

# Modification Application Precinct F SSD 6801, Greystanes



## Visual Impact Assessment

**February 2018**

Report prepared for Hannas

Report prepared by Dr Richard Lamb



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## **Introduction**

### **1.1 Purpose of this Report**

RLA have been appointed by Hannas Contracting Services the Applicant, (Hannas) to undertake an independent assessment of the potential visual impacts of a modification application for Precinct F in State Significant Development 6801 (SSD) Development Consent.

Richard Lamb and Associates (RLA) have extensive experience in visual analysis and visual impact assessment of projects ranging from individual residences to urban release areas. The company specialises in landscape assessment, landscape heritage conservation, visual impacts and strategic planning for visual protection and conservation of cultural landscapes. Dr. Lamb, the principal author of this report, has 30 years' experience in development assessment and strategic planning and has published articles in local and international journals on perception, aesthetic assessment and landscape management. RLA have been engaged to provide independent visual analysis of many Major Projects, planning proposals and development applications in urban settings similar to the subject site (the site).

A CV for Dr Richard Lamb, principal of RLA and author of this report can be viewed or downloaded from the RLA website at [www.richardlamb.com.au](http://www.richardlamb.com.au). A summary CV is attached to this document at Appendix 3.

This addendum report is based on research in the existing documentation relevant to the application and a detailed field assessment that was initially undertaken on 24 February 2009 and updated on the basis of fieldwork undertaken on 8 February 2018 .

### **1.2 The background**

A Concept Plan was approved (Concept Approval) by the Minister in 2007 for the Greystanes SEL as a whole. The Concept Plan proposed buildings up to 25m on Precinct F which has been reflected in the approval conditions for it. The proposal was by Boral.

Dexus Property Group (Dexus) obtained development consent for the QuarryWest Estate (SSD 6801) in 2015. That consent provided for development of a single warehouse and distribution facility on Precinct F with a height 13.7metres.

Hannas is proposing a modification application to the QuarryWest Estate which includes development of 5 warehouse facilities on the subject site, comprising a total of 56 warehouse units. In this regard the proposal includes a larger number of individual built forms on the site compared to the approved development. The subject site occupies Precinct F which is located in the north-west part of Quarry WEST, within the former Boral Prospect Quarry. The subject site is broadly similar in shape to a 'fuel pump nozzle' with a narrow length to the north-west ('nozzle') that provides access from Picrite Close and a broad projection to the south ('handle'). To the south the site also rises in elevation along its length.

The southern part of the site sits on part of the western wall of the former quarry and is parallel to part of Prospect Highway. The quarry floor is in the form of an excavated pit and is confined by up to 60m high residual quarry walls along its periphery and is characterised by warehouse development.

The Prospect Hill Area is in the general vicinity of the subject site to the north-east but significantly separated from the site physically and visually. It is classified on the State Heritage Register (SHR) and has the statutory protection of the NSW Heritage Council under the provisions of the NSW Heritage Act. The southern part of the Prospect Hill SHR area forms the northern part of the eastern rim of



the former Boral quarry site, adjacent to the developing suburb of Nelsons Ridge. This has been incorporated into more extensive open space land and landscaped consistent with its natural and both indigenous and non-indigenous heritage values. The subject site is not in close proximity to the Prospect Hill area.

The Prospect Hill area was placed on the SHR Register in October 2003. A Conservation Management Plan (CMP) that was a requirement of the SHR listing, which further expands on the significance of the area and provides appropriate conservation policies for its protection, was prepared by Conybeare Morrison, completed in November, 2005. A Heritage Landscape Study arising from the recommendations of the CMP was carried out in November, 2007 and a Draft Interpretation Plan, prepared by Musecape and others was completed in March, 2009. A specific analysis of the visual exposure to and visual effects of the proposed development in relation to the Prospect Hill SHR area and policies in the CMP and Heritage Landscape Study is integral to the structure of the assessment in this report.

The subject site is located within the immediate context of existing industrial developments along Prospect Highway (also known as Reconciliation Drive), Butu Wargun Drive, Foundation Place and Picrite Close, to the north of the site. To the west of the site is elevated Sydney Water land including some heritage items, which forms part of the adjacent periphery of the Prospect Reservoir reserve. To the east of the site is a ridge which follows the boundary of the existing excavated pit (the site). To the east of this ridge and its foothill is the Nelsons Ridge residential development.

### **1.3 Documents consulted**

Documents consulted for this addendum report include;

1. DA architectural package prepared by Nettletontribe architects February 2018,
2. Development Consent drawings for QuarryWEST (Precinct F)
3. Overlaid 3-dimensional sketch on RLA photograph 9965
4. NSW Department of the Office of Heritage website SHR listings February 2018



A detailed Visual Impact Assessment was undertaken by RLA in 2009 (the VIA) as part of the development application by DEXUS for the QuarryEAST Estate. This report builds on the findings of the 2009 VIA. Documents consulted by RLA in 2009 include;

1. Prospect Hill State Heritage Register Listing, 01662, dated 16 October 2003.
2. Prospect Hill Conservation Management Plan, prepared by Conybeare Morrison, dated 18 October 2005.
3. Prospect Hill Heritage Landscape Study and Plan, prepared by the Government Architect's Office, NSW Department of Commerce, adopted by Holroyd Council on 1 April 2008.
4. Draft Heritage Interpretation Plan for Prospect Hill and the accompanying Concepts, prepared by MUSEcape Pty Ltd in association with X-Squared Design and David Beaver Landscape Architect, dated 29 March 2009.
5. Approval, Major Projects 06-0181, Greystanes Southern Employment Lands, dated 20 July, 2007.
6. Nelsons Ridge Master Plan, (Source: [http://www.nelsonsridge.com.au/llweb/nelsonsridge/main.nsf/images/pdf\\_masterplan\\_w\\_num.pdf/\\$file/pdf\\_masterplan\\_w\\_num.pdf](http://www.nelsonsridge.com.au/llweb/nelsonsridge/main.nsf/images/pdf_masterplan_w_num.pdf/$file/pdf_masterplan_w_num.pdf)).

## **1.4 Methodology**

The methodology for this assessment consists of five main steps as briefly described below.

The first part of the method consists of an objective analysis of the visual effects of the proposal. The analytical section of the report is intended to identify and document the objective visual effects which will occur as a result of construction of the proposed development and also the relative size or magnitude of those effects (what effects and how much).

The analytical part of the report begins with a documentation of the existing visual context of the subject site and the characteristics of the proposed development. This is followed by an analysis of the area in which the proposal would be visible (its visual catchment) and the factors which condition its visibility. An analysis is then made of the extent of visual change that would occur in the catchment as a result of the construction of the development. Change is considered in relation first to the site itself and secondly to the surrounding context. Finally, an analysis of the factors which either increase or decrease a viewer's sensitivity to the potential change to the site and locality is made. A relevant consideration in regard to sensitivity is the proximity of the Southern Employment Lands to items listed on the SHR for example the Prospect Hill SHR area, Prospect Reservoir and Veterans Hall archaeological site. We discuss potential impacts on each area in sections 2 and 3 below. There is no visual access from the Veterans Hall which is located west of the site within the Prospect Reservoir area and west of elevated intervening topography. Some views from the Prospect Hill SHR area were identified as being of exceptional national significance in the CMP and subject to specific policies for their conservation.

The second main component of the method comprises the visual impact assessment. It considers the appropriateness and impacts on scenic quality and landscape character and on specific views and items of significance by assessing the factors such as the physical absorption capacity and compatibility of the proposal with the character of the site and the surroundings and the overall response of the proposal to the visual opportunities and constraints of the site. The assessment component is also based on the objective analysis section of the report which provides the facts.



The assessment proceeds to identifying principles for the management of the visual resources of the site and its wider setting in the context of the opportunities and constraints presented by both the existing and future character of the site. It then analyses the range of proposed height control options for the subject land and recommends overall controls on the spatial arrangement of building form.

The report has the following components:

1. Explanation of the proposed development, its components and the background. (Section 1.5 of this report)
2. Visual effects analysis (Chapter 2 of this report)
  - a. Identification and description of the visual context of the site and the surroundings, and the visual resources (Section 2.1 and 2.2 of this report). This section also identifies the presence of heritage items in the visual context of the site in terms of their visibility and contribution to the relevant views and settings.
  - b. Analysis of specific visual exposure of the site and the proposal, including the identification and indication of the viewing places and direction of existing views into and out of the site. This section also considers the potential view loss effects of the proposal and the effect on views to and from the heritage items in the visual context of the site. (Sections 2.3 of this Report)
  - c. Analysis of the change in the intrinsic character of the site and relevant locality due to the proposed development (Section 2.4 and 2.5 of this Report).
  - d. Analysis of visual sensitivity, including general visual impacts and urban design issues and assessment with regard to the Prospect Hill SHR and CMP (Section 2.6 of this Report)
3. Visual impacts assessment (Chapter 3 of this Report)
  - a. Physical absorption capacity (Section 3.1 of this Report)
  - b. Compatibility with the character of the site (Section 3.2 of this Report)
  - c. Compatibility with the character of the surroundings including heritage items. (Section 3.3 of this Report)
  - d. Response of the proposal to the visual opportunities and constraints of the site, including the heritage issues identified in Section 2.7 above. (Section 3.4 of this Report)
4. Identification of the principles for the management of the visual resources related to the site and surroundings, including the constraints provided by heritage items and setting. (Chapter 4 of this Report)
5. Recommendations for the overall spatial arrangement and overall design guidelines (Chapter 5 of this Report)
6. Conclusion (Chapter 6 of this Report)



## **1.5 The proposed development**

The proposed modification includes development of the site into 5 warehouse facilities comprising 56 smaller warehouse units. Building A to the north is located close to Picrite Close and is characterised by a single storey long narrow form adjacent to the access road into the site. Building A steps up in part-storeys to the south as the landform rises in elevation. Building B is east of Building A and sits approximately parallel to the eastern site boundary and to Prospect Highway. This building includes three simple single storey masses which are approximately 8.5m, in height and also step in height to reflect the underlying topography.

Buildings C, D and E are located to the south, with D and E set parallel to each other at oblique angles to Prospect Highway. Building C is the eastern most built form proposed and includes a ground and upper ground level and sits below part of Building E which provides a mezzanine to it. To achieve the floorplate for Building C, excavation will be required to accommodate the three levels that sit approximately 14.5m above natural ground level and rise to RL 99.3 at the highest point. Buildings D and E are located in the highest part of the site and will also require excavation of the existing quarry wall to create satisfactory building platforms. The buildings are both long single level masses, approximately 8.85m in height and do not exceed RL 100.85.

## **Visual effects analysis**

### **2.1 The visual character of the site and the surroundings**

The site is west of Prospect Highway on a narrow and relatively small part of the main excavated pit of the former Boral Prospect Quarry. The former Quarry is confined by up to 60m high residual quarry walls along its periphery. The excavated nature of the site is due to the quarrying activities that have taken place in the past.

The site is accessed from the north via Picrite Close which links to Prospect Highway north of the former quarry. The former quarry floor has been completely transformed into an industrial landscape over the last decade and is characterised by low, long, bulky warehouse forms. Notwithstanding this predominant character the area also includes street trees, amenity planting and high quality contemporary style elevations which present to the new internal roads.

The site surroundings include part of the Cumberland Plain shale landscape, however the site which is formerly part of Mt Prospect is an isolated igneous feature, composed of a formerly approximately circular dolerite outcrop, remnants of which rise in the vicinity to approximately 117m ASL.

The southern part of the Prospect Hill SHR area forms the northern part of the eastern rim of the former Boral quarry site, adjacent to the developing suburb of Nelsons Ridge and significantly separated from the subject site.

The subject site is located within the immediate context of industrial development along Prospect Highway, Bellevue Circuit, Butu Wargun Drive, Foundation Place and Picrite Close, to the north. Some of the industrial developments on Butu Wargun Drive are located within a former upper level extraction site, similar to the characteristics of the subject site. The industrial buildings in the vicinity of the site have large footprints and bulk and appear to be up to approximately 12-20m in height above ground. Part of Butu Wargun Drive is under construction and closed to public access.





To the west of the site is elevated Sydney Water Land, which forms part of the adjacent periphery of the Prospect Reservoir reserve. There are two elevated water tanks and a roofed reservoir located at the edge of the Sydney Water land. These tanks are visible from within the site and from some external viewing locations within the wider visual catchment, including some locations within the Nelsons Ridge residential development. This land is densely vegetated with native and introduced vegetation. There is an access off Reservoir Road to the Prospect Reservoir recreation areas. This Prospect Reservoir access road has an historic avenue planting of Hoop Pines along the road that is locally prominent. There are views of the industrial buildings in the vicinity of the proposed entry to the site and of the upper quarry walls along the eastern periphery of the site from some locations along this road, including the curtilages of a number of individual heritage buildings in the Prospect Reservoir site.

To the east of the site is a ridge which follows the boundary of the existing excavated pit (the site) and appears to be partly composed of overburden from previous extractions. On the low side of the ridge is an area that is partly vegetated, with remnants of earlier cultural vegetation and grassland. Revegetation work on parts of the ridge was evident during our field assessment.

The ridge land is continuous with the Prospect Hill SHR land that extends further to the north and is part of a linear reserve system that links it to Mt Prospect proper near the site of St Bartholomew's church. To the east of this ridge and its foothill is the Nelsons Ridge residential development which is mostly constructed, however it appears that parts of it especially those closer to the ridge foot and on the side slopes are under construction/to be constructed. It includes a range of building types such as medium density, detached, attached and small lot residential developments.

The Nelsons Ridge Master Plan shows that the open space to the east of the development area is named Mar-rong Reserve which is an Aboriginal name for Prospect Hill. Mar-rong Reserve follows the remnant ridgeline and is continuous with the Prospect Hill SHR land which links to Prospect Hill further to the north. A ridgeline walkway and lookouts are proposed along the ridge within in Mar-rong Reserve.

The Nelsons Ridge development is confined by Greystanes Road to the east and the reserve that includes the ridge land referred to above to the west. The road pattern is partly grid like with a limited number roads running in a North-South direction and a number of cross streets running east-west. There are linear parks/open spaces off the streets and parallel with the main streets within the residential developments. Semi-mature street tree vegetation and vegetation planted in reserves including Wattama Park and near Nelson Square provides significant amenity to the east side of Nelsons Ridge.

Parallel to the ridge and significantly lower than it runs Daruga Avenue which is only partly constructed at this stage. It separates the residential development from the open space associated with the foothill of the ridge, which is characterised by semi-mature and mature vegetation. Vegetation in Ridgeline Reserve to the north extends southwards to meet mature vegetation located within Mar-Rong Reserve and forms a continuous vegetative screen except in one isolated section near Binnet Street. This area is characterised by open grassland and unvegetated and appears to be the subject of soil stabilisation work.

The typical building orientation within this residential development is towards the street and open spaces. The ridge is the horizon of the view in the westerly direction for views from the entire suburb. The land within this residential development keeps on gently falling in both north and south directions for some distance from the ridge reserve. The taller building forms are located in the northern sector of the residential area and the ridge relative to these taller developments and between the development area and the subject site it at its tallest in this area.





The ridge mentioned above runs continuously to the south of the site as well. The elevated land associated with the Sydney Water Prospect Reservoir Reserve extends along the total periphery of the site from northwest to south-south west. There is a very narrow opening between the eastern ridge and the Sydney Water land which is to the south of the site, through which are views of the large industrial developments within the Fairfield/Wetherill Park locality. This view is identified in the CMP for the Prospect Hill SHR site. The gap is crossed by part of the former water canal and bicycle path. There is no visibility into the site from this location.

## **2.2 Visual resources of the site and its context**

Most views towards the site are from the east, north-east and south-east from within the former Quarry area. The primary visual resources of the site when seen from these surrounding areas are part of the remnant quarry walls and vegetation. Parts of the former Quarry wall that exist adjacent and below the site are visible from Prospect Highway close to the site. Visual resources of the wider area including the floor of the former Quarry are the bounding ridges, parts of the cut stone quarry walls, remnant native and cultural vegetation and the contemporary high quality industrial development.

The remnant quarry walls which run along the periphery of the site and provide a physically and visually confined nature to the site. The western wall is more varied and complex in final form, with some large stepped batters toward the top. The eastern wall is of lesser complexity and interest and the interface with the ridge above is more abrupt. The floor of the quarry has been converted into a flat plane of no scenic significance.

The visual resources of the immediate surroundings include the ridge and Reserve that separates the site from the Nelsons Ridge residential development to the east. This Reserve runs all along the eastern periphery of the site and is considered to be a significant visual resource. The Reserve which runs along the eastern periphery of the site appears to be open to the public and includes a series of public paths eg Watkins Tench Parade and the Pemulwuy lookout. These complement and make use of the existing and future visual resources of the surrounding context of the site. Existing resources include the far walls and vegetated ridge of the Sydney Water land and limited oblique distant views available across the former quarry, particularly to the south western suburbs such as Fairfield and Wetherill Park and of part of the cultural and natural landscapes of the Prospect Reservoir to the northwest.

The western face of the former side slopes of Mt Prospect above and behind the Prospect Reservoir is a significant visual resource to a very wide sub-regional catchment to the west and south west, where in some cases it can be seen across the backed up waters of the Reservoir or as a horizon feature. It also forms the most significant landform feature in closer views from the south eastern direction.

The Prospect Reservoir Reserve immediately to the west of the quarry, including the George Maunday upper level recreation areas where the water tanks are located, is also considered to be a significant visual resource of the surroundings of the site. This recreation area has been closed to public access since at least 2009. Views back from the Prospect Reservoir Reserve equally make use of the resources represented by the quarry walls, however because of the topography of the eastern wall, the ridge top reserve and vegetation and the battered top of the quarry adjacent is of lower scenic significance as a visual resource than the western wall when it is seen from the east.



## **Visual exposure of the site and the proposal**

The eastern and western bounding ridges that contain the former quarry and the remnant indigenous and cultural vegetation block views toward the site from virtually all directions. Despite the local and regional prominence of Mt Prospect, which is both a current and a historical landmark, as emphasised in the SHR listing and CMP, the subject site is virtually invisible in the wider visual catchment.

Views to the site are limited to locations within the former quarry. The nature of the flat quarry floor and bulky warehouse built forms within it constrains visual access to the site except from some close locations. Views from the east to the individual built forms will vary but overall will be minimal. Building A will be the least visible due to its location and height, parts of Buildings B, C and D, being set close to Prospect Highway and in elevated locations will be potentially more visible, whilst the majority of Building E will be screened by Buildings C and D.

### **Visual exposure to the east and northeast**

Views from the Nelson Ridge residential area

The eastern ridge of the former quarry pit forms the horizon of the view in the west direction for most of the views from the public and private domain within Nelsons Ridge residential development. Because the viewing angles are all upward from the Nelsons Ridge residential area and immediately adjacent earlier suburb to the west, there are no views of the site available. This is true for all of the private domain viewing locations within Nelsons Ridge residential area and all of the public domain that is within the residential precinct, comprised of roads and linear parks and open spaces. There is no visibility of the site from Daruga Avenue and the unmade section of Butu Wargun Drive.

In addition mature and semi-mature street tree vegetation along residential roads within the Nelsons Ridge residential area block the majority of views towards the eastern ridgeline and slopes of former quarry area from this direction.

There are small windows of viewing opportunities from Greystanes Road looking approximately along the alignment of Watkin Tench Parade and the nearby parkland parallel to it, from which some similar views in the direction of the site are possible. These views are across a view corridor through a "saddle" in the ridge which has no existing tree vegetation. The nearest cross street to it is Silverthorne Drive. The saddle is immediately to the north of the feature known as One Tree Hill in the future ridge top reserve.

There is potential for views of the site only from the Mar-rong Reserve on the western edge of the precinct, which if available may include parts of the upper buildings C and D. These built forms would be in the background of a context of industrial warehousing. In potential views from the west these built forms would predominately sit below the height of the background ridgeline, which continues to rise to the south towards the two water towers located in the upper George Maunder Picnic Area.

It is considered that the buildings of up to 14.5m in height from the existing ground level ie the east elevation of Building C including the mezzanine above of Building E, would not be likely to be visible from this vicinity. However, if the upper parts of some built forms are visible, they would not block views of the horizon beyond, which sits above the roofline.

Viewed from the Sydney Water land in the vicinity of the upper George Maunder Picnic Area (presently closed to the public), part of Greystanes Road can be seen distantly over the saddle feature described above. This appears to be the only location which could provide views of buildings on the site from the residential area or in which they could be seen above the horizon formed by the eastern ridge. We have reviewed relevant sections and elevations prepared by the architects which show that compared



to the Development Consent for QuarryWEST, the built forms proposed are significantly lower in height. In potential views from the east across the “saddle” they will appear as a series of long, low forms built into the slope below the horizon that is formed by the Sydney Water land beyond the site. Therefore in our opinion the low built forms proposed are unlikely to be visible or cause significant visual effects on the composition of the view.

#### Visibility from the Prospect Hill SHR area

The southern part of the Prospect Hill SHR area forms the northern part of the eastern rim of the former Boral quarry site, adjacent to the developing suburb of Nelsons Ridge. There is a potential view of parts of the site from the upper cul-de-sac end of Butu Wargun Drive, but no other views are available along it due to intervening built form.

The Prospect Hill Heritage Landscape Study and Plan identifies a view line from Prospect Hill in the westerly direction that is to be protected by any future developments that occur in its surrounding context. The view is represented by a Map and Photograph 2 on Page 32 of that Study Document. The significance of the view was identified in the CMP in regard to the area designated Zone 2 along with specific elements of the view. The view contains other heritage items within the Sydney Water Prospect Reservoir land, such as the Bunya Pine avenue on the entrance road, former “Veteran Hall” and Lawson’s house. The effect on this view has been specifically considered in framing the strategies for building heights in this report. The proposed development will not affect this view line or the visibility or specific items that are identified on the views from Prospect Hill.

The proposed modification application will not have any adverse effects on the views to and from the entry points, lookouts and observation points indicated in the Draft Heritage Interpretation Plan for Prospect Hill.

#### **Visual exposure to the south-south- east**

There is no visibility of the site from roads to the south-east such as from Munro Street and Hyland Road or from the canal and bicycle path running along the southern and part of the eastern periphery of the vegetated ridge. However, there is potential visibility of the western edge of the site from the narrow opening between the ridge at the extreme south western tip of the site. This western spine would be visible from a very small section of the bicycle pathway and at a very considerable distance from the industrial context in the Fairfield/Wetherill Park Industrial Estate. The former appears likely to be significantly altered in future infrastructure and access works and will be likely to be obscured by future landscape works, while the latter is not considered to be a significant constraint.

#### **Visual exposure to the west, southwest and northwest**

The site is visible from the upper level George Maunder Picnic Area within the Prospect Reservoir site. This upper level recreation area has been closed to public access since at least 2009. Part of the site is visible if the viewer stands at the wire mesh fence in the vicinity of the two elevated water tanks and a roofed reservoir tank on the ridge that is on the northwest side of the site. It is not visible from Reservoir Road.



Parts of the quarry walls are visible from some locations along the road to the Prospect Reservoir Recreation Areas. The quarry walls and the ridge beyond are seen forming the background of the view with industrial warehouse buildings in the middle ground of the view, but subordinate in height to the ridge behind. The height of the built forms proposed will sit significantly below the height of this viewing location and the vicinity of the water tanks and roofed reservoir. In this regard the proposed development will not cause any significant visual effects or impacts on easterly views towards Mt Prospect.

Part of the ridge that is visible in these views is the Prospect Hill SHR land. It is also continuous with other existing and potential future reserve land on the margins of the quarry pit that is visually indistinguishable from it. The CMP for Prospect Hill refers to policies to retain and enhance the visual significance of the ridge and this is therefore a significant constraint on proposed building height limits where there is potential for buildings to conflict with this policy.

With the exception of these locations with limited access, there is no visibility of the site from the remainder of the Sydney Water Prospect Reservoir land.

### **Visibility from the north**

There is visibility of the site from a short section of Prospect Highway from near its intersection with Butu Wargun Drive. Parts of Building A and potentially some parts of the other buildings may be visible from Picrite Close.

There will be limited visibility of the site from the industrial buildings located along Butu Wargun Drive and down some of the access ways between and among them that are orientated generally to the south. This is considered not to be a significant constraint on the proposed development of Precinct F.











## **2.4 Potential change in the intrinsic character of the site due to the proposal**

The predominant views available to the public from the visual catchment including the presence of Prospect Hill as a landmark feature of heritage significance would be unchanged by the proposal. The highest quality visual, scenic and cultural resources of the locality and the sub-region would not be affected.

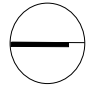
The existing character of the site itself although currently undeveloped, is highly modified due to the former quarrying activities. Other than the quarry walls there and some native bush regeneration there are no visual features on the site worthy of retention or protection for their own sake. Cultural and associative heritage value in the remnant upper walls and vegetated ridges as acknowledged in the SHR listing and CMP and applies only to walls on the east side of the former quarry.

The proposal would substantially change the existing character of the site; however that outcome is an expectation of the Development Consent for Precinct F that includes industrial warehousing in Precinct F. The conversion of the site to the smaller units proposed will create a similar visual character to that approved and in my opinion is acceptable. I consider that the presence of a number of long, relatively low buildings on the site in an appropriate setting with adequate circulation space, landscaping and high quality design would make at the least a neutral and at best a positive contribution to the existing character of the site.



-  Approximate site boundary
-  The Quarry Walls along the periphery of the site
-  The ridgeline immediately to the west of the site
-  The ridge line to the east of the site and the approximate location of the walkway as indicated in the Nelsons Ridge
-  Views to northwest and west from the eastern ridge that constrain heights
-  Views to southeast and east from the vicinity of Sydney
-  Axial view along the central spine of the site
-  Approximate location of Prospect Hill SHR Area
-  Approximate location of Prospect Hill SHR northern view place in Heritage Landscape
-  Approximate location of Prospect Hill SHR southern view place in Heritage Landscape

**Map 2: Visual resources and views that constrain building heights**



Not to Scale





## **2.5 Potential change in the existing and future intrinsic character of the surrounding context**

The only relevant surrounding context of the site is the limited area from which there is visibility of parts of the site. There would not be any negative change in relation to the character of the industrial development to the north, east and south. The proposal would positively respond to the industrial character of this surrounding context due to its potential high quality design.

It is not considered that the proposal would have any negative effect on the character of the Prospect Reservoir area to the west of the site due to the highly restricted visibility of the site from here generally. The potential visibility of the proposal from the upper level George Maunder recreation area would not result in any negative effect on the prime visual resources available to this viewing place. The buildings would have a compatible backdrop of other industrial buildings and the dominant ridge to the east would remain the significant feature.

The potential building envelopes would not cause any potential view blocking effects of the background to the views, nor change the ability of a viewer to understand or interpret the heritage values of the quarry or Mount Prospect.

It is considered that there would be no detectable effect on the intrinsic character of the Nelsons Ridge residential development beyond due to the nil to negligible visibility of the proposal from here.

It is not considered that the potential visibility of the proposal from the walkway within Mar-rong Reserve would result in any significant negative change in its intrinsic visual character in the context of what is intended in the Concept Approval. This is because the site may appear to be visually more attractive after the construction of the proposal compared to the existing appearance of the site and the potential buildings would not cause any potential view blocking effects on the views of the horizon and scenic features beyond.

It is also not considered that the proposed development would have any negative effect on the proposed expanded heritage curtilage of Prospect Hill mentioned in the CMP, albeit this has not been acted on. The proposal is responsive to the setting of this heritage item and views to and from it.

Overall, it is considered that the proposal would not cause any negative change to the intrinsic character of the surrounding visual context.

## **Visual sensitivity**

Two related but somewhat separate aspects of visual sensitivity are addressed in this section of the assessment, ie. the overall visual effects and increased sensitivity on some grounds that arises from the heritage values of the Prospect Hill SHR Area. However given that the subject site is of overall low to moderate visual sensitivity, is well separated spatially and visually in our opinion the proposed modification application will have no significant effects or impacts on the heritage values the Prospect Hill SHR Area.

The CMP for the Prospect Hill area contains an analysis of the application of the heritage criteria at Section 4.6, the place is accorded significance on Criterion A, B, C, D and F for non-indigenous heritage values both natural and cultural. It is important for the story it tells of cultural and natural history, association with the life and work of people or groups and for demonstrating the rare, aesthetic characteristics of a natural heritage item. This is also of landmark significance to present and past communities and can yield further information on our cultural and natural history.



The Statement of Cultural Significance follows in Section 4.7 at Pages 164-165. It summarises the aesthetic issue as:

*Prospect Hill is of aesthetic significance as a significant topographic feature rising to a height of 117m above sea level providing expansive views across the Cumberland Plain. It is a key open space element in the landscape and provides important views of the Cumberland Plain, from Sydney City in the east to the Blue Mountains in the west.*

Specific elements that are of significance, each given a grading and level of significance are shown in a table in Section 4.5 of the CMP. It is included with an analysis of the effects of the proposal at Appendix 2 of this report.

The proposal is confined to be seen by the following kinds of viewers from the external viewing locations;

1. Short-term views of parts of the site and the proposal from constantly moving positions for the large numbers of road users of Prospect Highway, its junction with Bellevue Close and the lesser numbers on the road to the Prospect Reservoir recreation areas (George Maunders recreation areas).
2. Long term views of the proposal primarily from small numbers of viewers in service areas east of the site eg offices along the west side of Prospect Highway adjacent to the site or along Bellevue close, from fixed locations.
3. Medium to long term views from the future walkway within Mar-rong Reserve immediately to the east of the site for small numbers of viewers. These views could be both from constantly moving positions as well as fixed positions.
4. Medium to long term views of the site and parts of the proposed development from the Prospect Hill SHR area.
5. Medium to long term views from only the upper level George Maunders Recreation Area in the vicinity of Sydney Water reticulation tanks for small numbers of viewers. This recreation area is closed to public access at present. It may return to public use in the future. These views could be both from constantly moving positions as well as fixed positions.

Sensitivity relates to the number of viewers who would be likely to see the site and their likely expectations for visual quality and the interpretation of heritage items of aesthetic significance. It is usually considered that a visual impact on a sensitive location in the public domain is more important than one of similar quality on a less sensitive site or seen from a private viewing place.

The overall visual sensitivity of the site was judged in summary to be low on a scale of negligible, minor, low, moderate and high. The reasons for the assessment, matters that both increase and decrease sensitivity, are summarised below:

1. The proposal would be seen in the context of the industrial developments to the north, east and south from some or all of the viewing locations referred to in Points 1-5 above.
2. The proposal is visible from one high use road but no tourist routes or adjacent open spaces that have public use, decreasing its sensitivity.
3. The proposal has nil to negligible visibility from the existing public domain of the Nelsons Ridge residential development as well as the residences within this development, decreasing sensitivity.
4. The proposal would be seen from part of the surrounding industrial context of the site but this is not considered to be a visually sensitivity viewing location.





Approximate site boundary

① Viewing Location

**Map 3: View Point Analysis (Refer Appendix A)**



Not to Scale



5. The upper level George Maunders recreation area from which there are some downward views of the site is presently closed to public access. It appears to have had significant use in the past, increasing its sensitivity if use is re-established. The lower level recreation area provides greater scenic amenity views of the Prospect Reservoir and its associated vegetation.
6. The proposal may be visible from parts of the walkway and lookouts within Mar-rong Reserve to the east of the site. It will be seen within the context of the other industrial developments in the vicinity of the site and may appear to be visually more attractive to some compared to the existing appearance of the site.
7. The highly restricted visibility from the south is not considered to increase sensitivity. The visibility would be further diminished by the potential future access ways, road patterns and landscaping.
8. There is low-moderate visibility of parts of the site, from part of the Prospect Hill SHR Reserve area, which increases the intrinsic sensitivity of that area; however viewer numbers are likely to be small. The proposal would not affect the access to views from Prospect Hill in the west-northwest directions or views from the west to the northeast toward Prospect Hill.
9. A view from part of the southern part of the Prospect Hill SHR area to the quarry in the CMP (Zone 4, Figure 3.77, Section 4.5 at Page 158-159) is rated as of exceptional national aesthetic significance, emphasising the high sensitivity of this location and the view.
10. This significance was not considered to be an impediment to the Development Consent for the change of use of the quarry to employment land. The Development Consent provided for a change in overall built form and character of the views from a residual quarry pit to that of an industrial landscape. Therefore viewers would be expected to be less sensitive to variations in the bulk, scale and height on the subject site than to the approved change in the character of the setting.
11. The critical factors of significance in regard to the quarry that are identified as of significance in the views from the SHR land are therefore reasonably interpreted in the context of the Development Consent and intended future of the quarry to be the residual evidence of the quarry and the activity of creating it, ie. the walls, benches and batters, views of which would not be significantly affected by this modification application.
12. The sensitivity emphasised by the CMP for the SHR Area has been recognised in the strategies for future building heights, which ensure that there is no diminution in views of the views, vistas and views to specific heritage items that are identified in the document. Further the heights proposed in this application are lower overall relative to those included in the Development Consent for QuarryWEST.

## **2.7 Overall extent of visual effects**

On the basis of the visual effects analysis presented above at sections 2.1 to 2.6, it is considered that there would be low to moderate visual effects of the proposal both on the existing and future surrounding context.



## **3.0 Visual impact assessment**

### **3.1 Physical absorption capacity**

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed development. PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

The site and the surrounding context generally offer a high physical absorption capacity for the proposal. This is due to the excavated character of the site and its confinement by the quarry walls, presence of ridges both along the eastern and western periphery of the site and the presence of existing industrial buildings and warehouses.

### **3.2 Compatibility with the character of the site**

The proposal has high compatibility with the existing and future character of the site. The existing character of the site is industrial and the proposal would result in industrial and employment use of the site as is intended by the Development Consent. The change in character is anticipated by the existing consents. The layout and height of built forms proposed is compatible with the character of the wider visual context.

### **3.3 Compatibility with the character of the surroundings**

The proposal will have moderate to high compatibility with the existing and future character of the local and the sub-regional context. It will be present within the context of large scale industrial developments to the north, northeast, northwest, south and southwest. The proposed changes in building heights are considered to be compatible with the existing and future context of the locality and the surroundings.

Considered in relation to the specific policies in the CMP for the Prospect Hill SHR Area (see the policies and an assessment of the proposal against those policies in Appendix 2 to this report), the proposed building heights are also considered to be compatible with those policies.



### **3.4 Response of the proposal against the visual opportunities and constraints of the site**

#### **Visual opportunities and constraints**

As is the case in regard to sensitivity, there are general opportunities and constraints to consider, as well as those presented by the adjacent SHR area. Opportunities, constraints and issues arising from the significance of the SHR area are found in Section 5.2 at Page 167 of the CMP.

In summary, in relation to views, the constraints identified are the need to maintain views toward the Blue Mountains, The City of Sydney, Bella Vista Homestead, Prospect Reservoir, St Bartholemew's Church and former Veteran Hall (site). Of these, only views of the Reservoir site are relevant.

A second constraint is the general need not to compromise the outstanding aesthetic significance of Prospect Hill, its setting, vistas and elements as analysed in Appendix 2 of this report, including the need to protect or enhance links with green corridors and potential open space lands.

#### **Opportunities**

1. There is high compatibility for the proposed use for the site and within the surrounding context.
2. The confined and excavated nature of the site and the topography of the site and the surroundings restrict the potential visual catchment and visual exposure of the proposal.
3. The greater number of built forms will have minimal additional visibility or impact on the local landscape relative to the Concept Plan or Development Consent.
4. There is limited visibility of the site from main or local roads and it is not exposed to high numbers of viewers.
5. There are no views of the site from the residential area of Nelsons Ridge.
6. There is moderate scenic quality associated with views toward the site from the local and regional context. Development of the site as proposed will have no significant effects on this quality.
7. The site is of low to moderate scenic quality and development of the site as proposed will either be neutral or positive in outcome in scenic quality terms.
8. There is an overall low visual sensitivity for both the public and private domain for the proposed use of the site.
9. There is high physical absorption capacity for the proposal.
10. Other than the adjacent industrial area, the visibility of the site and the proposal is limited to the upper level recreation area to the west and those in the Prospect Reservoir land.



### **Constraints**

1. Overall the level of constraints for the proposal is low.
2. There is moderate scenic quality associated with the reserves of Prospect Reservoir to the west and the ridgeline walkway to the east. Retaining the scenic quality is a moderate constraint but one increased by the heritage significance of views to and from the SHR area.
3. Views from the reserves around the edges and the expectation of retaining the view lines for both scenic and heritage reasons, both in the east and west directions are a constraint on building height.
4. The relevant urban design constraints such as architectural qualities, distribution of bulk, articulation, setbacks, landscaping, edge treatment and circulation are constraints of equal weight to that of building height.
5. The site is constrained by its narrow access from the north and its proximity to Prospect Highway
6. The potential for axial views along Bellevue Close and by views from the adjacent Sydney Water land and the access road, and to heritage items (including Prospect Hill SHR area) are low constraints;

### **Assessment of the proposal against the potential visual opportunities and constraints**

Based on the above analysis of the potential visual opportunities and constraints of the site, I now assess the response of the proposal to these.

The modification application includes 5 building envelopes all of which are low in height and lower in height relative to the Development Consent. The built forms will be located below the height of the ridgeline directly west of the site so that horizontal easterly views above the site towards Mount Prospect Hill SHR area will be unaffected by the proposed development. The tallest most visible form will be the two-storey elevation of Building C and the mezzanine feature of part of building E above it. Views to parts of the north and east elevation of this built form will be visible in isolated close views of low sensitivity. The proposed built forms are closely spaced and sensitively located below the horizon in relation to potential more sensitive views from Mar-rong Reserve walkway.





### **3.5 Overall extent of visual impacts**

On the basis of the visual impacts assessment presented above at sections 3.1 to 3.4, it is considered that there would be low visual and heritage impacts of the proposed amended building envelopes on the existing and future surrounding context. In this regard the modification application can be supported and its potential visual effects and impacts are considered to be acceptable.

## **4.0 Management principles**

### **Strategy 1**

#### **Retain visual access to existing visual resources of the site**

The perception of the full horizontal extent of the quarry walls should be retained and protected as part of the proposal for urban design and heritage reasons. Further stabilization of the quarry walls should be undertaken if necessary. .

### **Strategy 2**

#### **Retain views and view lines to the horizon beyond the development site in all directions**

The spatial arrangement and building height distribution of the potential buildings should be such that the view lines from the surrounding context including the dominance of the ridges are maintained. The ridge lines are to remain the horizon of views where this is presently the case. Dominance of the ridges is to be maintained in views from reserves on the boundaries of the site in line with identified heritage constraints.

The proposed built forms are not considered to have any potential effect on such view lines.

### **Strategy 3**

#### **Retain views to and from scenic and heritage sites beyond the development site in all directions.**

The existing views to high scenic quality features are to be protected. Views subject to other strategies include retaining views of the quarry walls and ridge top features. Other views to the wider landscape that should be acknowledged and protected including oblique views to the southeast and northwest, looking from the future ridge top reserves adjacent to Nelsons Ridge. Views from Prospect Hill SHR area in the westerly direction and views from the west to Prospect Hill should be protected. The modified Precinct F site plan is compatible with the strategy.

### **Strategy 4**

#### **Enhancement**

The existing low intrinsic scenic quality of the site should be improved and enhanced by modulating building heights across the site to increase variety and interest and the amenity of internal spaces. The Master Plan is responsive to this strategy.

High quality design should be a feature of the infrastructure, public domain, individual industrial buildings, internal road layout and landscaping.



## **5.0 Conclusion**

On the basis of the above assessment, I consider that the potential visual impacts of the proposed amended building envelopes are low and that they are compatible with the intrinsic character of the estate and the surroundings. The proposal responds positively to the visual resources of the site and the surroundings. The visual exposure of the site is highly restricted. The view lines across the site from the public domain from east to west and in reverse, would be retained due to the relatively low height and general distribution of building envelopes.

The proposed development is responsive to the requirement for protection of both general and specific views to and from the Prospect Hill SHR area. The proposal does not have any negative effect on the heritage significance, curtilage and visual setting of the Prospect Hill SHR Area, the Prospect Reservoir SHR area.

I consider that the proposed amendments to Precinct F are worthy of approval on visual impacts grounds.



## Appendix A: Photographic Plates



**Photographic Plate 1:** Looking west from in front of No. 107 Daruga Avenue toward the site. This is only part of the view where vegetation is not present in the foreground from along Daruga Avenue. The feature on the left is known as One Tree Hill.



**Photographic Plate 2:** Looking west from Watkin Tench Parade, about 150m west of its intersection with Greystanes Road. The Sydney Water Tanks and the canopies of the vegetation associated with the eastern edge of Prospect Reservoir and the site are not visible due to the presence of semi-mature and mature vegetation and additional residential development in the foreground of the view.



**Photographic Plate 3:** Looking west from near the intersection of Lawson Road and Silverthorne Drive. The observation is similar to that for Photographic Plate 2. The view through a saddle across a section of the ridge to the north of One Tree Hill, is blocked by semi-mature street tree vegetation.



**Photographic Plate 4:** Looking west from along Edward Drive in the vicinity of a community park. This is the typical view available from the open spaces within the Nelsons Ridge development, looking west. There is no visibility of the site and of the proposed buildings.





**Photographic Plate 5:** Looking west from in front of Nelsons Grove Retirement Village on Newport Street, Nelsons Ridge. There are no views of the site or future buildings as proposed.



**Photographic Plate 6:** Looking north-east from near the Sydney Water Tanks within the upper level George Moulder Recreation Area in Prospect Reservoir grounds. Parts of the roof may be visible in the foreground of downward views, and would be seen in the context of other industrial developments in the former quarry.



**Photographic Plate 7:** Looking east from near the roofed reservoir within the upper level George Moulder Recreation Area in the Prospect Reservoir reserve . A small part of the proposed development would be seen in downward oblique views from this vicinity. The site would be seen in the context of the adjacent industrial development.



**Photographic Plate 8:** Looking south-south-east from in front of History Cottage on the road to the Prospect Reservoir Recreation Areas. There is no visibility of the site from this location. The dominance of the ridge line and vegetation visible on the left of the photograph on the horizon would not be changed.





**Photographic Plate 9:** Looking south along Prospect Highway at its intersection with Butu Wargun Drive. There is a potential an axial view towards the site however the low forms of buildings A and B are unlikely to be significantly visible from this vicinity.



**Photographic Plate 10:** A focal view of the eastern/northeastern part of the Concept Approval area from Butu Wargun Drive through the driveway of the industrial buildings. The subject site is not visible in this view.



**Photographic Plate 11:** A focal view of the to the north-eastern part of the Concept Approval area from Butu Wargun Drive through the driveway of the industrial buildings. The subject site is not visible in this view.



**Photographic Plate 12:** Looking south-southeast from Butu Wargun Drive, near the closed part of the street, to the east of the industrial development. There are no views of the site from here.



**Photographic Plate 13:** *An axial view west towards the site from the east end of Bellevue Circuit. The site is located just north (to the right) at the end of tshi road. No or limited views to part of the site would be available from this vicinity.*



**Photographic Plate 14:** *Looking north-west towards the site which will occupy part of the slope in the centre of this, above existing industrial development.*





**Photographic Plate 15:** *A view south-west from Prospect Highway close to the site. Parts of buildings B,C, D and E may be visible in this view focal view to the right of the existing industrial development.*



**Photographic Plate 16:** *View south towards the site entrance via Picrite Close. Parts of Building A will be visible in this view.*



***Photographic Plate 17:*** View east across part of the site from the elevated roadway in the upper level George Mounder Recreation Area in the Prospect Reservoir reserve.



## Appendix B: Curriculum Vitae

### CV Dr Richard Lamb

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#### Summary

I am a professional consultant specialising in visual impacts and landscape heritage and assessment and the principal of Richard Lamb and Associates (RLA). I was a senior lecturer in Landscape Architecture, Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney for 28 years and was Director of the Master of Heritage Conservation program. I have taught and specialised in environmental impact assessment and visual perception studies for 30 years.

As the principal of RLA I provide professional services, expert advice and landscape heritage and aesthetic assessments in many different contexts. I carry out strategic planning studies to protect and enhance scenic quality and heritage values, conduct scenic and aesthetic assessments in contexts from rural to urban, provide advice on view loss and view sharing and conduct landscape heritage studies. I act for various client groups on an independent basis, including local councils, government departments and private clients to whom I provide impartial advice. I provide expert advice, testimony and evidence to the Land and Environment Court of NSW on visual and landscape heritage matters. I have appeared in over 240 cases and made submissions to several Commissions of Inquiry. I have been the principal consultant for over 600 consultancies concerning the visual impacts and landscape heritage area of expertise during the last ten years.

At the University of Sydney I had the responsibility for teaching and research in my areas of expertise, which are landscape assessment, visual perception, aesthetic assessment, and conservation of heritage items and places. I taught undergraduate architecture and postgraduate students in these areas and also gave specialised elective courses in aesthetic heritage assessment. I supervised postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). The latter field is based around empirical research into human aspects of the built environment.

I have a number of academic research publications in local and international journals that publish research in EBS, environmental psychology and cultural heritage management.

I have developed my own methods for visual and landscape heritage assessment, based on my education, knowledge from research and practical experience.

#### Qualifications

Bachelor of Science, First Class Honours, University of New England (botany and ecology double major).

Doctor of Philosophy, University of New England in 1975.

Principal of Richard Lamb and Associates and Director of Lambcon Associates Pty Ltd.

#### Employment History

Tutor and Teaching Fellow, Botany and Ecology, School of Botany, UNE (1968-1974)

Lecturer in Resource Management, School of Life Sciences, NSW Institute of Technology (UTS)(1975-1980)

Lecturer, Foundation Program in Landscape Architecture, Faculty of Architecture, University of Sydney (1980-



1989)

Lecturer and Senior Lecturer, Architecture and Heritage Conservation, University of Sydney (1989-2011)

Since 1975 I pursued research related to my teaching responsibilities and professional practice. My main research works are in:

Plant ecology

Visual perception

Social and aesthetic values of the natural and built environment

Journals for which papers have been refereed

Landscape & Urban Planning

Journal of Architectural & Planning Research

Architectural Science Review

Journal of the Australian and New Zealand Association for Person Environment Studies

Journal of Environmental Psychology

Australasian Journal of Environmental Management

Ecological Management & Restoration

Urban Design Review International

## Assessing Heritage Items, Settings and Cultural Landscapes

### Assessment and Advice

#### Private Clients

- Advice and advocacy concerning heritage view impacts, proposed maritime facility, Toocooya Road, Hunters Hill
- Advice and advocacy with Willoughby Council on visual impacts and amenity effects of development controls on new dwelling proposal in heritage conservation area, Northbridge.
- Advice and analysis of visual and landscape heritage impacts of approved development in Parramatta including referral to Federal Minister for DSEWPac under provisions of the EPBC Act.
- Advice concerning heritage and visual impacts of proposed additions to the SCEGGS School., Darlinghurst
- Advice concerning heritage and visual impacts of proposed demolition and redevelopment of Willeroon, Ocean Road, Palm Beach.
- Advice on heritage and visual impacts, potential rezoning and development applications, Medlow Bath, Blue Mountains NSW.



- Advice on heritage values, scenic qualities and landscape heritage resources, pre-DA for additions and alterations to heritage streetscape and stone walls, Bronte.
  - Advice on heritage and visual impacts of proposed development application, Currawong Beach, Pittwater.
  - Advice on streetscape and character of conservation area for a property on Schedule 2, of Parramatta Council Heritage LEP, Railway Parade, Granville.
  - Advice on visual and heritage conservation constraints, development application, Bishopscourt, Darling Point.
  - Advice regarding visual and related heritage impacts of proposed development, St Marys Church, Waverley.
  - Advice, advocacy and evidence to Land and Environment Court of NSW concerning potential visual impacts of additions and alterations to two heritage listed dwellings, Victoria Street, Watsons Bay.
  - Assessment of heritage and related scenic issues for strategic planning study, CUB site, Broadway, Sydney.
  - Assessment of heritage impacts of proposed retrospective approval of adjoining development, Loch Lomond Crescent, Burraneer Bay.
  - Assessment of heritage impacts of proposed terrace style infill, Wilson Street, Newtown.
  - Assessment of heritage impacts on specific groups of trees and views caused by proposed redesign of Killara Golf Course.
- Statement of heritage impact of proposed safety screens on adjacent heritage items.
- Assessment of heritage significance of item proposed to be listed on the ACT Heritage Register; St Patrick's Church, Braddon, ACT
  - Assessment of potential impacts on heritage views of proposed development, area of National Significance, Tramway Avenue, Rosehill.
  - Assessment of visual and heritage aspects of development application, conversion of The Boiler House building, Pyrmont Point.
  - Assessment, analysis and report to the Federal Minister for the Environment in response to Emergency Listing of Kurnell Peninsula under the Environment Protection and Biodiversity Conservation Act 1999.
  - Design stage advice and visual and landscape heritage impact assessment of a proposed seniors living development, SHT listed property, 'Neerim Park', Centennial Road, Bowral.
  - Development Control Plan, South West Lochinvar.
  - Heritage and visual impact analysis for proposed new residential development, SHR item "Swifts", Darling Point.
  - Heritage assessment and Statement of Cultural Significance for Anzac Parade, Sydney.
  - Heritage curtilage, cultural landscape assessment and visual controls recommendations, Elderslie Urban Release Area, Camden LGA.
  - Heritage Impact Assessment of proposed adjacent new dwelling on heritage registered item "Camelot", 3 The Basion, Griffin Estate, Castlecrag.
  - Heritage impact assessment of proposed amendment to permissible uses table in the Wingecarribee LEP, Berrima.
  - Heritage impact assessment, curtilage, review of SHR entry and proposal of new landscape conservation area, The Glebe Gully Cemetery, East Maitland.
  - Heritage impacts assessment for proposed employment lands rezoning, Menangle, NSW.
  - Heritage landscape and streetscape assessment as part of pre-DA study, Easterly, Upper Spit Road, Mosman.



- Heritage view analysis and mitigation strategy for the proposed “Wet n Wild” Water Theme Park, Reservoir Road, Prospect.
- Heritage view line study and pre-DA report, proposed residential development, Morton Street, Parramatta.
- Heritage view study, proposed rezoning for residential use, curtilage of Menangle Village.
- Heritage, scenic qualities and landscape impact assessment, proposed residential development, Potts Point.
- Landscape assessment, curtilage study and heritage impact assessment as part of a Local Environmental Study, curtilage of St Helena, Lochinvar, Hunter Valley.
- Landscape heritage impact assessment, proposed aged care development, McLaren Street, North Sydney.
- Local & regional visual assessment study to accompany rezoning and subdivision proposal, , Mount Harris, Hunter Valley.
- Pre DA advice re heritage impacts of proposed additions and alterations to heritage homestead Kurrawong, Dunmore.
- Review of documentation concerning heritage landscape and visual issues, St Columba’s Springwood.
- Scenic quality and landscape heritage assessment, rural subdivision proposal, Duckenfield, Hunter Valley.
- Statement of heritage impact for proposed development in the vicinity of “Alma’s Tree”, North Narrabeen.
- Statement of Heritage Impact and Heritage Discovery Plan, proposed dual occupancy dwellings on two lots approved by Land and Environment Court of New South Wales, Birrell Street, Tamarama.
- Statement of heritage impact of proposed additions and alterations, The Corso, Manly.
- Statement of heritage impact of proposed additions and alterations, Military Road, Mosman.
- Statement of heritage impact of proposed development on heritage listed stone wall, Burns Bay Road, Lane Cove.
- Statement of heritage impact on significant gardens, proposed building extensions, PLC Croydon.
- Statement of heritage impact concerning proposed amendments to permissible land uses in LEP, Berrima, Southern Highlands.
- Statement of visual and heritage view impact as part of Statement of Environmental Effects, proposed conservation of Ashton, Elizabeth Bay Road, Elizabeth Bay and construction of new apartment building.
- Submission to Kiama Council on potential heritage impacts of a potential alternative dwelling footprint adjacent to two SHI registered items, Jamberoo Road, Jamberoo.
- Submission to Minister for Planning regarding potential visual impacts, proposed alterations to White Bay Cement Terminal.
- Submission to the Minister for DSEWPaC including assessment of the potential heritage impacts on the Shine Dome (National Heritage List) of the proposed Nishi Building, New Acton, ACT.
- Visual and cultural landscape assessment, constraints and strategic planning study, potential urban release area, Raby Road, Leppington.
- Statement of heritage impact for proposed telecommunications facility, Macarthur Road, Elderslie.
- Visual and cultural landscape assessment, constraints and strategic planning advice, potential seniors living development, Kiama.
- Visual impact, visual constraints and landscape heritage study, proposed residential development, Morpeth, Hunter Valley.
- Assessment of visual impacts of proposed works to significant and heritage trees, Elaine, New South Head Road, Woollahra.





- Heritage views assessment of impacts of a proposed mixed use development, Arthur Street, Parramatta.
- Heritage views assessment and visual impacts evaluation of planning proposal to rezone land for residential and ancillary heritage curtilage hub, Menangle Village.
- Heritage views assessment of impacts of a proposed mixed use development, Tramway Avenue, Rosehill.
- Historic heritage impact assessment report for EIS, proposed amended open cut coal mine, Rocky Hill, Gloucester.
- Statement of heritage impact, application to remove tree, Merrivale Road, Pymble.

## Government Clients

- Blue Mountains City Council

Advice on visual and heritage impacts of development application, SHI listed item Everglades, Everglades Avenue, Leura.

Advice on visual impacts of building materials and colours, heritage precinct, Lawson.

Advice on merits of development application with respect to heritage significance, Scenic Railway site, Katoomba.

- Camden Council

Cultural landscape and assessment of heritage significance of William Howe, Reserve, Camden, Heritage Assistance Grant Program.

Scenic and cultural landscape advice re proposed subdivision, Kirkham Lane, Camden.

Scenic and Cultural Landscape Study of the entire municipality, including specific input into the Rural Lands and Town Centre Urban Design Studies.

- Department of Planning and Infrastructure:

Advice on impacts on views and heritage values of Lennox Bridge and Old Government House and Domain of proposed additional height to approved mixed use building, 330 Church Street, Parramatta.

- Department of Urban Affairs and Planning

Scenic Quality Study of the Hawkesbury-Nepean River as part of review of State Regional Environmental Plan No. 20.

Landscape, heritage values and strategic planning study of Hoxton Park Corridor, Western Sydney.

Visual, heritage and cultural landscape boundary location investigations, Hoxton Park Corridor, Western Sydney Regional Parklands.

Cultural and recreational landscape values study, recommendations for form and location of expansion of Waste Services New South Wales facilities, Eastern Creek, Western Sydney.

Cultural and scenic landscape assessment of excluded lands parcels, Western Sydney Regional Parklands, Doonside.

Visual and heritage landscape assessment, Western Sydney Parklands, Core Parklands Precinct 2 and interface parcels 2, 3 and 4.

- Hornsby Shire Council

Heritage, scenic qualities and landscape heritage resources study of rural lands of the Shire as part of the Rural Lands Study.

Scenic resources study and strategic planning advice, Brooklyn and Environs Management Plan.

- Lake Macquarie City Council

Development assessment of visual and landscape heritage impacts, application for resort and high density housing, former coal preparation plant and other SHI registered heritage items Catherine Hill Bay.





Maitland City Council

Development assessment of two applications in the Morpeth Heritage Conservation Area.

- Manly Council

Advice on landscape heritage and visual impact issue concerning an appeal against refusal of development application, Manly Wharf, by Manly Wharf Pty Ltd.

Heritage impact assessment, residential development, Pine Street, Manly.

- Mosman Council

Heritage curtilage assessment as part of development assessment adjacent to SHI item, “Woolley House”, Bullecourt Avenue, Mosman.

- Pittwater Council

Palm Beach Conservation Area: Heritage impact assessment on proposed redevelopment of Blueberry Ash Square and its impact on the Palm Beach Conservation Area.

- Roads and Traffic Authority

Heritage Impact Assessment of proposed tree maintenance, SHI registered item “Overthorpe”, New South Head Road, Double Bay.

- Wingecarribee Shire Council

Visual and heritage landscape impact assessment, Burrawang, Southern Highlands.

Preparation of Development Control Plan No.53 for sighting of dwellings in rural zones.

## Land and Environment Court Proceedings

Altamira v Burwood Council: Demolition and SEPP5 development, Livingstone Street, Burwood.

Architectural Projects v Manly Council: Conservation and addition of apartments, ‘Dungowan’ South Steyne, Manly.

Australand Holdings Pty Ltd v Sutherland Council: Resort development, Captain Cook Drive, Cronulla.

Blue Mountains Council ats Cecil D Barker: Subdivision and new dwellings, curtilage of Stoneholme Estate, Woodford.

Cody Outdoor Advertising Pty Ltd v South Sydney Council: Retention of existing rooftop advertising sign, Oxford Street, Darlinghurst.

Dixon H v Wingecarribee Council: Proposed conversion of existing stable to manager’s residence, Sutton Forest.

Dumaresq Shire Council ats Commercial and Residential Developments Pty Ltd: Proposed residential subdivision, curtilage of Palmerston Estate, Kellys Plains, Armidale.

Hobhouse K v Minister assisting Minister for Infrastructure & Planning and Sydney Gas Operations Pty Ltd: Proposed gas plant adjacent to heritage listed Mt Gilead Homestead, Campbelltown.

Hunters Hill Council ats Bykerk: Proposed additions and alterations to heritage listed property, Vernon Street, Hunters Hill.

Joshua International Pty Ltd v Ku ring gai Council: Proposed new residence, Rosebery Road, Killara.

Kanowie v Woollahra Council: Proposed residential apartment building adjacent to heritage properties, Yarranabbe Road, Darling Point.

L D Fowler Pty Ltd and anor ats Flower and Samios: Proposed subdivision and construction of residential development, Jane Street, Balmain.



Leichhardt Council at Bezzina Developments Pty Ltd: proposed demolition and alterations to SHI item Darling Street Wharf, Balmain.

Leichhardt Council at Charteris: Proposed demolition and construction of new dwelling, Punch Street, Birchgrove.

Lend Lease Development Pty Ltd v Manly Council: St Patrick's Estate, Manly

- Development precinct 2 (1998)
- Development precincts 1, 2, 3 and 5 (1997)
- Development precincts 5, 10 and 11 (1998)

Manly Council v Vescio: Proposed new dwelling in curtilage of heritage property, Pine Street, Manly.

Marie Antoinette Aviani v Burwood Council: SEPP5 development proposal, Livingstone Street, Burwood.

McClenehan J and T v North Sydney Council: Proposed SEPP5 development, Cremorne Road, Cremorne.

Concrete Quarries, Primary Submission: Commission of Inquiry into proposed Exeter Quarry extension and Village bypass route on SHR registered property, Vine Lodge, Southern Highlands, 2000.

Ricki Developments Pty Ltd v The City of Sydney: Proposed redevelopment, former warehouse building, Quay Street Haymarket.

Royal Botanic Gardens & Domain Trust and Minister for the Environment at City of Sydney Council: Judicial Review of heritage and aesthetic impacts of replacement of trees in The Outer Domain, Sydney.

South Sydney Council at Gameplan Sport and Leisure Pty Ltd: Proposed McDonalds restaurant, Anzac Parade, (the Old Grand Drive), Centennial Park, Sydney.

Sydney City Council at Anglican Church: Proposed master plan for new apartments, curtilage of St John's Church, Darlinghurst.

Taralga Landscape Guardians Inc v Minister for Planning and RES Southern Cross Pty Ltd: appeal against Minister's approval of proposed wind farm, Taralga.

Toon, John v Ku-ring-gai Council: Proposed demolition of existing dwelling and SEPP5 residential development, Pentecost Avenue, Pymble.

V Berk and M Kersch v Woollahra Council: Proposed demolition and construction of mixed development, Gap Tavern site, Military Road, Watsons Bay.

Wilton v Hunters Hill Council: Proposed alterations and additions to heritage listed dwelling, Edgecliff Road, Woolwich.

Winten Property Group v Campbelltown Council: Proposed rural and residential development adjacent to Macquarie Field House, SHR item, Quarter Sessions Road, Glenfield.

Wollongong City Council v Weriton Finance: Proposed resort and dual occupancy development, Headlands Hotel site, Austinmer.

ACT Administrative Claims Tribunal

Catholic Archdiocese of Canberra and Goulburn v ACT Heritage Council: Appeal against decision to place St Patrick's Church, Braddon, on the ACT Heritage Register.



## Assessing Visual Impacts of Urban Developments

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### Assessment and Advice

#### Private Clients

- Advice and advocacy concerning the impacts on views and streetscape character caused by proposed landscape scheme for former BP Site, Waverton.
- Advice and statement of visual impacts for residential subdivision, Bantry Bay Road, Frenchs Forest.
- Advice and submission to Council in relation to potential visual and related amenity impacts of neighbouring development, Mitchell Street, Greenwich
- Advice and submission to Council on potential visual and related amenity effects of proposed covered outdoor space on neighbouring properties, Dalley Avenue, Vaucluse.
- Advice and submission to Pittwater Council on potential visual and related amenity effects of proposed seniors living development on neighbouring site, Cabarita Road, Avalon.
- Advice concerning visual impact and view sharing issues, proposed new residential development, Onslow Avenue, Elizabeth Bay.
- Advice concerning visual impact of proposed residential refurbishment, Wentworth Park Road, Glebe.
- Advice concerning visual impacts of proposed development for aged accommodation, Lindfield Gardens Retirement Village, East Lindfield.
- Advice concerning visual impacts, proposed residential alterations, Hopetoun Avenue, Vaucluse.
- Advice on potential for urban development as part of South West Urban Release Area, Oran Park 'Tidapa' Cobbitty.
- Advice on potential streetscape, visual and related amenity effects, proposed redevelopment of Crows Nest Shopping Centre, Willoughby Road, Crows Nest.
- Advice on potential streetscape, visual and related amenity impacts, proposed mixed use development, Araluen Drive, Hardys Bay
- Advice on privacy and visual impacts; submission to Wollongong City Council in relation to proposed adjacent development, Wellington Drive, Balgownie.
- Advice on urban design and visual resources strategic planning for Material Change of Use application to Gold Coast Shire Council, Emerald Lakes, Carrara, Queensland.
- Advice on view loss and advocacy with Pittwater Council on behalf of client, proposed new dwelling, Riverview Road, Clareville.
- Advice on visual constraints and issues related to proposed apartment development, St Pauls Street, Randwick.
- Advice on visual impacts of DA for adjacent dwelling, Newtown, with submission to Council on development assessment.
- Advice on visual impacts of proposed development on foreshore building lines and views from the waterway, Kareelah Road, Hunters Hill.
- Advice on visual impacts, additions and alterations to dwelling, Cameron Street, Edgecliff.
- Advice regarding potential visual impacts of proposed new dwelling, Merewether.



- Advices on potential visual impact assessment of a proposed mixed use development, Cross Street, Double Bay.
- Analysis and advice on planning and visual amenity issues surrounding proposed demolition, Edinburgh Road, Castlecrag.
- Analysis and assessment of potential visual impacts for residential development, Girilang Avenue, Vaucluse.
- Assessment and advice with regard to the potential visual, streetscape and view blocking effects of the proposed shopping centre, The Princes Highway, Corrimal.
- Assessment of visual impacts of proposed amendments to building, East Quarter Stage 3, Jack Brabham Drive, Hursville.
- Certification of accuracy of photomontages of development options, Putney Hill sites, Stages 1 and 2, North Ryde
- DA advice and advocacy with Sydney City Council, proposed additions and alterations to existing warehouse building, Riley Street, East Sydney.
- DA advice on potential visual impacts, view loss, and streetscape character, and recommendations for modifications to the proposed development, Greenknowe Avenues, Potts Point.
- DA advice on urban design, potential impacts on streetscape character and recommendations for modification of design for industrial building, Burrows Road, St Peters.
- Design advice and visual impact assessment, proposed residential flat building, Beach Street, Coogee.
- Design stage advice and visual impact assessment of proposed seniors living development, former OLSH site, Centennial Road, Bowral.
- Gateshead Industrial Estate Development Proposal; visual resources management plan.
- Heritage and streetscape assessment of proposed new residential development, Grosvenor Street, Wahroonga.
- Opinion, advice and advocacy with Pittwater Council on visual impacts of proposed alterations and additions to existing dwelling, Princes Street, Newport.
- Potential view loss analysis for neighbouring residents, submitted to Independent Hearing and Assessment Panel, approved seniors living development, Pittwater Road, Dee Why.
- Pre DA advice and Statement of Environmental Effects to accompany DA, potential visual impacts of proposed mixed use redevelopment, The Entrance Road, The Entrance.
- Pre DA advice concerning potential visual and heritage streetscape impacts, proposed mixed development, Coles site, The Corso, Manly.
- Pre DA advice concerning potential visual and streetscape impacts of proposed mixed development, Landmark Charlestown development.
- Pre DA advice on demolition and construction, Fernleigh Road, Caringbah.
- Pre DA advice on visual impact of design, urban design and setbacks, industrial warehouse and showroom building redevelopment, Dunning Avenue, Rosebery.
- Pre-DA advice and visual impact assessment, proposed residential development, Parkview Road, Chiswick.
- Pre-DA advice regarding potential building envelope scale and location for proposed residential subdivision, Windang.
- Pre-DA advice, visual impacts assessment and contribution to statement of environmental effects, proposed seniors living development, Oxford Falls Road, Frenchs Forest.



- Pre-design advice and DA stage visual impact assessment , proposed medium density residential development, Shepherd and Ocean Streets, Mollymook
- Statement of visual impacts to accompany application for proposed extension of portion of unmade road to access existing house, Birrell Street, Tamarama (2007).
- Statement of visual impacts to accompany application for proposed extension of portion of unmade road and for new dwelling, Birrell Street, Tamarama (2009).
- Submission of objection to and advocacy with Lane Cove Council regarding potential view loss effects of a neighbouring development, Kellys Esplanade, Northwood.
- Submission of Objection to and advocacy with Woollahra Council on potential visual and view loss impacts of a proposed neighbouring development, Kings Road, Vacluse.
- View analysis and assessment of the proposed redevelopment of the existing shopping Centre, Parke and Waratah Streets, Katoomba.
- Visual and landscape impact assessment of the proposed redevelopment of the north and south paddocks, Manly Golf Club
- Visual and streetscape analysis, proposed redevelopment of Lower Queenwood School for Girls, Balmoral.
- Visual impact assessment, proposed Queenwood Arts School campus, Esther Road, Balmoral
- Visual assessment and advice for proposed shopping centre development, Argyle Street, Camden.
- Visual assessment and streetscape assessment of visual significance of tree, Colbourne Avenue, Glebe.
- Visual assessment of proposed mixed use development, Queen Street, St Marys.
- Visual assessment of proposed multi-unit housing development, Beach and Arden Streets, Coogee.
- Visual impact advice of proposed development, Brighton Avenue, Toronto.
- Visual impact and streetscape character evaluation of mixed retail and residential development, proposed, Collins Street, Kiama.
- Visual impact assessment and advice for proposed amendment to proposed seniors living development, Old Bowral Road, Mittagong.
- Visual impact Assessment and advice whether provisions of Woollahra Development Control Plan 2003 have been properly considered in regard to consent issued for adjoining property, Tivoli Avenue, Rose Bay.
- Visual Impact Assessment and Advices for residential property Oswald Street, Mosman.
- Visual Impact Assessment and advices on residential development Nott Lane, Longueville
- Visual Impact Assessment and Advices, design of proposed additions and alterations to existing building, Henry Lawson Avenue, Blues Point.
- Visual Impact Assessment and Advices, Queens Avenue, Vacluse.
- Visual impact assessment and advice to Pittwater Council, proposed neighbouring development, The Pinnacle, Bilgola.
- Visual impact assessment and analysis of mitigation strategies, Chelmsford Road, Asquith.
- Visual impact assessment and Statement of Environmental Effects, proposed Plaza West development, Church Street and Victoria Road, Parramatta.
- Visual impact assessment and statement of environmental effects for proposed redevelopment, Kirribilli Club, Milsons Point.
- Visual impact assessment and statement of environmental effects to accompany subdivision application, Orchard Street, Warriewood.



- Visual impact assessment of glare off adjacent building, Linton Retirement Village, Yass.
- Visual impact assessment of proposed additions to neighbouring property, Norma Road, Palm Beach.
- Visual Impact Assessment of proposed refurbishment and additions, South Steyne.
- Visual impact assessment of s96 Application to vary conditions of consent, Yarranabbe Road, Darling Point.
- Visual impact assessment of the proposed Concept Plan for residential apartment development, Shepherds Bay, Meadowbank.
- Visual Impact Assessment to form part of DA for subdivision of land, Harcourt Place, North Avoca.
- Visual impact assessment, design advice and advocacy with Sydney City Council concerning proposed alterations and additions, Walter Street, Paddington.
- Visual impact assessment, statement of environmental effects and advocacy with Pittwater Council on proposed alterations, Rednal Street, Mona Vale.
- Visual Impact Assessment, view and amenity impacts, renovations and additions, Fermoy Avenue, Bayview
- Visual impact evaluation, advice and advocacy, proposed commercial development, Orange.
- Visual impacts and visual amenity assessment, proposed residential flat building, Frazer Street Collaroy.
- Visual impacts and visual amenity assessment, proposed seniors living development, Pittwater Road, Bayview.
- Visual impacts assessment of a proposed residential flat building, Spit Road, Mosman.
- Visual impacts, constraints assessment and design advice, proposed mixed development, Palm Beach.
- Visual resources, streetscape analysis and tree significance survey, former Ormond site, Duffy Avenue, Westleigh.
- Visual impact and view loss advice, building refurbishment application, Lavender Street, Lavender Bay.
- Visual, streetscape and heritage impacts assessment of the proposed residential apartment development, Nijong Drive, Pemulwuy.
- Visual assessment and development strategy for proposed conversion of existing commercial building to mixed use, Bolton Street, Newcastle.
- Advice concerning visual impacts of proposed development of aged accommodation, Georges River Road, Jannali.
- Advice on potential view loss effects of potential residential development, Marine Parade, Watsons Bay.
- Visual impact assessment for Compatibility Certificate for proposed seniors living development, Old Saddleback Road, Kiama.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, Dee Why.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed uses and residential development, Brookvale.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use and residential development, Freshwater.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, Gladesville Shopping Village, Gladesville.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, East Quarter, Hurstville.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, Station Street, Menangle.





- Visual impacts assessment of a Planning Proposal to rezone land for use as a cemetery, St Andrews Road, Varroville.
- Visual impacts assessment of a Planning Proposal to rezone land for use as a cemetery, Luddenham.
- Visual impacts assessment of a Planning Proposal to rezone land for residential use, Columbian Precinct, Homebush
- Visual impacts and visual amenity assessment and submission to JRPP, proposed residential development, Pinnacle development, Mann Street, Gosford.
- Visual impacts and visual amenity assessment and submission to JRPP, proposed mixed use development, Waterside development, Mann Street, Gosford.
- Visual impacts and view sharing assessment, Wenona School Project Archimedes, North Sydney
- Visual impacts assessment of a Planning Proposal to rezone land for a waste water treatment facility, Cooranbong
- Visual impact assessment of proposed mixed use development, Pittwater Road and Mooramba Road, Dee Why.
- Landscape and visual assessment for proposal to rezone land for various uses, proposed Ingleside Urban Release Area.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use development, Gladesville Shopping Village.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use development and vary development controls, Victor and Pittwater Roads, Brookvale.
- Visual impacts and view sharing assessment of an urban redevelopment proposal, “Waterside”, Mann Street, Gosford.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use and uplift height controls, Darlinghurst Road, Kings Cross.
- Visual impacts assessment of a Planning Proposal to rezone land for residential use, former Bushells Factory, Concord.
- Visual analysis and certification of the accuracy of photomontages, Pacific Highway, St Leonards.
- Visual analysis and certification of the accuracy of photomontages, Shepherds Bay, Meadowbank.

## Government Clients

- Department of Planning and Infrastructure  
Preparation and certification of photomontages of proposed developments. Flyers Creek Wind Farm
- Department of Urban Affairs and Planning  
Advice and advocacy with Manly Council concerning visual impacts, proposed additions to neighbouring property, Jenner Street, Seaforth.
- Bankstown Council  
Assessment of visual and streetscape impacts of development application for low and medium density residential development, Grandview Estate, Stacey Street, Bankstown.
- Blue Mountains City Council  
Visual impacts, view loss and view share analysis as part of development assessment, residence at Wilson Street, Katoomba.



Visual impact assessment as part of development assessment, proposed SEPP 5 Development, San Jose Avenue, Lawson.

- Department of Planning and Infrastructure, Urban Growth NSW and Pittwater Council  
Visual and landscape analysis study for Ingleside Urban Release Area Master Plan

- Gosford City Council

Development assessment, proposed subdivision and new dwelling, Ascot Avenue, Avoca.

Development assessment, proposed development, Scenic Highway, Terrigal.

Development assessment, proposed development, Karalta Road, Erina.

Development assessment, proposed new dwelling, Calais Road, Wamberal

- Growth Centres Commission of NSW

Landscape and visual assessment to inform the strategic planning of development footprint and urban form analysis of North Kellyville precinct identified as an urban release area forming part of North West Growth Centre, North Kellyville.

- Hunters Hill Council

Advice, analysis, assessment and redrafting of Foreshore Building Line, Kareela Road, Hunters Hill.

- Leichhardt Council

Visual impacts assessment from waterway and streetscape, proposed residential development complex, Blackwattle Studios site, Glebe Point Road, Glebe.

- Planning and Assessment Commission of NSW

Assessment of potential visual impacts on thoroughbred studs of proposed open cut coal mine, Drayton South, Jerrys Plains.

- Roads and Maritime Services NSW;

Certification of accuracy of photomontages of development options, Wentworth Point urban activation precinct, Homebush.

- TransportforNSW and Department of Planning and Infrastructure

Visual impact assessment of proposed mixed use development and DCP for rezoning of land, North Ryde Station Precinct.

- Urban Growth NSW

Visual impact assessment for planning proposal to re-zone land at Mooney Mooney for various uses.