

Visual Impact Assessment

Infill Affordable Housing

2-16 Pockley Avenue, Roseville

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SEARS Declaration

Declaration		
Name	Tom Goode	
Qualifications	Bachelor of Planning Registered Environmental Assessment Planner (REAP) PIA Registered Planner No. 19074	
The undersigned declares that this Visual Analysis and Visual Impact Assessment Report has been prepared in response to the following SEARs requirements issued for the Project on 15/11/2024 for SSD-77825469.		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
5. Environmental Amenity	<ul style="list-style-type: none">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.	Sections 3, 4 and 5
6. Visual Impact	<ul style="list-style-type: none">Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	Sections 3, 4 and 5
Signed		
Dated	17 April 2025	

1.0 Introduction

1.1 Purpose of the Report

Planning &Co have been engaged by Aqualand Prestige 1 (Aqualand) to prepare a Visual Impact Assessment (VIA) to accompany a State Significant Development Application for a residential development including the provision of in-fill affordable housing located at 2-16 Pockley Avenue, Roseville (the Proposal) (SSD-77825469).

A VIA considers the potential visual impact of the development on views from the public domain and view sharing from surrounding residential dwellings. The view sharing analysis is provided in relation to residential developments identified as being the closest and potentially most affected by some extent of view loss.

This report has been prepared in response to the Secretary’s Environmental Assessment Requirements (SEARs) dated 15 November 2024 for SSD-77825469. The specific SEARs are outlined below. The VIA has been prepared with reference to imagery prepared by Virtual Ideas utilising the architectural design prepared by Woods Bagot.

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

1.2 Project Planning Background

1.2.1 Transport Oriented Development

The TOD Program is part of the planning reforms led by the State Government in response to the Federal Government’s Housing Accord that seeks to address the national housing crisis. The TOD amendment to the Housing SEPP has been in force from 13 May 2024. The TOD program aims to allow for “development of new well-located and well-designed mid-rise housing and affordable housing within 400m of public transport” (Department of Planning) to address the housing crisis.

Chapter 5 of the Housing SEPP identifies TOD precincts around train stations in 12 local government areas. The stations were determined based on a multi-criteria assessment that was conducted by DPHI considering strategic alignment, planning status, land fragmentation, government owned land and planning for balanced growth, as well as a planning and infrastructure review.

Under the TOD provisions, the site is subject to a maximum building height of 22m (for residential flat buildings) and an FSR of 2.5:1. The TOD provisions have established inclusionary zoning for TOD areas that requires the delivery of a 2% affordable housing contribution for all new developments that is to be managed by a registered CHP in perpetuity.

The proposal demonstrates its alignment with the aims of the TOD policy as stated in Section 150 of the Housing SEPP.

1.2.2 Affordable Housing

The proposal includes new affordable housing dwellings within the Roseville TOD precinct that is well serviced and approximately 400m walking distance from Roseville Station.

‘Affordable Housing’ in NSW is available to very low to moderate income households with rent priced so that households can meet other basic living costs. Ku-ring-gai Council exhibited their first Draft Affordable Housing Policy from 3 February 2025 to 3 March 2025. The policy sets out objectives and outlines a plan for the delivery and management of affordable housing in the LGA. Without an existing affordable housing policy in place, this draft policy recognises the need for one.

It is proposed that this development will provide new affordable housing dwellings under the provisions of the Housing SEPP. Under clause 156 under Chapter 5 of the Housing SEPP, development for the purposes of residential flat buildings (with a GFA of at least 2,000 sqm) in a TOD area are required to dedicate 2% of GFA to affordable housing, managed by a registered Community Housing Provider (CHP) in perpetuity.

Further, Chapter 2 Part 2 Division 1 of the Housing SEPP applies to the proposed development. Under the Chapter 2 provisions, additional bonuses apply to the FSR and building height controls that apply under Chapter 5. The additional bonuses are subject to the provision of additional infill affordable housing. It is proposed that 13.4% of the total proposed GFA will be provided as infill affordable housing in addition to the 2% of the total GFA provided in accordance with Chapter 5. By providing 13.4% of the total GFA as affordable housing, for a minimum of 15 years, the development can access an additional 26.80% FSR and height above the 2.5:1 and 22m permitted under Chapter 5 of the Housing SEPP.

The maximum height of building control is 27.90, made available under Chapter 2 and 5 of the Housing SEPP.

1.2.3 State Design Review Panel

A State design review panel (SDRP) session was held on 19 February 2025. The SDRP issued a letter outlining summary advice and recommendations on 27 February 2025. This was supported by a letter providing a summary of advice and recommendations from this session (Government Architect NSW, 9 October 2024). The main item of advice and recommendation relevant to VIA was as follows:

- ‘Demonstrate how the amenity of the neighbouring apartments has been considered, including solar access, privacy, outlook and views to sky, and impacts of the proposed above ground parking, such as mechanical noise, vehicle noise and fumes, and light-spill’.

1.3 Site Location and Context

1.3.1 Site Description

The site consists of eight allotments. The legal description of each lot is identified in Table 1 below. The total site area of the site is 6,539 sqm. The site’s boundaries all present to a street. The site has an approximate frontage of 170m to Pockley Avenue wrapping around the north and west boundary, a 45m frontage to Larkin Street to the east, and a 135m frontage to Maclaurin Parade in the south. The site falls approximately 21.5m across the site (refer to **Figure 2**).

Table 1 Legal descriptions and areas of allotments on the Site

Address	Legal Description	Approx Site Area (sqm)
2 Pockley Avenue, Roseville	Lot 11/DP8261	775
4 Pockley Avenue, Roseville	Lot 12/DP8261	810
6 Pockley Avenue, Roseville	Lot 13/DP8261	836
8 Pockley Avenue, Roseville	Lot 14/DP8261	873
10 Pockley Avenue, Roseville	Lot 15/DP8261	823
12 Pockley Avenue, Roseville	Lot 16/DP8261	807
14 Pockley Avenue, Roseville	Lot 17/DP8261	800
16 Pockley Avenue, Roseville	Lot 18/DP8261	833

The existing development is described below:

- 2 Pockley Avenue, Roseville: single detached 4-bedroom residential dwelling and garden.
- 4 Pockley Avenue, Roseville: single detached 3-bedroom residential dwelling and garden.
- 6 Pockley Avenue, Roseville: single detached 3-bedroom residential dwelling and garden.
- 8 Pockley Avenue, Roseville: single detached 3-bedroom residential dwelling and garden.
- 10 Pockley Avenue, Roseville: single detached 3-bedroom residential dwelling and garden.
- 12 Pockley Avenue, Roseville: single detached 4-bedroom residential dwelling and garden.
- 14 Pockley Avenue, Roseville: single detached 4-bedroom residential dwelling and garden.
- 16 Pockley Avenue, Roseville: single detached 3-bedroom residential dwelling and garden.



Figure 1 The Site

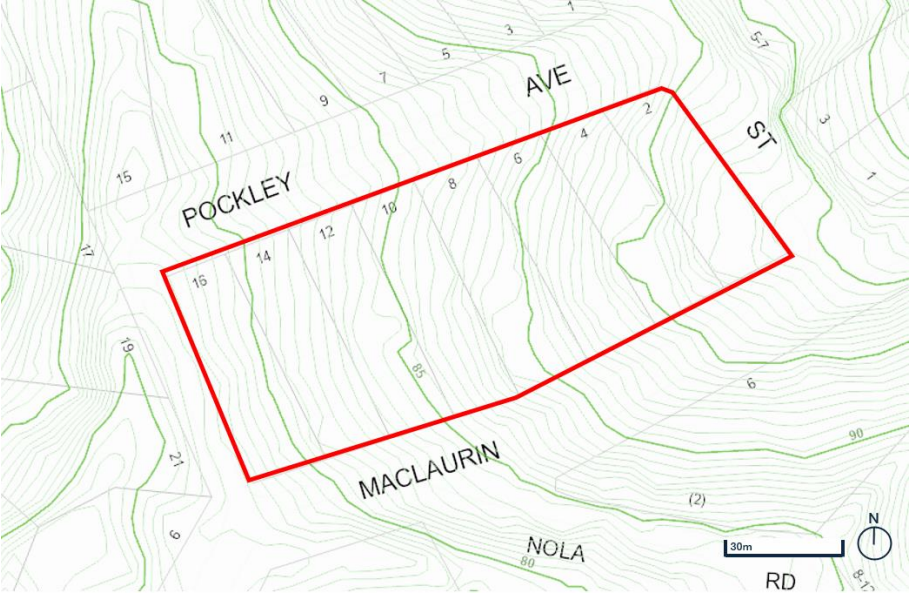


Figure 2 Site topography and site orientation (Ku-ring-gai Online Map Viewer and Planning & Co)

1.3.2 Surrounding Development

Development surrounding the site is residential of varying densities and age.

The surrounding area has a diverse mix of residential typologies ranging from low density, older style dwellings to medium and high density residential development as illustrated in Figure 3 below. Development in the area is continuing to transition from lower density to medium-high density residential in line with the TOD reforms of the Housing SEPP.



Figure 3 Existing nearby mid-rise residential buildings (Woods Bagot)

North

Several 4-5 storey residential flat buildings are located on the north side of Larkin Street. Low density detached residential dwellings are located immediately north of the site along Pockley Avenue and Larkin Street. It is noted that 2 & 4 Larkin Street and 1, 3 & 5 Pockley Avenue are currently subject to an SSDA for one part 9- part 10- residential flat building (SSD-77829461) also by Aqualand Prestige.



Figure 4 6 and 10 Larkin Street, Roseville (Google maps)



Figure 5 2 Larkin Street, Roseville (Google maps)

South

South of the site at 4A-10 Maclaurin Parade is currently under construction to be developed into a 5-storey residential flat building comprising 37 dwellings (DA038/21). Several 4-5 storey residential flat buildings are located further south along Nola Road and Kings Avenue.



Figure 6 Sites to the south at 4A-10 Maclaurin Parade, Roseville under construction (Google maps)

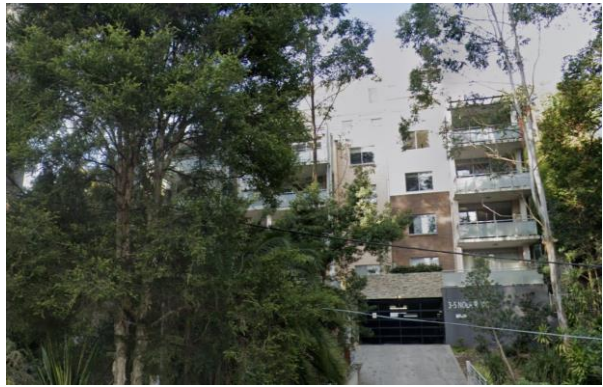


Figure 7 Sites further south at 3-5 Nola Road, Roseville (Google maps)

East

A mix of medium to low density dwellings are located east of the site. The Roseville local centre and Roseville Station are located further east of the site, along and across the Pacific Highway.



Figure 8 Local shops at Roseville local centre along Pacific Highway (Google maps)



Figure 9 5-7 Larkin Street (RealEstate.com)

West

Low density detached residential dwellings are located west of the site.



Figure 10 19 Pockley Avenue, Roseville (Google Maps)



Figure 11 6 Kings Avenue, Roseville at the intersection between Pockley Avenue, Kings Avenue, and Maclaurin Parade (Google maps)

1.3.3 Future Character

In addition to the existing mid to high density residential character in the area, as noted above, the site, along with the wider area, are included within the Roseville TOD area (**Figure 12**) which comprise of lots identified within a 400m walking catchment of Roseville Station as part of the TOD program led by State Government which aims to increase housing density around rail and metro station. The NSW Government has identified the TOD areas including Roseville as strategic centres capable of delivering new homes including affordable housing.

The area surrounding the site is undergoing renewal as a higher density mixed-use centre as a result of the Roseville TOD and the Low and Mid Rise Housing Policy (**LMR**) of the Housing SEPP. The Site is approximately 390m walking distance to Roseville Station and is within the Roseville TOD. The LMR applies to sites outside of the Roseville TOD to the west and south of the Site. The LMR makes residential flat buildings and shop top housing permitted in the R2 Zone and provides non-discretionary standards for greater height and gross floor area that otherwise allowed under the Kuring Gai LEP.

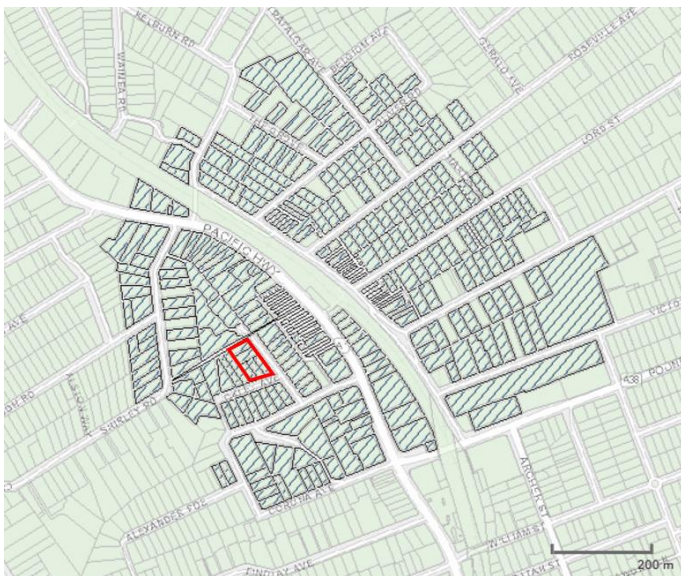


Figure 12 Roseville TOD area (NSW Planning Portal Digital EPI Viewer)



Figure 13: Overlay of TOD sites (Purple) and Indicative LMR (Orange)

Future TOD Developments

As March 2025, the following sites are also undergoing an SSDA process within the Roseville TOD catchment.

Table 2 Current SSDAs in proximity to the site

SSD Number and status	Address	Approx. Distance from Site	Description and Key Metrics
SSD-77825469 Prepare EIS	2-16 Pockley Avenue, Roseville	20m	Demolition of existing buildings and construction of a residential apartment development, including affordable housing apartments, above basement car parking.
SSD-78996460 Prepare EIS	16-24 Lord Street, Roseville; 21-27 Roseville Avenue, Roseville	430m	Residential flat building development with in-fill affordable housing.

1.4 Proposed Development

Development consent is sought under Division 4.7 State Significant Development of the EP&A Act for a new residential flat building development which includes the provision of in-fill affordable housing on the site at 2 & 4 Larkin Street and 1,3 & 5 Pockley Avenue, Roseville. Specifically, this SSDA seeks approval for:

- Site preparation including demolition, excavation and tree removal of the site;
- Construction of a residential flat building development containing 3 building pavilions of up to 9 storeys including:
 - Part 3-, part 4- and part 5-level combined basement parking with the provision of 285 car parking spaces;
 - 178 dwellings including 39 affordable housing dwellings above carpark;
 - Ground level and on-building landscaping works including communal open spaces in Pavilion A.
- Augmentation of, and connection to, existing utilities as required.

The proposed development is described in further detail in the following subsections and the Architectural Plans prepared by Woods Bagot (**Appendix B**) and the Landscape Plans prepared by Ground Ink (**Appendix H**).

1.4.1 Height Non-Compliance

The maximum height of building for the site under Chapter 5 of the Housing SEPP is 22 metres. The additional height bonus provided by Section 16 of Chapter 2, Part 2 of the Housing SEPP allows a permissible maximum height of building of 27.90m metres for the site, as the proposed development provides 13.4% of GFA as affordable housing, (plus an additional 2% under the TOD provisions).

A State Design Review Panel was conducted on 19 February 2025 whereby a preliminary design presented including a proposed height exceedance of approximately 4m.

The Panel supported the idea of additional height exceedance for the inclusion of rooftop communal open space. As such, the proposed development proposed a maximum building height of 32.31m which exceeds the building height control of 27.9m by 4.41m (15.45%).



Figure 14: Height Plane Diagram (Woods Bagot)

2.0 Methodology

Planning & Co have utilised widely used concepts, analysis and assessment methods including VIA guidelines and objectives throughout the process of this Visual Impact Assessment. The additional considerations of strategic and site specific contexts have allowed for the consideration of long term impacts as well as the immediate development context.

The VIA has utilised visualisations prepared by Virtual Ideas, who have provided Visual impact photomontages and methodology report [15th April 2025] that is appended this document. The Virtual Ideas report provides montage methodology, viewpoints and relevant data sources.

The analysis considers views and visual analysis against the principles established by the courts in *Tenacity Consulting v Warringah [2004] NSWLEC 140 (Tenacity)*. Tenacity specifies a four step process:

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

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

The Visual Analysis also considers other relevant factors such as the underlying strategic planning intent of the site and its immediate or wider setting – it considers visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

Decisions on public views can be subjective and involve value judgements. As noted by the Land and Environment Court of New South Wales (LEC) (*Rose Bay Marina Pty Limited v Woollahra Municipal Council*), the key to addressing this challenge is to inform these decisions through VIA that adopts a rigorous methodology. The evidence base was prepared by specialist visualisation experts Virtual Ideas – and this comprised surveying and photographing images from effected locations and preparing photomontages that superimpose the proposed development over the selected photographs.

The purpose of the view analysis stage is to identify the locations which are likely to be subject to the greatest visual impact from the proposal, mindful of the evolving context of the site and its surrounds.

3.0 View and Visual Analysis

This stage involves the following key steps:

- identify the visual catchment, which is the area in which the proposal may ordinarily be seen in totality or part and the composition of the view.
- Identify the effects of the proposed development on the composition as modeled.
- The zone of visibility is effected by the following key factors:
 - Topography: the site slopes steeply from east to west.
 - Vegetation: the established vegetation, particularly street trees in the precinct will effect views to and through the site.
 - Streets, blocks and built form: the street and block pattern of the site is contained, with longer views not readily available of the site from its immediate vicinity.

The following viewpoints have been identified to illustrate the change in views which are likely to be experienced by a range of different viewers across the study area. Viewpoints are either representative (represent the experience of different types of visual receptors) or specific (key viewpoints from important locations). The location of the viewpoints is shown on Figure 15.



Figure 15: Viewpoints

3.1 View 01. 21 Shirley Road

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 7C_24mm_01
 Author: Virtual Ideas
 Format: CR2
 Date: 10th March 2025
 Time: 2:25PM
 Lens: EF24-105mm f/4L IS USM
 Model: Canon EOS 5DS R
 Sensor: Full frame
 Focal length: 24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



Figure 16: Viewpoint 01 Shirley Road

Principle	Analysis
View to be affected	The view is of short and mid-distant views of vegetation
Where view obtained	The view is taken west of the site from the Shirley Road street verge. The area is covered by the Low and Mid-Rise Housing provisions of the Housing SEPP and may experience further change
Extent of impact	The view is only of the top few floors of the development, including that part of the development that is over the Height of Building control. The proposed development will not affect any key or distant views.
Reasonableness	The view impact is negligible.

3.2 View 03. 5-7 Larkin Street (north)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View_4B_16mm_02
 Author: Virtual Ideas
 Format: ARW
 Date: 7th February 2025
 Time: 4:28PM
 Lens: FE 16-35mm F2.8 GM
 Model: Sony ILCE-7RM4A
 Sensor: Full frame
 Focal length: 16mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



Figure 17: Viewpoint 03. 5-7 Larkin Street (north)

Principle	Analysis
View to be affected	The view is a short to medium term view down Pockley Street looking east of low scale built form of the area. Despite the steeply sloping topography, longer distance views to the east are blocked by existing dense vegetation.
Where view obtained	The view is taken north of the site from Larkin Street. The area is subject to the TOD provisions of the Housing SEPP and may experience further change
Extent of impact	The view is of the entire built form of the proposed development. The height exceedance can be viewed however does not result in any views being affected. The proposed development will not affect any key or distant views.
Reasonableness	The view impact is low considering the changing nature of the site's context and the lack of views as a result of the street pattern and existing vegetation.

3.3 View 04. 5-7 Larkin Street (south)



Figure 18: Viewpoint 04 Larkin Street (south)

Principle	Analysis
View to be affected	The view is a short to medium term view down Pockley Street looking east of low scale built form of the area. Despite the steeply sloping topography, longer distance views to the east are blocked by existing dense vegetation.
Where view obtained	The view is taken north of the site from Larkin Street. The area is subject to the TOD provisions of the Housing SEPP and may experience further change
Extent of impact	The view is of the entire built form of the proposed development. The height exceedance can be viewed however does not result in any views being affected. The proposed development will not affect any key or distant views.
Reasonableness	The view impact is low considering the changing nature of the site's context and the lack of views as a result of the street pattern and existing vegetation.

3.4 View 05. 4 Maclaurin Parade

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 5A_24mm_01
 Author: Virtual Ideas
 Format: ARW
 Date: 7th February 2025
 Time: 4:47PM
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 Model: Sony ILCE-7RM4A
 Sensor: Full frame
 Focal length: 24mm

ORIGINAL PHOTOGRAPH

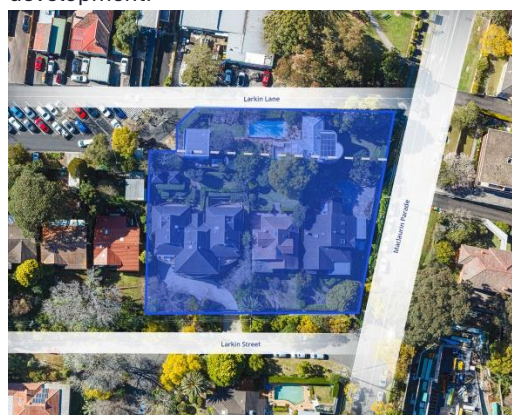


ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



Figure 19: Viewpoint 05 Maclaurin Parade

Principle	Analysis
View to be affected	The view is a medium term view down Pockley Street looking east of low scale built form of the area. Distant district views are obtained due to the steeply sloping topography vegetation.
Where view obtained	The view is taken from McLaurin Parade. The area is subject to the TOD provisions of the Housing SEPP and may experience further change. There may be views available to the front yards and living areas of the properties along Larkin Street (1, 3, 5-7). It is noted that this is currently being marketed as a potential development site ¹ and is likely to be redeveloped to similar levels as the subject development.
Extent of impact	The height exceedance can be viewed however does not result in any views being affected. The proposed development may affect any key or distant views.

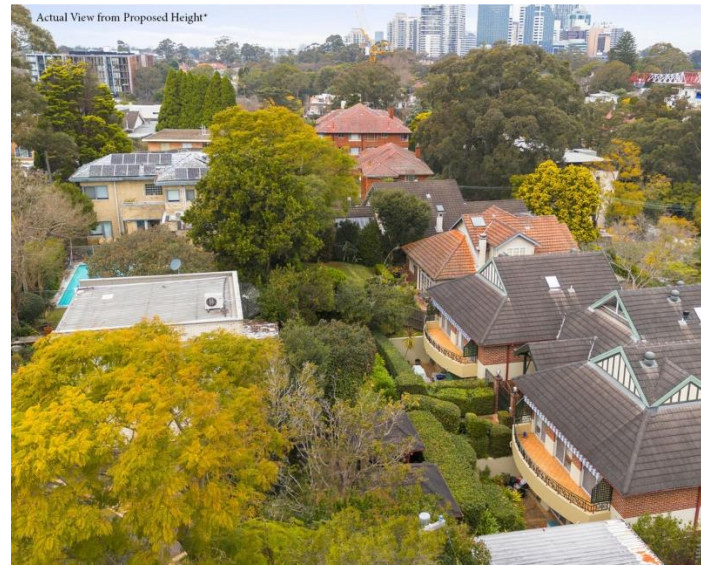


¹ 1-7 Larkin Street & 1 Maclaurin Parade, Roseville, NSW 2069 | Development Potential

Principle

Analysis

According to marketing information provided for the sale of the site, the key views are due south towards Chatswood – which will not be affected by the proposed development.



Reasonableness

The view impact is low / moderate considering the changing nature of the site’s context for dwellings that may have views impacted, however these sites are currently being marketed for high rise development that will obtain views south towards Chatswood.

3.5 View 06. 2 Alexander Parade

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 2C_24mm
 Author: Virtual Ideas
 Format: CR2
 Date: 06th March 2025
 Time: 3:43PM
 Lens: EF24-105mm f/4L IS USM
 Model: Canon EOS 5DS R
 Sensor: Full frame
 Focal length: 24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



Figure 20: Viewpoint 06 Alexander Parade

Principle

Analysis

View to be affected

The view is of mid-distant views of recent mid-rise urban infill development and existing vegetation

Where view obtained

The view is taken west of the site from the Alexander Parade verge.

Principle	Analysis
	The area is covered by the TOD and Low and Mid-Rise Housing provisions of the Housing SEPP and may experience further change, in addition to the recent urban renewal at the site.
Extent of impact	The proposed development will not be perceptible behind existing vegetation.
Reasonableness	The view impact is negligible.

4.0 Conclusion

This visual impact assessment has analysed whether the visual impact resulting from the proposed SSDA is reasonable, considering the relevant planning and strategic context of the Roseville TOD and LMR areas. It has been determined that the visual impact is reasonable on the following grounds:

- Strategic and statutory plans are clear in their intent to guide the transition of the precinct in line with the transport oriented development principles as enforced by the Housing SEPP as well as the Low and Mid-rise Housing provisions of that same plan. The delivery of new housing in line with the objectives of these plans will make a significant contribution towards housing delivery, including the delivery of much needed affordable housing.
- Consistent with this, recent mid and higher-rise development has occurred which has fundamentally changed the visual context of the subject site.
- The proposal is a proportionately scaled and skilfully designed scheme, which positively responds to the current planning policy context as well as the steeply sloping site – with height exceedances only at points where the slope falls away from the consistent floorplate. The proposal sits broadly within the applicable envelope.
- From mid-to-long distance views, the proposal would sit within a highly vegetated context, that over time, will be punctuated with higher forms of housing. Few long distance views are impacted as a result of the street pattern and existing treed nature of the site and its context.
- Whilst there will be a change in the overall building mass experienced at street level, this is anticipated in the precinct as a result of the Housing SEPP TOD provisions.

On this basis, it is the conclusion of the visual impact assessment is that the impact is insufficient in its own right to warrant redesign or refusal of the proposal on merit grounds. The proposal is supported in terms of its visual impact.