



Visual Impact Assessment

19-25 Balfour Street, Lindfield
SSD-82709458

June 2025

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Cover image: the site (Source: Giles Tribe)

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Executive Summary

This Visual Impact Assessment (VIA) has been prepared by Keylan Consulting to accompany a detailed State Significant Development Application (SSDA) for a residential flat building at 19-25 Balfour Street, Lindfield within the Ku-Ring-Gai local government area (LGA).

The site is made up of the 4 lots outlined in Table 1.

Property Address	Title Description
19 Balfour Street, Lindfield	Lot 12/-/DP654363
21 Balfour Street, Lindfield	Lot 1/-/DP121527
23 Balfour Street, Lindfield	Lot 13/-/DP657173
25 Balfour Street, Lindfield	Lot 13/-/DP663524
Total site area	4,771m ²

Table 1: Legal description

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-82709458).

The findings of this report demonstrate that whilst the proposal will have a potential impact on views from some public spaces, heritage items, heritage conservation areas (HCA) and residential areas, impacts are considered reasonable when factoring in the following:

- the proposed development is generally consistent with the height and building controls pursuant to the *State Environmental Planning Policy Housing 2021* (Housing SEPP), which are set to transform the immediate locality to a higher density residential area
- the proposal is of high-quality architectural design, incorporating details such as separated towers, varying heights and articulation which assist in softening the built form
- the proposal is consistent with the strategic context of the area, noting it will provide well-located, high-quality housing (including affordable housing) within walking distance to public transport.

Overall, this report concludes that the proposed development will have a low-moderate visual impact and is suitable for the site and warrants approval subject to the implementation of mitigation measures outlined in this report.

1 Introduction

This VIA has been prepared by Keylan Consulting on behalf of Balfour Group Pty Ltd (the Applicant). This report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a SSDA for a residential flat building (including in-fill affordable housing) at 19-25 Balfour Street within the Ku-Ring-Gai LGA.

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

1.1 Report Structure

The VIA has been prepared as follows:

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

Table 2: Report Structure

1.2 Secretary’s Environmental Assessment Requirements

This report has been prepared in response to the requirements contained within the SEARs dated 22 April 2025 for the SSDA (SSD-82709458). This report responds to the SEARs requirement:

Issue and Assessment Requirements	Report Reference
8. Visual Impact	
Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Section 6
Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	

Table 3: SEARS requirements

2 The site

2.1 Site description

The site is located at 19-25 Balfour Street, Lindfield within the Ku-Ring-Gai LGA. The site is comprised of multiple allotments and is legally described as:

Address	Lot/DP
19 Balfour Street, Lindfield	Lot 12/-/DP654363
21 Balfour Street, Lindfield	Lot 1/-/DP121527
23 Balfour Street, Lindfield	Lot 13/-/DP657173
25 Balfour Street, Lindfield	Lot 13/-/DP663524

The land size is 4,771m², made up of 4 detached dwellings and the site has a single frontage to the southeast at Balfour Street. Highfield Road, Wallace Parade and Pacific Highway bound the block that the site is located on.

The immediate urban context surrounding the site is characterised by detached dwellings, notably the prevalence of Federation Queen Anne style housing within the Balfour Street/Highfield Road HCA (C29). In the broader context the Lindfield Station and town centre provides commercial land uses to support the local area.

All four addresses within the site make up a part of the above HCA, being located at the southern corner of the area.

The site is located approximately 10km north north-east of Sydney CBD, and approximately 350m from Lindfield Town Centre.



Figure 1: Site context (Source: Nearmap)



Figure 2: Aerial of subject site (Source: Nearmap)

2.2 Surrounding visual context

The site is strategically located within 400m of Lindfield Train station and Town Centre, within an existing low density residential area, with a commercial strip along Pacific Highway nearby the station.

The immediate site is made up of four houses all within the Balfour Street/Highfield Road HCA, which is characterised aesthetically by its federation Queen Anne style housing.

The context of the surrounding area is undergoing change following the Transit Oriented Development controls which were implemented in April of 2024, enabling higher density developments in designated well located areas. Lindfield was an identified Station for the program.

The existing surrounding environment within the low-density residential zone is primarily characterised by 1-2 storey detached housing with historic architectural styles, typically with vast greenery surrounding the sites. To the north-east along Pacific Highway, the streetscape is characterised by retail frontages with zero metre side setbacks. Lindfield Avenue, which is parallel to Pacific Highway on the opposite side of the railway has seen the construction of apartment blocks over the last 10 years.

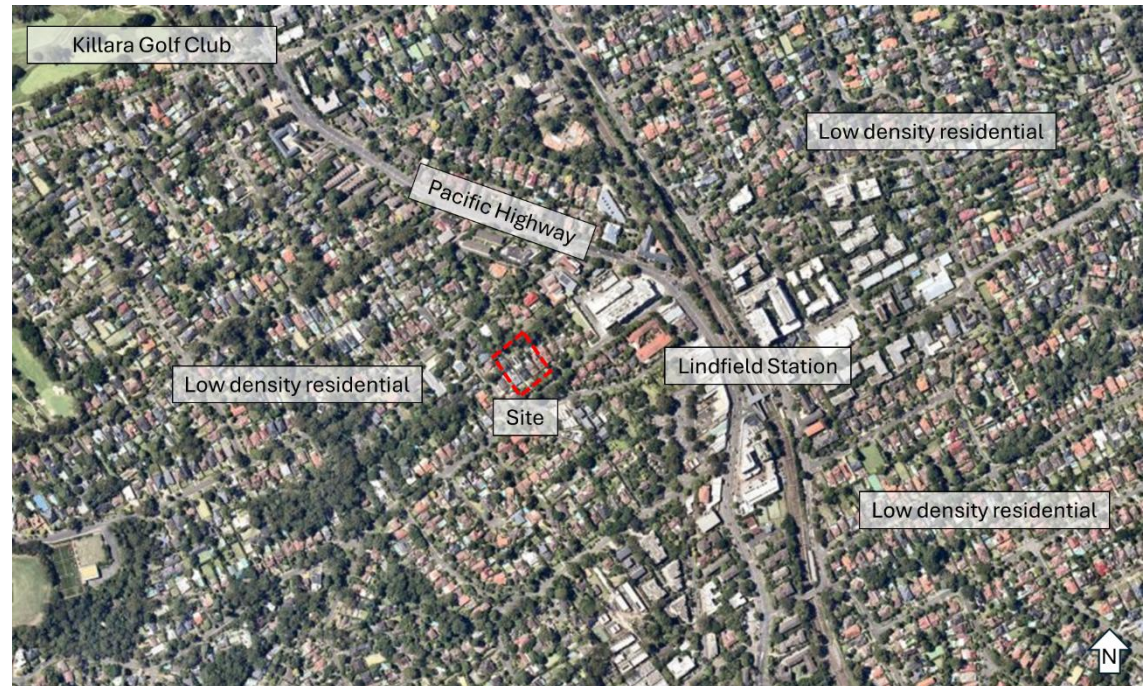


Figure 3: Surrounding context (Source: Nearmap)

North

Immediately north of the site is the Balfour Street/Highfield Road HCA, as mentioned above it is significant for its aesthetic appearance as an intact example of Federation Queen Anne style housing. The buildings to the north within the HCA are primarily residential dwellings, although it includes a presbytery and a Catholic church and school.

The area that the HCA covers is bounded by Highfield Road and Balfour Street to the north and south respectively. To the east, the area is bounded by Balfour Lane and Pacific Highway, and to the west the conservation area is bounded by the dwellings fronting Wallace Street.



Figure 4: Balfour Street/Highfield Rd HCA (Source: Nearmaps)



Figure 5: Facing west towards 9 Balfour Street (Source: Keylan)

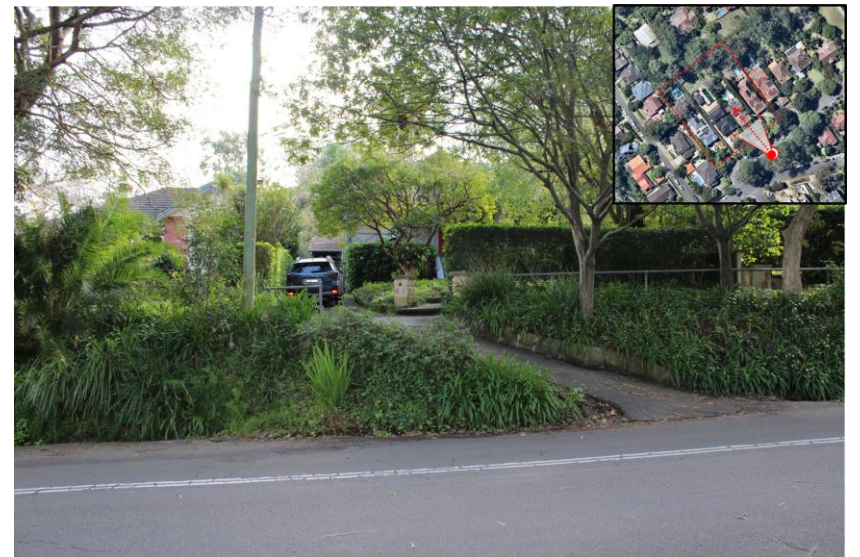


Figure 6: Facing north-west towards 21 Balfour Street (Source: Keylan)

East

The east of the site is similarly characterised by residential dwellings. The southern side of Balfour Street has a series of dual occupancies with north-facing frontages. The dwellings are all primarily made of brick with an architectural style to match the character of the area.

Further east is the Lindfield Town Centre, with the train station and Pacific Highway providing two major transport routes connecting the suburb to Sydney. There is a varied height of building, but a general rise in building height on approach to Pacific Highway.

Travelling north east along Balfour Street, the general appearance of the built form is shielded by thick vegetation.



Figure 7: Looking east on Balfour St (Source: Keylan)



Figure 8: Facing south towards 24 Balfour Street (Source: Google Maps)



Figure 9: Looking south towards the corner of Balfour Street/Pacific Highway (Source: Keylan)

South

Immediately south of the site is the intersection between Balfour Street and Bent Street, with a sharp corner on Balfour Street and sloping southward away from the subject site. There is a parcel of undeveloped land created as a result of the shape of the roads which is occupied by mature vegetation, creating a screen between the site and the detached dwellings on the other side of Bent Street in a south easterly direction.

The housing along Bent Street is characterised by its dense vegetation, screening each home from the street.



Figure 10: Facing south along Balfour Street (Source: Keylan)



Figure 11: Looking south east from 25 Balfour Street (Source: Keylan)



Figure 12: Looking south west from the side of 23 Bent Street (Source: Keylan)

West

The site is immediately bounded by detached dwellings to the west which front Wallace Road. There is a large low density residential area, with increasing canopy cover travelling west away from the site.

Wallace Road has houses on both sides of the street with houses on the western side of the street having frontages facing in the direction of the subject site.



Figure 13: looking north west from intersection of Bent St and Wallace Rd (Source: Google Maps)



Figure 14: Facing north up Wallace Street (Source: Google Maps)

2.3 Future visual character

Lindfield Transport Oriented Development

On 13 May 2024, the NSW Government finalised Part 2 of the Transport Oriented Development (TOD) program, applying to 37 station locations, including Lindfield. The new TOD planning controls, delivered through the Housing SEPP enable faster delivery of more housing close to jobs and amenity.

The TOD planning control changes include amendments to the permissible land uses, height of buildings and FSR controls for sites within the TOD Precincts.

An extract of the immediate Lindfield TOD area is shown in Figure 15. A summary of the controls applying to the site and the TOD are outlined below:

- Permit residential flat buildings in the R2 Low Density Residential Zone
- 22m maximum building height
- 2.5:1 maximum FSR

The proposed development is largely consistent with the objectives and is considered acceptable in the context of the TOD.

It is noted the TOD will result in significant built form uplift to the immediate surrounding context, which will largely reshape the Lindfield and Balfour Street context.

A number of applications pursuant to the TOD provisions have been submitted to Council / DPHI for assessment, as detailed in Table 4.



Figure 15: TOD Map (Source: ESpatial Viewer)

Council's alternative preferred scenario

Further to the TOD, Council has proposed an alternative masterplan for the TOD sites within the LGA including, Lindfield, Roseville, Gordon and Killara.

Council proposes an alternate boundary and updated controls. A summary of the controls applying to the site and immediate area are outlined below:

- Rezone the site / area to R4 High Density Residential
- 29m maximum building height
- 1.8:1 maximum FSR

As this stage, the alternative masterplan has not yet been submitted to DPHI.



Figure 16: Ku-Ring-Gai proposed HOB map (Source: Ku-Ring-Gai)

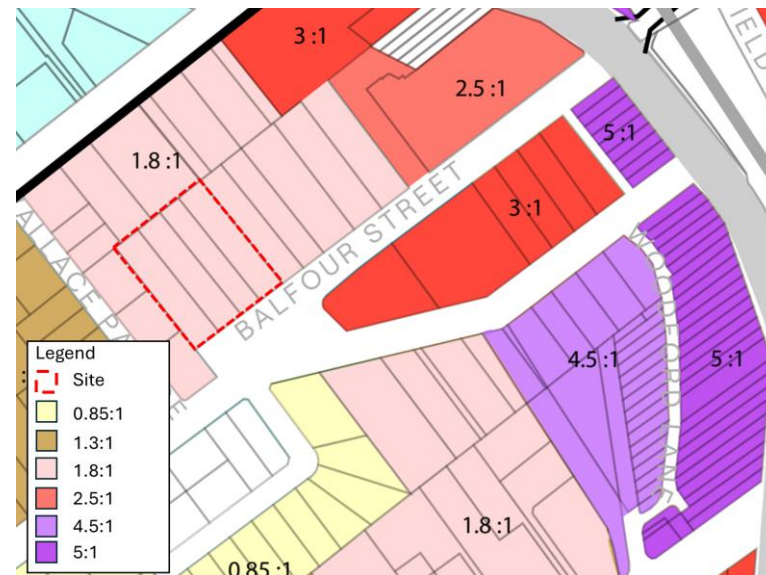


Figure 17: Ku-Ring-Gai proposed FSR map (Source: Ku-Ring-Gai)

Surrounding Developments

In addition to the above amendments to the planning instruments, the following SSDAs and DAs are under assessment / recently approved;

Surrounding Development Application	Description	Status
2-8 Highgate Road, Lindfield SSD-78493518	9 storey RFB (30.30m) 84 dwellings, 24 affordable - FSR of 3.25:1 - Setback from 6-9m from the street	Response to Submissions (Exhibition 01/05/2025 - 28/05/2025)
2-4 Woodside Avenue & 1-3 Reid Street, Lindfield SSD-79261463	9 storeys (30.35m) 89 dwellings - FSR of 3.25:1	Response to Submissions (Exhibition 01/05/25 – 28/05/25)
9-21 Beaconsfield Parade, Lindfield SSD-81623209	321 dwellings, 56 affordable - Maximum HOB of 22m - FSR of 2.5:1	Exhibition (27/05/25 – 23/06/25)
59-63 Trafalgar Avenue, Lindfield SSD-79276958	220 dwellings, 45 affordable - Maximum HOB 33.07m - FSR of 3.25:1	Under assessment (Exhibition Start-End Date 07/05/2025 - 03/06/2025)
27 - 29 Tryon Road, Lindfield SSD-78669234	9 Storeys (28.6m) 66 dwellings - FSR 3.25:1	Response to Submissions (Exhibition 24/04/25 – 21/05/25)
12-16 Bent Street, Lindfield SSD-78156462	10 Storeys (29.2m) 115 dwellings, 28 affordable	Response to Submissions (Exhibition 24/4/25 - 21/5/25)
1 Woodford Lane, 2-12 Bent Street, 1B Beaconsfield Parade, 19 Drovers Way, Drovers Way Road, Lindfield	Lindfield Village Hub (LVH), a new urban renewal project that will offer new community amenities within close proximity to the train station	Approved (July 2020)

Table 4: Overview of nearby DA's

4 Proposed development

The SSDA seeks development consent for a proposed residential flat building, including in-fill affordable housing at 19 – 25 Balfour Street, Lindfield. The proposed works include demolition of existing structures, site preparation works, excavation and construction of the building and associated landscaping works.

Specifically, the SSDA seeks development consent for:

- demolition of existing buildings and structures on site
- construction of a ten-storey residential flat building featuring:
 - basement level car parking
 - approximately 71 market residential units
 - approximately 27 affordable housing units
- associated landscaping works, including a communal open space.
- associated infrastructure and services

The proposal incorporates 17% affordable housing pursuant to Chapter 2, Section 15C and Chapter 5, Section 156 of the Housing SEPP. The proposal seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 16 of the Housing SEPP to achieve 30% additional building height and floor space ratio (FSR).

An extract of the proposed development is provided in the figures to the right.



Figure 18: Proposed southern elevation (Source: Giles Tribe)



Figure 19: Proposed northern elevation (Source: Giles Tribe)

5 Methodology

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

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

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

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

The range of views assessed includes close, medium and long-distance views so that a variety of views likely to be experienced by the public are evaluated.

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

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

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

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

Table 5: Assessment Matrix

The report is accompanied by montages to support the visual impact assessment.

The following limitations have been encountered while preparing this VIA:

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

6 Visual impact analysis

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

Viewpoint reference	Viewpoint location
View 1	28 Bent Street, Lindfield
View 2	16, 18, 20 Bent Street, Lindfield
View 3	9-15 Balfour Street, Lindfield
View 4	8 Highfield Road, Lindfield

Table 6: Viewpoint locations

Additional viewpoints to the north-west were investigated as part of the analysis, however, given the topography, orientation and existing landscaping, the proposal is entirely obscured. As such, no further assessment from this viewpoint has been provided.



Figure 20: Viewpoint location map (Source: Nearmap)

6.1 Viewpoint 1: 28 Bent Street, Lindfield

Viewpoint 1 represents the view towards the proposed development from the Bent Street and Balfour Street intersection. This close-range viewpoint is approximately 50m south of the site.

The existing and proposed views are shown in the Figures below.



Figure 21: Viewpoint 1 Map (Source: Nearmap)



Figure 22: Viewpoint 1 – existing view (Source: Keylan)



Figure 23: Viewpoint 1 – proposed view (Source: Balfour Group Pty Ltd)

6.1.1 Analysis

Viewpoint 1 represents views towards the site from low-density residential receivers with a frontage facing the direction of the proposed site.

This viewpoint also represents the view of the site from 28 Bent Street, which is a local heritage item pursuant to the *Ku-Ring-Gai Local Environmental Plan 2015* (Item 416).

The dwellings along Bent Street are oriented towards the north, with the primary living spaces and open spaces located to the rear (south), away from the proposal.

It is important to consider, that given the nature of this viewpoint (topography, orientation, distance) any redevelopment of the site will be highly visible from this location.

The majority of the dwellings fronting Balfour Street and Bent Street (including the subject site) are identified for significant uplift under the TOD provisions and Council’s preferred scenario. Given these significant changes to the built form controls under the TOD precinct, it is acknowledged that the visual context of this area will undergo further transformation. The proposal will be consistent with the surrounding locality, as envisioned by the TOD controls. In this context, the visual compatibility of the proposal will be low-moderate.

Existing fencing, as well as mature landscaping, and trees line the frontage of these dwellings, in addition to street trees, will provide partial screening of views towards the site.

Importantly, from this viewpoint, there is no visual access above or beyond the site to scenic features or important views.

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

- from this viewpoint, the northern part of the building is largely obscured, resulting in only the southern portion of the building remaining visible
- the presence of mature trees and landscaping obscure the midground of the view, obscuring the lower levels of the proposed building
- the proposal is consistent with the broader future visual character of this viewpoint as at the time it will be visible, it will be viewed in conjunction with similar built form located in the TOD
- the proposal represents a high-quality built form, with design elements and articulation to further mitigate any perceived bulk and scale impacts.

Our findings

Our assessment concludes that the visual impact from Viewpoint 1 is **low-moderate**.

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

Table 7: Viewpoint assessment rating

6.2 Viewpoint 2: 16 & 18-20 Bent Street

Viewpoint 2 represents the view from residential receivers viewing the development from a northwestern orientation along Bent Street, across the block of undeveloped land on the corner bounded by Balfour Street and Bent Street.

This viewpoint provides a close-range viewpoint, from approximately 60m southeast of the site.

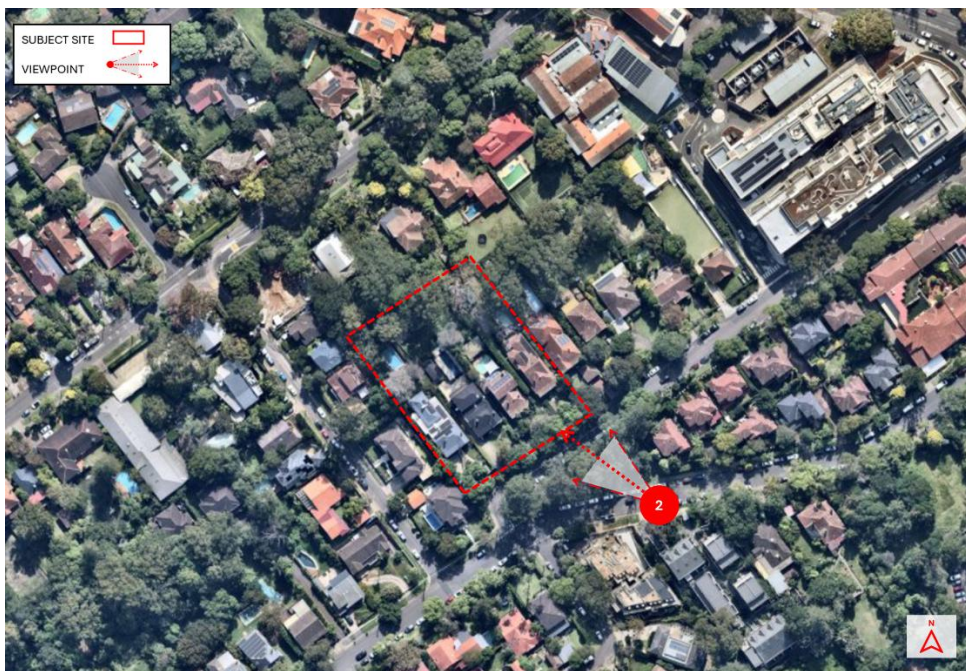


Figure 24: Viewpoint 2 Map (Source: Nearmap)



Figure 25: Viewpoint 2 – existing view (Source: Keylan)



Figure 26: Viewpoint 2– proposed view (Source: Balfour Group Pty Ltd)

6.2.1 Analysis

This viewpoint is generally characterised by medium density residential dwellings in the form of townhouses and residential flat buildings.

It is acknowledged that the viewpoint and views are located within the Lindfield TOD area, with the future character set to undergo significant change. It is also noted that an SSDA has been submitted to DPHI for a 10-storey residential flat building at 12-16 Bent Street, Lindfield (SSD-78156462). The visual sensitivity of this viewpoint is considered to be low.

As shown in Figures 27 and 28, a wide landscaped street verge comprising mature trees and landscaping form the midground of this viewpoint.

From this viewpoint, the proposal is introduced into the background of this view, with the existing street verge and street trees remaining as the key focal point. The proposal is visually indecipherable. Given the limited visibility of the proposal, the proposed development appears compatible with the character of the surrounding area.

Importantly, from this viewpoint, the proposal would not impede or block any significant view currently obtained.

Our findings

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

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

Table 8: Viewpoint assessment rating

6.3 Viewpoint 3: 18 Balfour Street, Lindfield

Viewpoint 3 represents the view towards the proposed development from residential receivers at 18 Balfour Street, Lindfield which is primarily in the form of northeast-facing dual occupancies.

The viewpoint provides a medium-range view of the site, from approximately 100m east.



Figure 27: Viewpoint 3 Map (Source: Nearmap)



Figure 28: Viewpoint 3 – existing view (Source: Keylan)



Figure 29: Viewpoint 3– proposed view (Source: Balfour Group Pty Ltd)

6.3.1 Analysis

This viewpoint represents the indicative view of the proposal experienced by residents within the R4 High Density Residential zone on Balfour St, towards the site and the Balfour Street HCA.

The proposal although introduced as a background element, will be highly visible from this viewpoint. This is contributed by the topography of the site and the existing low-density nature of Balfour Street.

Although the proposal will be visible, it is considered that any redevelopment of the site, seeking to maximise the built form, would likely be visible from this viewpoint.

Notably, the development in the foreground forms the Lindfield TOD and is anticipated to undergo transition for higher density. When assessed in this context the impact of change of the proposed development from this viewpoint is considered to be moderate.

The photomontage indicates the overall design including façade articulation and stepped upper levels assist in breaking up the built form, which provides visual relief.

The proposal’s high-quality design, particularly the variation in building heights, materials and finishes are considered fundamental to ensuring a positive visual and built form outcome and ultimately minimising adverse visual impacts. Furthermore, the presence of trees will partially screen and soften the visual impacts of the new development from this viewpoint.

Importantly, from this viewpoint, the proposal would not impede or block a significant view currently obtained from the viewpoint. The magnitude of the proposal’s impact would be moderate.

The distance and topography of this viewpoint, paired with the high-quality design elements reduces the overall visual impact, resulting in a moderate visual impact.

Our findings

Given the proposed development is not visible, it is considered there is **moderate** from Viewpoint 3.

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

Table 9: Viewpoint assessment rating

6.4 Viewpoint 4: 8 Highfield Road

Viewpoint 4 represents the view towards the proposal from the residential receivers at 8 Highfield Road, Lindfield. Additionally, this viewpoint represents the view from the periphery of the Balfour St HCA and 2 local heritage items, known as;

- Dwelling house (I38) at 1 Highfield Road, Lindfield
- Dwelling house (I39) at 6 Highfield Road, Lindfield

This is a medium-range viewpoint and is approximately 100m from the site.

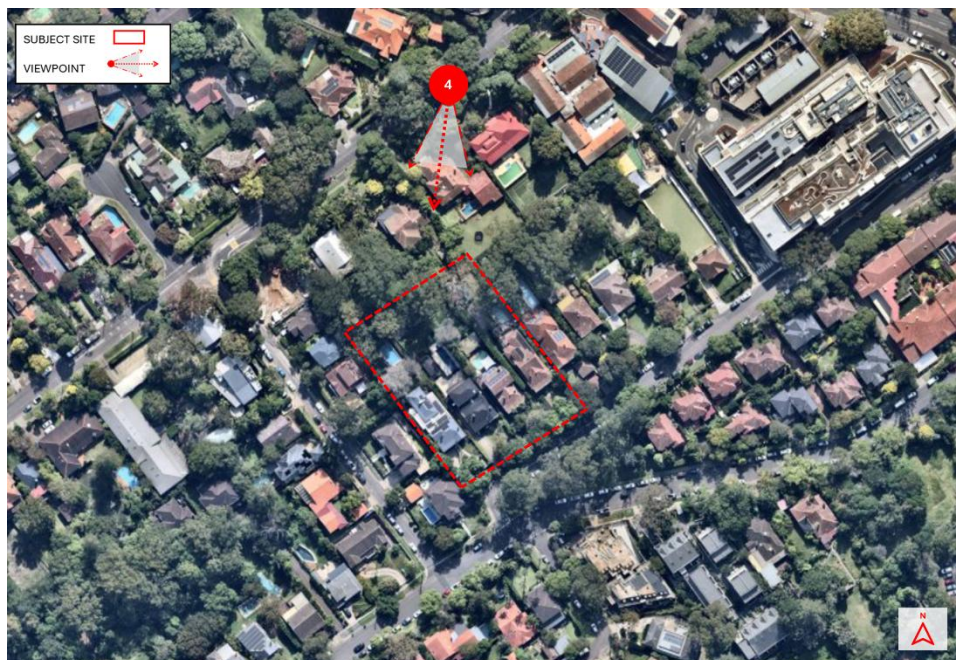


Figure 30: Viewpoint 4 Map (Source: Nearthmap)



Figure 31 Viewpoint 4 – existing view (Source: Keylan)

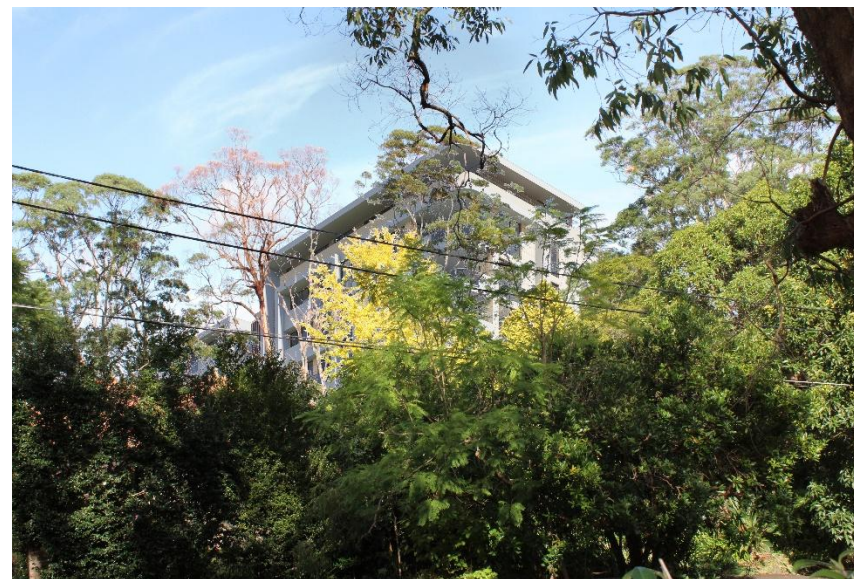


Figure 32 Viewpoint 4 –proposed view (Source: Balfour Group Pty Ltd)

6.4.1 Analysis

Considering the heritage significance of this viewpoint, the visual sensitivity is considered moderate.

The visual character of this viewpoint consists of a dense landscaping and canopy cover in the foreground. It is observed that the proposed development is introduced into the background of this view, with a significant portion of the lower levels being screened by the landscaping.

Given the nature of this viewpoint (topography, orientation, distance), it is important to consider that any redevelopment of the site will be highly visible from this location given the close proximity.

The majority of the dwellings fronting Balfour Street and Highfield Street (including the subject site) are identified for significant uplift under the TOD provisions and Council’s preferred scenario. Given these significant changes to the built form controls under the TOD precinct, it is acknowledged that the visual context of this area will undergo further transformation. The proposal will be consistent with the surrounding locality, as envisioned by the TOD controls. In this context, the visual compatibility of the proposal will be low-moderate.

Importantly, from this viewpoint, the proposal would not impede or block a significant view currently obtained from the viewpoint.

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

- The proposal is located in the background of this viewpoint, with only a portion of the development (upper levels) being visible from this point.
- The proposal is consistent with the future character of the Lindfield TOD area as it transitions to a high-density residential precinct with a variety of residential and shop top housing developments.
- The proposal will result in an architecturally designed building that alleviates perceived bulk and scale.

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

Our findings

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

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

Table 10: Viewpoint assessment rating

7 Visual impact assessment

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

Reference	Viewpoint Location	Visual Sensitivity	Visual Compatibility	Magnitude of Impact	Overall Rating
1	28 Bent Street, Lindfield	Moderate	Low - moderate	Low	Low - moderate
2	16, 18, 20 Bent Street, Lindfield	Low	Low	Low	Low
3	9-15 Balfour Street, Lindfield	Moderate	Low - moderate	Moderate	Moderate
4	8 Highfield Road, Lindfield	Moderate	Low - moderate	Low - moderate	Low - moderate

Table 11: Visual impact assessment summary

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

The findings of this report demonstrate that whilst the proposal will have a potential impact on views from some public spaces, heritage items, heritage conservation areas (HCA) and residential areas, impacts are considered reasonable when factoring in the following:

- the proposed development is generally consistent with the height and building controls pursuant to the *State Environmental Planning Policy Housing 2021* (Housing SEPP), which are set to transform the immediate locality to a higher density residential area
- the proposal is of high-quality architectural design, incorporating details such as separated towers, varying heights and articulation which assist in softening the built form
- the proposal is consistent the strategic context of the area, noting it will provide well-located, high-quality housing (including affordable housing) within walking distance to public transport.

7.1 Mitigation measures

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

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

8 Conclusion

The proposed residential flat building (including in-fill affordable housing) at 19 – 24 Balfour Street, Lindfield will result in a low-moderate visual impact.

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

- the proposed development is generally consistent with the height and building controls pursuant to the Housing SEPP, which are set to transform the immediate locality to a higher density residential area
- the proposal is of high-quality architectural design, incorporating details such as separated towers, varying heights and articulation which assist in softening the built form
- the proposal is consistent with the strategic context of the area, noting it will provide well located, high quality housing (including affordable housing) within walking distance to public transport.

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

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