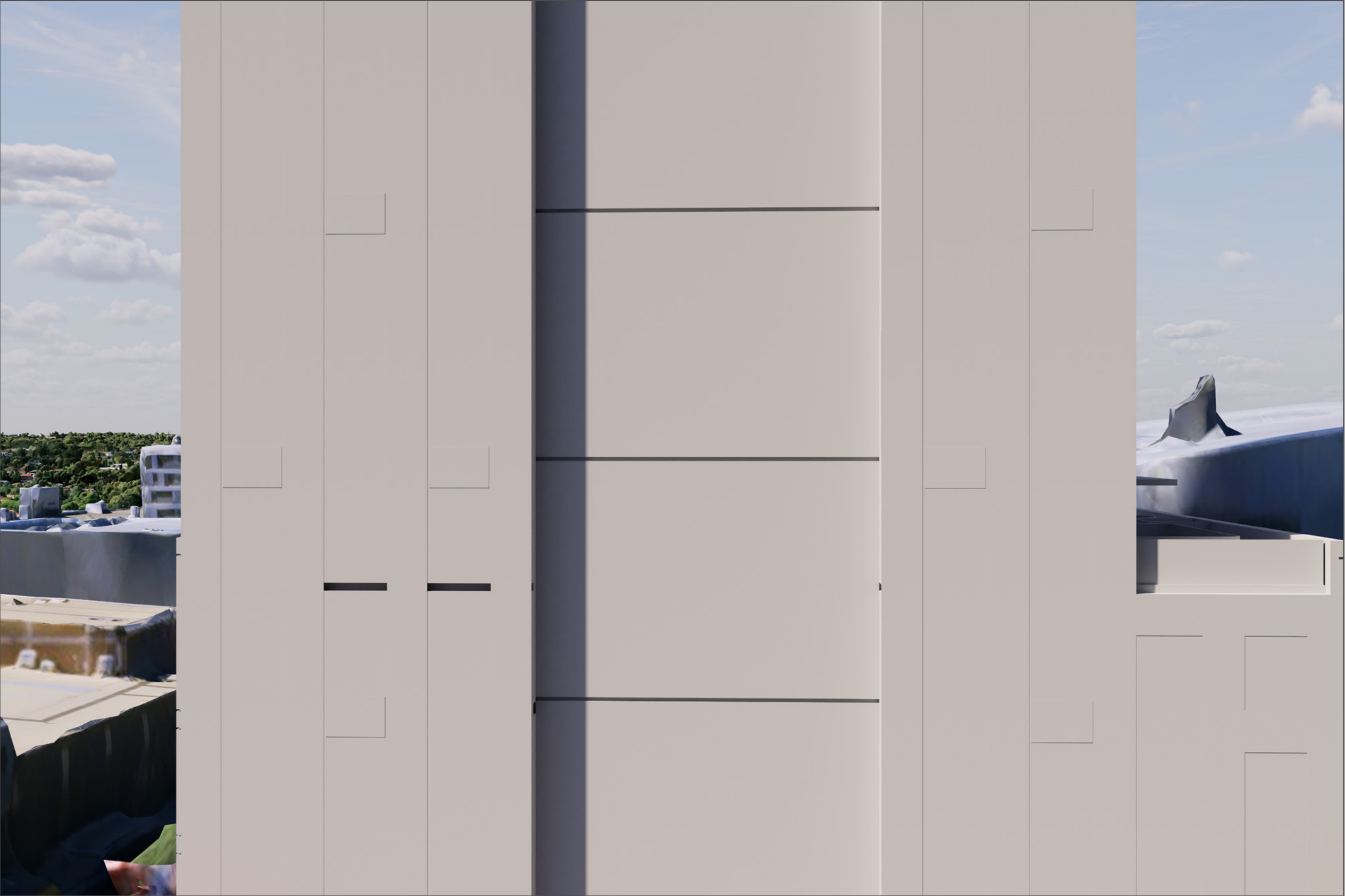
15.3 VIEWPOINT 11 - Metro Spire at 1 Post Office Lane - Looking East (RL121.11m)

CURRENT CONDITION



15.4 VIEWPOINT 11 - Metro Spire at 1 Post Office Lane - Looking East (RL121.11m)

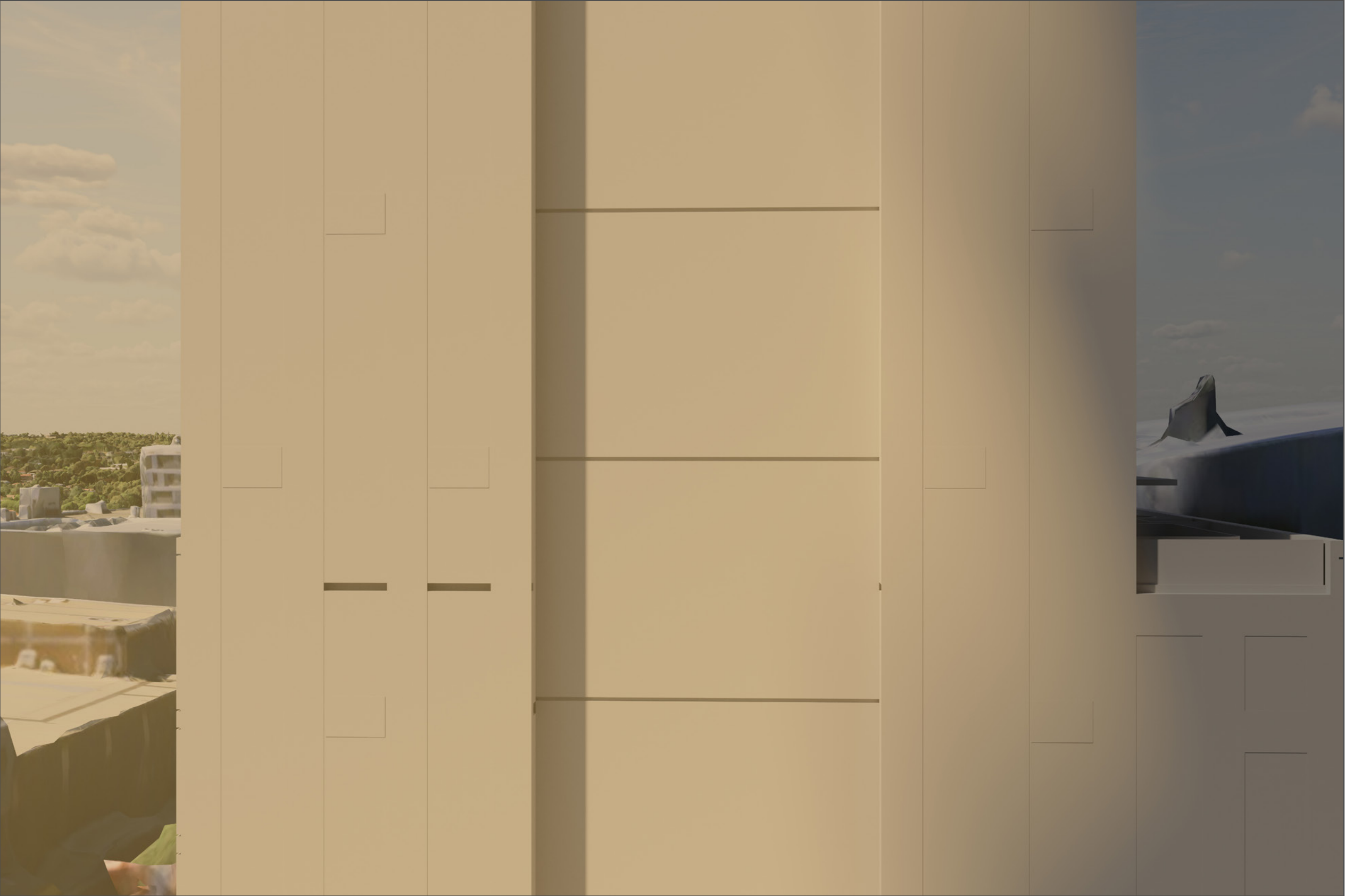
CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

15.5 VIEWPOINT 11 - Metro Spire at 1 Post Office Lane - Looking East (RL121.11m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

16.1 VIEWPOINT 12 - Metro Spire at 1 Post Office Lane - Looking East (RL174.46m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

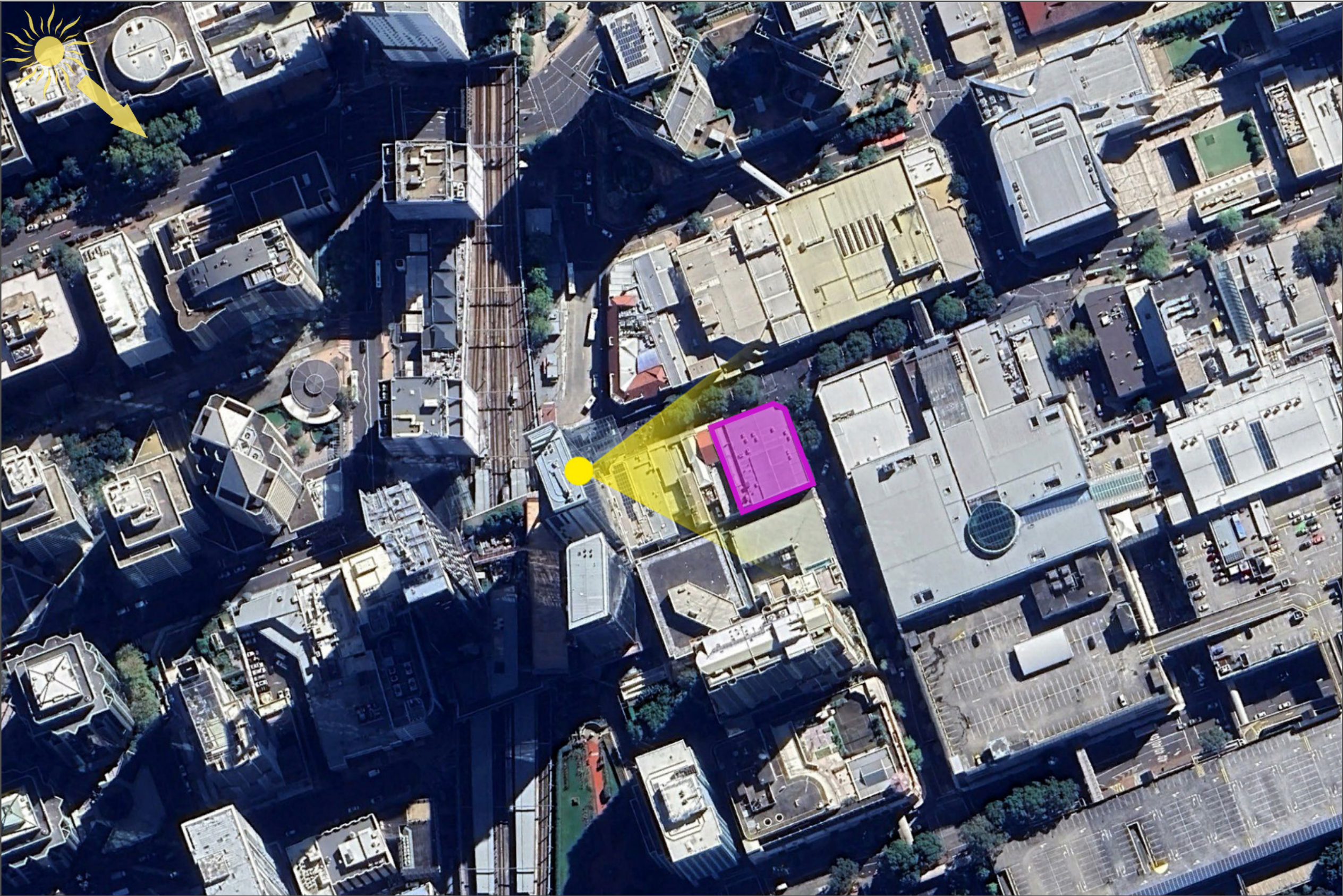
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

16.2 VIEWPOINT 12 - Metro Spire at 1 Post Office Lane - Looking East (RL174.46m)

CAMERA POSITION



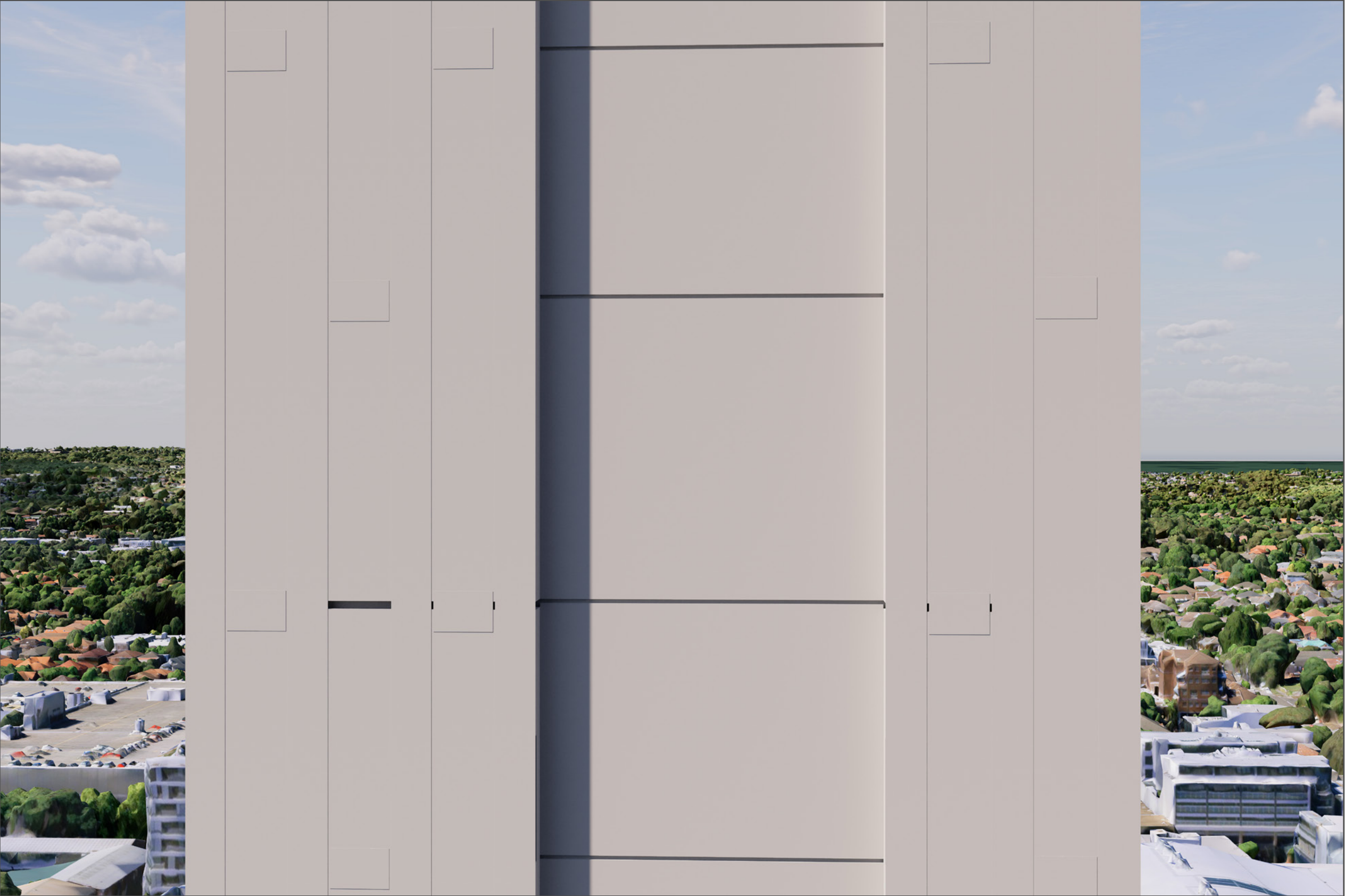
16.3 VIEWPOINT 12 - Metro Spire at 1 Post Office Lane - Looking East (RL174.46m)

CURRENT CONDITION



16.4 VIEWPOINT 12 - Metro Spire at 1 Post Office Lane - Looking East (RL174.46m)

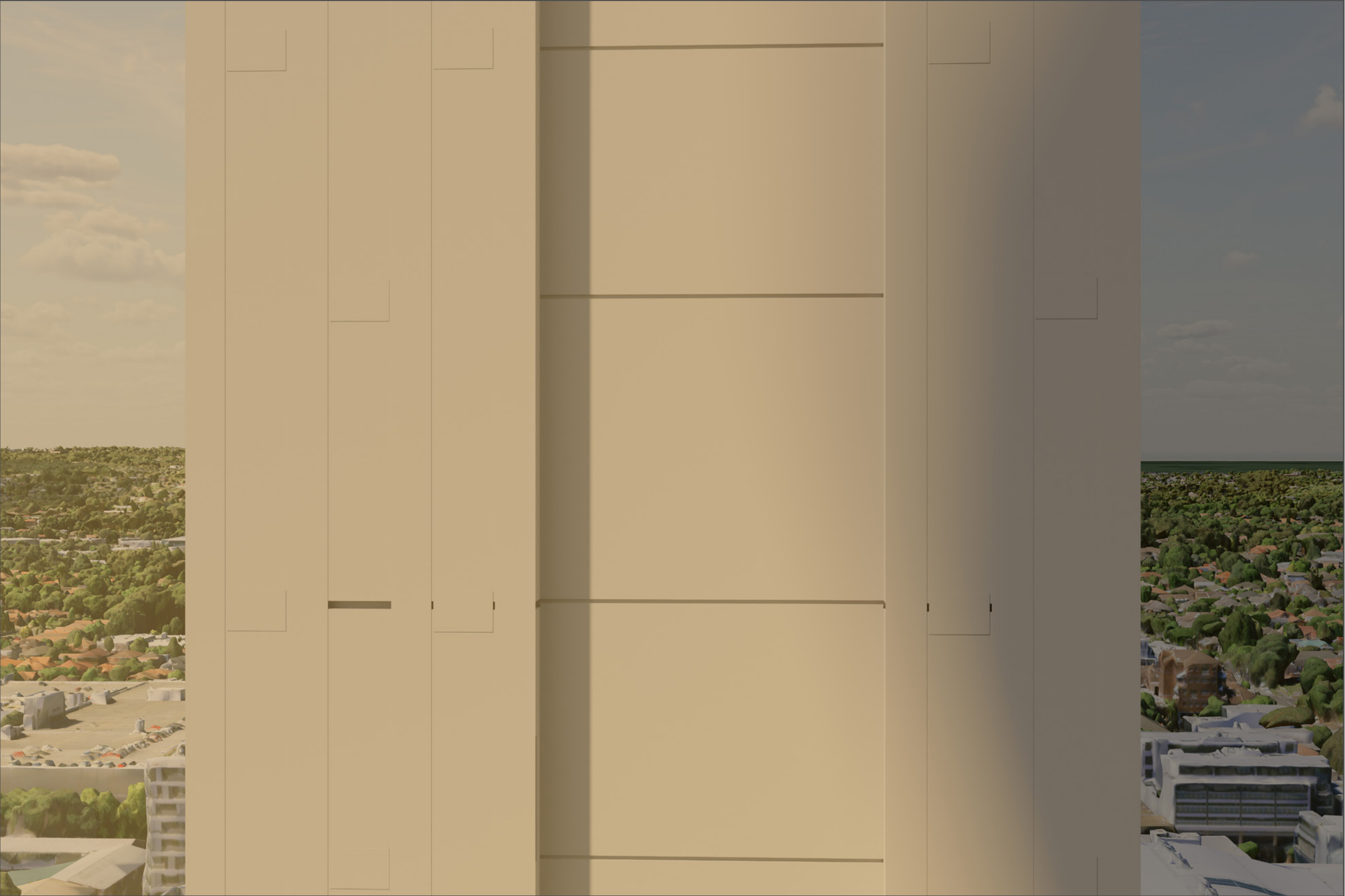
CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

16.5 VIEWPOINT 12 - Metro Spire at 1 Post Office Lane - Looking East (RL174.46m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

17.1 VIEWPOINT 13 - Metro Spire at 1 Post Office Lane - Looking North East (RL225.05m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

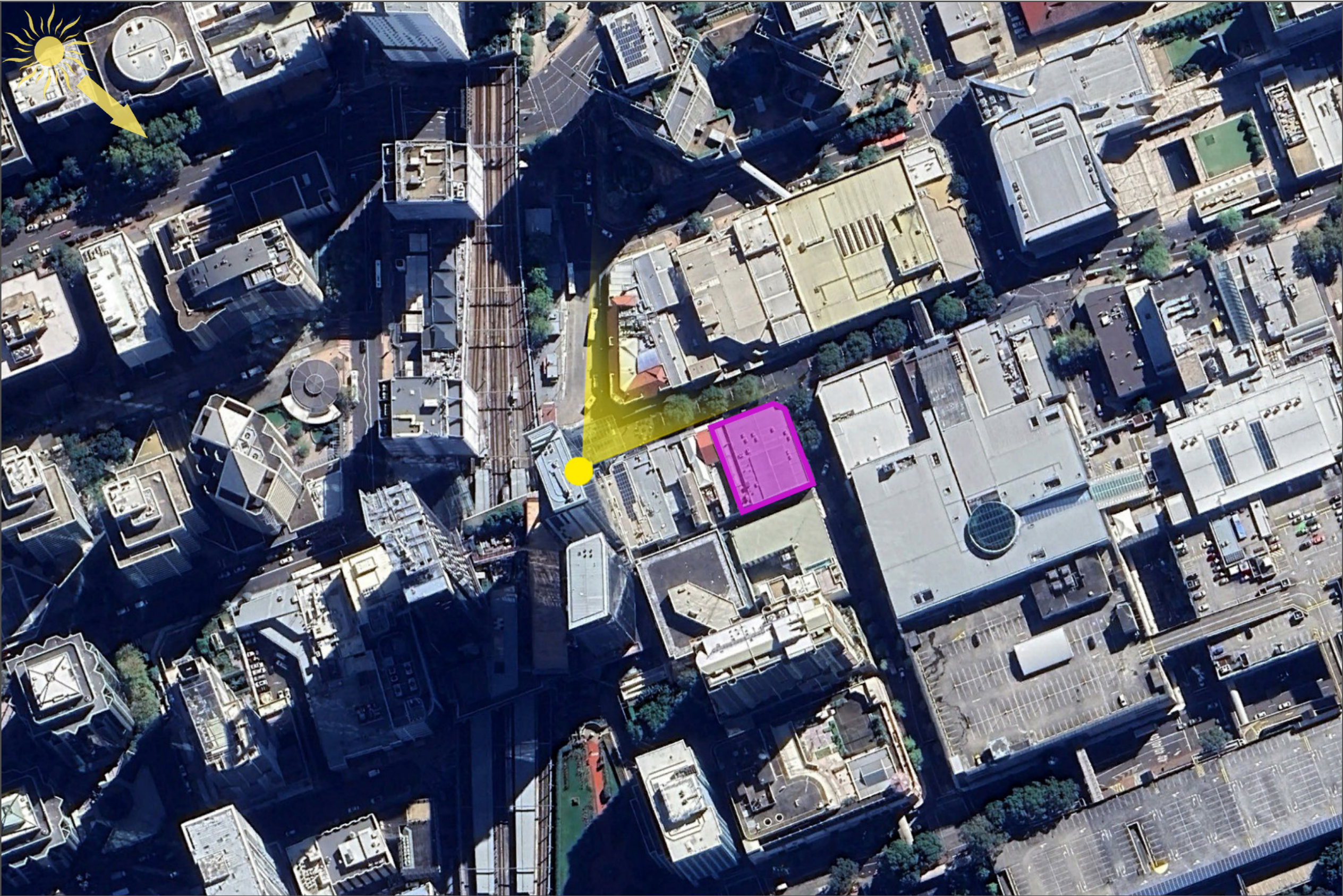
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

17.2 VIEWPOINT 13 - Metro Spire at 1 Post Office Lane - Looking North East (RL225.05m)

CAMERA POSITION



17.3 VIEWPOINT 13 - Metro Spire at 1 Post Office Lane - Looking North East (RL225.05m)

CURRENT CONDITION



17.4 VIEWPOINT 13 - Metro Spire at 1 Post Office Lane - Looking North East (RL225.05m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

17.5 VIEWPOINT 13 - Metro Spire at 1 Post Office Lane - Looking North East (RL225.05m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

18.1 VIEWPOINT 14 - Metro Spire at 1 Post Office Lane - Looking East (RL225.05m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

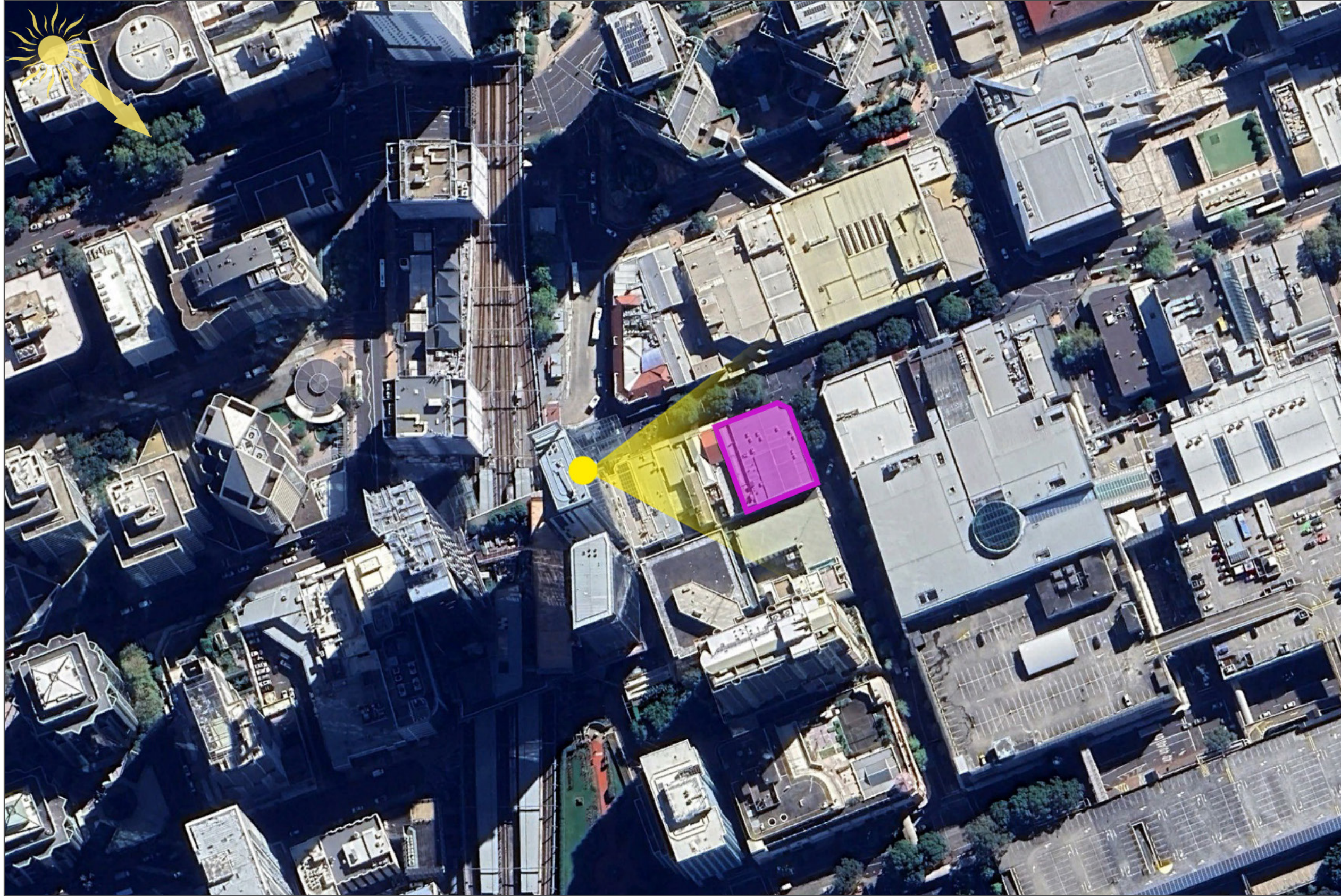
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

18.2 VIEWPOINT 14 - Metro Spire at 1 Post Office Lane - Looking East (RL225.05m)

CAMERA POSITION



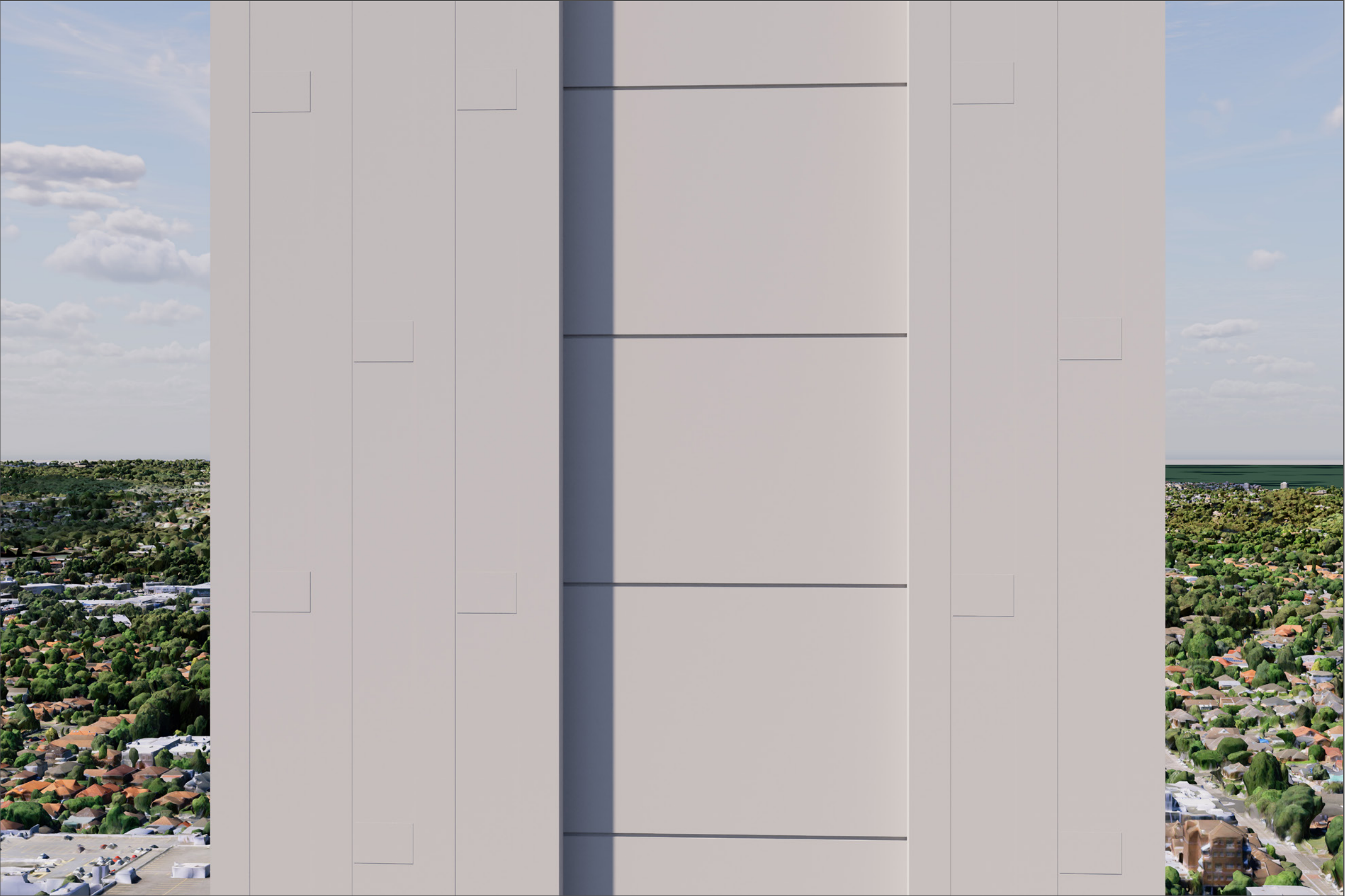
18.3 VIEWPOINT 14 - Metro Spire at 1 Post Office Lane - Looking East (RL225.05m)

CURRENT CONDITION



18.4 VIEWPOINT 14 - Metro Spire at 1 Post Office Lane - Looking East (RL225.05m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

18.5 VIEWPOINT 14 - Metro Spire at 1 Post Office Lane - Looking East (RL225.05m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

19.1 VIEWPOINT 15 - Metro Spire at 1 Post Office Lane - Looking South East (RL225.05m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

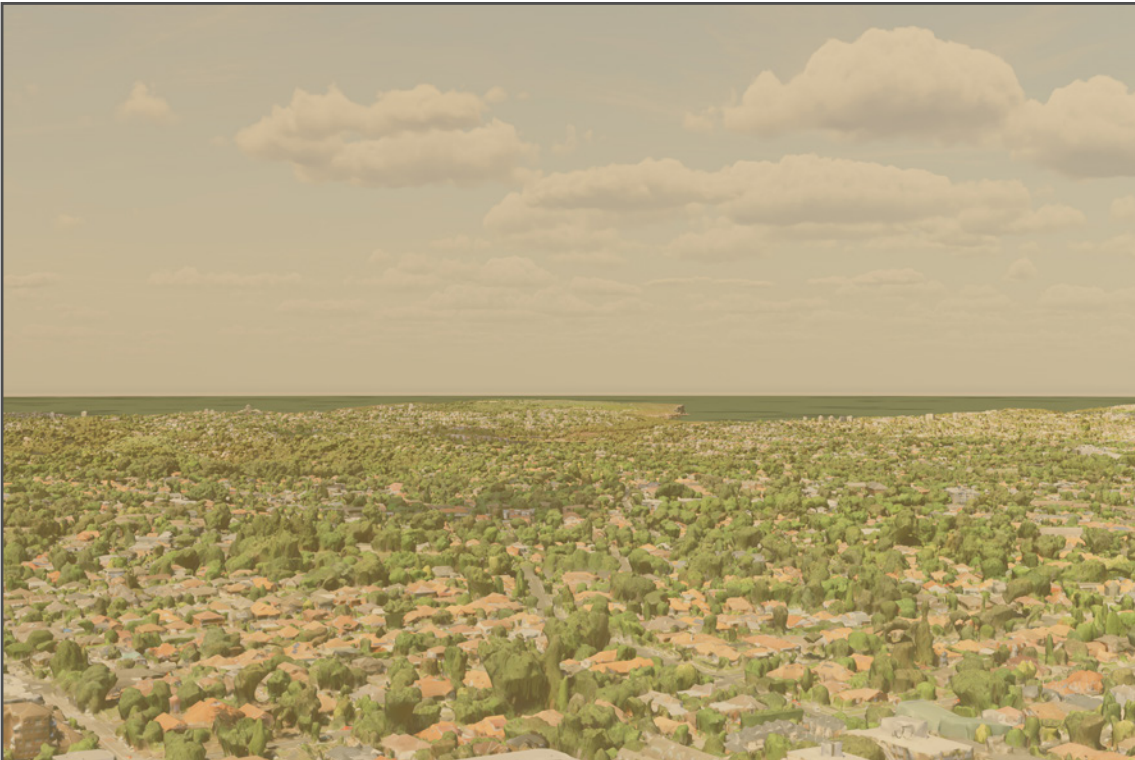
Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

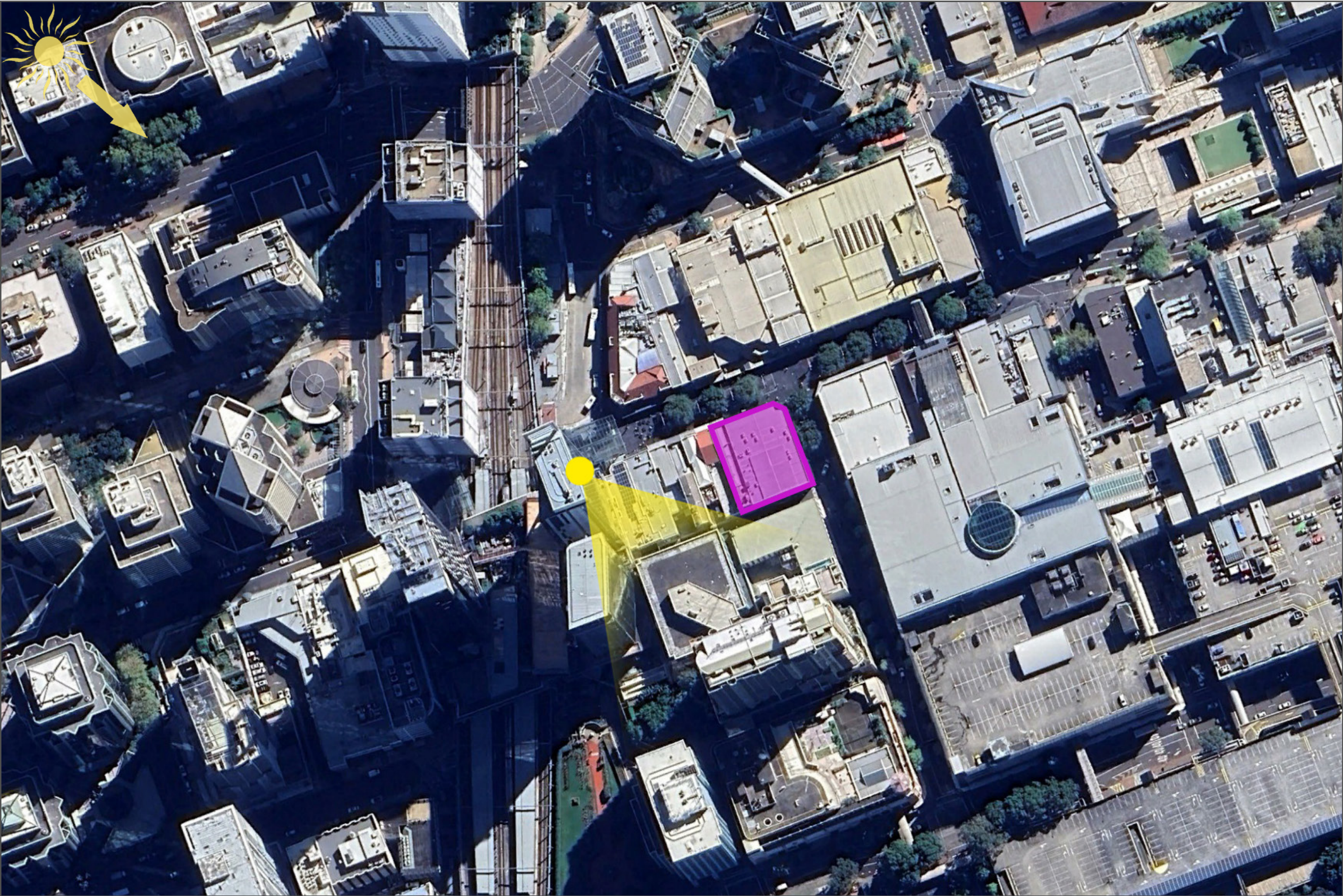
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

19.2 VIEWPOINT 15 - Metro Spire at 1 Post Office Lane - Looking South East (RL225.05m)

CAMERA POSITION



19.3 VIEWPOINT 15 - Metro Spire at 1 Post Office Lane - Looking South East (RL225.05m)

CURRENT CONDITION



19.4 VIEWPOINT 15 - Metro Spire at 1 Post Office Lane - Looking South East (RL225.05m)

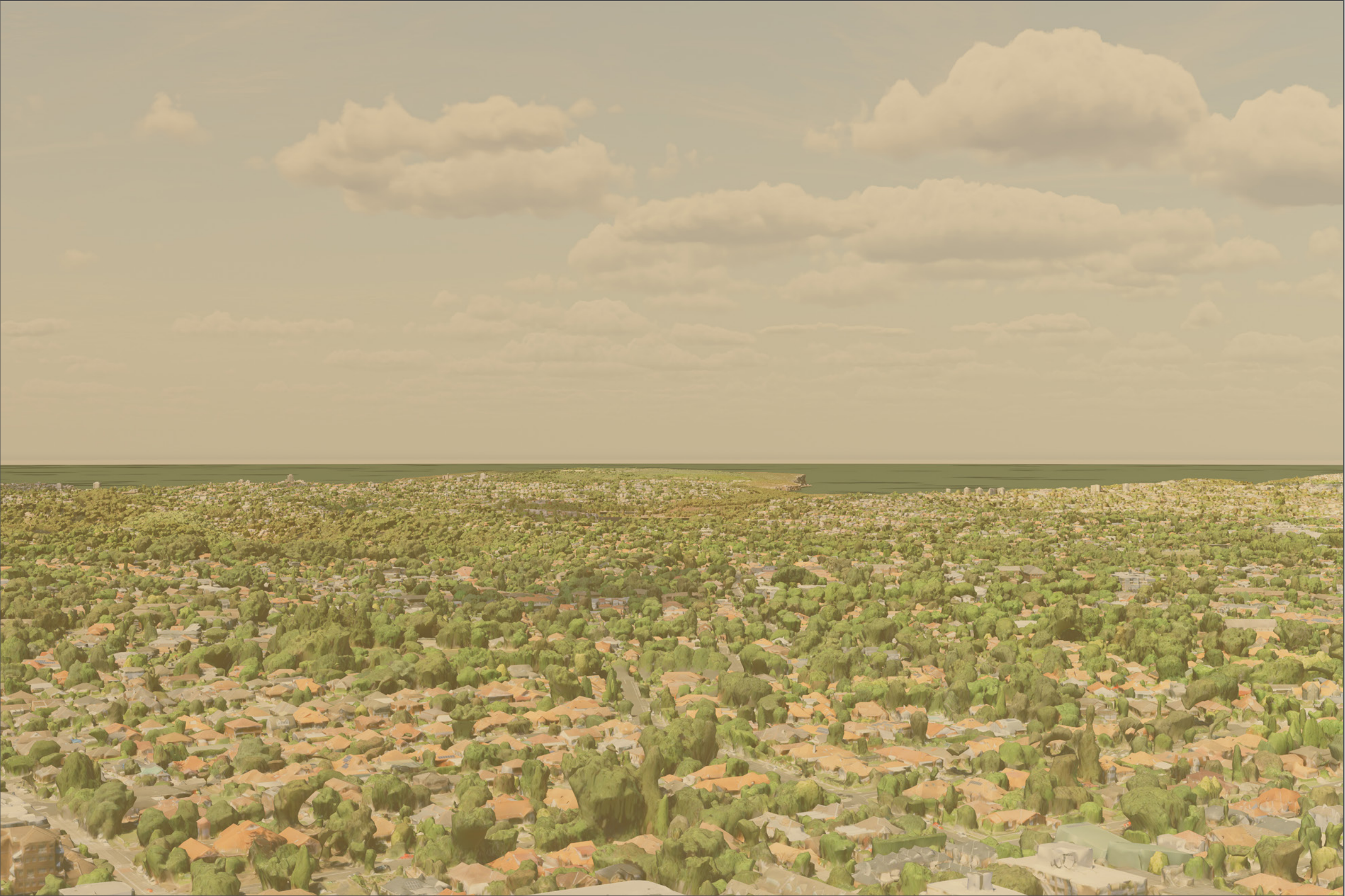
CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

19.5 VIEWPOINT 15 - Metro Spire at 1 Post Office Lane - Looking South East (RL225.05m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

20.1 VIEWPOINT 16 - Metro Grand - 438 Victoria Avenue - Looking East (RL238.08m)

CAMERA LOCATION



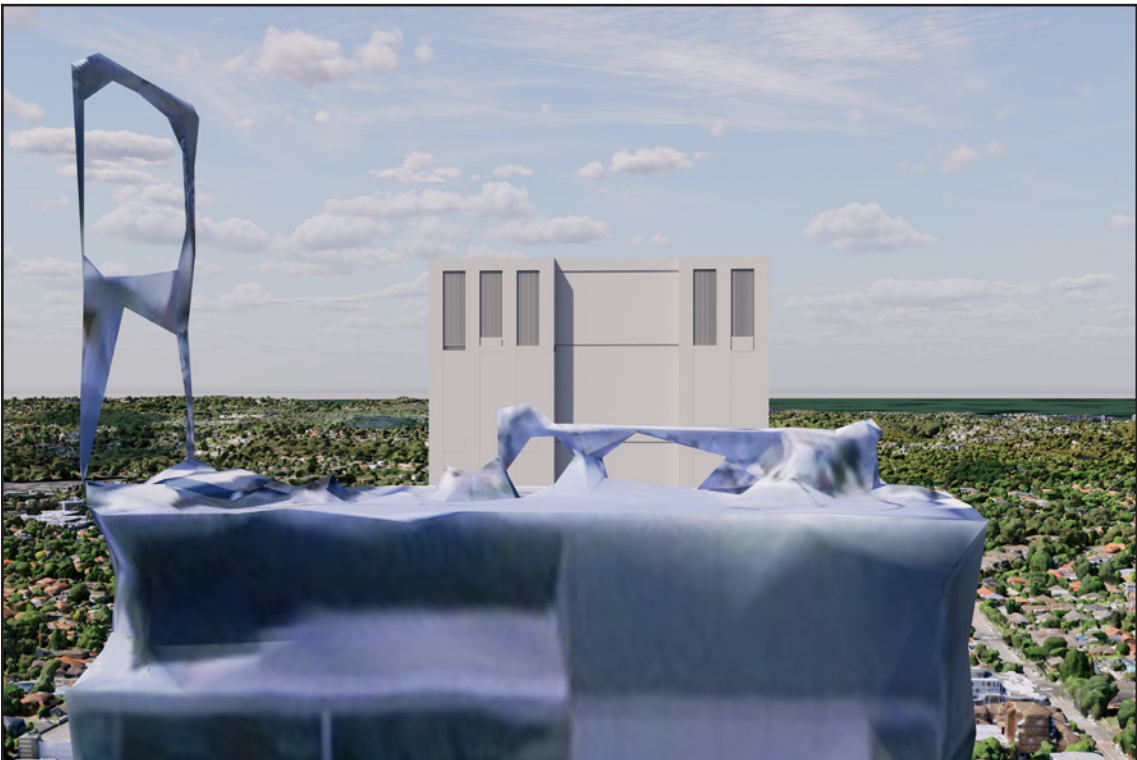
CURRENT CONDITION



CAMERA DETAILS

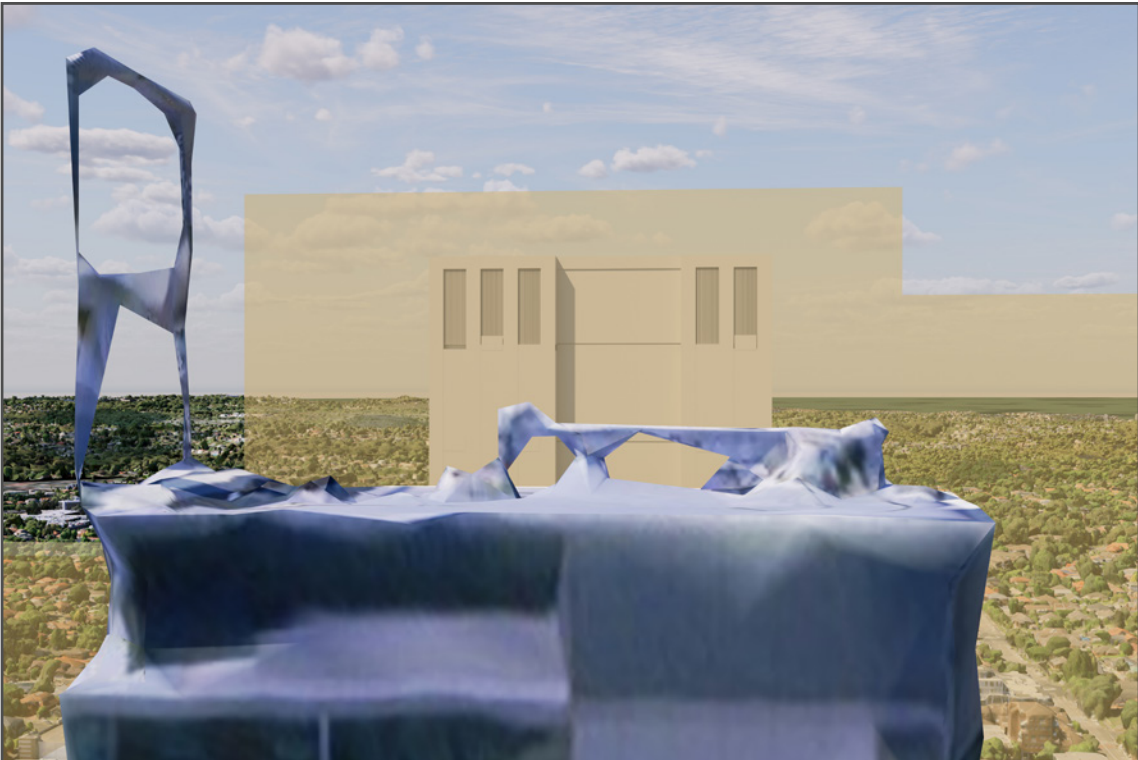
Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

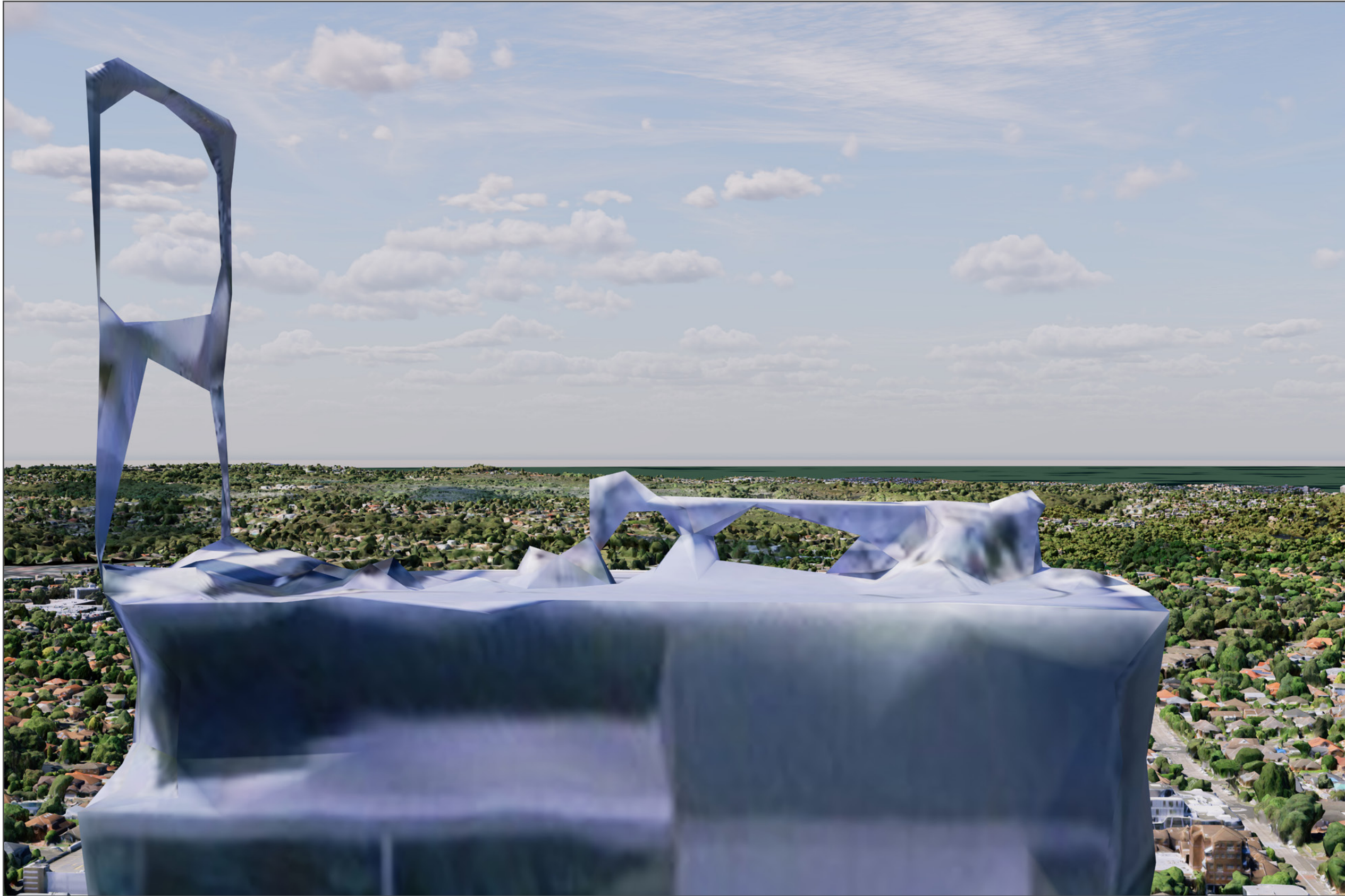
20.2 VIEWPOINT 16 - Metro Grand - 438 Victoria Avenue - Looking East (RL238.08m)

CAMERA POSITION



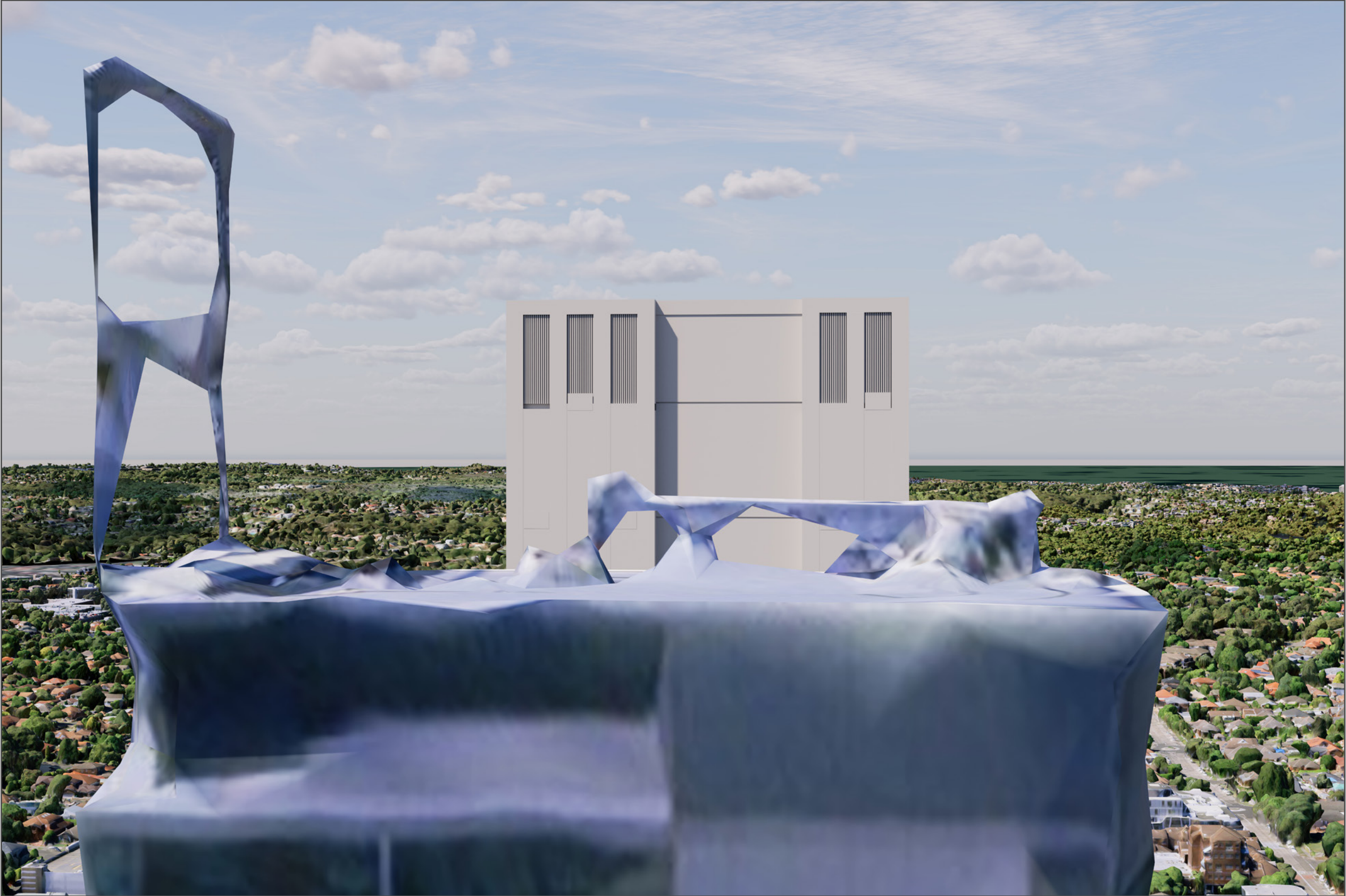
20.3 VIEWPOINT 16 - Metro Grand - 438 Victoria Avenue - Looking East (RL238.08m)

CURRENT CONDITION



20.4 VIEWPOINT 16 - Metro Grand - 438 Victoria Avenue - Looking East (RL238.08m)

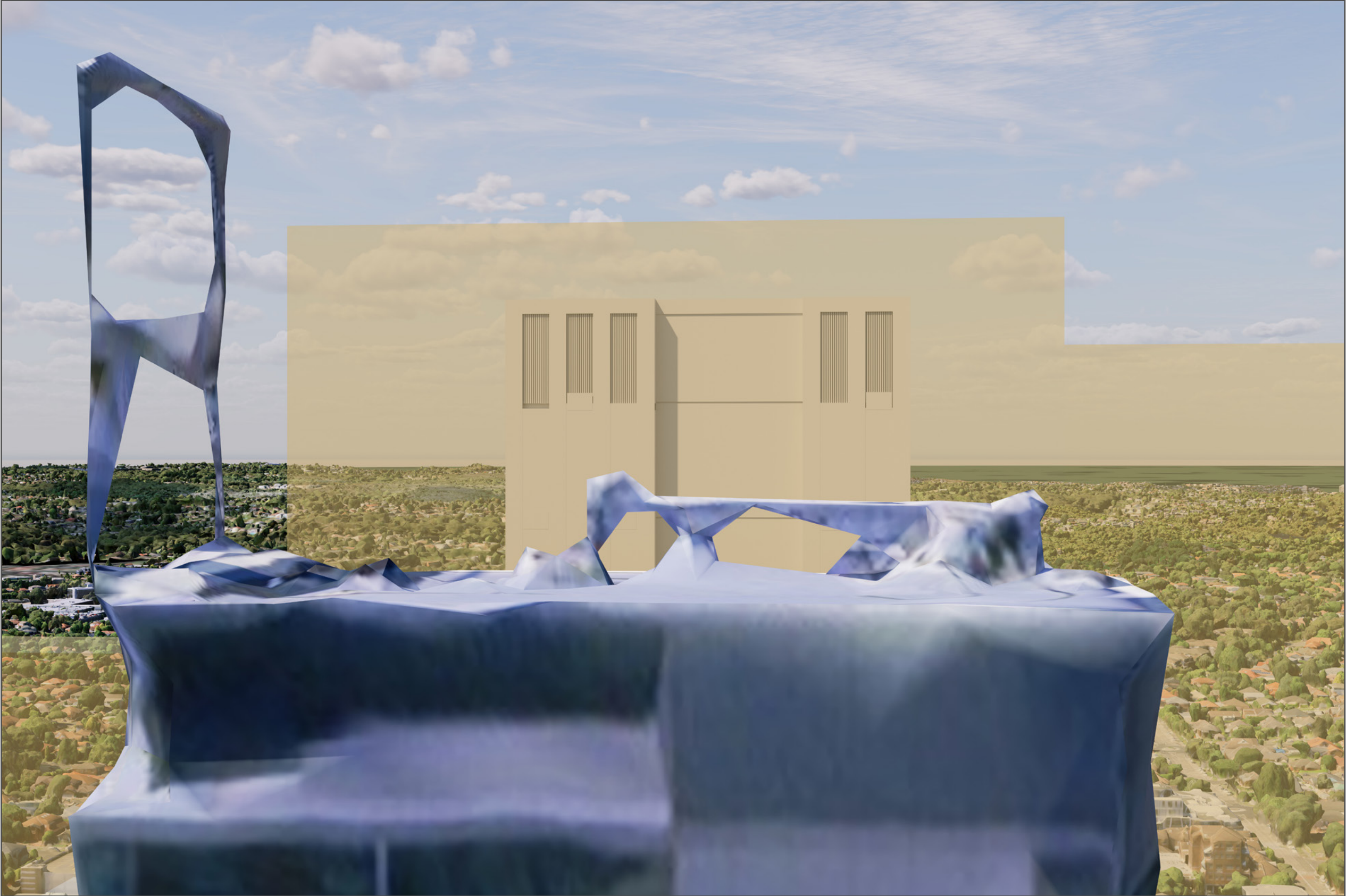
CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

20.5 VIEWPOINT 16 - Metro Grand - 438 Victoria Avenue - Looking East (RL238.08m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

21.1 VIEWPOINT 17 - Metro View - 69 Albert Avenue - Looking East (RL192.10m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

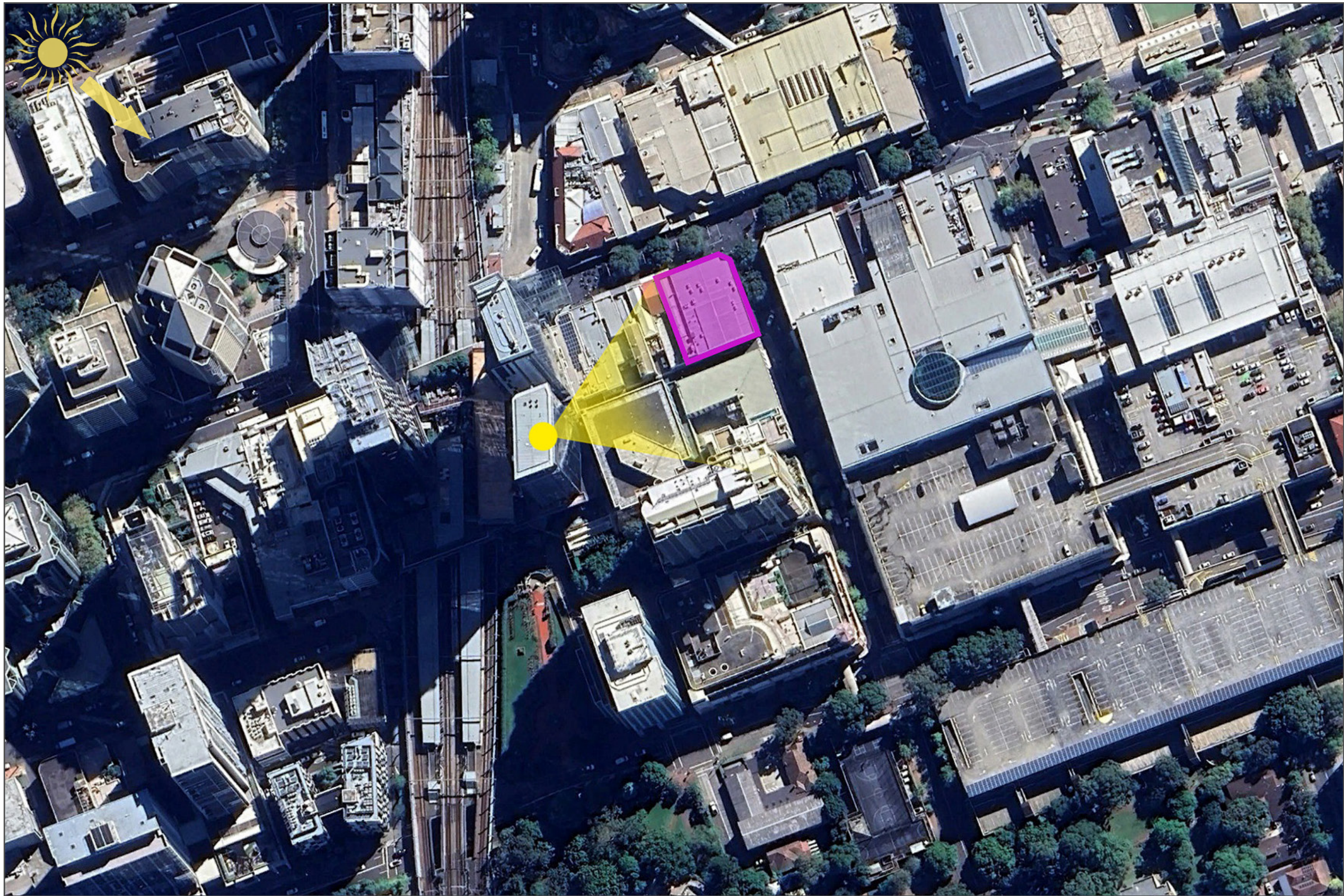
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

21.2 VIEWPOINT 17 - Metro View - 69 Albert Avenue - Looking East (RL192.10m)

CAMERA POSITION



21.3 VIEWPOINT 17 - Metro View - 69 Albert Avenue - Looking East (RL192.10m)

CURRENT CONDITION



21.4 VIEWPOINT 17 - Metro View - 69 Albert Avenue - Looking East (RL192.10m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

21.5 VIEWPOINT 17 - Metro View - 69 Albert Avenue - Looking East (RL192.10m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

22.1 VIEWPOINT 18 - Metro View - 69 Albert Avenue - Looking North East (RL192.10m)

CAMERA LOCATION



CURRENT CONDITION



CAMERA DETAILS

Sensor: Full frame
Focal length: 50mm
Date: 21 February 2024
Time: 3:00pm AEDT

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

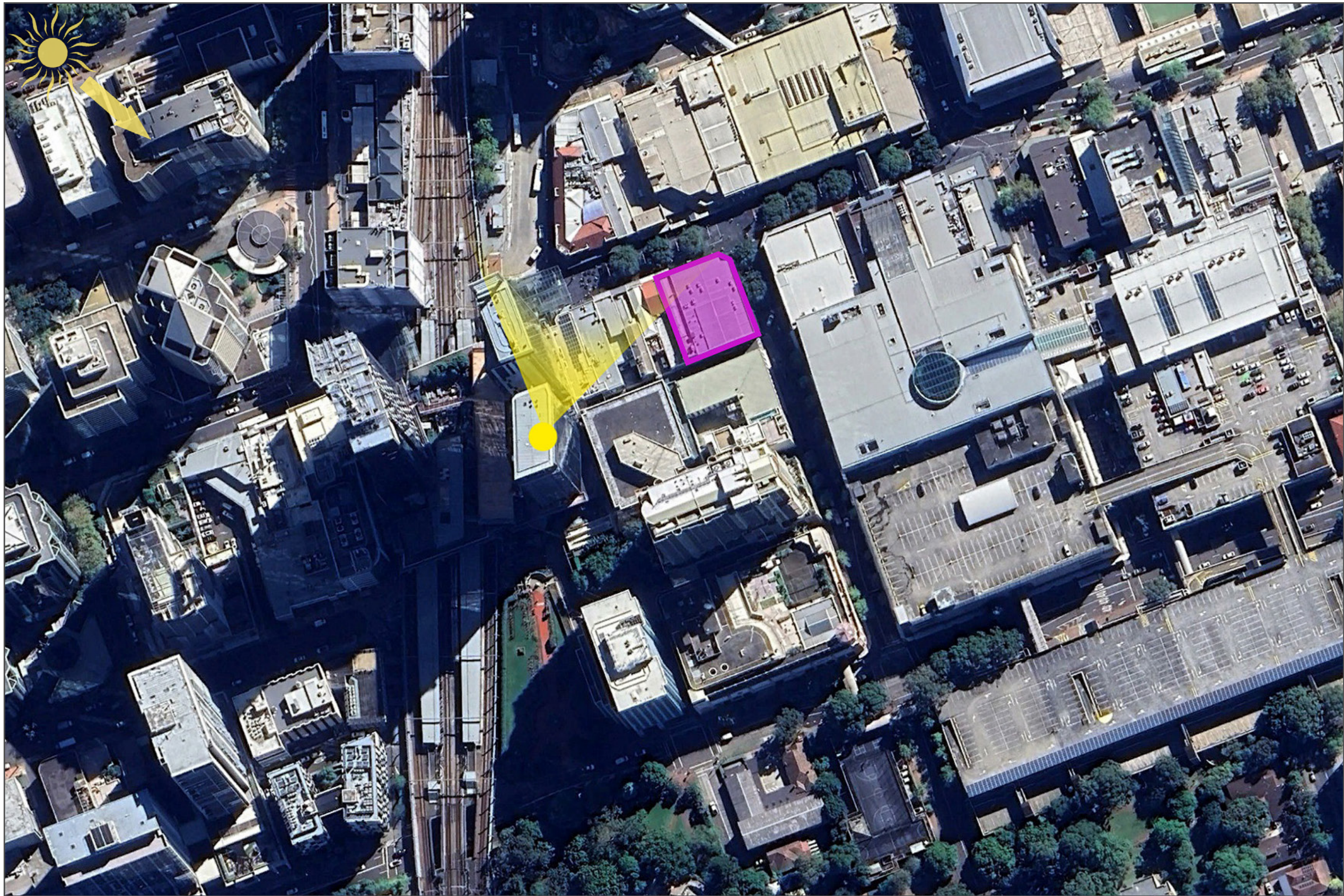
CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



Proposed Development at 410-416 Victoria Ave
Theoretical Future Maximum Building Envelopes

22.2 VIEWPOINT 18 - Metro View - 69 Albert Avenue - Looking North East (RL192.10m)

CAMERA POSITION



22.3 VIEWPOINT 18 - Metro View - 69 Albert Avenue - Looking North East (RL192.10m)

CURRENT CONDITION



22.4 VIEWPOINT 18 - Metro View - 69 Albert Avenue - Looking North East (RL192.10m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT



Proposed Development at 410-416 Victoria Ave

22.5 VIEWPOINT 18 - Metro View - 69 Albert Avenue - Looking North East (RL192.10m)

CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



- Proposed Development at 410-416 Victoria Ave
- Theoretical Future Maximum Building Envelopes

23.1 3D SCENE DATA SOURCES

1a - 3D Models of the Proposed 410-416 Victoria Ave, Chatswood - refer to Appendix A for details

File Name: 250326 Novus on Victoria FBX 1
Author: FK Australia
Format: FBX
Alignment: Aligned to MGA 56 GDA2020

1b - 3D Model of the Theoretical Maximum Building Envelopes - refer to Appendix A for details

File Name: 250709_Envelope Massing
Author: FK Australia
Format: FBX
Alignment: Aligned to MGA 56 GDA2020

2 - Existing Site Survey - refer to Appendix B for details

File Name: 2403236-DET-001-A
Author: Beveridge Williams
Format: Autocad DWG and PDF
Alignment: MGA 56 GDA2020

3 - Photogrammetric city model - refer to Appendix C for details

Author: Aerometrex
Format: FBX
Alignment: MGA 56 GDA2020

4 - Photogrammetric city model - refer to Appendix D for details

File Name: Woolpert (AAM) Sydney Photogrammetry Mesh March 2023 - Sydney - Textured
Author: Woolpert
Format: OBJ
Alignment: MGA 56 GDA2020

5 - Open Street Maps Terrain - refer to Appendix E for details

Author: Open Street Maps
Format: MAX
Alignment: Aligned to MGA 56 GDA2020 via Appendix B, C and D

23.2 APPENDIX A: 3D MODELS OF THE PROPOSED SUPPLIED BY FK AUSTRALIA

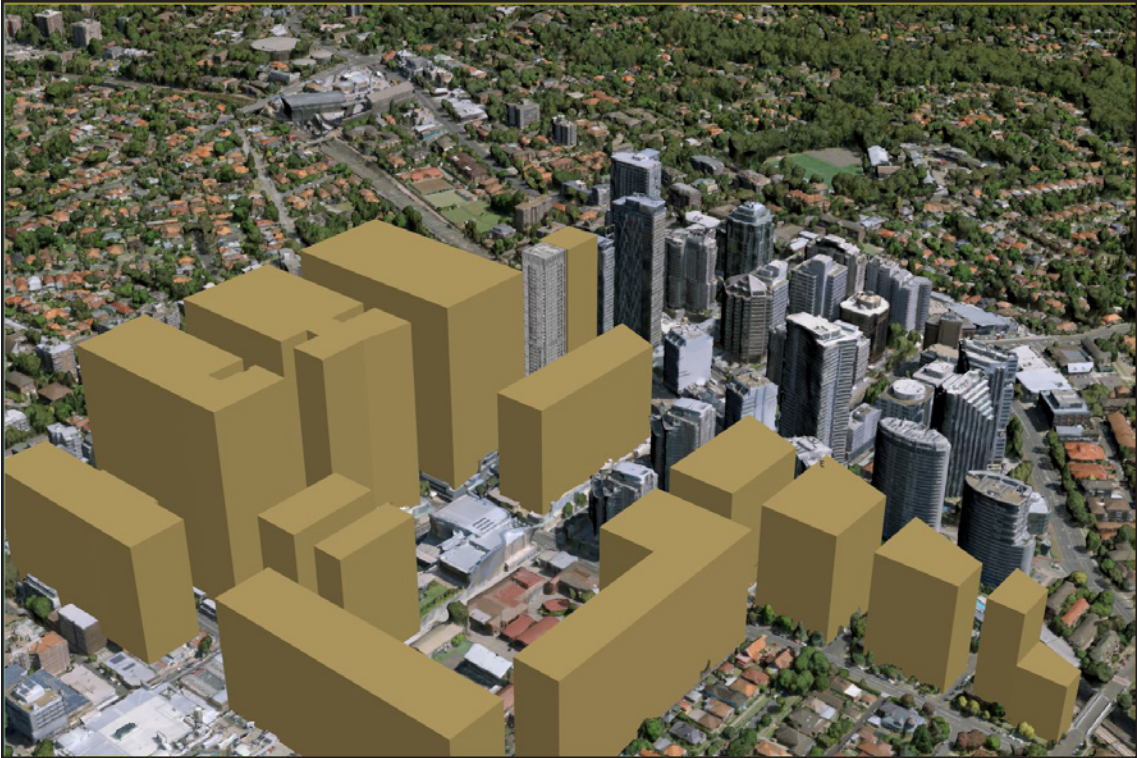
CURRENT CONDITION



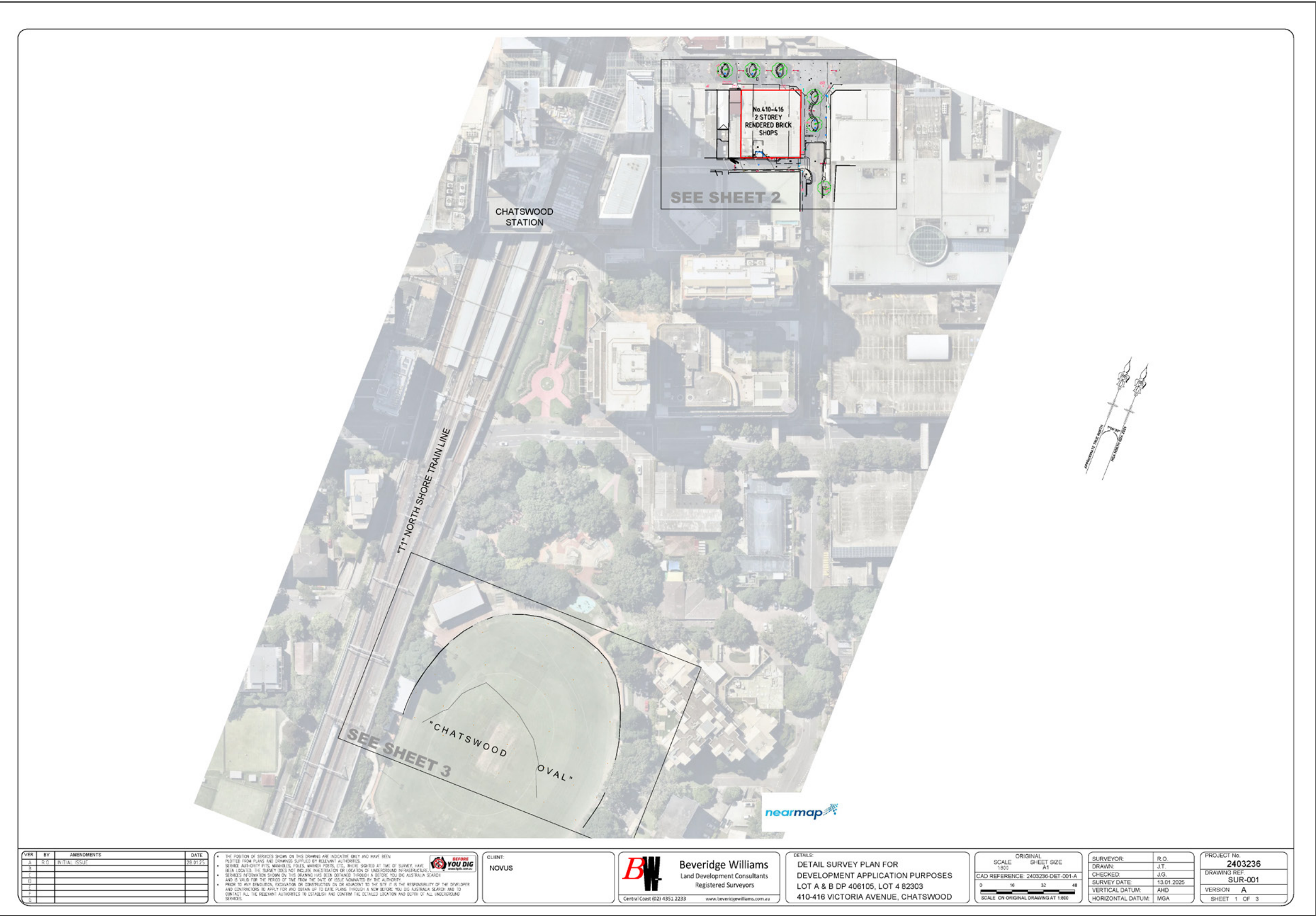
CURRENT CONDITION WITH PROPOSED DEVELOPMENT



CURRENT CONDITION WITH PROPOSED DEVELOPMENT AND THEORETICAL FUTURE MAXIMUM BUILDING ENVELOPES



23.3 APPENDIX B: EXISTING SITE SURVEY SUPPLIED BY BEVERIDGE WILLIAMS



410-416 Victoria Avenue, Chatswood, NSW - 3D View Loss Study - Visual impact renderings and methodology report - Private Views - 10th October 2025

23.4 APPENDIX C: DETAILS OF AAM AND AEROMETREX 3D MODELS USED FOR CONTEXT PURPOSES



Sydney 75mm - 3D MODEL

Aerometrex Project Number: A5673
Aerial Survey Acquisition Dates: 4th, 10th, 11th and 12th February 2019
Number of frames captured: 127,250
Capture Pixel Size: 7.5 cm GSD
Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)
Vertical Datum: Australian Height Datum (AHD)
Map Projection: MGA Zone 56 (MGA56)
FBX Offsets: X= 313,000 Y= 5,236,000

Spatial Accuracy – XYZ: Derived controls from 10cm Photogrammetric surveying – 25cm absolute accuracy

Data Summary:

- **FBX Tiles** – 3D mesh tiles in FBX format split into their Level of Details. Please refer to the associated *metadata.xml* and *Tile_Index.kml* folder for global offsets and tile extents respectively.

Please note there are different directories for different Level of details meaning L19 is typically the highest level of resolution and geometry and every Level down the geometry gets simplified as well as the texture resolution.



Figure 1: Sydney 2019 3D Model example



Figure 2: Sydney 2019 3D Model example

Any queries/feedback please contact Aerometrex - Adelaide
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23.5 APPENDIX D: PHOTOGRAMMETRIC CITY MODEL SUPPLIED BY WOOLPERT



29/01/2025

Geocirrus 3D Model (Accuracy, reference system, origin point of the model data)

3D Models for Miller St AOI/North Sydney

Textured Wireframe model – 2022

Level of detail – LOD3

Woolpert project number – PRJ47969

3D LOD3 model Miller St/North Sydney	Details
Level of Detail	LOD3
Capture Date	Feb/2022
Capture Imagery resolution (GSD)	7.5cm
Accuracy (horizontal/vertical)	RMS +/-0.35m horizontal, +/-0.4m vertical
Datum horizontal	GDA2020
Datum vertical	Australian Height Datum
Projection	MGA56
Geoid	AusGeoid 2020
Reference Point	X:334000,Y:6254500,Z:0
Delivery formats	3DS, FBX, OBJ

The wireframe model was digitized using photogrammetric methods from aerial imagery captured in March 2013, updated in 2015, 2017, 2020 and lastly updated using high resolution imagery captured in Fe 2022. Visible features within the aerial imagery were captured as coplanar shapes. Demolished buildings were removed, and new buildings were modelled from scratch. Input high resolution imagery been AT block/control adjusted and validated.

Modelling from aerial imagery is a top-down process and is designed to maximise building and roof top detail for use in town planning, architectural design, shadow analysis and similar process. Features such as water tanks, sheds car ports etc may also be modelled. Geometry at LOD3 level of detail includes awnings and roof furniture detail.

For texturing of LOD3 building models, specific software utilised AT triangulated nadir/oblique images to ensure best fit with the imagery.

3D Mesh – City of Sydney LGA

Textured Wireframe 3D model – 2023

Level of detail – 3D mesh model

Woolpert project number – PRJ47969

3D Mesh City of Sydney	Details
Level of Detail	3D Model
Capture Date	March/2023
Capture Imagery resolution (GSD)	10cm
Accuracy (horizontal/vertical)	RMS +/-0.3m horizontal/vertical
Datum horizontal	GDA2020
Datum vertical	Australian Height Datum
Projection	MGA56
Geoid	AusGeoid 2020
Reference Point	X:334000,Y:6249000,Z:0
Delivery formats	OBJ, SHP (Tile Layout)

High resolution **3D Textured mesh** has been generated in automated processing workflow using iTwin/Bentley software. Input high resolution imagery been sourced from capture completed in March 2023 over the Sydney. Woolpert developed custom series of processing steps to achieve delivery of the final 3D mesh product in the best quality and performance. Vexcel vertical and oblique imagery captured using Osprey camera with 80% forward and 60% side overlap, been colour balanced to achieve the best-looking final product.

iTwin/Bentley combines input imagery (vertical and oblique images), including all required inputs of camera (sensor size, lens focal length), position and rotation of each photograph in XML format, and creates mesh model of visible surfaces of objects or scene from multiple overlapping viewpoints.

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23.6 APPENDIX E: OPEN STREET MAP 3D TERRAIN



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