

Visual Impact Assessment

The Timberyards by RTL Co.

Multiple Lots Bound By Victoria Road, Sydenham Road, Farr Street And Mitchell Street

Submitted to the NSW Department of Planning, Housing and Infrastructure
on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.')



'Gura Bulga'
Liz Belanjee Cameron

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



'Dagura Buumarri'
Liz Belanjee Cameron

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



'Gadalung Djarri'
Liz Belanjee Cameron

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

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

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

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

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Executive Summary

This *Visual Impact Assessment (VIA)* has been prepared on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.') **(the Applicant)** to support a State Significant Development Application (SSDA) for the proposed *Timberyards* development. The SSDA (SSD-76927247) seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing. The precinct development comprises seven buildings ranging from eight to thirteen storeys, with open space that includes a pocket park, through site links and communal open spaces.

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

In accordance with the secretary's environmental assessment requirements (SEARs) issued by DPHI for the SSDA, the purpose of the VIA is to assess the acceptability of the proposal's view and visual impact on the public domain.

To inform this assessment, an evidence base of photos and photomontages generally in accordance with the Land and Environment Court of NSW 'Use of Photomontages and Visualisation Tools Policy' (the photomontage policy) was prepared for 6 viewpoints in the public domain within the visual catchment.

Assessment was based on assessment of the significance of the proposal's visual impact generally in accordance with the principles of the Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) as informed by the planning principle established by Moore SC and Adam SC of the LEC in their judgement in *Rose Bay Marina Pty Limited v Woollahra*

Municipal Council and anor [2013] NSWLEC1046 (*Rose Bay*), and consistency with relevant parts of the applicable planning framework.

In general, the sensitivity of the primary visual catchment is low. This is due to the generally lower levels of amenity along Victoria Road with a dominance of underutilised, ageing light industrial premises, the presence of taller buildings in the area and the planning intent to comprehensively renew the Victoria Road Precinct. This sensitivity increases to moderate for nearby residential areas to the south around Frampton Avenue and to the west around Gorman Street, as well as Wicks Park.

Overall, the significance of the proposal's visual impact on the viewpoints is as follows:

- Viewpoint 1 – Wicks Park (tennis court pedestrian path): moderate
- Viewpoint 2 – Victoria Road near Mitchell Street: moderate
- Viewpoint 3 – Sydenham Road near Farr Street: moderate – high
- Viewpoint 4 – Frampton Avenue near Frampton Lane: high
- Viewpoint 5 – Gorman Street: moderate
- Viewpoint 6 – Farr Street: moderate.

The proposal:

- does not block significant views from the public domain identified in planning instruments
- has an acceptable impact on public domain views, including from nearby residential areas
- represents a considerable improvement to the visual amenity of the site and its surrounds

- is compatible with the desired future character sought for the site and the Victoria Road precinct under the planning framework
- represents a new, contemporary and well-designed urban precinct that will increase visual amenity as follows:
 - strengthening and defining the Victoria Road streetscape
 - enhancing this streetscape by incorporation of active frontages providing space for diverse ground level commercial premises
 - enhancing the setting of Wicks Park
 - delivering high quality, publicly accessible open spaces and amenity areas including through site links
 - delivering public domain improvements, particularly to Victoria Road and Mitchell Street with additional footpath width and upgraded laneway off Mitchell Street
 - referencing historic elements in the local area, including the 'serrated' skyline profile and terrace typology fronting part of Sydenham Road
- incorporates a number of appropriate siting, massing and design measures to further mitigate view and visual impact including through:
 - locating the largest and tallest buildings within the centre of the site
 - variation between building heights
 - separation between buildings
 - variation in massing, including recessed upper levels to the site's Victoria Road and Farr Street frontages
 - extensive articulation of elevations, in particular through balconies, windows

- a 'serrated' roof form to simultaneously create a dynamic and visually interesting skyline that references aspects of the area's industrial heritage
- a wide, three storey high entrance to the inner publicly accessible open space and through-site link to visually break up the Victoria Road frontage
- also incorporates measures to manage interfaces with residential uses including:
 - a lower building height to Sydenham Road and Farr Street
 - a street wall and tower typology facing Sydenham Road.

Based on these findings, the view and visual impact of the proposal is considered acceptable and as such can be supported on view and visual impact grounds.

1.0 Introduction

1.1 Purpose

This *Visual Impact Assessment (VIA)* has been prepared on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.') (**the Applicant**) to support a State Significant Development Application (SSDA) for the proposed *Timberyards* development. The SSDA (SSD-76927247) seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing. The precinct development comprises seven buildings ranging from eight to thirteen storeys, with open space that includes a pocket park, through site links and communal open spaces. Specifically, consent is sought for the following:

- Site preparation (including remediation), demolition and bulk excavation for basement parking
- Residential accommodation (shop top housing, residential flat buildings and mixed use buildings) that includes BTR, co-living and affordable housing
- Retail premises on the ground floor within the MU1 zoned land and extending up to 25m into the R4 zoned land
- Publicly accessible recreation area (pocket park) and through site links
- Neighbourhood shop (within the R4 zoned land)
- Associated landscaping and public domain works
- Augmentation of, and connection to, existing utilities as required.

A detailed description of the proposal is provided in the Environmental Impact Statement (EIS) by Ethos Urban. The

development is declared State Significant by virtue of being a BTR development on land in Greater Sydney with an Estimated Development Cost (EDC) of greater than \$50 million, with the tenanted component representing greater than 60% of the EDC (Schedule 1, *State Environmental Planning Policy (Planning Systems) 2021*).

The VIA has been prepared by Ethos Urban in collaboration with Virtual Ideas and CMS Surveyors.

In accordance with the secretary's environmental assessment requirements (SEARs) issued by DPHI for the SSDA, the purpose of the VIA is to assess the acceptability of the proposal's view and visual impact on the public domain. It specially addresses the SEARS shown in the following table.

Table 1 Relevant secretary's environmental assessment requirements (SEARs)

Issue	Assessment Requirements	Documentation
6: Environmental Amenity	• Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	• View Analysis
7: Visual Impact	• Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • Provide a visual impact assessment that addresses the impacts of the development on the existing	• Visual Analysis • Visual Impact Assessment

Issue	Assessment Requirements	Documentation
	catchment, compared with the existing situation, a complying development and a development with no bonuses applied.	

1.2 Structure

This VIA has the following structure:

- **Part 1 – Introduction:** identifies the purpose and structure of the VIA
- **Part 2 – The site and its context:** identifies and describes the site and its context
- **Part 3 – The proposal:** outlines the proposal
- **Part 4 – Planning background:** provides relevant background to the proposal
- **Part 5 – Methodology:** outlines the methodology used in the VIA
- **Part 6 – Planning framework:** identifies relevant parts of the planning framework to VIA
- **Part 7 – Key issues:** identifies the key issues to be considered by this VIA
- **Part 8 – View and visual analysis:** identifies and describes the visual catchment, including its visual characteristics and the pattern of viewing
- **Part 9 – Visual impact assessment:** identifies and assesses the proposal's potential visual impact
- **Part 10 – Assessment against the planning framework:** assesses visual impact against relevant parts of the planning framework
- **Part 11 – Discussion of key issues:** discusses key issues

- **Part 12 – Mitigation measures:** recommends mitigations measures
- **Part 13 – Conclusion:** identifies whether the proposal can be supported on visual impact grounds
- **Appendices:** provides a glossary and copy of the visual impact evidence upon which this VVA relies.

This VIA forms part of a larger suite of documents prepared to support the proposal. It does not repeat matters that are more appropriately covered in these documents. As such, it should be read together with these other documents, in particular planning and urban design documentation.

2.0 The site and its context

Note: the separate, supporting EIS provides further detail on the site and its context

2.1 The site

The site is known as the ‘Timberyards’, located in Marrickville within the Inner West Local Government Area (LGA). The site comprises 39 lots with legal identification listed in **Table 2** below, and has a total area of 22,770m² or, for the purpose of calculation of floor space, an area of 22,564m² (excluding the SP2-zoned Victoria Road widening land, which is within the site boundary). The site is located within Precinct 47: Victoria Road in the *Marrickville Development Control Plan 2011* (MDCP 2011). The site is primarily contained in the Timber Yards sub-precinct of Precinct 47, with the lots fronting Victoria Road falling within the Victoria Road Corridor sub-precinct.

Table 2 Lot descriptions

Lot/DP	Property Address	Lot/DP	Property Address	Lot/DP	Property Address
1/724487	119A Sydenham Rd	1/572829	35 Farr St	3/252507	19 Farr St
1/972534	121 Sydenham Rd	12/4590	14 Mitchell St	4/252507	21 Farr St
B/439802	129 Sydenham Rd	13/4590	10 Mitchell St	5/252507	23 Farr St
A/439802	131 Sydenham Rd	14/4590	8 Mitchell St	6/252507	25 Farr St
D/377270	133 Sydenham Rd	15/4590	183 Victoria Rd	7/252507	27 Farr St

Lot/DP	Property Address	Lot/DP	Property Address	Lot/DP	Property Address
1/700223	135 Sydenham Rd	16/4590	4 Mitchell St	8/252507	29 Farr St
B/343286	7 Farr St	17/4590	2 Mitchell St	9/252507	31 Farr St
A/304426	9 Farr St	3/4590	165 Victoria Rd	1/583801	33 Farr St
A/304426	11 Farr St	2/4590	167 Victoria Rd	C/301985	175 Victoria Rd
1/78883	13 Farr St	1/4590	169 Victoria Rd	D/301985	183 Victoria Rd
1/252507	15 Farr St	A/301985	171 Victoria Rd	E/301985	175 Victoria Rd
2/252507	17 Farr St	B/301985	173 Victoria Rd	A/166330	183 Victoria Rd
345/587262	191 Victoria Rd	1/315293	183 Victoria Rd	20/667441	183 Victoria Rd

The site is approximately 700m walking distance to the newly opened Sydenham Metro Station, with 7-minute travel time to the Sydney CBD.

The site currently comprises primarily industrial and light industrial uses, with residential dwellings to a minor portion of the site on Farr Street (western boundary) and Victoria Road (eastern boundary). The site also has frontage to Sydenham Road to the south and Mitchell Street to the north (and encompassing a small lane off Mitchell Street). An aerial map is provided at **Figure 1** below.



Figure 1 Site location

Source: Nearmap and Ethos Urban

2.2 The site context

The site forms part of the Victoria Road Precinct under the MDCP 2011 which is planned for comprehensive renewal from a predominantly light industrial area to a mixed use and higher density residential area (refer part 4.0 'Planning background' of this VIA).

More broadly, the site and Victoria Road Precinct is located at the western edge of the broader Marrickville industrial area. Predominantly residential areas of Marrickville are located to the west and south of the site. The Marrickville Road centre is located 300m (approx.) to the south-west of the site.



Figure 2 Site context

Source: Nearmap and Ethos Urban

3.0 The proposal

Note: the separate, supporting EIS provides further detail on the proposal

RTL Co. aim to deliver Sydney's premier neo-industrial residential neighbourhood - a global benchmark for imaginative urbanism. The Timberyards aims to seamlessly integrate diverse residential offerings into the distinctive character of Marrickville, fostering a sense of pride among residents and the local community. The project will deliver a wide range of rental living solutions, complemented by recreation spaces and local retail, all underpinned by Connection to Country and environmentally sustainable design principles.

The proposal seeks development consent for build-to-rent housing (BTR), co-living housing, affordable housing, retail and public and private recreation area referred to as 'The Timberyards' (refer below figure).

More specially the proposal involves:

- demolition and site preparation works
- construction of 7 buildings ranging from 8 to 13 storeys
- construction of a basement car park, plant and storage areas with primary access from Mitchell Street
- 599 BTR apartments (including 115 affordable apartments)
- 589 co-living dwellings
- commercial and retail floor space
- communal areas for residents on site
- landscaping, publicly accessible open space, and communal open space

- extension and augmentation of infrastructure and services as required.



Figure 3 Artist's impression of the proposal

Source: Turner



Figure 4 Artist impression on through site-link

Source: Turner

4.0 Planning background

Note: the separate, supporting EIS provides further detail on the planning background

In 2015 a proponent led planning proposal was lodged with council seeking to enable renewal of the site from industrial uses to mixed use and high-density residential uses.

The Marrickville Local Environmental Plan 2011 (MPEP 2011) was amended in December 2017 (amendment No.14) to give effect to this planning proposal, and included changes to land zoning, maximum height of buildings and maximum floor space ratio.

Related to this, the Marrickville Development Control Plan 2011 (MDCP 2011) was amended (amendment No. 10) and came into force on 26 September 2018 to introduce section 9.47 Victoria Road (Precinct 47) providing more detailed planning and design guidance for renewal of the site.

The site is therefore the subject of a relatively recent and prescriptive set of planning controls that have been tailored to deliver the intended outcomes for the precinct.

A number of development applications (DAs) have been approved since amendment of the MLEP 2011 and the MDCP 2011. These include:

- Rich Street Creative Industries Hub
- Wicks Place, which is a 12-storey residential development opposite the site on the eastern side of Victoria Road
- a new non-residential development at Faversham Street
- 6 storey residential flat development at 37-47 Farr Street.

5.0 Methodology

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

To ensure appropriate rigour, the methodology adopted by this VIA comprises key stages:

- **Stage 1 – View and visual analysis:** analysis of the site, its context and the relevant parts of the applicable planning framework
- **Stage 2 – Preparation of the evidence base:** preparing an evidence base of images to help inform assessment
- **Stage 3 – Visual impact assessment:** assessment of view and visual impact.

5.1.1 Stage 1 – View and visual analysis

The main purpose of this stage is to identify a visual baseline against which assessment of view and visual impact can be considered.

This stage involves the following key steps:

- identify the primary visual catchment, which is the area in which the proposal may ordinarily be seen in totality or part
- identify the visual character of the primary visual catchment, including any particularly sensitive locations

- identify the people within the primary visual catchment who will ordinarily see the proposal
- identify the pattern of viewing within the primary visual catchment
- identify viewpoints that may be used to represent the pattern of viewing and primary visual catchment for which the evidence base of images to help inform assessment will be prepared.

5.1.2 Stage 2 – Preparation of the evidence base

The main purpose of this stage is to prepare an evidence base of images to help inform assessment of visual impact.

Photos and survey aligned photomontages prepared generally in accordance with the LEC 'Use of Photomontages and Visualisation Tools Policy (May 2024) were prepared for the selected viewpoints.

As compatibility with desired future character of the Victoria Road is a key issue, the photomontages also show the maximum theoretical building envelopes for surrounding sites that may be allowed by applying height controls under the planning framework.

Appendix A provides detail on this stage of the methodology.

5.1.3 Stage 3 – Visual impact assessment

Assessment of the proposal's view and visual impact on the public domain was based on assessment of the significance of the proposal's visual impact generally in accordance with the principles of the Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) as informed by the planning principle established by Moore SC and Adam SC of the LEC in their judgement in Rose Bay Marina Pty Limited v Woollahra

Municipal Council and anor [2013] NSWLEC1046 (Rose Bay), and consistency with relevant parts of applicable planning framework.

The GLVIA3 is widely referenced in VIA in Australia (AILA, 2019) and is more versatile for a range of contexts in particular those of an urban nature compared to other commonly referenced but more highly specialised guidance such as that prepared by the US Forestry Service.

Where appropriate, the VIA also has regard to other VIA guidance including 'Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity' (the Countryside Agency and Scottish Natural Heritage, 2014) (eg, capacity of a landscaper to accommodate change arising from development).

While primarily guiding matters of planning and design matters, where appropriate for a VIA consideration has also been given to the planning principles established by the LEC in Project Venture Developments v Pittwater Council [2005] NSWLEC 191 (Project Venture) Veloshin v Randwick Council [2007] NSWLEC 428 (Veloshin).

Significance of the proposal's visual impact

Under the GLVIA3 significance is defined as:

- 'a measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic'.

The significance criteria adopted are sensitivity and magnitude, including their component factors.

To assist in providing a level of consistency to the assessment of sensitivity, magnitude and significance, the VIA uses a series of

matrix tables. The following table identifies the considerations that inform the factors of sensitivity magnitude.

Table 3 Factors of sensitivity and magnitude

Sensitivity	Magnitude
1. Cultural and social value of the view	4. Scale of change (eg, compatibility with existing visual character)
2. The prevailing type of people ordinarily exposed to the view	5. Geographical extent of the area influenced
3. The prevailing number of people ordinarily exposed to the view	6. Duration and / or reversibility of the change

It is noted that significance:

- is not absolute but rather relative on a qualitative spectrum ranging from negligible to dominant
- does not automatically equate to an adverse impact, with higher significance impacts having the potential to be positive
- does not automatically equate to unacceptability of impact, as this is determined through assessment against relevant parts of the planning framework.

No pre-determined weighting is given to each factor. Rather, where one factor strongly influences the assessment, weighting is be discussed in the context of a particular view.

Significance is expressed in terms of how the proposal may ordinarily be perceived by people on a five-point qualitative scale:

- negligible significance of impact
- low significance of impact
- moderate significance of impact
- high significance of impact
- major significance of impact.

There is no pre-determined definition of what the difference between each of these findings. Rather, as has been noted, it is inherently subjective and varied according to the nature of each view. In this regard the GLVIA3 makes the following observation:

- ‘There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgement about the significance of visual effects the following points should be noted:
 - Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view’.

Consistency with the planning framework

Determination of significance does not automatically equate to unacceptability. Rather, acceptability is determined by consistency with relevant parts of the applicable planning framework.

The planning framework is the appropriate reference for this judgement as it represents the policy position of the NSW Government, and in the case of local planning instruments that of council on relevant matters.

5.1.4 Assumptions, limitations and exclusions

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

- it is assumed that all inputs from other parties, including the urban design team, are accurate
- to enable a focus on assessment of scale and form, landscaping detail has not been included in the photomontages
- as with all VIA, there is considerable interplay between planning, design and visual impact matters. As such, while the VIA touches on matters such as character, size and scale and amenity, due regard should be given to other relevant documents for full address of these matters
- the evidence base of images provides an indication of visual impact informed by view and visual analysis that is considered to be reasonable and proportion to the likely impacts of the proposal. It does not purport represent every possible viewing condition within the visual catchment
- while photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply (refer to Appendix A for further detail)
- to partly resolve aspects of optical distortion in particular where seen in the context of streetscapes leading away from the eye, all photos with the exception of viewpoint 5: Frampton Avenue near Frampton Lane have been taken with a tilt-shift lens. Viewpoint 5: Frampton Avenue near Frampton Lane has been vertically corrected in post-production to reduce this optical distortion
- maximum theoretical building envelopes for surrounding sites have been developed by applying height controls under the planning framework
- consideration of the following matters is excluded as it is not within the scope of VIA:
 - view loss in accordance with the planning principle established by Roseth SC of the Land and Environment Court of New South Wales (LEC) in their judgement in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 (Tenacity)
 - heritage, in particular impact on values and significance
 - Aboriginal cultural heritage values and connecting with Country
 - night-time impact, including lighting
 - outlook
 - visual privacy.

6.0 Planning framework

Note: the separate, supporting EIS provides further detail on the planning framework

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

Not all parts of the planning framework are relevant to visual impact assessment. The most relevant parts are:

- SEARS
- Environmental Planning and Assessment Act 1979 (**EP&A Act**)
- State Environmental Planning Policy (Housing) 2021 (**the Housing SEPP**)
- Inner West Local Environmental Plan 2022 (**IWLEP 2022**).

While under the EP&A Act development control plans do not apply to SSDA, it is best practice to consider their provisions. As such, where relevant regard has been given to the Marrickville Development Control Plan 2011 (**Marrickville DCP 2011**). It is emphasised that environmental planning instruments, in particular the Housing SEPP, prevail over the MDCP 2011.

6.1 Secretary's environmental assessment requirements

The relevant part of the SEARs is identified in part 1 of this VIA.

6.2 Environmental Planning and Assessment Act 1979

The most relevant parts of the EP&A Act to VIA are sections 1.3 'Objects of Act' and section 4.15 'Evaluation', in particular as it relates to the likely impacts of development.

6.3 State Environmental Planning Policy (Housing) 2021

The most relevant part of the Housing SEPP to VIA is section 20 'Design requirements' clause as it relates to the character of precincts.

6.4 Inner West Local Environmental Plan 2022

The most relevant parts of the IWLEP 2022 to VIA are:

- section 2.3 'Zone objectives and Land Use Table' as it relates to zone R4 High Density Residential and zone MU1 Mixed Use
- section 4.3 'Height of buildings', noting that the site has a varied maximum height of buildings comprising 11m at Sydenham Road, 20m at Farr Street, 23m at Victoria Road and 50m in the centre of the site
- section 4.4 'Floor space ratio', noting that the site has a maximum FSR of 3:1
- section 6.9 'Design excellence'
- section 6.31 'Development on certain land at Victoria Road, Marrickville'.

6.5 Marrickville Development Control Plan 2011

The most relevant part of the MDCP 2011 to VIA is Part 9: 'Strategic Context, Section 9.47 Victoria Road (Precinct 47)'.

7.0 Key issues

Based on review of the site and its context, the proposal, planning framework and the procedural matters identified in the SEARS, the following are the key issues that need to be considered by the VIA:

1. acceptability of impact on public domain views, in particular from the nearby residential area
2. impact on visual amenity
3. compatibility with visual character.

Compatibility with visual character is a multi-faceted issue, and involves consideration of matters such as townscape, height, bulk and scale, streetscape and detailed design. As such, it has considerable cross over with planning and design disciplines.

The next part of the VIA considers these key issues in detail. Section 11 'Discussion of key issues' then provides a concise synthesis of this consideration.

8.0 View and visual analysis

Note: section 9.47.2 Existing Character of the MDCP 2011 provides an outline of the overall character of the Victoria Road Precinct

8.1 The primary visual catchment

The visual catchment is the area from which the proposal may ordinarily be visible by people, either in totality or in part, and as such has a visual connection with the site.

Within the visual catchment is a smaller area referred to as the 'primary visual catchment' from where the proposal is likely to be most visible, and as such have the greatest visual impact.

The extent of the primary visual catchment is shaped by the interplay of a number of factors including:

- topography
- public domain (streets and parks)
- land use and built form
- vegetation.

8.1.1 Topography

This part of Marrickville is generally low lying with a level or gently sloping topography. As a consequence, extensive, long-range views are not available from the local public domain.

The exception is where views may be obtained in a linear, contained manner down long, straight streets such as Marrickville Road.

The site has a gentle slope of 5 metres from its northern boundary on the corner of Farr Street and Mitchell Street (7.8m) to its southern northern boundary on the corner of Victoria Road and Sydenham Road (2.77m).

This means that the site does not have topographic attributes that may increase visibility such as hills, ridges and other natural landforms.

8.1.2 Public domain

The site represents an 'island' site largely bordered on all sides by public roads. As such, the site will have a high level of visibility from these adjoining streets, in particular Victoria Road due to its width and absence of intervening built form elements between the street and the site. The Victoria Road and Sydenham Road intersection is also of note due to its signalised nature creating wait times for pedestrians and occupants of vehicles where they may become more aware of their visual surrounds.

Conversely, the grid pattern, narrow width, inclusion of street trees and density of adjoining buildings serves to limits extensive visibility from most other streets in the local area.

The exceptions to this are Garners Lane, Frampton Street and Frampton Lane to the south that align with and have their visual axis terminated by the site. Subject to street trees and other obstructing elements in these streets, focal, linear views may be obtained to the site from these streets. In this regard, it is noted that Frampton Street contains extensive, well-established street trees which obscure longer range view. Conversely, Garners Lane does not contain street trees or other elements that obstruct views.

Wicks Park is located opposite Victoria Road from the site. It is a small but well-used local park. Its western, southern and eastern boundaries are each lined with a row of well-established, spreading canopy trees that block or filter views from the park. It also includes grassed areas and associated facilities, as well as 4 tennis courts along its north-east boundary.



Figure 5 Wicks Park

Source: Council

8.1.3 Land use and built form

The site and surrounding area's land use is outlined in section 2.0 'The site and its context' of the VIA.

As has been noted, the is primarily occupied by light industrial uses. Residential dwellings occupy a small part of the site on Farr Street (western boundary) and Victoria Road (eastern boundary).

North

The site is bound by Mitchell Street to the north. Land north of Mitchell Street primarily comprises light industrial uses as well as food and drink premises most notably in the form of small-scale breweries and associated bars. Further north land is occupied by Marrickville Public School.

South

The site is bound by Sydenham Road to the south. Land on Sydenham Road at and to the immediate west of its intersection with Victoria Road comprises a small local that includes retail shops and food and drink premises. Of note, due to its greater scale and being built to the street alignment, the building on the north-west corner of Sydenham Road and Victoria Road adjoining the site currently occupied by Apex Locksmiths is prominent in views from this local centre.

Land south of Sydenham Road primarily comprises low-rise detached dwellings on smaller lots.



Figure 6 Sydenham Road local centre

Source: Google Street View

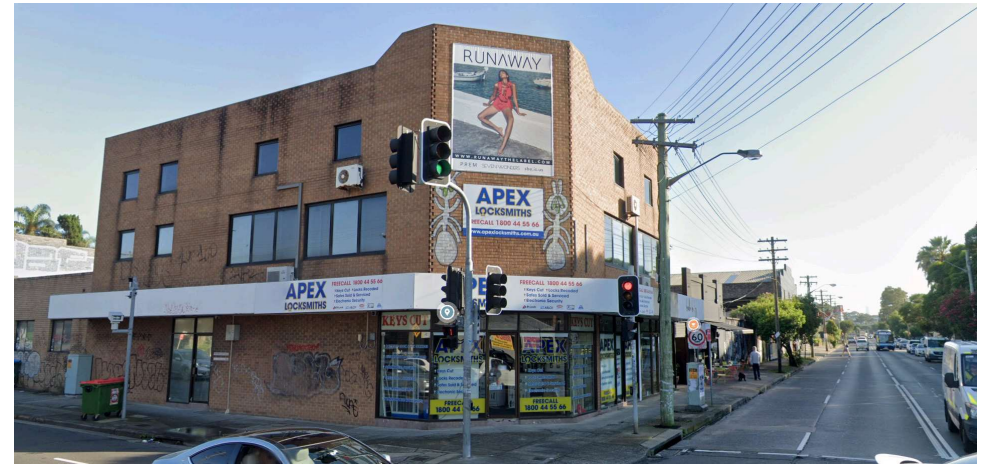


Figure 7 The Apex Locksmiths building

Source: Google Street View

East

The site is bound by Victoria Road to the east. Land east of Victoria Road comprises light industrial uses, the relatively new, high-rise Wicks Place apartment complex and Wicks Park (refer below figure). The primary orientation of Wicks Place is north-south, which takes advantage of high amenity local views south to Wicks Park to the south and regional views to the Sydney CBD skyline to the south (refer following figure) to Wicks Park to the south.

West

The site is bound by Farr Street to the west. Land west of Farr Street primarily comprises light industrial uses. Further west land primarily comprises low-rise detached dwellings on smaller lots.

Visual receptors (ie, people) associated with light industrial uses and workplaces in general are less sensitive to changes in views and visual amenity compared to visual receptors associated with

residential uses. The scale and density of built form will function to block or screen large parts of the proposal apart from adjoining streets.



Figure 8 Wicks Place

Source: Toga



Figure 9 Wicks Place

Source: ANCR

The land use and built form of the surrounding area have been evolving in accordance with its strategic planning intent and desired future character set by the MLEP 2011 and MDCP 2011, in particular as they relate to Victoria Road. This is seeing its renewal from a predominantly lower rise, industrial area to a high rise, predominantly mixed use and higher density residential area. The below figure shows recent development consents granted for the Victoria Road precinct. This is resetting expectations of the future scale and nature of uses and built form in the local area.

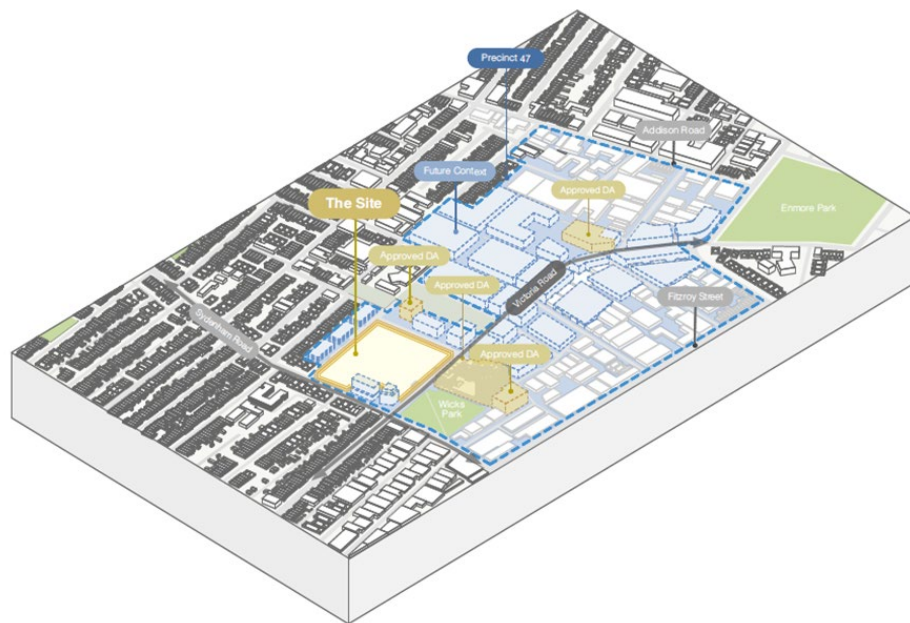


Figure 10 Recent development consents granted for the Victoria Road precinct

Source: Turner Studio

8.1.4 Vegetation

While the site is largely occupied by buildings and their associated hardstand, it does support 57 trees mostly concentrated along its boundaries. However, these do not make a substantial contribution to the visual character of the site.

Surrounding streets have a mix of street tree plantings. Despite more recent plantings, streets associated with light industrial uses generally support limited street trees (refer below figure).



Figure 11 Mitchell Street

Source: Google Street View

However, nearby residential streets support a greater extent of street trees (refer earlier figure). Lanes servicing residential premises do not generally support street trees.

Due to their small size and the site cover and density of built form, most residential lots do not support extensive trees. However, a near continuous row of canopy trees in the rear yards of residential properties on the eastern side of Edward Street is noted.

As has been noted, extensive tree plantings are present along the boundaries of Wicks Park.

Where present, trees block, obscure or filter views to the site.

8.2 Extent of the primary visual catchment

Considering these factors, the primary visual catchment is generally bound by:

- **north:** Mitchell Street
- **south:** Sydenham Road, extending further south along Garners Lane, Frampton Street and Frampton Lane
- **east:** Wicks Park
- **west:** Edward Street.

8.3 Sensitivity of the visual catchment to the nature of change proposed

The sensitivity of the visual catchment to the nature of change proposed combines four factors categorised according to whether they are primarily place or people related:

Place factors

- **Cultural and social value:** the value of the visual catchment recognised in planning instruments and other material
- **Visual characteristics:** the way in which components (ie, elements and features) come together in composition

People factors

- **Type of people:** the type of people ordinarily exposed to views of the visual catchment, including residents, workers, travellers and visitors
- **Number of people:** the number of people ordinarily exposed to views of the visual catchment.

8.4 Cultural and social value

While all places have social and cultural value, the primary visual catchment does not contain views that exhibit characteristics that provide it with high social and cultural value as recognised under the GLVIA3, being:

- recognition in planning instruments

- indicators of the value attached to views by visitors such as appearance in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and references to them in literature or art
- inclusion of heritage items or heritage conservation areas.

Nonetheless, the Victoria Road precinct is acknowledged to have broader social and cultural value due to its concentration of premises where people choose to gather and interact such as food and drink premises.

8.5 Visual characteristics

The strategic planning framework focusses on scenic and cultural landscapes, with the meaning of cultural landscapes typically being interpreted to mean heritage items or heritage conservation areas.

The site and primary visual catchment do not represent scenic and cultural landscapes under this interpretation. However, it is acknowledged that the heritage listed Marrickville Public School and 2 adjacent terrace houses are located just outside the primary visual catchment to the north.

The Inner West LSPS notes that visually valued landscapes 'include views and vistas across Sydney Harbour, foreshore parks, waterways and adjoining lands (of particular significance to Aboriginal peoples) and landmark structures'. The site and primary visual catchment does not contain or constitute these landscapes.

While covering matters broader than view and visual impact consideration, local character is a relevant consideration under the planning framework. As identified by NSW Government planning guidance (eg, planning circular PS 21-026):

- ‘Character is what makes one neighbourhood distinctive from another. It is the way a place ‘looks and feels’. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation’.

These elements have been outlined in the preceding part of the VIA.

What is key is how these come together to create a holistic character. With reference to the Inner West LSPS, the site and the Victoria Road Precinct overall has a “grungy’ or a creative vibe’ comprises of a dominance and mix of older, primarily light industrial land uses and built form with minimal landscaping, treed and other vegetation to soften this built form (with the notable exception of Wicks Park). This is evidenced in the below figure showing the view down Victoria Road.



Figure 12 View down Victoria Road

Source: Google Street View

The general intent of the planning framework is for development to be compatible with the desired future character of areas undergoing transition such as the Victoria Road Precinct that is Local character is what makes a neighbourhood distinctive and is important to the identity of a place:

- ‘Where major growth is planned, such as in growth areas or precincts, there are opportunities to enhance the future character of these areas through the planning system to ensure the places we create become the much-loved suburbs of the future (NSW Government)’.

8.6 Type of people

There are a number of different types of people exposed to views:

- residents at home
- communities where views contribute to the landscape setting enjoyed by residents in the area
- people, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views
- travellers on road, rail or other transport routes
- travellers on road, rail or other transport routes where travel involves recognised scenic routes
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience
- visitors to facilities or services (eg, shops, offices, cafes) that meet their day-to-day needs
- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape

- people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life.

While ultimately a personal matter and as such variable, for the purposes of visual analysis each type of person can be considered to have a different level of overall sensitivity to change in their visual environment on a spectrum ranging from higher to lower as shown in **Table 4**.

Table 4 Types of visual receptors

Level of likely sensitivity to change	Type of visual receptor
Higher	• Residents at home • People, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views • Travellers on road, rail or other transport routes where travel involves recognised scenic routes • Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience • Communities where views contribute to the landscape setting enjoyed by residents in the area
Lower	• Travellers on road, rail or other transport routes • Visitors to facilities or services (eg, shops, offices, cafes) that meet their day-to-day needs • People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape

Level of likely sensitivity to change	Type of visual receptor
	• People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life

The below table identifies the prevailing type of person in the primary visual catchment and their sensitivity to the nature of change proposed.

Table 5 Prevailing type of person in the visual catchment and their sensitivity to the nature of change proposed

Direction	Prevailing type of person	Sensitivity to the nature of change proposed
North	• Workers at light industrial uses	Low
	• Visitors to food and drink premises most notably in the form of small-scale breweries and associated bars	Low
South	• Travellers on Sydenham Road	Low
	• Residents at home	High
	• Workers at and visitors to the local centre	Low – medium
East	• Travellers on Victoria Road	Low
	• Workers at light industrial uses	Low

Direction	Prevailing type of person	Sensitivity to the nature of change proposed
West	• Residents at home (Wicks Place)	High
	• Visitors to Wicks Park	High
	• Workers at light industrial uses	Medium
	• Residents at home	High

8.7 Number of people

The below table identifies the prevailing number of people in the visual catchment.

Table 6 Prevailing number of people in the visual catchment

Direction	Prevailing type of person	Prevailing number
North	Workers at light industrial uses	Low
	Visitors to food and drink premises most notably in the form of small-scale breweries and associated bars	Moderate
South	Residents at home	Moderate
	Workers at and visitors to the local centre	Moderate
East	Workers at light industrial uses	Low
	Residents at home (Wicks Place)	Moderate
	Visitors to Wicks Park	Moderate

Direction	Prevailing type of person	Prevailing number
West	Workers at light industrial uses	Moderate
	Residents at home	Moderate

8.8 Pattern of viewing

The way in which visual receptors typically experience the primary visual catchment is called the 'pattern of viewing'.

Views can typically be seen at closer or longer range. There are not universal standards as to what constitutes the numerical boundaries between these ranges. Rather, they are relative to each other.

It is considered that the pattern of viewing of particular interest for considering the view and visual impact of the proposal is as follows:

- in the closer range from Wicks Park
- in the closer range from Victoria Road
- in the closer range from Sydenham Road
- in the closer range from the residential area around the northern end of Frampton Avenue
- in the medium range from the residential area around Edward Street and Gorman Street
- in the closer range from Farr Street.

8.9 Key viewpoints

The nature and extent of visual impact changes with a person's location in the landscape (viewpoint) based on factors such as direction, distance and angle of viewpoint and duration of visibility (eg, static or moving). As there is a near infinite number

of viewpoints, a selection of viewpoints to form the basis of the VVA is required. In this regard, the GLVIA3 provides the following guidance:

- ‘The viewpoints used need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects. It is not possible to give specific guidance on the appropriate number of viewpoints since this depends on the context, the nature of the proposal and the range and location of visual receptors. The emphasis must always be on proportionality in relation to the scale and nature of the development proposal and its likely significant effects’.

As can be seen, the focus is on achieving a balance between adequacy of coverage and reasonableness.

Informed by this the following table identifies the viewpoints that have been selected for assessment as part of this VIA, including the reason for this selection.

Table 7 Key viewpoints

Ref	Location	Reason
1.	Wicks Park (tennis court pedestrian path)	Visual impact on public parkland
2.	Victoria Road near Mitchell Street	Visual impact on streetscape
3.	Sydenham Road near Farr Street	Visual impact on streetscape
4.	Frampton Avenue near Frampton Lane	Visual impact on residential area
5.	Gorman Street	Visual impact on residential area
6.	Farr Street	Visual impact on streetscape

9.0 Visual impact assessment

This part considers the following viewpoints:

1. **Viewpoint 1:** Wicks Park (tennis court pedestrian path)
2. **Viewpoint 2:** Victoria Road near Mitchell Street
3. **Viewpoint 3:** Sydenham Road near Farr Street
4. **Viewpoint 4:** Frampton Avenue near Frampton Lane
5. **Viewpoint 5:** Gorman Street
6. **Viewpoint 6:** Farr Street.



- | | |
|---|--------------------------------------|
| ① Wicks Park (tennis court pedestrian path) | ④ Frampton Avenue near Frampton Lane |
| ② Victoria Road near Mitchell Street | ⑤ Gorman Street |
| ③ Sydenham Road near Farr Street | ⑥ Farr Street |

9.1 Viewpoint 1: Wicks Park (tennis court pedestrian path)

9.1.1 Existing view



9.1.2 Viewpoint description

Parameter	Description
Target	The proposal
Direction	North-west
Distance	50m (approx. to closest site boundary)
Elevation	Level relative to the site

9.1.3 Description of the view

This is a streetscape view of Wicks Park looking north-east to the site.

The foreground and midground is occupied by the park, including grassed areas, the main diagonal pathway, the amenities block and well-established spreading canopy trees. Compared to the previous image, this image shows how these trees screen visibility outside of winter.

The background comprises Victoria Road and its western streetscape, and part of the recently completed, multi-storey Wicks Place complex. As with the previous view, the Victoria Road streetscape is varied, comprising a mix of buildings and associated open spaces. Its overall visual character is of an older, light industrial area. As the first major mixed use and higher density residential complex developed in the Victoria Road Precinct, Wicks Place illustrates how the visual character of the precinct is intended to evolve under the new planning framework.

9.1.4 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a medium sensitivity to the nature of change proposed.

Table 8 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Medium – high
Visual characteristics	High
Number of people	Medium
Type of people	People engaged in outdoor recreation, most likely of an active nature (eg, walking, jogging and the like)

9.1.5 Proposed view



9.1.6 Description of the visual impact

The proposal will be seen in the background of the view. It is largely screened or filtered by trees in Wicks Park.

In doing so its main view and visual impacts are similar to those for viewpoint 1, being to:

- change the character of the view, in particular the setting of Wicks Park which was already adjusted on its northern side by Wicks Place
- block view of a small part of the sky.

Of note, the proposal will have a compatible scale and form to that of Wicks Place. Compared to Wicks Place, due to an absence of visible, above ground carparking the proposal will have a more visually integrated ground plane with adjoining public space.

The nature of the change to the setting of Wicks Park may be considered positive. Prior to Wicks Place, the park was poorly defined by built form and lacked a consequent sense of enclosure. While not a view and visual impact matter, the lack of opportunities for passive casual surveillance of the park was undesirable. The proposal provides for active frontages along its Victoria Road frontage and residential levels above oriented to provide these opportunities.



Figure 13 Wicks Place interface with Wicks Park

Source: ANCR

9.1.7 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a major change over a wide area that is ongoing and irreversible. As such the proposal is considered to have a dominant magnitude of change.

Table 9 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.1.8 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a moderate significance of visual impact.

Table 10 Significance of the nature of change proposed

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

9.2 Viewpoint 2: Victoria Road near Mitchell Street

9.2.1 Existing view



9.2.2 Viewpoint description

Parameter	Description
Target	The proposal
Direction	South-west
Distance	40m (approx. to closest site boundary)
Elevation	Level relative to the site

9.2.3 Description of the view

This is a streetscape view of Victoria Road looking south-west from the eastern side of Victoria Road intersection near its intersection with Mitchell Street to the site.

The foreground is dominated by Victoria Road and the two storey RG Fasteners Building. Victoria Road extends from the foreground through the midground to background diagonally across the field of view, serving to direct eye to the left background.

The midground and background comprises the eastern and western sides of Victoria Road. The Victoria Road streetscape is varied, comprising a mix of built form and open spaces. The multi-storey, recently constructed Wicks Place apartment buildings is noticeable in the left midground of the view.

9.2.4 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low sensitivity to the nature of change proposed.

Table 11 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low
Number of people	High
Type of people	Travellers on Sydenham Road and Victoria Road

9.2.5 Proposed view



9.2.6 Description of the visual impact

The proposal will be seen in the midground and background of the view. While the entirety of the proposal’s Victoria Road elevation will be visible, part of its northern elevation will be obscured in part by the RG Fasteners building.

In doing so its main view and visual impacts are to:

- change the character of the view, in particular the Victoria Road streetscape
- block view of part of the sky.

It will be seen as having a comparable siting, scale and form to the adjacent Wicks Place. In particular, this view shows how Victoria Road will be renewed by development consistent with the intent of the planning framework.

Key design elements of the proposal that contribute to reducing its visual bulk are perceptible, including:

- separation between individual buildings
- the ‘serrated’, dynamic skyline profile
- variation in massing including projecting and recessing forms including most notably its recessed upper levels fronting Victoria Road
- the patterning of balconies and windows.

9.2.7 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a major change over a wide area that is ongoing and irreversible. As such the proposal is considered to have a dominant magnitude of change.

Table 12 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.2.8 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a moderate significance of visual impact.

Table 13 Significance of the nature of change proposed

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

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.3 Viewpoint 3: Sydenham Road near Farr Street

9.3.1 Existing view



9.3.2 Viewpoint description

Parameter	Description
Target	The proposal
Direction	East
Distance	60m (approx. to closest site boundary)
Elevation	Level relative to site

9.3.3 Description of the view

This is a streetscape view of Sydenham Road looking south-east from the eastern side of Sydenham Road near its intersection with Farr Street to the site.

The foreground, midground and background is dominated by Sydenham Road and its streetscape. It extends diagonally across these fields of view, serving to direct eye to the right background.

The former Visa Fashion building is prominent in the centre midground. The former Danias Timbers building is in part visible behind this building. Most of the remainder of the streetscape comprises light industry and domestic dwellings.

9.3.4 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low – medium sensitivity to the nature of change proposed.

Table 14 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low
Number of people	High
Type of people	Travellers on Sydenham Road

9.3.5 Proposed view



9.3.6 Description of the visual impact

The proposal will be seen in the midground of the view.

In doing so its main view and visual impacts are to:

- change the character of the view, in particular the Sydenham Road streetscape
- block view of part of the sky.

This view shows two key design measures intended to reduce the visual impact of the proposal:

- the placement of the tallest buildings within the centre of the site
- the clear lower rise (3 storey) street wall interface with Sydenham Road.

The vertical banding within the Sydenham Road street wall is visible, and references elements of the prevailing inner urban Sydney townhouse typology. This contributes to providing a more sympathetic design response to the existing dwellings on the northern side of Sydenham Road in this location. The patterning of balconies and windows also contributes to reducing the overall visual bulk of the proposal.

9.3.7 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a major change over a wide area that is ongoing and irreversible. As such the proposal is considered to have a dominant magnitude of change.

Table 15 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.3.8 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a moderate significance of visual impact.

Table 16 Significance of the nature of change proposed

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

9.4 Viewpoint 4: Frampton Avenue near Frampton Lane

9.4.1 Existing view



9.4.2 Viewpoint description

Parameter	Description
Target	The proposal
Direction	North
Distance	50m (approx. to closest site boundary)
Elevation	Level relative to site

9.4.3 Description of the view

This is a streetscape view of Frampton Avenue looking north from its eastern side at its intersection with Frampton Lane to the site.

The foreground and midground is occupied by Frampton Avenue and its streetscape. This includes well-established street trees planted in the carriageway, and single detached dwellings and their associated ancillary structures, fencing and private landscaped open space.

Frampton Avenue directs the eye to the background. The background comprises Sydenham Road and its northern streetscape. In this location it comprises low rise light industrial premises and dwellings.

The street trees screen and filter part of this streetscape.

9.4.4 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a medium sensitivity to the nature of change proposed.

Table 17 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Moderate
Visual characteristics	Moderate
Number of people	Moderate
Type of people	Residents at home

9.4.5 Proposed view



9.4.6 Description of the visual impact

The proposal will be seen in the background of the view.

In doing so its main view and visual impacts are to:

- change the character of the view, in particular the setting of this part of the Frampton Avenue residential area
- block view of part of the sky.

The street trees in Frampton Avenue will screen part of the proposal.

Key design elements of the proposal that contribute to reducing its visual bulk are perceptible, including:

- the ‘serrated’, dynamic skyline profile
- variation in massing including projecting and recessing forms
- the patterning of balconies and windows.

9.4.7 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a major change over a wide area that is ongoing and irreversible. As such the proposal is considered to have a dominant magnitude of change.

Table 18 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.4.8 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a high significance of visual impact.

Table 19 Significance of the nature of change proposed

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

9.5 Viewpoint 5: Gorman Street

9.5.1 Existing view



9.5.2 Viewpoint description

Parameter	Description
Target	The proposal
Direction	East
Distance	120m (approx. to closest site boundary)
Elevation	Level relative to the site

9.5.3 Description of the view

This is a streetscape view of Gorman Street looking east from its western side to the site.

The foreground and midground is occupied by Gorman Street and car accommodation associated with the rear of properties fronting Edward Street. Unlike Frampton Avenue, the dominance of car accommodation establishes a character of the street more similar to a typical rear laneway in the local area, and considerably detracts from the amenity of the street.

The background mainly comprises the tops of trees and vegetation and part of dwellings in Edward Street.

9.5.4 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low – medium sensitivity to the nature of change proposed.

Table 20 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Moderate
Visual characteristics	Low
Number of people	Low
Type of people	Residents at home

9.5.5 Proposed view



9.5.6 Description of the visual impact

The proposal will be seen as three distinct, separate buildings in the background of the view above and behind elements in the midground and existing background. Existing trees in Edward Street will screen part of the proposal.

This view serves to illustrate the north-south orientation of buildings others than fronting Victoria Road and the substantial separation between these buildings.

In doing so its main view and visual impacts are to:

- change the character of the view, in particular by introducing a larger scale element
- block view of part of the sky.

The street trees in Frampton Avenue will screen part of the proposal.

The noted north-south orientation of buildings and the substantial separation between these buildings are the key design elements of the proposal that contribute to reducing its visual bulk from this viewpoint.

9.5.7 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a moderate change over a restricted area that is ongoing and irreversible. As such the proposal is considered to have a considerable magnitude of change.

Table 21 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.5.8 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low – moderate significance of visual impact.

Table 22 Significance of the nature of change proposed

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

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.6 Viewpoint 6: Farr Street

9.6.1 Existing view



9.6.2 Viewpoint description

Parameter	Description
Target	The proposal
Direction	South
Distance	70m (approx. to closest site boundary)
Elevation	Level relative to the site

9.6.3 Description of the view

This is a streetscape view of Farr Street looking south from near Thompson Street.

The foreground, midground and background is dominated by Farr Street and its streetscape. The most visually noticeable elements are the lower rise, light industrial premises. Its overall visual character is of an older, light industrial area.

The background comprises a glimpse of residential development and associated trees and vegetation in Marrickville.

9.6.4 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low sensitivity to the nature of change proposed.

Table 23 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low
Number of people	Moderate
Type of people	People at their place of work and people accessing Marrickville Public School

9.6.5 Proposed view



9.6.6 Description of the visual impact

The proposal will be seen in the foreground and midground of the view.

In doing so its main view and visual impacts are to:

- change the character of the eastern side of Farr Street, and as such Farr Street overall
- block view of part of the sky.

Measures intended to reduce the proposal's visual impact, including its recessed upper levels and the breaking down of bulk and mass through recessed balconies.

9.6.7 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a moderate change over a restricted area that is ongoing and irreversible. As such the proposal is considered to have a considerable magnitude of change.

Table 24 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.6.8 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low – moderate significance of visual impact.

Table 25 Significance of the nature of change proposed

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

9.7 Consolidated assessment of sensitivity, magnitude and significance of visual impact on the public domain

For ease of reference, the following table consolidates assessment of sensitivity, magnitude and significance of visual impact on the public domain.

With reference to part 5.0 ‘Methodology’, the factors of sensitivity, magnitude and significance provide a guide to overall level of visual impact but are not determinative of acceptability. Rather acceptability is determined by consistency with the planning framework, in particular the desired future character of the Victoria Road Precinct. This is addressed in the next part of the VIA.

Table 26 Consolidated assessment of sensitivity, magnitude and significance of visual impact on the public domain

No.	Viewpoint name	Sensitivity	Magnitude	Significance
1.	Wicks Park (tennis court pedestrian path)	Medium	Considerable	Moderate
2.	Victoria Road near Mitchell Street	Low	Dominant	Moderate
3.	Sydenham Road near Farr Street	Low – medium	Dominant	Moderate – high
4.	Frampton Avenue near Frampton Lane	Medium	Dominant	High
5.	Gorman Street	Medium	Considerable	Moderate
6.	Farr Street	Low	Dominant	Moderate

10.0 Assessment against the planning framework

Note: the separate, supporting EIS provides further detail on assessment against the planning framework

10.1 Environmental Planning and Assessment Act 1979

This part considers the proposal against:

- section 1.3 'Objects of Act'
- section 4.15 'Evaluation'.

10.1.1 Section 1.3 'Objects of Act':

- '(g) to promote good design and amenity of the built environment'.

Assessment

View and visual impact, including on visual amenity, forms part of the broader set of considerations under amenity.

There is no universal definition of visual amenity in the NSW planning system. As such, reference is made to the GLVIA3. It defines visual amenity as follows:

- 'The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area'.

At present the site is dominated by a mix of largely underutilised, ageing light industrial uses, including outdoor storage and activity spaces. While acknowledging its greater scale, the

proposal will replace these uses with a new, contemporary and well-designed urban precinct that will increase visual amenity as follows:

- strengthening and defining the Victoria Road streetscape
- enhancing this streetscape by incorporation of active frontages providing space for diverse ground level commercial premises
- enhancing the setting of Wicks Park
- delivering high quality, publicly accessible open spaces and amenity areas including through site links
- delivering public domain improvements, particularly to Victoria Road and Mitchell Street with additional footpath width and upgraded laneway off Mitchell Street
- referencing historic elements in the local area, including the 'serrated' skyline profile and terrace typology fronting part of Sydenham Road.

Compliance or consistency

The proposal is consistent with this provision.

10.1.2 Section 4.15 'Evaluation'

- 1) Matters for consideration—general: In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application –
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Assessment

This VIA provides a comprehensive and detailed assessment of the proposal's view impact. As such, it enables the consent authority to take into consideration these matters when evaluating the proposal.

It is noted that view impact is one of a large number and broad range of matters to be considered by a consent authority when evaluating a SSDA in accordance with section 4.15 'Evaluation' of the EP&A Act.

Relative weight is to be afforded to each of these matters.

As has been noted, the proposal has clear strategic merit in terms of need and the suitability of the site to help accommodate that need:

- **need:** the proposed development is a direct response to the strategic vision and objectives for the delivery of additional housing supply, stated in such documents as the National Housing Accord 2022, Housing 2041, as well as the Greater Sydney Region Plan and Eastern City District Plan
- **site suitability:** the proposal aligns with NSW Government's strategic approach for true transit-oriented development by placing residential uses within approximately 700m of the Sydenham Metro Station.

As is noted in the Environmental Impact Statement, key impacts of the proposal include:

- delivery of a greater amount, choice and affordability of new homes in the form of BTR, co-living and affordable housing encouraged and supported by the NSW Government through recent planning reforms as a response to the National Housing Accord

- delivery of employment floorspace which provides new jobs, can provide for the day to day and lifestyle needs of the local community, and can facilitate community interaction
- significant investment opportunity delivered in one line providing a total of 400 construction jobs, and 196 operational jobs as per the Economic Report (residential and retail)
- a meaningful contribution to the evolution of the Victoria Road Precinct in accordance with the planning framework, complimenting the diverse Marrickville community.

Compliance or consistency

The proposal is consistent with this section.

10.2 State Environmental Planning Policy (Housing) 2021

10.2.1 Chapter 2, part 2, division 1 in general

Chapter 2, Part 2, Division 1 of the Housing SEPP provides for additional height and floorspace for development that proposes to provide at least 10% affordable rental housing. This is expressed as a percentage bonus to be applied to the underlying building height and floorspace development standards expressed in the relevant LEP (the IWLEP 2022 in this instance). The purpose of these provisions is to incentivise the delivery of more affordable housing in NSW by offsetting the cost of providing affordable housing by allowing additional market housing.

The IWLEP 2022 does not currently require the provision of any affordable rental housing on the site.

Assessment

The proposal involves delivery of 10% affordable housing pursuant to clause 16 of the Housing SEPP. In doing so, the site is eligible for up to 20% bonus floor space and building height.

The development proposes to deliver a total of 11.8% of floorspace as affordable rental housing, which under the Housing SEPP would allow for an FSR variation from the IWLEP 2022 of up to 23.6%. However, the proposal does not seek to utilise this bonus in full, resulting in an FSR variance of only 14.4% from the IWLEP 2022 standard. This results in the delivery of relatively more affordable housing than would otherwise be required by the Housing SEPP. As a consequence, most (82%) of the additional floorspace arising from the Housing SEPP bonus is being used for the purpose of affordable housing.

However, for building height the Sydney Airport Obstacle Limitation Surface (OLS) means that a uniform variation to maximum building heights in accordance with the Housing SEPP bonus is not possible, specifically within the central parts of the site (Buildings B and E). In order to deliver the additional affordable and market housing component facilitated by the Housing SEPP, it is proposed to redistribute the additional floorspace in a non-uniform manner that responds to the OLS and other site constraints as outlined in Figure 13. This results in isolated height variations greater than those permitted by the Housing SEPP, therefore requiring reliance on Clause 4.6 to vary the height standard (refer to separate written clause 4.6 report provided as part of the SSDA).

Compliance or consistency

As is outlined in the separate written clause 4.6 report provided as part of the SSDA, the proposal is consistent with this provision.

10.2.2 Chapter 2, part 2, division 1, section 20 'Design requirements' as it relates to desired future character

- '(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with – (b) for precincts undergoing transition – the desired future character of the precinct'.

Assessment

As has already been noted, the Victoria Road Precinct is intended to be renewed from a light industrial area to a mixed use and higher density residential area. As such, the key part of the section is for DPHI to consider whether the design of the residential development is compatible with the desired future character of the Victoria Road Precinct.

While noting that under the EP&A Act development control plans do not apply to SSDA, as it comprehensively outlines this desired future character assessment is made against section 9.47.3 'Desired Future Character' of the MDCP 2011.

The following table outlines the proposal's consistency with the 16 items that comprise this statement of desired future character.

It is noted that this section should be considered in the context that environmental planning instruments, in particular the Housing SEPP, prevail over the MDCP 2011.

Table 27 Consistency with the statement of desired future character for the Victoria Road Precinct

Statement of desired future character	Consistency
1. To create an active commercial corridor of high -quality urban design along Victoria Road by encouraging active ground floor commercial uses such as cafes, small retail opportunities; boutique retail showrooms; and professional business spaces which are accessible to all persons	The proposal provides for active frontages along Victoria Road
2. To integrate urban and architectural design excellence and sustainability in the precinct to provide an environment that encourages sustainable living for all residents 12. To develop architectural design excellence for new buildings within the precinct which adopt design cues, where appropriate, from existing industrial buildings that are likely to be retained and re-used	The proposal has been derived from and responds to its site and context parameters and has responded to advice and recommendations from 2 State design review panel meetings
3. To enhance existing streets and incorporate new shared zones to encourage pedestrian activity 4. To support the creation of new roads; shared zones; and vehicular accessways to enhance permeability; to increase the connectivity between each sub -precinct; and to provide opportunities for vehicular access to development sites, other than via direct access to Victoria and Sydenham Roads within the precinct	The proposal enhances Victoria Road and includes publicly accessible through site links that enhance pedestrian permeability

Statement of desired future character	Consistency
5. To enhance the streetscape by incorporating sustainable design such as green streets and pathways throughout the precinct that form part of a wider green network connecting local activities, parks, public spaces and schools and which provide opportunities for incidental, casual social interaction amongst employee, residents and visitors	
6. To enable a broader mix of businesses that meets the requirements of the local employment profile and changing demographics of the Inner West Local Government Area	The proposal includes employment floorspace in mixed use buildings
7. To foster the transition of industrial uses to cleaner and modern, light and creative industries to improve the amenity of the precinct, while retaining employment opportunities	The proposal includes employment floorspace in mixed use buildings which may be used for these purposes
8. To create a vibrant hub for Marrickville 's creative industries (including live music venues) that complements the existing arts and cultural premises in the Chapel Street Sub-precinct and other parts of the precinct, as well as the proposed Sydenham Station Creative Hub in the adjacent precinct	The proposal supports this outcome by providing floorspace that is capable of being used for a range of non-residential uses, enhancing the vitality of the streetscape and local area, and increasing the local residential population
9. To create a liveable residential environment within the Victoria Road Precinct with inclusive access for all residents to the new Victoria Road	The proposal creates a high quality, liveable residential environment with ready access to public open space in the form of Wicks Park, facilities and

Statement of desired future character	Consistency
Commercial Corridor, transport, and existing and new amenity areas	services in Marrickville Road and rail transport in the form of Sydenham Station, as well as delivery of new amenities such as communal open space and jobs floorspace
10. To ensure that higher density developments, within the precinct, demonstrate good urban design and environmental sustainability for occupants of those developments	While not a relevant criterion for the uses proposed, the proposal complies with majority of the ADG and is generally consistent with the nine design principles of Schedule 9 which is further detailed in the Design Verification Statement provided by Turner
11. To encourage the conversion of existing warehouses and other industrial buildings, where appropriate, and to support the creation of a hub within the Chapel Street Sub -precinct for home renovation and food production businesses, that promotes active or display ground floor uses such as ancillary showrooms and cafes	The proposal involves redevelopment of existing light industrial buildings to mixed use and higher density residential buildings, with active frontages bordering Victoria Road
13. To provide significant housing and employment spaces for Sydney, within the precinct, while balancing the impacts on surrounding lower density residential properties	The proposal comprises 599 BTR apartments inclusive of 115 affordable apartments, and 589 co-living dwellings. As can be seen from the photomontages, while prominent in some views from nearby residential areas, the visual impact overall is not considered to be unreasonable with reference to the planning framework
14. To ensure the provision of a high level of residential amenity for	Refer to address of item 10 for provision of a high level of residential

Statement of desired future character	Consistency
development within the precinct and to mitigate any impacts on the residential amenity of adjoining and surrounding properties	amenity for development within the precinct. As outlined, the proposal incorporates a number of measures that address view and visual impact on nearby residential uses by mitigating the appearance of scale and bulk, including separation of buildings, a street and tower typology facing Sydenham Road, variations in massing, and articulation
15. To ensure the interface between potential conflicting land uses are managed appropriately through design and siting measures	As can be seen in the design material, the proposal incorporates siting and design measures to manage interfaces with residential uses including: • lower building height to Sydenham Road and Farr Street • full height spaces between buildings (eg, Sydenham Road and Farr Street) • large ground floor separation between buildings fronting Farr Street occupied by landscaped, publicly accessible open space • a street wall and tower typology facing Sydenham Road
16. To support the upgrade of existing parks and the provision of new publicly accessible open spaces, located on private land, to provide useful open space and landscaped areas	The proposal incorporates provision of new publicly accessible open spaces

Statement of desired future character	Consistency
17. To ensure development within the precinct is compatible with the operations of Sydney Airport	The proposal has been determined to be acceptable under the separate Aviation Report supporting this SSDA:

Compliance or consistency

The proposal is consistent with this provision.

10.3 Inner West Local Environmental Plan 2022

10.3.1 2.3 Zone objectives and Land Use Table

The objectives for zone R4 High density residential are as follows:

- To provide for the housing needs of the community within a high-density residential environment
- To provide a variety of housing types within a high-density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To encourage residential development that results in appropriate amenity for a high-density residential area.

The objectives for zone MU1 Mixed use residential are as follows:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces
- To minimise conflict between land uses within this zone and land uses within adjoining zones

- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings
- To enable land uses that do not impact on the role or viability of nearby centres
- To enhance the visual appearance and accessibility of the area by ensuring development achieves high architectural, urban design and landscape standards that caters for the needs of all ages and abilities.

Assessment

As outlined in the Environmental Impact Statement, the proposal is permissible with consent in its zoning under the IWLEP 2021 and the Housing SEPP (relevant to co-living).

It also demonstrates consistency with the zone objectives.

Compliance or consistency

The proposal is consistent with this provision.

10.3.2 4.3 Height of Buildings

The objectives for this section are as follows:

- (a) to ensure the height of buildings is compatible with the character of the locality
- (b) to minimise adverse impacts on local amenity
- (c) to provide an appropriate transition between buildings of different heights.

Assessment

As has been outlined, the height of the proposal is compatible with the desired future character of the Victoria Road Precinct established by the MDCP 2011.

As was noted by Porter AJ in *Sultan Holdings Pty Ltd v John Fuglsang Developments*:

- ‘Minimisation does not mean reduce to nothing or to something negligible, nor in this context is it to be examined in the abstract. The concept is relative to the situation. Assessments need to be made about the environs; and whether proposed measures for minimisation are appropriate given the situation’.

This was confirmed by panel members with respect to visual impact in their judgement in *Mount Wellington Cableway Company Pty Ltd v Hobart City Council and Others* [2022] TASCAT 128

- ‘The requirement to avoid adverse impacts will also be something less than absolute, and will not require that impacts are eliminated. In respect to minimisation and mitigation, it is the result that will be the important consideration. Minimising and mitigating impacts cannot reasonably be seen to be an end in themselves, such that efforts to minimise or mitigate impacts results in a favourable exercise of the relevant discretion irrespective of the impact’.

In terms of height, the proposal concentrates the tallest buildings within the centre of the site, stepping down to boundaries closest to nearby residential areas (Sydenham Road and Farr Street). This has the effect of reducing view and visual impact on these nearby residential areas.

As such and on balance the proposal’s height can be considered to minimise view and visual impact relative to its site and planning context.

Compliance or consistency

The proposal is consistent with this provision.

10.3.3 4.4 Floor space ratio

The objectives of this section are:

- (a) to establish a maximum floor space ratio to enable appropriate development density
- (b) to ensure development density reflects its locality
- (c) to provide an appropriate transition between development of different densities
- (d) to minimise adverse impacts on local amenity
- (e) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.

Assessment

Matters relevant to view and visual impact, in particular amenity, have already been addressed in this VIA.

Compliance or consistency

The proposal is consistent with this provision.

10.3.4 6.9 Design excellence

- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
 - (c) whether the development detrimentally impacts on view corridors and landmarks

Assessment

The proposal does not impact view corridors or landmarks identified in planning instruments.

Compliance or consistency

The proposal is consistent with this provision.

10.4 Marrickville Development Control Plan 2011

While it does not address view corridors from the public domain, the MDCP 2011 includes a number of provisions of general relevance to view and visual impact:

- section 9.47.3 Desired future character
- section 9.47.11.1 Building height
- section 9.47.11.2 Building form and design
- section 9.47.11.3 Setbacks.

Section 9.47.3 Desired future character is addressed in the previous section of this VIA.

10.4.1 9.47.11.1 Building height

This section provides the following objectives:

- Building heights visually reinforce Victoria Road's role as a commercial corridor
- Building heights are varied through the precinct to create a visually interesting urban form and skyline.

Assessment

As can be seen from the photomontages in particular for viewpoint 1 and viewpoint 2, building height is generally consistent with that provided for the Victoria Road part of the site. It also provides a continuous height. Both measures strengthen the urban form legibility of Victoria Road as a commercial corridor.

As has been also demonstrated by the photomontages, the incorporation of different building heights, building separation, variations in massing and the 'serrated' roof form create a dynamic and visually interesting skyline that references aspects of the area's industrial heritage.

Compliance or consistency

The proposal is consistent with these provisions.

10.4.2 9.47.11.2 Building form and design

This section provides the following objective and control:

- To ensure the design of buildings maximise visual interest and minimise the overall scale and bulk
- Buildings are to incorporate design measures to visually break long building facades through façade modulation; and potential physical and visual breaks in the lengths of buildings on large redevelopment sites.

Assessment

As has been noted already in the VIA, the proposal includes measures to maximise visual interest and minimise the overall scale and bulk such as the serrated rooftop, a distinct street wall and tower form along part of Sydenham Road and upper-level setback to Victoria Road. All frontages except for Victoria Road include physical breaks between buildings. To achieve outcomes that seeks to strengthen the role of Victoria Road, physical breaks are not included along this frontage. However, a wide, three storey high entrance to the inner publicly accessible open space and through-site link visually breaks up this frontage.

Compliance or consistency

The proposal is consistent with this provision.

10.4.3 9.47.11.3 Setbacks

This section provides the following objectives:

- To provide appropriate visual massing and amenity for residential dwellings and the public domain

- To minimise visual bulk and scale of future development from the public domain.

Assessment

Consistent with the strategic intent for the precinct, its current and desired future character and reflecting the provision of extensive ground level communal open space and private open space in the form of balconies, buildings 'hold' their respective street alignment by having a zero setback at the ground level. This does not compromise visual amenity for residential dwellings and the public domain, and may be argued to contribute to a higher quality of adjoining public domain in particular for Victoria Road. Upper-level setbacks, including between the street wall and tower along part of Sydenham Road, and the upper levels along Victoria Road, contribute to minimising visual bulk and scale of development from the public domain.

Compliance or consistency

The proposal is consistent with this provision.

11.0 Discussion of key issues

11.1 Acceptability of impact on public domain views, in particular from the nearby residential area

The proposal does not block any significant views from the public domain identified in planning instruments.

The VIA has found that the significance of the proposal's visual impact on the viewpoints is as follows:

- Viewpoint 1 – Wicks Park (tennis court pedestrian path): moderate
- Viewpoint 2 – Victoria Road near Mitchell Street: moderate
- Viewpoint 3 – Sydenham Road near Farr Street: moderate – high
- Viewpoint 4 – Frampton Avenue near Frampton Lane: high
- Viewpoint 5 – Gorman Street: moderate
- Viewpoint 6 – Farr Street: moderate.

Its visual impact from the most sensitive viewpoints to the nature of change proposed (Frampton Avenue at Frampton Lane, Gorman Street and Wicks Park) is mitigated by being seen in the background of views above and behind elements in the foreground and midground, and it being screened or filtered by other elements such as trees.

To further mitigate view and visual impact the proposal has incorporated a number of appropriate siting, massing and design measures, including consolidation of the tallest buildings in the centre of the site stepping down to its perimeter, creation of multiple, well-separated buildings, inclusion of variation in massing in the form of recessing and projecting elements such

as its upper-level setback to Victoria Road, and the incorporation of extensive articulation in its elevations.

As such, the proposal has an acceptable impact on public domain views, including from nearby residential areas.

11.2 Impact on visual amenity

The proposal represents a considerable improvement to the visual amenity of the site and its surrounds. In particular, the proposal delivers key desired urban design outcomes such as strengthening the urban form legibility of the Victoria Road corridor, engaging with and activating the adjoining Victoria Road public domain and consolidating the emerging activated urban edge to Wicks Park commenced by the recent development of Wicks Place.

11.3 Compatibility with visual character

The proposal is compatible with the desired future character sought for the site and the Victoria Road precinct under the planning framework. In addition, it references elements of the area's historic industrial heritage, in particular its 'serrated' roof form.

12.0 Mitigation measures

As has been outlined in the EIS, the proposal has been the subject to a design process that has included consideration of visual impact. This has resulted in the incorporation of a number of mitigating measures that seek to avoid and minimise any potential significant adverse visual impacts. These are related to siting, massing and design as follows:

- locating the largest and tallest buildings within the centre of the site
- variation between building heights
- a lower building height to Sydenham Road and Farr Street
- a street wall and tower typology facing Sydenham Road
- separation between buildings
- variation in massing, including recessed upper levels to the site's Victoria Road and Farr Street frontages
- extensive articulation of elevations, in particular through balconies, windows
- a 'serrated' roof form to simultaneously create a dynamic and visually interesting skyline that references aspects of the area's industrial heritage
- a wide, three storey high entrance to the inner publicly accessible open space and through-site link to visually break up the Victoria Road frontage

As has been determined by this VIA, the incorporation of these mitigation measures has been critical to the determination of acceptable visual impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact.

13.0 Conclusion

The proposal:

- does not block significant views from the public domain identified in planning instruments
- has an acceptable impact on public domain views, including from nearby residential areas
- represents a considerable improvement to the visual amenity of the site and its surrounds
- is compatible with the desired future character sought for the site and the Victoria Road precinct under the planning framework
- represents a new, contemporary and well-designed urban precinct that will increase visual amenity as follows:
 - strengthening and defining the Victoria Road streetscape
 - enhancing this streetscape by incorporation of active frontages providing space for diverse ground level commercial premises
 - enhancing the setting of Wicks Park
 - delivering high quality, publicly accessible open spaces and amenity areas including through site links
 - delivering public domain improvements, particularly to Victoria Road and Mitchell Street with additional footpath width and upgraded laneway off Mitchell Street
 - referencing historic elements in the local area, including the ‘serrated’ skyline profile and terrace typology fronting part of Sydenham Road
- incorporates a number of appropriate siting, massing and design measures to further mitigate view and visual impact including through:
 - locating the largest and tallest buildings within the centre of the site
 - variation between building heights
 - separation between buildings
 - variation in massing, including recessed upper levels to the site’s Victoria Road and Farr Street frontages
 - extensive articulation of elevations, in particular through balconies, windows
 - a ‘serrated’ roof form to simultaneously create a dynamic and visually interesting skyline that references aspects of the area’s industrial heritage
 - a wide, three storey high entrance to the inner publicly accessible open space and through-site link to visually break up the Victoria Road frontage
- also incorporates measures to manage interfaces with residential uses including:
 - a lower building height to Sydenham Road and Farr Street
 - a street wall and tower typology facing Sydenham Road.

Based on these findings, the view and visual impact of the proposal is considered acceptable and as such can be supported on view and visual impact grounds.

Appendix A: Glossary

Ethos Urban

Appendix A Glossary

Table 28 Abbreviations

Abbreviation	Meaning
Applicant	RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.')
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
FSR	Floor Space Ratio
GLVIA3	Guidelines for Landscape and Visual Impact Assessment (Third Edition)
LEC	Land and Environment Court of New South Wales
LGA	Local Government Area
Proposal	The Timberyards by RTL Co (mixed use rental housing precinct)
Site	Multiple lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street
SSDA	State Significant Development Application
Tenacity	Tenacity Consulting v Waringah [2004] NSWLEC 140
VIA	Visual Impact Assessment

Appendix B: Visual impact evidence

Virtual Ideas

177 Victoria Road, Marrickville, NSW

Visual impact photomontage and methodology report

17th December 2024

VIRTUAL IDEAS

1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed development for 177 Victoria Road, Marrickville, NSW, in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

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

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

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

3. RENDERINGS METHODOLOGY

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

3.1 DIGITAL 3D SCENE CREATION

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

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

In cases where data sources lack alignment with the MGA-56 GDA 2020 coordinates, we employ identifiable features common across 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 Ethos Urban 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, 24mm lenses were 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.

For certain scenarios, employing a 50mm lens may produce the most effective photomontage for assessing visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. However, in instances where a 50mm lens fails to encompass an adequate surrounding context for comprehensive visual impact assessment, opting for a wider lens becomes imperative. 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 accurately position the 3D scene within its geographical context, we employed the following data:

- 1. Site Survey Alignment: Utilising a provided site survey, we aligned the boundaries of the proposed buildings with geo-referenced data, ensuring precise positioning within the digital environment.
- 2. Camera Alignment: Cameras were aligned to surveyed positions supplied by CMS Surveyors, adhering to the MGA-56 GDA 2020 coordinate system. This meticulous alignment ensured that viewpoints captured within the 3D scene accurately reflected real-world perspectives.



Image showing survey drawing supplied by LTS Surveyors at MGA 56 GDA2020.

3.4 RENDERING CREATION

Following the completion of the camera alignment, we proceeded to integrate lighting into the 3D scene. To replicate natural lighting conditions accurately, a digital sunlight system was incorporated into the 3D environment. This system emulates the directional lighting of the sun leveraging location data, as well as time and date information. Implemented through specialised software, the sunlight system ensures precise alignment with the sun’s angle, enhancing realism within the scene.

The proposed building design was rendered with a basic chalk white material. This differentiation aids in visual clarity and enhances the presentation of the design elements. We have used a yellow outline in certain areas to show where the proposed design is when obscured by trees as well as an orange outline demonstrating the extent of the compliant scheme. Finally, we have applied a transparent green to some proposed surrounding buildings to more truly reflect the future context of the area.

For Views 4 and 5 Virtual Ideas has vertically corrected the images based on discussions with clients at Neoscape. This was done using the Camera Raw Filter and the original images have been supplied in the document as Appendix E.

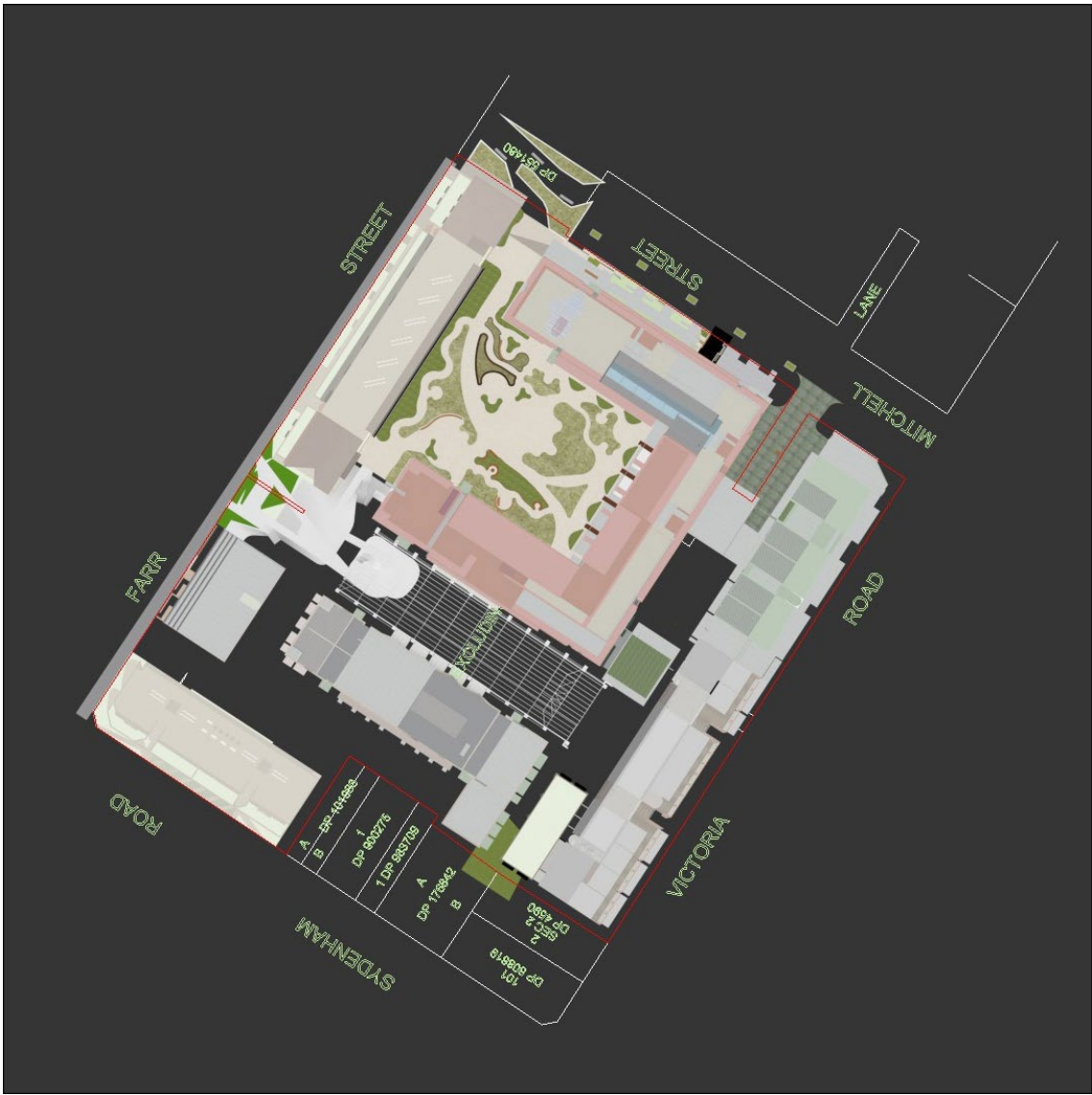


Image showing survey drawing supplied by LTS Surveyors at MGA 56 GDA2020 and 3D model supplied by Turner Studio aligned to the site boundary.

4. MAP OF PHOTOGRAPHY LOCATIONS



View 01 - Wicks Park (tennis court pedestrian path)

View 02 - Victoria Road near Mitchell Street

View 03 - Sydenham Road near Farr Street

View 04 - Frampton Avenue near Frampton Lane

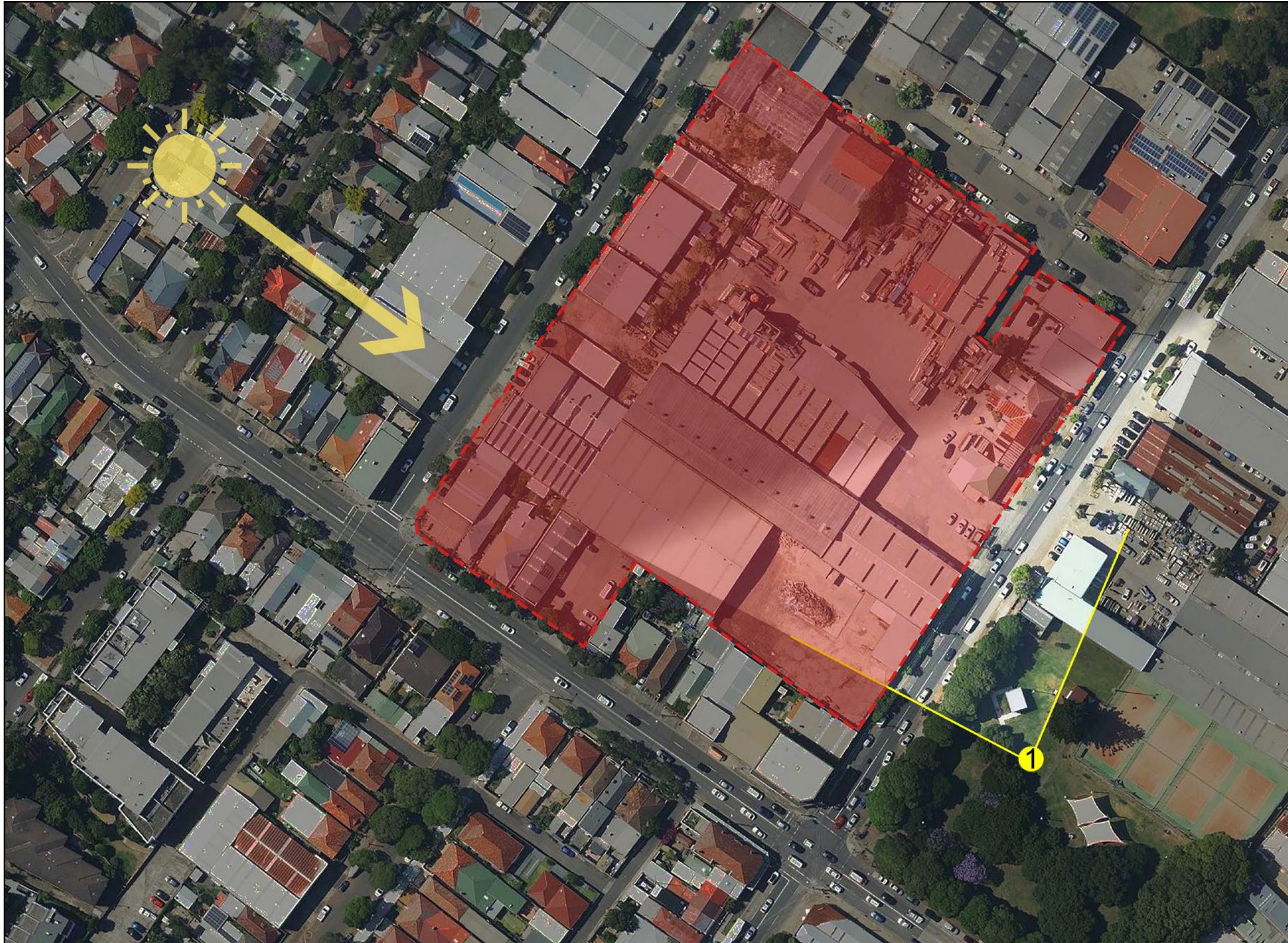
View 05 - Gorman Street

View 06 - Farr Street

 Site boundary of proposed building development
177 Victoria Road, Marrickville

5.1 VIEWPOINT POSITION 01 - Wicks Park (tennis court pedestrian path)

PLAN ILLUSTRATING CAMERA LOCATION/FIELD OF VIEW AND DIRECTION OF THE SUN AT THE TIME PHOTOGRAPH WAS CAPTURED



 Site boundary of proposed building development 177 Victoria Road, Marrickville

5.2 VIEWPOINT POSITION 01 - Wicks Park (tennis court pedestrian path)

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 01C_24mm TS_01
Author:	Virtual Ideas
Format:	ARW
Date:	6 December 2024
Time:	1:02pm
Lens:	DT 0mm F0 SAM
Model:	Sony ILCE-7RM4A
Sensor:	Full Frame
Focal Length:	24mm

5.3 VIEWPOINT POSITION 01 - Wicks Park (tennis court pedestrian path)

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



5.4 VIEWPOINT POSITION 01 - Wicks Park (tennis court pedestrian path)

PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



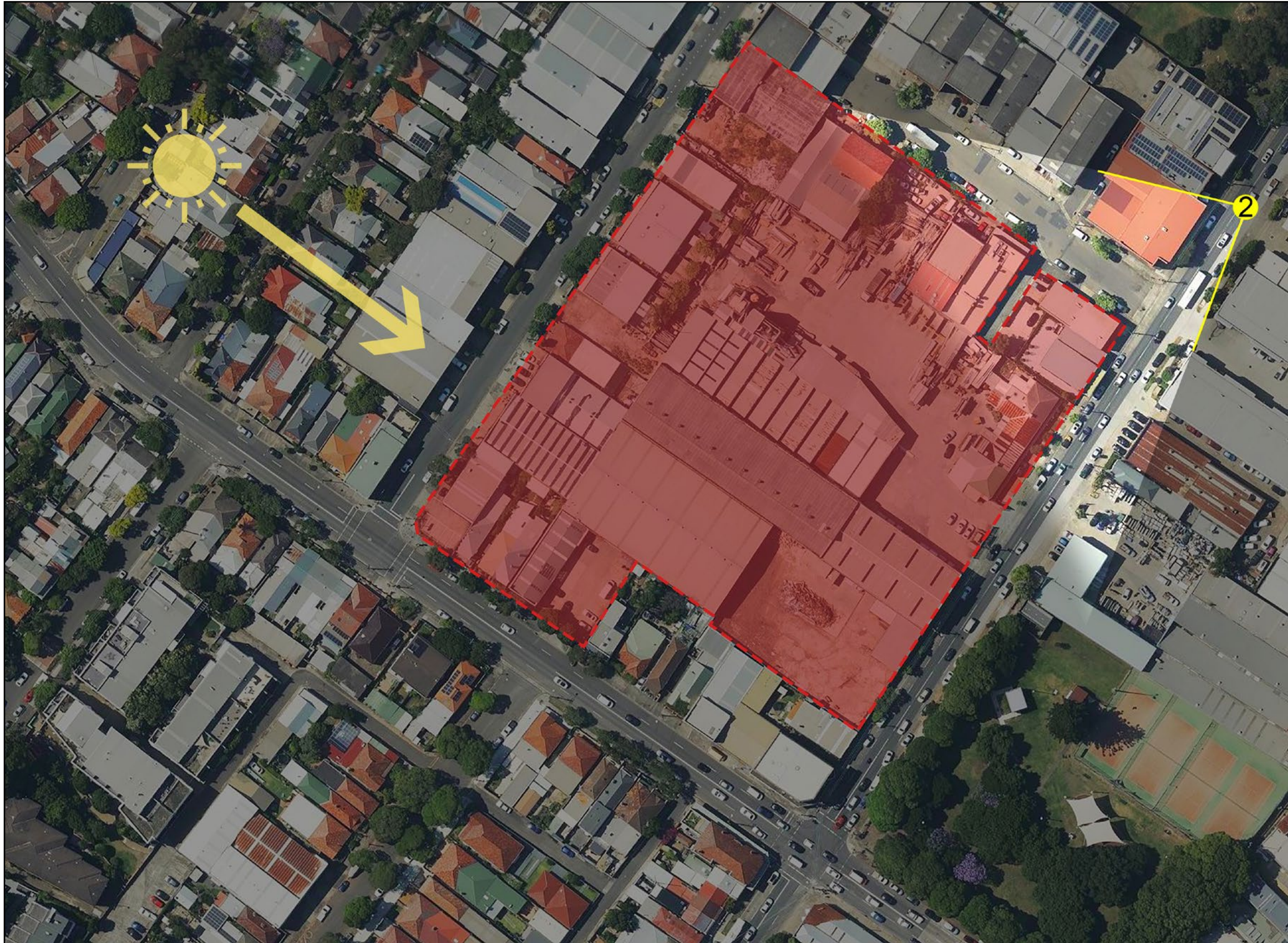
5.5 VIEWPOINT POSITION 01 - Wicks Park (tennis court pedestrian path)

ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



6.1 VIEWPOINT POSITION 02 - Victoria Road near Mitchell Street

PLAN ILLUSTRATING CAMERA LOCATION/FIELD OF VIEW AND DIRECTION OF THE SUN AT THE TIME PHOTOGRAPH WAS CAPTURED



 Site boundary of proposed building development 177 Victoria Road, Marrickville

6.2 VIEWPOINT POSITION 02 - Victoria Road near Mitchell Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 02A_24mm TS_01
Author:	Virtual Ideas
Format:	ARW
Date:	6 December 2024
Time:	12:14pm
Lens:	DT 0mm F0 SAM
Model:	Sony ILCE-7RM4A
Sensor:	Full Frame
Focal Length:	24mm

6.3 VIEWPOINT POSITION 02 - Victoria Road near Mitchell Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



6.4 VIEWPOINT POSITION 02 - Victoria Road near Mitchell Street

PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



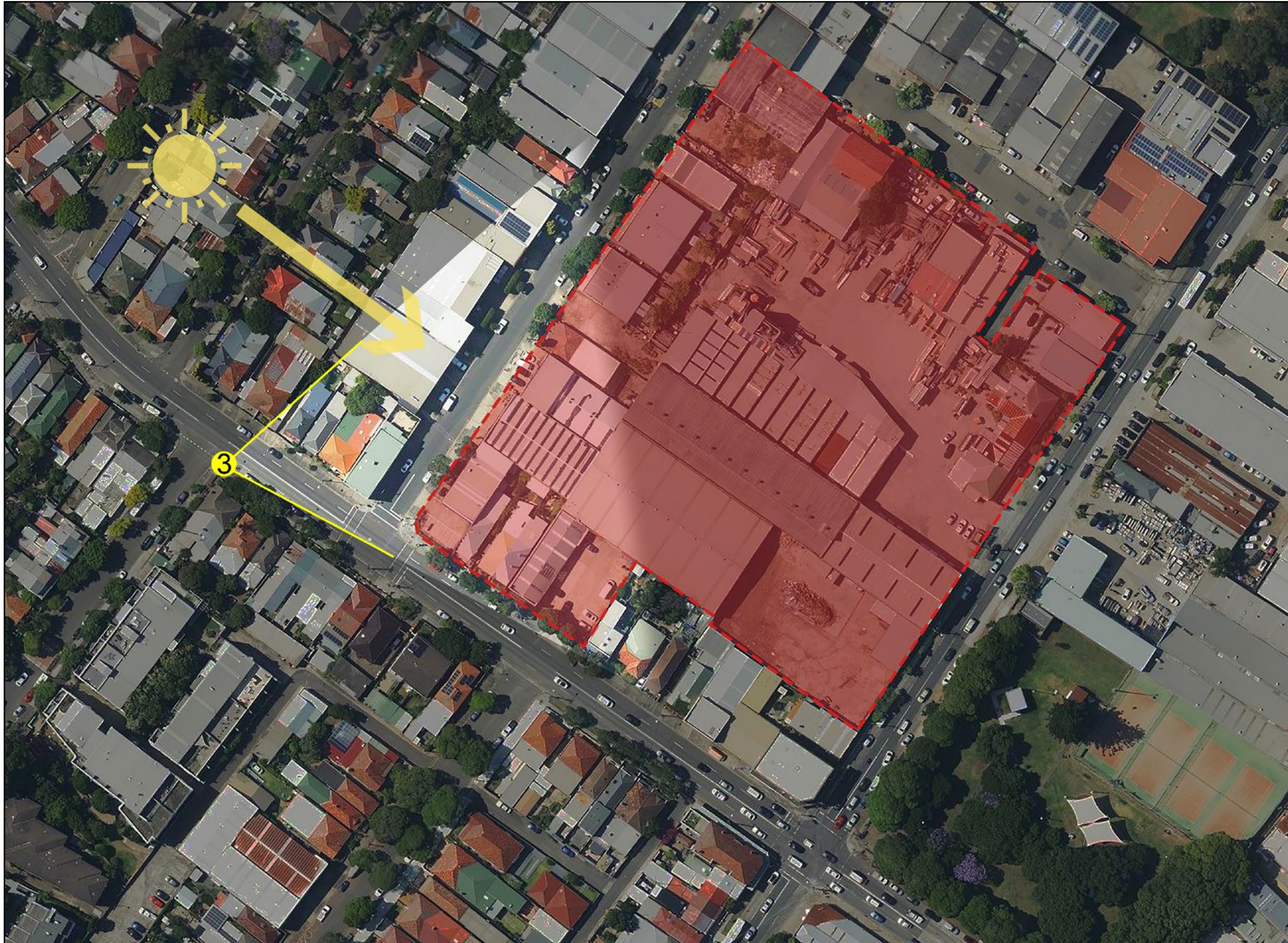
6.5 VIEWPOINT POSITION 02 - Victoria Road near Mitchell Street

ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



7.1 VIEWPOINT POSITION 03 - Sydenham Road near Farr Street

PLAN ILLUSTRATING CAMERA LOCATION/FIELD OF VIEW AND DIRECTION OF THE SUN AT THE TIME PHOTOGRAPH WAS CAPTURED



 Site boundary of proposed building development 177 Victoria Road, Marrickville

7.2 VIEWPOINT POSITION 03 - Sydenham Road near Farr Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 03A_24mm TS_02
Author:	Virtual Ideas
Format:	ARW
Date:	6 December 2024
Time:	11:29pm
Lens:	DT 0mm F0 SAM
Model:	Sony ILCE-7RM4A
Sensor:	Full Frame
Focal Length:	24mm

7.3 VIEWPOINT POSITION 03 - Sydenham Road near Farr Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



7.4 VIEWPOINT POSITION 03 - Sydenham Road near Farr Street

PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



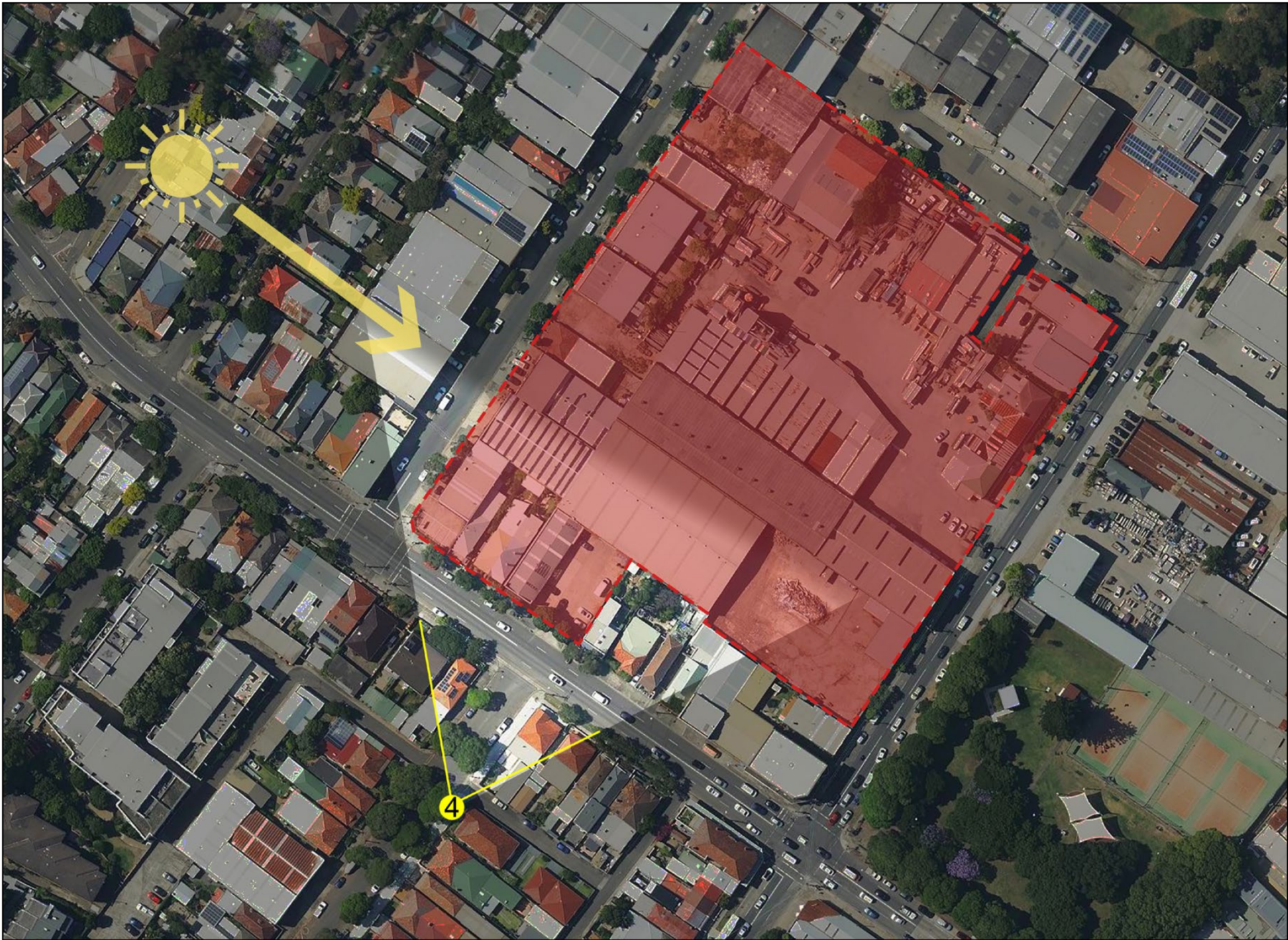
7.5 VIEWPOINT POSITION 03 - Sydenham Road near Farr Street

ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



8.1 VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

PLAN ILLUSTRATING CAMERA LOCATION/FIELD OF VIEW AND DIRECTION OF THE SUN AT THE TIME PHOTOGRAPH WAS CAPTURED



 Site boundary of proposed building development 177 Victoria Road, Marrickville

8.2 VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

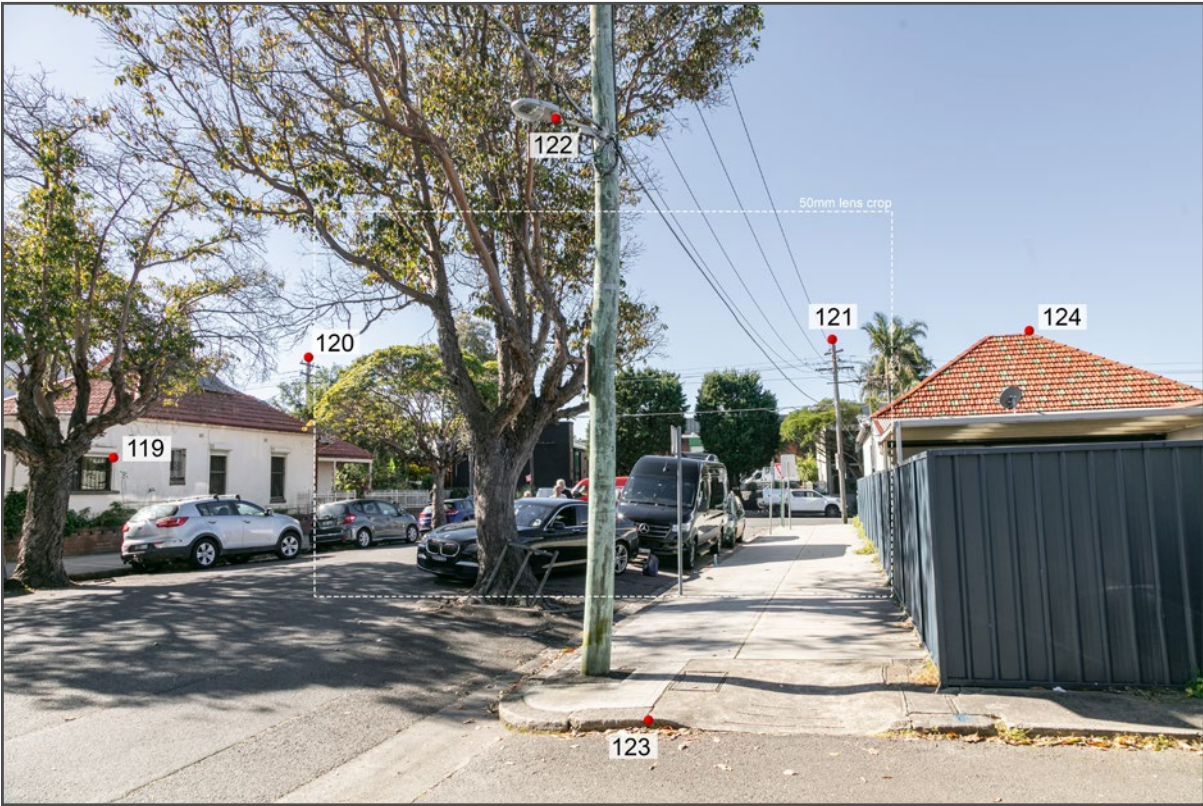
VERTICALLY CORRECTED PHOTOGRAPH SHOWING CURRENT CONDITION



VERTICALLY CORRECTED PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 04A_24mm_02
Author:	Virtual Ideas
Format:	CR2
Date:	26 August 2024
Time:	2:23pm
Lens:	EF24-105mm f/4L IS USM
Model:	Canon EOS 5DS R
Sensor:	Full Frame
Focal Length:	24mm

Note:
Original photography and photomontage that has not been vertically corrected has been supplied in this report in the Appedix section 11.6.

8.3 VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

VERTICALLY CORRECTED PHOTOGRAPH SHOWING CURRENT CONDITION



8.4 VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

VERTICALLY CORRECTED PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



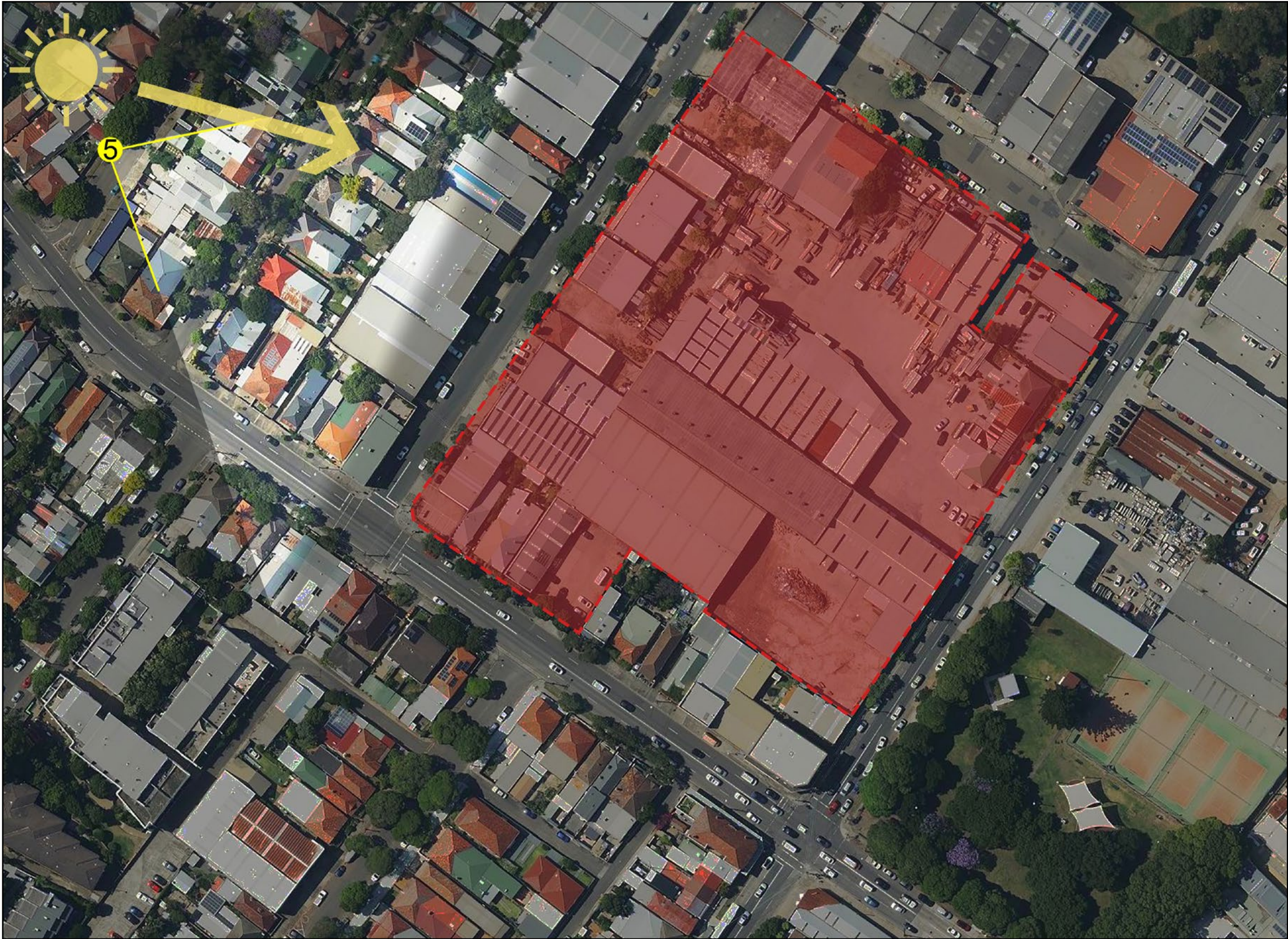
8.5 VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



9.1 VIEWPOINT POSITION 05 - Gorman Street

PLAN ILLUSTRATING CAMERA LOCATION/FIELD OF VIEW AND DIRECTION OF THE SUN AT THE TIME PHOTOGRAPH WAS CAPTURED



Site boundary of proposed building development 177 Victoria Road, Marrickville

9.2 VIEWPOINT POSITION 05 - Gorman Street

VERTICALLY CORRECTED PHOTOGRAPH SHOWING CURRENT CONDITION



VERTICALLY CORRECTED PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 05_24mm_03
Author:	Virtual Ideas
Format:	CR2
Date:	26 August 2024
Time:	4:02pm
Lens:	EF24-105mm f/4L IS USM
Model:	Canon EOS 5DS R
Sensor:	Full Frame
Focal Length:	24mm

Note:
Original photography and photomontage that has not been vertically corrected has been supplied in this report in the Appendix section 11.6.

9.3 VIEWPOINT POSITION 05 - Gorman Street

VERTICALLY CORRECTED PHOTOGRAPH SHOWING CURRENT CONDITION



9.4 VIEWPOINT POSITION 05 - Gorman Street

VERTICALLY CORRECTED PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



9.5 VIEWPOINT POSITION 05 - Gorman Street

ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



10.1 VIEWPOINT POSITION 06 - Farr Street

PLAN ILLUSTRATING CAMERA LOCATION/FIELD OF VIEW AND DIRECTION OF THE SUN AT THE TIME PHOTOGRAPH WAS CAPTURED



 Site boundary of proposed building development 177 Victoria Road, Marrickville

10.2 VIEWPOINT POSITION 06 - Farr Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 03B_24mm TS_01
Author:	Virtual Ideas
Format:	ARW
Date:	6 December 2024
Time:	11:56am
Lens:	DT 0mm F0 SAM
Model:	Sony ILCE-7RM4A
Sensor:	Full Frame
Focal Length:	24mm

10.3 VIEWPOINT POSITION 06 - Farr Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



10.4 VIEWPOINT POSITION 06 - Farr Street

PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



10.5 VIEWPOINT POSITION 06 - Farr Street

ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



11.1 3D SCENE DATA SOURCES

A - 3D Model of Proposed building development of 177 Victoria Road, Marrickville

Author: Turner
Format: SKP
Alignment: Positioned to MGA 56 GDA 2020 via appendix B

B - Existing Site Survey

Author: LTS Surveyors
Format: DWG
Alignment: Supplied at MGA 56 GDA2020

C - Photography Survey - 2nd September 2024

Author: CMS Surveyors
Format: DWG
Alignment: Supplied at MGA 56 GDA2020

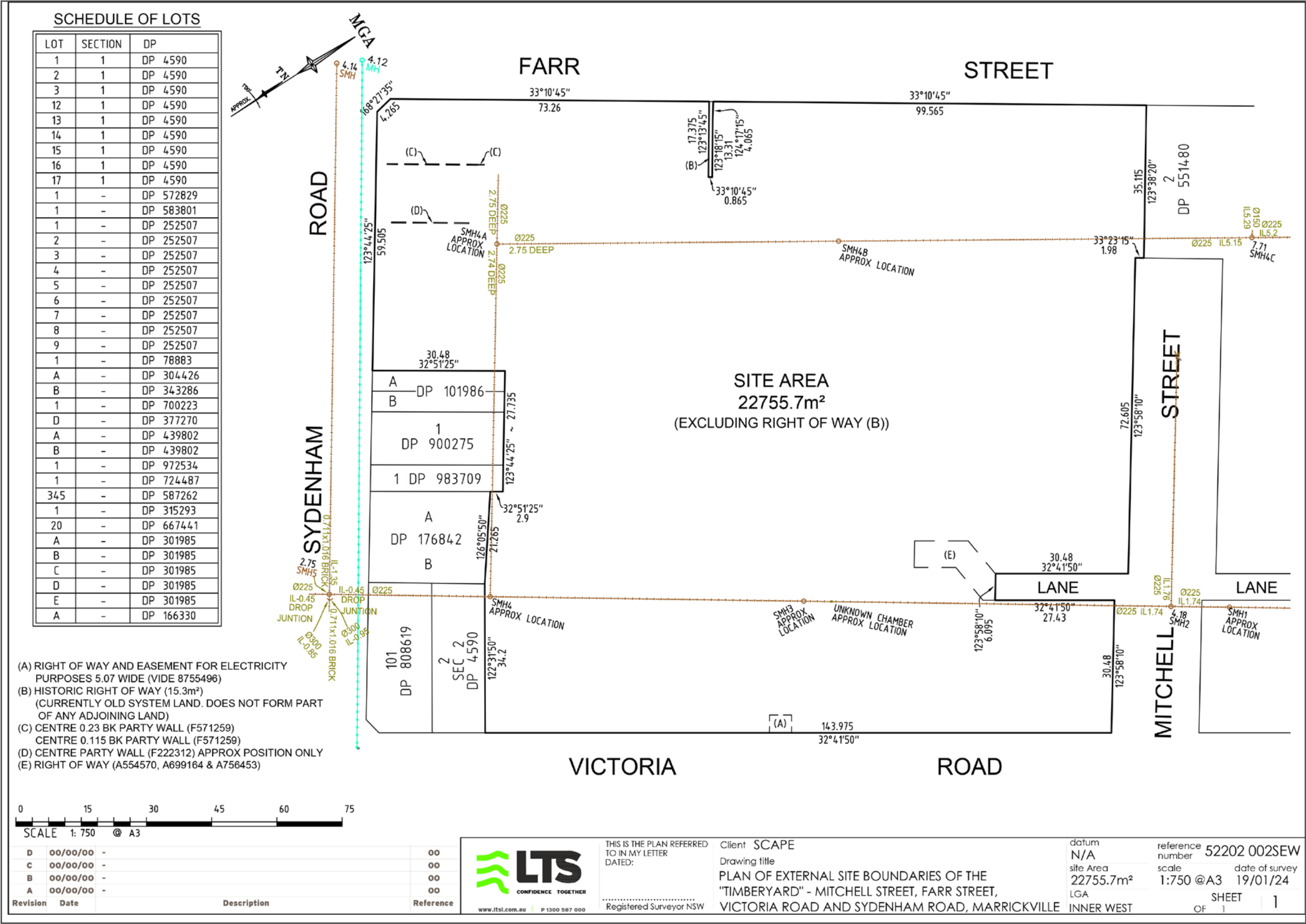
D - Photography Survey - 11th December 2024

Author: CMS Surveyors
Format: DWG
Alignment: Supplied at MGA 56 GDA2020

11.2 APPENDIX A: 3D MODEL SUPPLIED BY TURNER STUDIO



11.3 APPENDIX B: SITE SURVEY



11.4 APPENDIX C: PHOTOGRAPHY SURVEY

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Page 1 of 2

Date: 02-09-2024
Our Ref: 23715 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – 177 Victoria Road, Marrickville

As requested, we attended site and measured the co-ordinates and elevations of the photo locations for 177 Victoria Road, Marrickville.

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

Measurements were taken using Leica total station. MGA coordinates and AHD are derived from SSM 47493 & SSM 58523.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	330095.320	6246323.660	2.45	Photo 1
2	330226.251	6246527.808	3.58	Photo 2
3	329950.770	6246421.407	4.14	Photo 3
4	329990.041	6246346.650	3.71	Photo 4
5	329877.780	6246536.709	6.13	Photo 5
6	330162.584	6246339.432	2.56	Photo 6
100	330206.212	6246530.709	12.97	Sewer vent
101	330207.913	6246527.604	6.76	Underside
102	330197.546	6246511.454	12.17	Parapet
103	330187.084	6246490.737	12.48	Light pole
104	330217.373	6246514.360	12.37	Light pole
105	330217.127	6246514.127	3.51	Light pole
106	330179.602	6246478.843	7.45	Awning
107	330066.851	6246364.445	6.19	Hood level
108	330075.501	6246358.620	13.37	Parapet
109	330090.819	6246345.203	2.51	Traffic light
110	330095.155	6246347.891	6.86	Traffic light
111	330126.359	6246400.617	12.17	Parapet
112	330106.157	6246338.962	6.36	Sign



SYDNEY HEAD OFFICE
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PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802
Email: info@cmssurveyors.com.au
Web: www.cmssurveyors.com.au

RIVERINA OFFICE
90 Wallendoon St,
COOTAMUNDRA NSW 2590
Ph: 02 6942 3395
Email: coota@cmssurveyors.com.au



Page 2 of 2

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
113	330099.684	6246354.149	5.48	Sign
114	330126.142	6246395.745	5.17	Sign
115	330128.319	6246370.305	4.02	Railing
116	330136.177	6246415.821	4.26	Sill level
117	330153.225	6246376.933	7.53	Roof
118	330153.220	6246376.881	5.18	Underside
119	329985.008	6246373.509	6.34	Window
120	329990.228	6246395.094	12.89	Power pole
121	330013.839	6246378.709	12.26	Power pole
122	329992.080	6246353.554	8.58	Light pole
123	329992.427	6246352.486	3.58	Top of kerb
124	330012.745	6246366.788	10.28	Roof ridge
125	329978.168	6246438.729	4.99	Top of wall
126	329969.900	6246431.870	12.44	Power pole
127	329980.656	6246436.563	11.96	Parapet
128	329973.392	6246423.724	8.27	Traffic light
129	329973.427	6246423.746	3.97	Traffic light
130	329958.445	6246416.080	11.57	Power pole
131	329898.623	6246543.206	8.89	Hood level
132	329925.762	6246543.584	14.13	Chimney
133	329906.399	6246521.369	12.64	Roof ridge
134	329890.920	6246531.640	6.33	Fence
135	329887.778	6246526.633	6.12	Garage floor
136	329887.960	6246526.934	8.73	Parapet

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

Hyeokseong Son,
Bachelor of Spatial Science (Honours) with major in Surveying



SYDNEY HEAD OFFICE
2/99A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
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Email: info@cmssurveyors.com.au
Web: www.cmssurveyors.com.au

RIVERINA OFFICE
90 Wallendoon St,
COOTAMUNDRA NSW 2590
Ph: 02 6942 3395
Email: coota@cmssurveyors.com.au



11.4 APPENDIX C: PHOTOGRAPHY SURVEY

VIEWPOINT POSITION 01 - Victoria Road and Sydenham Road (24mm)

107 Hood level
108 Parapet
109 Traffic light
110 Traffic light
111 Parapet
112 Sign

POINTS TO SURVEY

1. Top of garage wall
2. Top of wall
3. Bottom of traffic light
4. Top of traffic light
5. Top of wall
6. Top right of traffic sign

177 Victoria Road, Marrickville, NSW - Survey Brief - 30th August 2024

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VIEWPOINT POSITION 02 - Victoria Road and Mitchell Street (24mm)

104 Light pole
105 Light pole
106 Light pole
107 Parapet
108 Parapet
109 Underside of building
100 Vent

POINTS TO SURVEY

1. Bottom of telegraph pole
2. Top of telegraph pole
3. Top of telegraph pole
4. Top of wall
5. Top of wall
6. Top of vent

177 Victoria Road, Marrickville, NSW - Survey Brief - 30th August 2024

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VIEWPOINT POSITION 03 - Sydenham Road and Farr Street (24mm)

125 Top of wall
126 Power pole
127 Parapet
128 Traffic light
129 Traffic light
130 Power pole
108 Parapet

POINTS TO SURVEY

1. Top corner of retaining wall
2. Top of telegraph pole
3. Bottom of traffic light
4. Top of traffic light
5. Top corner of wall
6. Edge of telegraph pole

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VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane (24mm)

119 Window
120 Power pole
121 Power pole
122 Light pole
123 Top of kerb
124 Roof ridge

POINTS TO SURVEY

1. Corner of window
2. Top of telegraph pole
3. Streetlight
4. Joint in edge of kerb
5. Top of telegraph pole
6. Corner of roof ridge

177 Victoria Road, Marrickville, NSW - Survey Brief - 30th August 2024

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11.4 APPENDIX C: PHOTOGRAPHY SURVEY



11.5 APPENDIX D: PHOTOGRAPHY SURVEY



LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 12-12-2024
Our Ref: 23715-2 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – 177 Victoria Road, Marrickville

As requested, we attended site and measured the co-ordinates and elevations of the photo locations for 177 Victoria Road, Marrickville.

Co-ordinates are MGA 56 **(GDA 2020)** and elevation to Australian Height datum (AHD).
Measurements were taken using Leica total station. MGA coordinates and AHD are verified from SSM 47493 & PM 58523.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	330160.675	6246359.385	2.63	PHOTO 1A
2	330223.724	6246529.094	3.46	PHOTO 2A
3	329917.238	6246446.558	4.53	PHOTO 3A
7	330085.916	6246617.913	8.47	PHOTO 7
100	330221.949	6246510.808	10.96	Building
101	330217.362	6246514.344	12.38	Power pole
102	330162.055	6246451.313	13.08	Power pole
103	330187.068	6246490.735	12.48	Power pole
104	330197.538	6246511.458	12.18	Parapet
105	330129.506	6246405.452	6.31	Window
106	330150.776	6246374.644	2.93	Concrete
107	330153.230	6246376.929	7.54	Roof
108	330157.758	6246378.506	7.01	Roof
109	330157.737	6246414.642	24.40	Roof
111	330078.573	6246598.064	17.12	Power pole
112	330059.666	6246559.366	15.44	Building
113	330055.225	6246562.069	16.51	Power pole
114	330064.558	6246605.808	16.09	Building
115	330074.780	6246613.466	11.26	Sign

CMS SURVEYORS PTY LIMITED

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info@cmssurveyors.com.au
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www.cmssurveyors.com.au
Liability limited by a scheme approved under Professional Standards Legislation

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

Riverina Office
90 Wallendoon St
Cootamundra NSW 2590





Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
116	329943.093	6246449.605	8.25	Top of gutter
117	329944.558	6246442.325	13.39	Power pole
118	329969.899	6246431.930	12.43	Power pole
119	329973.411	6246423.750	8.28	Traffic light

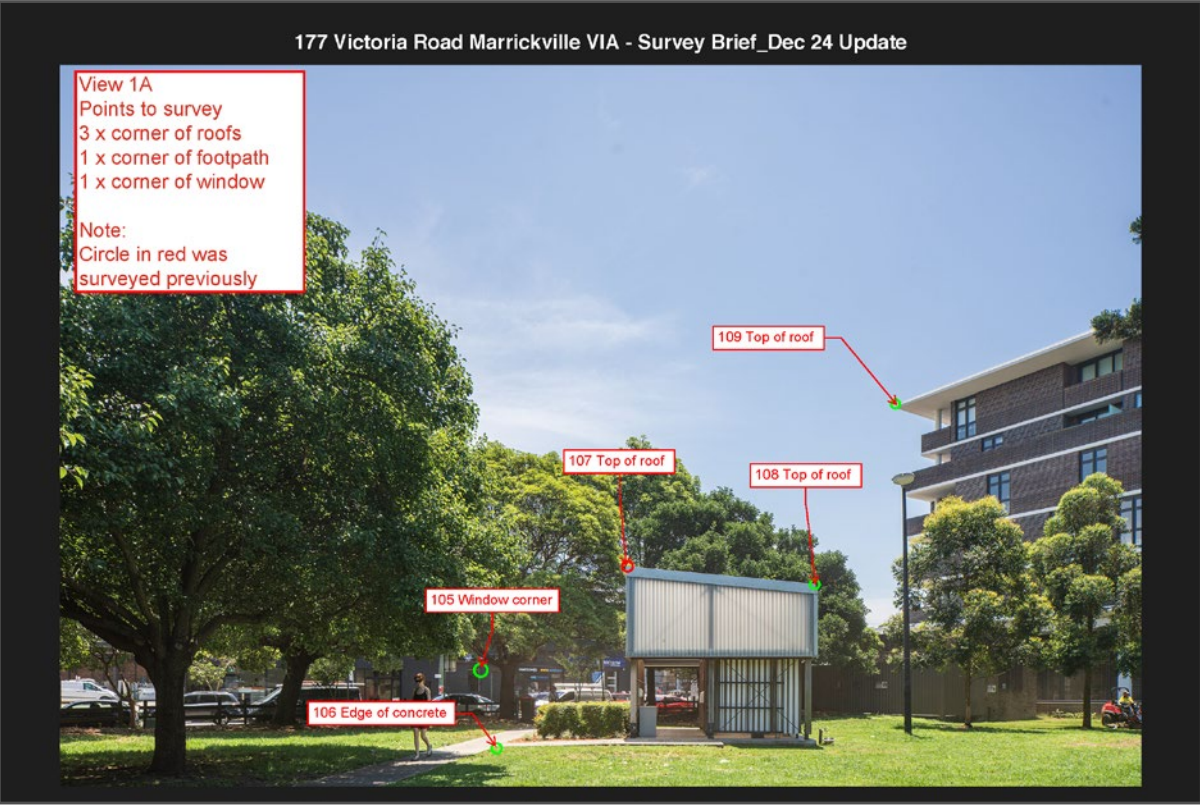
Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,
CMS Surveyors Pty Limited
Hyeokseong Son,
Bachelor of Spatial Science (Honours) with major in Surveying

COLLABORATE | MASTER | SOLVE

CMS SURVEYORS 2

11.5 APPENDIX D: PHOTOGRAPHY SURVEY



11.6 APPENDIX E: ORIGINAL VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 04A_24mm_02
Author:	Virtual Ideas
Format:	CR2
Date:	26 August 2024
Time:	2:23pm
Lens:	EF24-105mm f/4L IS USM
Model:	Canon EOS 5DS R
Sensor:	Full Frame
Focal Length:	24mm

11.6 APPENDIX E: ORIGINAL VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



11.6 APPENDIX E: ORIGINAL VIEWPOINT POSITION 04 - Frampton Avenue near Frampton Lane

PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



11.6 APPENDIX E: ORIGINAL VIEWPOINT POSITION 05 - Gorman Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH SHOWING SURVEYED ALIGNMENT DATA



PHOTOGRAPH DETAILS

File Name:	View 05_24mm_03
Author:	Virtual Ideas
Format:	CR2
Date:	26 August 2024
Time:	4:02pm
Lens:	EF24-105mm f/4L IS USM
Model:	Canon EOS 5DS R
Sensor:	Full Frame
Focal Length	24mm

11.6 APPENDIX E: ORIGINAL VIEWPOINT POSITION 05 - Gorman Street

ORIGINAL PHOTOGRAPH SHOWING CURRENT CONDITION



11.6 APPENDIX E: ORIGINAL VIEWPOINT POSITION 05 - Gorman Street

PHOTOMONTAGE SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

