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Urbaine Design Group Pty Ltd, 19c/74 , The Corso, Manly, NSW 2095



## **VISUAL IMPACT ASSESSMENT**

**STATE SIGNIFICANT DEVELOPMENT APPLICATION**

**LOT: A/-/DP349665, B/-/DP349665, 9/-/DP4665, 10/-/DP4665**

**NOS.11-19 MIDDLE HARBOUR ROAD, LINDFIELD 2070**

MAY 29 2025

Project Type: SSDA -77829461

Lot: A/-/DP349665, B/-/DP349665, 9/-/DP4665, 10/-/DP4665

Address: Nos.11-19 Middle Harbour Road, Lindfield 2070

## CONTENTS

<b>1. INTRODUCTION</b>	<b>3</b>
1.1. Scope and Purpose of Report	3
1.2. The Proposed Development	3
1.2.1. The Site and existing property	3
1.3. Proposed Land Use and Built Form	4
1.4. Methodology of Assessment	5
1.4.1. Process	6
1.4.2. Assessment Methodology	6
1.4.3. Site Inspections	7
1.4.4. Contextual Analysis:	7
1.4.5. Visual Impact Analysis:	7
1.4.6. Statutory Planning Assessment:	7
1.5. References	7
<b>2. THE SITE AND THE VISUAL CONTEXT</b>	<b>8</b>
2.1. The Visual Context	9
2.2. Visual Features and Local Landmarks	9
2.3. Streetscapes	10
2.4. The selected view locations for the local view analysis	10
2.5. Context of View	10
2.6. Extent of View	10
<b>3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT</b>	<b>11</b>
3.1. Visual Impact Assessments viewpoint locations	11
3.1.1. Method of Assessment	11
3.1.2. Assessment at selected viewpoints	12
<b>4. SUMMARY ASSESSMENT</b>	<b>27</b>
<b>5. APPENDICES</b>	<b>28</b>
5.1. APPENDIX B: Methodology, C.V and L.E.C Guidelines	29
5.2. APPENDIX C: Survey	41

## APPENDIX A: Assessment Images - panoramic (additional PDF)



## 1. INTRODUCTION

### 1.1. Scope and Purpose of Report

This Visual Impact Report has been prepared for Castle Hill No.7 Pty Ltd. and is submitted to the Ku-ring-gai Council in support of a State Significant Development Application (SSDA) for a Residential Flat Building at Nos.11-19 Middle Harbour Road, Lindfield 2070 (the site). The report provides an analysis of the proposed development's visual impact in relation to its visual and statutory contexts and is to be read in conjunction with the drawings and other material submitted with the development application.

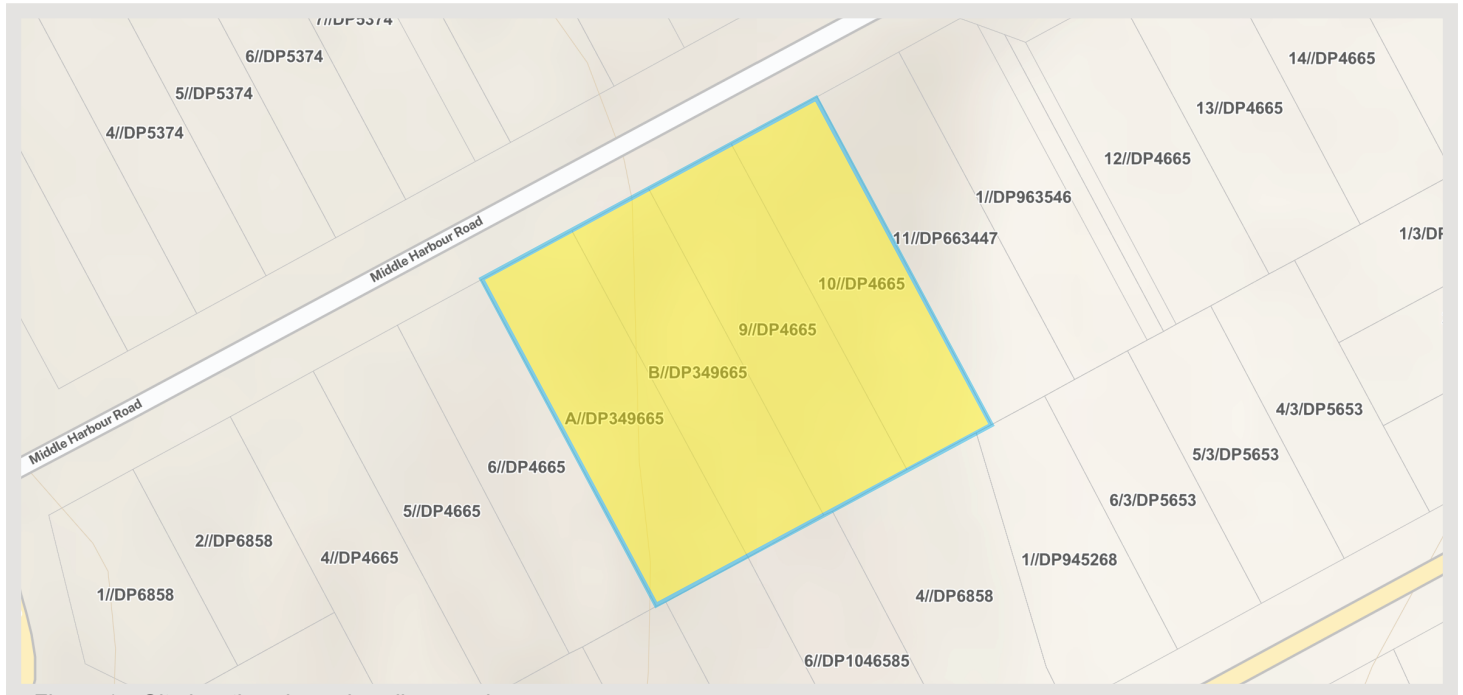


Figure 1 – Site location shown in yellow overlay

### 1.2. The Proposed Development

- Demolition of existing structures
- Tree removal and site clearing
- Construction of a new 9-storey residential flat building comprising of residential apartments (inclusive of affordable housing apartments) and basement car parking
- External landscaping works

#### 1.2.1. The Site and existing property

The subject site



Figure 2 – Subject site shown in yellow overlay

### 1.3. Proposed Land Use and Built Form

The proposed development comprises

Figure 3 – Elevations of the proposed design by DKO Architects.

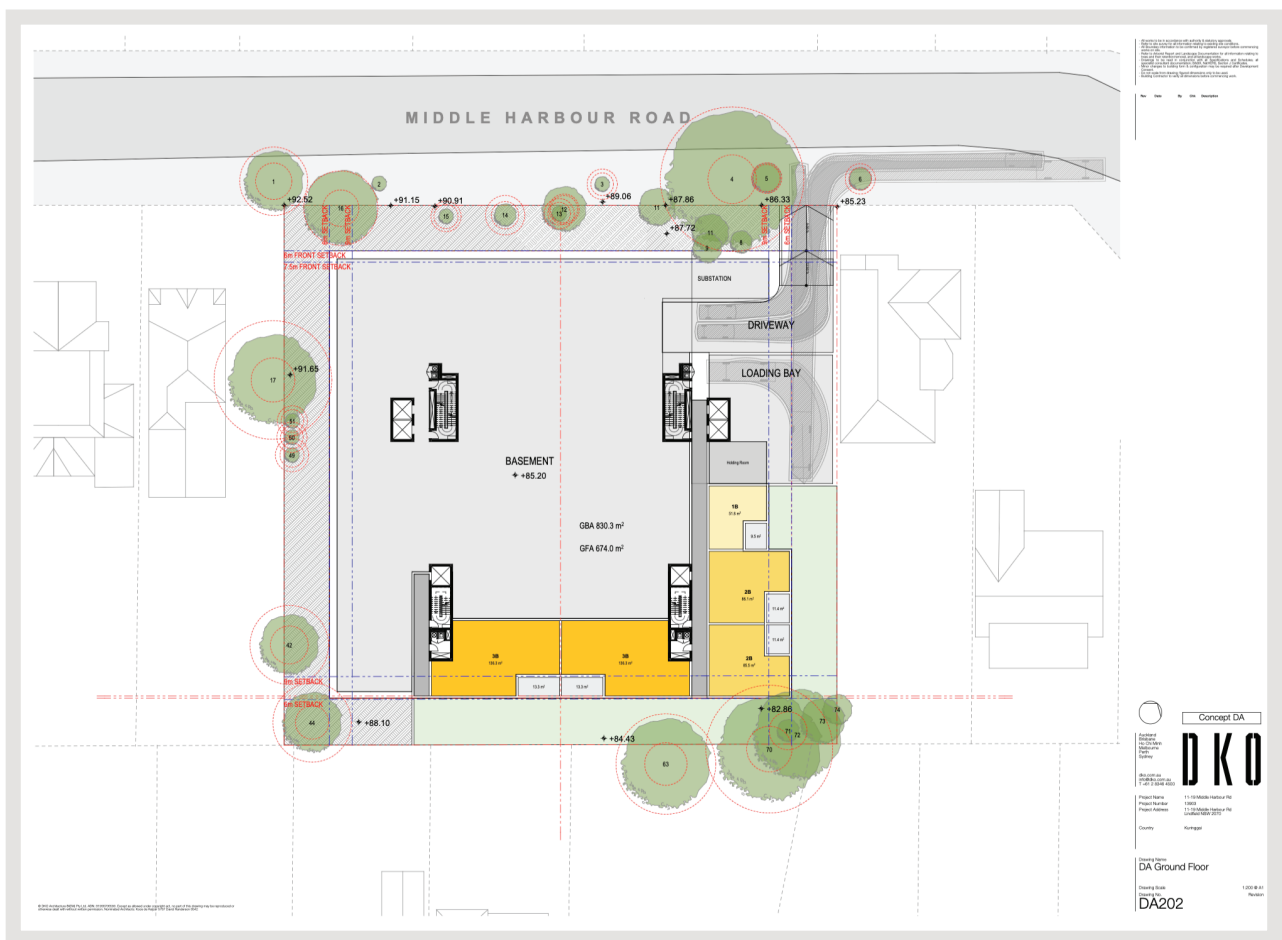


Figure 4 – Typical floor plan of the proposed design by DKO Architects.

## 1.4. Methodology of Assessment

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix A. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report.

### 1.4.1. Process

Survey, plans, elevations and model of the proposal were sourced from the architect, DKO Architects and aligned to the scene using the survey information from Norton Survey Partners Surveyors, which accompanies the DA submission.

A drone assessment was undertaken and triangulated into a 3D point cloud which was aligned to ground control points using a RTK GNSS rover with NTRIP corrections. This was placed into the scene and further verified against the survey DWG.

Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site using a survey provided. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment at standing height 1600mm.

The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. For the purposes of statutory requirements, the images within the report are of a standard lens format.

### 1.4.2. Assessment Methodology

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based.

Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

- *Step 1: assessment of views to be affected.*
- *Step 2: consider from what part of the property the views are obtained.*
- *Step 3: assess the extent of the impact.*
- *Step 4: assess the reasonableness of the proposal that is causing the impact.*

However, there is no peer review system for determining the accuracy of the base material used for visual impact assessments. As a result, Urbaine Group provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix A.

The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- *Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);*
- *Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);*
- *Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);*

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal.

Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little



or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

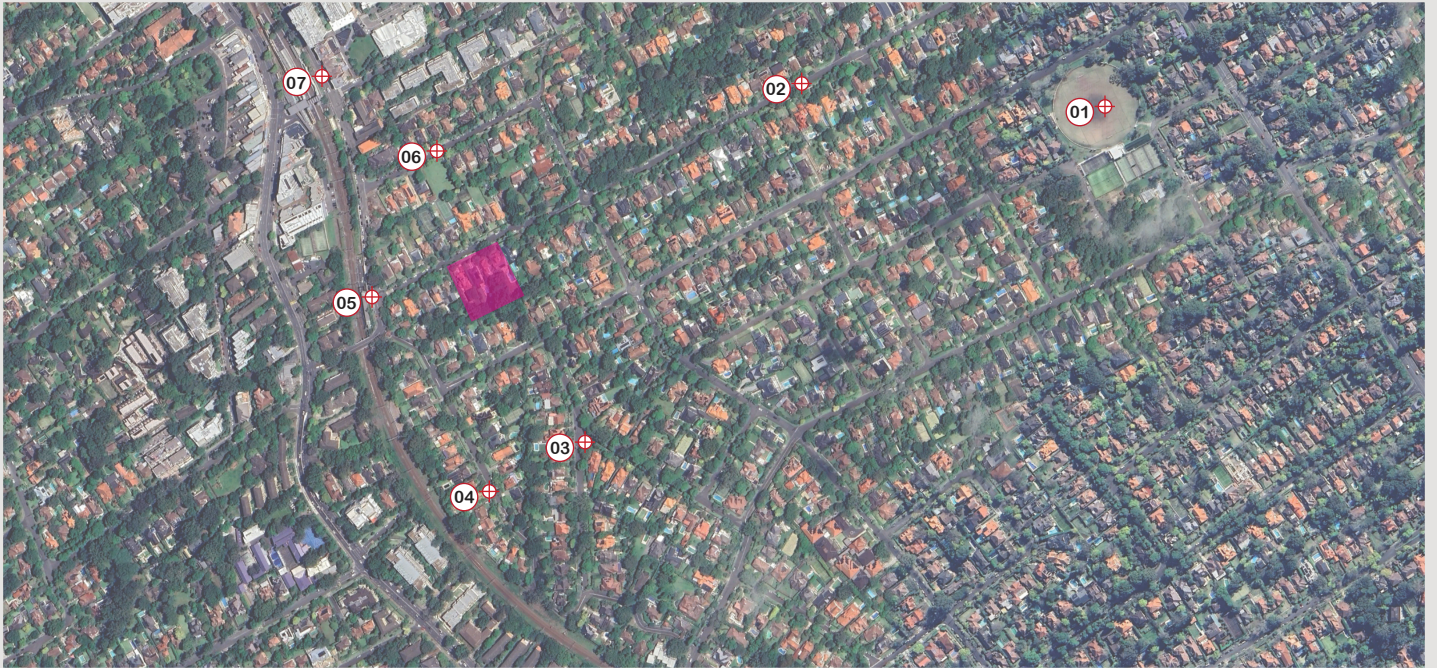


Figure 5: Selected private viewpoint locations for visual impact assessments with site outlined in red.

### 1.4.3. Site Inspections

A site inspection was undertaken to photograph the site and surrounding area to investigate:

- The topography and existing urban structure of the local area
- The streetscapes and houses most likely to be affected by the Proposal
- Important vistas and viewsheds
- Other major influences on local character and amenity

The map, see figure 5, indicates chosen locations for site photography.

### 1.4.4. Contextual Analysis:

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

### 1.4.5. Visual Impact Analysis:

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

### 1.4.6. Statutory Planning Assessment:

The results of the local view impact assessment are included in Section 3 of this report.

## 1.5. References

The following documentation and references informed the preparation of this report:

- Design Documentation
- The design drawings and information relied upon for the preparations of this report were prepared by DKO Architects
- Ku-ring-gai Development Control Plan

- Ku-ring-gai Local Environmental plan 2015
- Photography by Urbaine Design Group
- 3d and photomontages by Urbaine Design Group
- LIDAR from ICSM- ALS50ii (Airborne Laser Scanner)

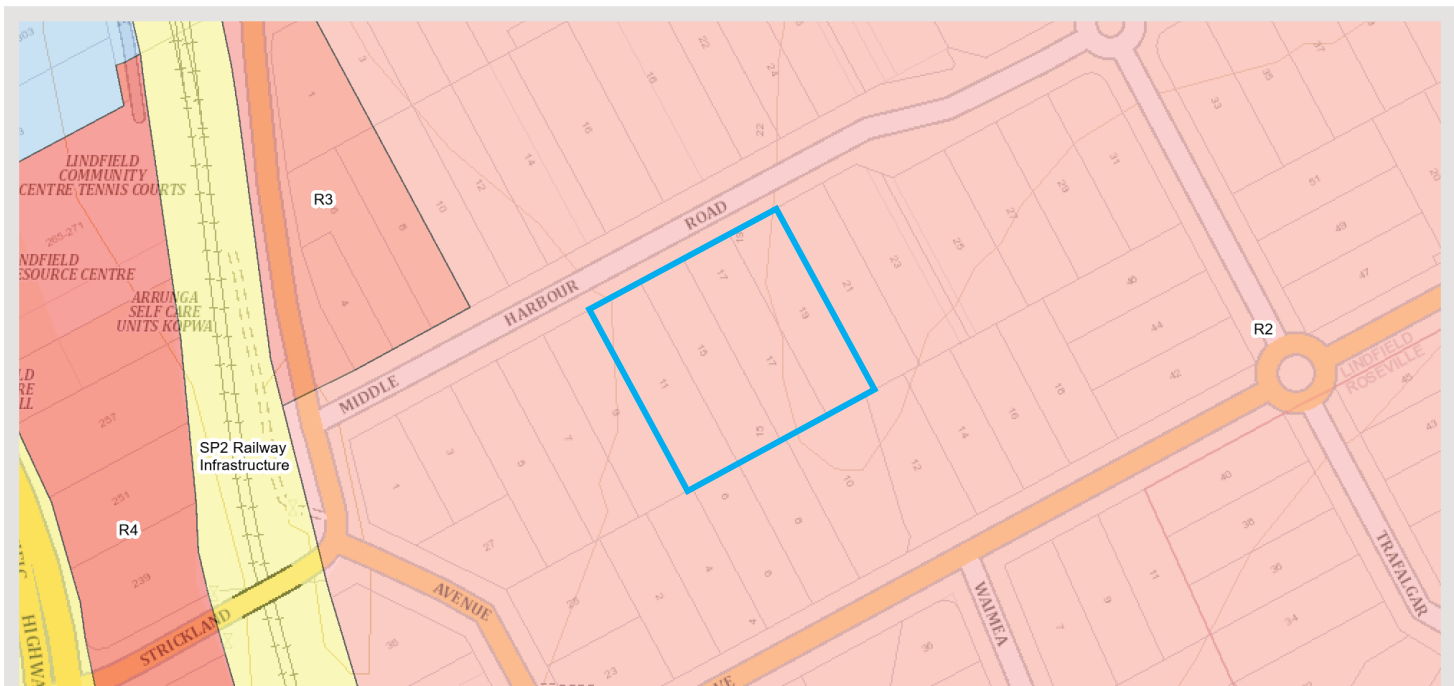


Figure 6: Land zoning map, indicating site with blue outline.

## 2. THE SITE AND THE VISUAL CONTEXT

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.

Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 7.

Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings.

The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.



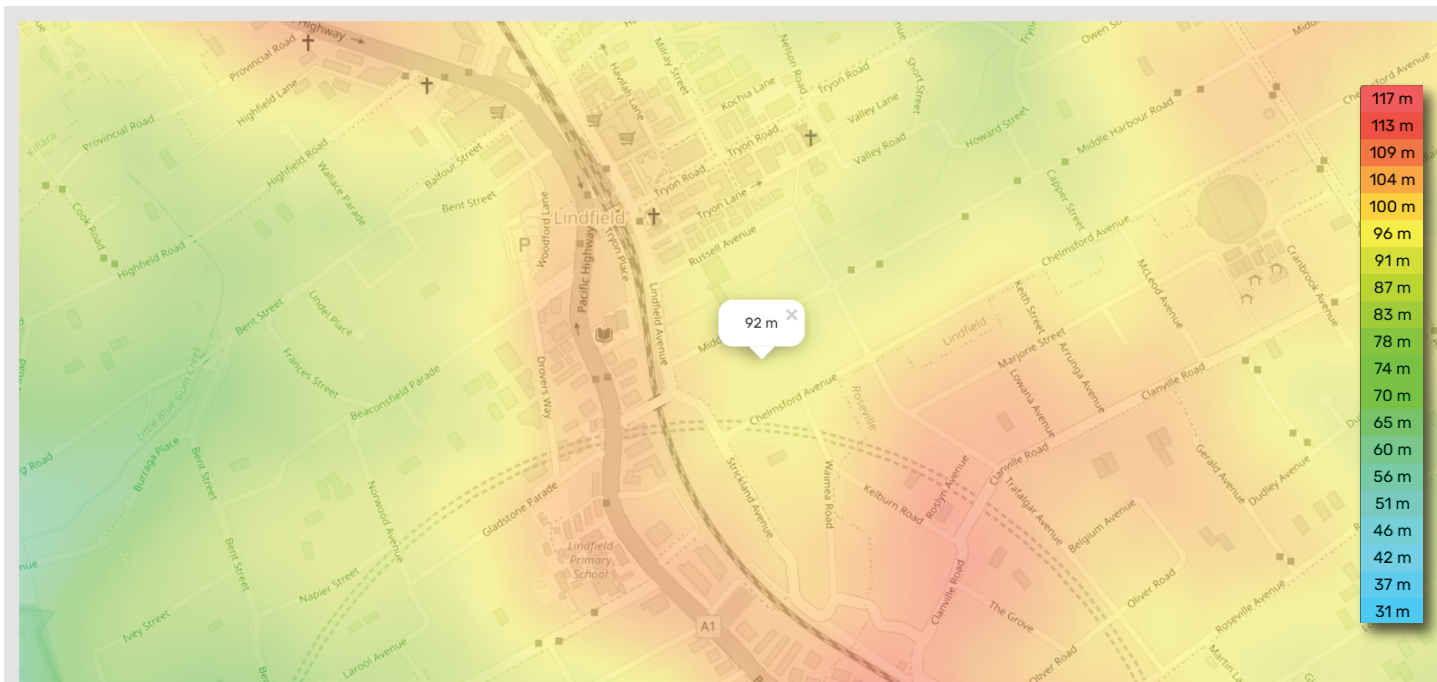


Figure 7: Subject area topographical map.

The 'Neighbourhood Context' provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique "sense of place" may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual 'legibility' of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The 'Town / City Context' provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood's character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

## 2.1. The Visual Context

The immediate surroundings of the site feature a range of properties, mostly single-storey residential dwellings with some 2 and 3 storey mixed-use developments towards the town centre. These buildings showcase a blend of architectural styles, encompassing both traditional and contemporary designs. The area's development history spans different eras, leading to a mixture of construction materials and finishes. As a result, the buildings exhibit varying setbacks from the public domain, contributing to the overall character of the neighbourhood.

The locality has a residential, leafy character characterised by a streetscape quality of side setbacks and predominant, mature landscape. The building heights reinforce the existing townscape, in response to the undulating character of the area. While this reflects the existing context, it is understood that current planning controls (Transit Oriented Development as well as Low and Mid-Rise Housing) will drastically alter the future context of the area, enabling up to 9 storey buildings to be constructed within 800m of the railway station.

## 2.2. Visual Features and Local Landmarks

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:

The railway station, Lindfield Village Green and Pacific Highway are the significant focal points in the immediate vicinity of the subject site. Beyond this, the streets themselves present a visual intensity of dense, mature landscape, which conjoins with Gordon Creek to the northeast.

### **2.3. Streetscapes**

Within the immediate and surrounding areas, the streetscapes are typical of Sydney's outer suburbs, being a mixture of individual houses and apartments blocks of varying scales, commercial building, schools and large, public parks. The landscaping is predominantly mature and well established.

Of greatest relevance, in terms of visual impact, is the amount and maturity of the existing landscaping in this area, both along the streets and within the private gardens. The density of foliage ensures views to the subject site are significantly screened from locations beyond its immediate surroundings. This continuation of street trees has been incorporated into the design proposal.

In most instances, the view to the subject site will be from dynamic viewpoints - cars and pedestrians, which serves to further diminish the likelihood of excessive visual impact.

Appendix B contains the full selection of photos from the site visit, further demonstrating the streetscapes of this locality.

### **2.4. The selected view locations for the local view analysis**

As a result of the site's topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site. A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and public viewing locations.

### **2.5. Context of View**

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case here, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

### **2.6. Extent of View**

The extent to which various components of a development would be visible is critical. For example, if the visibility assessment is of a multi-storey development proposal in a low-density context of 2 to 3 storey buildings, it would be considered to have a significant local scale visual impact, whereas if a development proposal is located in an area of a CBD containing buildings of a similar scale and height, it may be considered to have a lower scale visual impact.

The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.



### 3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT

#### 3.1. Visual Impact Assessments viewpoint locations

Visual Impact Assessments from 7 public viewpoint locations – all within a 1km radius of the subject site

##### 3.1.1. Method of Assessment

In order to allow a quantitative assessment of the visual impact locations where view impact and view loss, a Canon EOS Full Frame Digital Camera with fixed focal length 24mm lens was used to take all viewpoint photos, at an eye level of 1600mm.

The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 8 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 8.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

TENACITY / SCALE / VALUE		VISUAL IMPACT		VISUAL QUALITY	
NIL	0	NEGLECTIBLE	No negative impact on the pre-existing visual quality of the view	N/A	
	1	LOW	A minor negative impact on the pre-existing visual quality of the view  Examples: minor impact on natural landscapes no impact on iconic views impact on small number of receivers significant distance between the development and receiver	Predominant presence of low quality man made features	
NEGLECTIBLE	2			Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)	
	3			Uniformity of land forms	
	4				
MINOR	5	MEDIUM	A medium negative impact on the pre-existing visual quality of the view  Examples: moderate impact on iconic views or natural landscapes impact on moderate number of receivers located nearby the receiver	Presence of some natural features mixed with manmade features	
	6			Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)	
	7				
MODERATE	8				
	9				
	10				
SEVERE	11	HIGH	A high negative impact on the pre-existing visual quality of a view  Examples: loss of iconic view impact on significant number of receivers overshadowing effect directly adjacent the receiver	Predominantly natural features	
	12			Minimal manmade features, however if present of a high architectural standard	
	13			Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)	
DEVASTATING	14			Presence of iconic regional views of landmark features	
	15				

Figure 8: Urbaine Group Assessment Table

### 3.1.2. Assessment at selected viewpoints



## VIEWPOINT 01



Existing site photo - Roseville park

From standing position on public park grounds  
RL + 100.19m - Distance to boundary 816.01m

Camera - Canon RP  
Lens - 24mm



Photomontage of Proposal





Visual impact in cyan with red outline, view gain in yellow

### Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 2%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public view from the centre of Roseville Park, looking southeast, at standing height. The foreground consists of the open grass of the sports pitch, extending towards the midground of the view, as the dominant visual element. The tree line then serves as a natural boundary beyond the grassed area. In the southern background, a centrally positioned facilities building, servicing the park, is visible. Further beyond the trees, residential buildings of a similar, low-level scale, are located between Chelmsford Street, to the south and Marjorie Street, to the east. Due to extensive mature vegetation, within neighbouring properties and along streets, additional residential views are largely obscured.

The view impact of the proposal, from this location will result in a minimal view loss in the central far distance, observed beyond the park grounds and slightly above the treeline. The view loss itself does not hinder nor conceal any visual components observed. The view loss results from the elevated roof element of the proposal. As such, the extent of view impact from this location can be assessed as Negligible.

### LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria

- *Value of view: Medium.*
- *View location: Public park - playing field.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



## VIEWPOINT 02



Existing site photo - Middle Harbour Road

From standing position on the public pavement verge.  
RL + 86.53m - Distance to boundary 458.46m

Camera - Canon RP  
Lens - 24mm



Photomontage of Proposal





Visual impact in cyan with red outline, view gain in yellow

### Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 3%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 5 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public view from the southern side of the pavement on Middle Harbour Road, looking southeast, towards the subject site. The foreground view consists of the public road, pavement and nearby pedestrian walkways, which dominate the visual field. The front yard of No. 60 Middle Harbour Road is observed in the southern aspect of this view, but it is largely obscured by dense landscaping. The two-storey structure provides an orthogonal, vertical feature that is softened by the surrounding branches. Mature trees arching into the distance completely cover neighbouring properties, and comparable dense foliage inhibits vision in the eastern view corridor.

The view impact of the proposal, from this location will result in a central view loss observed through the intertwined branches of street trees, observed along both sides of the road. The majority of viewed elements of the proposal, from this location are screened by the intensity of the landscaping. As such, the extent of view impact from this location can be assessed as Negligible.

### LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria

- *Value of view: Low-to-Medium.*
- *View location: Public road verge and pavement.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



### VIEWPOINT 03



Existing site photo - Kelburn Street

From standing position on the public pavement and street  
juncture.

RL + 97.04m - Distance to boundary 215.17m

Camera - Canon RP

Lens - 24mm



Photomontage of Proposal





Visual impact in cyan with red outline, view gain in yellow

### Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 17%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 5% : 95%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 5 /15*

This is a static, public view from the pavement along Kelburn Street, looking northwest, towards the subject site, at standing height. The foreground of the view consists of the public road and pavements, extending across the visual field of view. In the mid-ground, to the east, the front garden and landscaping of No. 23 Waimea Street are visible, while neighbouring properties are largely screened by the dense, mature roadside vegetation. On the opposite side, residential dwellings are similarly concealed by established trees, planted along the pavement verge. Further, the background is fully enclosed by tree canopies, creating an almost continuous visual barrier along the street scape, to distant views.

The view impact of the proposal, from this location will result in a small area of view loss, observed in the eastern lateral view corridor. The view loss stems from the elevated vertical aspect of the proposed development, observed through the branches of the surrounding, which in turn soften the view of the new structure. As such, the extent of view impact from this location can be assessed as Negligible-to-Minor.

### LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria

- *Value of view: Medium.*
- *View location: Public street view*
- *Extent of impact: Negligible-to-Minor.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



## VIEWPOINT 04



Existing site photo - Strickland Avenue

From standing position on the public pavement  
RL + 97.26m - Distance to boundary 234.23m

Camera - Canon RP  
Lens - 24mm



Photomontage of Proposal





Visual impact in cyan with red outline, view gain in yellow

### Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 3%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 4% : 96%*
- *Existing Visual Assessment Scale no: 5 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public street view from the grass verge of Strickland Avenue, looking due north, at standing height. The foreground of the view consists of the road and side pavements, with lateral landscaping extending into the distance. To the west, a row of structurally uniform residential dwellings, beginning at No. 7 and extending to No. 21 Strickland Avenue, is largely concealed by dense roadside vegetation. Similarly, on the eastern side, mature landscaping obscures most of the structures, creating an almost continuous green screen along the street.

The visual impact, from the proposal site, at this view location, can be assessed as Negligible, largely as a result of the distance from the subject site and the height of existing surrounding vegetation and street trees, which soften and screen the majority of observable components relating to the proposal.

### LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria

- *Value of view: Low-to-Medium.*
- *View location: Public pavement - ground level*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



## VIEWPOINT 05



Existing site photo - Lindfield Avenue

From standing position on the public pavement  
RL +101.84 m - Distance to boundary 116.68m

Camera - Canon RP  
Lens - 24mm



Photomontage of Proposal





Visual impact in cyan with red outline, view gain in yellow

### Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 6%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 0% : 100%*
- *Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static, public pavement view from Lindfield Avenue looking in a northwesterly direction, towards the central junction with Middle Harbour Road, at standing height. From this location, the immediate foreground of the view looks across the roadway of Lindfield Avenue, which is observed along the entire width of the immediate foreground. In the central mid-ground, the view shows the street junction with Middle Harbour Road, which branches out towards the far distance along with residential dwellings positioned along both sides of the street, running parallel to the grass verges and landscaping. The only sites observable fully are the residential dwellings at No. 4 Middle Harbour Road, to the north and No.1 Middle Harbour Road, to the east. Both sites are screen by the landscaping, as it is observed to have an accentuated density of foliage.

The proposal's visual impact at this location is Negligible, primarily due to the dense existing vegetation, which softens visibility. The vertical elements of both existing dwellings and public landscaping create a substantial screen, obscuring most of the structural components. The only view loss from this location pertains to sky views, which does not diminish or hinder key visual elements of the broader panorama.

### LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria

- *Value of view: Medium.*
- *View location: Public pavement - ground level*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



## VIEWPOINT 06



Existing site photo - Russell Avenue

From standing position on the public pavement  
RL + 90.57m - Distance to boundary 153.79m

Camera - Canon RP  
Lens - 24mm



Photomontage of Proposal





Visual impact in cyan with red outline, view gain in yellow

### Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 9%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 4% : 96%*
- *Existing Visual Assessment Scale no: 3 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public pavement view from the eastern side of Russell Avenue, looking south. The foreground consists of the public roadway and pavement, with the residential dwelling at No. 13 Russell Avenue visible to the west. The undeveloped land plot at No.11, Russell Avenue allows for increased visibility of surrounding residential properties and through to the subject site in the far distance, in this direction. To the east, the residential dwelling at No.9, Russell Avenue is observed. Beyond the vacant site, residential dwellings along Middle Harbour Road are visible, beginning with No. 24 Middle Harbour Road, to the west and extending to No.10, Middle Harbour Road in the east.

The view impact of the proposal , from this location will result in a small area of central view loss, observed beyond the land plot of No.11, Russell Avenue. The view loss stems from the elevated vertical aspect of the proposal which surpasses that of the original site. The proposal will not hinder, nor result in any concealment, of visual elements deemed to have an elevated value. As such, the extent of view impact form this location can be assessed as Negligible.

### LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria

- *Value of view: Low.*
- *View location: Public pavement*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



## VIEWPOINT 07



Existing site photo - Lindfield Avenue

From standing position on the public pavement/ street juncture  
RL + 102.65m - Distance to boundary 303.74m

Camera - Canon RP  
Lens - 24mm



Photomontage of Proposal





Visual impact in cyan with red outline, view gain in yellow

### Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view -0%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 0% : 0%*
- *Existing Visual Assessment Scale no: 2 /15 & Visual Impact Assessment Scale no: 0 /15*

This is a static, public pavement view from Lindfield Avenue, looking in a southwesterly direction, at standing height. The view is adjacent to the street junction with Tryon Road to the east. All views are from a standing height. From this location, the immediate foreground looks across the public road and pavements of Lindfield Avenue, with a commercial, mixed-use property at No.1, Lindfield Avenue observed to the east. Beyond this and further to the east is a lateral view of the church at No.5, Tryon Road, adjoined by a commercial property at no.1A Lindfield Avenue. Further views to the east are obscured by mature landscaping and the large canopies of the street trees. The western view corridor features Lindfield railway station, spanning its length, but visibility is significantly hindered by the existing roadside foliage. These street trees also create a central screening of further distant pavement views.

The view impact of the proposal, from this location will not result in any directly observable view changes to the original panorama. The indicated view change can only be observed beyond the facade of the church. As such, and given that there are no changes to existing views, the extent of view impact from this location can be assessed as Nil.

### LEC Judgement: Rose Bay Marina v Woollahra Council (2013) Assessment Criteria

- *Value of view: Low.*
- *View location: Public pavement and street view*
- *Extent of impact: Nil*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



## 4. SUMMARY ASSESSMENT

This Visual Impact Assessment from Urbaine Design seeks to provide an objective approach to the likely visual impact on the surrounding areas from the development proposal at Nos.11-19 Middle Harbour Road, Lindfield 2070.

This Visual Impact Assessment has undertaken a review of the proposal, within its future setting and concludes that, although there are locations within the neighbouring area and properties that are impacted by the new development, the relevant views, as selected within the report, are all observed from within a 1km radius of the subject site. After an extensive site visit, viewpoints we selected through their accessibility and intensity of usage by the public, in addition to their likelihood to be impacted.

The assessment of view loss experienced by residents is assessed, overall, between Nil and Negligible, largely as a result of the dense, mature landscaping around the subject site and within the surrounding neighbourhood. Views from public recreation areas are also minimal, or nil, for the same reason.

Since the proposal is largely compliant, it satisfies the Council's guidelines for view sharing between neighbouring properties and for views from public locations..

Based on our 3D analysis, photography, and site visit it would be my recommendation that the State Significant Development Application be approved on the grounds of an acceptable amount of visual impact and view loss, when assessed against the permissible building envelope for the site.



John Aspinall, Director,

**urbaine design group pty ltd**

## 5. APPENDICES

**APPENDIX A:** Assessment Images - panoramic (additional PDF)

**APPENDIX B:** Aspinall CV

- *LEC Guidelines for Photomontages*
- *Visual Impact Assessment Methodology*

**APPENDIX C:** Survey

## **5.1. APPENDIX B:** Methodology, C.V and L.E.C Guidelines

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## **JOHN ASPINALL. director: urbaine design group**

**UK Qualified Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.**

24 years' architectural experience in London and Sydney.

Halpin Stow Partnership, London, SW1

John Andrews International, Sydney

Cox and Partners, Sydney

Seidler and associates

NBRS Architects, Milsons Point

Urbaine Pty Ltd (current)

### **Design Competitions:**

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London

UK Design Council – innovation development scheme finalist – various products, 1990.

Winner: International Design Competition: Sydney Town Hall, 2000

Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001

Finalist: Coney Island Redevelopment Competition, NY 2003

### **Design Tutor: UTS, Sydney, 1997 – 2002**

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

### **Design Tutor: UNSW, Sydney 2002 – 2005**

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

### **Current Position: URBaine GROUP Pty Ltd**

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.

Urbaine specialises in design development via interactive 3d modelling.

Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.

URBAINE encourages all clients to bring the 3D visualisation facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBaine involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBaine's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

An ever-increasing proportion of URBaine's work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photomontages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

**Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009**

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

**Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.**

High specification prefabricated building solutions, designed in Sydney and being produced in China.

Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.

The modular accommodation represents a very low carbon footprint solution

**Expert Legal Witness, 2005 to present**

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.

Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.

Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.

Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

**VISUAL IMPACT ASSESSMENTS: A REALITY CHECK.**  
**BY JOHN ASPINALL.**

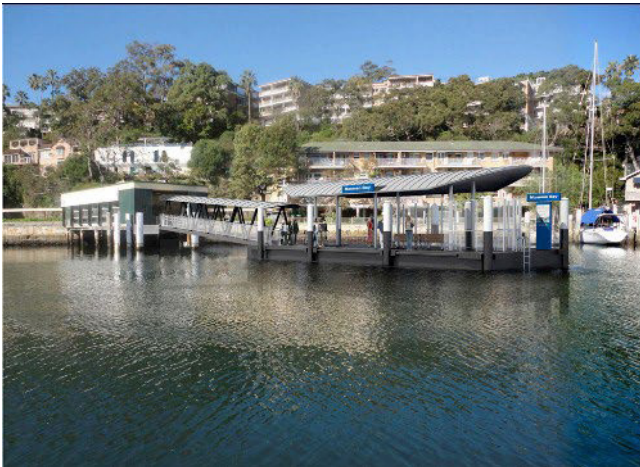


Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.

Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.

Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far-reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's training, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught



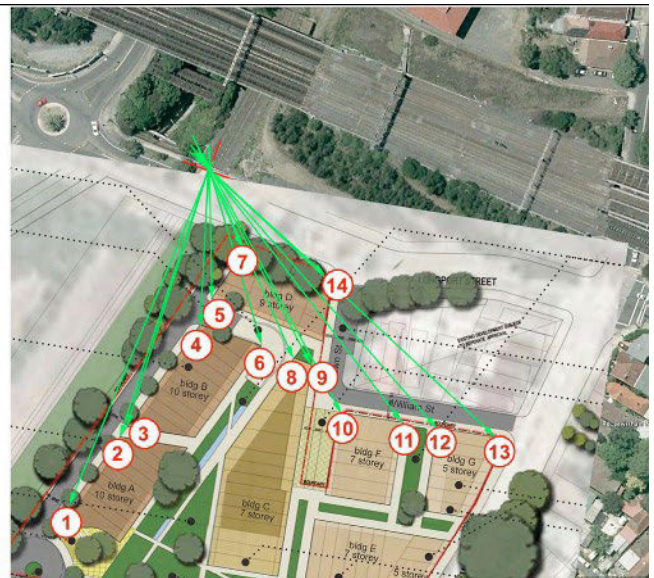
throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

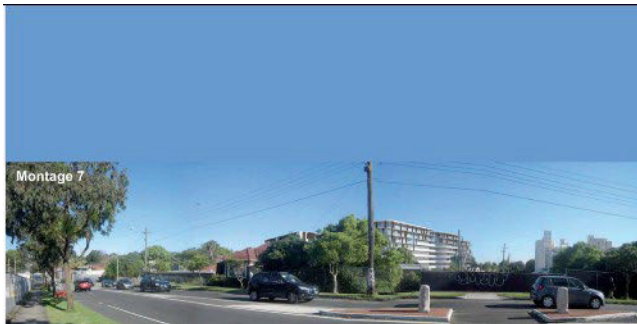
Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.



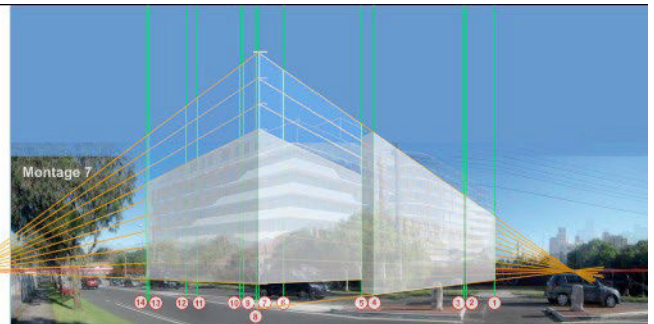
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

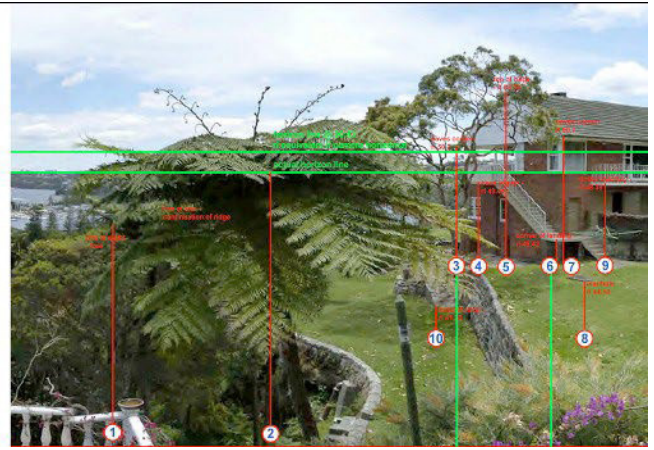
Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.

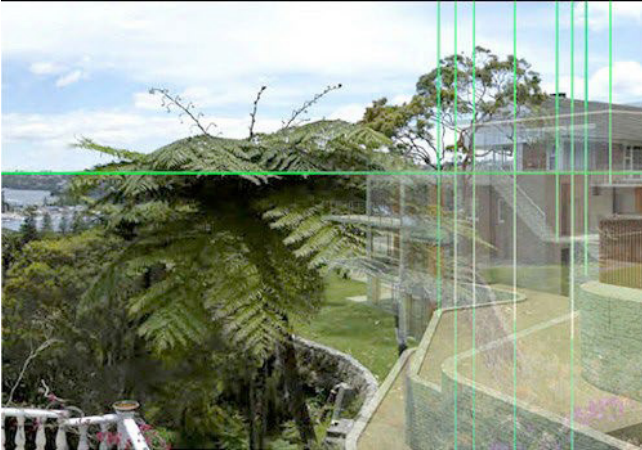




Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo



Final accurate photomontage: Urbaine

Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.



Physical 3000mm site poles placed at lot corners



3d poles located in the 3d model and positioned on photo





Proposed buildings and landscape mounding applied

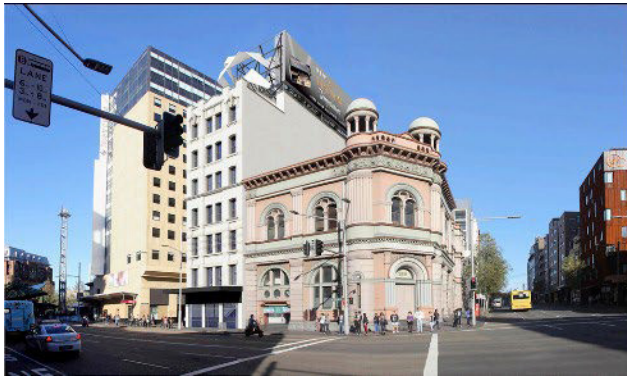


Proposed landscape applied – shown as semi-mature

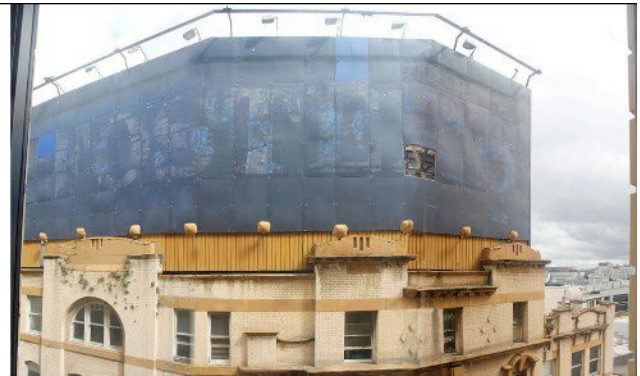


Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.



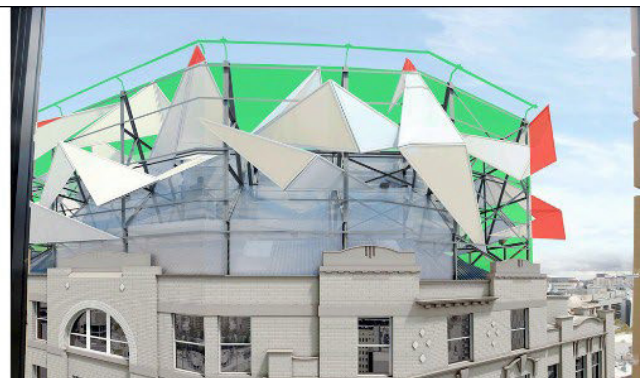
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hotel

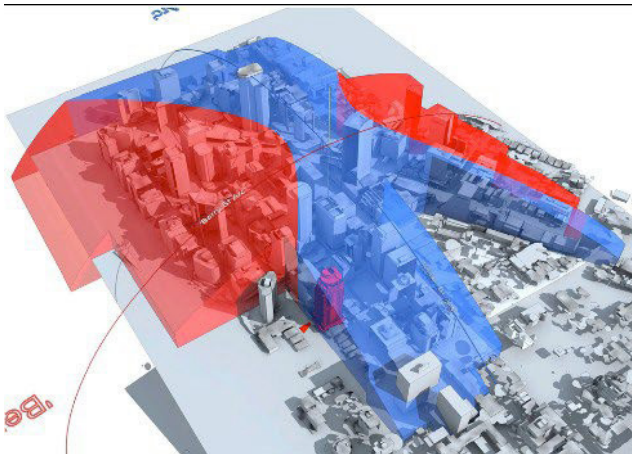


Photomontage of view from hotel

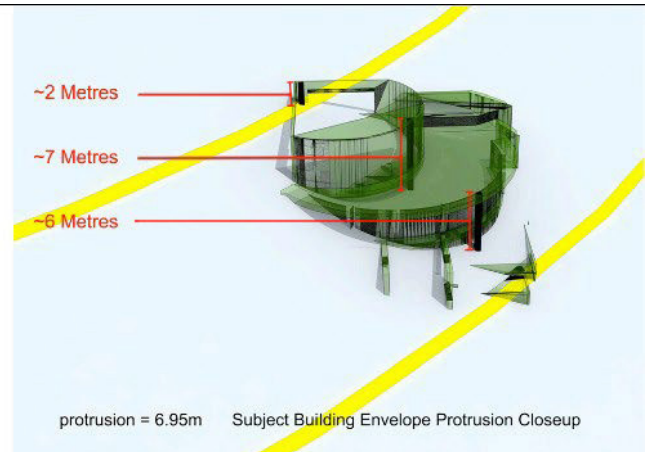


View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones



Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of

visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.
3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.



Land and Environment  
Court  
of New South Wales

# Policy: Use of Photomontages and Visualisation Tools

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## Commencement

1. This policy commences on 17 May 2024 and replaces the policy published 21 August 2013.

## Purpose of the policy

2. This policy is to guide the preparation of photomontages, still images, video images, and other visualisation tools to depict the development in an appeal under the *Environmental Planning and Assessment Act 1979*, to ensure that the data they present is represented and interpreted accurately, and that their use would assist the Court in determining the appeal.

## Application

3. The policy applies to appeals under the EPA Act, where photomontages or other visual tools are to be submitted as part of expert evidence.

## Definitions

4. In this Policy:

**Appeal** means an appeal to the Court under the EPA Act.

**CGI** means Computer Generated Image.

**Commissioner** means a Commissioner or Acting Commissioner of the Court.

**Court** means the Land and Environment Court of New South Wales.

**Development** means the development for which consent is sought in the development application that is the subject of the appeal.

**EPA Act** means the *Environmental Planning and Assessment Act 1979*.



**Existing Image** means an unchanged or unaltered image of the location, viewing angle and approximate conditions on which the proposed development will be overlaid, to convey the issues in dispute.

**Judge** means a Judge of the Court.

**Photomontages** means, for the purpose of this policy, any visual tool or aid, whether still image, video, computer generated image, two dimensional (2D) or three dimensional (3D) or other visual means to depict development plans.

**Registrar** means a Registrar of the Court.

**RL** Reduced Level or Relative Level as defined in Australian Standard® AS1100 Technical Drawings.

## General principles

5. A photomontage submitted in an appeal should provide to the Judge, Commissioner or Registrar the most accurate visual images of the development in its real-world location, so as to specifically convey the issues in dispute.
6. A photomontage must include:
  - 6.1 the existing image;
  - 6.2 a 2D plan and/or elevation showing the location of the camera, target point/viewing angle, and lighting source that corresponds to the location from where the existing image was taken; and
  - 6.3 the proposed built envelope and key features of the development overlaid on the existing image in the form of a wire frame and/or 'block massing' model to demonstrate the development.
7. Where a photorealistic CGI of the development is used:
  - 7.1 the metadata from the existing image to create an identical 3D computer generated camera should be provided;
  - 7.2 the environmental conditions of the CGI should be set to the same parameters as the existing image;
  - 7.3 colour matching in the CGI is to correspond with the existing image; and





- 7.4 the details of the software used in creating the CGI should be stated as part of the submission of the photomontage.
8. A detailed summary of the methodology used to create the photomontage should be provided, including:
- 8.1 survey data that is used to create the photomontages, including the name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame was obtained;
  - 8.2 site specific topographical data used to create the photomontages, including the source and references utilised for the topographical data (for example paper, or survey inputs from file types such as from 'DWG' or 'DXF');
  - 8.3 the camera type, lens, focal length or field of view, and sensor used for the purpose of the photograph from which the existing image has been derived;
  - 8.4 accurate location, alignment and direction of the camera (whether fixed on tripod or drone) and RL of the camera for the existing image;
  - 8.5 data that was used to prepare the photomontages, such as:
    - 8.5.1 use of relevant plans and data for the depiction of existing buildings or existing elements as shown in the wire frame, block massing model or photorealistic CGI;
    - 8.5.2 the means by which terrain has been generated (such as surveyed spot levels and/or contours or by some form of point cloud, or Ground Control Point survey method);
    - 8.5.3 any variables applied to the images such as, time of day, lighting and weather conditions;
    - 8.5.4 consistency in application of scale and interpretation of the relevant data;
    - 8.5.5 rationale for selecting a particular view, use of camera lens or conditions in creating the image. For example, in circumstances where a development is best depicted with an expanded field of view or panoramic view, the type of panorama head and equipment must be stated, in addition to the data above.



- 8.6 where a photomontage has used more than one baseline image to represent the existing context (that is where multiple images are 'stitched together'), this must be stated, and the requirements above should be adapted to convey the key data required to verify its accuracy; and
- 8.7 whether any editing software or other visual manipulation has been used in the preparation of the final image, for example an adjustment in contrast, saturation, tilt shift or the like.

### **Visualisation Tools**

9. As technology emerges, the principles outlined above are to be applied. What is important is that the Court has an unaltered and real life baseline, summary of metadata so the veracity of imagery presented can be verified, and application of relevant overlays of the proposed development that assists in the Court's consideration of the real issues in dispute.
10. All effort is to be made and the 'best practices' are to be applied when utilising technology for the purposes of visualisation of the development to ensure accuracy and avoid bias of information interpretation.

### **Paperless Hearings**

11. Parties should be prepared to display the photomontage electronically if it is to be relied upon, or be the subject of an examination of an expert witness.
12. It will be the responsibility of the party whose expert is being examined, to provide a device compatible with courtroom technology which can display the photomontage electronically. This will allow the presiding officer, the experts, lawyers and all other people to be able to see in real time and on a common image, the subject of the examination.

**Issued by:**

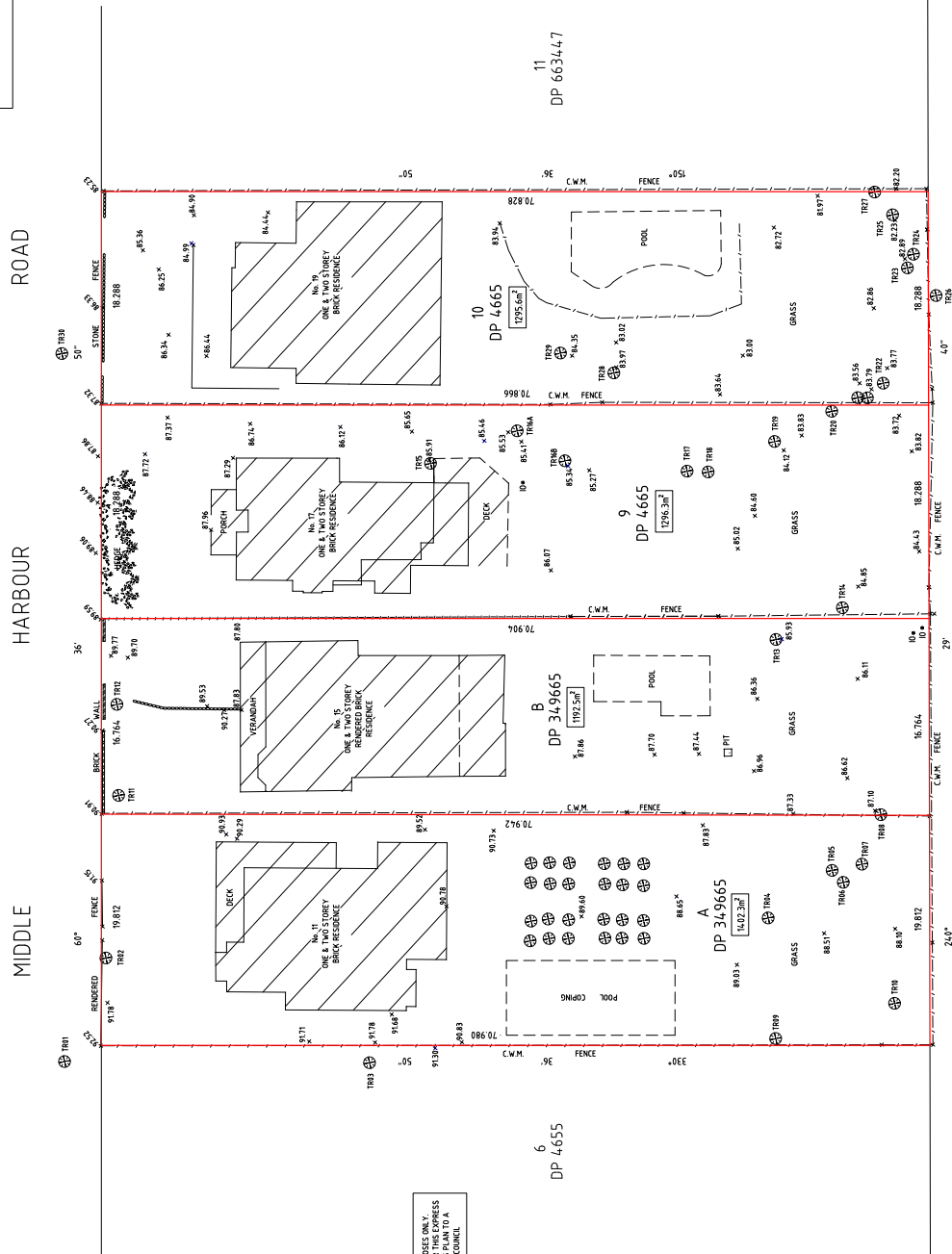
***The Honourable Justice Brian J Preston  
Chief Judge – Land and Environment Court of NSW  
Date: 17 May 2024***



## 5.2. APPENDIX C: Survey

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# PRELIMINARY



THIS PLAN HAS BEEN PREPARED FOR FEASIBILITY PURPOSES ONLY. INFORMATION SHOWN IS LIMITED TO THAT REQUIRED FOR THIS EXPRESS PURPOSE. FURTHER SURVEY IS REQUIRED TO BRING THIS PLAN TO A LEVEL SUITABLE FOR D.A. SUBMISSION TO KU-RING-GAI COUNCIL.

NOTES:

1) TITLE DIMENSIONS ARE SHOWN. BEARINGS ARE ORIENTED TO MGA2020 AZMUTH.  
BOUNDARY REDEFINITION HAS NOT BEEN UNDERTAKEN  
2) ORIGIN OF LEVELS: SSM 163013 RL86.51 (A.D.) SCMS  
3) UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED  
4) FOR DETAILS REGARDING TREES NUMBERED TR1, TR2 ETC REFER TO THE ARBOREST REPORT  
PREPARED BY URBAN ARBOR. THEIR REFERENCE xxxxxx DATED xxxxxxxx

ISSUE	DATE	AMENDMENT	<b>TITLE:</b> PLAN SHOWING SELECTED TREES, LEVELS & FEATURES OVER Nos.11, 15, 17 & 19 MIDDLE HARBOUR RD., LINFIELD
<b>LGA:</b> KURUNG-GAI			<b>REFERENCE:</b> 21493
<b>CLIENT:</b> LANDMARK GROUP			<b>DATE:</b> 21.02.25
<b>SCALE (AT A1):</b> 1:200			<b>SHEET</b>
<b>DATUM:</b> AHD			<b>SURVEYOR:</b> AW 1

**Norton Survey Partners**

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