Revised Visual Impact Assessment

Infill Affordable Housing
2-16 Pockley Avenue, Roseville

24 November 2025 | 240112

planning&co

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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	• 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	• 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	24 November 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 of the proposed development as amended following the Response to Submissions process. 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 and subsequent items raised following the exhibition process. The specific SEARs are outlined below. The VIA has been prepared with reference to imagery prepared by Virtual Ideas (Appendix 1) utilising the architectural design prepared by Woods Bagot.

Table 1: SEARs Requirement

Item	SEARs Requirement
5. 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.
6. Visual Impact	• 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 Transit Oriented Development (**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 Site Specific Planning 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 2: 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
Source: SDT Explorer

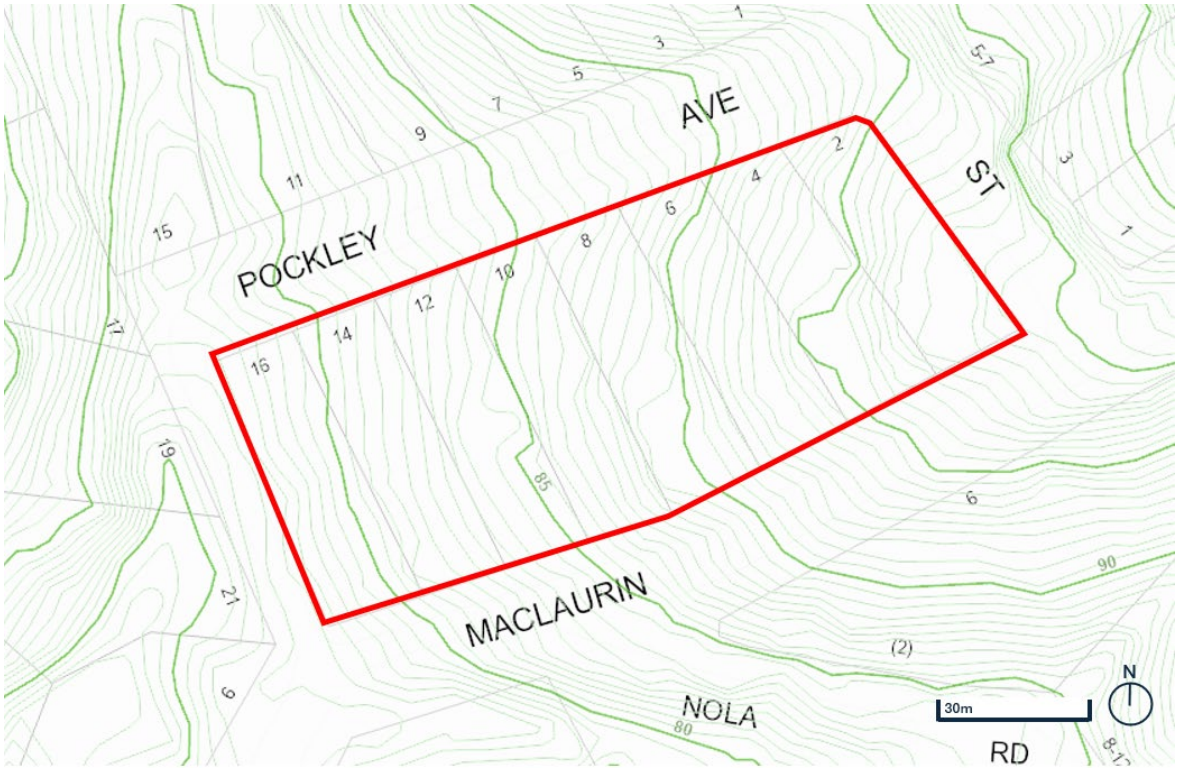


Figure 2 Site Topography and Site Orientation
Source: Ku-ring-gai Online Map Viewer

1.3.2 Surrounding Development

The surrounding area has a diverse mix of residential typologies ranging from low density, older style dwellings to medium and high density residential development recently approved by Council as illustrated in Figure 3 below. Development in the area is continuing to transition to medium-high density residential in line with the alternative TOD Scenario endorsed by Council.

Figure 3: Existing nearby mid-rise residential buildings
Source: 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
Source: Google maps

Figure 5: 2 Larkin Street, Roseville
Source: 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
Source: Google maps

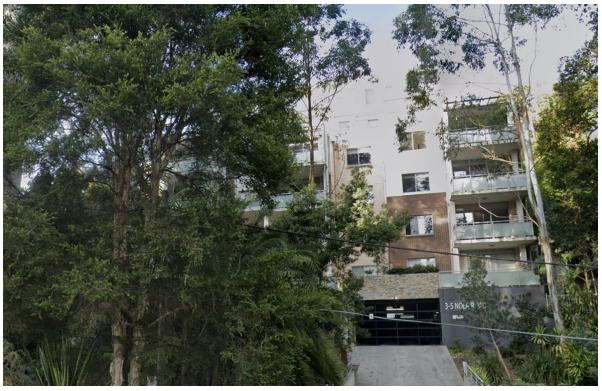


Figure 7: Sites further south at 3-5 Nola Road, Roseville
Source: Google maps

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
Source: Google maps

Figure 9: 5-7 Larkin Street
Source: RealEstate.com

West

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

Figure 10: 19 Pockley Avenue, Roseville
Source: Google Maps

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

1.4 Future Character

The surrounding context of the site is clearly an area undergoing transition as evidenced by the introduction of the TOD program and implementation of Chapter 5 Transport Oriented Development provisions for the identified Roseville catchment by the State Government, which has since been followed by the alternative Preferred Scenario for a revised TOD boundary by Council.

In addition to the existing mid to high density residential character in the area, the surrounding context of the site is clearly an area undergoing transition as evidenced by the introduction of the TOD program and implementation of Chapter 5 Transport Oriented Development provisions for the identified Roseville Station catchment by the State Government, which has since been followed by the alternative Preferred Scenario for a revised TOD boundary by Council. Notwithstanding, the TOD provisions have been saved for the subject site as well as others in the precinct (refer to **Figure 12**) including:

- 2-4 Larkin Street, 1-5 Pockley Avenue, Roseville
- 2-16 Pockley Avenue, Roseville
- 7-11 Pockley Avenue, Roseville
- 17-21 Shirley Road, Roseville

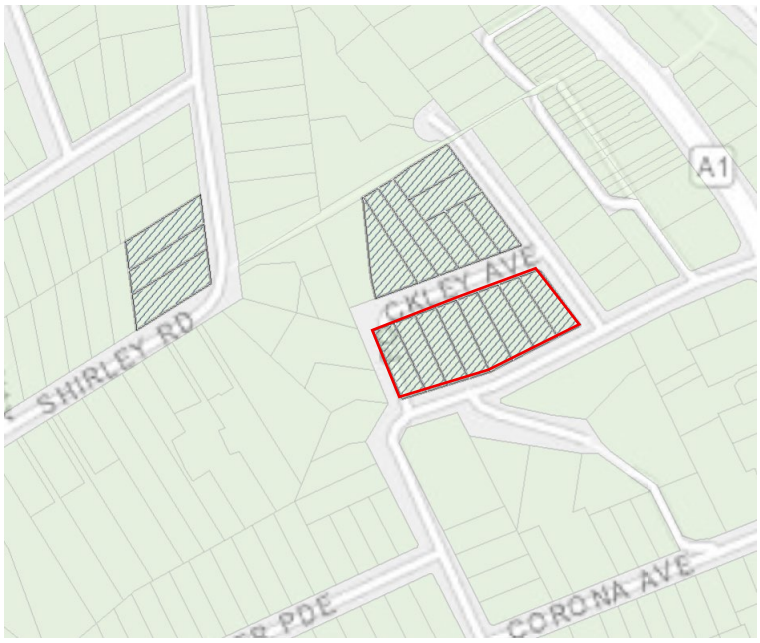


Figure 12: 'Saved' SSDA or DA TOD sites
Source: TOD Sites Map (Housing SEPP)

The Council Preferred Scenario which have now been published as part of the *State Environmental Planning Policy Amendment (Ku-ring-gai Station Precinct) 2025* (**Ku-ring-gai Station Precinct SEPP Amendment**). Ku-ring-gai Station Precincts SEPP Amendment are considered in the future desired character.

The analysis undertaken by Woods Bagot, shows that the proposed development is not inconsistent with the surrounding context of the site, which even under the Ku ring gai Council's Preferred Scenario is identified as R4 High Density Residential lands with building heights up to 29m, which when allowing for the application of the provisions of Chapter 2 of the Housing SEPP, might consider buildings up to 37.7m. This is some 9.1m over the current maximum permissible building height control of 28.6m that applies to the site.

The proposed development, in this bulk and scale is considered appropriate to the character of the site in the context of an area undergoing transition.

Figure 13: Future Character Site Context Analysis
Source: Woods Bagot

1.5 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, the revised proposal description seeks approval for:

Development consent is sought under Division 4.7 State Significant Development of the EP&A Act for a new residential development comprising three residential flat buildings which includes the provision of in-fill affordable housing on the site at 2-16 Pockley Avenue, Roseville.

- 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 284 car parking spaces,
- 180 dwellings including 46 affordable housing dwellings above carpark;
- Ground level and on-building landscaping works including rooftop communal open spaces of all buildings.

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 and the Landscape Plans prepared by Ground Ink.

1.5.1 Height Non-Compliance

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.

The lodged proposal provided 15.4% of total GFA as affordable housing GFA, including 13.4% of the total GFA allocated as infill affordable housing which allowed the proposal to achieve an additional 26.8% increase in height and FSR controls under Section 16 of the Housing SEPP. Therefore, the permissible building height equated to 27.9m and permissible FSR 3.17:1 from base controls of 22m and 2.5:1 respectively. The submitted proposal with a maximum building height of 32.31m exceeded the permissible building height control by 4.41m (15.8%).

Following project refinements, the maximum building height is 34.95m being located at the north-western corner of the lift overrun at Pavilion A, resulting in a height exceedance of 6.35m (22.2%). The increased maximum height exceedance is attributed to the provision of rooftop COS which has extended lift access to the roof levels and consequently also extent of the lift overrun of each building.

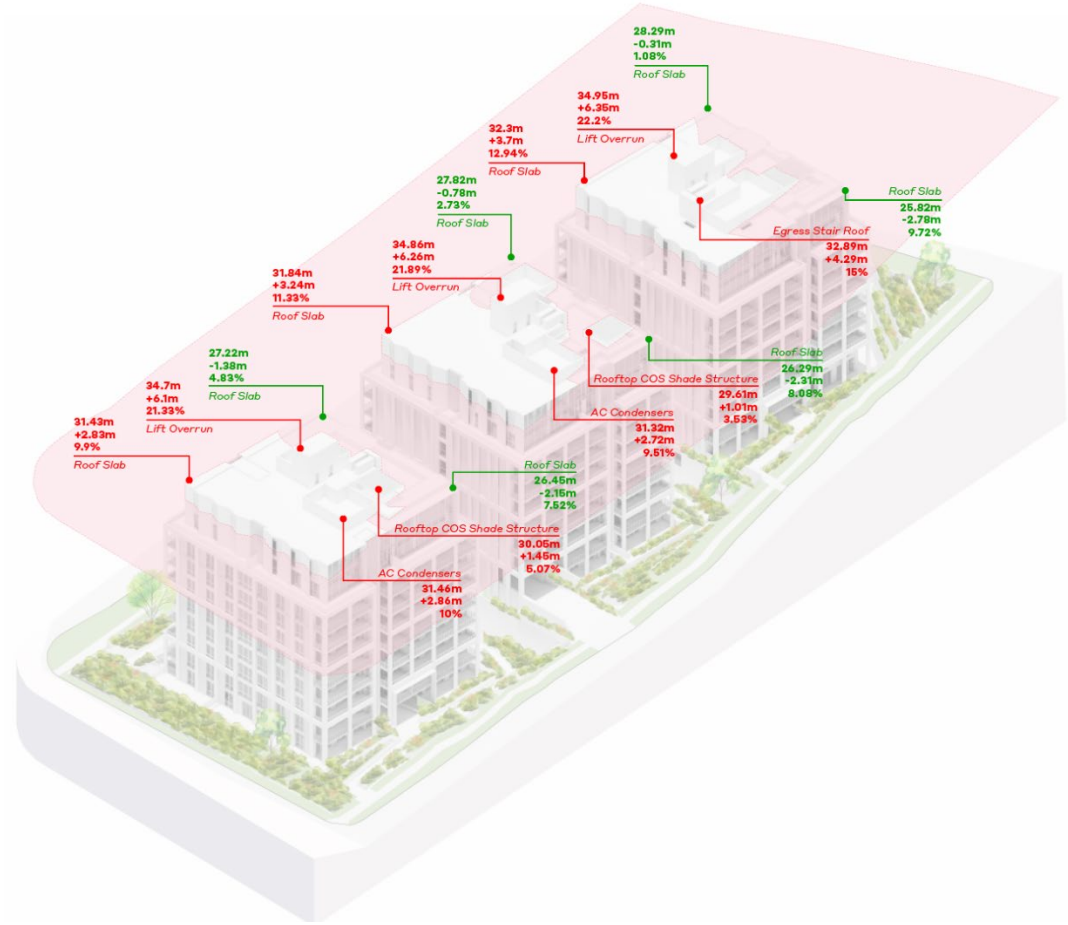


Figure 14: Building Height Plane 3D Diagram
Source: Woods Bagot

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 form 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 13.

Figure 15: Viewpoints
Source: Virtual Ideas

Importantly, this document reflects the amended scheme post the Response to Submissions process. The amended height has been modelled to assess potential view impacts and the assessment of these impacts stands.

3.1 View 01. 21 Shirley Road

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 02. 5-7 Larkin Street (north)

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

File Name:	View 2B_24mm_01
Author:	Virtual Ideas
Format:	ARW
Date:	7th February 2025
Time:	4:03PM
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

Figure 17: Viewpoint 02. 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 03. 5-7 Larkin Street (north)

ORIGINAL PHOTOGRAPH

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 WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

Figure 18: Viewpoint 03 Larkin Street (north)

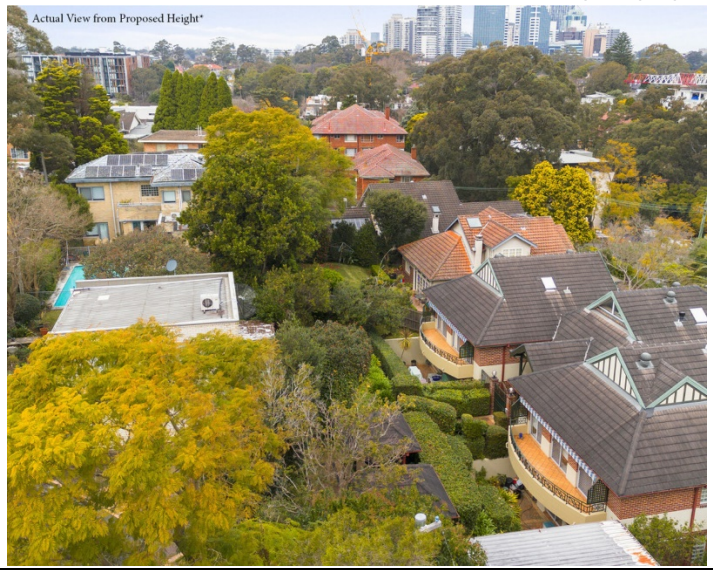
Principle	Analysis
View to be affected	The view is a short to medium term view down Pockley Street looking east of low scale built form of the area. Despite the steeply sloping topography, longer distance views to the east are blocked by existing dense vegetation.
Where view obtained	The view is taken 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.

3.4 View 04. 5-7 Larkin Street (south), Roseville

Figure 19: Viewpoint 04 5-7 Larkin Street (south), Roseville

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.
Where view obtained	The view is taken from Larkin Street. The area is subject to the TOD provisions of the Housing SEPP and may experience further change. There may be views available from 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 not be viewed and therefore does not result in any views being affected. The proposed development will not affect any key or distant views.

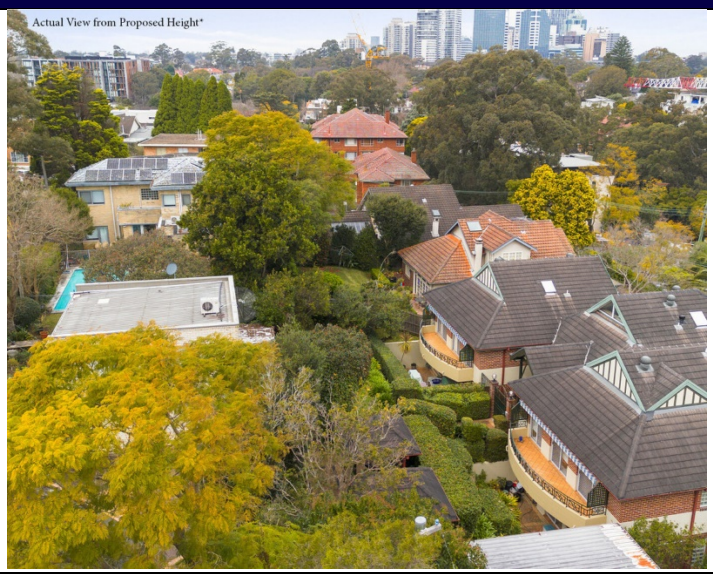
[1] 1-7 Larkin Street & 1 Maclaurin Parade, Roseville, NSW 2069 | Development Potential

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 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 05: 4 Maclaurin Parade, Roseville

Figure 20: Viewpoint 05: 4 Maclaurin Parade, Roseville

Principle	Analysis
View to be affected	The view is a short / medium term view down Pockley Street looking east. Distant district views are obtained due to the steeply sloping topography.
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 (as per View 4) that this is currently being marketed as a potential development site 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 key or distant views however not as a result of any height exceedance. 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.

Principle	Analysis
	
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. The revised TOD provisions now enacted through Council's Alternative TOD Scheme will have a similar impact.

3.6 View 06. 2 Alexander Parade

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

File Name:	View 2C_24mm
Author:	Virtual Ideas
Format:	CR2
Date:	6th March 2025
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Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

Figure 21: 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 south of the site from the Alexander Parade verge at the corner of Kings Avenue. 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 be imperceptible 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 area. 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. Further, both the State Government's TOD provisions, as well as the controls implemented as a result of the Ku-ring-gai Station Precinct SEPP Amendment will have a similar impact on views as that proposed in the development.
- 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.

Appendix 1: Visual Impact Photomontages and Methodology Report

Larkin Street and Pockley Avenue, Roseville, NSW

Visual impact photomontages and methodology report

21st November 2025

VIRTUAL IDEAS

1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed developments for 2-4 Larkin Street, 1-5 Pockley Avenue and 2-16 Pockley Avenue, Roseville, NSW, in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an experienced 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, and D.

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

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

3.2 SITE PHOTOGRAPHY

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

The choice of camera lenses for photography was made by Planning & Co 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, a combination of 16 and 24mm lenses was chosen. This lens choice ensures adequate visibility of both the proposed development and the immediate surrounding context, facilitating a thorough assessment of the proposed development's visual impact.

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.

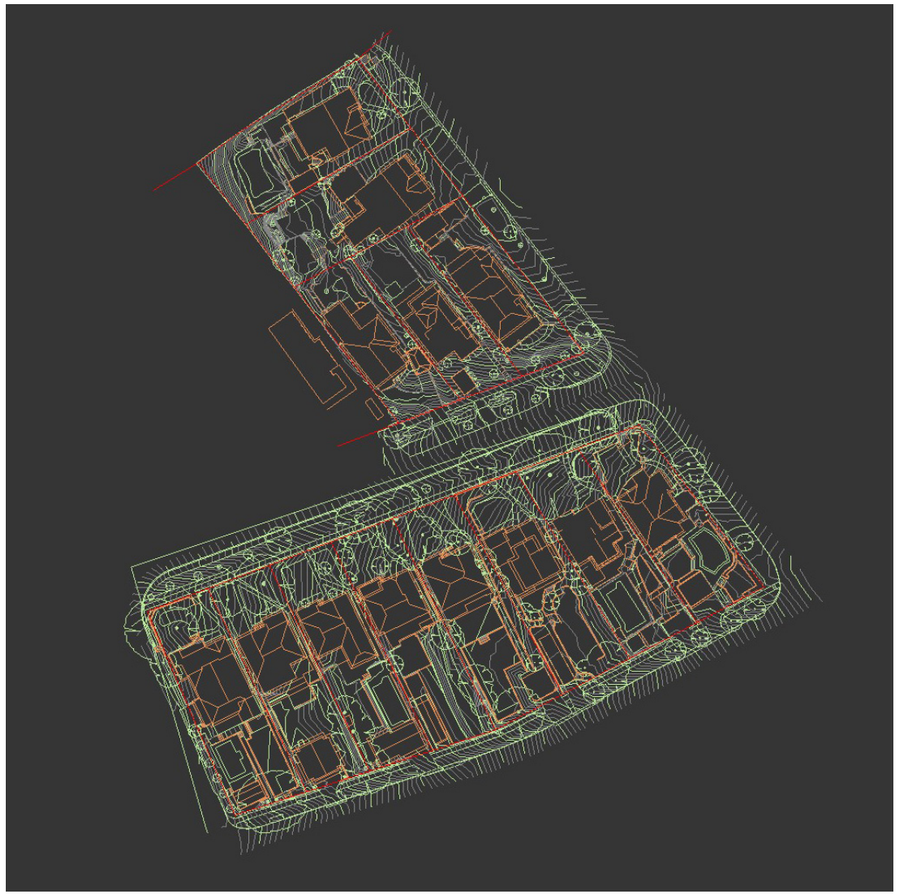


Image showing survey drawing supplied by Rygate and Company Pty Ltd at MGA 56 GDA2020

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.

For rendering, we applied specific materials to different elements within the scene. The proposed building model was rendered with a basic chalk white material.

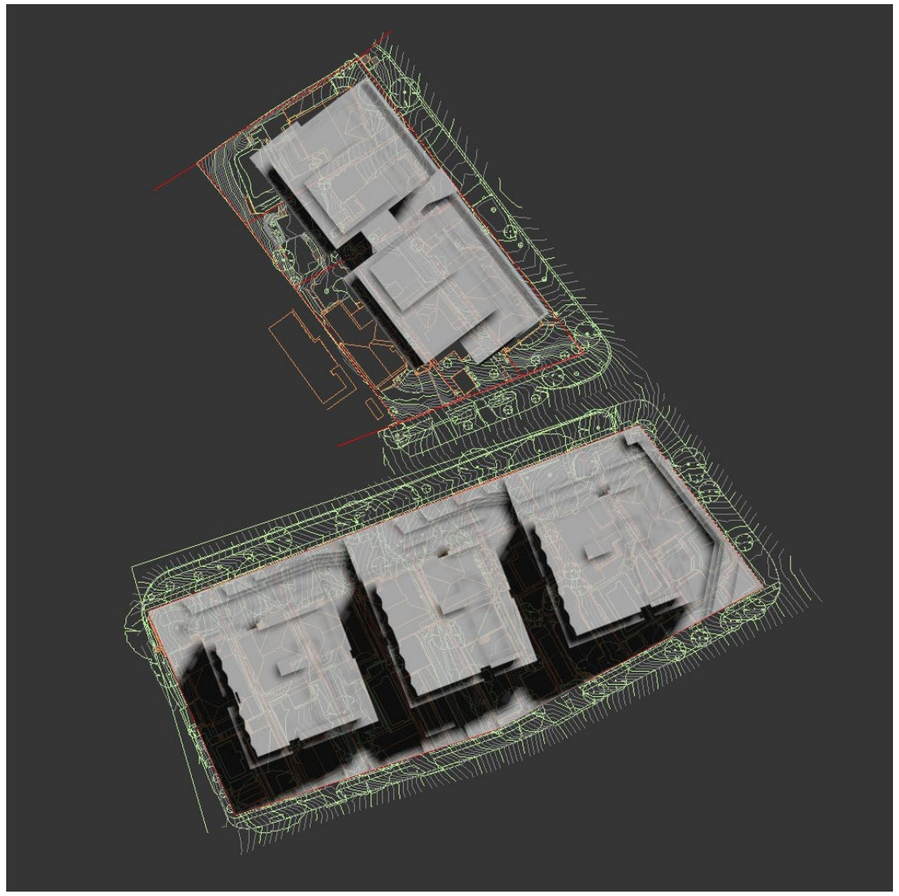


Image showing survey drawing supplied by Rygate and Company Pty Ltd at MGA 56 GDA2020 and 3D model of the proposed building (white) aligned to the site boundary

4. VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS

View 01. 21 Shirley Road
View 02. Larkin Street (top of cul-de-sac)
View 03. 5-7 Larkin Street (north)
View 04. 5-7 Larkin Street (south)
View 05. 4 Maclaurin Parade
View 06. 2 Alexander Parade

5.1 VIEWPOINT POSITION 01 - 21 Shirley Road, Roseville.

ORIGINAL PHOTOGRAPH

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 WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

5.2 VIEWPOINT POSITION 01 - 21 Shirley Road, Roseville.

VIEWPOINT LOCATION

5.3 VIEWPOINT POSITION 01 - 21 Shirley Road, Roseville.

ALIGNMENT OF SURVEYED POINTS

5.4 VIEWPOINT POSITION 01 - 21 Shirley Road, Roseville.

ORIGINAL PHOTOGRAPH

5.5 VIEWPOINT POSITION 01 - 21 Shirley Road, Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND PREVIOUS PROPOSED DEVELOPMENT

5.6 VIEWPOINT POSITION 01 - 21 Shirley Road, Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND CURRENT PROPOSED DEVELOPMENT

6.1 VIEWPOINT POSITION 02 - Larkin Street (top of cul-de-sac), Roseville.

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

File Name:	View 2B_24mm_01
Author:	Virtual Ideas
Format:	ARW
Date:	7th February 2025
Time:	4:03PM
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

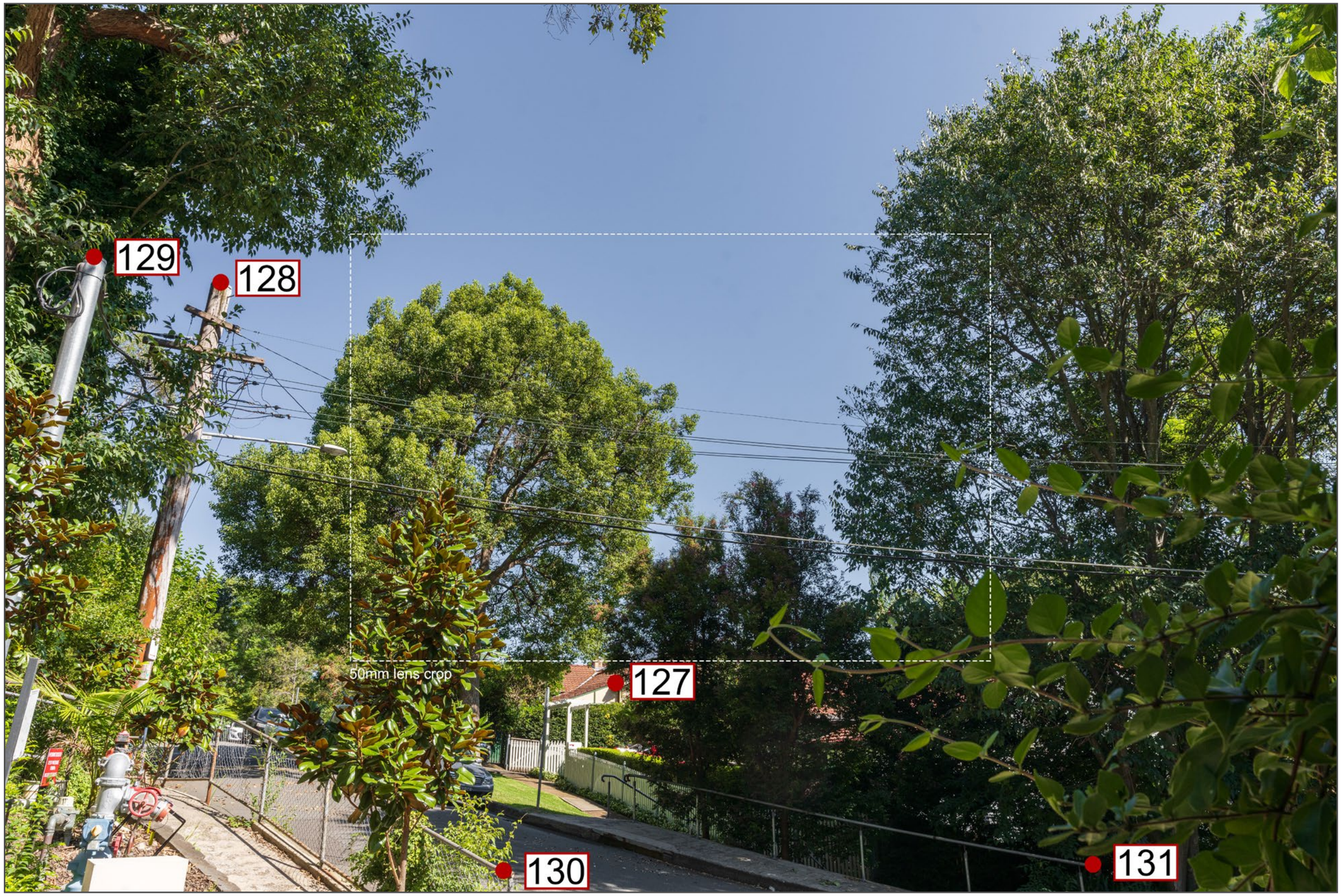
VIEWPOINT LOCATION

6.2 VIEWPOINT POSITION 02 - Larkin Street (top of cul-de-sac), Roseville.

VIEWPOINT LOCATION

6.3 VIEWPOINT POSITION 02 - Larkin Street (top of cul-de-sac), Roseville.

ALIGNMENT OF SURVEYED POINTS



6.4 VIEWPOINT POSITION 02 - Larkin Street (top of cul-de-sac), Roseville.

ORIGINAL PHOTOGRAPH

6.5 VIEWPOINT POSITION 02 - Larkin Street (top of cul-de-sac), Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND PREVIOUS PROPOSED DEVELOPMENT

6.6 VIEWPOINT POSITION 02 - Larkin Street (top of cul-de-sac), Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND CURRENT PROPOSED DEVELOPMENT

7.1 VIEWPOINT POSITION 03 - 5-7 Larkin Street (north), Roseville.

ORIGINAL PHOTOGRAPH

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 WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

7.2 VIEWPOINT POSITION 03 - 5-7 Larkin Street (north), Roseville.

VIEWPOINT LOCATION

7.3 VIEWPOINT POSITION 03 - 5-7 Larkin Street (north), Roseville.

ALIGNMENT OF SURVEYED POINTS

7.4 VIEWPOINT POSITION 03 - 5-7 Larkin Street (north), Roseville.

ORIGINAL PHOTOGRAPH

7.5 VIEWPOINT POSITION 03 - 5-7 Larkin Street (north), Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND PREVIOUS PROPOSED DEVELOPMENT

7.6 VIEWPOINT POSITION 03 - 5-7 Larkin Street (north), Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND CURRENT PROPOSED DEVELOPMENT

8.1 VIEWPOINT POSITION 04 - 5-7 Larkin Street (south), Roseville.

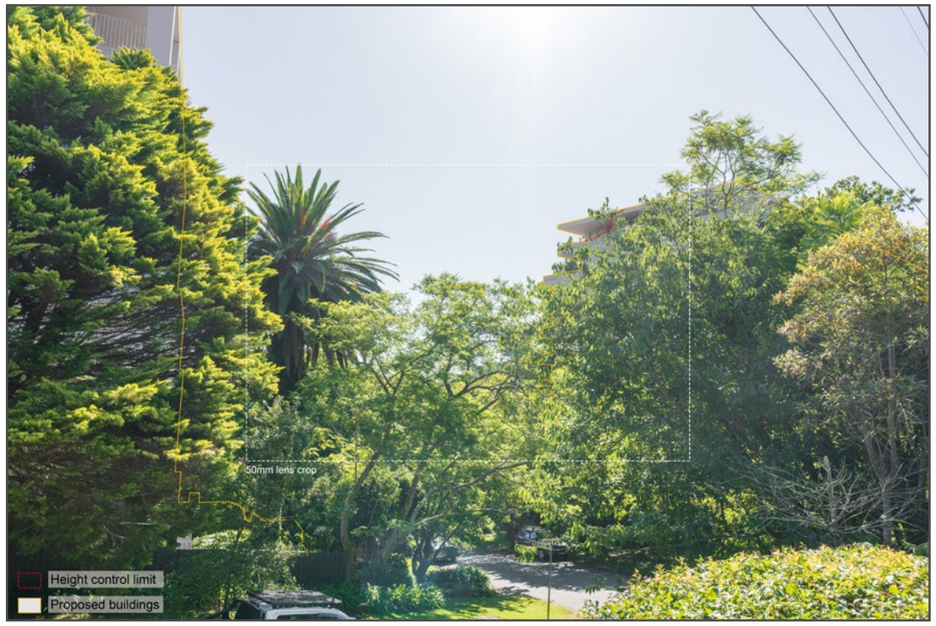
ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

File Name:	View 4C_24mm_04
Author:	Virtual Ideas
Format:	ARW
Date:	7th February 2025
Time:	4:33PM
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH WITH PREVIOUS PROPOSED DEVELOPMENT



ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

8.2 VIEWPOINT POSITION 04 - 5-7 Larkin Street (south), Roseville.

VIEWPOINT LOCATION

8.3 VIEWPOINT POSITION 04 - 5-7 Larkin Street (south), Roseville.

ALIGNMENT OF SURVEYED POINTS

8.4 VIEWPOINT POSITION 04 - 5-7 Larkin Street (south), Roseville.

ORIGINAL PHOTOGRAPH

8.5 VIEWPOINT POSITION 04 - 5-7 Larkin Street (south), Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND PREVIOUS PROPOSED DEVELOPMENT

8.6 VIEWPOINT POSITION 04 - 5-7 Larkin Street (south), Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND CURRENT PROPOSED DEVELOPMENT

9.1 VIEWPOINT POSITION 05 - 4 Maclaurin Parade, Roseville.

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

File Name:	View 5A_24mm_01
Author:	Virtual Ideas
Format:	ARW
Date:	7th February 2025
Time:	4:47PM
Lens:	FE 16-35mm F2.8 GM
Model:	Sony ILCE-7RM4A
Sensor:	Full frame
Focal length:	24mm

ORIGINAL PHOTOGRAPH WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

9.2 VIEWPOINT POSITION 05 - 4 Maclaurin Parade, Roseville.

VIEWPOINT LOCATION

9.3 VIEWPOINT POSITION 05 - 4 Maclaurin Parade, Roseville.

ALIGNMENT OF SURVEYED POINTS

9.4 VIEWPOINT POSITION 05 - 4 Maclaurin Parade, Roseville.

ORIGINAL PHOTOGRAPH

9.5 VIEWPOINT POSITION 05 - 4 Maclaurin Parade, Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND PREVIOUS PROPOSED DEVELOPMENT

9.6 VIEWPOINT POSITION 05 - 4 Maclaurin Parade, Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND CURRENT PROPOSED DEVELOPMENT

10.1 VIEWPOINT POSITION 06 - 2 Alexander Parade, Roseville.

ORIGINAL PHOTOGRAPH

ALIGNMENT OF SURVEYED POINTS

PHOTOGRAPH DETAILS

File Name:	View 2C_24mm
Author:	Virtual Ideas
Format:	CR2
Date:	6th March 2025
Time:	3:43PM
Lens:	EF24-105mm f/4L IS USM
Model:	Canon EOS 5DS R
Sensor:	Full frame
Focal length:	24mm

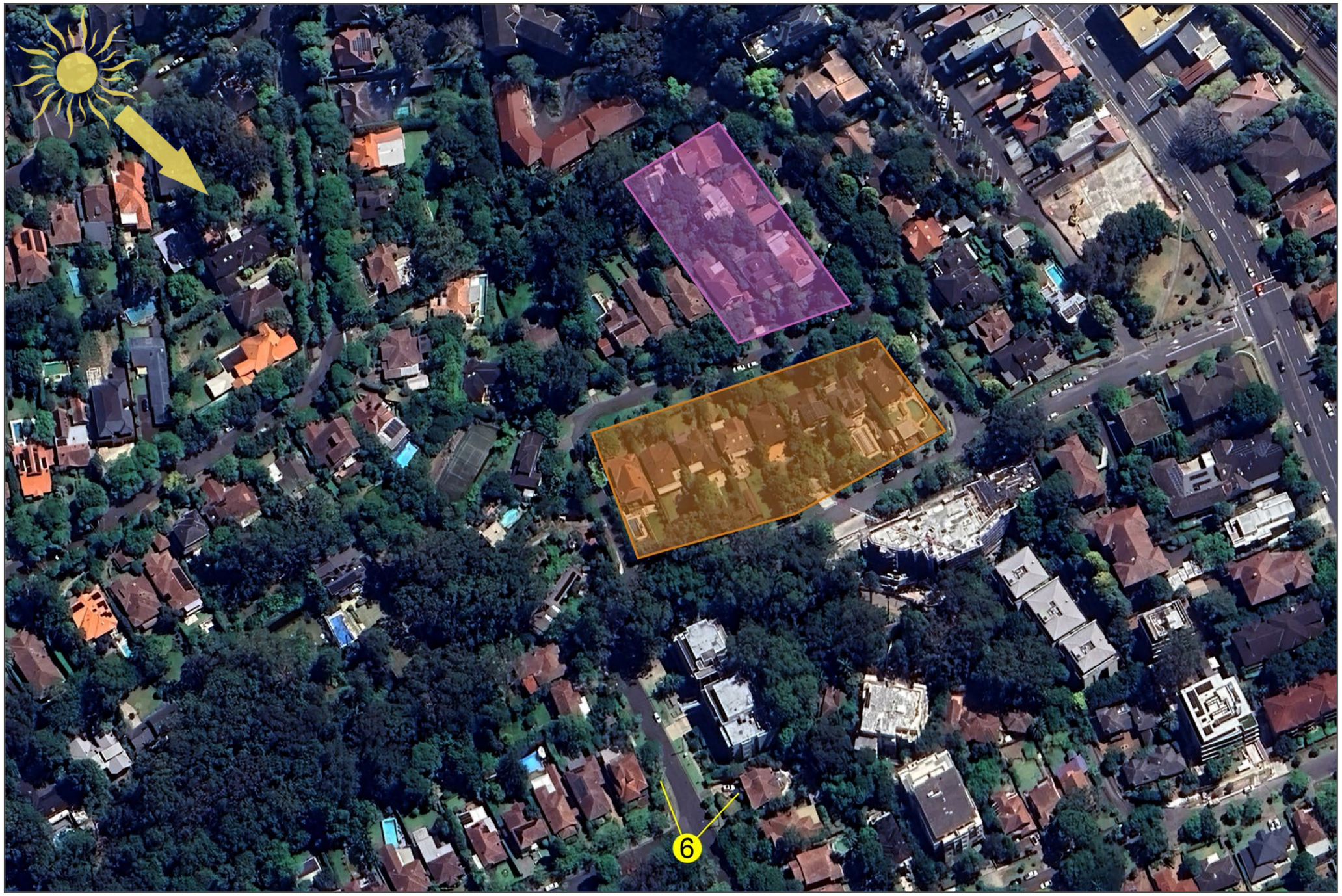
ORIGINAL PHOTOGRAPH WITH PREVIOUS PROPOSED DEVELOPMENT

ORIGINAL PHOTOGRAPH WITH CURRENT PROPOSED DEVELOPMENT

VIEWPOINT LOCATION

10.2 VIEWPOINT POSITION 06 - 2 Alexander Parade, Roseville.

VIEWPOINT LOCATION



10.3 VIEWPOINT POSITION 06 - 2 Alexander Parade, Roseville.

ALIGNMENT OF SURVEYED POINTS

10.4 VIEWPOINT POSITION 06 - 2 Alexander Parade, Roseville.

ORIGINAL PHOTOGRAPH

10.5 VIEWPOINT POSITION 06 - 2 Alexander Parade, Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND PREVIOUS PROPOSED DEVELOPMENT

10.6 VIEWPOINT POSITION 06 - 2 Alexander Parade, Roseville.

PHOTOGRAPH SHOWING CURRENT CONDITION AND CURRENT PROPOSED DEVELOPMENT

11.1 3D SCENE DATA SOURCES

1a - 3D Model of the previous proposed Pockley development - refer to Appendix A

File Name: W-B_Roseville_3D_VIA-MODEL_POCKLEY_250403
Author: Woods Bagot
Format: Autocad DWG
Alignment: MGA 56 GDA2020

1b - 3D Model of the current proposed Pockley development - refer to Appendix A

File Name: W-B_Pockley_3D Model_251119
Author: Woods Bagot
Format: FBX
Alignment: MGA 56 GDA2020

1c - 3D Model of the proposed Larkin development - refer to Appendix A

File Name: W-B_Roseville_3D_VIA-MODEL_LARKIN_250407
Author: Woods Bagot
Format: Autocad DWG
Alignment: MGA 56 GDA2020

2 - Site Survey - refer to Appendix B for details

File Name: 24159photo locations 2
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

3 - Existing Site Survey - refer to Appendix C for details

File Name: 80576-A
Author: Rygate & Company Pty Ltd
Format: Autocad DWG
Alignment: MGA 56 GDA2020

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

File Name: 80598-A
Author: Rygate & Company Pty Ltd
Format: Autocad DWG
Alignment: MGA 56 GDA2020

11.2 APPENDIX A: 3D MODELS SUPPLIED BY WOODS BAGOT

OVERVIEW

11.3 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS SURVEYORS

LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 17-02-2025
Our Ref: 24159 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – Larkin St & Pockley Ave, Roseville, NSW

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations at Roseville, NSW.

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

Measurements were taken using Leica TS15. The measurements are verified with SSM 164151 & SSM 164152.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
100	331222.891	6260033.544	100.163	CAMERA LOCATION 6B
101	331208.547	6260037.562	111.063	TOP OF POWER POLE
102	331207.629	6260041.124	99.773	CORNER OF PIT
103	331170.922	6260044.960	101.862	ROOF RIDGE
104	331179.619	6260021.603	106.369	TOP OF POWER POLE
105	331209.458	6260036.682	107.384	EDGE OF POWER POLE
106	331255.086	6260047.873	103.806	CAMERA LOCATION 5A
107	331226.031	6260046.964	110.346	EDGE OF POWER POLE
108	331146.462	6260002.106	99.441	TOP OF POWER POLE
109	331234.373	6260065.347	113.528	ROOF RIDGE
110	331240.348	6260056.939	106.504	TOP OF FENCE
111	331199.026	6260053.445	98.966	BASE OF TREE
112	331195.757	6260079.993	101.24	TREE BRANCH
113	331200.911	6260076.733	100.093	CAMERA LOCATION 4C
114	331179.927	6260074.024	96.506	TOP OF FENCE
115	331183.101	6260069.750	97.879	TOP OF FENCE
116	331178.539	6260058.824	102.851	ROOF RIDGE
117	331179.616	6260080.323	97.001	CORNER OF SIGN
118	331178.830	6260078.001	94.27	CORNER OF PIT
119	331186.421	6260087.294	94.869	CAMERA LOCATION 4B
120	331122.703	6260148.534	98.41	CORNER OF PERGOLA
121	331109.923	6260144.267	100.311	TOP OF CHIMNEY
122	331121.957	6260170.176	95.522	CAMERA LOCATION 2A
123	331114.227	6260181.730	94.12	CAMERA LOCATION 2B

CMS SURVEYORS PTY LIMITED

(02) 9971 4802
info@cmssurveyors.com.au
ABN 79 096 240 201
www.cmssurveyors.com.au

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

Liability limited by a scheme approved under Professional Standards Legislation

CMS SURVEYORS

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
124	331119.431	6260160.934	97.708	TOP OF SIGN
125	331117.967	6260135.040	102.534	ROOF RIDGE
126	331139.932	6260134.083	100.679	TOP OF SIGN
127	331121.811	6260138.063	100.116	CORNER OF GUTTER
128	331123.448	6260169.012	103.793	TOP OF POWER POLE
129	331119.795	6260175.546	99.835	TOP OF POWER POLE
130	331116.492	6260173.691	94.947	BALUSTRADE
131	331109.617	6260166.064	94.427	BALUSTRADE

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

Yours faithfully,
CMS Surveyors Pty Limited
Hayden Cook,
Diploma of Surveying (TAFE NSW)

11.4 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS SURVEYORS | LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 17-03-2025
Our Ref: 24159 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – Larkin St & Pockley Ave VIA, Roseville, NSW

As requested, we attended site and measured the co-ordinates and elevations of the photo locations for Larkin Street and Pockley Avenue VIA, Roseville NSW.

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 as follows:

- Camera position "View 2C" from SSM163082 and SSM163083.
- Camera position "View 7" from SSM164153 and SSM72336.

DWG of locations has also been supplied.

Point Number	MGA 20 (Zone 55)		Reduced Level (AHD)	Photo Point Description
	Easting	Northing		
260	330953.004	6260063.627	95.797	Camera Postion "View 2C" (CAM)
261	330988.571	6260086.178	104.294	Top center of power pole (PP)
262	330970.960	6260071.445	96.716	Top left corner of stone wall (TW)
263	330987.406	6260068.700	100.162	Roof ridge (RR)
264	330966.847	6260060.834	98.321	Top center of sign post (SGN)
265	330976.029	6260049.044	97.153	Top corner of gutter (TG)
700	331104.907	6259868.593	88.957	Camera Position "View 7" (CAM)
701	331098.864	6259893.732	90.550	Top of sign (SGN)
702	331103.803	6259910.344	94.839	Top center of Power pole (PP)
703	331105.589	6259908.290	87.592	Top right corner of electrical box (EK)
704	331134.235	6259911.224	99.956	Parapet corner (PAR)
705	331119.986	6259886.704	91.138	Top right corner of brick wall (TW)
706	331104.418	6259908.770	87.598	Top left corner of electrical box (EK)

CMS SURVEYORS PTY LIMITED

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info@cmssurveyors.com.au
ABN 79 096 240 201
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2/99A South Creek Rd
Dee Why NSW 2099
PO Box 463 Dee Why NSW 2099

Riverina Office
90 Wallendoon St
Cootamundra NSW 2590

CMS SURVEYORS

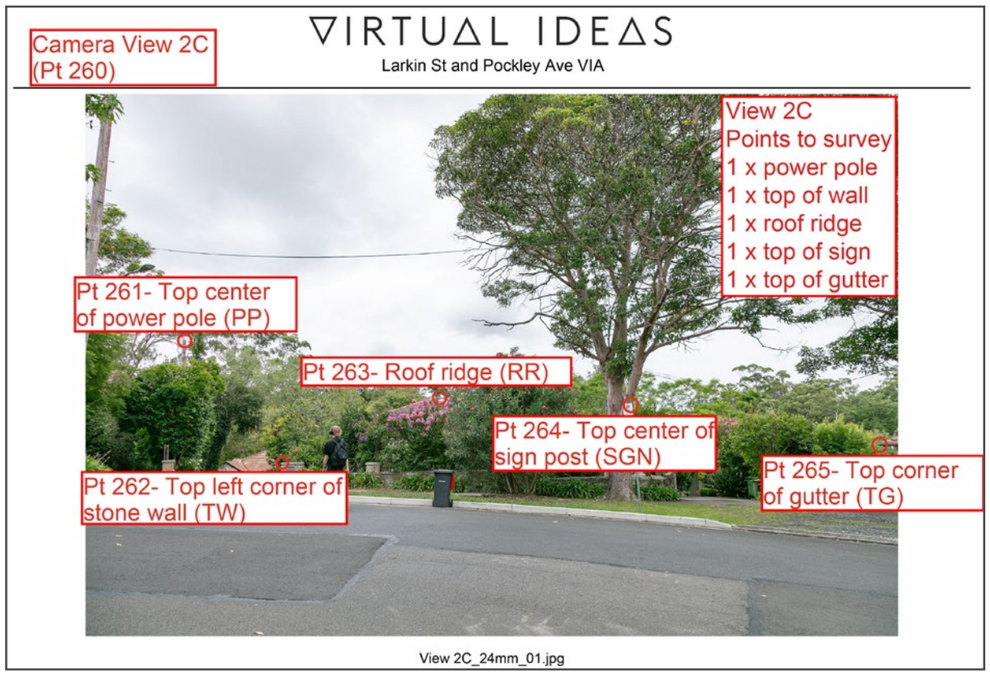
Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

CMS Surveyors Pty Limited

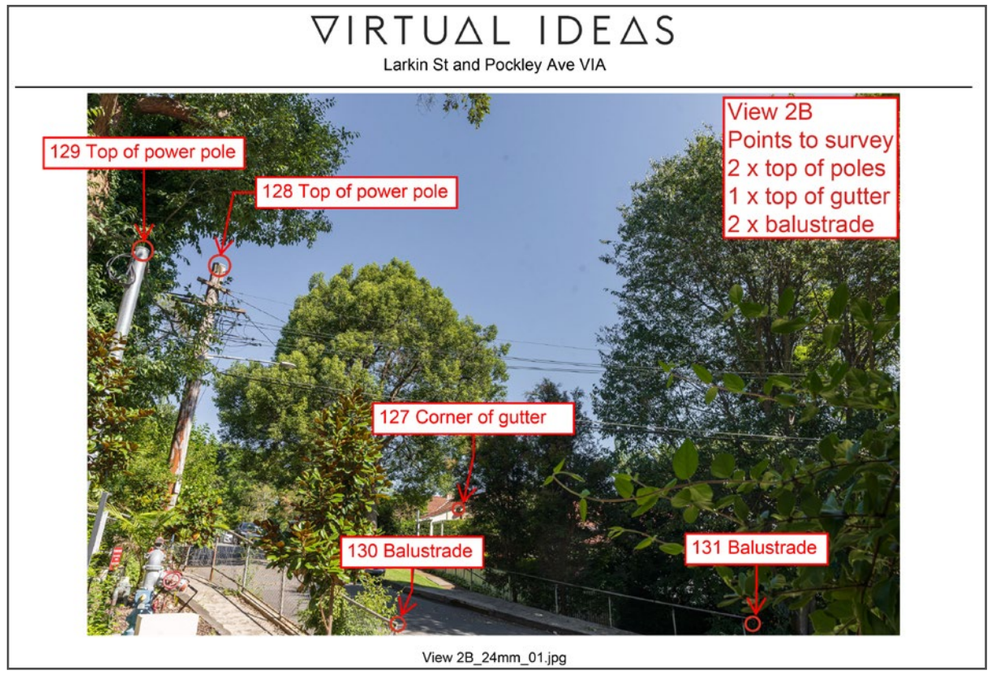
Timothy Holland
Technical Surveyor

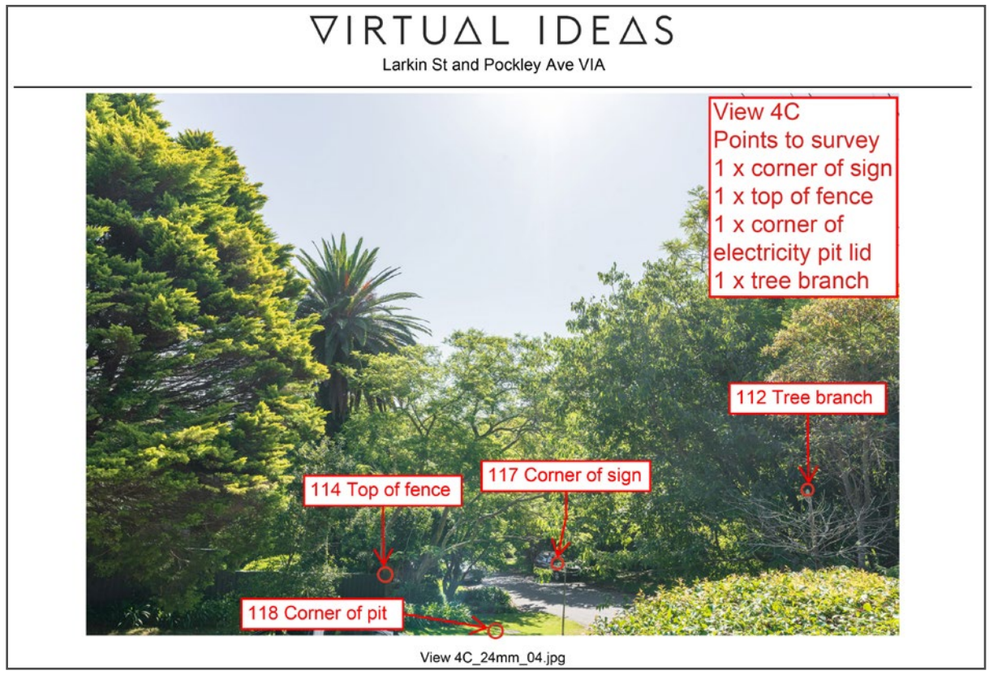
Diploma of Surveying & 4 years of experience

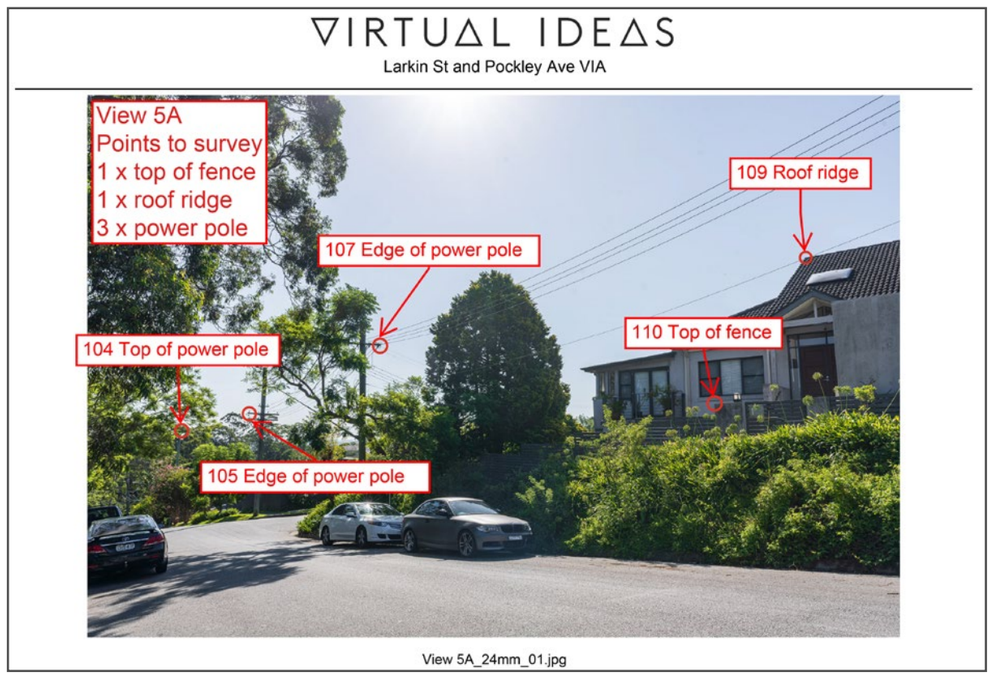


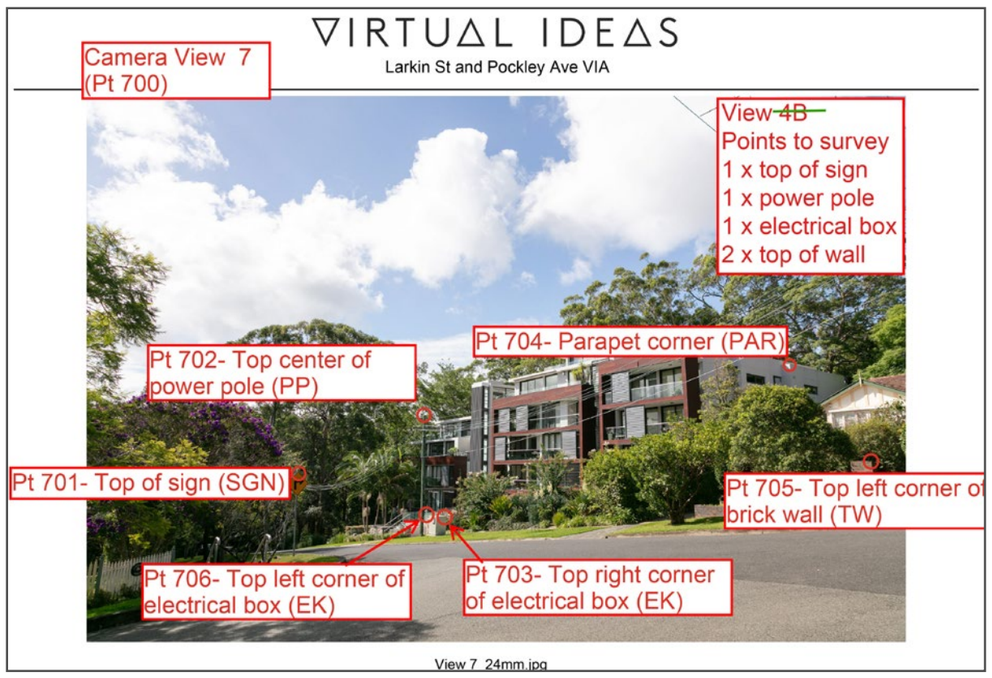
View 2C_24mm_01.jpg

11.5 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

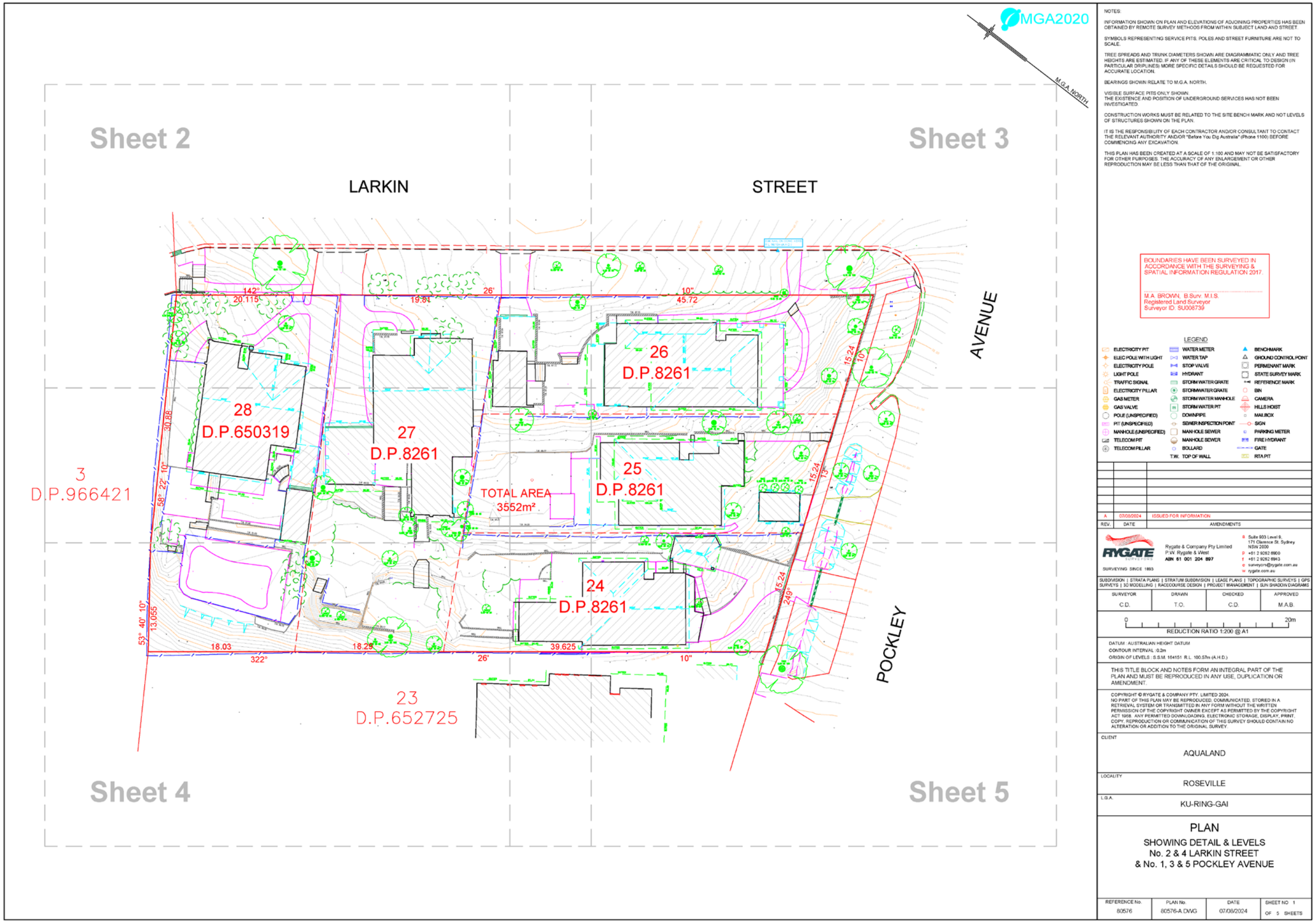








11.6 APPENDIX C: EXISING SITE SURVEY SUPPLIED BY RYGATE AND COMPANY PTY LTD



NOTES:

INFORMATION SHOWN ON PLAN AND ELEVATIONS OF ADJOINING PROPERTIES HAS BEEN OBTAINED BY REMOTE SURVEY METHODS FROM WITHIN SUBJECT LAND AND STREET.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

TREE SPREADS AND TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

BEARINGS SHOWN RELATE TO M.G.A. NORTH.

VISIBLE SURFACE PITS ONLY SHOWN.
THE EXISTENCE AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR "Before You Dig Australia" (Phone 1100) BEFORE COMMENCING ANY EXCAVATION.

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:100 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

BOUNDARIES HAVE BEEN SURVEYED IN ACCORDANCE WITH THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.

M.A. BROWN, B.Surv. M.I.S.
Registered Land Surveyor
Surveyor ID: SU008739

LEGEND

ELECTRICITY PIT	WATER METER	BENCHMARK
ELEC POLE WITH LIGHT	WATER TAP	GROUND CONTROL POINT
ELECTRICITY POLE	STOP VALVE	PERMENANT MARK
LIGHT POLE	HYDRANT	STATE SURVEY MARK
TRAFFIC SIGNAL	STORM WATER GRATE	REFERENCE MARK
ELECTRICITY PILLAR	STORMWATER GRATE	BIN
GAS METER	STORM WATER MANHOLE	CAMERA
GAS VALVE	STORM WATER PIT	HILLS HOIST
POLE (UNSPECIFIED)	DOWNPIPE	MAILBOX
PIT (UNSPECIFIED)	SEWER INSPECTION POINT	SIGN
MANHOLE (UNSPECIFIED)	MANHOLE SEWER	PARKING METER
TELECOM PIT	MANHOLE SEWER	FIRE HYDRANT
TELECOM PILLAR	BOLLARD	GATE
	T.W. TOP OF WALL	RTA PIT

REV.	DATE	AMENDMENTS
A	07/08/2024	ISSUED FOR INFORMATION

RYGATE SURVEYORS
SURVEYING SINCE 1893

Rygate & Company Pty Limited
P.W. Rygate & West
ABN 61 001 204 897

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SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
C.D.	T.O.	C.D.	M.A.B.

0 20m
REDUCTION RATIO 1:200 @ A1

DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : 0.2m
ORIGIN OF LEVELS : S.S.M. 164151 R.L. 100.57m (A.H.D.)

THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.

CLIENT
AQUALAND

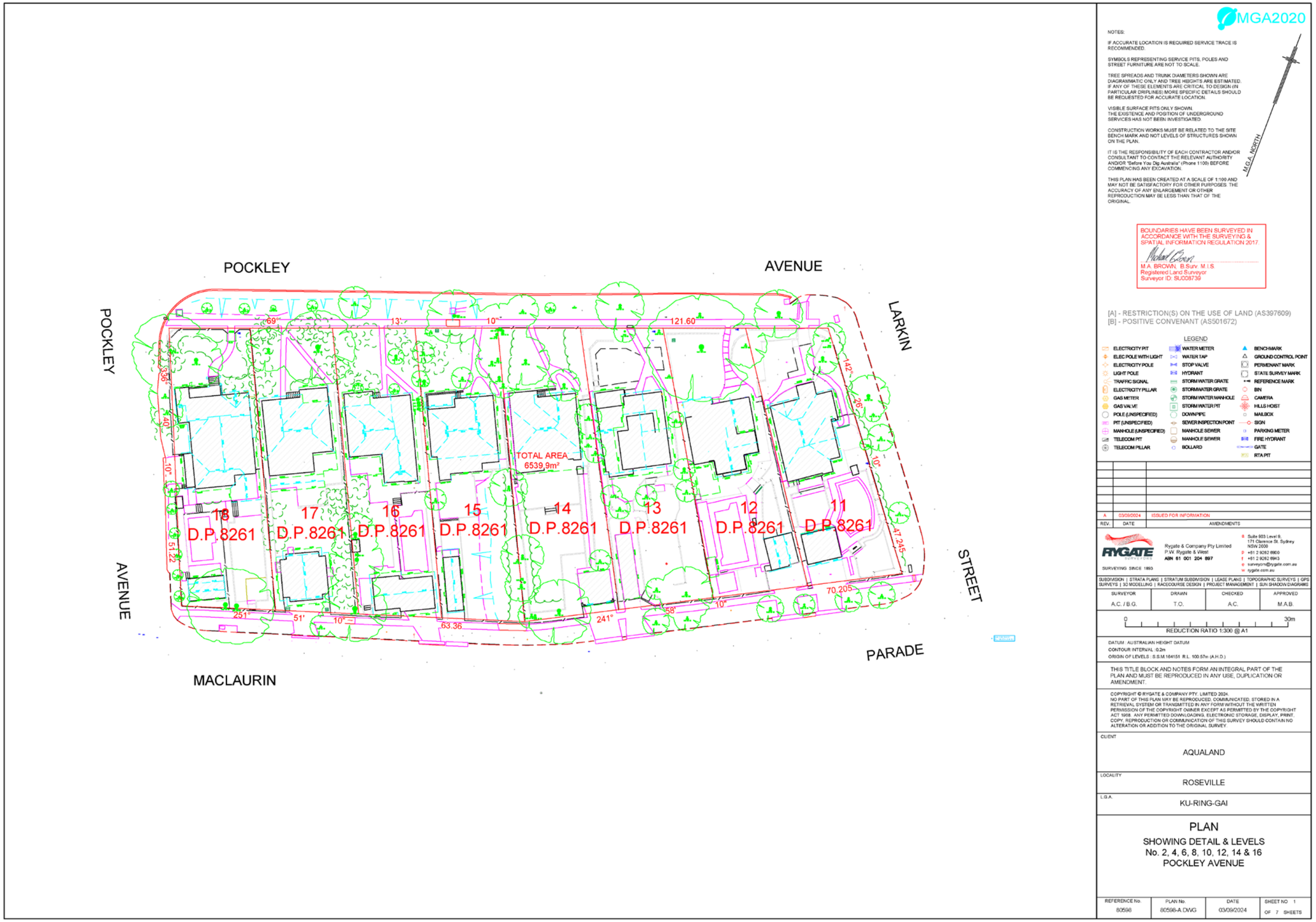
LOCALITY
ROSEVILLE

L.G.A.
KU-RING-GAI

PLAN
SHOWING DETAIL & LEVELS
No. 2 & 4 LARKIN STREET
& No. 1, 3 & 5 POCKLEY AVENUE

REFERENCE No.	PLAN No.	DATE	SHEET NO 1
80576	80576-A.DWG	07/08/2024	OF 5 SHEETS

11.7 APPENDIX D: EXISING SITE SURVEY SUPPLIED BY RYGATE AND COMPANY PTY LTD



MGA2020

NOTES:

IF ACCURATE LOCATION IS REQUIRED SERVICE TRACE IS RECOMMENDED.

SYMBOLS REPRESENTING SERVICE PITS, POLES AND STREET FURNITURE ARE NOT TO SCALE.

TREE SPREADS AND TRUNK DIAMETERS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIPLINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.

VISIBLE SURFACE PITS ONLY SHOWN.
THE EXISTENCE AND POSITION OF UNDERGROUND SERVICES HAS NOT BEEN INVESTIGATED.

CONSTRUCTION WORKS MUST BE RELATED TO THE SITE BENCH MARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.

IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND/OR CONSULTANT TO CONTACT THE RELEVANT AUTHORITY AND/OR "Before You Dig Australia" (Phone 1100) BEFORE COMMENCING ANY EXCAVATION.

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:100 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

M.G.A. NORTH

BOUNDARIES HAVE BEEN SURVEYED IN ACCORDANCE WITH THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.

M.A. BROWN, B.Surv. M.I.S.
Registered Land Surveyor
Surveyor ID: SU008739

[A] - RESTRICTION(S) ON THE USE OF LAND (AS397609)
[B] - POSITIVE CONVENANT (AS501672)

LEGEND

ELECTRICITY PIT	WATER METER	BENCH MARK
ELEC POLE WITH LIGHT	WATER TAP	GROUND CONTROL POINT
ELECTRICITY POLE	STOP VALVE	PERMENANT MARK
LIGHT POLE	HYDRANT	STATE SURVEY MARK
TRAFFIC SIGNAL	STORM WATER GRATE	REFERENCE MARK
ELECTRICITY PILLAR	STORMWATER GRATE	BIN
GAS METER	STORM WATER MANHOLE	CAMERA
GAS VALVE	STORM WATER PIT	HILLS HOIST
POLE (UNSPECIFIED)	DOWNPIPE	MAILBOX
PIT (UNSPECIFIED)	SEWER INSPECTION POINT	SIGN
MANHOLE (UNSPECIFIED)	MANHOLE SEWER	PARKING METER
TELECOM PIT	MANHOLE SEWER	FIRE HYDRANT
TELECOM PILLAR	BOLLARD	GATE
		RTA PIT

REV.	DATE	AMENDMENTS
A	03/09/2024	ISSUED FOR INFORMATION

RYGATE SURVEYORS
SURVEYING SINCE 1893

Rygate & Company Pty Limited
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SURVEYOR	DRAWN	CHECKED	APPROVED
A.C. / B.G.	T.O.	A.C.	M.A.B.

0 30m
REDUCTION RATIO 1:300 @ A1

DATUM : AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL : 0.2m
ORIGIN OF LEVELS : S.S.M.184151 R.L. 100.57m (A.H.D.)

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LOCALITY
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L.G.A.
KU-RING-GAI

PLAN
SHOWING DETAIL & LEVELS
No. 2, 4, 6, 8, 10, 12, 14 & 16
POCKLEY AVENUE

REFERENCE No.	PLAN No.	DATE	SHEET NO
80598	80598-A.DWG	03/09/2024	1 OF 7 SHEETS