



Visual Impact Assessment

2-30 Tempus Street
Rouse Hill
SSD 76190964

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Attachments

Attachment 1 – Surrounding relevant approvals

Attachment 2 - Visual impact photomontage and methodology report, prepared by Virtual Ideas

Executive Summary

This Visual Impact Assessment (VIA) has been prepared by Keylan Consulting to accompany a detailed State Significant Development Application (SSDA) for a part 11, 18 and 23-storey mixed use, build-to-rent (BTR) and co-living development at 2-30 Tempus Street, Rouse Hill. The site is legally described as Lot 19 DP280013.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-77175998), in particular Requirement 6 – Visual Impact.

Overall, our analysis of the visual impacts concludes the proposal results in an acceptable visual impact on both existing and future surrounding context.

The findings of this report demonstrates that the proposal will have a potential impact on views from some public spaces and from adjoining residential properties. However, the potential impact is deemed reasonable on the balance of considerations when factoring:

- the substantial changes to the surrounding context and built form, as envisioned by the *Rouse Hill Precinct Plan*
- the neighbouring Rouse Hill Metro station provides increased accessibility to and from the area
- the proposed high-quality design and improvements to the existing visual character and built form within the area
- compliance with the built form controls
- the proposed development establishes a focal point for the Rouse Hill Town Centre and Metro Station
- activation of the ground floor and streetscape
- consistency with strategic context of the area, noting the MU1 zone and Housing SEPP

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following mitigation measures:

- implement a high quality building design including articulation (as per the proposed architectural plans)
- implement a selection of high quality materials and finishes (as per the proposed architectural plans)
- planting of trees where practicable (as per the proposed landscape plans)

1 Introduction

This VIA has been prepared by Keylan Consulting on behalf of *Freecity Group* (the Applicant). This report is submitted to the *Department of Planning, Housing and Infrastructure* (DPHI) in support of SSD-76190964 which proposes a 23-storey mixed use BTR development at 2-30 Tempus Street, Rouse Hill.

This report has been prepared to describe, analyse, and assess the visual impacts associated with the proposal on key viewpoints for significant locations surrounding the site. The relevant legislation and planning instruments are addressed in detail in the Environmental Impact Statement (EIS) which accompanies the SSD application. These instruments have also informed the findings of this VIA.

The VIA has been prepared with photomontages prepared by Virtual Ideas. The methodology for the preparation of their photomontages is outlined in Attachment 2.

1.1 Report Structure

The VIA has been prepared as follows:

Section	Overview
1. Introduction	Introduction to the VIA and the proposed development, including an overview of the relevant SEARs.
2. Site context	A description of the site, the context and an assessment of the site's opportunities and constraints.
3. Application history	Recount of the site application history, including previous applications and Court approvals.
4. Proposal	A detailed description of the proposed development.
5. Methodology	A description of the methodology undertaken including any limitations encountered during the assessment.
6. Visual impact analysis	An in-depth visual impact analysis of the existing environment, proposal and potential impacts on the surrounding area.

Section	Overview
7. Impact assessment	A calculated visual impact assessment based on the findings of the above analysis.
8. Conclusion	A concluding statement taking into account the assessment of the proposal.

Table 1: Report Structure

1.2 Secretary's Environmental Assessment Requirements

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30 September 2024 for the SSDA (SSD-76190964). This report responds to the SEARs requirement:

Issue and Assessment Requirements	Report Reference
6. Visual Impact	
<ul style="list-style-type: none"> Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. 	Section 6
<ul style="list-style-type: none"> Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	

Table 2: SEARS requirements

2 The site

2.1 Site description

The site is located at 2-30 Tempus Street, Rouse Hill, within The Hills Shire Local Government Area (LGA). It is legally described as Lot 19 in DP280013 and has an area of 4387m². The site is shown in Figure 1.

The site has a frontage of approximately 120m to Tempus Street and approximately 50m to White Hart Drive.

It is currently vacant and does not contain any built features. There is existing mature vegetation throughout the site.

The site is zoned MU1 Mixed Use, under *The Hills Local Environmental Plan 2019* (HLEP 2019).

The site is located in the far south-western corner of the Rouse Hill Town Centre (RHTC). The RHTC comprises a mixed-use shopping centre, containing a mix of commercial, retail, office, residential and recreational land uses. The Rouse Hill Metro station is located opposite the site to the south-west.

The area is transforming as the RHTC takes shape and a number of SSD applications and development applications have been recently approved or submitted. These are listed at Attachment 1.

In regard to the wider locality, the site is approximately 40km north-west of the Sydney CBD, 9.5km north-west of Castle Hill and 20km north-west of Parramatta.

The wider locality is shown in the map at Figure 2.



Figure 1: Aerial of Site (Source: Nearmap)

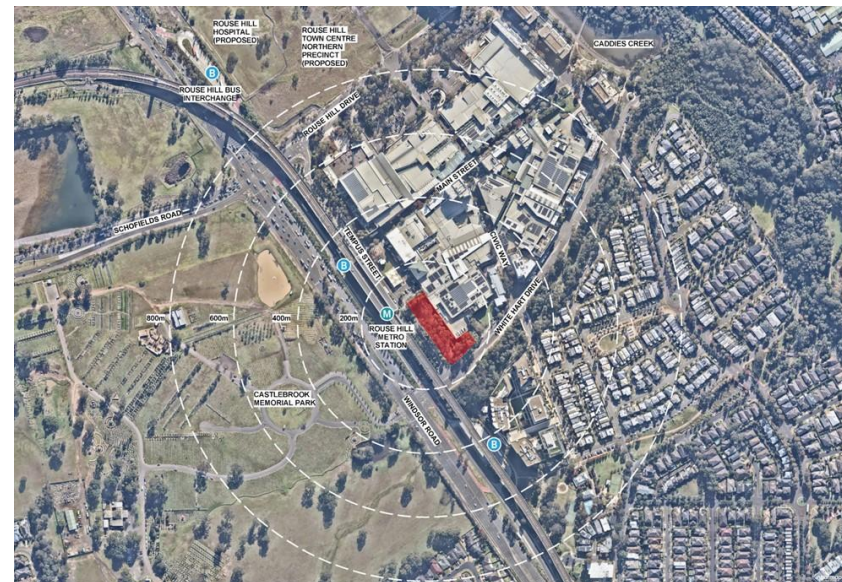


Figure 2 Site context (Source: architectus)



Figure 3 Existing site, viewed from Tempus Street (south) (Source: Keylan)



Figure 4 Existing site, viewed from Tempus Street (south) (Source: Keylan)

2.2 Surrounding visual context

The site is strategically located within the RHTC, a major regional mixed-use shopping centre. Land within the RHTC is zoned MU1 Mixed Use, allowing for a wide variety of commercial, retail, office, residential and recreational land uses of varying scale.

An overview of the surrounding land uses and future context beyond the RHTC is outlined below:



Figure 5: Surrounding context (Source: Nearmap)

North

Immediately to the north of the site is RHTC (Figure 6) comprises of a large shopping mall consisting of approximately 248 unique shops and services. The shopping centre includes both dedicated residential and mixed-use apartment buildings ranging from 2–8 storeys in height. The whole town centre covers an area of approximately 17ha.

Beyond the Town Centre to the north-east is Caddies Creek, a largely undeveloped corridor dedicated to stormwater management. Within the corridor there is dense vegetation, a small lake and paths. Figure 7 shows dense vegetation and pathways within Caddies Creek as viewed from Ironbark Ridge Reserve.



Figure 6: Indicative view from intersection of Main St & Civic Way (Source: Keylan)



Figure 7: Caddies Creek (Source: Keylan)

East

The development directly adjoins the town centre to the east. Adjoining and forming the south-eastern boundary of the town centre is White Hart Drive as shown in Figure: 8 below. Beyond White Hart Drive, there is a corridor of bushland, which contains areas of biodiversity values.

The dense bushland provides a visual buffer between the site and a large area of low density residential housing further east.



Figure: 8 image looking west along White Hart Drive (Source: Keylan)

South

Immediately to the south, the site is bounded by the intersection of White Hart Drive and Windsor Road. Beyond the intersection, there are both large low density residential areas and newer high density residential developments fronting Civic Way as seen in Figure 10.

The development fronting Civic Way is further screened by the bushland as described above and screens the entire town centre from development to the south.



Figure 9: looking North from the southern side of White Hart Drive (Source: Keylan)



Figure 10: View looking south of White Hart Drive (Source: Google Maps)

West

The west of the site is bounded by three parallel transit corridors being Tempus Street, the Metro, and Windsor Road. Adjacent to the site is Tempus Street, which acts as the site's primary frontage. The Rouse Hill Metro Station adjoins Tempus Street to the west as shown in Figure 10. The Station is raised approximately 12 metres above street level.

Windsor Road is located beyond the Metro Station. Windsor Road separates the subject site from Castlebrook Memorial Park which is a cemetery covering approximately 39ha of land. To the west of Castlebrook, there is low-density residential land which is elevated given the topography of the cemetery.



Figure 11: Rouse Hill Metro Station (Source: Keylan)

2.3 Strategic planning context / Future visual character

The proposal aligns with a variety of strategic plans which apply to land within The Hills LGA. The plans discussed below highlight the transitional nature of the area to higher density living and the emerging built form context.

Hills Future 2036 – Local Strategic Planning Statement

The Hills Local Strategic Planning Statement (LSPS) reflects the community's aspirations and outlines how Council will deliver planning decisions as well as drive future land use planning in the future. The proposal is consistent with the following priorities of the LSPS:

Planning Priority 1 – Plan for sufficient jobs, targeted to suit the skills of the workforce

This Planning Priority seeks to provide suitable employment that suit the skills of local residents. The proposal aligns with this planning priority as it will result in increased local employment opportunities during both the construction and operation of the development within an established strategic centre.

Planning Priority 2 – Build strategic centres to realise their potential

This planning priority seeks to grow key identified centres within the Hills Shire and guide their transition towards greater commercial activity and functions, helping to provide an appropriate number and mix of jobs. As Rouse Hill is identified as a strategic centre, the proposal directly aligns with this priority given it will enhance the retail offer and new commercial capacity within walking distance of the Rouse Hill Metro Station. The proposal will also contribute to the envisioned mixed use core of the precinct, with a mix of retail, commercial, leisure, entertainment, community uses and higher density housing.

Planning Priority 6 – Plan for new housing to support Greater Sydney's growing population

This planning priority aims to support the provision of housing supply, choice and affordability, with access to jobs, services and public transport within the Hills LGA. The proposal aligns with this priority as it will provide a diverse supply of housing in a location that is easily accessible by public transport. Providing ongoing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney's growing population.

Planning Priority 7 – Plan for new housing in the right locations

This planning priority seeks to provide housing supply, choice and affordability, with access to jobs, services and public transport. The proposal will provide high-density housing supply with a high level of accessibility given its proximity to the Rouse Hill Metro Station, existing bus interchange and local roads.

Planning Priority 8 – Plan for a diversity of housing

The proposal includes a range of housing types, including 216 co-living units and a range of build to rent homes ranging from studio apartments to 3 bedrooms, including dual key apartments. The proposal also includes split units, providing a diverse range of houses for people of different needs.

Planning Priority 9 – Renew and create great places

This planning priority seeks to create and renew great places and local centres, fostering healthy, creative, culturally rich and socially connected communities within the Hills LGA. The proposal directly aligns with this direction given it will comprise a high quality design that will facilitate an enhanced sense of community through a mix of retail, commercial, leisure and entertainment uses.

Planning Priority 10 – Provide social infrastructure and retail services to meet residents’ needs

This planning priority aims to provide services and social infrastructure to meet people’s changing needs. The proposal directly aligns with this priority as it will include a range of social infrastructure, including a wellness centre, coworking spaces and a community hub, as well as retail spaces. This will contribute positively to the quality of life and provide opportunities for social interactions.

The Hills Shire Housing Strategy 2019

The Hills Shire Housing Strategy 2019 (Housing Strategy) plans for the future mix of housing that will be located in the LGA’s greenfield areas or station precincts along the Sydney Metro Northwest Corridor. The proposal is consistent with the following priorities of the Housing Strategy:

Planning Priority 1 – Plan for new housing to support Greater Sydney’s growing population

As discussed above in Planning Priority 6 of the LSPS, the project will provide ongoing housing supply in a growing neighbourhood with accessible public transport networks.

Planning Priority 2 – Plan for new housing in the right locations

The proposal will provide high density housing nearby the Rouse Hill Metro Station, as well as a bus interchange and major road networks. As discussed in the LSPS section above, the project is well located and contributes to the objectives of the priority.

Planning Priority 3 – Plan for a diversity of housing

The proposal will provide a range of housing types to suit a variety of needs within the community including co-living, split units and a range of

studio, one, two and three-bedroom units. These provide options for different family structures, stages of life and socioeconomic statuses.

Planning Priority 4 – Renew and create great places

The proposal will contribute to Rouse Hill’s Town Centre by providing a mixed use development at the heart of the precinct, contributing towards housing nearby transport, and retail on the ground floor.

Planning Priority 5 – Provide social infrastructure and retail services to meet residents’ needs

As discussed in the above LSPS section, the proposal directly aligns with the priority by providing a range of social infrastructure facilities, including a wellness centre, coworking spaces and a community hub

The Hills Shire Productivity and Centres Strategy 2019

The Hills Shire Productivity and Centres Strategy 2019 (Productivity and Centres Strategy) establishes the basis for strategic planning of employment lands and centres in the Hills Shire to 2036. The proposal is consistent with the following priorities of the Productivity and Centres Strategy:

Planning Priority 1 – Plan for sufficient jobs, targeted to suit the skills of the workforce

- As strategic centres, Norwest, Castle Hill and Rouse Hill will be more attractive and accessible and are expected to provide the cornerstone of jobs growth to 2036.

Planning Priority 2 – Build strategic centres to realise their potential

- An enhanced retail offer and new commercial capacity within walking distance of the new Rouse Hill station will complement and support the recently announced Rouse Hill Hospital.

Planning Priority 3 – Provide retail services to meet residents’ needs

- The proposal provides for 352m² of retail uses at ground floor in the form of a food and beverage premises to service future residents.
- There is also a coffee shop proposed adjacent to the residential lobby

Rouse Hill Precinct Plan

The Rouse Hill Precinct Plan (Precinct Plan) sets the framework for Rouse Hill to grow into a regional destination and mixed use Strategic Centre, with employment opportunities to match the needs of local highly skilled residents.

The recent approvals within the locality, as presented at Attachment 1, demonstrate the response in implementing this plan, whereby taller and denser buildings have been approved in the precinct, taking advantage of existing services within the shopping centre and the Metro station.

The proposal aligns with the following focus area of the Precinct Plan:

Focus area 3 – Tempus Street Sleeve Sites objective	Comment
<ul style="list-style-type: none"> • Built form <ul style="list-style-type: none"> ○ <i>Building heights of up to 8 storeys are envisaged for the Tempus Street Sleeve Sites. However, additional height may be justifiable in this prominent location to facilitate an exceptionally designed building.</i> ○ <i>Development will be sited, angled and designed to provide high levels of solar access to surrounding developments and the Market Square.</i> 	<ul style="list-style-type: none"> • The proposal seeks consent for a building with a maximum height of 23-storeys, taking advantage of the site’s location adjacent to the Rouse Hill Metro station and Windsor Road • The proposal has undergone a rigorous design process whereby it has been refined following comments from the SDRP. • While site constraints make it complicated to site the proposal effectively, the

Focus area 3 – Tempus Street Sleeve Sites objective	Comment
<ul style="list-style-type: none"> ○ <i>Layouts should be flexible and adaptable to suit the diverse needs of potential tenants.</i> ○ <i>Any parking is to be provided underground</i> ○ <i>Accessible bicycle parking should also be provided</i> ○ <i>Having regard to the narrow site areas, buildings must be designed to feature airy and light filled spaces.</i> 	<p>building design is of a high quality for residential amenity.</p> <ul style="list-style-type: none"> • The building has been specifically designed to respond to the narrow site area and maximise the northerly aspect to increase future resident amenity. • An underground car park is proposed.

Table 3 Rouse Hill Precinct Plan Focus area 3

3 Development Application History

There are no historic development applications relevant to the site.

A summary of relevant surrounding approvals is provided at Attachment 1. The approvals at Attachment 1 demonstrate that the surrounding area is currently undergoing a transitional phase, reflected by recent development approvals.

These approvals directly align with the strategic context detailed above. These approvals have demonstrated key changes to the built form character and nature of the area including:

- increased residential density
- population growth
- additional mixed-use buildings
- increased buildings heights
- altering of the area's skyline

Collectively, these factors are reshaping the character of the Rouse Hill and its future development.

4 Proposed development

The SSDA application seeks development consent for the development of an 11, 18 and 23 storey mixed use development at 2-30 Tempus Street, Rouse Hill. Specifically, the SSDA seeks development consent for:

- Site preparation works including removal of temporary planting, bulk excavation and earthworks
- Construction and operation of an 11, 18 and 23 storey mixed use development, comprising:
 - Consolidated podium comprising ground level lobby, retail and wellness tenancies, and two levels of commercial floor space above
 - 216 co-living units within the 11-storey tower
 - 332 build-to-rent units across the 18 and 23-storey towers, including 105 units in a dual key configuration
 - Rooftop internal and external amenity spaces on each tower to service the build-to-rent and co-living residents
- Landscaping and public domain works, including:
 - Retaining existing street trees
 - Provision of a deep soil landscaped buffer zone along the rear boundary
 - On-structure landscaping on each rooftop.
- Construction and use of two basement levels, accessed from White Hart Drive, to accommodate:
 - 111 car spaces
 - Motorcycle and bicycle parking
 - Loading dock facilities
- Extension and augmentation of services and infrastructure as required.

The purpose of the project is to facilitate the delivery of high-quality, diverse housing and commercial floor space at a strategically located site.

The proposal seeks to deliver a built form outcome that responds appropriately to its location at the edge of Rouse Hill Town Centre and adjacent to Rouse Hill Metro Station and that is consistent with the desired future character of Rouse Hill.

A detailed overview of the proposed development is included within the EIS.

5 Methodology

There is no required VIA methodology adopted in NSW to assess the visual impacts of built form in urban environments. As such, this VIA has been informed by the experience gained by Keylan Consulting, specialising in VIA and relevant best practice guidance, including:

- NSW Land & Environment Court Planning Principles relating to visual impacts
- Transport for NSW's *Guideline for Landscape Character and Visual Impact Assessment, Environmental Impact Assessment Practice Note EIA-N04*

The VIA identifies the visual catchment of the proposal as well as the existing, emerging, and desired future character of the area. This information is used to determine the sensitive receivers, and ultimately the viewpoints. Importantly, several viewpoints within the visual catchment are selected to represent the potential sensitive receivers, noting the viewpoints are taken from the public domain.

Sensitive receivers are determined based on the visibility of the proposal (i.e topography and proximity to the site), residential use, heritage value and environmental significance. A detailed analysis based on the magnitude of impact (scale, contrast, quality, distance) and the sensitivity of each viewpoint is provided in the VIA to determine the overall visual impact.

The range of views assessed includes close, medium and long-distance views so that a variety of views likely to be experienced by the public are evaluated. The modelling and assessment undertaken accounts for the existing view (the built form approved under the Consent) and proposed view (the built form approved under the Consent, plus the built form proposed under this SSDA).

Each viewpoint has been assessed in accordance with the following criteria which provide the foundation of the VIA:

1. Establish the existing visual character and likely extent of change to locality and surrounds.
2. Identify the visual sensitivity, based on existing visual character, key views and other significant visual features.
3. Consider visual exposure of site under current situation and following development of the site and surrounding area
4. Consider the likely visibility of proposed development.
5. Determine level of impact (low, moderate or high).
6. Identify potential mitigation strategies (if appropriate).

The descriptions in the table below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Rating	Visual Sensitivity	Visual Compatibility	Magnitude of Impact
Low	Not a sensitive receiver	Highly compatible	Little or minor change to existing views
Moderate	Moderately sensitive receiver	Moderately compatible	Partially impacted
High	Highly sensitive receivers	Not compatible	Highly / totally impacted

Table 4: Assessment Matrix

The report is accompanied by montages to support the visual impact assessment. The first montage in the assessment section of this report (Section 6) for each viewpoint provides an indicative view of the site currently. The second montage for each viewpoint provides an indicative view of the site as proposed under this SSDA (as outlined at Section 4 above).

The following limitations have been encountered while preparing this VIA:

- all montages are indicative only for illustrative purposes
- the montages are based on a 50mm focal length at a 1.6m height to best attempt to replicate the human experience, notwithstanding montages cannot replicate the experience of viewing the proposal with the human eye
- viewpoints are not modelled from private property and therefore this VIA cannot provide an exact analysis of impacts to private property

6 Visual impact analysis

This visual impact analysis has been undertaken to assess the impact of the proposed development from the key viewpoints, as outlined in the table and figure below:

Viewpoint reference	Viewpoint location
View 1	Local heritage item 'Mungerie', 2 Civic View
View 2	Aberdoon House
View 3	Castlebrook Memorial Park Rouse Hill
View 4	Centenary Playing Fields
View 5	Caddies Creek Reserve
View 6	Ironbark Lake Parkland
View 7	Rouse Hill Town Centre
View 8	White Hart Drive
View 9	Commercial Road
View 10	Waterford Street

Table 5: Viewpoint locations



Site boundary and proposed development at 2 Tempus Street, Rouse Hill

Figure 12: Viewpoint location map (Source: Virtual Ideas)

6.1 Viewpoint 1 Local heritage item 'Mungerie'

Viewpoint 1 represents the view towards the proposed development from local heritage item 'Mungerie', and the adjoining open space and residential area.

This medium range viewpoint is approximately 275m southeast of the site.

The photomontages shown are provided in full at Attachment 2.



Figure 13: Viewpoint 1 Map (Source: Virtual Ideas)



Figure 14: Viewpoint 1 – existing view



Figure 15: Viewpoint 1 – indicative montage of proposal (Source: Virtual Ideas)

6.1.1 Analysis

This viewpoint represents the view from 'Mungerie' local heritage item (I183), identified within Schedule 5 of HELP 2019, located south of the intersection of Civic Way and Galara Street.

This also represents the view from an area of open space within a low-medium density residential area in Rouse Hill south of Tempus Street.

The viewpoint is generally characterised by medium density shop-top residential properties and mature vegetation in the foreground.

This viewpoint is considered to of moderate visual sensitive given the area's mix of low to high residential density, as well as the heritage significance of the local heritage item in this area.

Notwithstanding the above, the proposal is considered highly compatible with the built form as it is viewed in conjunction with a number of mixed use and high-density residential properties in the Rouse Hill area.

As indicated within the photomontages, the proposed development is not visible from this viewpoint and will not result in visible change to the visual catchment of this viewpoint.

Our findings

Our assessment concludes that the visual impact from Viewpoint 1 is **no visual impact**.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Nil
Overall Rating	Nil (no visual impact)

Table 6: Viewpoint assessment rating

6.2 Viewpoint 2 Aberdoon House, Clower Ave, Rouse Hill

Viewpoint 2 represents the view from Aberdoon House, Clower Avenue, Rouse Hill looking south towards the site.

This long-range viewpoint is approximately 1.4km north of the proposal site and demonstrates the view from Aberdoon House which is a local heritage item, and the adjacent public open space.

The photomontages shown are provided in full at Attachment 2.



Figure 16: Viewpoint 2 Map (Source: Virtual Ideas)



Figure 17: Viewpoint 2 – existing view



Figure 18: Viewpoint 2 – indicative montage of proposal (Source: Virtual Ideas)

6.2.1 Analysis

This long-range viewpoint represents the view towards the site from Aberdoon House local heritage item (I184), identified within Schedule 5 of HLEP 2019.

Located within the Aberdoon Homestead Reserve, this view is generally characterised by open green space in the foreground, with mature vegetation in the middle ground as well as partial views of existing low-density dwellings in the middle ground and higher density structures in the background.

As the proposal is introduced into the background of this view, it can be viewed in conjunction with existing nearby high-density developments also evident from this viewpoint. Therefore, it is considered that the proposal is of high visual compatibility in this context.

The distance and topography are important to note in this regard, as this location of the viewpoint is from a higher gradient than the subject development site. However, any visual exposure is restricted to the upper portion of the proposal and is limited to partial views or glimpses as it is largely screened by mature vegetation. For these reasons, the visual sensitivity of the viewpoint is considered moderate.

The magnitude of change from this viewpoint is considered to be minor for the following reasons:

- only partial views or glimpses of the proposal are possible from this viewpoint and adjacent open space;
- the proposal is consistent with the visual character of this viewpoint as at the times it is visible, it will be viewed in conjunction with similar built form located in the Rouse Hill area; and
- mature vegetation is located in the foreground, screening and breaking up views of the proposal.

Given this, the magnitude of change is considered to be low, and the proposal is considered highly compatible.

Our findings

Our assessment concludes that the visual impact from Viewpoint 2 is **low**.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Minor
Overall Rating	Low

Table 7: Viewpoint assessment rating

6.3 Viewpoint 3 Castlebrook Memorial Park Rouse Hill

Viewpoint 3 represents the view towards the site from Castlebrook Memorial Park located east of the subject site.

This viewpoint provides a medium range viewpoint, approximately 290m west of the site.

The photomontages shown are provided in full at Attachment 2.

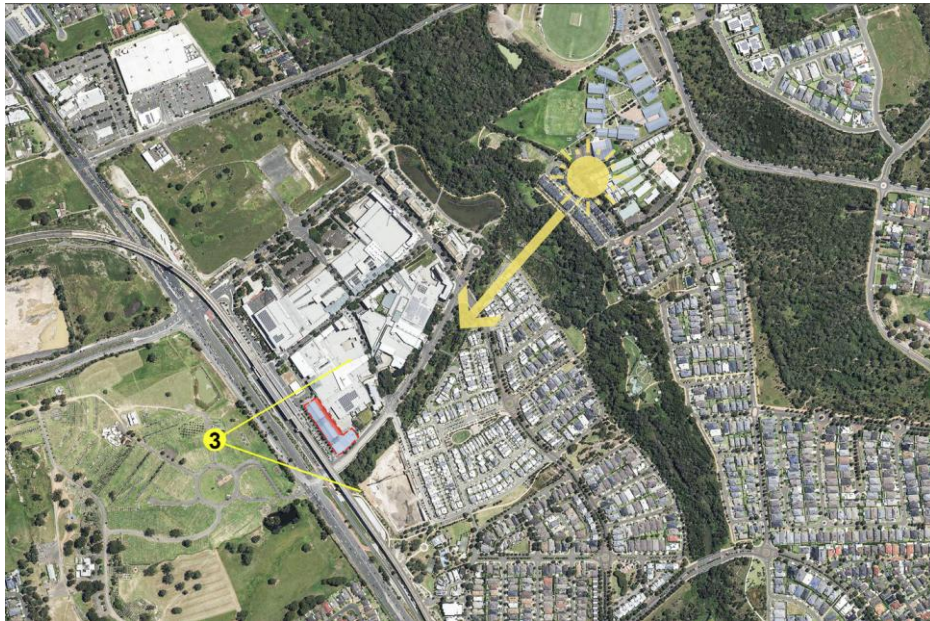


Figure 19: Viewpoint 3 Map (Source: Virtual Ideas)



Figure 20: Viewpoint 3 – existing view (Source: Keylan)



Figure 21: Viewpoint 3 – indicative montage of proposal (Source: Virtual Ideas)

6.3.1 Analysis

This viewpoint represents the indicative view of the proposal which would be experienced by visitors to Castlebrook Memorial Park. This viewpoint demonstrates the view from an important area of public space in proximity to the proposal.

The view is characterised by open green space with shrubbery and mature trees in the middle ground, with Rouse Hill Metro Station and associated train corridor partially visible through the vegetation. There is also existing residential developments located in the foreground and background as seen in the figures above.

The proposal is introduced into the background of this view with the photomontages indicating the Rouse Hill Metro Station, existing residential development and mature vegetation will partially obscure views towards the proposal, with the upper portion of the proposed building being visible.

Given the nature and scale of the public memorial park, presence of metro-line and medium-high density residential structures, this viewpoint is considered highly sensitive.

Whilst the proposal will not obstruct any views, the scale and height of the proposal will create a new focal point in the foreground of RHTC from this viewpoint.

Although the proposal will be highly visible from this viewpoint, it is considered highly compatible with the area through quality architectural design, including a carefully stepped height transition. This allows the proposal to be appropriately absorbed by its surrounding environment and neighbouring properties, which include Rouse Hill Metro Station, RHTC and existing medium-high density developments.

The magnitude of change from this viewpoint is considered to be high due to the close proximity, topography of the memorial park, and scale of the proposal.

Our findings

Our assessment concludes that the visual impact from Viewpoint 3 is **moderate to high**.

Notwithstanding, this rating is acceptable given:

- the strategic planning framework for this area which envisions a high-density mixed-use area; and
- significant Government investment in the Metro, requiring increased residential density for its successful operation

Item	Rating
Visual Sensitivity	High
Visual Compatibility	High
Magnitude of Impact	High
Overall Rating	Moderate - High

Table 8: Viewpoint assessment rating

6.4 Viewpoint 4 Centenary Playing Fields

Viewpoint 4 represents the view towards the site, looking southwest, from Centenary Playing Fields.

This is a long-range viewpoint and is approximately 1km from the site.

The photomontages shown are provided in full at Attachment 2.



Figure 22: Viewpoint 4 Map (Source: Virtual Ideas)



Figure 23: Viewpoint 4 – existing view



Figure 24: Viewpoint 4 – indicative montage of proposal (Source: Virtual Ideas)

6.4.1 Analysis

This viewpoint represents a pedestrian's view from the playing fields looking south-west towards the site of the proposal.

The viewpoint is generally characterised by an open green sports field, accompanied by surrounding fencing and lights and mature vegetation in the middle ground. The viewpoint is considered to be moderately sensitive.

The visual exposure of the proposal is limited as only glimpses of the proposal are likely from this area due to the topography of the site and the screening of the proposal by vegetation present in the middle ground. Importantly, views of the proposal are only likely to be for a point in time at different areas from the playing fields.

From this viewpoint, the proposal would not obstruct or diminish any significant view from this location. As a result, it is considered to be highly compatible with the surrounding environment, preserving the visual quality of the area.

In regard to the extent of change as a result of the proposal, this viewpoint represents only a very minor change.

Our findings

Our assessment concludes that the visual impact from Viewpoint 4 is **low**.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Minor
Overall Rating	Low

Table 9: Viewpoint assessment rating

6.5 Viewpoint 5 Caddies Creek Reserve

Viewpoint 5 represents the view towards the site from Caddies Creek Reserve, Millcroft Way, Beaumont Hills.

This viewpoint provides a long-range viewpoint, approximately 1.1km south of the site.

The photomontages shown are provided in full at Attachment 2.



Figure 25: Viewpoint 5 Map (Source: Virtual Ideas)



Figure 26: Viewpoint 5 – existing view (Source: Keylan)



Figure 27: Viewpoint 5 – indicative montage of proposal (Source: Virtual Ideas)

6.5.1 Analysis

This viewpoint represents a pedestrian's view from Caddies Creek Reserve, looking north towards the proposal site. This park includes walking paths, soccer fields, a baseball park and playground amongst mature vegetation.

This view is characterised by playing fields in the foreground and middle ground, with accompanying fencing and lights, as well as mature vegetation. The viewpoint is considered to be moderately sensitive.

The only substantial features of the proposal which are discernible from this viewpoint are the upper floors. Given the distance of this viewpoint from the site, the partial screening of vegetation and the high-quality architectural design, the overall magnitude of visual impact is reduced.

Importantly, from this viewpoint, the proposal would not impede or block a significant view currently obtained from the viewpoint and is considered moderately compatible in this setting.

In regard to the extent of change as a result of the proposal, only involves low change.

Our findings

Given the proposed development is only partially visible, it is considered there is **low to moderate** impact from Viewpoint 5.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	Moderate
Magnitude of Impact	Low-Moderate
Overall Rating	Low - Moderate

Table 10: Viewpoint assessment rating

6.6 Viewpoint 6 Ironbark Lake Parkland

Viewpoint 6 represents the indicative view towards the proposed development from Ironbark Lake Parkland adjoining a low-density residential area.

This long-range viewpoint is approximately 1.1km west of the site.

The photomontages shown are provided in full at Attachment 2.



Figure 28: Viewpoint 6 Map (Source: Virtual Ideas)



Figure 29: Viewpoint 6 – existing view (Source: Keylan)



Figure 30: Viewpoint 6 – indicative montage of proposal (Source: Virtual Ideas)

6.6.1 Analysis

This viewpoint represents the indicative view of the proposal which would be experienced by pedestrians from Ironbark Lake Parkland, a small area of public open space within the residential area. This includes walking paths, BBQ facilities, picnic areas and waterfront feature fronting onto Ironbark Lake.

The viewpoint is generally characterised by residential properties and mature vegetation in the middle ground and picnic areas and open green space in the foreground. The viewpoint was selected as it presents an area for pedestrians to stop along the lakefront walk given the provision of seating and open space. The visual sensitivity of this area is considered to be moderate given the amenity of this public open space.

As indicated within the photomontages, the proposed development is not visible from this viewpoint.

The lack of visibility is due to the topography of the locality, together with the substantial separation distance and the nature of the existing low-density development and vegetation. Therefore, there is no visual impact and the proposed development is considered highly compatible within this setting.

Our findings

Given the proposed development is not visible, it is considered that there is **no visual impact** from Viewpoint 6.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Nil
Overall Rating	Nil (no visual impact)

Table 11: Viewpoint assessment rating

6.7 Viewpoint 7 Rouse Hill Town Centre

Viewpoint 7 represents the view towards the proposal, from Rouse Hill Town Centre, at the corner of Civic Way and Main Street. This part of the Town Centre is characterised by a mixture of small to high scale commercial and retail shops, public library and shop top housing, activated by high pedestrian activity and movement.

It is a key retail strip in the locality and includes many outdoor dining areas. This is a medium range viewpoint and is approximately 235m from the site.

The photomontages shown are provided in full at Attachment 2.



Figure 31: Viewpoint 7 Map (Source: Virtual Ideas)

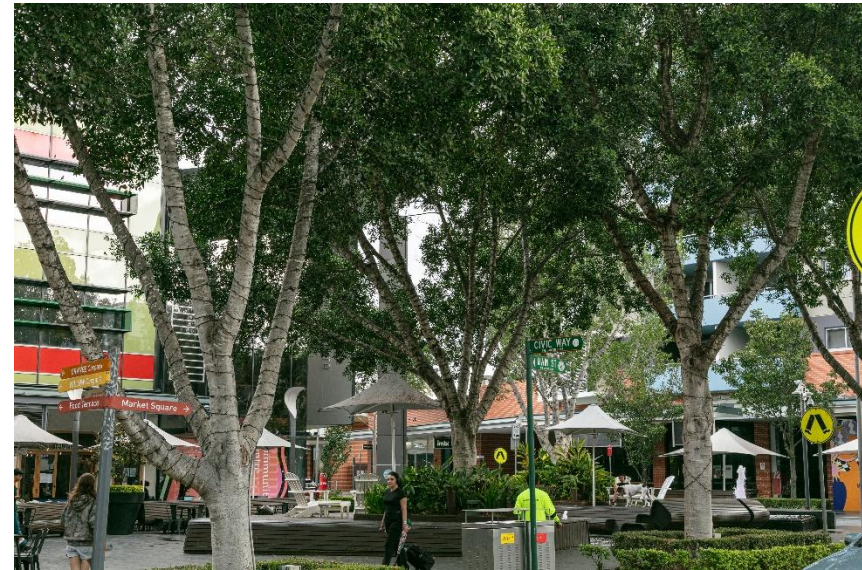


Figure 32: Viewpoint 7 – existing view (Source: Keylan)

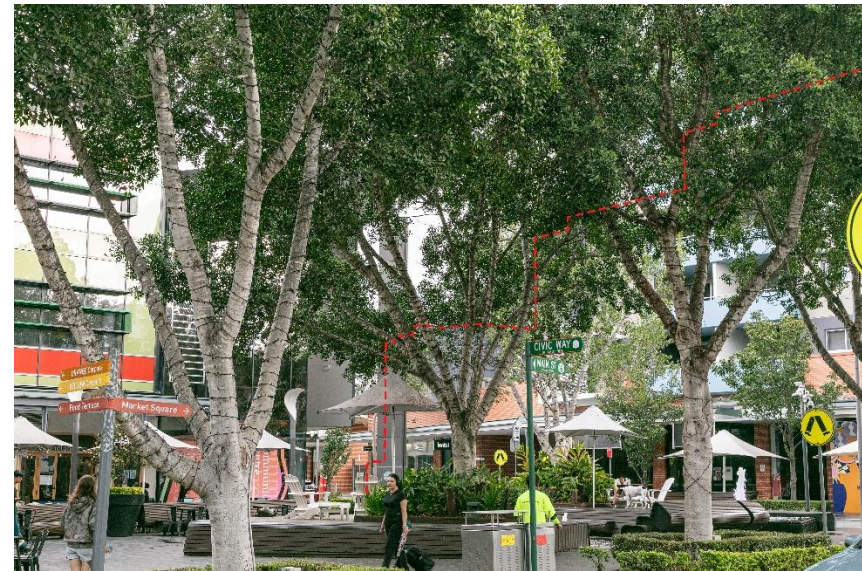


Figure 33: Viewpoint 7 – indicative montage of proposal (Source: Virtual Ideas)

6.7.1 Analysis

This viewpoint represents the indicative view from Main Street in Rouse Hill Town Centre, an important retail and commercial hub within the area.

This view is taken from within the road reserve (footpath) and most people travelling in proximity to the viewpoint would be pedestrians, cyclists or motorists.

The visual character of this viewpoint consists of commercial and retail shops at ground level with outdoor dining and shaded public seating areas and vegetation in the foreground, and high density residential and public buildings in the middle ground. It is therefore considered that the visual sensitivity of this viewpoint is low.

Given the built-up nature of the area, the proposal would be largely obscured from view by existing buildings fronting Civic Way and vegetation from this viewpoint. Additionally, the proposal would not impede or block a significant view currently obtained from the viewpoint.

The proposal is considered highly compatible with the built form and general locality shown in the viewpoint. This is because the proposal is viewed in conjunction with a number of existing mixed-use and high-density residential properties bordering this public town centre space.

Considering the area is an important local meeting place and town centre precinct, the visual sensitivity of this viewpoint is considered moderate.

In regard to the extent of change as a result of the proposal, only involves a minor change to this viewpoint is anticipated as:

- The proposal is located in the background of this viewpoint, with mixed-use developments and shop top housing located in the foreground, as well as street trees and public seating areas.
- The proposal is consistent with the character of the area as a high-density precinct with a variety of residential and shop top housing developments.

- The proposal will result in an architecturally designed building to align with the current built environment of the area.

For these reasons, the magnitude of change to this viewpoint, as a result of the proposal, is considered minor and the proposal is considered highly compatible.

The visual exposure of the proposal to pedestrians from this position is for a point in time as it will be viewed by pedestrians as they move west along the pedestrian mall. This also considers there are many permanent awnings, shade structures and vegetation located within this area.

Our findings

Our assessment concludes that the visual impact from Viewpoint 7 is **low**.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	High
Magnitude of Impact	Minor
Overall Rating	Low

Table 12: Viewpoint assessment rating

6.8 Viewpoint 8 White Hart Drive

Viewpoint 8 represents the view towards the proposal, from White Hart Drive, Rouse Hill. Specifically, the viewpoint is adjacent to an existing development currently under construction at 40 Civic Way.

This viewpoint is located on the edge of the mixed-use Town Centre area and is bordering a high-density residential area to the south.

This is a close-range viewpoint and is approximately 36m from the site.

The photomontages shown are provided in full at Attachment 1.

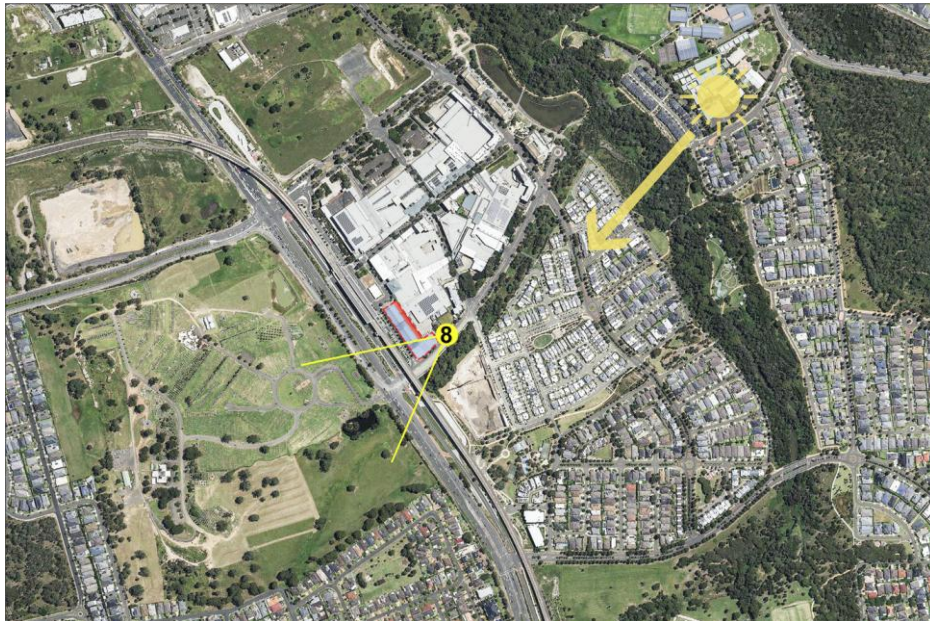


Figure 34: Viewpoint 8 Map (Source: Virtual Ideas)



Figure 35: Viewpoint 8 – existing view (Source: Keylan)



Figure 36: Viewpoint 8 –indicative montage proposed (Source: Virtual Ideas)

6.8.1 Analysis

This viewpoint represents the indicative view from White Hart Drive on the edge of Rouse Hill Town Centre shopping centre. This view is taken from within the road reserve (footpath) and most people travelling in proximity to the viewpoint would be pedestrians, cyclists or in vehicles travelling east to west.

The viewpoint is generally characterised by the White Hart Drive road corridor, construction work scaffolding from the development of 40 Civic Way for a 7-storey residential flat building, and a vehicular entrance to Coles supermarket in the foreground. Mature vegetation and the bridge for the Rouse Hill Metro Line are located in the middle ground of this view.

Any development of the site will be highly visible from this location with consideration to its proximity to the site, and given the high traffic movement in the area, there will be a large number of viewers. The sensitivity of the viewpoint to change is considered to be high.

Notwithstanding, this viewpoint emphasises the four lanes of White Hart Drive and Metro line bridge in the foreground and middle ground, as key features of the proposal's surrounding setting. For these reasons, the sensitivity impact of change can be reduced to low.

The proposal is considered compatible with the built form and general locality shown in the viewpoint as the proposal is viewed in conjunction with neighbouring transport structures, mixed-use and high-density residential properties. The proposed development also establishes a focal point for RHTC and the Rouse Hill Metro Station opposite the proposal.

In regard to the extent of change as a result of the proposal, this viewpoint is largely impacted and the magnitude of change is considered to be high due to the close distance and also the nature of the surrounding context.

In addition to this, the proposals high quality design, in particular the materials and finishes, are considered fundamental to ensuring a positive visual and built form outcome and ultimately minimising adverse visual impacts.

Our findings

Our assessment concludes that the visual impact from Viewpoint 8 is **moderate-high**.

Item	Rating
Visual Sensitivity	Low
Visual Compatibility	Moderate
Magnitude of Impact	Low
Overall Rating	Low

Table 13: Viewpoint assessment rating

6.9 Viewpoint 9 Commercial Road

Viewpoint 9 represents the view towards the site from Commercial Road, Rouse Hill. The site to the north of the viewpoint at 34 Spring Mill Avenue has been approved for four residential flat buildings, up to 40m in height.

This viewpoint provides a medium range viewpoint, approximately 650m north of the site.

The photomontages shown are provided in full at Attachment 2.



Figure 37: Viewpoint 9 Map (Source: Virtual Ideas)



Figure 38: Viewpoint 9 – existing view (Source: Keylan)



Figure 39: Viewpoint 9 – indicative montage of proposal (Source: Virtual Ideas)

6.9.1 Analysis

This viewpoint represents the indicative view of the proposal which would be experienced by pedestrians, cyclists and motorists travelling on Commercial Road, Rouse Hill.

This area on Commercial Road surrounding the viewpoint includes a commercial and retail area to the west, low-density residential properties to the north and east and green field to the south.

The viewpoint is generally characterised by an open greenfield with vegetation and mature trees in the middle ground and background and by Commercial Road and adjoining footpath running east to west in the foreground. There is also a partial view of a retail structure also located in the town centre, through the vegetation in the background of this viewpoint.

The only substantial features of the proposal which are discernible from this viewpoint are the upper floors. Importantly, the proposal would not impede or block a significant view currently obtained from the viewpoint.

Notably, there is an additional town centre structure visible from this viewpoint, of which the proposal will be considered in conjunction with. The proposal is therefore considered compatible in this setting.

It is noted there are a number of approvals and applications under assessment which will form part of this viewpoint in the coming years once constructed. This includes:

- Rouse Hill Town Centre Stage 2 expansion – approved in November 2023 under 1837/2022/JP
- GPT Northern Frame Planning Proposal – currently under assessment
- Rouse Hill Hospital – EIS currently being prepared under SSD-66111708

These are further detailed in Attachment 1. The development approvals and proposed applications reflect the emerging character of the area for higher density development and will further screen the proposal from this viewpoint.

Given the current context and separation distance of the viewpoint, the sensitivity is considered to be moderate, however given the emerging character this sensitivity is reduced to low

Taking into consideration the distance of this viewpoint from the site, the partial screening by vegetation, visibility of town centre structures, high-quality architectural design and future developments to be visible from this viewpoint, the overall magnitude of visual impact is considered low.

Therefore, in regard to the extent of change as a result of the proposal and with respect to the existing and emerging character, this results in a low change to the viewpoint.

Our findings

Our assessment concludes that the visual impact from Viewpoint 9 is **low-moderate**.

Item	Rating
Visual Sensitivity	Low
Visual Compatibility	Moderate
Magnitude of Impact	Low
Overall Rating	Low - Moderate

Table 14: Viewpoint assessment rating

6.10 Viewpoint 10 Waterford Street

Viewpoint 10 represents the view towards the site from the low-density dwellings on Waterford Street, Kellyville Ridge.

This viewpoint provides a medium range viewpoint, approximately 330m south of the site.

The photomontages shown are provided in full at Attachment 2.



Figure 40: Viewpoint 10 Map (Source: Virtual Ideas)



Figure 41: Viewpoint 10 – existing view (Source: Keylan)



Figure 42: Viewpoint 10 –indicative montage of proposal (Source: Virtual Ideas)

6.10.1 Analysis

This viewpoint represents the view from the low-density residential area on Waterford Street, Kellyville Ridge, south of the site.

The viewpoint is generally characterised by low density residential properties in the foreground, with some mature vegetation in the middle ground and high-density residential buildings in the background.

This viewpoint is considered moderately sensitive given the mix of existing low to high residential density development.

The proposal is introduced into the background of this view. As indicated within the photomontages, the lower portion of the proposal is not visible from this viewpoint as it is screened by existing low-density properties fronting Waterford Street. The photomontage also indicates that existing mature trees partially obscure views towards the upper portion of the proposed development, resulting in broken views towards and reducing the visual impact of the proposal.

Notwithstanding the above, the proposal is viewed in conjunction with high-density residential properties in the Rouse Hill area as seen in Figure 42. Given this, the magnitude of change is considered to be moderate, and the proposal is considered moderately compatible.

In some instances, views may also be possible from a number of residential properties in the area, such as the front or rear gardens of properties on Waterford Street. However, only partial views or glimpses of the proposal are expected given the position of the proposal behind existing mature vegetation.

Notwithstanding, the exact visual exposure of the proposal from these properties cannot be determined through this analysis as the photographs represent a view from the public domain, and not private properties. This is a limitation of this report.

Our findings

Our assessment concludes that the visual impact from Viewpoint 10 is **moderate**.

Item	Rating
Visual Sensitivity	Moderate
Visual Compatibility	Moderate
Magnitude of Impact	Moderate
Overall Rating	Moderate

Table 15: Viewpoint assessment rating

7 Visual impact assessment

The assessment applies the weighting factors to determine the overall level and significance of visual impacts. The weighting factors include distance of view, sensitivity, and visual compatibility as indicated in Section 5.

Reference	Viewpoint Location	Visual Sensitivity	Visual Compatibility	Magnitude of Impact	Overall Rating
1	Local heritage item 'Mungerie', 2 Civic Way	Moderate	High	Nil	Nil (no visual impact)
2	Aberdoon House	Moderate	High	Minor	Low
3	Castlebrook Memorial Park Rouse Hill	High	High	High	Moderate – High
4	Centenary Playing Fields	Moderate	High	Minor	Low
5	Caddies Creek Reserve	Moderate	Moderate	Low - Moderate	Low - Moderate
6	Ironbark Lake Parkland	Moderate	High	Nil	Nil (no visual impact)
7	Rouse Hill Town Centre	Moderate	High	Minor	Low
8	White Hart Drive	Low	Moderate	Low	Low
9	Commercial Road	Low	Moderate	Low	Low-Moderate
10	Waterford Street	Moderate	Moderate	Moderate	Moderate

Table 16: Visual impact assessment summary

Overall, our analysis of the visual impacts concludes that the proposal will result in a **moderate** visual impact on the locality.

The findings of this analysis demonstrates that while the proposal will have an impact on views from some public spaces, heritage items and areas as well as nearby residential areas, the potential impact is deemed reasonable on the balance of considerations, including:

- the surrounding built form context which is characterised by medium to high density buildings;
- the proposal is of a high-quality architectural design;
- the proposal is consistent with the strategic context of the area; and
- the proposal takes advantage of the site's proximity to the Rouse Hill Metro station by co-locating higher density development with transport services.

7.1 Mitigation measures

Notwithstanding, the following mitigation measures should be considered and implemented to improve the outcome of the site from a visual impact assessment perspective:

- implement a high quality building design including articulation (as per the proposed architectural plans)
- implement a selection of high quality materials and finishes (as per the proposed architectural plans)
- ground level planting (as per the proposed landscape plans) to integrate the site with surrounding development and areas of vegetation

8 Conclusion

The proposed shop top housing development including co-living and build-to-rent housing at 2-30 Tempus Street, Rouse Hill, will result in a moderate visual impact.

Following a detailed analysis of the proposal, our analysis in this VIA has determined the potential visual impact is reasonable on the balance of considerations, including:

- the immediate area is characterised by a range of low to high density residential buildings
- the proposal is of high-quality architectural design
- the proposed development establishes a focal point for Rouse Hill Town Centre and the neighbouring Rouse Hill Metro Station
- the proposal will provide well located, diverse, and high quality housing in walking distance to a metro station
- the proposal activates the ground floor, providing employment uses and increasing the vibrancy of the Rouse Hill Town Centre
- the proposal is consistent with the strategic context of the area, noting the proposal is consistent with the MU1 zone and Housing SEPP objectives which encourage high-density, mixed-use housing typologies

This report concludes that the proposed shop top housing development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- implement a high quality building design including articulation (as per the proposed architectural plans)
- implement a selection of high quality materials and finishes (as per the proposed architectural plans)
- ground level planting (as per the proposed landscape plans) to integrate the proposal into the site

Attachment 1: Surrounding relevant approvals

Application Number	Proposal	Address	Zone	Height	FSR	Status
State Significant Development Applications						
SSD-66111708	Construction and operation of Rouse Hill Hospital, including: site preparation works, internal road construction, multi-level carpark, landscaping and ancillary uses including retail, childcare facilities and healthcare work accommodation.	Corner of Commercial Road and Windsor Road, Rouse Hill	MU1 Mixed Use	Current: 32m Proposed: 9 to 11 storeys (approx. 29m-35m)	None Proposed: TBC	EIS under preparation
SSD-60830206	Construction and operation of a new private hospital. The site would comprise two buildings containing the new private hospital and the reconfigured existing building which would contain the medical suites.	4 Commercial Road, Rouse Hill	E3 Productivity Support	Current: 16m Proposed: 18.5m	Current: 1:1 Proposed: 0.73:1	EIS under preparation
Development Applications						
1007/2019/JP	Construction of two residential flat buildings containing a total of 163 apartments and related works	Rouse Hill Town Centre, 1-17 Main Street, Rouse Hill	B4 Mixed Use (Now MU1 Mixed Use)	Previous Approved: 47.7m		Regional Planning Panel – Approved (23 December 2020)
1837/2022/JP	The proposal is for the expansion of the Rouse Hill Town Centre and construction of four apartment buildings. The proposed apartment building development comprises 218 units within four buildings with a maximum height of 42.55m (12 storeys)	Lot 11, 13, 15 and 30 DP 270520 and Lot 17 DP 280013, Civic Way, Windsor Road, Main Street and Rouse Hill Drive, Rouse Hill	MU1 Mixed Use	Previous: N/A Approved: 42.55m	Previous: N/A Approved: Not known	Regional Planning Panel – Approved (6 November 2023)
318/2018/JP	The proposal is for the construction of a part six/part seven storey residential flat building to be used for affordable housing under the provisions of SEPP	40 Civic Way, Rouse Hill	B4 Mixed Use (Now MU1 Mixed Use)	Previous: N/A Approved: 22.85m	Previous: N/A Approved: 1.27:1	Regional Planning Panel – Approved (5 May 2021)

Application Number	Proposal	Address	Zone	Height	FSR	Status
	Affordable Rental Housing 2009. The proposal will contain 33 units					
270/2021/JP	Staged Construction of Four Residential Flat Buildings containing 330 units and Retail Floor Space.	34 Spring Mill Avenue, Rouse Hill	R1 General Residential and SP2 Infrastructure	Previous: 40m Approved: 40m	Previous: 2.3:1 Approved: 2.3:1	Regional Planning Panel – Approved (8 September 2022)
483/2020/JP	Construction of a mixed use development containing 375 residential units and 2500m ² of commercial/retail floor area. The proposed buildings are arranged in 6 towers, with varied heights from 6-11 storeys.	32 Civic Way, Rouse Hill	B4 Mixed Use (Now MU1 Mixed Use)	Previous: 36m Approved: 36m	Previous: N/A Approved: N/A	Regional Planning Panel – Approved (17 September 2020)
198/2019/JP	Construction of a residential flat building on the site that will contain 141 apartments within a built form comprising part 6, part 10 and part 11 storeys	Lot 26 DP 270520 Commercial Road, Rouse Hill	B4 Mixed Use (Now MU1 Mixed Use)	Previous: N/A Approved: 37.4m	N/A	Regional Planning Panel – Approved (6 November 2019)
Planning Proposals						
2/2025/PLP	Amendment to The Hills LEP Height maps and introducing a site-specific provision within Clause 7.11 <ul style="list-style-type: none"> • Minimum of 60,000m² of non-residential GFA to be provided; • Maximum gross floor area (GFA) of 221,678m²; • Dwelling mix and sizes per the requirements of The Hills Council; • Minimum parking rates. 	Rouse Hill Northern Precinct Lot 27 DP270520 Lot 32 DP270520	Existing MU1	Proposes range from a mix of 10-24 storeys (59.5m – 87m)	Proposes max GFA - 221,678m ² (average 3.33:1 FSR across Site).	Under assessment



2 Tempus Street, Rouse Hill NSW

Visual impact photomontage and methodology report

17th March 2025

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments at 2 Tempus Street, Rouse Hill NSW with respect to the existing built form and existing site conditions.

2. VIRTUAL IDEAS EXPERTISE

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

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

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

3. PHOTOMONTAGE METHODOLOGY

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

3.1 DIGITAL 3D SCENE CREATION

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

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

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

Detailed accounts of the alignment processes for each data source are elaborated upon in Section 3.3.

3.2 SITE PHOTOGRAPHY

The site photography was captured by Virtual Ideas, with the respective viewpoint locations delineated on the viewpoint map in Section 4 of this document.

The choice of camera lenses for photography was made by Keylan after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development in relation to the surrounding built environment and landscape.

For these public domain photomontages, 50mm lenses was chosen. This lens choice ensures adequate visibility of both the proposed development and the immediate surrounding context, facilitating a thorough assessment of the proposed development's visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. All photographs are lens profile corrected in Camera RAW, which removes the distortion associated with the curvature of the lens.

Comprehensive metadata, including date, time, and lens information, is recorded during site photography. This critical data enables precise analysis and documentation of each photograph's attributes.

3.3 ALIGNMENT OF 3D SCENE TO PHOTOGRAPHY

To align the 3D scene to the photograph we first import the site survey data into the 3D scene. We then load the photograph into the background of the corresponding 3D scene camera view, ensuring that the aspect ratio and lens setting match. The 3D scene camera is moved to the surveyed position and rotated so that the surveyed feature locations match the same features in the photograph.

3.4 RENDERING AND PHOTOMONTAGE CREATION

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

A digital sunlight system is added in the 3D scene to match the lighting direction of the sun in the photograph. This is done using the software sunlight system that matches angle using location data and time and date information. This data is extracted from the metadata of the site photographs.

Images are then rendered from the software and layered over the photograph.

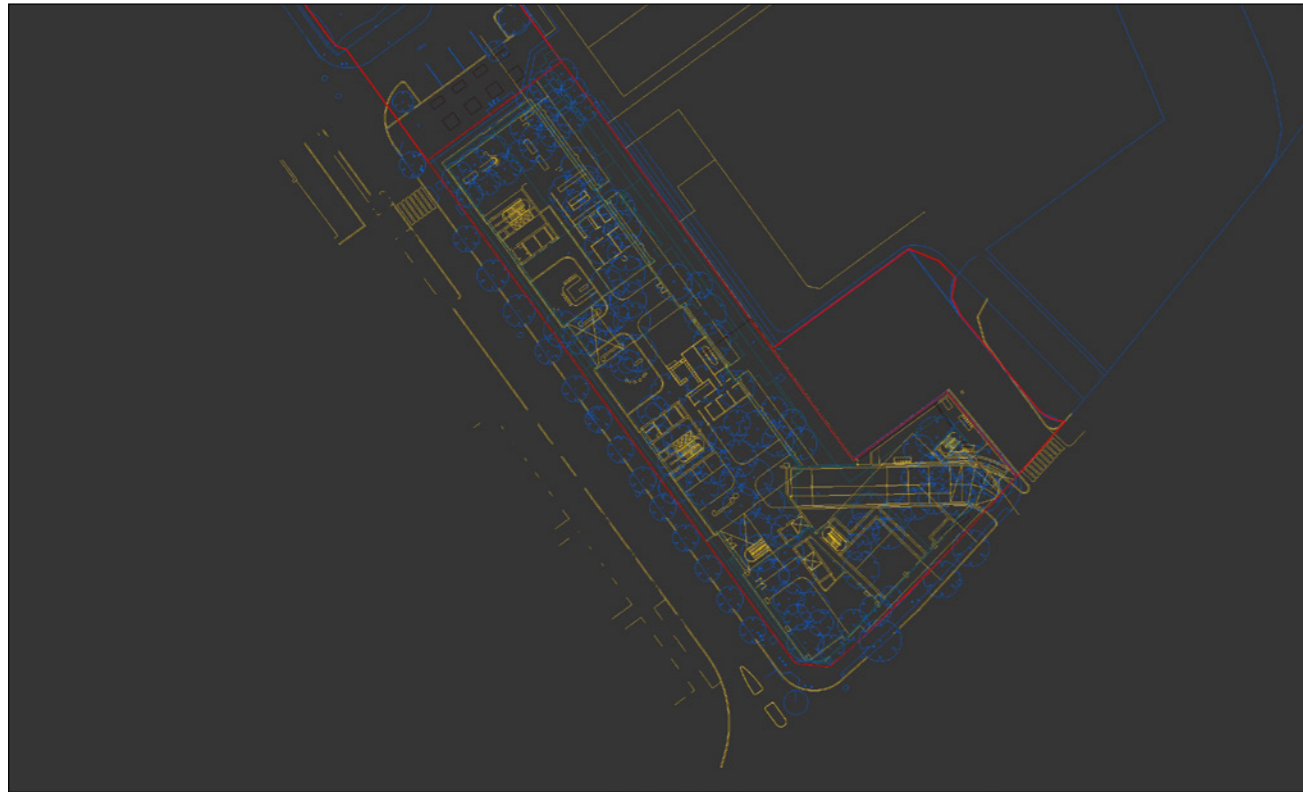


Image showing survey drawing(blue) and architectural drawing(yellow) aligned at MGA 56 GDA2020, with site boundary of 2 Tempus Street(red).

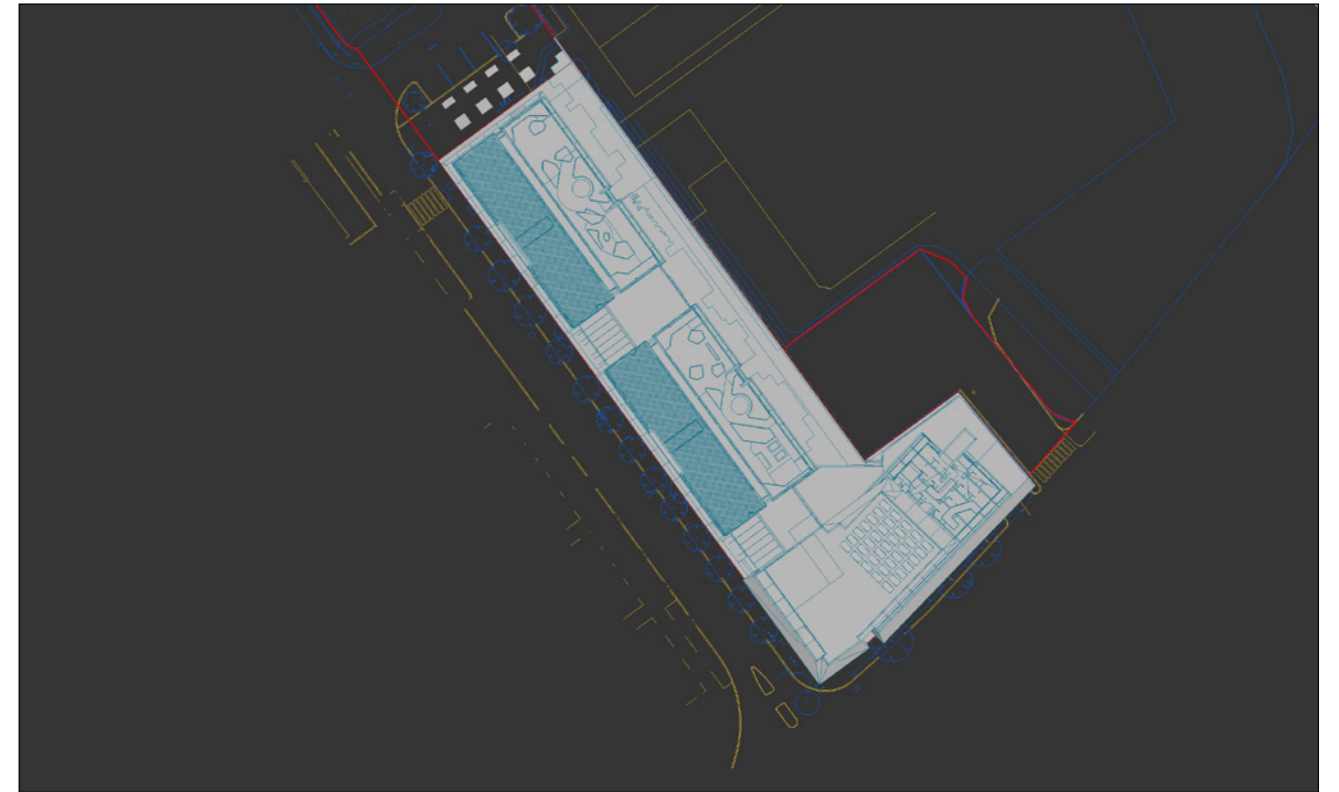


Image showing 3d model of proposed development(light grey and cyan) aligned to survey drawing(blue) and architectural drawing(yellow).

4. MAP OF PHOTOGRAPHY LOCATIONS

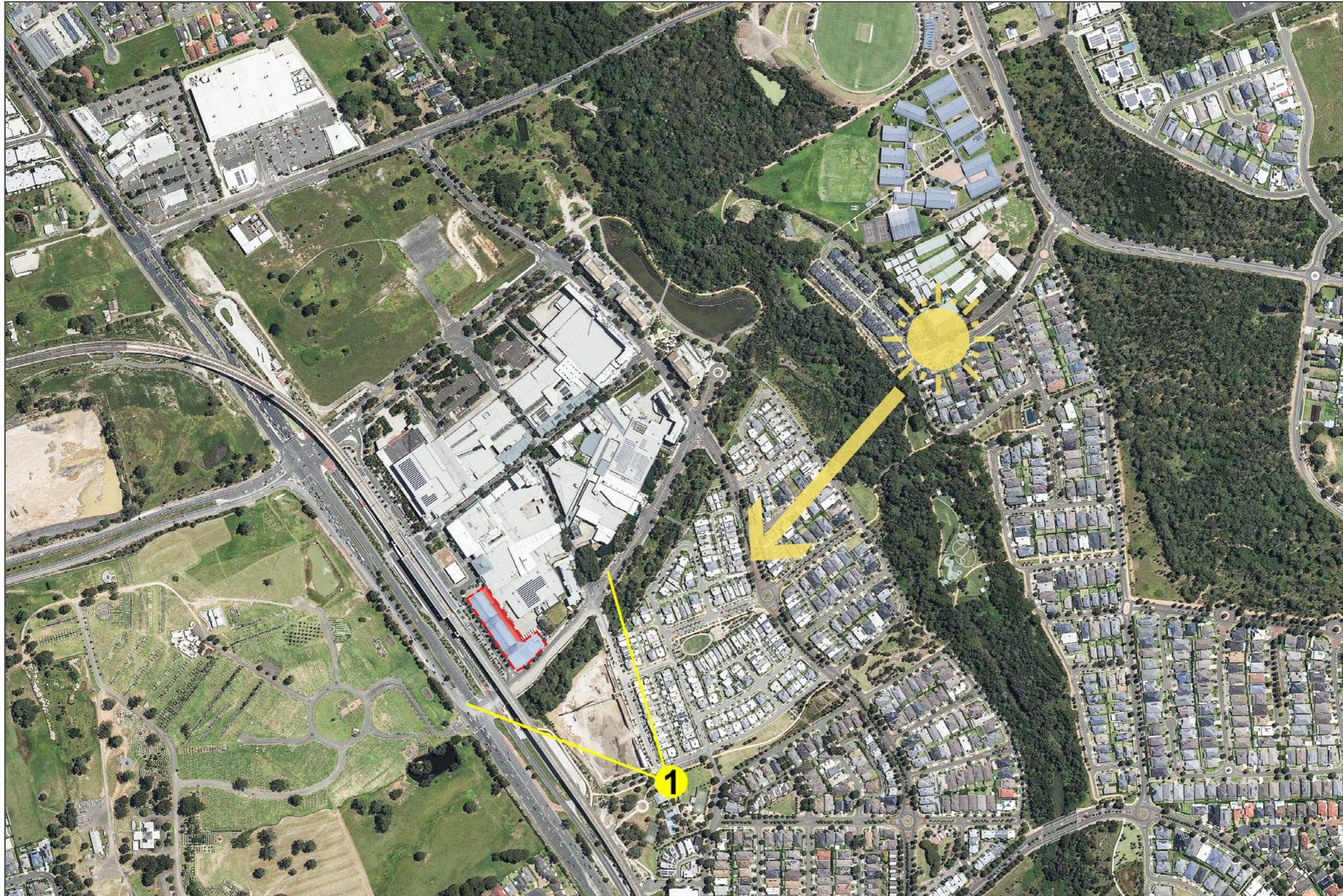


- View 1 - Mungerie House
- View 2 - Aberdoon House
- View 3 - Castlebrook Memorial Park Rouse Hill
- View 4 - Centenary Playing Fields
- View 5 - Caddies Creek Reserve
- View 6 - Ironbark Lake Parkland
- View 7 - Rouse Hill Town Centre
- View 8 - White Hart Drive
- View 9 - Commercial Road
- View 10 - Waterford Street

 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

5.1 CAMERA POSITION 1 - Mungerie House

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

5.2 CAMERA POSITION 1 - Mungerie House

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 1A_50mm_01
Photo Date	4th March 2025
Photo Time	11:38am
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

--- Outline of Proposed Development at 2 Tempus Street

5.3 CAMERA POSITION 1 - Mungerie House

ORIGINAL PHOTOGRAPH



5.4 CAMERA POSITION 1 - Mungerie House

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



— — Outline of Proposed Development at 2 Tempus Street

5.5 CAMERA POSITION 1 - Mungerie House

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



6.1 CAMERA POSITION 2 - Aberdoon House

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

6.2 CAMERA POSITION 2 - Aberdoon House

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT




ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 3B_50mm
Photo Date	4th March 2025
Photo Time	4:56pm
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

 Proposed Development at 2 Tempus Street

6.3 CAMERA POSITION 2 - Aberdoon House


ORIGINAL PHOTOGRAPH



6.4 CAMERA POSITION 2 - Aberdoon House

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



 Proposed Development at 2 Tempus Street

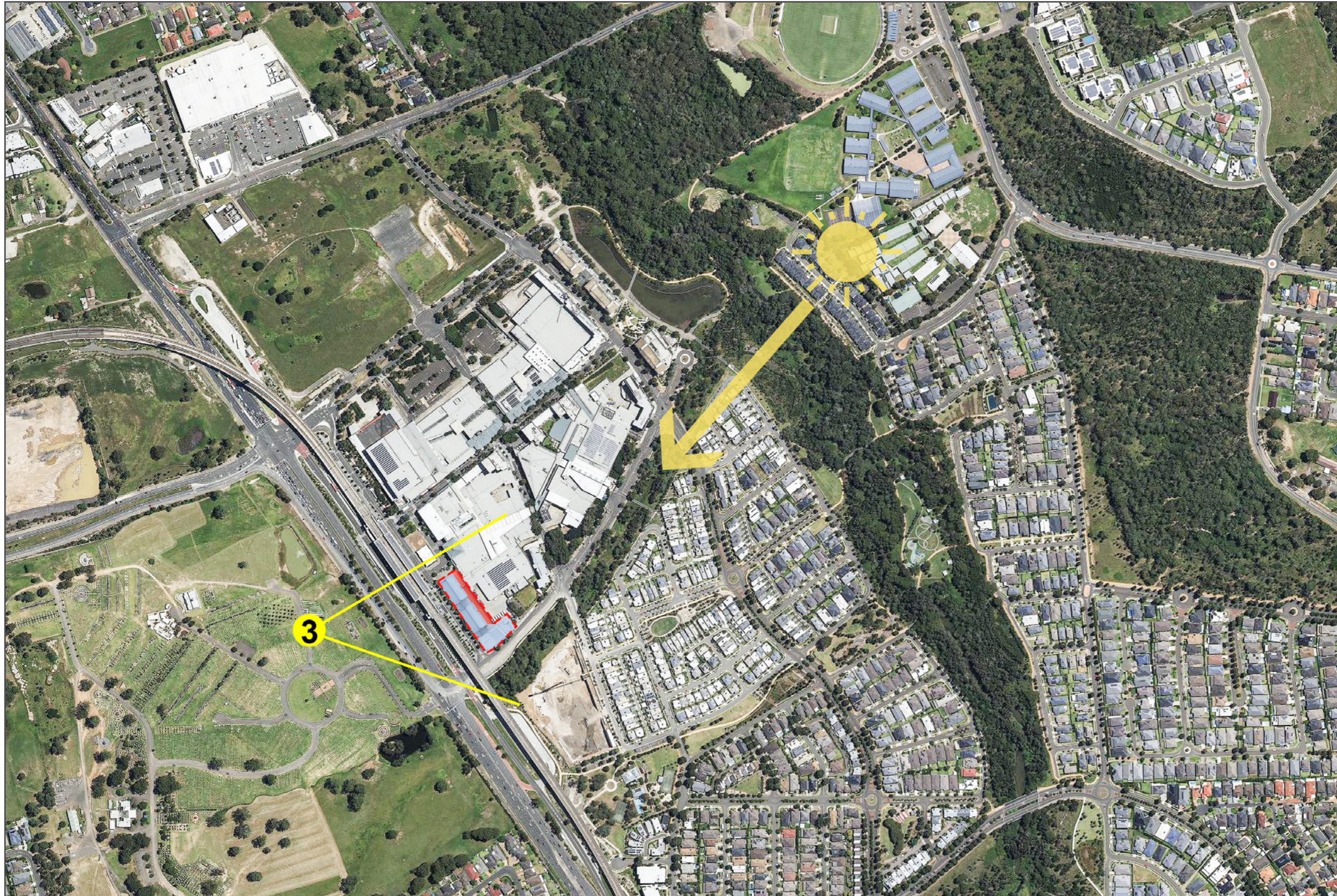
6.5 CAMERA POSITION 2 - Aberdoon House

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



7.1 CAMERA POSITION 3 - Castlebrook Memorial Park Rouse Hill

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

7.2 CAMERA POSITION 3 - Castlebrook Memorial Park Rouse Hill

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT




ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 5_50mm_02
Photo Date	4th March 2025
Photo Time	11:55am
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

 Proposed Development at 2 Tempus Street

7.3 CAMERA POSITION 3 - Castlebrook Memorial Park Rouse Hill

ORIGINAL PHOTOGRAPH



7.4 CAMERA POSITION 3 - Castlebrook Memorial Park Rouse Hill

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



 Proposed Development at 2 Tempus Street

7.5 CAMERA POSITION 3 - Castlebrook Memorial Park Rouse Hill

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



9.1 CAMERA POSITION 4 - Centenary Playing Fields

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

9.2 CAMERA POSITION 4 - Centenary Playing Fields

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT




ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 6_50mm
Photo Date	4th March 2025
Photo Time	4:42pm
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

 Proposed Development at 2 Tempus Street

9.3 CAMERA POSITION 4 - Centenary Playing Fields


ORIGINAL PHOTOGRAPH



9.4 CAMERA POSITION 4 - Centenary Playing Fields

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



 Proposed Development at 2 Tempus Street

9.5 CAMERA POSITION 4 - Centenary Playing Fields

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



10.1 CAMERA POSITION 5 - Caddies Creek Reserve

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

10.2 CAMERA POSITION 5 - Caddies Creek Reserve

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT




ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 7_50mm
Photo Date	4th March 2025
Photo Time	11:24am
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

 Proposed Development at 2 Tempus Street

10.3 CAMERA POSITION 5 - Caddies Creek Reserve


ORIGINAL PHOTOGRAPH



10.4 CAMERA POSITION 5 - Caddies Creek Reserve

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



 Proposed Development at 2 Tempus Street

10.5 CAMERA POSITION 5 - Caddies Creek Reserve

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



11.1 CAMERA POSITION 6 - Ironbark Lake Parkland

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

11.2 CAMERA POSITION 6 - Ironbark Lake Parkland

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 9_50mm
Photo Date	4th March 2025
Photo Time	3:50pm
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

— — Outline of Proposed Development at 2 Tempus Street

11.3 CAMERA POSITION 6 - Ironbark Lake Parkland

ORIGINAL PHOTOGRAPH



11.4 CAMERA POSITION 6 - Ironbark Lake Parkland

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



— — Outline of Proposed Development at 2 Tempus Street

11.5 CAMERA POSITION 6 - Ironbark Lake Parkland

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



12.1 CAMERA POSITION 7 - Rouse Hill Town Centre

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

12.2 CAMERA POSITION 7 - Rouse Hill Town Centre

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT




ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 10_50mm_01
Photo Date	4th March 2025
Photo Time	5:10pm
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

 Proposed Development at 2 Tempus Street

12.3 CAMERA POSITION 7 - Rouse Hill Town Centre

ORIGINAL PHOTOGRAPH



12.4 CAMERA POSITION 7 - Rouse Hill Town Centre

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



Proposed Development at 2 Tempus Street

12.5 CAMERA POSITION 7 - Rouse Hill Town Centre

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



13.1 CAMERA POSITION 8 - White Hart Drive

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

13.2 CAMERA POSITION 8 - White Hart Drive

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 11_50mm
Photo Date	4th March 2025
Photo Time	12:19pm
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

Proposed Development at 2 Tempus Street

13.3 CAMERA POSITION 8 - White Hart Drive

ORIGINAL PHOTOGRAPH



13.4 CAMERA POSITION 8 - White Hart Drive

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



Proposed Development at 2 Tempus Street

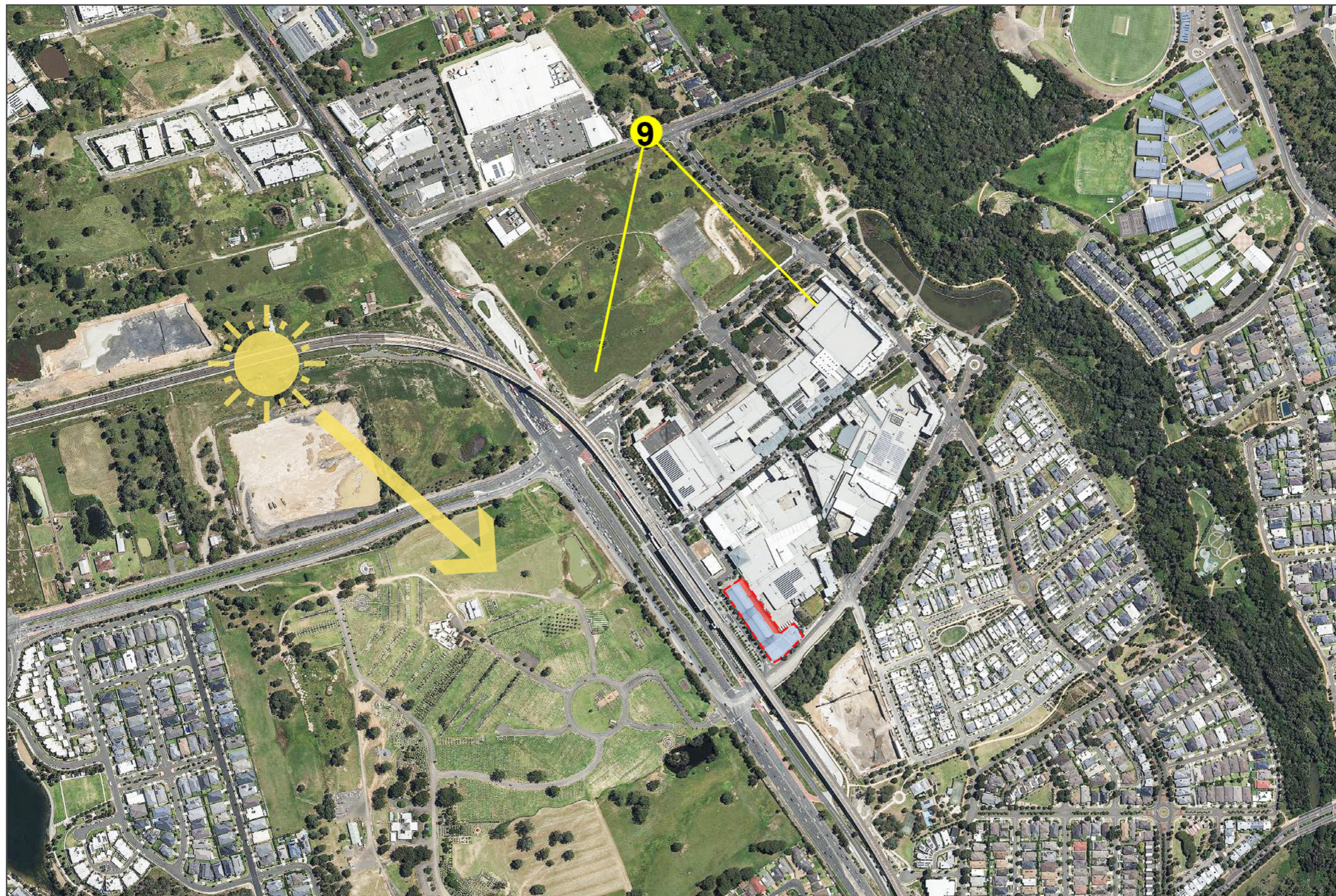
13.5 CAMERA POSITION 8 - White Hart Drive

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



14.1 CAMERA POSITION 9 - Commercial Road

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

14.2 CAMERA POSITION 9 - Commercial Road

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT




ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 12B_50mm_01
Photo Date	4th March 2025
Photo Time	4:11pm
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

 Proposed Development at 2 Tempus Street

14.3 CAMERA POSITION 9 - Commercial Road

ORIGINAL PHOTOGRAPH



14.4 CAMERA POSITION 9 - Commercial Road

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



Proposed Development at 2 Tempus Street

14.5 CAMERA POSITION 9 - Commercial Road

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



15.1 CAMERA POSITION 10 - Waterford Street

VIEWPOINT LOCATION



 Site boundary and proposed development at 2 Tempus Street, Rouse Hill

15.2 CAMERA POSITION 10 - Waterford Street

ORIGINAL PHOTOGRAPH



PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT




ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name	View 14_50mm
Photo Date	4th March 2025
Photo Time	3:35pm
Author	Virtual Ideas
Format	CR2
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	50mm

 Proposed Development at 2 Tempus Street

15.3 CAMERA POSITION 10 - Waterford Street

ORIGINAL PHOTOGRAPH



15.4 CAMERA POSITION 10 - Waterford Street

PHOTOMONTAGE INCLUDING PROPOSED DEVELOPMENT



Proposed Development at 2 Tempus Street

15.5 CAMERA POSITION 10 - Waterford Street

ORIGINAL PHOTOGRAPH INCLUDING SURVEYED ALIGNMENT DATA



16.1 APPENDIX A: 3D SCENE DATA SOURCES

A.1 - 3D Model and drawings of proposed development

Author: Architectus
Format: DWG
Alignment: Positioned to MGA 56 GDA 2020

A.2 - Architectural drawings of proposed Development

Author: Architectus
Format: DWG and PDF
Alignment: Site boundary positioned to MGA 56

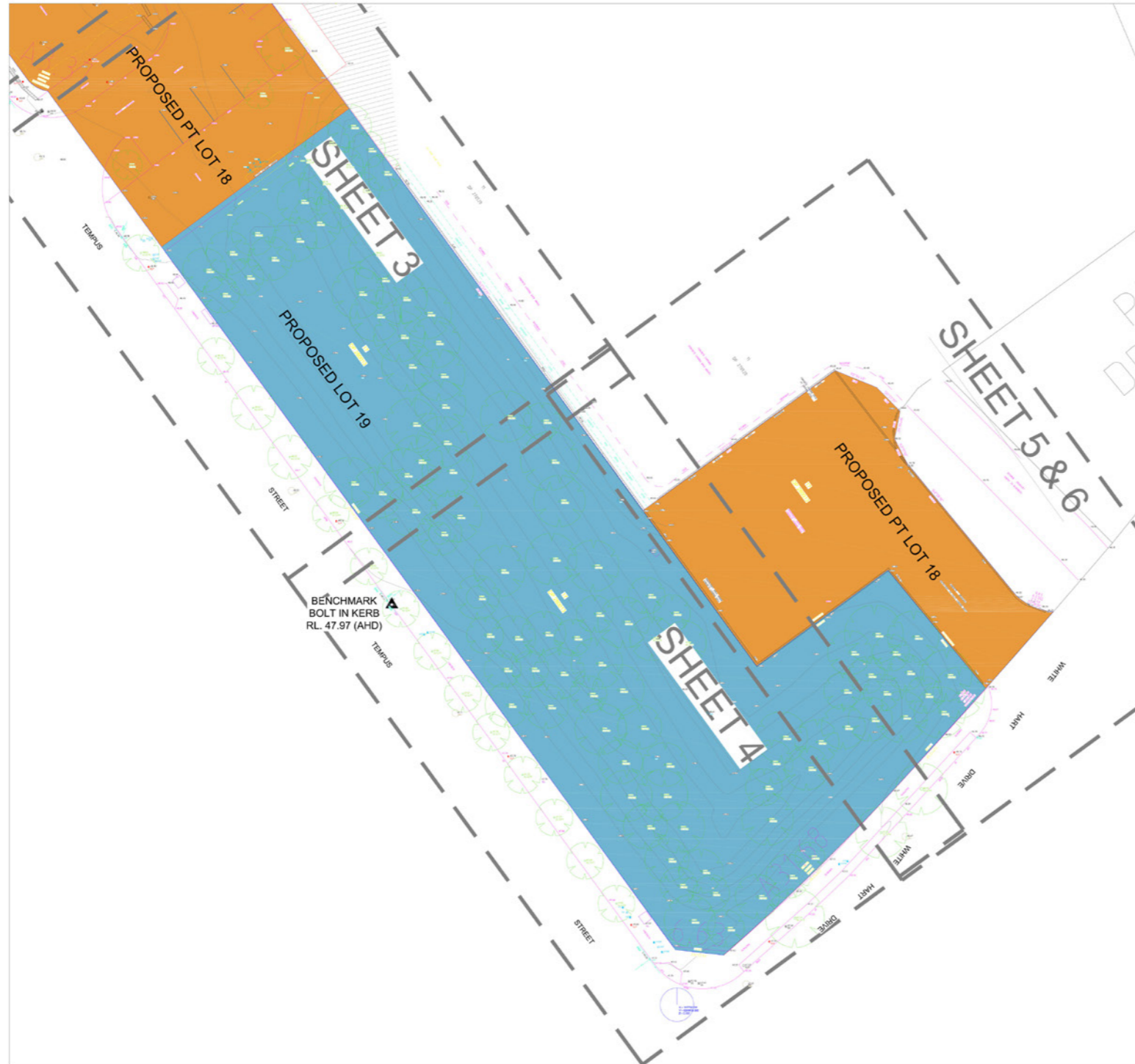
A.3 - Existing Site Survey

Author: LTS Lockley Registered Surveyors
Format: DWG and PDF
Alignment: Positioned to MGA 56 GDA 2020

A.4 - Photography Survey

Author: CMS
Format: PDF and DWG
Alignment: Positioned to MGA 56 GDA 2020

16.2 APPENDIX B: SITE SURVEY BY LTS



16.4 APPENDIX D: PHOTOGRAPHY SURVEY BY CMS



Date: 11-03-2025
Our Ref: 23889A Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – Rouse Hill Hospital VIA, Rouse Hill

As requested, we attended site and measured the co-ordinates and elevations of the photo locations for Rouse Hill VIA, Rouse Hill, 2155.

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

Measurements were taken using Leica total station and Trimble GNSS. MGA coordinates and AHD are verified as follows:

- Camera positions 3B, 5, 6, 7, 9, 10, 11 from GNSS.
- Camera position 1A from SSM165461 and SSM175157.
- Camera position 12B from SSM141878 and GNSS.
- Camera position 14 from ssm121790 and GNSS.

DWG of locations has also been supplied.

Point Number	MGA 20 (Zone 55)		Reduced Level (AHD)	Photo Point Description
	Easting	Northing		
100	307964.457	6269784.413	53.193	Camera Position "1A"
101	307915.266	6269810.641	74.078	Parapet Corner (PAR)
103	307943.706	6269805.896	55.307	Top center of sign post (SGN)
104	307923.260	6269812.669	52.640	Near top corner of wall (TW)
105	307899.444	6269849.685	72.833	Near top corner of column (COL)
106	307934.989	6269801.633	52.651	Base of light post (LP)
107	307956.908	6269789.203	56.674	Low junction in light houseing (LP)
300	307328.991	6271365.621	61.685	Camera Position "3B"
301	307391.221	6271230.078	60.550	Roof ridge (RR)
302	307368.760	6271291.009	64.136	Neck of light post (LP)
303	307346.231	6271264.816	59.439	Top end of fence (TFCE)
304	307332.912	6271326.677	60.826	Center base of tree (TR)
305	307332.322	6271259.902	62.381	Roof ridge (RR)

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2/99A South Creek Rd
Dee Why NSW 2099
PO Box 463 Dee Why NSW 2099

Riverina Office
90 Wallendoon St
Cootamundra NSW 2590



c	307474.535	6269963.925	57.860	Camera Position "5"
501	307539.392	6269970.560	58.656	Top point of roof ornament (RF)
502	307528.908	6269980.477	56.378	Near corner of seat (SEAT)
503	307515.456	6269964.071	56.573	Tap nozzle (TAP)
504	307646.358	6269964.226	63.384	Left point of light (LP)
505	307486.677	6269964.795	58.416	Top center of star picket (star0)
506	307665.938	6269928.174	61.116	Fork of light post (LP)
507	307798.949	6269894.566	85.574	Corner of parapet (PAR)
600	307973.167	6270993.527	47.488	Camera Position "6"
601	307961.387	6270885.996	49.516	Near top corner of electrical kiosk (EK)
602	307947.417	6270890.021	48.782	Top center of post (POST)
603	307897.182	6270888.937	47.766	Corner of seat (SEAT)
604	307916.693	6270877.964	77.295	"T" intersection of light post (LP)
605	307925.364	6270867.478	51.619	Fork in tree (TR)
700	308503.298	6269162.567	41.105	Camera Position "7"
701	308420.320	6269285.270	42.315	Top corner of sign (SGN)
702	308355.680	6269292.443	41.313	Corner of bin (BIN)
703	308429.832	6269225.042	64.685	Top left of cross beam (BEAM)
704	308420.444	6269214.001	41.989	Top center of depth indicator (SGN)
705	308358.630	6269327.171	65.047	Center of left-most light houseing (LP)
706	308449.853	6269271.752	49.317	Elbow of tree (TR)
900	306726.875	6269752.891	56.467	Camera Position "9"
901	306810.935	6269765.652	64.780	Parapet Corner (PAR)
902	306757.458	6269760.447	59.058	Top center of screen (SCN)
903	306743.883	6269760.482	60.132	Near corner of roof (RF)
904	306808.642	6269749.236	58.749	Top center of sign (SGN)
905	306832.342	6269740.727	63.814	Top left corner of window (WIN)
1000	307766.917	6270274.852	48.704	Camera Position "10"
1001	307765.282	6270259.289	52.137	Top center of sign post (SGN)
1002	307769.709	6270263.241	51.539	Top center of sign post (SGN)
1003	307778.581	6270235.111	55.350	Top of green to grey beam junction (BEAM)
1004	307768.918	6270224.253	52.498	Cottom corner of overhang (SOF)
1005	307764.721	6270202.991	52.020	Center of "I" dot (SGN)
1006	307748.719	6270224.880	56.688	Top left corner of window (WIN)
1100	307799.843	6270007.993	46.111	Camera Position "11"
1102	307781.276	6269991.626	52.991	Top of solid red signage (SGN)
1103	307773.752	6269981.837	47.981	Near top of wall (TW)
1104	307720.412	6269896.123	57.086	Neck of light post (LP)
1105	307795.111	6270000.427	49.152	Top center of sign post (SGN)
1106	307770.072	6269972.340	57.199	Top center of light post (LP)

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CMS SURVEYORS 2

16.5 APPENDIX D: PHOTOGRAPHY SURVEY BY CMS



1200	307527.063	6270683.066	47.164	Camera Position "12B"
1201	307535.925	6270664.951	47.179	Base of sign (SGN)
1202	307527.969	6270661.279	49.784	Tip of broken branch (TR)
1203	307566.284	6270523.592	51.453	Peak of red metal (BEAM)
1204	307554.673	6270591.056	57.659	Armpit of tree branch (TR)
1205	307530.177	6270659.364	49.265	Top center of fence post (TFCE)
1206	307533.387	6270660.683	49.207	Top center of fence post (TFCE)
1207	307540.217	6270663.107	49.092	Top center of fence post (TFCE)
1400	307757.686	6269619.066	54.556	Camera Position "14"
1401	307756.526	6269647.781	58.205	Roof ridge (RR)
1402	307763.707	6269646.091	57.579	Roof ridge (RR)
1403	307830.873	6269823.651	86.387	Corner of Parapet (PAR)
1404	307818.743	6269841.056	86.406	Corner of Parapet (PAR)
1405	307774.421	6269663.464	61.356	Roof ridge (RR)
1406	307761.626	6269634.216	54.313	Top corner of metal lintel (LIN)
1407	307767.463	6269648.052	55.751	Top center of fence (TFCE)
1408	307754.337	6269639.319	56.483	Top gutter corner (TG)

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

CMS Surveyors Pty Limited

Timothy Holland
Technical Surveyor

Diploma of Surveying & 4 years of experience