View Loss and Visual Impact Assessment

Triniti Build-to-Rent

39 Delhi Road, North Ryde

Ethos Urban

Prepared by Ethos Urban
Submitted to Department of Planning and Environment

24 August 2023 | 2230333

'Gura Bulga'
Liz Belanjee Cameron

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

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

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

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

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

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1.0 Introduction

1.1 Purpose

This View Loss and Visual Impact Assessment (**VLVIA**) is submitted to the Department of Planning and Environment (DPE) in support of a State Significant Development Application (SSDA) (SSD-55844212) for a new build-to-rent housing (BTR) development at 39 Delhi Road, North Ryde (the site).

The proposed development will specifically comprise the following:

- Site preparation and excavation.
- Construction of a new build-to-rent development comprising a shared podium with three new buildings ranging between 2 to 20 storeys specifically, the following is proposed:
  - 1,851 m^2 of non-residential floor area at ground level, including commercial and retail uses,
  - 39,031 m^2 of build-to-rent housing, including a total of 508 dwellings,
  - 1,518 m^2 of communal residential amenity facilities located throughout the building.
- Basement and Ground Floor carparking, comprising a total of 155 car parking spaces, 108 bicycle spaces, and 6 motorcycle spaces and 1 carwash bay.
- Vehicular access provided via Rivett Road for retail, services, loading and waste removal, and Rennie Street for residential use.
- Use of approximately 164 existing carparking spaces from adjacent Triniti basement as residential carparking.
- Activation and revitalisation of existing New Link Road to be used as a pedestrian through site link as per Letter of Offer to Council.
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

1.2 Scope

This report is to be read together with the Environmental Impact Statement (EIS) and accompanying supporting documentation (including architectural documentation), which detail the proposed development on the site.

This VLVIA report responds to the Planning Secretary's Environmental Assessment Requirements (SEARs) as set out below, in respect of Sections 5 and 6 of the SEARs.

State Significant Development SEARs

On 3rd March, 2023 DPE issued the Planning Secretary's Environmental Assessment Requirements (**SEARs**), identifying the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) and the State Significant Development Guidelines. **Table 1** below outlines the SEARs addressed in this VLVIA.

Table 1 SEARs

Issue	Assessment requirements	Documentation
5 Environmental amenity	• Assess amenity impacts on the surrounding locality, including...visual amenity, view loss and view sharing	View analysis
7 Visual impact	• Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development	Visual analysis
	• Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment	Visual impact assessment

Issue	Assessment requirements	Documentation
	that addresses the impacts of the development on the existing catchment	

This report must be read together with the planning reports and accompanying supporting documentation (including architectural documentation), which detail the proposed development on the site.

The report is structured as follows:

- **Section 1 - Introduction**: identifies the purpose and structure of this VLVIA
- **Section 2 - The site and its context**: provides an overview of the site and its context
- **Section 3 - The proposal**: outlines the proposal, including its key parameters
- **Section 4 - Planning framework:** identifies relevant parts of the planning framework against which the acceptability of visual impact is to be assessed
- **Section 5 - Methodology:** outlines the methodology used to consider visual impact, including any assumptions and limitations
- **Section 6 – View and visual analysis**: identifies the locations which are likely to be subject to the greatest visual impact from the proposal
- **Section 7 – Visual impact assessment (Residential apartments):** identifies the nature and extent of impact based on an evidence base of visualisations, then undertakes an assessment of visual impact against relevant parts of the applicable framework to determine its acceptability
- **Section 8 – Visual impact assessment (Public Domain):** identifies the nature and extent of impact based on an evidence base of visualisations, then undertakes an assessment of visual impact against relevant parts of the applicable framework to determine its acceptability
- **Section 9 - Conclusion:** identifies whether the proposal can be supported on visual impact grounds.

2.0 The site and its context

2.1 Site location

The site is known as the 'Triniti' site, at 39 Delhi Road, North Ryde, within the Ryde Local Government Area (LGA).

The site is located approximately 10km Northwest of the Sydney CBD. The site forms part of the North Ryde Riverside Precinct, a neighbourhood of the broader 'Macquarie Park Innovation Precinct,' which is envisaged to play a key role as an innovation precinct and an economic powerhouse in Sydney's North District.

The broader Macquarie Park precinct has recently been the subject of extensive strategic planning activity, seeking to leverage the area's success to date and transform it into a key economic hub for Greater Sydney. The site's location is on the periphery of this precinct

The North Ryde Riverside Precinct is currently characterised as a business park typology, owing to its history as the CSIRO site. Notwithstanding, the Macquarie Park Place Strategy identifies this precinct to become a vibrant mixed-use neighbourhood centred around an Activity Hub, with numerous opportunities identified for education, social, cultural and residential uses adjoining the existing commercial and employment lands.

Figure 1 below shows the site and its surrounding context.

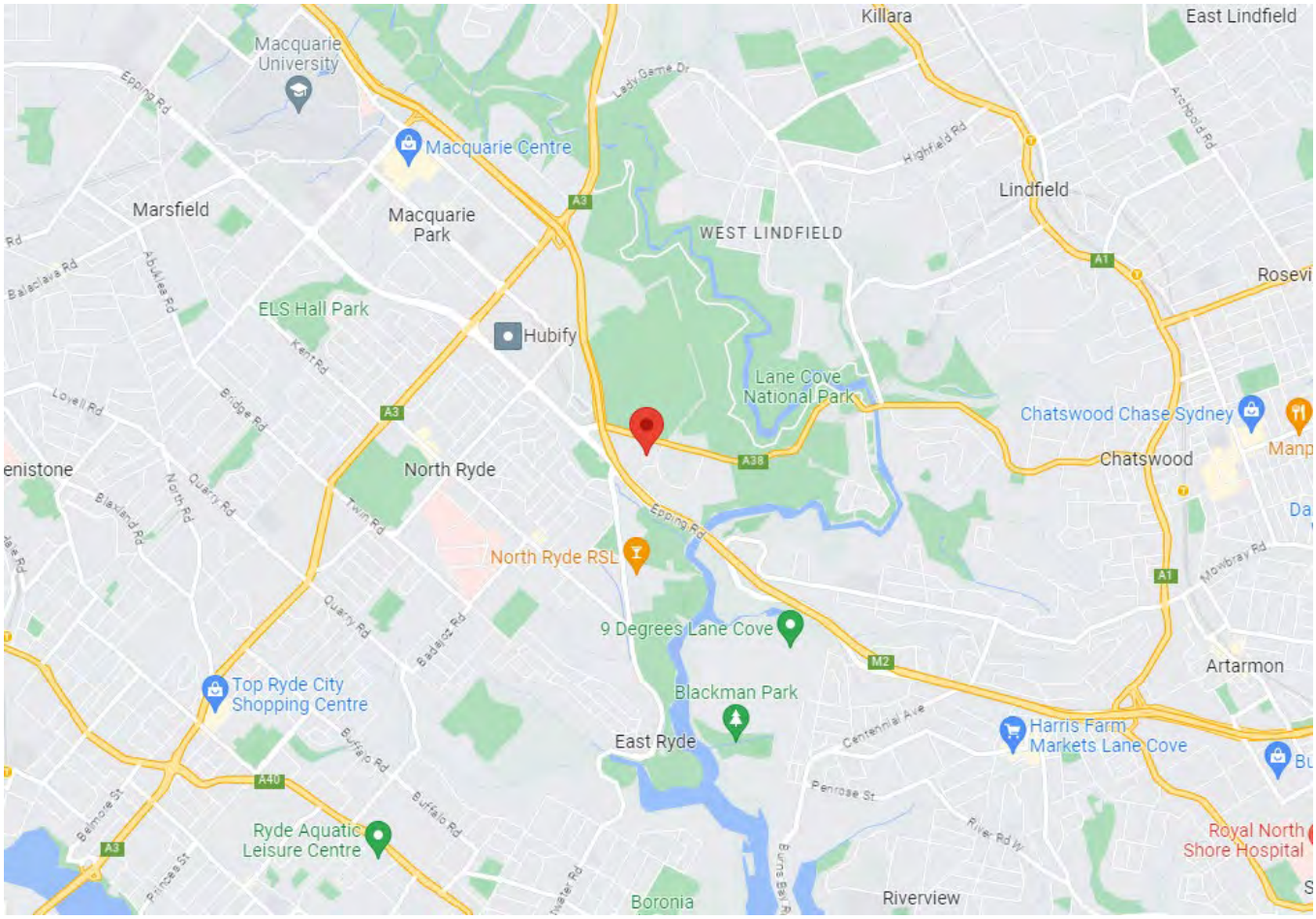

Figure 1 Site Context Map

Source: Google Maps

2.2 Site description

The site is known as the 'Triniti' site, at 39 Delhi Road, North Ryde, within the Ryde Local Government Area (LGA). The site is legally described as Lot 21 in DP 1003588 and has a total area of approximately 27,410m^2. The site currently comprises the existing Triniti Business Campus (Stage 1) on the northern portion of the site and the Triniti Stage 2 site on the southern portion of the site, which is currently vacant.

The site's locational context is shown below in **Figure 2.**

Figure 2 Locational context of the site

Source: Nearmap, edits by Ethos Urban

The Triniti site is a significant landholding within the Macquarie Park Innovation Place Strategy precinct, spanning almost the entire length of the precinct from Delhi Road at the northern boundary to Epping Road at the southern boundary, with a total land area in excess of 27,000m^2. The site of the proposed development is currently vacant, comprising asphalt hardstand, as well as scattered vegetation and weeds.

Existing site condition, viewed facing North

Existing site condition, viewed facing South

Figure 3 Existing site conditions

Source: Google Maps

The site is located within the North Ryde Riverside Precinct which forms part of the broader Macquarie Park corridor. The urban context of the precinct is generally characterised by a business park typology, owing to its history as the CSIRO site, with a number of large floorplate office buildings located throughout the precinct. More contemporary development includes a number of high density mixed-use buildings in close proximity to the North Ryde Metro Station, which are more representative of the precinct's future trajectory as a 'vibrant neighbourhood' within the Macquarie Park Innovation Precinct.

North

Immediately North of the proposed physical works is the Triniti Business Park which provides for three (3) commercial buildings with a number of ancillary uses including a child care centre, as well as small scale food and beverage outlets. The North of the development site is Delhi Road, a major arterial roadway, which separates the Triniti Business Park from the Macquarie Park Cemetery and Crematorium, which comprises land of approximately 58 hectares. Further afield lies Lane Cove River which traverses Lane Cove National Park.

South

Immediately South of the site is a large floorplate commercial building, which adjoins Epping Road and the M2 Hills Motorway, both major arterial roads. Further South lies a green buffer of Myall Reserve, which separates the M2 Motorway from the residential suburb of North Ryde, which is generally characterised by low-density dwellings.

East

To the East of the site is additional large floor plate commercial buildings scattered throughout the remainder of the North Ryde Riverside Precinct, as well as some vacant lots. In the centre of the precinct is also the North Ryde Fitness and Aquatic Centre. Further afield is Lane Cove National Park and Lane Cove River, which comprises numerous walking tracks and parklands.

West

To the West of the site is a number of high-density mixed-use buildings, generally consisting of ground level food and beverage outlets with residential dwellings on top. Refer **8.0** of this report for greater detail. **Figure 4** and **Figure 5** provide an illustration of surrounding development as of August 2023, which include:

- **Nos. 1, 3 and 5 Network Place, North Ryde (Ryde Gardens)** comprises an existing mixed-use development. Development on the site was subject to a Land and Environment Court order dated 27 July 2015 (case number 10298 of 2015). The Land and Environment Court order upheld an appeal against City of Ryde's refusal of Development Application No. 2014/0077 for the demolition of existing structures and the construction of a mixed-use development. Development Application (refs: LDA2014/77 and PPS-2014SYE037) sought approval for 'Mixed use development containing 830 residential units, retail premises, gym, childcare centre, basement car parking (869 cars) ancillary roads, access, drainage and landscaping including a 2,100m2 park'.
- The development entailed redevelopment of the former 17,584sqm Global TV Studies site at Delhi Road to include a residential precinct over basement car parking, along with public spaces and approximately retail.
- The buildings relevant to this assessment, comprise those numbered Nos. 1 and 3.
- The site address at the time of submission was 27-37 Delhi Road, North Ryde (Lot 160 in DP 1136651) – and was marketed as Ryde Gardens.
- The building / block most relevant in respect of this report are those numbered Nos. 1 and 5 Network Place. Refer **Figure 4.**

- **9-11 Delhi Road, North Ryde (Centrale)** comprises 4 mid-rise buildings containing 380 residential apartments. The development was considered by the (former) Sydney East Joint Regional Planning Panel and determined on 14/10/2015 – having been referred by Ryde City Council on 19/12/2014. The Development Application (refs: LDA2014/517 and PPS-2015SYE002) sought approval for '*Construction of a mixed-use development comprising 4 buildings with a maximum height of 14 storeys (above basement levels). The development will contain 380 apartments and 3 separate retail tenancy spaces. Two levels of basement car parking containing 424 spaces and ancillary uses are proposed. The development includes a publicly accessible central plaza and associated drainage and landscaping works*'.

- The site address at the time of submission was 1-17 Delhi Road, North Ryde 2113 – and the scheme was marketed as 'Centrale'.
- The building / block most relevant in respect of this report is the Block referenced as 'Block A' of Development Application (refs: LDA2014/517 and PPS-2015SYE002) – and now addressed No. 9. Delhi Road, North Ryde. Refer **Figure 5** and **Figure 6.**

Figure 4 Adjoining development and subject site

Source: Google Maps

Figure 5 Adjoining development and subject site

Source: Near Map and Ethos Urban

These buildings are situated around the North Ryde Metro Station, which provides direct passenger services to Chatswood and Rouse Hill. The precinct has a key role to play in the provision of housing and employment, given its close proximity to the commercial centres of the Sydney CBD, North Sydney and Chatswood.

North Ryde is experiencing significant urban renewal in line with the Macquarie Park Innovation Place Strategy. The area immediately surrounding the site is undergoing wholesale renewal.

Further West, Epping Road generally provides the boundary between low-density residential dwellings (situated on the Southern side) and additional high-density mixed-use buildings (on the Norther side). Approximately 1.5-2km Northwest of the site is the centre of Macquarie Park, which consists of a wide array of land uses and development typologies, including Macquarie University and Macquarie Shopping Centre.

The site's surrounding context is shown below in **Figure 6.**

Triniti Business Park, viewed facing West

Commercial building to the South of the site

Mixed-use buildings adjacent to Metro Station (Centrale to the right, and Ryde Gardens to the left)

Entrance to Metro Station, viewed facing South

Commercial building to the East on Julius Avenue

Macquarie Park Cemetery and Crematorium

Figure 6 Surrounding development context

Source: Google Maps

2.3 Wider setting

The site is not identified as a heritage item, nor is it located in a Heritage Conservation Area (HCA). To the north, across Delhi Road, 'Northern Suburbs Cemetery' is listed an item of local heritage significance (Item No. 44), whilst further to the East, at 2 Richardson Place, another local heritage item known as 'Cottage' (Item No. 320) is located. These items are identified below in **Figure 7**.

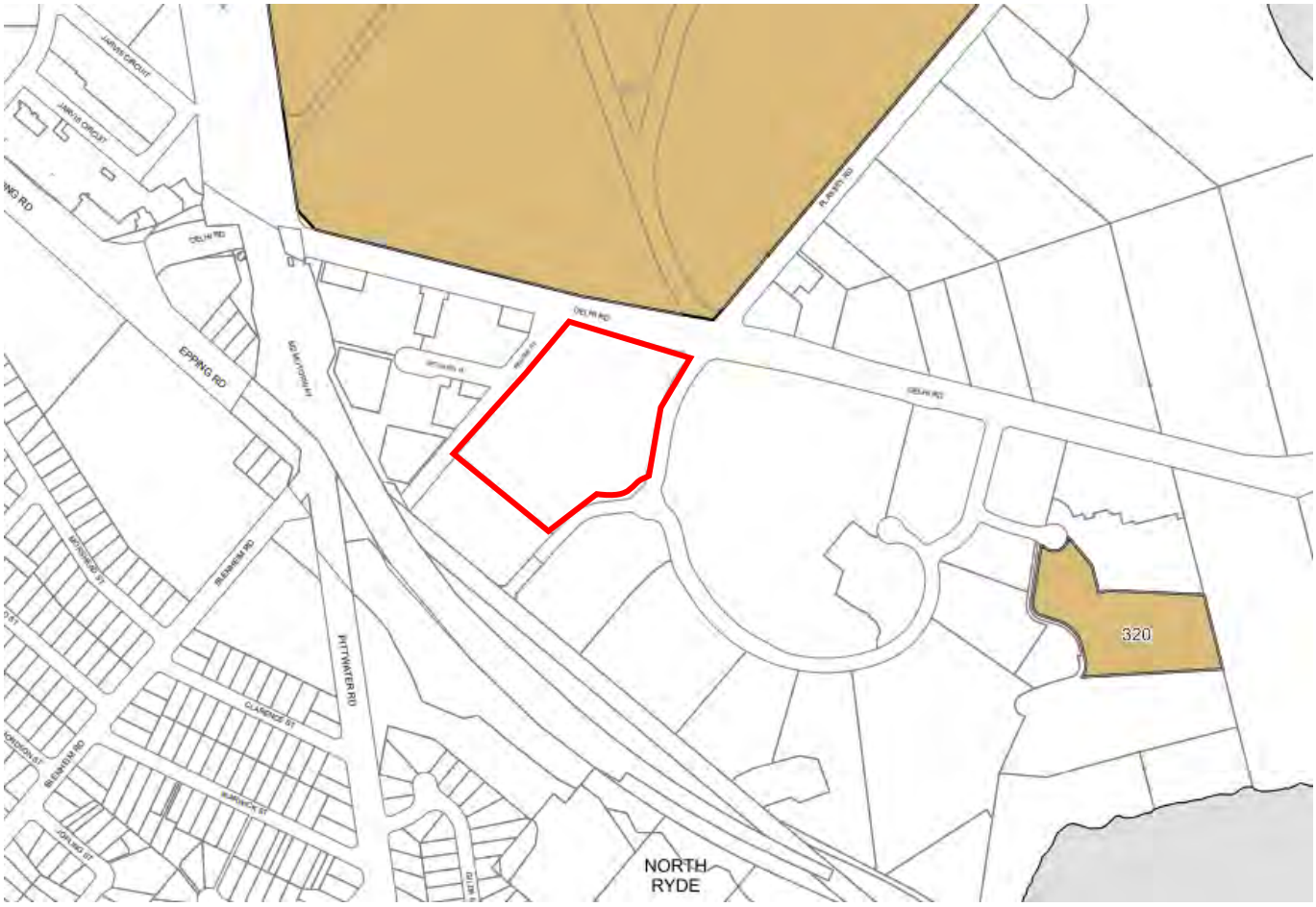

Figure 7 Surrounding heritage items

Source: NSW Government

3.0 The proposal

3.1 Development Proposal

The proposed development will specifically comprise the following:

- Site preparation and excavation.
- Construction of a new build-to-rent development comprising a shared podium with three new buildings ranging between 2 to 20 storeys specifically, the following is proposed:
  - 1,851 m^2 of non-residential floor area at ground level, including commercial and retail uses,
  - 39,031 m^2 of build-to-rent housing, including a total of 508 dwellings,
  - 1,518 m^2 of communal residential amenity facilities located throughout the building.
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- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

An overview of the key numerical parameters of the proposed development is provided in **Table 2** below.

Table 2 Key development information

Concept Plan		Numerical Overview
Existing Site area		*27,410m2*
Floor space ratio (FSR)	*Base FSR* (Ryde LEP)	*2:1*
	Incentive FSR (Ryde LEP)	*3:1*
Envelope	Setbacks (Ryde DCP)	*0m front, 5m side, 10m rear*
	Ryde Local Environmental Plan 2014 – Clause 6.9 height (Refer to submitted EIS discussion on Clause 6.9)	*65m (***Figure 8** below)

3.2 Maximum Building Envelope

There are no storey height or street wall height controls in respect of the site.

The proposal is subject to Clause 6.9 of the LEP in respect of incentive Height of Building of 65m (**Figure 8** below) and incentive FSR of 3:1. The proposed height of building is significantly varied throughout the site. At its highest point at Building A (RL 122.9) and Building C (RL 122.6), the building remains below the 65m height plane, and therefore, the proposed development is fully compliant with the maximum building height pursuant under Section 6.9 of the Ryde LEP.

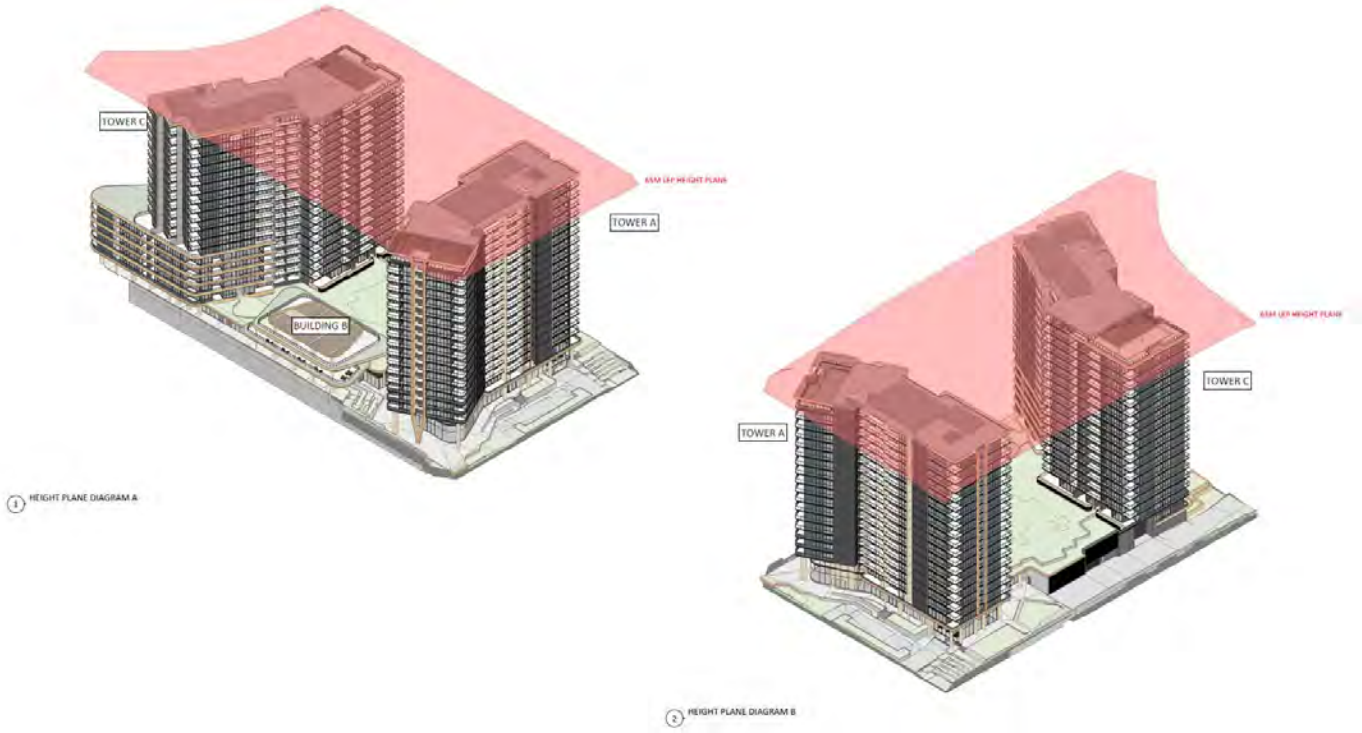


Figure 8 Ryde Local Environmental Plan 2014 Clause 6.9 height plane diagram - with proposal

Source: Koichi Takada Architects

The proposed setbacks are generally consistent with the setback provisions of the Ryde DCP and have been adopted based on the surrounding built form context, adjacent buildings, and privacy concerns. Specifically, the below summarises the proposed setbacks and DCP controls:

- **Western boundary:** The development is setback 5m from the western boundary, which is compliant with the Ryde DCP control requiring a 5m setback to new and existing roads.
- **Southern boundary:** The development adopts a 10m setback to the southern boundary, which is compliant with the Ryde DCP control requiring a 10m setback to rear boundaries.
- **Eastern boundary:** The development is setback a minimum of 5m from the eastern boundary, which is compliant with the Ryde DCP control requiring a 5m setback to new and existing roads.
- **Northern boundary:** The northern setback of development onto Delhi Road within the Triniti site would remain unchanged.

4.0 Planning Framework

Government plans, policies and guidelines relevant to the Project's strategic context include:

- NSW State and Premier's Priorities
- Greater Sydney Region Plan – *A Metropolis of Three Cities*
- North District Plan
- Housing 2041
- Ryde Local Strategic Planning Statement 2020
- Macquarie Park Place Strategy
- Ryde Housing Strategy

Table 3 below summarises the Project's strategic context as established by these documents.

Table 3 Summary of Strategic Context

Strategic Plan	Strategic Context
Greater Sydney Region Plan – A Metropolis of Three Cities	The Greater Sydney Region Plan: *A Metropolis of Three Cities* was adopted in March 2018 to shape the future development of the Sydney metropolitan area over the next 40 years. Under the Region Plan, Sydney comprises three cities, with the site being located within the Eastern Harbour City.
North District Plan	In March 2018, the Greater Sydney Commission released the North District Plan. The Plan establishes the 20-year vision for the North District and sets key priorities for the district.
Housing 2041	*Housing 2041* is the NSW Government's 20 year vision for the delivery of housing across the state. Released in 2021, *Housing 2041* sets the framework for delivering more housing in the right locations, more diverse housing options that suit diverse demographics, as well as high amenity housing. *Housing 2041* establishes four pillars which will underpin the future of housing.
Ryde Local Strategic Planning Statement 2020	The site is identified on the Centres Structure Plan as part of a Local Centre, which generally aligns with the North Ryde Riverside Precinct as identified in the Macquarie Park Place Strategy.
Macquarie Park Place Strategy	The Macquarie Park Place Strategy is a 20-year plan for Macquarie Park intended to guide the transition from a business park to a vibrant commercial centre that supports job growth and liveability.

The site is identified as part of the Macquarie Park Corridor in the City of Ryde. (refer to **Figure 9**).

The site is within the Macquarie Park Strategic Investigation Area, an area that is changing significantly as part of the Urban Activation Precinct (UAP) program.

The Site is adjacent to the future Activity Hub and has the potential to provide residential uses that support the Master Plan vision for a mix of land uses to create a thriving neighbourhood.

Strategic and statutory plans, including the Macquarie Park Innovation Precinct Place Strategy (August 2022), are clear in their intent to promote North Ryde as a location appropriate in making a significant contribution towards housing delivery. This is reinforced by significant public investment in the locality, most notably the North Ryde Metro Station 300m west of the site. The proposal is a proportionately scaled and skilfully designed response, positively responding to the current planning policy context. The proposal sits within the applicable consent envelope. Its maximum height is below the maximum contextual height datum established almost a decade ago by Ryde Gardens.

Figure 9 Location of site relative to the North Ryde Riverside Precinct (site outlined in red)

Source: NSW Government

5.0 Methodology

5.1 View Impact – Residential Apartments

Decisions on visual impact are inherently subjective and involve professional value judgements. As noted by the Land and Environment Court of New South Wales (LEC) (Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046), the key to addressing this challenge is to inform these decisions through VLVIA that adopts a rigorous methodology.

Accordingly, this VLVIA has adopted a three-stage process:

- visual analysis
- visual impact
- visual impact assessment.

5.1.1 View analysis

The purpose of the view analysis stage is to identify the locations which are likely to be subject to the greatest visual impact form the proposal.

5.1.2 View loss impact

The purpose of the view loss impact stage is to identify the nature and extent of impact based on an evidence base of visualisations. The evidence base was prepared by specialist visualisation experts Virtual Ideas – and this comprised surveying and 3D simulated images from effected locations and preparing computer generated visualisations that superimpose the proposed development over the selected photographs.

The methodology and sources underpinning this is outlined in their report at **Appendix A**.

Of note, a frame of view approximating a 24mm camera lens was generally selected as it is considered to represent the most appropriate balance between the wide field able to be appreciated by the human eye (e.g. equivalent to a 17mm camera lens) and the focus also enabled by the human eye (e.g. equivalent to a 50mm camera lens). CAM03 uses a 17mm lens. Lens details are set out at Section 6 of this report.

5.1.3 View loss assessment

The purpose of the view loss assessment stage is to assess view loss against accepted provisions.

It is a long-established legal principle in Australia that no one has the right to a view. However, the legal system has acknowledged that views from a person's home can have considerable value (Lindsay Taylor Lawyers, 2015).

To encourage a consistent approach to the address of the impact on private views through development, in 2004 the NSW Land and Environment Court established a planning principle in Tenacity Consulting v Warringah [2004] NSWLEC 140 (Tenacity). While this principle was formulated in particular response to a clause in the relevant LEP (the Warringah Local Environmental Plan 2000) requiring reasonable sharing of views, this principle has been widely adopted by consent authorities even in the absence of such statements due to the public interest test of the EP&A Act. On this basis, Tenacity has been adopted as the relevant test in this case.

In Tenacity, Roseth SC noted that the LEP did not "state what is view sharing or when view sharing is reasonable".

To provide guidance, Roseth SC stated that "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 determine whether view sharing is reasonable in the circumstances, Tenacity specifies a four step process:

- "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".

5.2 Visual Impact – Public Domain

The methodology used by this VLVIA is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment' version 3 (GLVIA3).

The assessment for the public domain was undertaken in the following stages:

- Stage 1 - Identify and describe the existing visual environment
- Stage 2 - Identify and describe visual impact
- Stage 3 - Assess the significance of visual impact based on sensitivity and magnitude
- Stage 4 - Assess the acceptability of visual impact against the planning framework
- Stage 5 - Recommend mitigation measures
- Stage 6 - Draw conclusion

5.2.1 Preparation of the Evidence Base

The evidence base comprises:

- Photograph of the existing view from the viewpoint
- Computer-generated image illustrating the potential future view from the viewpoint should the proposal be approved.

5.2.2 Assessing the significance of visual impact

The photograph of the existing view and the computer-generated image illustrating the potential future view were analysed according to the methodology adopted by this VVIA. The focus of this analysis is on analysis of the potential future view against the factors of sensitivity and magnitude to determine the significance of visual impact. This process is summarised below with a selection of relevant factors identified in **Table 4.**

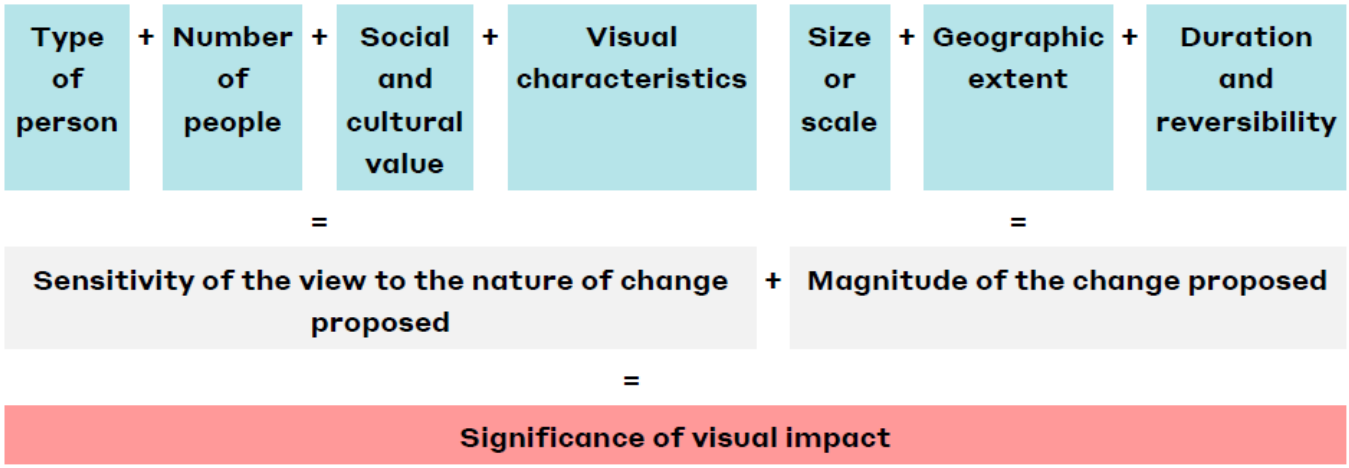


Figure 10 Analysis Process

Source: Ethos Urban

Table 4 Factors considered

Assessment Category	Factors considered	Comments
Type of person	Resident, worker, recreation, mixed	
Number of people	Low, medium, high	
Social and cultural values	Heritage item, heritage conservation area, 'icon'	
Visual Characteristics	Elements, features, composition, formal aesthetic factors where relevant, perceptual factors where relevant.	The GLVIA3 states that value should be informed by consideration of: recognition of the value attached to articular views, for example in relation to heritage assets, or through planning designations. indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and references to them in literature or art. In Tenacity, Roseth SC made specific reference to relative value, stating that in general: • water views are valued more highly than land views. • iconic views (e.g., 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, e.g., a water view in which the interface between land and water is visible is more valuable than one in which it is obscured. Visual amenity is also a relevant consideration. Under the GLVIA3, visual amenity is defined as "the overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area". This is supported by the NSW Government, which states that "amenity is the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature". Based on this, in addition to social and cultural value, it is considered that views that have one or more of the following parameters are capable of being considered to have a higher value: recognised and important viewpoints or from recognised scenic routes full views to iconic landscape elements such as Sydney Harbour and the Sydney Opera House other specific designation in an environmental planning instrument.

Assessment Category	Factors considered	Comments
Size or scale	Full, partial or glimpse of proposal, view loss or blocking, addition of a new element or feature, change in composition, contrast or integration	Size or scale involves consideration of: the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development. the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses. In general, large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be placed in the major category.
Geographic Extent	Wide, restricted	Geographical extent of the area influenced is either restricted or wide, and involves consideration of: the angle of view in relation to the main activity of the receptor the distance of the viewpoint from the proposed development the extent of the area over which the changes would be visible.
Duration and reversibility	Ongoing and irreversible, ongoing (greater than 10 years and reversible), limited (5 – 10 years), limited (less than 5 years)	Duration and reversibility involve consideration of whether the proposal is: ongoing and irreversible ongoing and capable of being reversed limited life (5 – 10 years) limited life (< 5 years).

5.3 Assumptions, limitations and exclusions

The following limitations apply to this VLVIA:

- 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.

The following exclusions apply to this VLVIA:

- consideration of night-time impact, including lighting, is excluded
- consideration of impact on Aboriginal cultural heritage values associations is excluded. This is only appropriately undertaken by a member or qualified representative of the Aboriginal community.
- consideration of visual impact to future residential dwellings that are not the subject of an active development application with the relevant consent authority. Future development adjacent the subject site may experience viewing impact as a result of the proposed development. Although future development envelope parameters are prescribed in the relevant Local Environmental Plan and Development Control Plan(s), these envelopes do not contain sufficient information for provision of an assessment of impact in accordance with the NSW Land and Environment Court's planning principle: Tenacity Consulting v Warringah [2004] NSWLEC 140 (Tenacity). This detail can only be derived from a development application which proposes the nature and arrangement of dwellings on the site. Specifically:
  - (27) determination of the affected parts of the property from which views are obtained. This step also requests consideration of standing and sitting positions. Understanding of affected parts of the property must follow a proposed layout and positioning of windows, balconies, terraces etc.
  - (28) assessing the extent of impact. This step requests consideration of viewing impact from specific rooms (living rooms, bedrooms, etc) in order to make a qualitative assessment.

6.0 View and visual analysis

6.1 Visual catchment

The area in which the proposal may be visible, in totality or in part, is called the “Zone of Theoretical Visibility” (ZTV).

The ZTV is influenced by the interplay of a number of factors. These include physical factors such as landform, the alignment of streets, the nature of open space and vegetation (in particular that in parks or that is otherwise afforded some level of protection) and other factors such as distance, direction of view, angle of view and scale of the development.

- **Topography**: the subject site has a relative elevation of approximately +56 AOD. The land generally slopes downwards from the subject site towards the south and east, rising towards a local high-point located in the Macquarie Park Cemetery – at approximately +72 AOD. As such, the proposal will be visible from various vantage points to the north, east and south. In respect of private views, it is the properties to the west of the site and within its immediate context that site within the ZTV. The topography drops to the east, down towards Lane Cove National Park and Lane Cove River. When considering the broader topographic context, there is an elevated ridgeline which broadly follows the Pacific Highway to the east of the site – at approximately +104 AOD. The proposal is visible from this ridgeline, in glimpses down streets orientated towards the site, and running perpendicular to the Pacific Highway. A topographic map is provided at **Figure 11**.
- **Streets, blocks and built form**: the street and block pattern of the site and its vicinity does not follow a regular sequence, reducing the exposure of the site as viewing experiences along streets and grids are irregular. The site is also located within a cluster of recent tall developments, including the Ryde Gardens development, which is taller than the proposal. The visibility of the proposal further west is significantly obscured by the existing towers to the immediate north-west and west of the site along Rennie Street – at 1, 3 and 5 Network Place (Ryde Gardens) and 9-11 Delhi Road (Centrale).

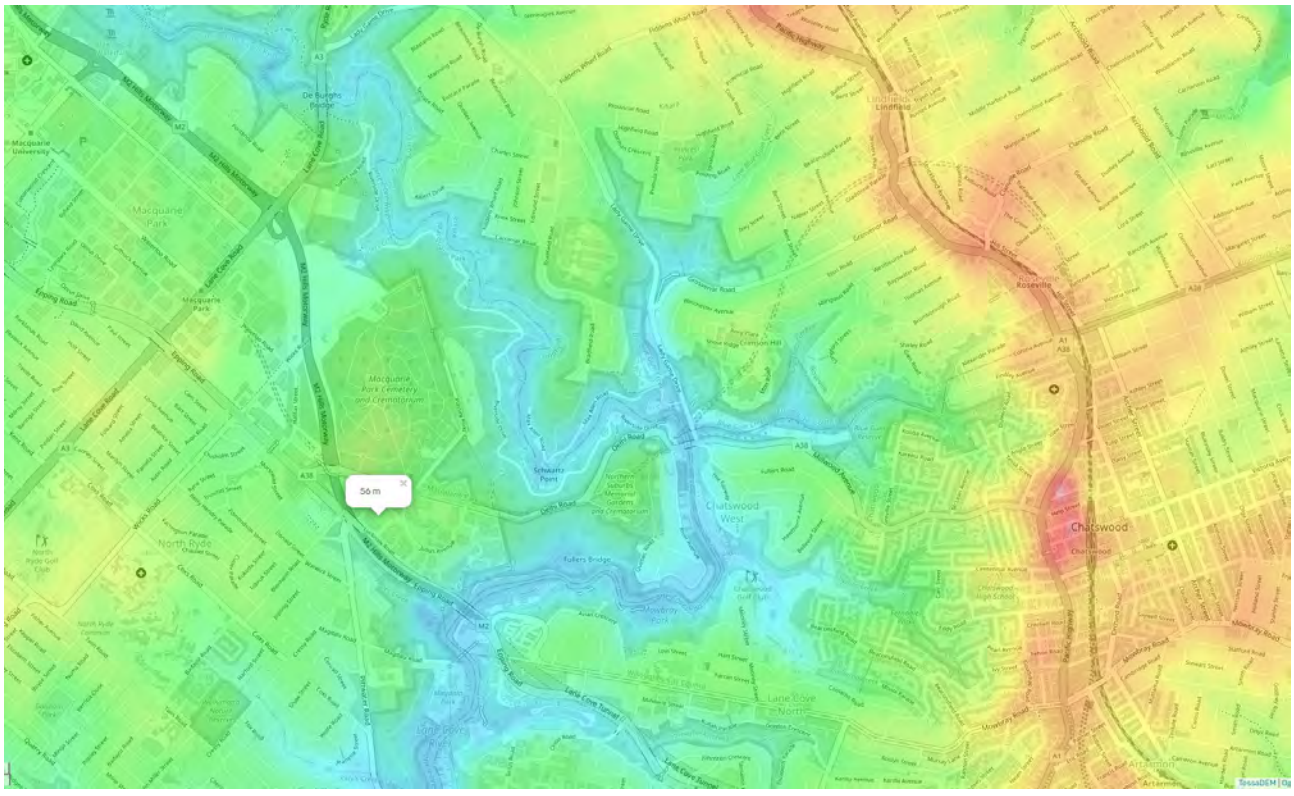


Figure 11 Topographic Map For The Site

Source: https://en-au.topographic-map.com/map-hhxnx/Sydney/

Viewpoint locations are illustrated at **Figure 12** & **Figure 13**.

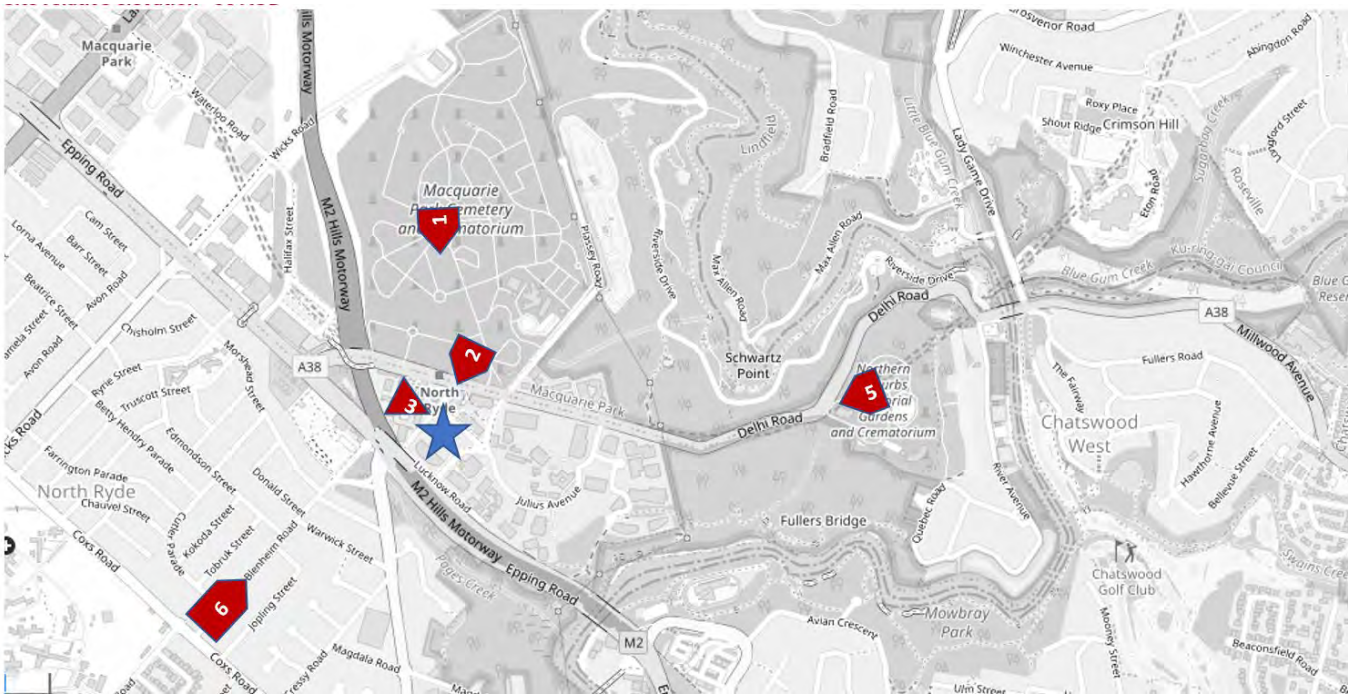


Figure 12 Viewpoint locations (Blue Star indicates the site)

Source: Ethos Urban

Figure 13 Viewpoint locations (Blue Star indicates the site)

Source: Ethos Urban

6.2 View Impact – Residential Properties

6.2.1 Properties affected by view loss (Tenacity Step 1)

A scoping study of the site and its surrounds was conducted to analyse properties affected by view loss. The focus of the study was on permanent private residential properties in the visual catchment.

The scoping study was undertaken by Ethos Urban, which measured view loss with respect to the features identified in Step 1 of Tenacity, being:

- ***Water views*** *are valued more highly than land views. 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.* In the case of the proposed the following viewing was considered:
  - Views to the Sydney Harbour
  - Views to Parramatta River
  - Views to North Head
  - Views to Lane Cove River.
- ***Iconic views*** *(eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons.* In the case of the proposed the following viewing was considered:
  - Distant views to the Sydney Opera House
  - Distant views to the Sydney Harbour Bridge
- ***High value views*** for example:
  - Distant views to the Sydney CBD city skyline, and in particular Sydney Tower.
  - Distant views to other city skylines, including Chatswood and North Sydney.

This methodology was applied to two developments that currently have views in the direction of the proposal:

- **Nos. 1 and 3 Network Place, North Ryde (Ryde Gardens)**
- **9-11 Delhi Road, North Ryde (Centrale)**

These developments are identified as having the greatest potential impact as they are north-west of the site and experience district views towards the city skyline.

View impact from 1 and 3 Network Place, North Ryde (Ryde Gardens)

The methodology outline above was applied to Nos. 1 and 3 Network Place, North Ryde (Ryde Gardens), with the following views being identified.

- ***Water views:***
  - Partial views (glimpses) to Lane Cove River
- ***Iconic (district) views****:*
  - Distant views partial views to the Sydney Opera House (from upper storeys)
  - Distant views partial views to the Sydney Harbour Bridge (from upper storeys)
  - Distant views to the Sydney CBD city skyline, and in particular Sydney Tower

Views towards the North Sydney CBD and Chatswood CBD skylines are also visible.

It was determined that water views towards Lane Cove River may also be possible, although these may be obscured by vegetation.

A desktop analysis was then undertaken to establish the views that will be impacted from the proposed development. This exercise was undertaken using Realestate.com, Homely.com and Domain.com, as shown below in **Figure 14** to **18**.

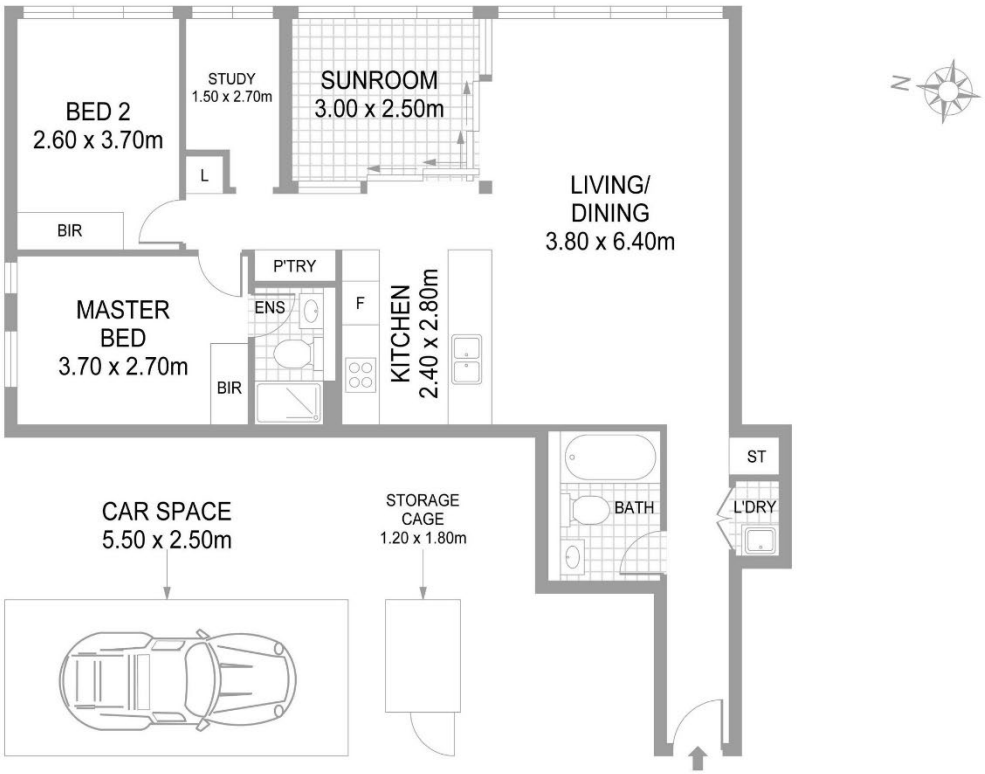


Figure 14 View to the east from 914/1 Network Place, North Ryde (Level 9) & Unit Layout

Source: https://www.realestate.com.au/sold/property-apartment-nsw-north+ryde-142346128

Figure 15 View to the east from 1001/1 Network Place, North Ryde (Level 10) & Unit Layout

Source: https://www.realestate.com.au/property/unit-1001-1-network-pl-north-ryde-nsw-2113/

Figure 16 View to the east from 1302/1 Network Place, North Ryde (Level 13)

Source: https://www.realestate.com.au/property/unit-1302-1-network-pl-north-ryde-nsw-2113/

Figure 17 View to the north-east from 902/3 Network Place, North Ryde

Source: https://www.realestate.com.au/sold/property-apartment-nsw-north+ryde-1417177772

Figure 18 View to the east from 1113/3 Network Place, North Ryde

Source: https://www.homely.com.au/homes/1113-3-network-place-north-ryde-nsw-2113/7097123#gallery

View impact from 9-11 Delhi Road, North Ryde (Centrale)

The methodology outline previously has been also applied to 9-11 Delhi Road, North Ryde (Centrale) with the following views being identified:

- ***High value views*** for example:
  - Distant views to the Sydney CBD city skyline, and in particular Sydney Tower.
  - Views to other city skylines, including Chatswood and North Sydney.

A desktop analysis was then undertaken to establish the views that will be impacted from the proposed development. This exercise was undertaken using RealEstate.com, as shown below in **Figure 19** to **Figure 22**.

Figure 19 View to the south-east from 705/11 Delhi Road, North Ryde (Level 8) & Unit Layout

Source: https://www.realestate.com.au/sold/property-apartment-nsw-north+ryde-139392775

Figure 20 View to the south-east from 705/11 Delhi Road, North Ryde (Level 8)

Source: https://www.realestate.com.au/sold/property-apartment-nsw-north+ryde-139392775

Figure 21 View to the south-east from 1104/11 Delhi Road, North Ryde

Source: https://www.realestate.com.au/property/unit-1104-11-delhi-rd-north-ryde-nsw-2113/

Figure 22 View to the south-east from 1304/11 Delhi Road, North Ryde

Source: https://www.realestate.com.au/property/unit-1304-11-delhi-rd-north-ryde-nsw-2113/

6.2.2 Viewpoints (Tenacity Step 2)

Viewpoints from 1 and 3 Network Place, North Ryde (Ryde Gardens)

No. 1 Network Place comprises a 23-storey plus podium tower (overall 28 storeys) and No. 3 Network Place comprises a 25-storey plus podium tower (overall 26 storeys).

East facing apartments within Nos. 1 and 3 Network Place face onto the proposed development, with distant views to the CBD to the south-east, and upper storey views towards the Sydney Harbour Bridge and Sydney Opera House.

Views are obtained from glass windows and winter gardens/sunrooms. The apartments were selected based on their location up the façade which fronts onto Rennie Street.

The viewpoints were firstly formulated based on their outlook and height relative to the proposal. Refer to **Figure 23** for comparison heights.

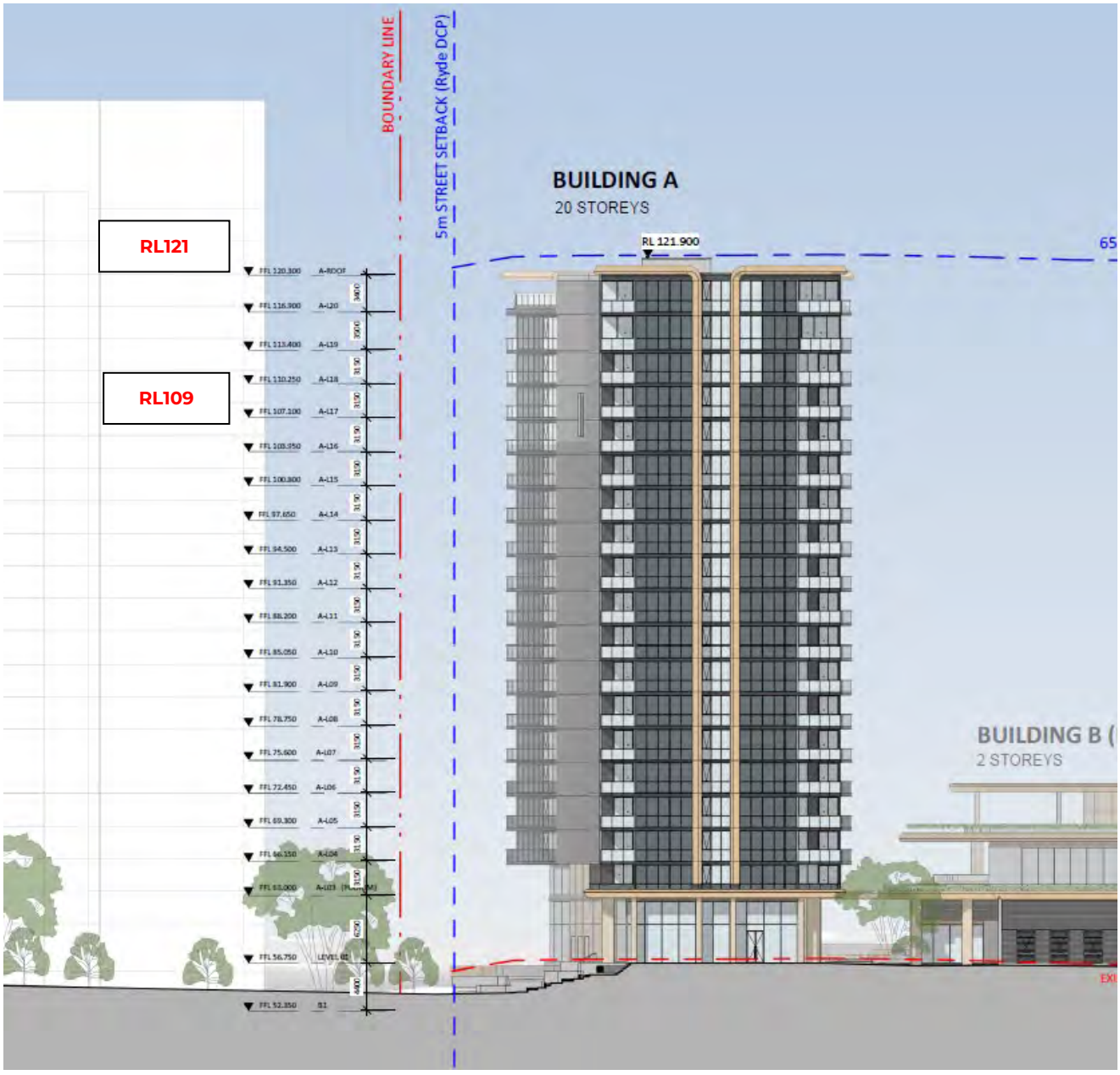


Figure 23 Network Place Comparison Height

Four (4) camera positions are shown below in **Figure 24**. Three views are from mid-level overlooking the site. One view is a high-level view taken from the northern end of the eastern façade. Refer **Table 5** for view summary.

Figure 24 Camera Positions from 1 and 3 Network Place, North Ryde

Source: Virtual Ideas

Table 5 Viewpoints from 1 and 3 Network Place, Ryde Gardens

View	Address	RL(m)	Lens	Position
CAM01	1 Network Place, North Ryde	109	24mm	Upper mid-level north[1]
CAM02	1 Network Place, North Ryde	121	24mm	Upper-top-level north[2]
CAM03	1 Network Place, North Ryde	109	17mm	Upper mid-level centre
CAM04	3 Network Place, North Ryde	109	24mm	Upper mid-level south

[1] Upper mid-level equivalent to level 17 of proposal

[2] Upper top-level equivalent to level 21 of proposal

6.2.2.1 9 – 11 Delhi Road, North Ryde (Centrale)

Centrale (Rennie Street) comprises 4 mid-rise buildings up to 14 storeys. The apartments were selected based on their location up the façade which fronts onto Rennie Street.

The apartments were selected based on their location up the façade which fronts onto the intersection of Network Place and Rennie Street.

A total of 2 x views have been selected for visual impact assessment. Two (2) camera positions are shown below in **Figure 25.** One view from mid-level overlooking the site, the other at upper level. Refer **Table 6** for view summary.

Figure 25 Camera Positions from 9 – 11 Delhi Road, North Ryde

Source: Virtual Ideas

Table 6 Viewpoints from 9-11 Delhi Road, North Ryde (Centrale)

View	Address	RL(m)	Lens	Position
CAM05	9-11 Delhi Road, North Ryde	89.78	24mm	Upper mid-level south-east
CAM06	9-11 Delhi Road, North Ryde	72.7	24mm	Lower mid-level south-east

6.2.3 View states

Virtual Ideas is the specialist visualisation consultant engaged to produce computer-generated images for each viewpoint. Real time movement around the 3D model assisted to identify viewpoints that best represent those described in the preceding sections. Relative levels were identified that approximated the height for each view.

Virtual Ideas produced three view states for each view:

- Existing view from the relevant relative level (no proposal or compliant envelope in view)
- The same view with a compliant envelope on the subject site, comprising the incentive SSDA envelope – shown in blue.
- The same view with the proposal on the subject site – shown in grey.

Each view is taken oriented towards the most significant outlook. That is, rather than assessing viewing that is directly perpendicular to the window. In this manner, the greatest extent of the desirable view is assessed.

6.3 Visual Impact – Public Domain

6.3.1 Views affected by view loss

A scoping study of the site and its surrounds was conducted to analyse areas affected in terms of visual impact. The focus of the study was on public areas in the visual catchment.

This analysis was undertaken in two stages:

1 Preparation of the evidence base
2 Analysis of the evidence base.

6.3.2 Preparation of the evidence base

The evidence base comprises:

- Photograph of the existing view from the viewpoint
- Photomontage illustrating the potential future view from the viewpoint should the proposal be approved.

6.3.3 Viewpoints

Based on these steps, the following viewpoints were selected:

1. Macquarie Park Cemetery and Crematorium
2. Delhi Road (pedestrian crossing) looking south – down Rennie Street
3. South of North Ryde Metro Station – looking east down Network Place
4. Lindfield, Bayswater Road – near the intersection of Pacific Highway (a)
5. Northern Suburbs Memorial Gardens and Crematorium
6. Blenheim Road (approximately no. 22 Blenheim Road / at row of local shops) – north of intersection with Coxs Road

A map showing the location of these viewpoints is contained at **Figure 26** and **Figure 27.**

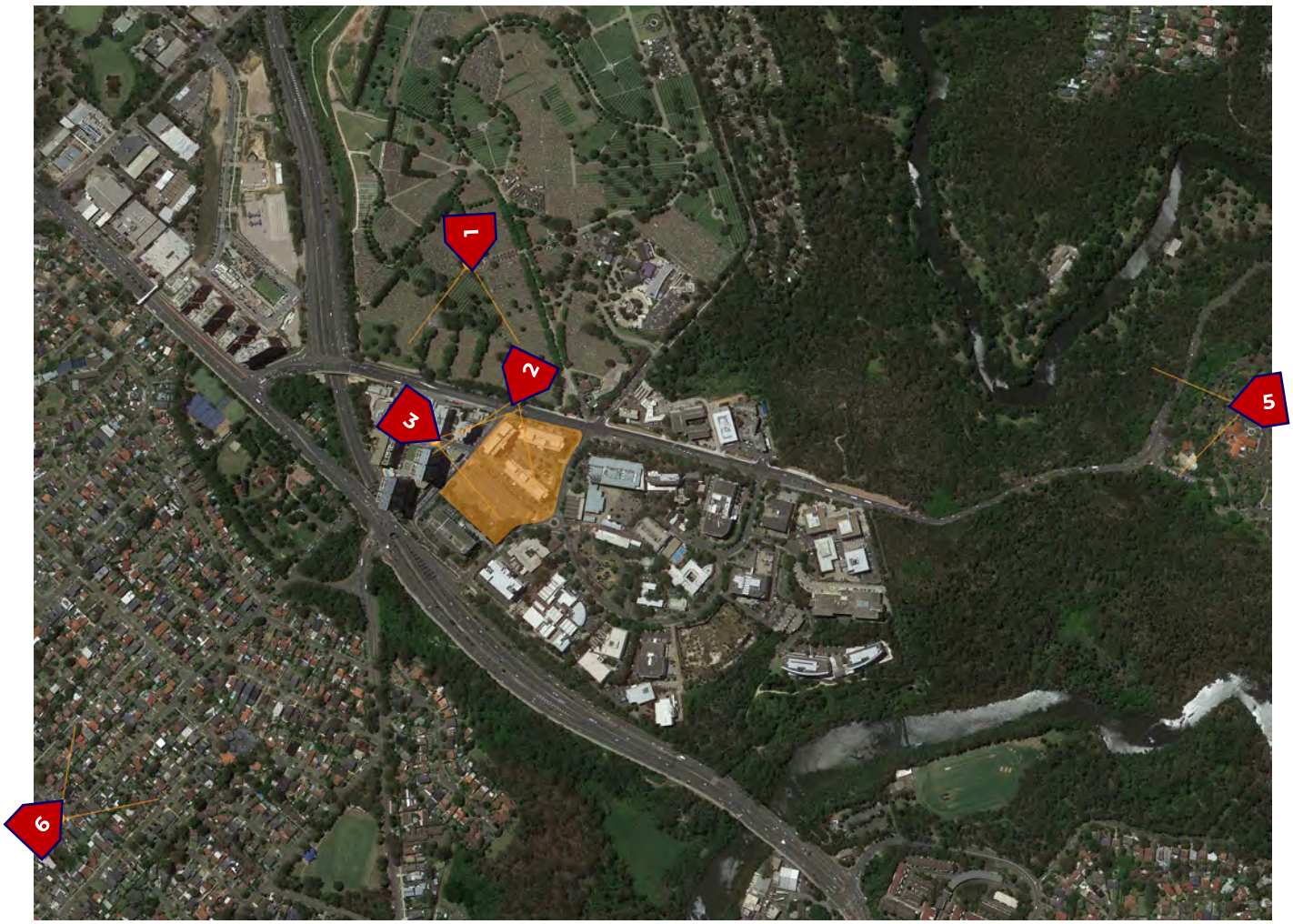


Figure 26 Public Viewpoint Locations

Source: Virtual Ideas

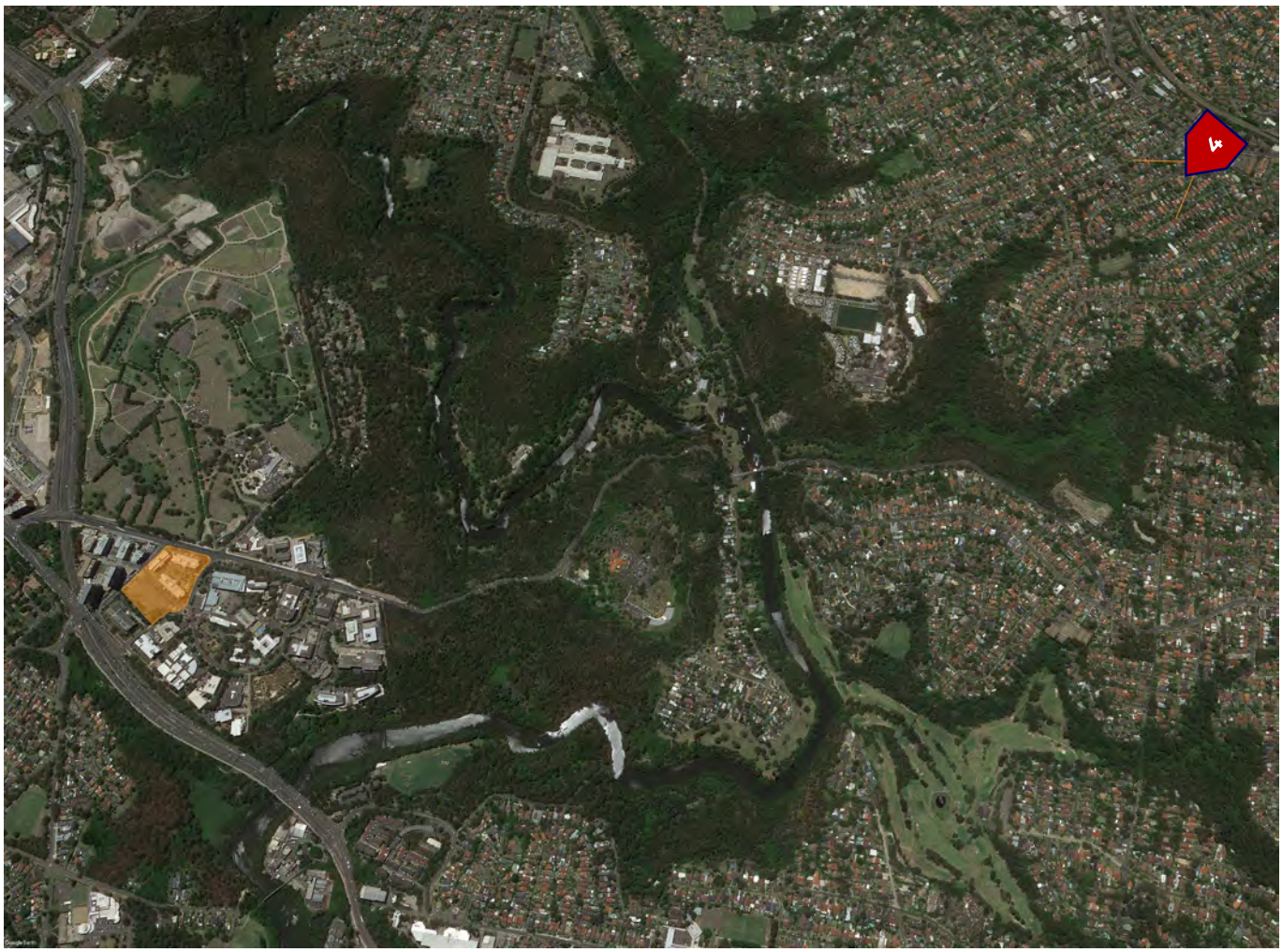


Figure 27 Public Viewpoint Locations

Source: Virtual Ideas

7.0 Visual impact assessment – Residential Apartments

7.1 1 and 3 Network Place, North Ryde (Ryde Gardens)

The following view states are extracted from **Appendix 1**.

7.1.1 1 Network Place, Upper-mid-level (northern extent): Tenacity steps 1 to 3

Table 7 CAM01: 1 Network Place, Ryde Gardens – Upper-mid level (northern extent of eastern façade) – RL109.0

Existing view	View with compliant envelope model
	
View with proposal	**Camera position**
	

Tenacity Step 1 - **Assessment of views to be affected**
The existing view comprises a mix of established vegetation and urban elements. Existing mid-rise building forms of the Riverside Corporate Park and Triniti Business Park are visible in the foreground – to the north of the subject site. Middle to long distance views across the frame are dominated by landscaping and vegetation, including established dense mature trees within Lane Cove National Park.

Long distance views are towards an uninterrupted horizon, including distant views of iconic features of the Sydney CBD city skyline, including Sydney Tower. Distant views of the upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD and Chatswood CBD skylines are also visible. A substantial proportion of sky is visible in the view.

The view, subject to intervening vegetation cover, allows potential for glimpses of a small pocket of the Lane Cove River, however these water glimpses cannot be described as a 'whole view' where a continuous interface between land and water is visible, given the distances involved and presence of occluding built forms and vegetation.

Distant views of iconic elements (CBD skyline) from the elevated position provide value. The resulting objective value assessment of the view is identified as moderate to high.

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

This image represents views obtained at upper mid-level from apartment living spaces, including winter gardens/sunrooms, fronting Rennie Street eastern façade within No. 1 Network Place (northern extent). As illustrated at Section 6 of this report, sill heights within living spaces are at approximately 500mm – so the view is enjoyed from both sitting and standing positions.

It is noted that the view illustrated does not represent the full extent of viewing possible from affected apartments, but rather the view towards highest value features. Residents would also experience views to either side of the illustrated view, depending on the angle of viewing.

Tenacity Step 3 - Assess the extent of the impact

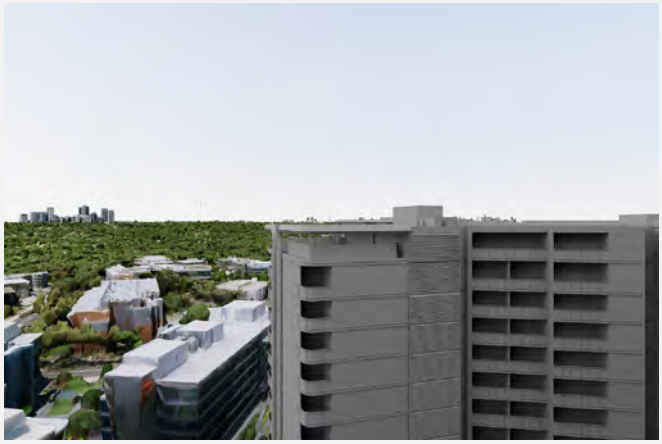
- ***Compliant model:*** As set out at Section 6, compliant model envelope is provided for comparative assessment. It represents a volume currently supported by Ryde LEP (Clause 6.9 incentive height) and DCP setbacks. Consideration of the compliant model indicates that a compliant scheme occupying the height and setback parameters for this site would result in a volume that would obstruct the distant built and landscape forms described above - Sydney CBD city skyline, Sydney Tower, the upper extent of Sydney Harbour Bridge, views towards the North Sydney CBD and water views.
- ***Proposed development:*** The distant built and landscape forms described above would be occluded due to Block A of the proposed development. Views of the Chatswood CBD skyline are not affected and remain when looking northwards. A moderate proportion of sky, including uninterrupted horizon, remains visible to the north of the proposed development.
- ***Compliant compared with proposed:*** There is a minor view gain when comparing the proposed development with the maximum height and setback parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks.
- **Qualitatively:** The proposal largely obscures distant views to the east and south-east and is therefore assessed as severe.

Table 8 Tenacity assessment of visual impact

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM01	Low value – **Moderate value – High Value**	Negligible – Minor – Moderate – **Severe** - Devastating

7.1.2 1 Network Place, Upper-level (northern extent): Tenacity steps 1 to 3

Table 9 CAM02: 1 Network Place, Ryde Gardens – Upper-top level (northern extent of eastern façade) – RL121.0

Existing view	View with compliant envelope model
	
View with proposal	**Camera position**
	

Tenacity Step 1 - **Assessment of views to be affected**
This view state is taken at the same horizonal alignment as CAM01 – at an elevated level.

Like CAM01, the existing view comprises a mix of established vegetation and urban elements. Existing mid-rise building forms of the Riverside Corporate Park and Triniti Business Park are visible in the foreground – to the north of the subject site. Middle to long distance views across the frame are dominated by landscaping and vegetation, including established dense mature trees within Lane Cove National Park.

Long distance views are towards an uninterrupted horizon, including iconic features of the Sydney CBD city skyline, including Sydney Tower. The upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD and Chatswood CBD skylines are also visible in the distance. Sydney Opera House is partially visible behind Sydney Harbour Bridge as a very distant element – substantially obscured. A substantial proportion of sky is visible in the view.

The view, subject to intervening vegetation cover, allows potential for glimpses of a small pocket of the Lane Cove River, however these water glimpses cannot be described as a 'whole view' where a continuous interface between land and water is visible, given the distances involved and presence of occluding built forms and vegetation.

Distant views of the iconic element of the CBD skyline from an elevated position provide value. The resulting objective value assessment of the view is identified as moderate to high.

Tenacity Step 2 - Consider from what part of the property the views are obtained
This image represents views obtained at upper level from apartment living spaces, including winter gardens/sunrooms, fronting Rennie Street eastern façade within No. 1 Network Place (northern extent). Sill heights within living spaces are at approximately 500mm – so the view is enjoyed from both sitting and standing positions.

The view illustrated does not represent the full extent of viewing possible from affected apartments, but rather the view towards highest value features. Residents would also experience views to either side of the illustrated view, depending on the angle of viewing.

Tenacity Step 3 - Assess the extent of the impact

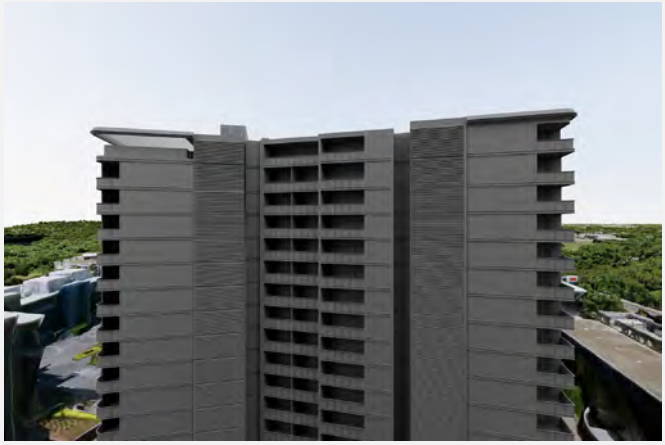
- ***Compliant model:*** A compliant model envelope is provided for comparative assessment. It represents a volume currently supported by Ryde LEP (Clause 6.9 incentive height) and DCP setbacks. Consideration of the compliant model indicates that a compliant scheme occupying the height and setback parameters of Clause 6.9 of the Ryde LEP together with Ryde DCP setbacks for this site would result in a volume that would occlude most elements of the distant built and landscape forms described above - Sydney CBD city skyline, Sydney Tower, Sydney Opera House, the upper extent of Sydney Harbour Bridge, views towards the North Sydney CBD and water views. Views of the Chatswood CBD skyline are not affected. A moderate proportion of sky, including uninterrupted horizon, remains visible to the north of the compliant model.
- ***Proposed development:*** The proposed development would occlude elements of the distant built and landscape forms described above - Sydney CBD city skyline, Sydney Opera House, the upper extent of Sydney Harbour Bridge, views towards the North Sydney CBD and water views. Distant views of Sydney Tower and elements of the Sydney CBD city skyline remain partially visible. Views of the Chatswood CBD skyline are not affected and remain when looking northwards. A moderate proportion of sky, including uninterrupted horizon, remains visible to the north of the proposed development.
- ***Compliant compared with proposed:*** There is a minor view gain when comparing the proposed development with the maximum height and setback parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks. This includes glimpses towards Sydney CBD city skyline and Sydney Tower.
- **Qualitatively:** The proposal largely obscures distant views to the east and south-east and is therefore assessed as moderate to severe.

Table 10 Tenacity assessment of visual impact

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM02	Low value – **Moderate value – High Value**	Negligible – Minor – **Moderate – Severe** - Devastating

7.1.3 1 Network Place, Upper-mid-level (southern extent): Tenacity steps 1 to 3

Table 11 CAM03: 1 Network Place, Ryde Gardens – Upper-mid level (southern extent of eastern façade) – RL109.0

Existing view	View with compliant envelope model
	
View with proposal	**Camera position**
	

7.1.4 Tenacity steps 1 to 3

Tenacity Step 1 - **Assessment of views to be affected**
The existing view is similar to CAM01, assessed above. It comprises a mix of established vegetation and urban elements. Existing mid-rise building forms of the Riverside Corporate Park and Triniti Business Park are visible in the foreground – to the north of the subject site. Middle to long distance views across the frame are dominated by landscaping and vegetation, including established dense mature trees within Lane Cove National Park.

Long distance views are towards an uninterrupted horizon, including iconic features of the Sydney CBD city skyline, including Sydney Tower. The upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD and Chatswood CBD skylines are also visible. A substantial proportion of sky is visible in the view.

The view, subject to intervening vegetation cover, allows potential for glimpses of a small pocket of the Lane Cove River, however these water glimpses cannot be described as a 'whole view' where a continuous interface between land and water is visible, given the distances involved and presence of occluding built forms and vegetation.

Distant views of the CBD skyline from an elevated position provide value. The resulting objective value assessment of the view is identified as moderate to high.

Tenacity Step 2 - Consider from what part of the property the views are obtained
This image represents views obtained at upper mid-level from apartment living spaces, including winter gardens /sunrooms, fronting Rennie Street (eastern) façade within No. 1 Network Place (southern extent). As illustrated at Section 6 of this report, sill heights within living spaces are at approximately 500mm – so the view is enjoyed from both sitting and standing positions.

It is noted that the view illustrated does not represent the full extent of viewing possible from affected apartments, but rather the view towards highest value features. Residents would also experience views to either side of the illustrated view, depending on the angle of viewing.

Tenacity Step 3 - Assess the extent of the impact

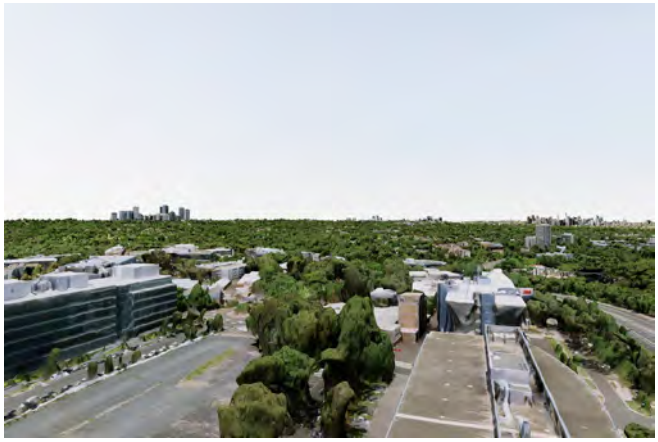
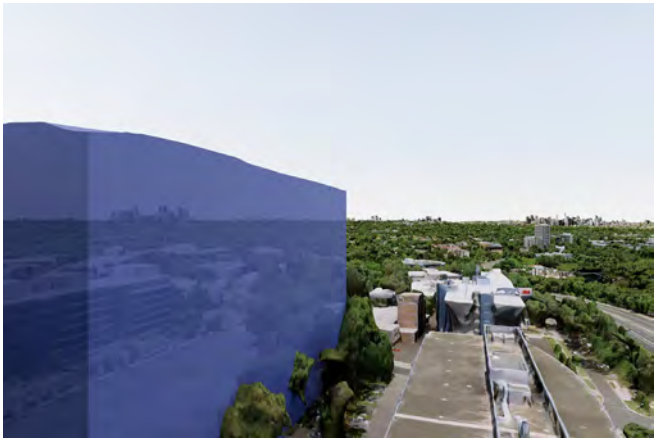
- ***Compliant model:*** As explained above a compliant model envelope is provided for comparative assessment. Consideration of the compliant model indicates that a compliant scheme occupying the height and setback parameters of Clause 6.9 of the Ryde LEP together with Ryde DCP setbacks for this site would result in a volume that would obstruct all distant built and landscape forms described above - Sydney CBD city skyline, Sydney Tower, the upper extent of Sydney Harbour Bridge, views towards the North Sydney CBD, Chatswood CBD and water views.
- ***Proposed development:*** The distant built and landscape forms described above would be occluded due to Block A of the proposed development. The horizon line would be substantially occuluded.
- ***Compliant compared with proposed:*** There is a minor view gain when comparing the proposed development with the maximum height and setback parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks.
- **Qualitatively:** The proposal largely obscures distant views to the east and south-east and is therefore assessed as severe.

Table 12 Tenacity assessment of visual impact

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM03	Low value – **Moderate value – High Value**	Negligible – Minor – Moderate – **Severe** - Devastating

7.1.5 3 Network Place, Upper-mid-level (southern extent): Tenacity steps 1 to 3

Table 13 CAM04: 3 Network Place, Ryde Gardens – Upper-mid level (southern extent of eastern façade) – RL109.0

Existing view	View with compliant envelope model
	
View with proposal	**Camera position**
	

7.1.6 Tenacity steps 1 to 3

Tenacity Step 1 - **Assessment of views to be affected**
The existing view is similar to CAM01 and CAM02, assessed above. It comprises a mix of established vegetation and urban elements. Existing mid-rise building forms of the Riverside Corporate Park and Triniti Business Park are visible in the foreground – to the north of the subject site. Middle to long distance views across the frame are dominated by landscaping and vegetation, including established dense mature trees within Lane Cove National Park.

Long distance views are towards an uninterrupted horizon, including distant views of iconic features of the Sydney CBD city skyline, including Sydney Tower. The upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD and Chatswood CBD skylines are also visible. A substantial proportion of sky is visible in the view.

The view, subject to intervening vegetation cover, allows potential for glimpses of a small pocket of the Lane Cove River, however these water glimpses cannot be described as a 'whole view' where a continuous interface between land and water is visible, given the distances involved and presence of occluding built forms and vegetation.

Distant views of the CBD skyline from an elevated position provide value. The resulting objective value assessment of the view is identified as moderate to high.

Tenacity Step 2 - Consider from what part of the property the views are obtained
This image represents views obtained at upper mid-level from apartment living spaces, including winter gardens/sunrooms, fronting Rennie Street (eastern) façade within No. 3 Network Place (southern extent). Sill heights within living spaces are at approximately 500mm – so the view is enjoyed from both sitting and standing positions.

It is noted that the view illustrated does not represent the full extent of viewing possible from affected apartments, but rather the view towards highest value features. Residents would also experience views to either side of the illustrated view, depending on the angle of viewing.

Tenacity Step 3 - Assess the extent of the impact

- ***Compliant models:*** A compliant model envelope is provided for comparative assessment. Consideration of the compliant model indicates that a compliant scheme occupying the height and setback parameters of Clause 6.9 of the Ryde LEP together with Ryde DCP setbacks for this site would result in a volume that would obstruct Chatswood CBD. Other distant built and landscape forms described above - Sydney CBD city skyline, Sydney Tower, the upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD all remain.
- ***Proposed development:*** Views of the distant built and landscape forms described above - Sydney CBD city skyline, Sydney Tower, the upper extent of Sydney Harbour Bridge, views towards the North Sydney CBD, and water views all remain. A substantial proportion of uninterrupted horizon line would remain.
- ***Compliant compared with proposed:*** There is a minor view gain when comparing the proposed development with the maximum height and setback parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks.
- **Qualitatively:** The proposal does not impact distant views to iconic and water features to the east and south-east and is therefore assessed as minor.

Table 14 Tenacity assessment of visual impact

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM04	Low value – **Moderate value – High Value**	Negligible – **Minor** – Moderate – Severe - Devastating

Table 15 Tenacity assessment of visual impact – 1 and 3 Network Place, upper-mid-level and upper level

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM01	Low value – **Moderate value – High Value**	Negligible – Minor – Moderate – **Severe** - Devastating
CAM02	Low value – **Moderate value – High Value**	Negligible – Minor – **Moderate – Severe** - Devastating
CAM03	Low value – **Moderate value – High Value**	Negligible – Minor – Moderate **– Severe** - Devastating
CAM04	Low value – **Moderate value – High Value**	Negligible – **Minor** – Moderate – Severe - Devastating

7.1.7 1 and 3 Network Place – Reasonableness of view impact: Tenacity step 4

Under Tenacity, Step 4 involves assessment of the reasonableness of the proposal that is causing the impact. Reasonableness can be a highly subjective concept involving professional value judgements. Subjectivity can be reduced by reference to the planning framework in totality, including strategic plans and statutory plans. It is also helpful to consider a range of other relevant matters such as context and previous, similar planning decisions.

North Ryde – an urban renewal precinct subject to recent, ongoing and future change: It has been noted in this view assessment that significant growth has been occurring – and is envisaged surrounding the site. This growth, which includes the existing development at Nos. 1 – 5 Network Place (Ryde Gardens), has fundamentally changed the scale of North Ryde – and the context within which view impacts should be considered.

It is of relevance, that the proposal sits both within the height parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks. It is also noted that the proposal has an overall height less than that of the existing towers at Nos. 1 and 3 Network Place, which were submitted for consent almost 10 years ago – in 2014.

The approval of the Ryde Gardens development predates many of the key documents which comprise the current planning framework, including key local and state government plans, policies and guidelines which place clear emphasis on the importance of areas within the Ryde LGA, including North Ryde, in delivering new homes and jobs.

Macquarie Park is identified as a Strategic Centre in the Greater Sydney Region Plan. Ryde's Local Strategic Planning Statement (2020) encourages housing in appropriate locations, such as the existing Urban Activation Precincts which the site is situated in. The Macquarie Park Innovation Precinct Place Strategy (August 2022) is an additional key planning framework document which emphasises the appropriateness of the subject site to make a significant contribution towards housing delivery, providing a framework for creating an additional 20,000 jobs over the next 20 years, supported by up to 7,650 new dwellings in the investigation area.

Skilful design: Tenacity also prompts the question whether a more skilful design would result in a lesser view impact and achieve the same development potential and amenity.

The proposal has been subject to a comprehensive, detailed and lengthy design process. The proposal is a result of an extensive iterative design concept phase, in line with best design practice. An extensive range of design options and forms have been considered – which included analysis of view comparisons to understand how the buildings would be perceived and which option provided the best amenity for both future open space as well as adjacent developments. The proposed heights respond to the existing and future context. Tower heights up to 20 storeys provide a transition of height from Ryde Garden to the future context of Riverside Business Park.

Consultation has been undertaken with various stakeholders including DPE, City of Ryde Council, and the NSW Government Architect State Design Review Panel. The proposed urban design and built form parameters have been informed by extensive consultation with the State Design Review Panel, and the provisions of the Housing SEPP, the Ryde LEP, and the Apartment Design Guide (ADG).

The proposed development was presented to the NSW Government Architect's State Design Review Panel (SDRP) on two (2) occasions prior to lodgement of the SSDA, on 15 February and 3 May 2023, respectively. During these meetings the Proponent presented the project and strategy for achieving design excellence. The SDRP set out that it supported the proposal for a mixed-use development on the site, with reference to its close proximity to North Ryde Metro Station. The SDRP also encouraged the team to develop the design to maximise apartment amenity including solar access and cross ventilation.

The proposal has been designed with consideration of the nine (9) principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Development (SEPP 65) and accompanying NSW Apartment Design Guide (ADG). The proposal has been designed to respond to the objectives of the ADG building separation distance criterion – which state that adequate building separation distances should be shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

The western extent of the proposal (Block A) is tapered, achieving a boundary setback that substantially exceeds the DCP western boundary site setback of 5m. The resulting envelope provides additional visual privacy between neighbouring developments and compliant solar amenity to the proposal.

The proposal is a proportionately scaled and skilfully designed response, positively responding to the current planning policy context. The proposal sits within the applicable consent envelope, allowable under Clause 6.9 of the Ryde LEP

and Ryde DCP. Its maximum height is below the maximum contextual height datum established almost a decade ago by Ryde Gardens.

The view analysis contained in this report has identified that the setbacks has resulted in some reduction to the extent of view loss for the assessed apartments on Rennie Street. Although this does not reduce the qualitative severity of the view loss, the retention of additional horizon-line sky and partial distant built form. It is evident that the architect, Koichi Takada Architects, has approached the massing with consideration to neighbouring amenity while achieving the development potential anticipated. In this respect, it is considered that the architect has approached the design with expert skill, and that a development envelope that is in strict alignment with the LEP and DCP envelope would present a worse view loss outcome.

7.2 9-11 Delhi Road, North Ryde (Centrale)

7.2.1 9-11 Delhi Road (Centrale) – Upper mid-level (south-east): Tenacity steps 1 to 3

Table 16 CAM05: 9-11 Delhi Road – Upper-mid level (south-east) – RL89.78

Existing view	View with compliant envelope model
	
View with proposal	**Camera position**
	

7.2.2 Tenacity steps 1 to 3

Tenacity Step 1 - **Assessment of views to be affected**
The existing view comprises a mix of established vegetation and urban elements. Existing mid-rise building forms of the Riverside Corporate Park and Triniti Business Park are visible in the foreground – to the north of the subject site. Middle to long distance views across the frame are dominated by landscaping and vegetation, including established dense mature trees within Lane Cove National Park.

Long distance views are towards an uninterrupted horizon, including distant views of iconic features of the Sydney CBD city skyline, including Sydney Tower. The upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD are also visible. A substantial proportion of sky is visible in the view.

Distant views of the CBD skyline from an elevated position provide value. The resulting objective value assessment of the view is identified as moderate to high.

Tenacity Step 2 - Consider from what part of the property the views are obtained
This image represents views obtained at upper mid-level from apartment living spaces fronting Rennie Street with its intersection with Network Place (south-eastern) outlook within 9-11 Delhi Road (south-eastern). Fenestration within the development is characterised by floor the ceiling openings – with living space sill heights almost flush with the floor. Balconies are clear glazed, so do not interrupt the view – so the view is enjoyed from both sitting and standing positions.

It is noted that the view illustrated does not represent the full extent of viewing possible from affected apartments, but rather the view towards highest value features. Residents would also experience views to either side of the illustrated view, depending on the angle of viewing.

Tenacity Step 3 - Assess the extent of the impact

- ***Compliant model:*** A compliant model envelope is provided for comparative assessment. Consideration of the compliant model indicates that a compliant scheme occupying the height and setback parameters of Clause 6.9 of the Ryde LEP together with Ryde DCP setbacks for this site would result in a volume that would obstruct Sydney CBD, including Sydney Tower. Potential water views would also be occluded by a compliant scheme. The upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD remain.
- ***Proposed development:*** Views of the upper extent of Sydney Harbour Bridge and views towards the North Sydney CBD remain. Distant views of the Sydney CBD city skyline and Sydney Tower would be occluded. A proportion of uninterrupted horizon line would remain.
- ***Compliant compared with proposed:*** There is a view gain when comparing the proposed development with the maximum height and setback parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks – along the western and southern extent of the proposal. This is due to the tapering setback of the western frontage of proposed Block A.
- **Qualitatively:** The proposal partially obscures distant views to the south-east, while retaining views towards the iconic feature of the Sydney Harbour Bridge – and is therefore assessed as moderate.

Table 17 Tenacity assessment of visual impact

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM05	Low value – **Moderate value – High Value**	Negligible – Minor – **Moderate** – Severe - Devastating

7.2.3 9-11 Delhi Road (Centrale) – Lower mid-level (south-east): Tenacity steps 1 to 3

Table 18 CAM06: 9-11 Delhi Road – Lower-mid level (south-east) – RL72.7

Existing view	View with compliant envelope model
	
View with proposal	**Camera position**
	

7.2.4 Tenacity steps 1 to 3

Tenacity Step 1 - **Assessment of views to be affected**
The existing view is dominated by established vegetation, with urban elements appearing in middle to distant views. A mix of vegetation and existing mid-rise building forms are visible in the foreground – to the east and south of the subject site. Middle to long distance views across the frame show glimpses towards landscaping and vegetation.

Long distance views do not give a view towards an uninterrupted horizon, which is instead broken by vegetation and buildings forms in the foreground. Partial views towards the iconic features of the northern portion of Sydney CBD city skyline (excluding Sydney Tower), are possible, though partially obscured and variable based on intervening vegetation. Sydney Tower, the upper extent of Sydney Harbour Bridge and water views are not visible. A substantial proportion of sky is visible in the view.

Distant views of the CBD skyline views provide value. The resulting objective value assessment of the view is identified as moderate to high.

Tenacity Step 2 - Consider from what part of the property the views are obtained
This image represents views obtained at lower mid-level from apartment living spaces fronting Rennie Street with its intersection with Network Place (south-eastern) outlook within 9-11 Delhi Road (south-eastern). Fenestration within the development is characterised by floor the ceiling openings – with living space sill heights almost flush with the floor. Balconies are clear glazed, so do not interrupt the view – so the view is enjoyed from both sitting and standing positions.

It is noted that the view illustrated does not represent the full extent of viewing possible from affected apartments, but rather the view towards highest value features. Residents would also experience views to either side of the illustrated view, depending on the angle of viewing.

Tenacity Step 3 - Assess the extent of the impact

- ***Compliant model:*** A compliant model envelope is provided for comparative assessment. Consideration of the compliant model indicates that a compliant scheme occupying the height and setback parameters of Clause 6.9 of the Ryde LEP together with Ryde DCP setbacks for this site would result in a volume that would obstruct foreground elements, including trees. Views towards the northern portion of Sydney CBD city skyline (excluding Sydney Tower) remain.
- ***Proposed development:*** Views towards the northern portion of Sydney CBD city skyline (excluding Sydney Tower) remain. A proportion of uninterrupted horizon line would remain.
- ***Compliant compared with proposed:*** There is a view gain when comparing the proposed development with the maximum height and setback parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks – along the western and southern extent of the proposal. This is due to the tapering setback of the western frontage of proposed Block A.
- **Qualitatively:** The proposal partially obscures distant views to the south-east, while retaining views towards the iconic feature of the northern portion of Sydney CBD city skyline (excluding Sydney Tower) – and is therefore assessed as minor-moderate.

Table 19 Tenacity assessment of visual impact

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM06	Low value – **Moderate value – High Value**	Negligible – **Minor – Moderate** – Severe - Devastating

Table 20 Tenacity assessment of visual impact – 9-11 Delhi Road, lower and upper-mid-level

View	Value assessment of views to be affected	Qualitative assessment of extent of impact
CAM05	Low value – **Moderate value – High Value**	Negligible – Minor – **Moderate** – Severe - Devastating
CAM06	Low value – **Moderate value – High Value**	Negligible – **Minor – Moderate** – Severe - Devastating

7.2.5 9-11 Delhi Road – Reasonableness of view impact: Tenacity step 4

Under Tenacity, Step 4 involves assessment of the reasonableness of the proposal that is causing the impact. Reasonableness can be a highly subjective concept involving professional value judgements. Subjectivity can be reduced by reference to the planning framework in totality, including strategic plans and statutory plans. It is also helpful to consider a range of other relevant matters such as context and previous, similar planning decisions.

North Ryde – an urban renewal precinct subject to recent, ongoing and future change: As set out above, it has been noted in this view assessment that significant growth has been occurring – and is envisaged surrounding the site. This growth, which includes the existing development at Nos. 1 – 5 Network Place (Ryde Gardens), has fundamentally changed the scale of North Ryde – and the context within which view impacts should be considered.

It is of relevance, that the proposal sits both within the height parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks. It is also noted that the proposal has an overall height less than that of the existing towers at Nos. 1 and 3 Network Place. Macquarie Park is identified as a Strategic Centre in the Greater Sydney Region Plan. Ryde's Local Strategic Planning Statement (2020) encourages housing in appropriate locations, such as the existing Urban Activation Precincts which the site is situated in. The Macquarie Park Innovation Precinct Place Strategy (August 2022) is an additional key planning framework document which emphasises the appropriateness of the subject site to make a significant contribution towards housing delivery, providing a framework for creating an additional 20,000 jobs over the next 20 years, supported by up to 7,650 new dwellings in the investigation area.

Skilful design: Tenacity also prompts the question whether a more skilful design would result in a lesser view impact and achieve the same development potential and amenity.

The proposal has been subject to a comprehensive, detailed and lengthy design process. The proposal is a result of an extensive iterative design concept phase, in line with best design practice. An extensive range of design options and forms have been considered – which included analysis of view comparisons to understand how the buildings would be perceived and which option provided the best amenity for both future open space as well as adjacent developments. The proposed heights respond to the existing and future context. Tower heights up to 20 storeys provide a transition of height from Ryde Garden to the future context of Riverside Business Park.

Consultation has been undertaken with various stakeholders including DPE, City of Ryde Council, and the NSW Government Architect State Design Review Panel. The proposed urban design and built form parameters have been informed by extensive consultation with the State Design Review Panel, and the provisions of the Housing SEPP, the Ryde LEP, and the Apartment Design Guide (ADG).

The proposed development was presented to the NSW Government Architect's State Design Review Panel (SDRP) on two (2) occasions prior to lodgement of the SSDA, on 15 February and 3 May 2023, respectively. During these meetings the Proponent presented the project and strategy for achieving design excellence. The SDRP set out that it supported the proposal for a mixed-use development on the site, with reference to its close proximity to North Ryde Metro Station. The SDRP also encouraged the team to develop the design to maximise apartment amenity including solar access and cross ventilation.

The proposal has been designed with consideration of the nine (9) principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Development (SEPP 65) and accompanying NSW Apartment Design Guide (ADG). The proposal has been designed to respond to the objectives of the ADG building separation distance criterion – which state that adequate building separation distances should be shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.

The western extent of the proposal (Block A) is tapered, achieving a boundary setback that substantially exceeds the DCP western boundary site setback of 5m. The resulting envelope results in view gains when comparing the proposed development with the maximum height and setback parameters of Clause 6.9 of the Ryde LEP and Ryde DCP setbacks – along the western and southern extent of the proposal. This is specifically due to the designing of the tapering setback of the western frontage of proposed Block A. The modulation of the building form, with towers recessed above podium further results in view gains compares with a compliant envelope model.

The proposal is a proportionately scaled and skilfully designed response, positively responding to the current planning policy context. The proposal sits within the applicable consent envelope, allowable under Clause 6.9 of the Ryde LEP and Ryde DCP. Its maximum height is below the maximum contextual height datum established almost a decade ago by Ryde Gardens.

The view analysis contained in this report has identified that the side and tower front setbacks proposed result in a reduction to the extent of view loss for the assessed apartments. It is evident that the architect, Koichi Takada Architects, has approached the massing with consideration to overall impacts of the proposed form and scale while achieving the development potential anticipated. In this respect, it is considered that the architect has approached the design with expert skill, and that a development envelope that pursued strict alignment with the LEP and DCP envelope would present a worse view loss outcome in this instance.

8.0 Visual Impact Assessment - Public Domain

8.1.1 Viewpoints

Viewpoint 1: Macquarie Park Cemetery and Crematorium

Existing View

Figure 28 Macquarie Park Cemetery and Crematorium

Source: Virtual Ideas

This view is dominated by landscaping and vegetation in the foreground.

Existing high-rise development is visible behind a row of evergreen mature trees. Existing visible development includes the Centrale scheme (on Rennie Street) and the northern blank façade of the Ryde Gardens (1 Network Place) scheme. A substantial proportion of sky is visible in the view.

The most dominant features in the view comprises a row of evergreen trees in the centre of the view, along with the rows of formally arranged and manicured rose bushes in the foreground.

This viewpoint is a local topographic high point, and the local topography slopes downwards from this viewing position towards the subject site.

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 21 Viewpoint 1 – Macquarie Park Cemetery and Crematorium

Factor	Assessment of existing situation	Level of sensitivity
Receptor Type	Ceremonial open space	Low
Number of People	Low	Medium
Social and cultural value of the view	Medium	Medium
Visual Characteristics	The cemetery's formal landscape setting and row of evergreen mature trees dominate the view, with built form of scale, including verticality, visible in the view – behind the row of established trees.	Low
Sensitivity		**Medium**

Compliant envelope

Figure 29 View of compliant envelope model

Source: Virtual Ideas

Proposed View

Figure 30 View of proposed scheme

Source: Virtual Ideas

Although substantially obscured, the proposed development is visible in the view, with a portion of the north elevation of proposed Building A and the proposed development's upper storeys visible above Triniti Business Park.

The proposal is largely obscured by the existing Triniti Business Park and row of mature evergreen trees. The proposal would form a new addition to the group of existing buildings to the south-east of North Ryde Metro Station – creating a visual betterment compared with the current site condition.

The proposal does not impact on the proportion to sky visible in the view.

The following table provides an assessment of the magnitude of the nature of change proposed.

Table 22 Viewpoint 1 – Macquarie Park Cemetery and Crematorium: magnitude of visual impact

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
Scale of change and geographical Extent of the area influenced	*Major change* over wide area	*Dominant*	*Considerable*	*Considerable*	*Noticeable*
	Major change over restricted area or *moderate change* over wide area	*Considerable*	*Considerable*	*Noticeable*	*Noticeable*

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
	Moderate change over restricted area or *Minor change* over a wide area	*Considerable*	*Noticeable*	*Noticeable*	*Perceptible*
	Minor change over a restricted area or *Insignificant change*	*Perceptible*	***Perceptible***	*Perceptible*	*Perceptible*
	Imperceptible change	*Imperceptible*	*Imperceptible*	*Imperceptible*	*Imperceptible*

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the **Table 22**, the magnitude of impact is **Perceptible**.

Table 23 Viewpoint 1 – Macquarie Park Cemetery and Crematorium: Significance of visual impact

		Magnitude				
		Dominant	**Considerable**	**Noticeable**	**Perceptible**	**Imperceptible**
Sensitivity	**High**	*Major*	*High*	*Moderate*	*Low*	*Negligible*
	Medium	*High*	*Moderate*	*Low*	***Low***	*Negligible*
	Low	*Moderate*	*Low*	*Low*	*Negligible*	*Negligible*
	Negligible	*Low*	*Low*	*Negligible*	*Negligible*	*Negligible*

Table 23 assesses the significance of visual impact, which is **Low.**

Viewpoint 2: Delhi Road (pedestrian crossing) looking south – down Rennie Street

Existing View

Figure 31 Delhi Road (pedestrian crossing) looking south – down Rennie Street

Source: Virtual Ideas

This view is dominated by highway infrastructure (Delhi Road carriageway, footways and crossing point) and existing built form comprising short to mid-range views of existing development at Triniti Business Park, Centrale (on Rennie Street) and Ryde Gardens (1 Network Place).

This viewpoint is characterised by high traffic volumes associated with Delhi Road's use as a main arterial road connecting the M2 (to the west) with the Pacific Highway, via Fullers Road (to the east).

Mid to long-range views to the subject site are possible from this location, thought partially obscured by the existing Triniti Business Park development.

This viewpoint provides an axial view southward down Rennie Street, with long-range views of distant tree canopies visible to the south of the site – and beyond the M2.

Existing built forms have minimal setbacks from the back of pavement. These setback zones include landscape areas of semi-mature tree and formal shrub planting.

The topography slopes downwards from this viewing position towards the site.

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 24 Viewpoint 2: Delhi Road (pedestrian crossing) looking south – down Rennie Street

Factor	Assessment of existing situation	Level of sensitivity
Receptor Type	Worker, residential, commuter	Medium
Number of People	High	Medium
Social and cultural value of the view	Low	Low
Visual Characteristics	Built form of scale, including verticality, is visible in the view.	Low
Sensitivity		**Low**

Compliant envelope

Figure 32 View of compliant envelope model

Source: Virtual Ideas

Proposed View

Figure 33 View of proposed scheme

Source: Virtual Ideas

The proposed development is visible in the view, though largely obscured by the existing Triniti Business Park. A portion of the north elevation of proposed Building A is visible in the view.

The proposal forms a new addition to the group of existing buildings – creating a visual betterment compared with the current site condition.

The proposal does not impact on existing long-range views of distant tree canopies visible to the south of the site – and beyond the M2.

The following table provides an assessment of the magnitude of the nature of change proposed.

Table 25 Viewpoint 2: Delhi Road looking south – down Rennie Street: magnitude of visual impact

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
Scale of change and geographical Extent of the area influenced	*Major change* over wide area	*Dominant*	*Considerable*	*Considerable*	*Noticeable*
	Major change over restricted area or *moderate change* over wide area	*Considerable*	*Considerable*	*Noticeable*	*Noticeable*
	Moderate change over restricted area or *Minor change* over a wide area	*Considerable*	***Noticeable***	*Noticeable*	*Perceptible*

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
	Minor change over a restricted area or *Insignificant change*	*Perceptible*	*Perceptible*	*Perceptible*	*Perceptible*
	Imperceptible change	*Imperceptible*	*Imperceptible*	*Imperceptible*	*Imperceptible*

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the **Table 25**, the magnitude of impact is **Noticeable.**

Table 26 Viewpoint 2: Delhi Road looking south – down Rennie Street: Significance of visual impact

		Magnitude				
		Dominant	**Considerable**	**Noticeable**	**Perceptible**	**Imperceptible**
Sensitivity	**High**	*Major*	*High*	*Moderate*	*Low*	*Negligible*
	Medium	*High*	*Moderate*	*Low*	*Low*	*Negligible*
	Low	*Moderate*	*Low*	***Low***	*Negligible*	*Negligible*
	Negligible	*Low*	*Low*	*Negligible*	*Negligible*	*Negligible*

Table 26 assesses the significance of visual impact, which is **Low.**

Viewpoint 3: South of North Ryde Metro Station – looking east down Network Place

Existing View

Figure 34 South of North Ryde Metro Station – looking east down Network Place

Source: Virtual Ideas

This view is dominated by a road frontage (Network Place) and existing built form comprising the lower podium and mid-levels of Ryde Gardens (1 Network Place) – together with short range views of the existing Triniti Business Park.

Short to mid-range range views to the subject site are possible from this location, thought partially obscured at lower levels by the four-storey podium of the Ryde Gardens development.

Existing built forms have minimal setbacks from the back of pavement along Network Place. Semi-mature street trees and low-level shurbs have been planted along the southern footway, running along the kerbline.

The viewpoint is located to the south-east of the North Ryde Metro Station, and is characterised by medium levels of footfall associated with the station, retail and cafe. The main station entrance and frontage is orientated towards Delhi Road to the north.

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 27 Viewpoint 3: South of North Ryde Metro Station – looking east down Network Place

Factor	Assessment of existing situation	Level of sensitivity
Receptor Type	Worker, residential, commuter	Medium
Number of People	Medium	Low
Social and cultural value of the view	Low	Low
Visual Characteristics	Built form of scale, including verticality, is visible in the view.	Low
Sensitivity		**Low**

Compliant envelope

Figure 35 View of compliant envelope model

Source: Virtual Ideas

Proposed View

Figure 36 View of proposed scheme

Source: Virtual Ideas

The mid to upper floors of Building A of the proposed development is visible in the view. Lower floors are obscured by the lower levels of Ryde Gardens' four-storey podium.

The proposal forms a new addition to the cluster of existing buildings within the Macquarie Park Innovation Precinct. – creating a visual betterment compared with the current site condition.

The following table provides an assessment of the magnitude of the nature of change proposed.

Table 28 Viewpoint 3: South of North Ryde Metro Station – looking east: magnitude of visual impact

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
Scale of change and geographical Extent of the area influenced	*Major change* over wide area	*Dominant*	*Considerable*	*Considerable*	*Noticeable*
	Major change over restricted area or *moderate change* over wide area	*Considerable*	***Considerable***	*Noticeable*	*Noticeable*
	Moderate change over restricted area or *Minor change* over a wide area	*Considerable*	*Noticeable*	*Noticeable*	*Perceptible*
	Minor change over a restricted area or *Insignificant change*	*Perceptible*	*Perceptible*	*Perceptible*	*Perceptible*
	Imperceptible change	*Imperceptible*	*Imperceptible*	*Imperceptible*	*Imperceptible*

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the Table 28, the magnitude of impact is **Considerable.**

Table 29 Viewpoint 3: South of North Ryde Metro Station – looking east down: Significance of visual impact

		Magnitude				
		Dominant	**Considerable**	**Noticeable**	**Perceptible**	**Imperceptible**
Sensitivity	**High**	*Major*	*High*	*Moderate*	*Low*	*Negligible*
	Medium	*High*	*Moderate*	*Low*	*Low*	*Negligible*
	Low	*Moderate*	***Low***	*Low*	*Negligible*	*Negligible*
	Negligible	*Low*	*Low*	*Negligible*	*Negligible*	*Negligible*

Table 29 assesses the significance of visual impact, which is **Low.**

Viewpoint 4: Lindfield, Bayswater Road – near the intersection of Pacific Highway

Existing View

Figure 37 Lindfield, Bayswater Road – near the intersection of Pacific Highway

Source: Virtual Ideas

This view is dominated by landscaping and vegetation in the foreground, and presents a near axial view down Bayswater Road towards Macquarie Park.

Existing high-rise developments located in Macquarie Park, including the north and east elevations of the Ryde Gardens development, are visible as distant townscape elements – with Ryde Gardens projecting above the horizon line, creating a local landmark.

A substantial proportion of sky is visible in the view. The most dominant features in the view comprise a row of mixed deciduous and evergreen street trees and masonry walk-up four storey apartment buildings in the foreground.

This viewpoint is a local and regional high point, located near Bayswater Road's intersection with the Pacific Highway – which runs along a ridge point which drops westward towards the Lane Cove National Park and Lane Cove River. The topography slopes downwards from this viewing position towards the subject site. The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 30 Viewpoint 4: Lindfield, Bayswater Road – near the intersection of Pacific Highway

Factor	Assessment of existing situation	Level of sensitivity
Receptor Type	Residential	Medium
Number of People	Medium	Medium
Social and cultural value of the view	Low	Low
Visual Characteristics	A row of mixed deciduous and evergreen street trees and medium-rise residential buildings is dominant in the foreground of the view. Distant built forms are visible in the view.	Low
Sensitivity		**Low-Medium**

Compliant envelope

Figure 38 View of compliant envelope model

Source: Virtual Ideas

Proposed View

Figure 39 View of proposed scheme

Source: Virtual Ideas

Proposed Buildings A and B are visible as distant townscape elements. Proposed Buildings A and B project above the horizon line, with proposed Building A partially obscuring Ryde Gardens.

Ryde Gardens remain a dominant, and taller building form in the view – creating a high point within the cluster. A substantial proportion of sky remains visible in the view.

The proposal would form a new addition to the cluster of existing buildings within the Macquarie Park Innovation Precinct, which surround North Ryde Metro Station – creating a visual betterment in townscape and legibility terms.

The following table provides an assessment of the magnitude of the nature of change proposed.

Table 31 Viewpoint 4: Lindfield, Bayswater Road: magnitude of visual impact

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
Scale of change and geographical Extent of the area influenced	*Major change* over wide area	*Dominant*	*Considerable*	*Considerable*	*Noticeable*
	Major change over restricted area or *moderate change* over wide area	*Considerable*	*Considerable*	*Noticeable*	*Noticeable*
	Moderate change over restricted area or *Minor change* over a wide area	*Considerable*	***Noticeable***	*Noticeable*	*Perceptible*

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
	Minor change over a restricted area or *Insignificant change*	*Perceptible*	*Perceptible*	*Perceptible*	*Perceptible*
	Imperceptible change	*Imperceptible*	*Imperceptible*	*Imperceptible*	*Imperceptible*

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the **Table 31**, the magnitude of impact is **Noticeable**.

Table 32 Viewpoint 4: Lindfield, Bayswater Road: Significance of visual impact

		Magnitude				
		Dominant	**Considerable**	**Noticeable**	**Perceptible**	**Imperceptible**
Sensitivity	**High**	*Major*	*High*	*Moderate*	*Low*	*Negligible*
	Medium	*High*	*Moderate*	***Low***	*Low*	*Negligible*
	Low	*Moderate*	*Low*	*Low*	*Negligible*	*Negligible*
	Negligible	*Low*	*Low*	*Negligible*	*Negligible*	*Negligible*

Table 32 assesses the significance of visual impact, which is **Low.**

Viewpoint 5: Northern Suburbs Memorial Gardens and Crematorium

Existing View

Figure 40 Northern Suburbs Memorial Gardens and Crematorium

Source: Virtual Ideas

This view is dominated by landscaping and vegetation in the foreground.

Existing high-rise development is visible behind the cluster of mixed deciduous and evergreen mature trees. Existing visible development comprises the east façade of the Ryde Gardens (1 Network Place) scheme. A substantial proportion of sky is visible in the view. The most dominant feature in the view comprises the cluster of mixed deciduous and evergreen mature trees in the centre of the view, along with the sweep of the cemetery driveway in the foreground.

This viewpoint is a local topographic high point, and the local topography slopes downwards from this viewing position towards the subject site – and east towards Lane Cove River.

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 33 Viewpoint 5: Northern Suburbs Memorial Gardens and Crematorium

Factor	Assessment of existing situation	Level of sensitivity
Receptor Type	Ceremonial open space	Low
Number of People	Low	Medium
Social and cultural value of the view	Medium	Medium
Visual Characteristics	The cemetery's landscape setting and clusters of deciduous and evergreen mature trees dominate the view, with built form of scale, including verticality, visible in the view – behind established trees.	Low
Sensitivity		**Medium**

Compliant envelope model

Figure 41 View of compliant envelope model

Source: Virtual Ideas

Proposed View

Figure 42 View of proposed scheme

Source: Virtual Ideas

Although substantially obscured, the proposed development is visible in the view, with a portion of the north and east elevations of the proposed development's upper storeys visible above the tree line.

The proposal is largely obscured by groups of mature evergreen and deciduous trees. The proposal would form a new addition to the group of existing buildings marking the Macquarie Park innovation Precinct, around North Ryde Metro Station – creating a visual betterment in respect of townscape and legibility.

The proposal has a minor perceptible impact on the proportion of sky visible in the view.

The following table provides an assessment of the magnitude of the nature of change proposed.

Table 34 Viewpoint 5: Northern Suburbs Memorial Gardens and Crematorium: magnitude of visual impact

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
Scale of change and geographical extent of the area influenced	*Major change* over wide area	*Dominant*	*Considerable*	*Considerable*	*Noticeable*
	Major change over restricted area or *moderate change* over wide area	*Considerable*	*Considerable*	*Noticeable*	*Noticeable*
	Moderate change over restricted area or *Minor change* over a wide area	*Considerable*	*Noticeable*	*Noticeable*	*Perceptible*

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
	Minor change over a restricted area or *Insignificant change*	*Perceptible*	***Perceptible***	*Perceptible*	*Perceptible*
	Imperceptible change	*Imperceptible*	*Imperceptible*	*Imperceptible*	*Imperceptible*

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the **Table 34**, the magnitude of impact is **Perceptible**.

Table 35 Viewpoint 5: Northern Suburbs Memorial Gardens and Crematorium

		Magnitude				
		Dominant	**Considerable**	**Noticeable**	**Perceptible**	**Imperceptible**
Sensitivity	**High**	*Major*	*High*	*Moderate*	*Low*	*Negligible*
	Medium	*High*	*Moderate*	*Low*	***Low***	*Negligible*
	Low	*Moderate*	*Low*	*Low*	*Negligible*	*Negligible*
	Negligible	*Low*	*Low*	*Negligible*	*Negligible*	*Negligible*

Table 35 assesses the significance of visual impact, which is **Low.**

Viewpoint 6: Blenheim Road (approximately no. 22 Blenheim Road / at row of local shops) – north of intersection with Coxs Road

Existing View

Figure 43 Blenheim Road – north of intersection with Coxs Road

Source: Virtual Ideas

This view is dominated by low-rise residential and street planting, including established evergreen and deciduous street trees in the foreground, and presents a near axial view down Blenheim Road towards the subject site.

Existing high-rise developments located in Macquarie Park, including the south and west (part) elevations of the Ryde Gardens development, are visible as mid-distant townscape elements – with Ryde Gardens projecting above the horizon line, creating a local landmark. A substantial proportion of sky is visible in the view.

The most dominant features in the view comprise a row of mixed deciduous and evergreen street trees and masonry detached houses in the foreground.

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 36 Viewpoint 6: Lindfield, Bayswater Road – near the intersection of Pacific Highway

Factor	Assessment of existing situation	Level of sensitivity
Receptor Type	Residential	Medium
Number of People	Medium	Medium
Social and cultural value of the view	Low	Low
Visual Characteristics	A row of mixed deciduous and evergreen street trees and low-rise residential buildings is dominant in the foreground of the view. Distant built forms are visible in the view.	Low

Factor	Assessment of existing situation	Level of sensitivity
Sensitivity		**Low-Medium**

Compliant envelope model

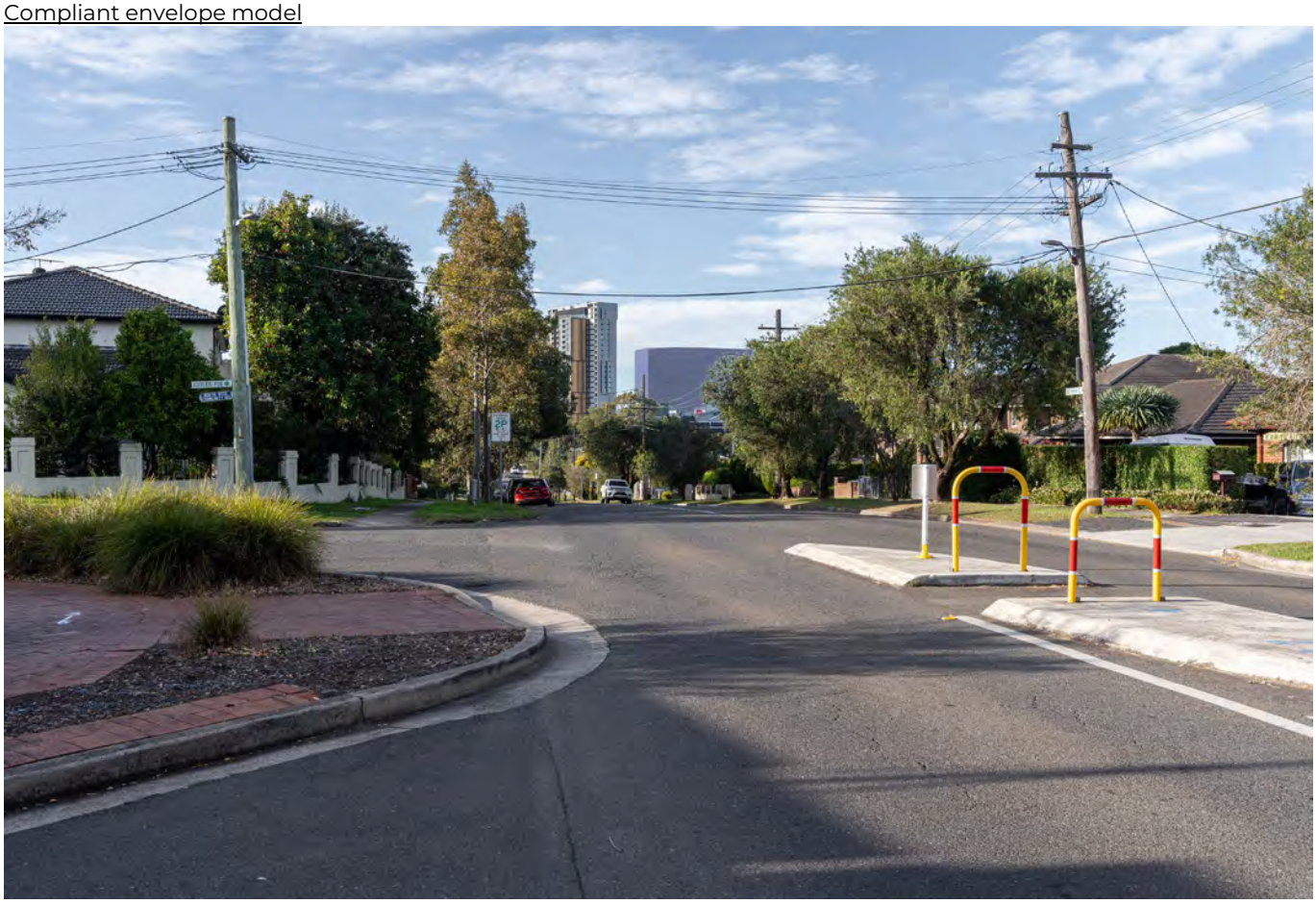


Figure 44 View of compliant envelope model

Source: Virtual Ideas

Proposed View

Figure 45 View of proposed scheme

Source: Virtual Ideas

The proposed development is visible as a mid-distance townscape element projecting above the horizon line, subordinate to the taller Ryde Gardens development.

Ryde Gardens remain a dominant, and taller building form in the view – creating a high point within the cluster. A substantial proportion of sky remains visible in the view.

The proposal would form a new addition to the cluster of existing buildings within the Macquarie Park Innovation Precinct, which surround North Ryde Metro Station – creating a visual betterment in townscape and legibility terms.

The following table provides an assessment of the magnitude of the nature of change proposed.

Table 37 Viewpoint 5: Northern Suburbs Memorial Gardens and Crematorium: magnitude of visual impact

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
Scale of change and geographical extent of the area influenced	*Major change* over wide area	*Dominant*	*Considerable*	*Considerable*	*Noticeable*
	Major change over restricted area or *moderate change* over wide area	*Considerable*	*Considerable*	*Noticeable*	*Noticeable*
	Moderate change over restricted area or *Minor change* over a wide area	*Considerable*	***Noticeable***	*Noticeable*	*Perceptible*

		Ongoing and irreversible	Ongoing and capable of being reversed	Limited Life (5-10 years)	Limited Life (<5 years)
	Minor change over a restricted area or *Insignificant change*	*Perceptible*	*Perceptible*	*Perceptible*	*Perceptible*
	Imperceptible change	*Imperceptible*	*Imperceptible*	*Imperceptible*	*Imperceptible*

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the **Table 37**, the magnitude of impact is **Noticeable**.

Table 38 Viewpoint 5: Northern Suburbs Memorial Gardens and Crematorium: Significance of visual impact

		Magnitude				
		Dominant	**Considerable**	**Noticeable**	**Perceptible**	**Imperceptible**
Sensitivity	**High**	*Major*	*High*	*Moderate*	*Low*	*Negligible*
	Medium	*High*	*Moderate*	***Low***	*Low*	*Negligible*
	Low	*Moderate*	*Low*	*Low*	*Negligible*	*Negligible*
	Negligible	*Low*	*Low*	*Negligible*	*Negligible*	*Negligible*

Table 38 assesses the significance of visual impact, which is **Low.**

Table 39 Summary of Significance of Visual Impact

	Viewpoint	Significance of Visual Impact
1	Macquarie Park Cemetery and Crematorium	**Low**
2	Delhi Road (pedestrian crossing) looking south – down Rennie Street	**Low**
3	South of North Ryde Metro Station – looking east down Network Place	**Low**
4	Lindfield, Bayswater Road – near the intersection of Pacific Highway	**Low**
5	Northern Suburbs Memorial Gardens and Crematorium	**Low**
6	Blenheim Road (approximately no. 22 Blenheim Road / at row of local shops) north of intersection with Coxs Road	**Low**

9.0 Key Conclusions

The key question addressed by this visual impact assessment was whether the impact to views from affected apartments resulting from the proposed SSDA is reasonable, considering the relevant planning and strategic context of North Ryde. It has been determined that the impact to views experienced by residents at 1 and 3 Network Place and 9-11 Delhi Road, North Ryde is reasonable on the following grounds:

- Strategic and statutory plans, including the Macquarie Park Innovation Precinct Place Strategy (August 2022) noted above, are clear in their intent to promote North Ryde as a location appropriate in making a significant contribution towards housing delivery. This is reinforced by significant public investment in the locality, most notably the North Ryde Metro Station 300m west of the site.
- Consistent with this, significant development has occurred which has fundamentally changed the visual context of the assessed apartment buildings. This includes both 1 and 3 Network Place, which has a greater height and prominence compared with the proposed development.
- The volume of the incentive height envelope, being an articulation of the Ryde LEP and DCP Plans, results in occlusion of viewing from the 1 and 3 Network Place and 9-11 Delhi Road, North Ryde apartments consistent with, and in some cases greater than the proposed SSDA proposal.
- The proposal is a proportionately scaled and skilfully designed response, positively responding to the current planning policy context. The proposal sits within the applicable consent envelope, allowable under Clause 6.9 of the Ryde LEP and Ryde DCP. Its maximum height is below the maximum contextual height datum established almost a decade ago by Ryde Gardens.
- In respect of public domain townscape impacts, from mid-to-long distance views, the proposed development is visible as a mid-distance townscape element, subordinate to the taller Ryde Gardens development. Ryde Gardens would remain a dominant, and taller building form – creating a high point within the cluster. The proposal would form a new addition to the cluster of existing buildings within the Macquarie Park Innovation Precinct, which surround North Ryde Metro Station – creating a visual betterment in townscape and legibility terms.

On this basis, it is the conclusion of this view loss assessment that the extent of view loss is insufficient in its own right to warrant redesign or refusal of the proposal on merit grounds.

Appendix A Visual Impact Evidence

Author: Virtual Ideas

Triniti - 39 Delhi Rd, North Ryde, NSW

View impact renderings and methodology report - Private Views

24th August 2023

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for Triniti, 39 Delhi Rd, North Ryde, NSW with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. RENDERINGS METHODOLOGY

The following describes the process that we undertake to create the renderings that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference points using the MGA 56 GDA 2020 coordinates system.

We have used data including existing, approved and proposed building 3D models as well as a site survey to create the 3D scene. A detailed description of the data sources used in this report can be found in Appendix A, B, C and D.

When we receive data sources that are not positioned to MGA-56 GDA 2020 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA2020. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.2.

3.2 ALIGNMENT OF 3D SCENE

To align the 3D scene to the correct geographical location, we used the following data:

Using a supplied site survey, we were able to align the site boundaries of the proposed buildings to the geo-referenced data.

Cameras were aligned to surveyed positions that were supplied by CMS Surveyors at MGA-56 GDA 2020.

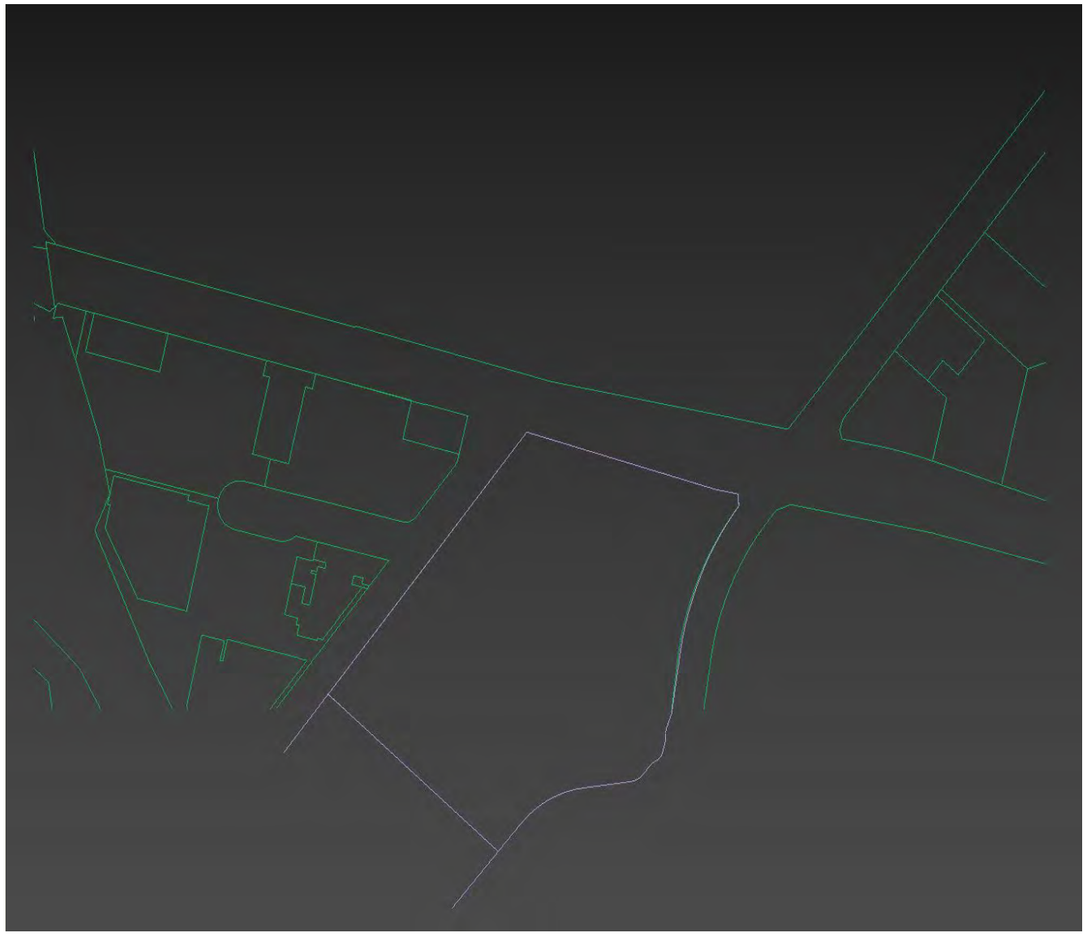


Image showing survey drawing (green) from Craig and Rhodes at MGA 56 GDA2020 coordinates aligned to site boundaries (purple)

3.3 RENDERING CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in Sydney, Australia. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information.

For the renderings, we applied a basic grey material to the proposed developments and a basic blue material to the compliant envelope.

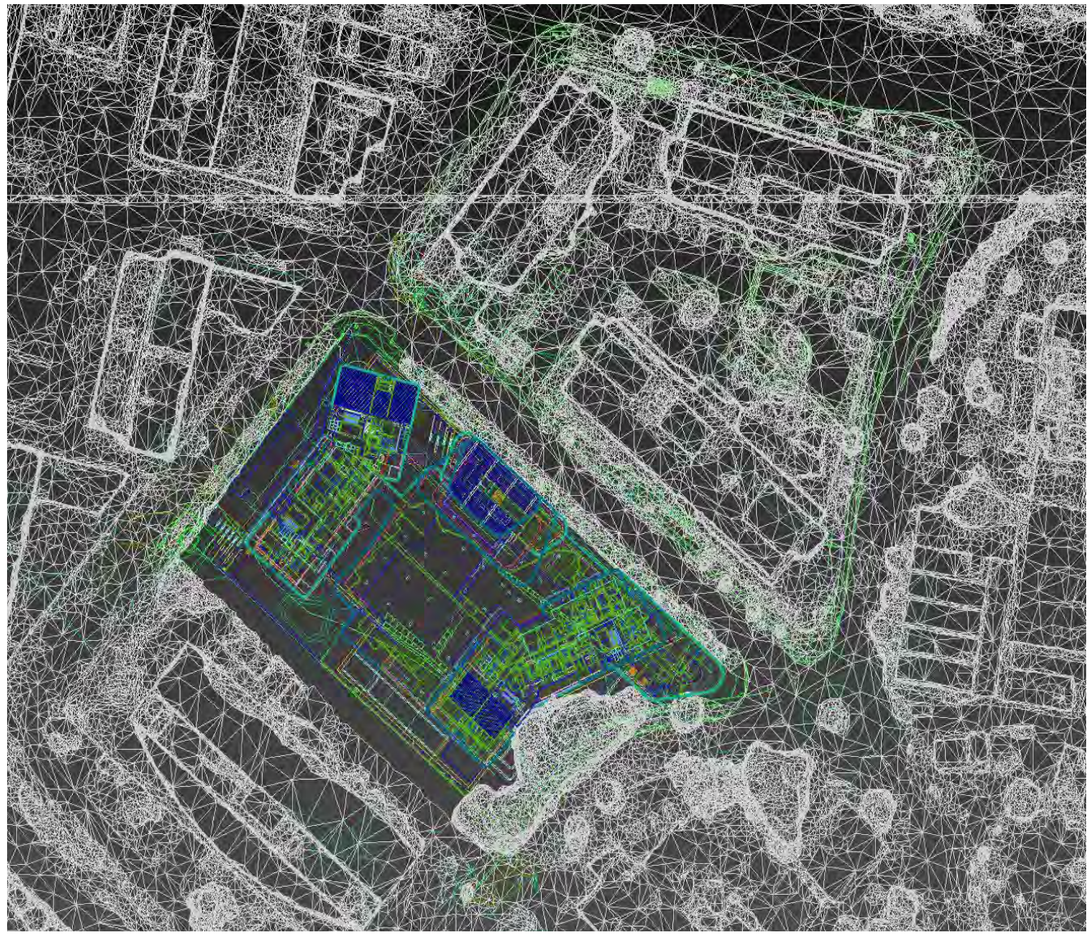


Image showing survey drawing (green) from Craig and Rhodes at MGA 56 GDA2020 coordinates aligned to site boundaries (purple), Aerometrex and proposed 3D model

4. MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF TRINITI, 39 DELHI RD, NORTH RYDE NSW

Camera Positions

1. Position 1 - Ryde Gardens, 1 Network Place (RL109.0)
2. Position 2 - Ryde Gardens, 1 Network Place (RL121.0)
3. Position 3 - Ryde Gardens, 1 Network Place (RL109.0)
4. Position 4 - Ryde Gardens, 1 Network Place (RL109.0)
5. Position 5 - Centrale, 1 Delhi Road (RL89.78)
6. Position 6 - Centrale, 1 Delhi Road (RL72.7)

5.1 CAMERA POSITION 01 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

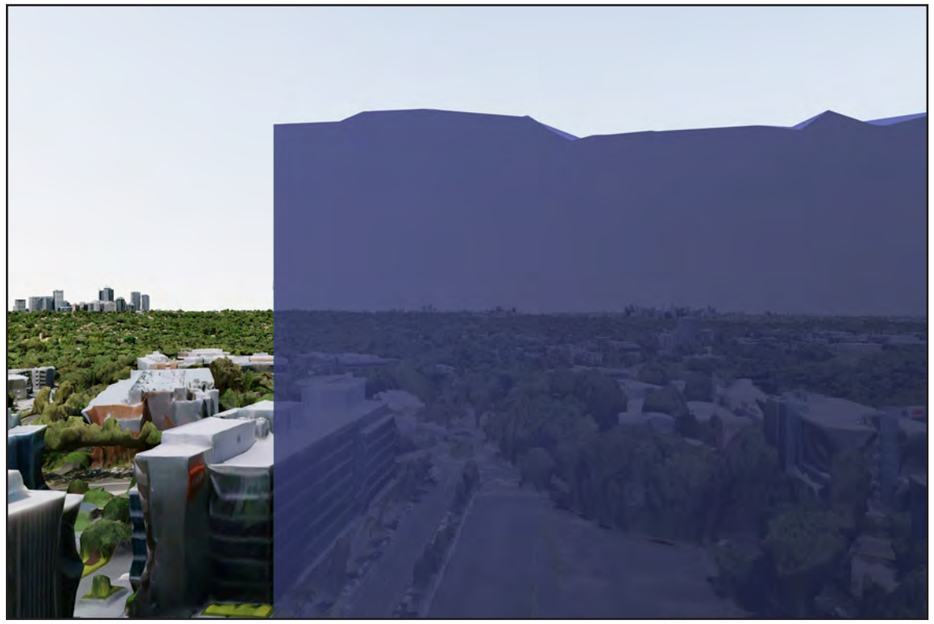
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

Compliant Envelope - 39 Delhi Rd

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



CAMERA POSITION

5.1 CAMERA POSITION 01 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

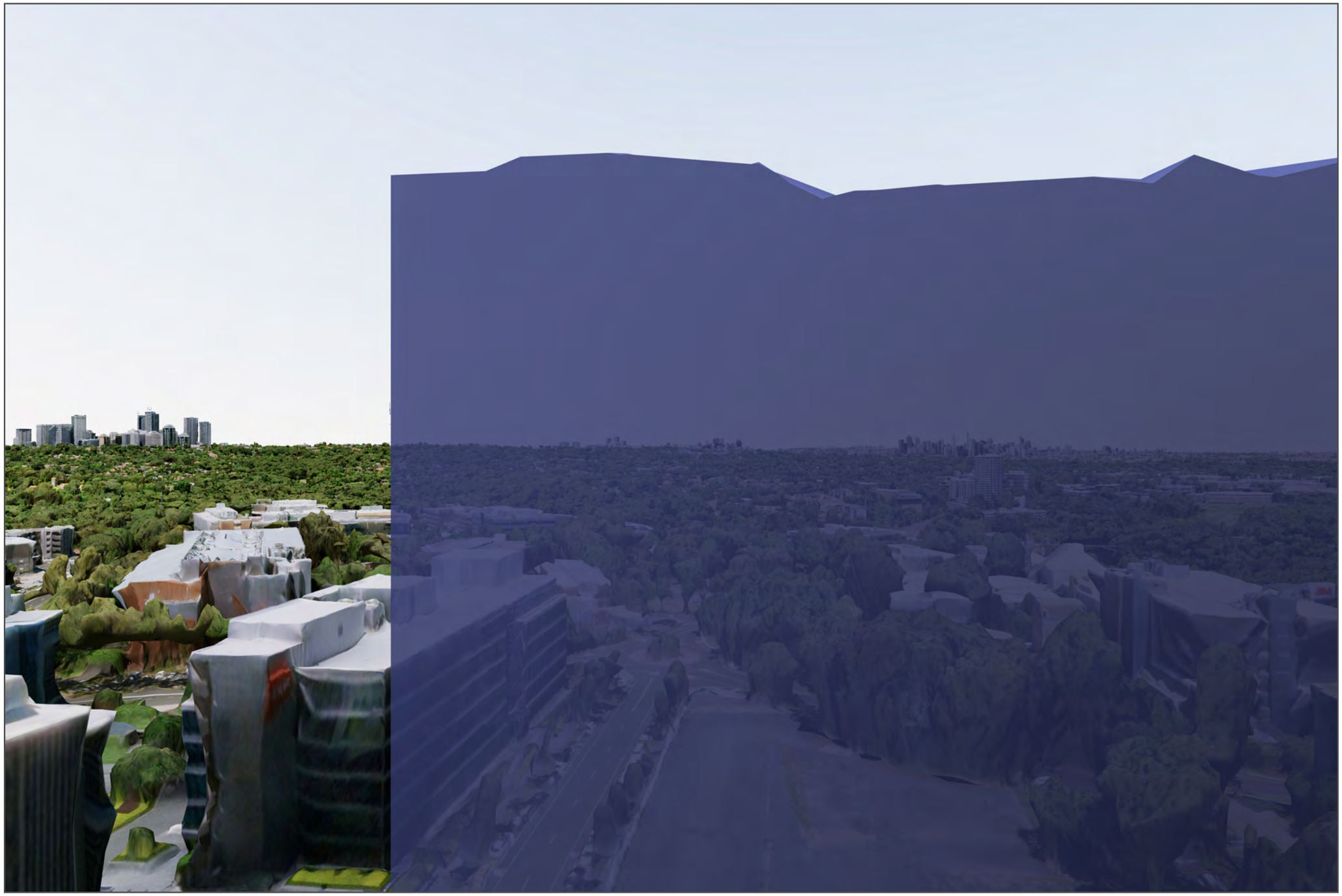
5.1 CAMERA POSITION 01 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

5.1 CAMERA POSITION 01 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



Compliant Envelope - 39 Delhi Rd

5.2 CAMERA POSITION 02 - RYDE GARDENS, 1 NETWORK PLACE, RL121.0

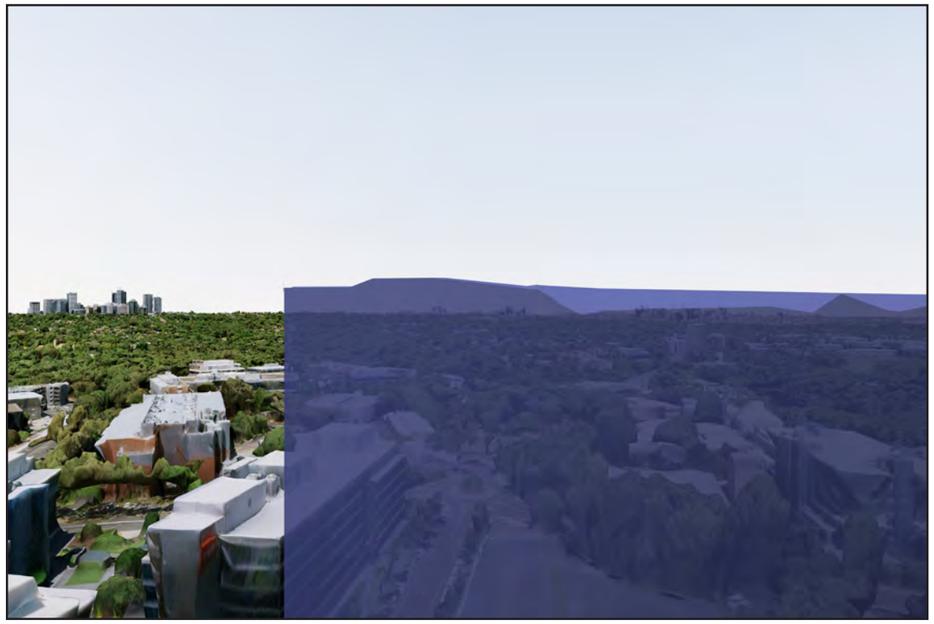
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

Compliant Envelope - 39 Delhi Rd

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



CAMERA POSITION

5.2 CAMERA POSITION 02 - RYDE GARDENS, 1 NETWORK PLACE, RL121.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

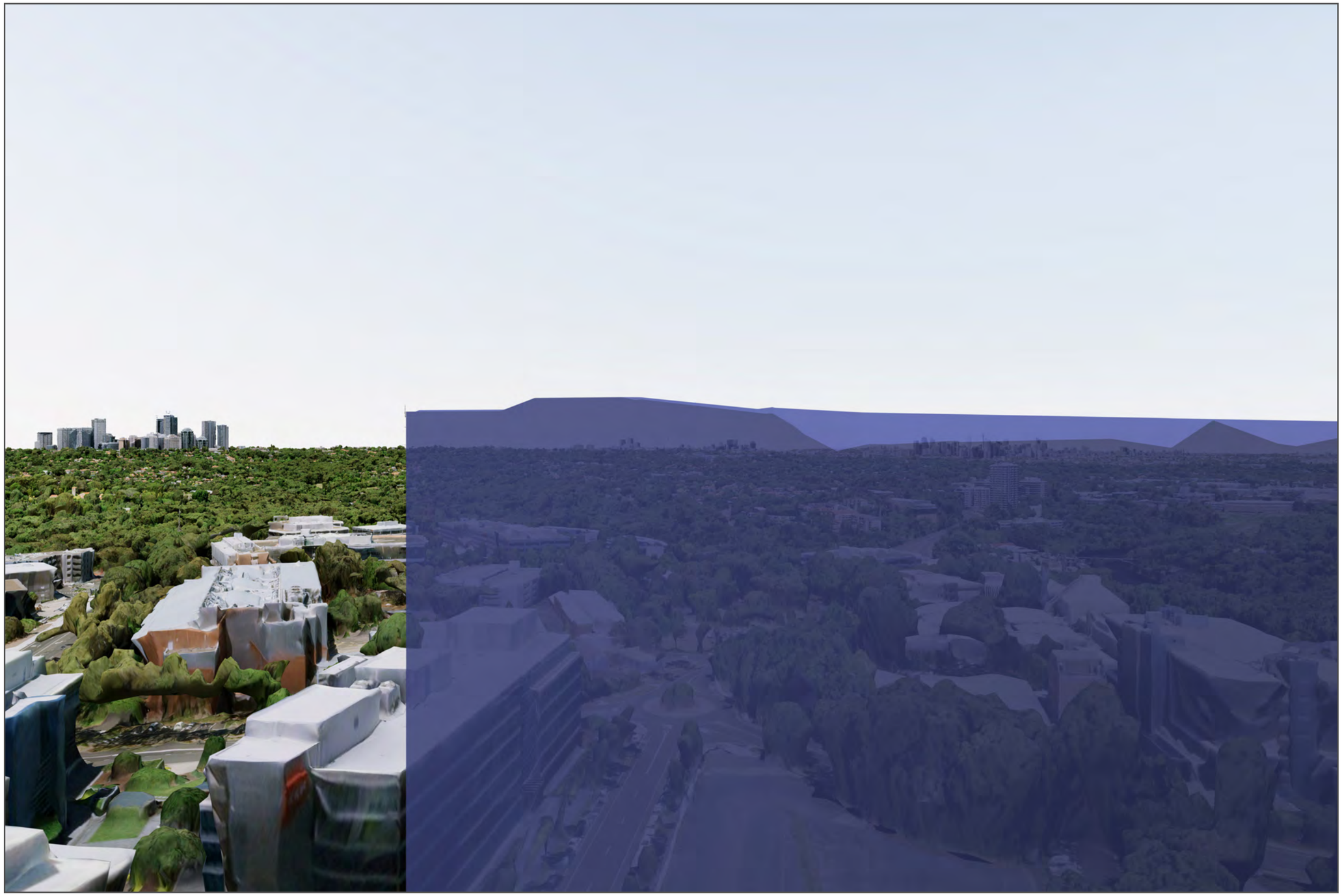
5.2 CAMERA POSITION 02 - RYDE GARDENS, 1 NETWORK PLACE, RL121.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

5.2 CAMERA POSITION 02 - RYDE GARDENS, 1 NETWORK PLACE, RL121.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

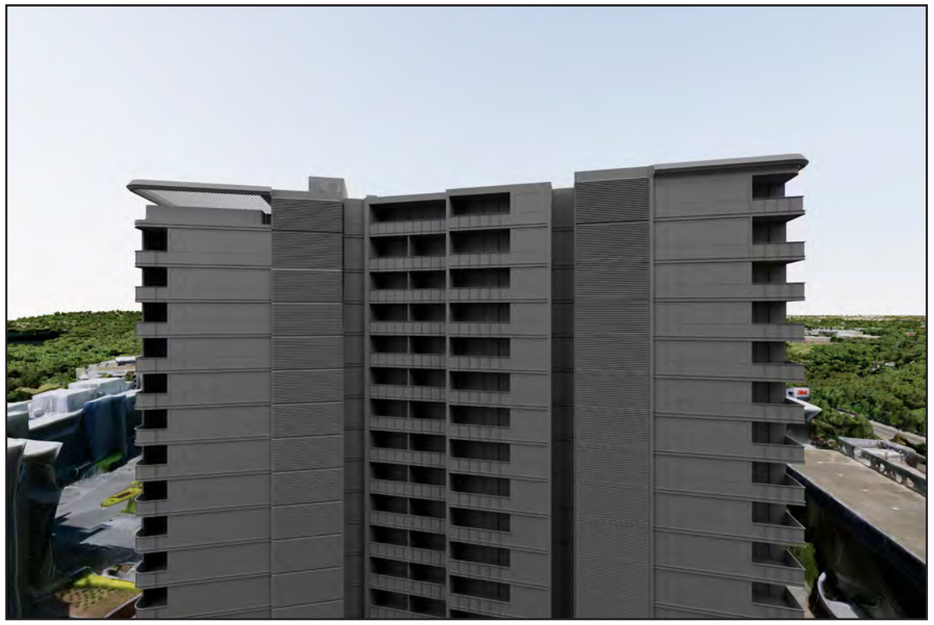


Compliant Envelope - 39 Delhi Rd

5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed Triniti Design - 39 Delhi Rd

Compliant Envelope - 39 Delhi Rd

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

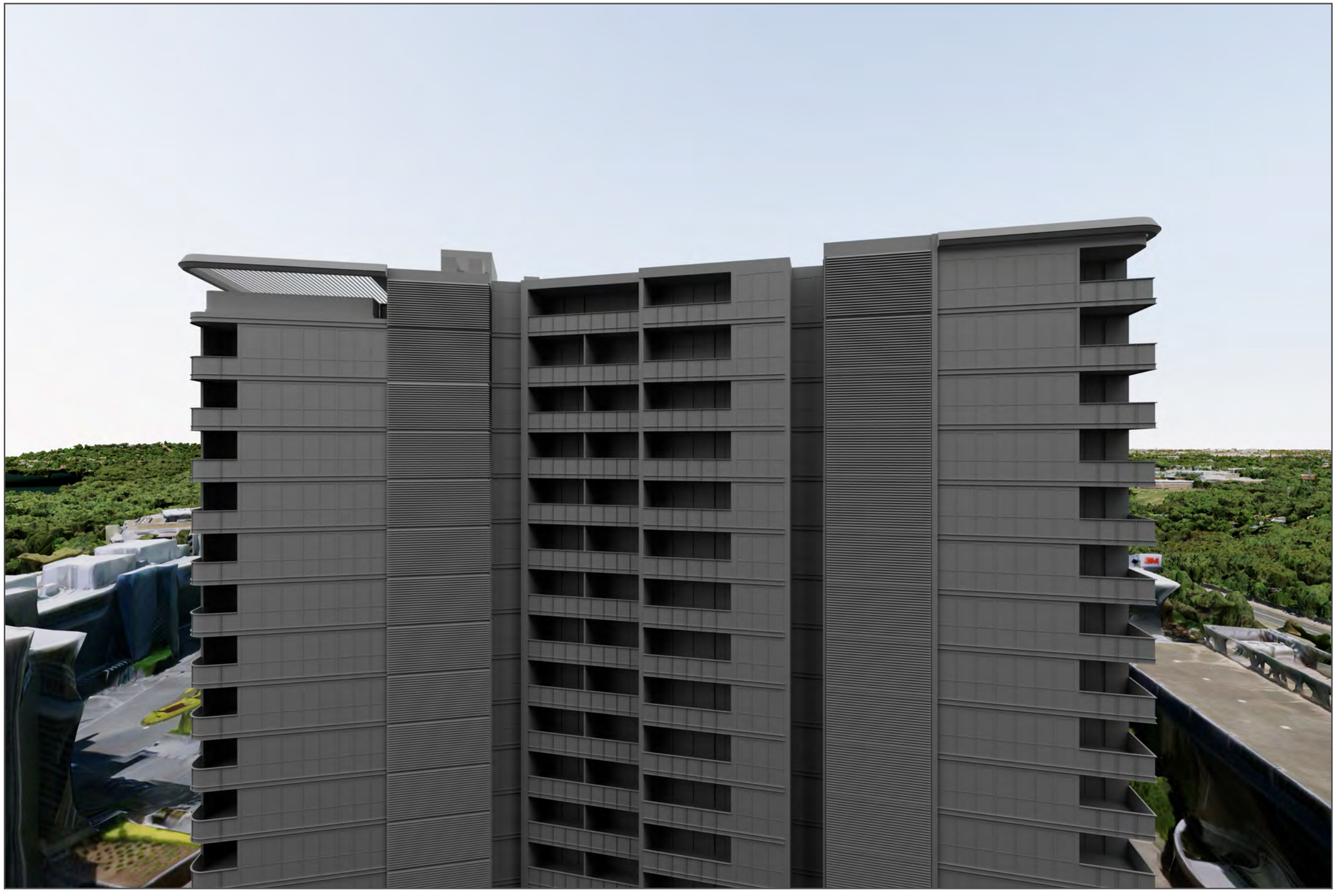
CAMERA POSITION

5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



Proposed Triniti Design - 39 Delhi Rd

5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

Compliant Envelope - 39 Delhi Rd

5.4 CAMERA POSITION 04 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

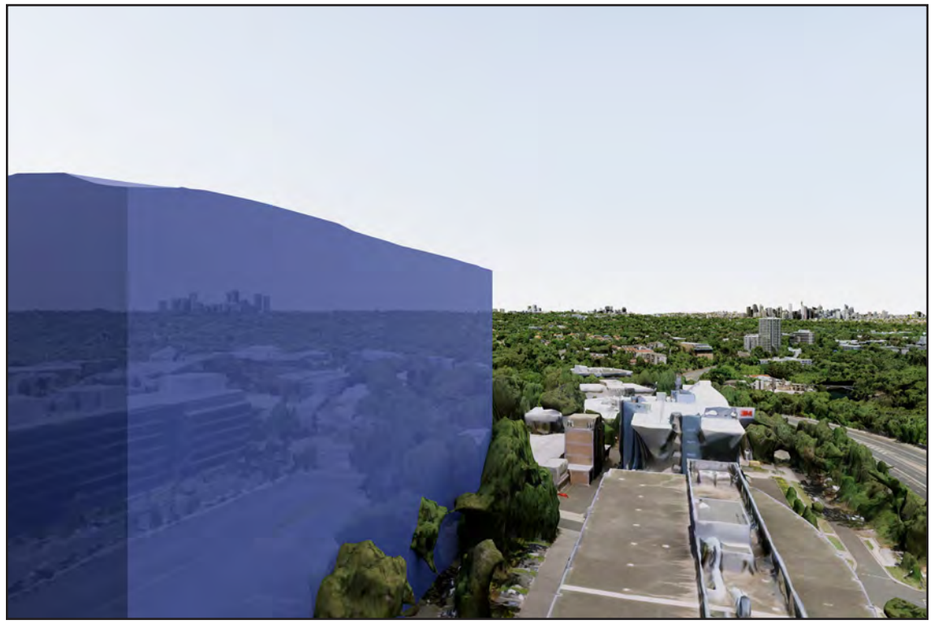
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

Compliant Envelope - 39 Delhi Rd

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



CAMERA POSITION

5.4 CAMERA POSITION 04 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

5.4 CAMERA POSITION 04 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

5.4 CAMERA POSITION 04 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

Compliant Envelope - 39 Delhi Rd

5.5 CAMERA POSITION 05 - CENTRALE APARTMENTS, 1 DELHI RD, RL89.78

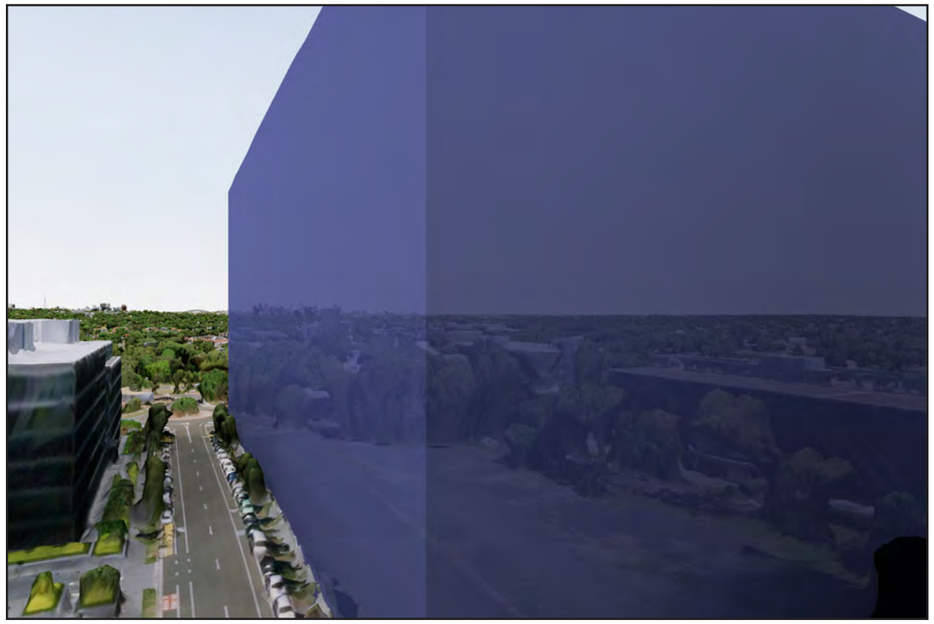
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

Compliant Envelope - 39 Delhi Rd

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



CAMERA POSITION

5.5 CAMERA POSITION 05 - CENTRALE APARTMENTS, 1 DELHI RD, RL89.78

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

5.5 CAMERA POSITION 05 - CENTRALE APARTMENTS, 1 DELHI RD, RL89.78

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

5.5 CAMERA POSITION 05 - CENTRALE APARTMENTS, 1 DELHI RD, RL89.78

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

Compliant Envelope - 39 Delhi Rd

5.6 CAMERA POSITION 06 - CENTRALE APARTMENTS, 1 DELHI RD, RL72.7

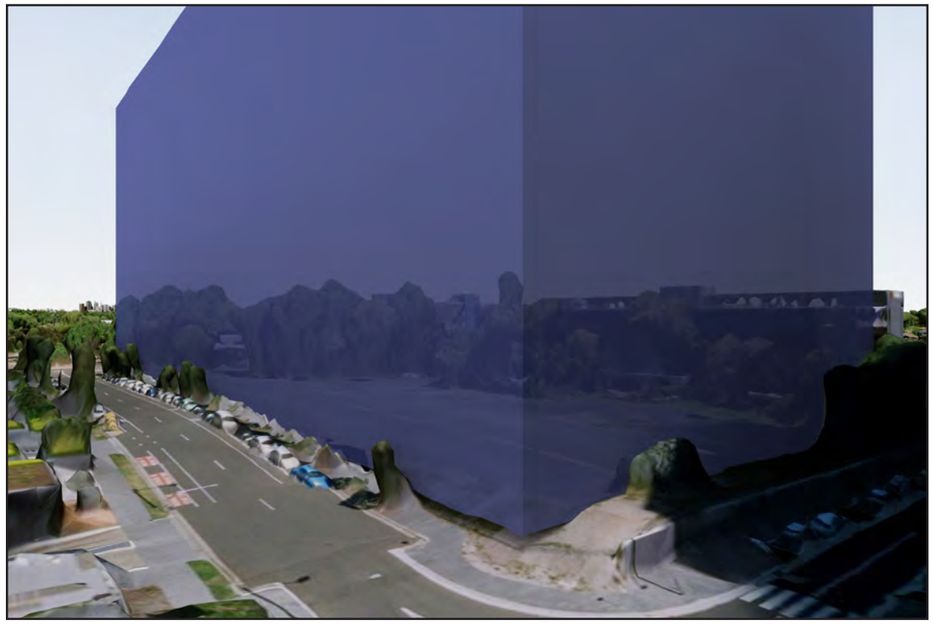
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

Compliant Envelope - 39 Delhi Rd

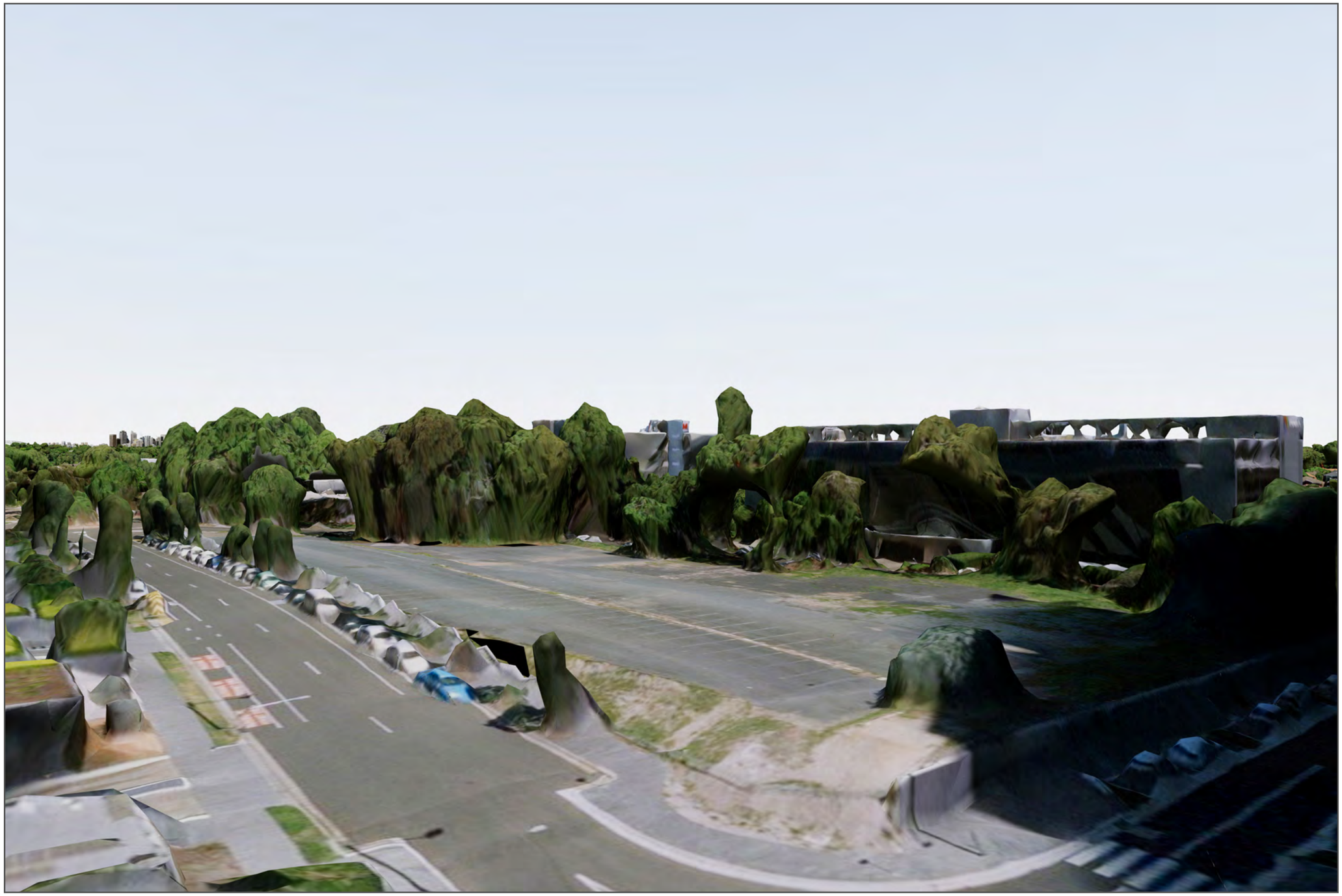
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



CAMERA POSITION

5.6 CAMERA POSITION 06 - CENTRALE APARTMENTS, 1 DELHI RD, RL72.7

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION



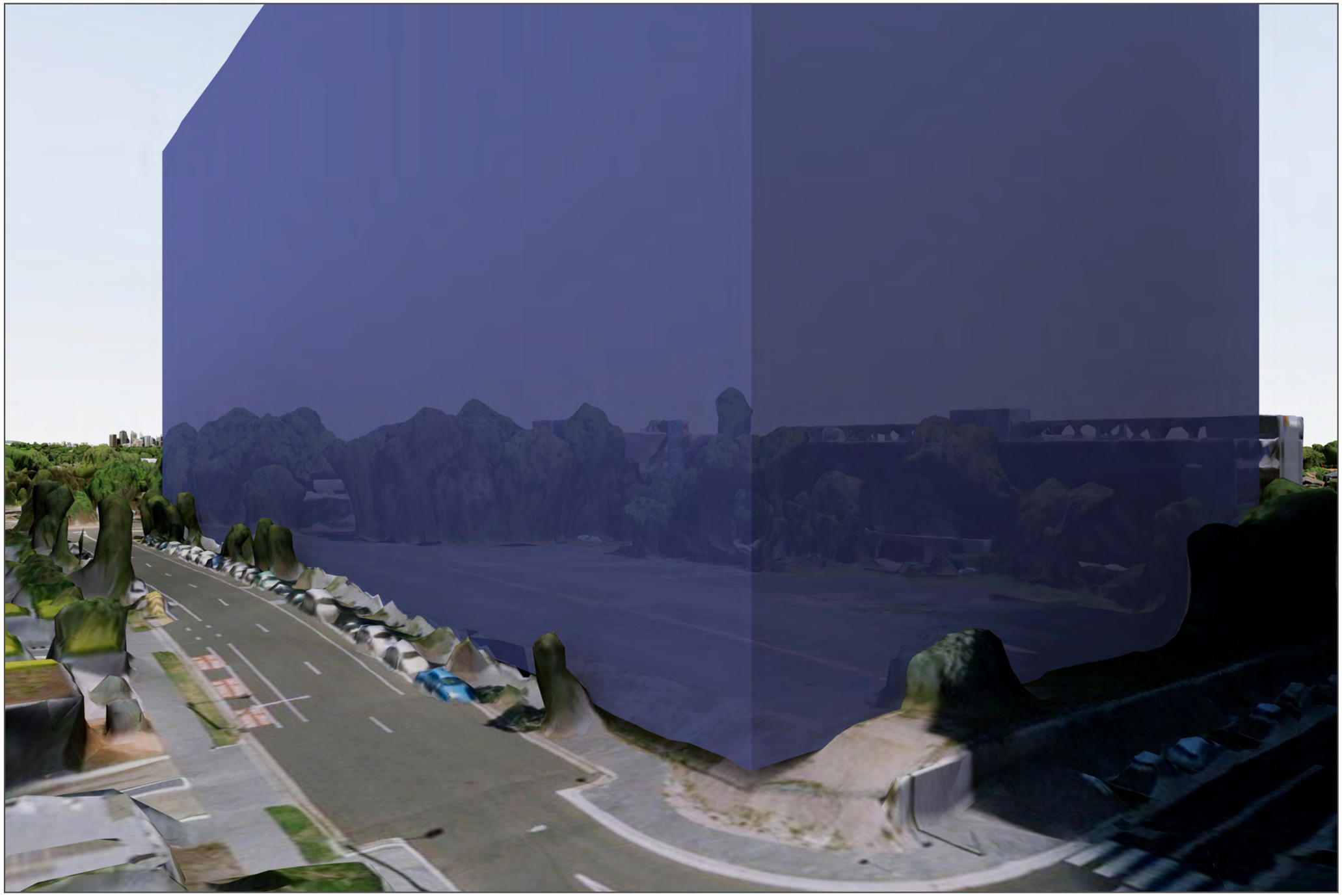
5.6 CAMERA POSITION 06 - CENTRALE APARTMENTS, 1 DELHI RD, RL72.7

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed Triniti Design - 39 Delhi Rd

5.6 CAMERA POSITION 06 - CENTRALE APARTMENTS, NETWORK PLACE, RL72.7

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



Compliant Envelope - 39 Delhi Rd

6.1 3D SCENE DATA SOURCES

A.1a - 3D Model of the proposed development - refer to Appendix A for details

File Name: 230801_Revit Model FBX
Author: Koichi Takada Architects
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

A.1b - 3D Model of the 65m Compliant Envelope - refer to Appendix B for details

File Name: Compliant Model - 65m_Full Terrian
Author: Koichi Takada Architects
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

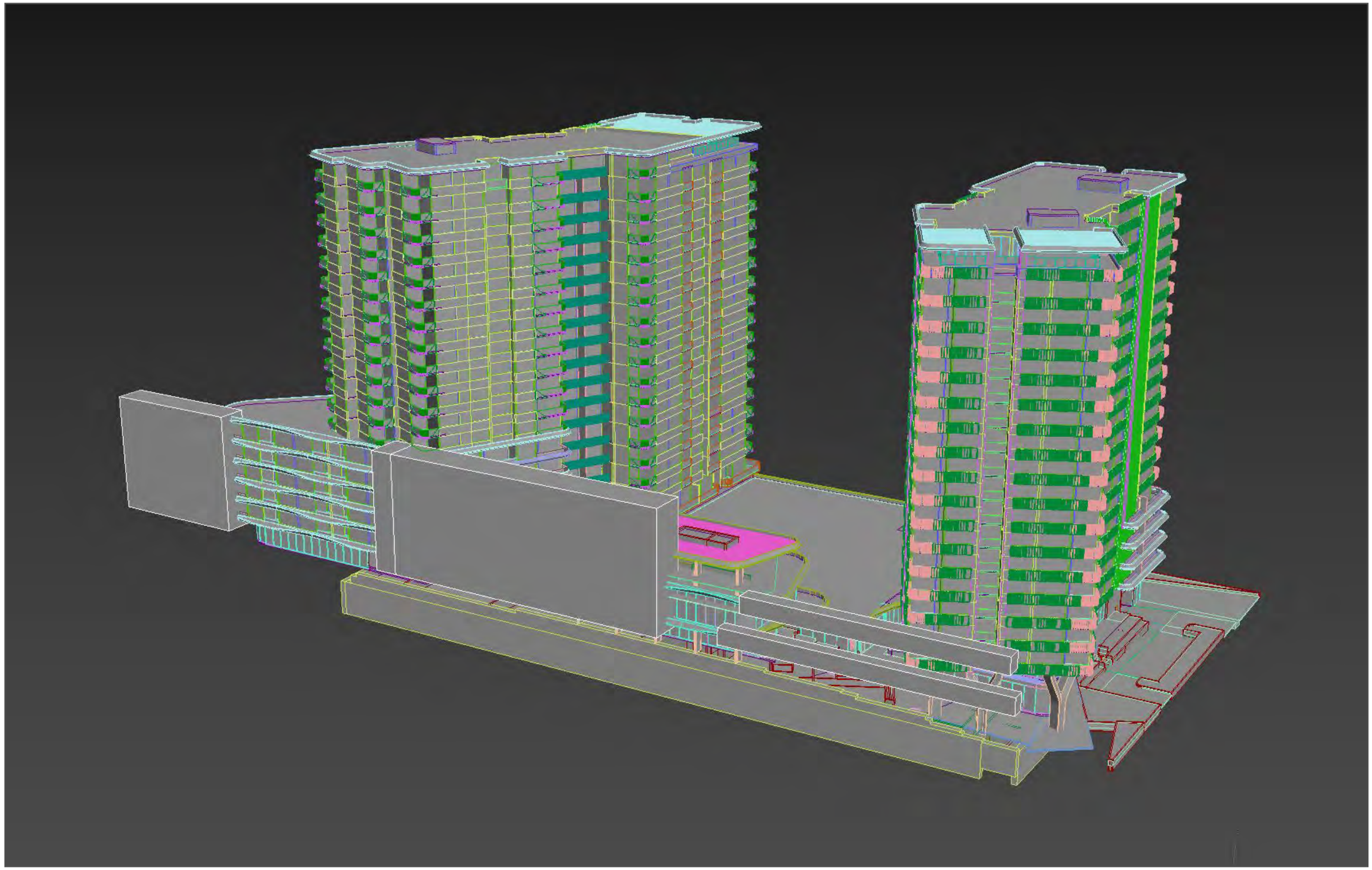
A.2 - Existing Site Survey - refer to Appendix C for details

File Name: 1138-22G T01 [03] RO - Site Survey Plans
Author: Craig and Rhodes
Format: Autocad DWG
Alignment: MGA 56 GDA2020

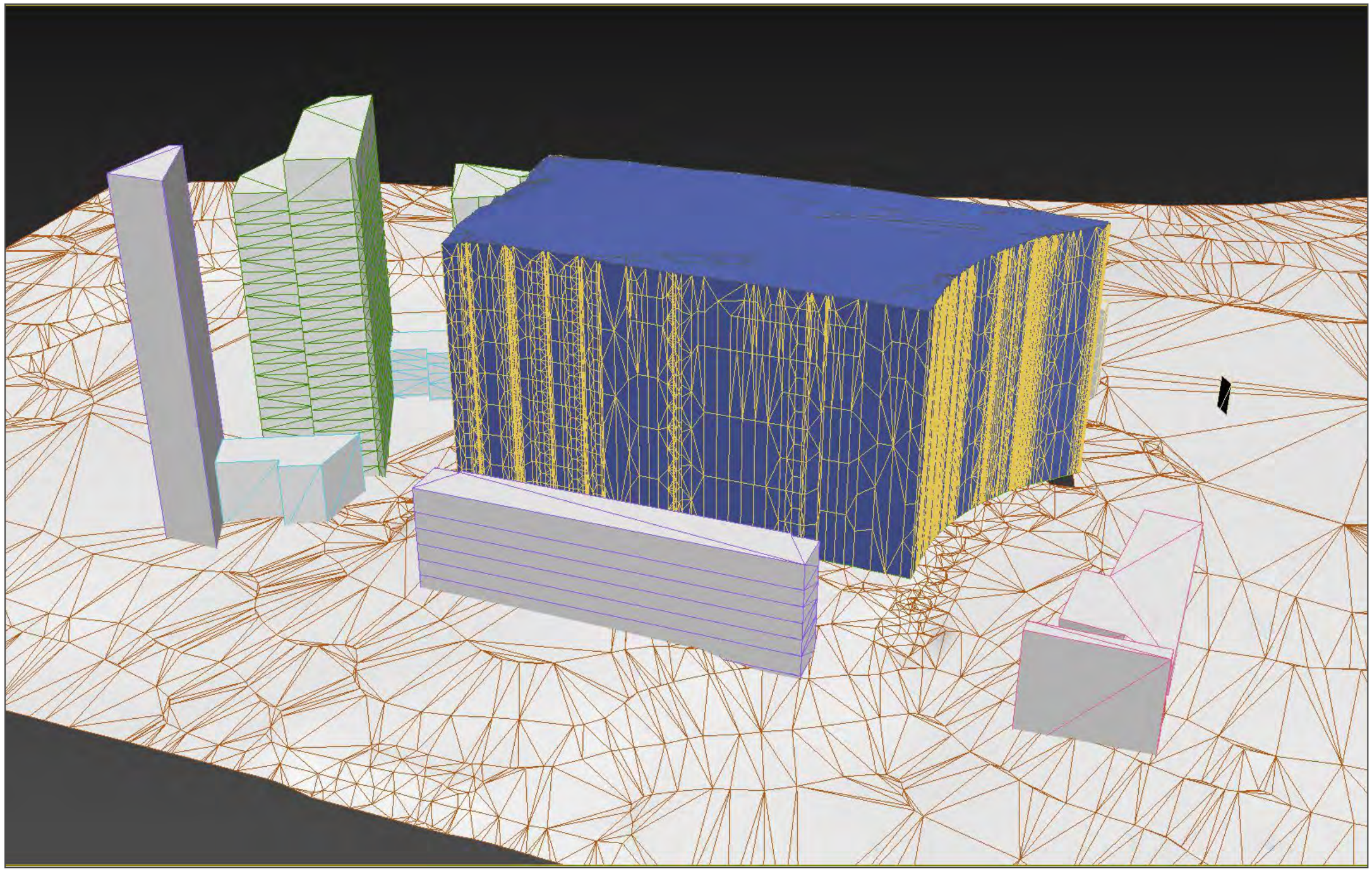
A.3 - Aerometrex 3D Data - refer to Appendix D for details

Author: Aerometrex
Format: FBX
Alignment: MGA 56 GDA2020

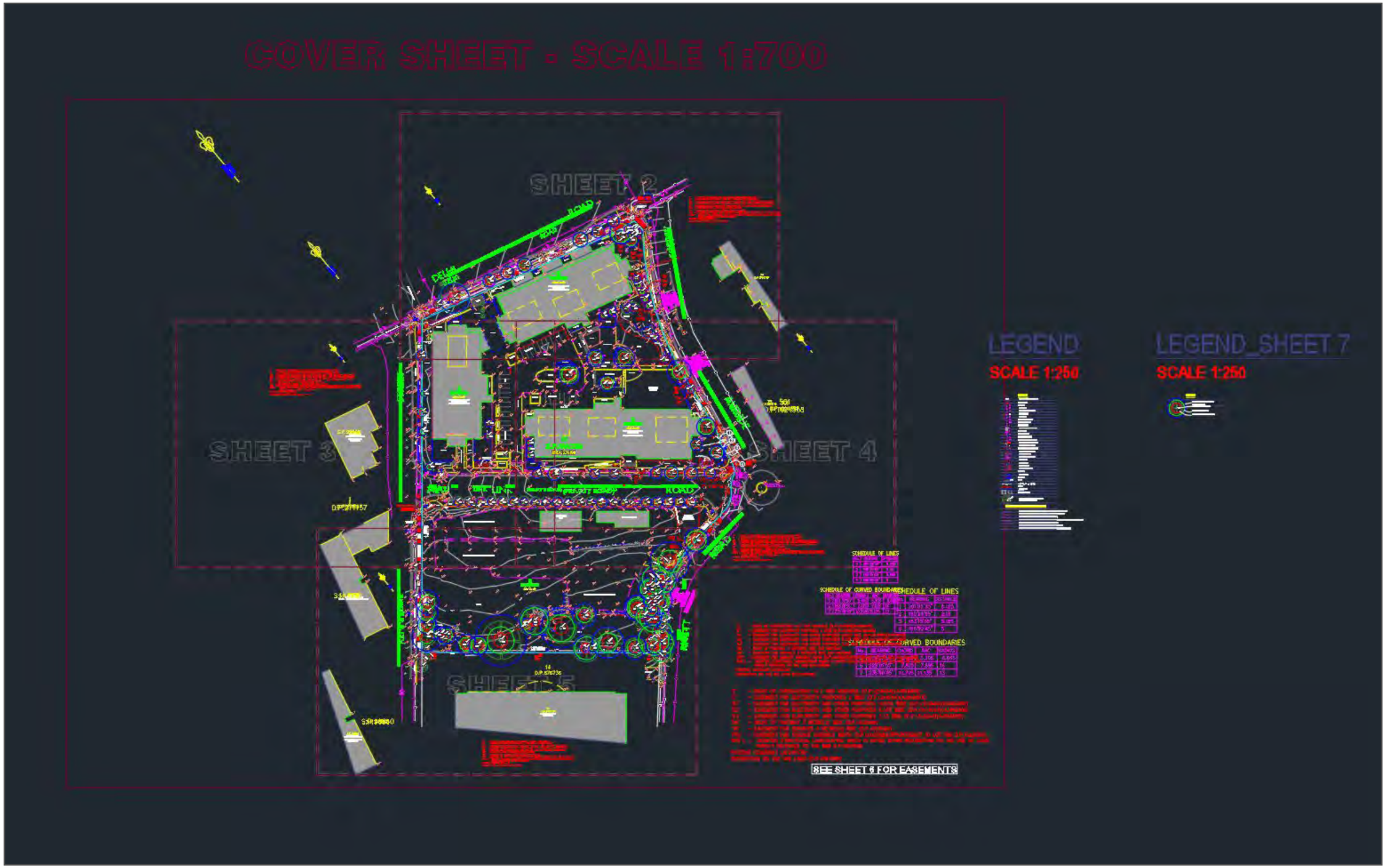
6.2 APPENDIX A: 3D MODELS SUPPLIED BY KOICHI TAKADA ARCHITECTS



6.3 APPENDIX B: 3D MODELS SUPPLIED BY KOICHI TAKADA ARCHITECTS



6.4 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY CRAIG AND RHODES



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

Level 1, Leichhardt Court
55 Little Edward St
SPRING HILL QLD 4000
AUSTRALIA
P: +61 (0)7 3620 3111
F: +61 (0)7 3620 3133
info@aamgroup.com
www.aamgroup.com
ABN: 63 106 160 678

Geocirrus 3D Model

Accuracy, Reference Frames and Origin of Model Data

City of Sydney Ultimo Area

Untextured Wireframe model (2018),

Level of Detail – LOD3

AAM Project Number: PRJ35737

Accuracy details: *please refer to table A: 2018 untextured wireframe model*

Crows Nest Area 3D Data

Textured Wireframe model (2017),

Level of Detail - LOD3

AAM Project Number: PRJ33958

Accuracy details: *please refer to table B: 2017 textured wireframe model*

City of Sydney Update 3 square km

AAM Project Number: PRJ33453

Accuracy details: *please refer to table A (2018 untextured wireframe model) for Sydney CBD and Central Sydney area, and please refer to table B (2017 textured wireframe model) for North Sydney and Harbour Bridge area.*

ISO 27001 INFO SEC
Certified System

Table A: 2018 untextured wireframe model	Table B: 2017 textured wireframe model
Level of Detail: LOD3	Level of Detail: LOD3
Capture Date: March 2018	Capture Date: 20/12/2016 and 13/01/2017
Capture resolution: 0.095m	Capture resolution: 0.125m
Accuracy: +/- 0.2m RMS vertically and horizontally	Accuracy: +/- 0.5 m

REFERENCE SYSTEMS:

Horizonal:		Vertical:	
Datum:	GDA94	Datum:	Australian Height Datum (AHD)
Projection:	MGA zone 56	Projection:	N/A
Geoid Model:	N/A	Geoid Model:	Ausgeoid98
Reference Point: 336305.14 E	6252061.22N	Reference Point: 2.36 RL	

Wireframe Models (untextured):
The wireframe model was digitized using photogrammetric methods from aerial imagery captured on 25-28 February 2009, updated from aerial imagery captured on 7th March 2013, again in August 2015, with the latest update in March 2018.

Visible features within the aerial imagery were captured as coplanar shapes with no overlap, gaps or slivers between abutting features. Demolished buildings were removed, and new buildings were added. These features were draped to a 0m ground surface around the building footprint and to other features within this footprint. Building within the CBD area are aligned to the land property base to form a single hollow shell. Models outside the CBD area have not been segregated into individual buildings. Ground control used was 72 topographic features surveyed with rapid static GPS

Wireframe Models (textured):
Digitised from nadir and oblique imagery captured Dec 2017-Jan 2018
Textured from the same imagery
Geometry at LOD3 level includes awnings and roof furniture

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

aerometrex. Digital Mapping Specialists

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.

aerometrex. Digital Mapping Specialists

Figure 1: Sydney 2019 3D Model example

Figure 2: Sydney 2019 3D Model example

Any queries/feedback please contact Aerometrex - Adelaide
ph +61 8 8362 9911

aerometrex.

Triniti - 39 Delhi Rd, North Ryde, NSW

View impact photomontages and methodology report - Public Views

28th August 2023

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for Triniti, 39 Delhi Rd, North Ryde, NSW with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. RENDERINGS METHODOLOGY

The following describes the process that we undertake to create the renderings that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference points using the MGA 56 GDA 2020 coordinates system.

We have used data including existing, approved and proposed building 3D models as well as a site survey to create the 3D scene. A detailed description of the data sources used in this report can be found in Appendix A, B and C.

When we receive data sources that are not positioned to MGA-56 GDA 2020 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA2020. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.2.

3.2 ALIGNMENT OF 3D SCENE

To align the 3D scene to the correct geographical location, we used the following data:

Using a supplied site survey, we were able to align the site boundaries of the proposed buildings to the geo-referenced data.

Cameras were aligned to surveyed positions that were supplied by CMS Surveyors at MGA-56 GDA 2020, which can be found in Appendix C.

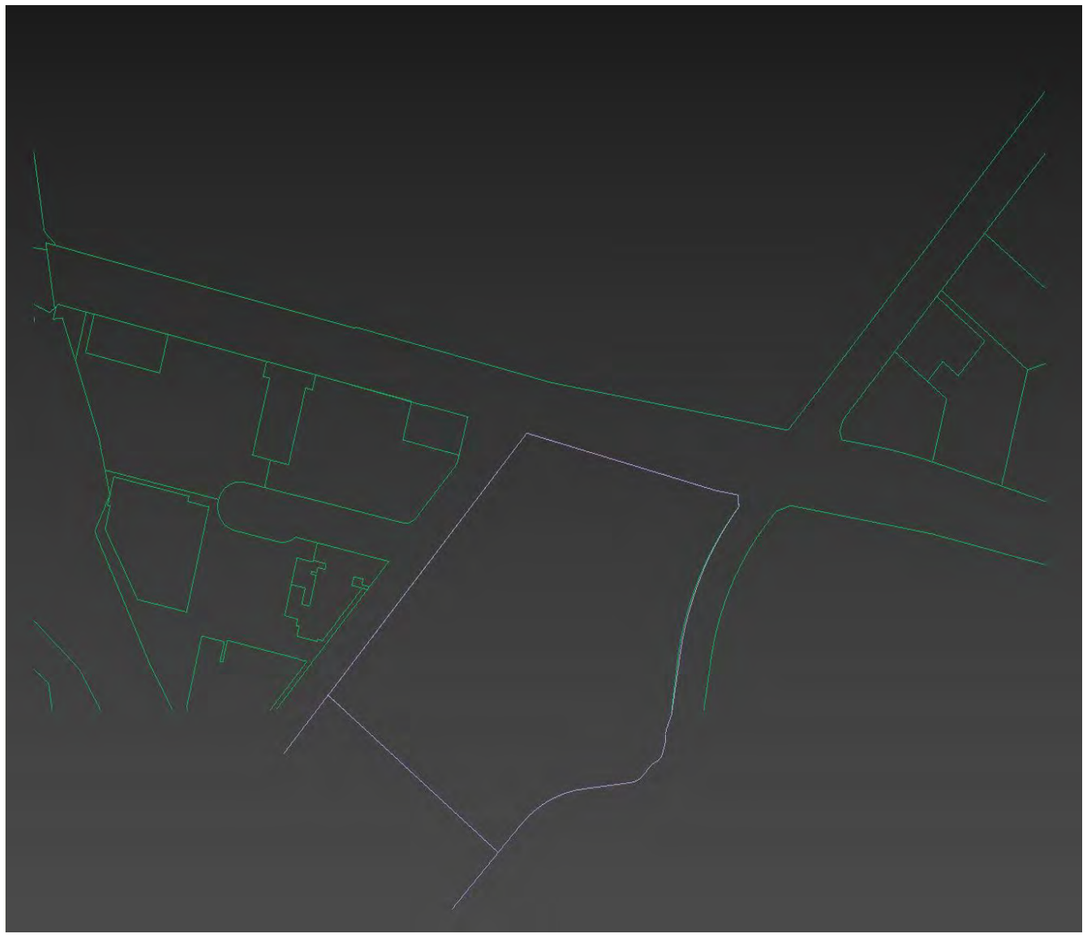


Image showing survey drawing (green) from Craig and Rhodes at MGA 56 GDA2020 coordinates aligned to site boundaries (purple)

3.3 RENDERING CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in Sydney, Australia. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information.

For the renderings, we applied a basic grey material to the proposed developments as well as a basic blue material for the compliant envelope.

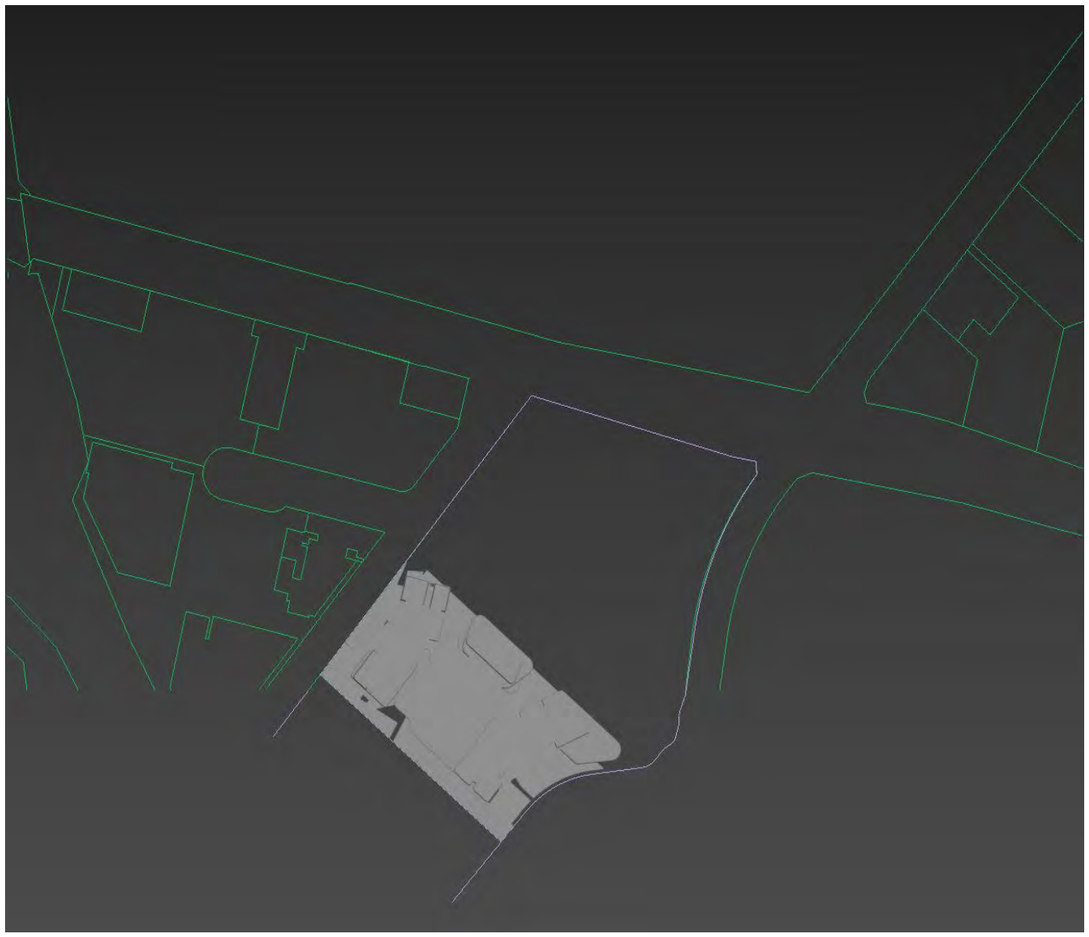
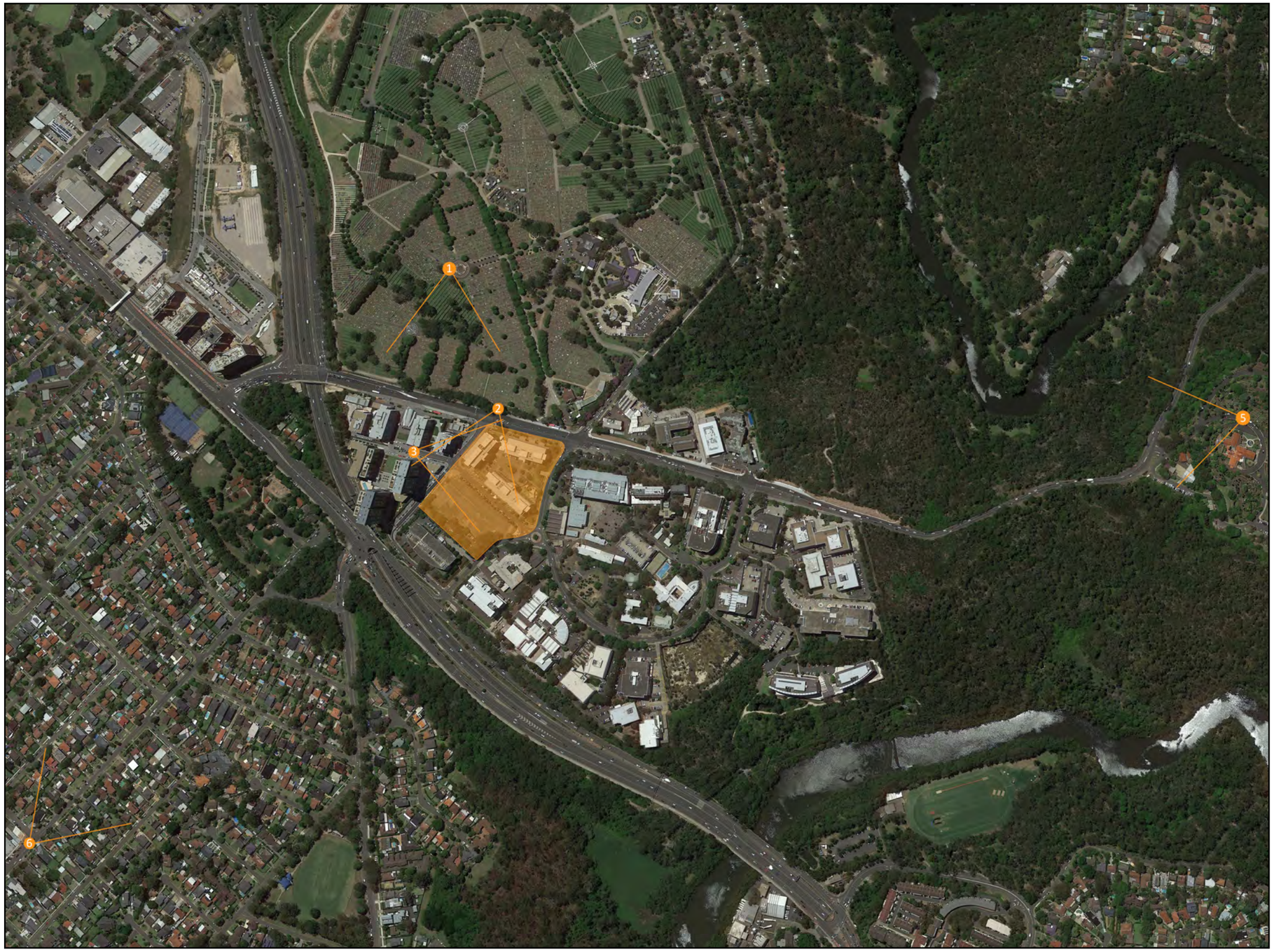


Image showing survey drawing (green) from Craig and Rhodes at MGA 56 GDA2020 coordinates aligned to site boundaries (purple) and 3D model (grey)

4.1 MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF TRINITI, 39 DELHI ROAD NORTH RYDE, NSW



Viewpoint Locations

1 - Macquarie Park Cemetery and Crematorium

2 - Delhi Rd at Rennie Street

3 - 5 Network Pl

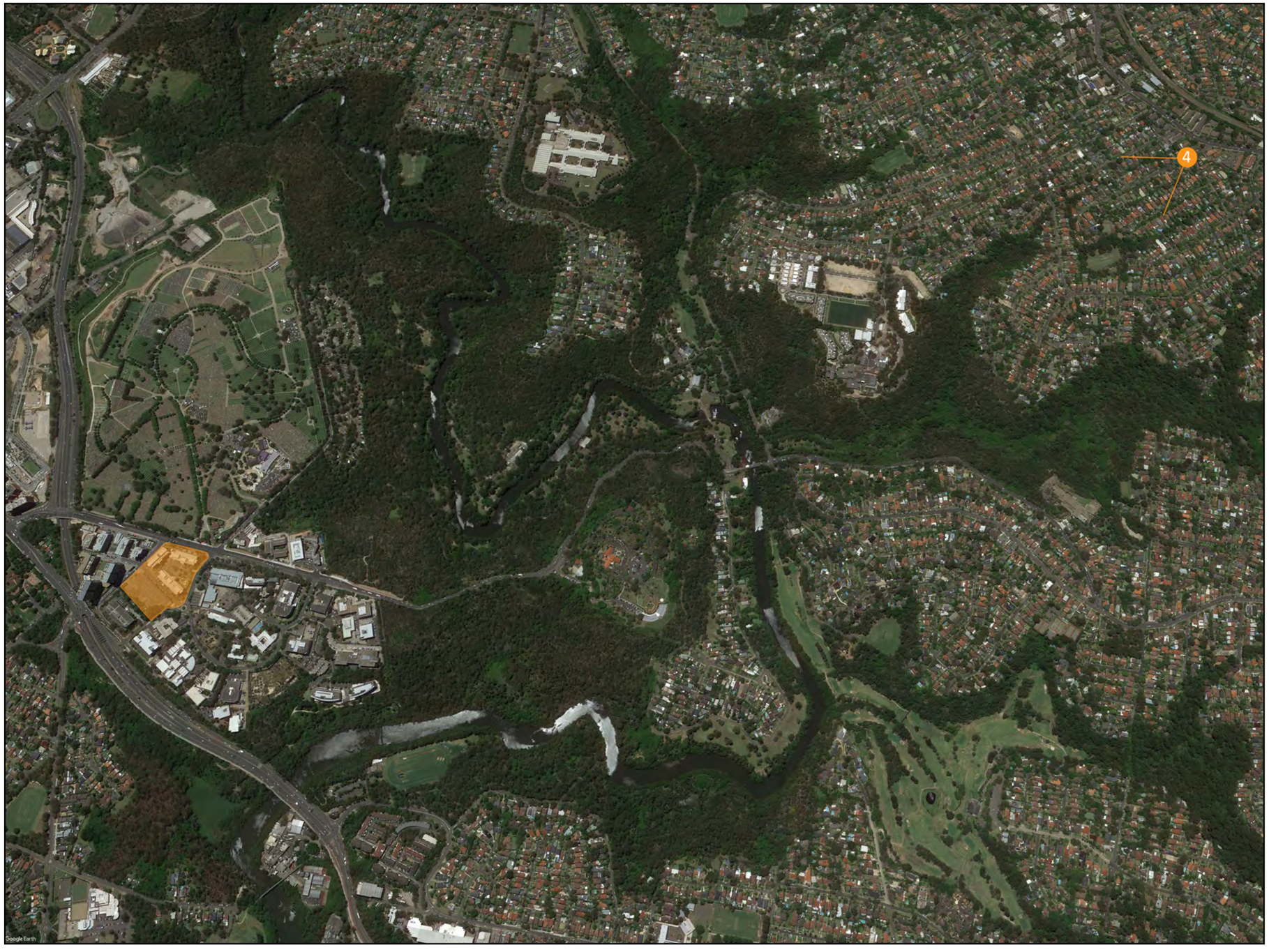
4 - Bayswater Rd at Ontario Ave

5 - Northern Suburbs Memorial Gardens and Crematorium

6 - Blenheim Rd at Cutler Pde

4.2 MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT RENDERS OF TRINITI, 39 DELHI ROAD NORTH RYDE, NSW



Viewpoint Locations

1 - Macquarie Park Cemetery and Crematorium

2 - Delhi Rd at Rennie Street

3 - 5 Network Pl

4 - Bayswater Rd at Ontario Ave

5 - Northern Suburbs Memorial Gardens and Crematorium

6 - Blenheim Rd at Cutler Pde

5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

65m Compliant Envelope

PHOTOGRAPH DETAILS

Photo Date:	30 May 2023
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	35mm

5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION

5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

5.1 VIEWPOINT POSITION 01

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPES

65m Compliant Envelope

5.2 VIEWPOINT POSITION 02

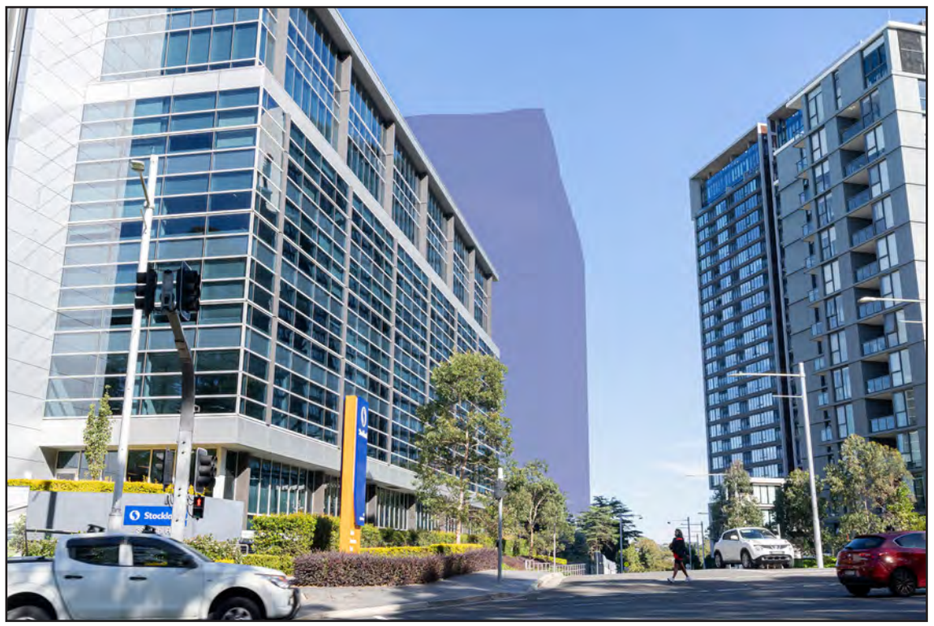
PHOTOGRAPH SHOWING CURRENT CONDITION

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE



65m Compliant Envelope

PHOTOGRAPH DETAILS

Photo Date:	30 May 2023
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	35mm

5.2 VIEWPOINT POSITION 02

PHOTOGRAPH SHOWING CURRENT CONDITION

5.2 VIEWPOINT POSITION 02

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

5.2 VIEWPOINT POSITION 02

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPES

65m Compliant Envelope

5.3 VIEWPOINT POSITION 03

PHOTOGRAPH SHOWING CURRENT CONDITION

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

65m Compliant Envelope

PHOTOGRAPH DETAILS

Photo Date:	30 May 2023
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	35mm

5.3 VIEWPOINT POSITION 03

PHOTOGRAPH SHOWING CURRENT CONDITION

5.3 VIEWPOINT POSITION 03

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

5.3 VIEWPOINT POSITION 03

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPES

65m Compliant Envelope

5.4 VIEWPOINT POSITION 04

PHOTOGRAPH SHOWING CURRENT CONDITION

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

65m Compliant Envelope

PHOTOGRAPH DETAILS

Photo Date:	30 May 2023
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	35mm

5.4 VIEWPOINT POSITION 04

PHOTOGRAPH SHOWING CURRENT CONDITION

5.4 VIEWPOINT POSITION 04

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

5.4 VIEWPOINT POSITION 04

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPES

65m Compliant Envelope

5.5 VIEWPOINT POSITION 05

PHOTOGRAPH SHOWING CURRENT CONDITION

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

65m Compliant Envelope

PHOTOGRAPH DETAILS

Photo Date:	30 May 2023
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	35mm

5.5 VIEWPOINT POSITION 05

PHOTOGRAPH SHOWING CURRENT CONDITION

5.5 VIEWPOINT POSITION 05

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

5.5 VIEWPOINT POSITION 05

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPES

65m Compliant Envelope

5.6 VIEWPOINT POSITION 06

PHOTOGRAPH SHOWING CURRENT CONDITION

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPE

65m Compliant Envelope

PHOTOGRAPH DETAILS

Photo Date:	30 May 2023
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	35mm

5.6 VIEWPOINT POSITION 06

PHOTOGRAPH SHOWING CURRENT CONDITION

5.6 VIEWPOINT POSITION 06

PHOTOGRAPH SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Proposed massing of Triniti

5.6 VIEWPOINT POSITION 06

PHOTOGRAPH SHOWING CURRENT CONDITION AND COMPLIANT ENVELOPES

65m Compliant Envelope

6.1 3D SCENE DATA SOURCES

A.1 - 3D Model of the proposed Triniti - refer to Appendix A

File Name: 230801_Revit Model FBX
Author: Koichi Takada Architects
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix D

A.3 - 3D Model of the 65m Compliant Envelope - refer to Appendix B

File Name: Compliant Model - 65m_Full Terrian
Author: Koichi Takada Architects
Format: FBX
Alignment: Aligned to MGA 56 GDA2020 via Appendix D

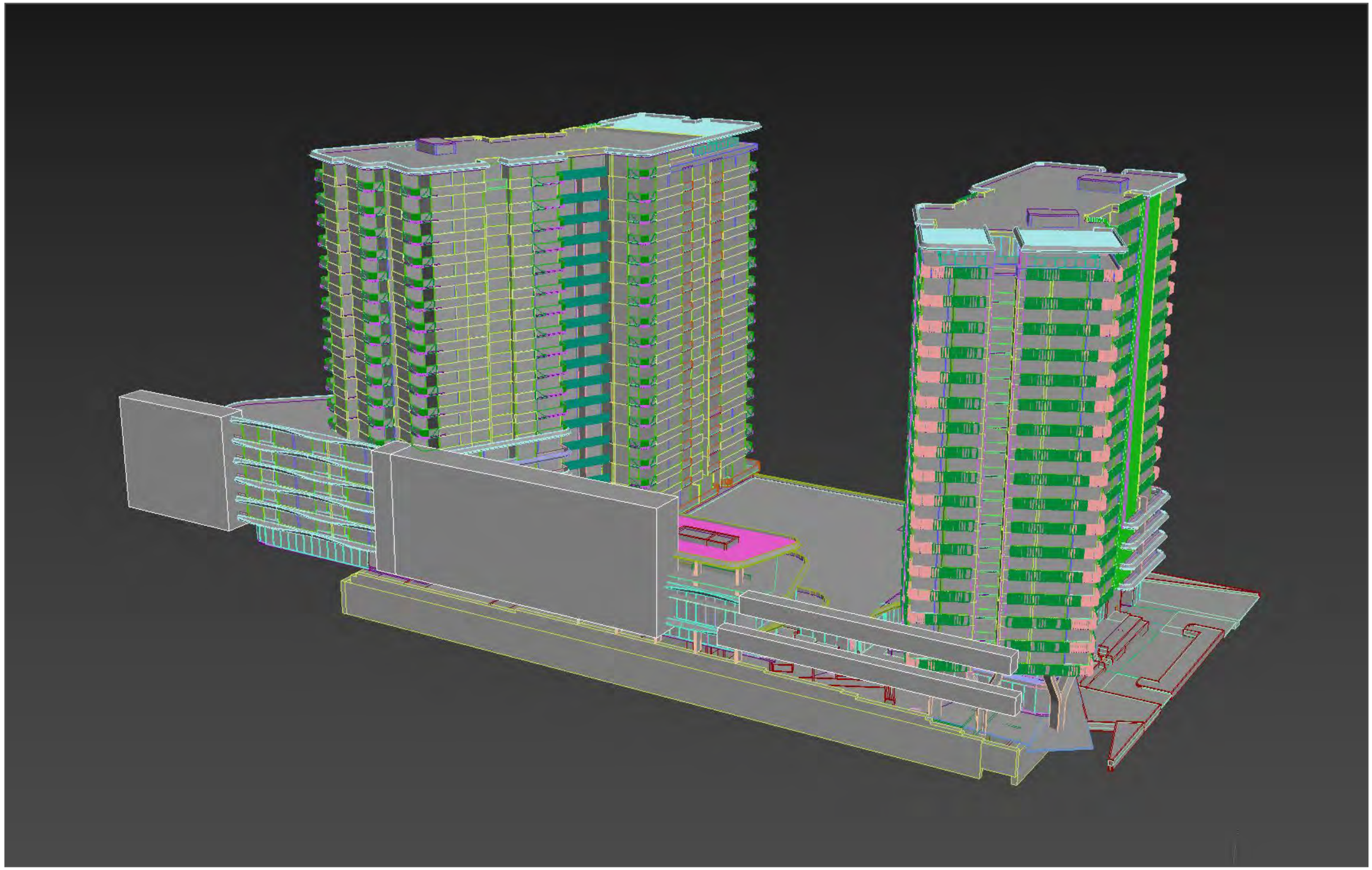
A.3 - Site Survey - refer to Appendix C for details

File Name: 21761photo locations 1
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

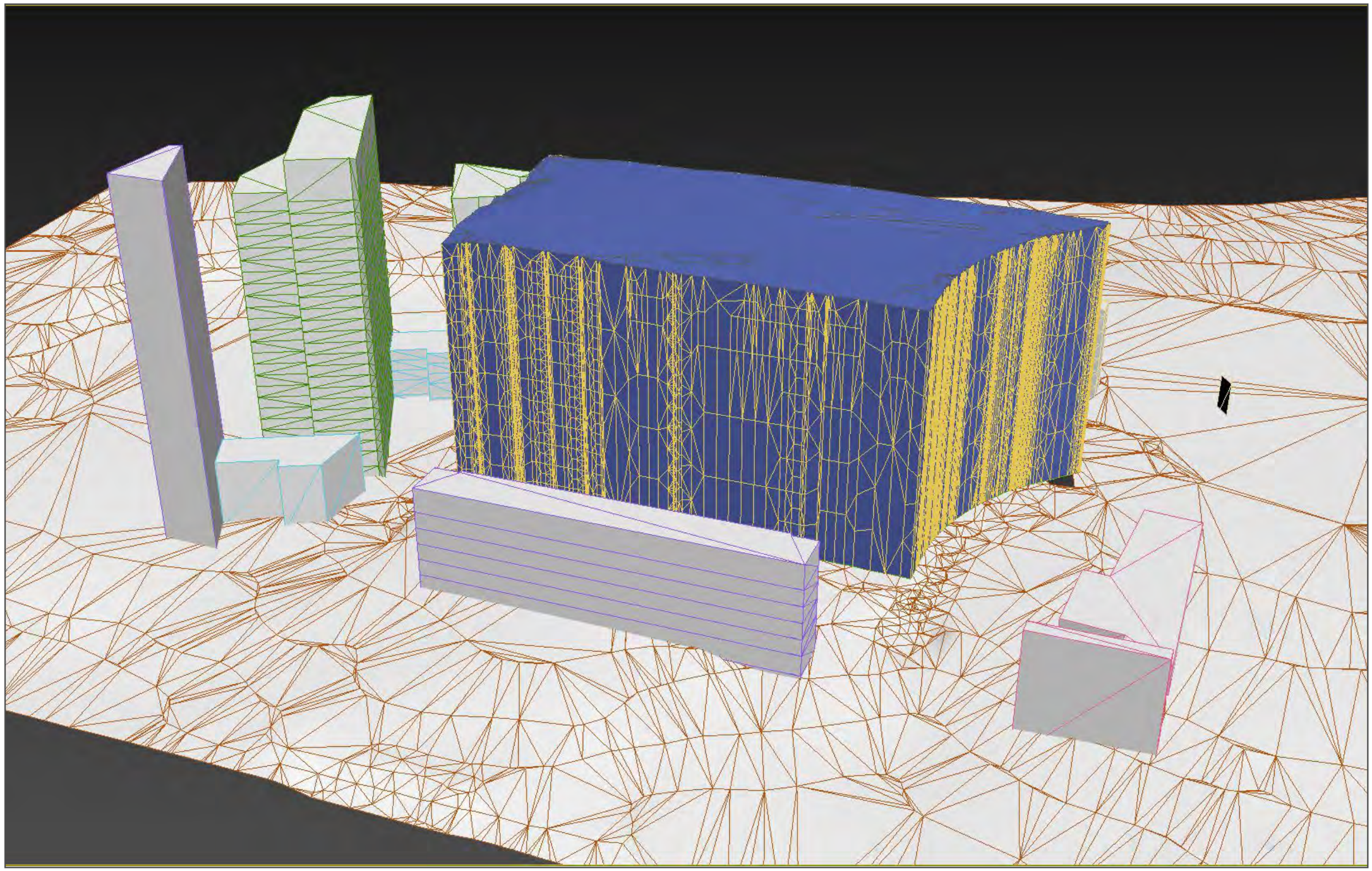
A.4 - Existing Site Survey - refer to Appendix D for details

File Name: 1138-22G T01 [03] RO - Site Survey Plans
Author: Craig and Rhodes
Format: Autocad DWG
Alignment: MGA 56 GDA2020

6.2 APPENDIX A: 3D MODELS SUPPLIED BY KOICHI TAKADA ARCHITECTS



6.3 APPENDIX B: 3D MODELS SUPPLIED BY KOICHI TAKADA ARCHITECTS



6.4 APPENDIX C: SITE SURVEY SUPPLIED BY CMS

CMS Surveyors Pty Limited
A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

Date: 02-06-2023
Our Ref: 22501 Photo Report 1

Studio 71,
61 Marlborough Street,
Surry Hills, NSW, 2010

Dear Rick Mansfield

RE: PHOTO LOCATIONS – Triniti Site – 39 Delhi Road, North Ryde 2113

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for the Triniti Site.

Co-ordinates are MGA 56 **(GDA 2020)** and elevation to Australian Height datum (AHD).

Measurements were taken using Leica Total Station measurements and CORS RTK GNSS which have been verified on SSM102266 and SSM103882.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
100	327664.117	6259309.132	70.223 (GROUND RL)	CAMERA POSITION (VIEW 01)
101	327645.193	6258984.968	136.439	PARAPET
102	327655.265	6259054.271	99.08	PARAPET
103	327656.929	6259094.946	75.03	LIGHT POLE
104	327666.832	6259303.665	70.528	CONRETE GRAVE
105	327668.741	6259296.404	70.547	CONRETE GRAVE
200	327756.737	6259069.171	57.786 (GROUND RL)	CAMERA POSITION (VIEW 02)
201	327753.6	6259044.039	70.021	LIGHT POLE
202	327712.947	6258991.955	86.709	PARAPET
203	327632.529	6258930.967	136.457	PARAPET
204	327698.232	6259027.715	100.935	POST
205	327722.262	6259037.784	68.512	LIGHT POLE
300	327618.317	6259010.913	56.27 (GROUND RL)	CAMERA POSITION (VIEW 03)
301	327716.58	6258983.89	89.681	PARAPET
302	327747.733	6258950.445	83.683	PARAPET
303	327671.38	6258977.705	69.518	PARAPET
304	327640.732	6258987.164	65.687	LIGHT POLE
305	327631.295	6258987.115	69.547	PARAPET
400	330782.721	6260376.03	106.487 (GROUND RL)	CAMERA POSITION (VIEW 04)
401	330728.4	6260353.441	109.381	LIGHT POLE
402	330727.245	6260363.079	111.583	TOP OF GUTTER
403	330732.9	6260367.436	112.241	VENT
404	330741.395	6260372.213	112.301	VENT
405	330745.939	6260373.673	114.327	TOP OF GUTTER
500	328999.54	6259084.026	52.143 (GROUND RL)	CAMERA POSITION (VIEW 05)
501	328940.16	6259073.558	48.146	BOLLARD
502	328941.207	6259075.263	48.249	BOLLARD
503	328943.101	6259077.396	50.876	SIGN
504	328942.246	6259077.949	50.875	SIGN
505	328962.715	6259085.428	50.696	BIN
506	328975.351	6259072.338	52.642	SIGN
507	328987.255	6259079.633	51.498	TOP OF WALL
600	327029.311	6258359.513	64.924 (GROUND RL)	CAMERA POSITION (VIEW 06)
601	327044.654	6258385.935	73.511	LIGHT POLE
602	327106.237	6258429.304	71.184	LIGHT POLE
603	327076.193	6258394.053	71.971	LIGHT POLE
604	327056.314	6258371.847	73.418	LIGHT POLE
605	327042.361	6258367.18	66.108	SIGN

Note: R.L. shown on the report for camera positions are to ground level. Camera height should be added to the supplied RL of each corresponding camera position.

Yours faithfully,
Nick Sam
Graduate Surveyor
B-SURV (CURTIN UNIVERSITY)
CMS Surveyors Pty Limited

6.5 APPENDIX D: EXISTING SITE SURVEY SUPPLIED BY CRAIG AND RHODES