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



VISUAL IMPACT ASSESSMENT

SSDA: DEVELOPMENT APPLICATION

100 EDINBURGH RD, CASTLECRAG NSW 2068

NOVEMBER 20 2025

Project Type: Development Application

Lot: 1/-/DP43691, 11/-/DP611594

Address: 100 Edinburgh Rd, Castlecrag NSW 2068

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1. INTRODUCTION

1.1. Scope and Purpose of Report

This Visual Impact Report has been prepared for CONQUEST and is submitted to the Willoughby City Council in support of a State Significant Development Application (SSDA) for a Shop Top Housing Development at no.100, Edinburgh Rd, Castlecrag NSW 2068 (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

This SSDA seeks consent for the construction of a Shop Top Housing Development comprising of a 4-storey podium with ground floor specialty retail tenancies, two 11-storeys residential envelopes from the existing ground level with communal open space on the rooftop, and 5 levels of basement car parking with retail space. The proposal includes 150 dwellings and strata subdivision at 100 Edinburgh Road, Castlecrag.

1.2.1. The Site and existing property

Located within the Willoughby LGA, the subject site has a street address of 100 Edinburgh Road, Castlecrag. The site has a legal description of lot 11 in DP 611594 and lot 1 in DP 43691 with a total site area of 5168m².

The site is located approximately 6.5km from Sydney CBD and 3km from Chatswood commercial centre and train station. Surrounding the site are the residential suburbs of Northbridge and Willoughby East. Castlecrag suburb was developed by a company controlled, for a time, by Walter Burley Griffin and Marion Mahony Griffin, husband and wife designers of the nation's capital, Canberra. The suburb still displays much evidence of the Griffins' legacy in its winding roads, its natural environment where rock outcrops are revealed and its architecture including many Griffin buildings.

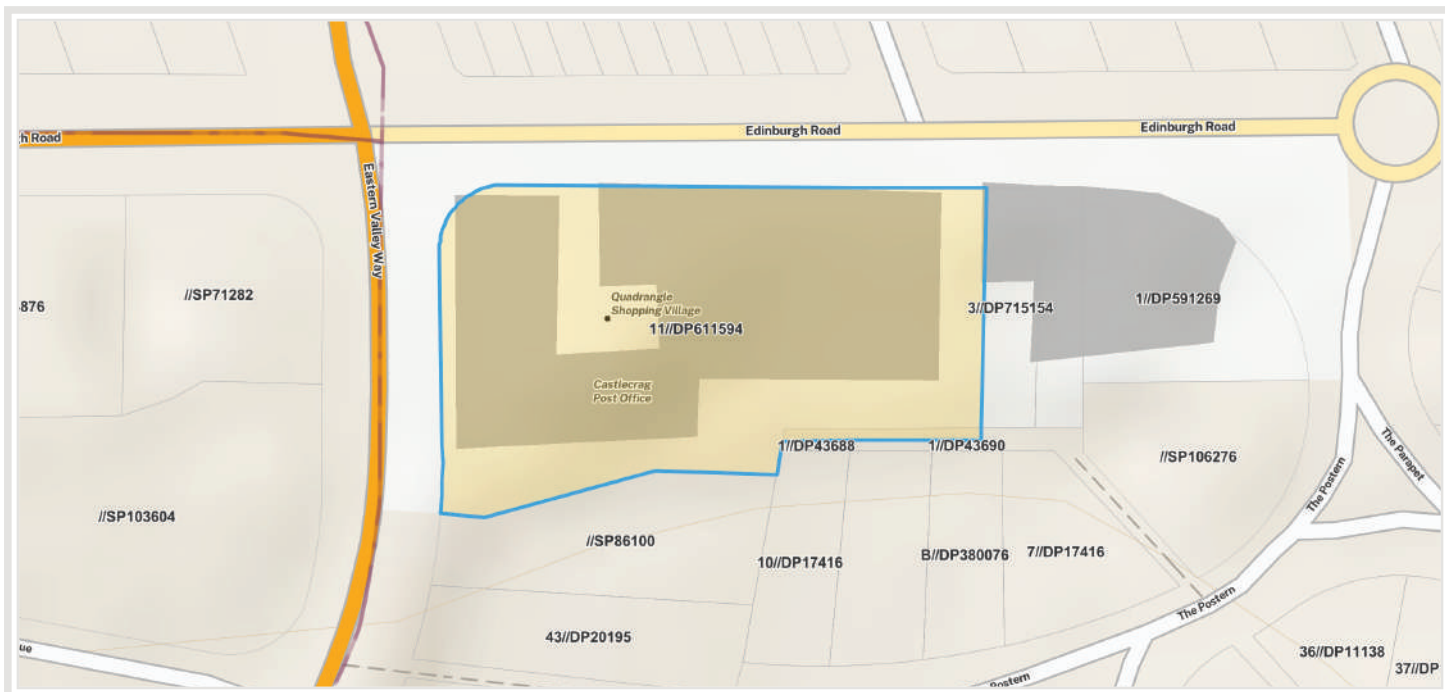


Figure 2 – Subject site shown in yellow overlay.

1.3. Proposed Land Use and Built Form

The proposed development is described in detail within the Environmental Impact Statement that accompanies this SSDA. It is summarised in the Data Sheet below:

100 Edinburgh Road, Castlecrag | Data Sheet

Site Area & GFA	
Site area	5,099 m ² (this excludes Lot 1 69.9m ²)
GFA (Residential)	17,559
GFA (Supermarket)	2,139
GFA (Retail)	1,328
Total Retail GFA (Supermarket + Retail)	3,467
Total GFA (Residential + Supermarket + Retail)	21,026
FSR	4.2:1
Building Height	
Total building height	48.96m (RL130.7 – RL81.74)
Residential Unit Mix	
1 Bedroom	3 (2%)
2 Bedroom	78 (52%)
3 Bedroom	54 (36%)
Duplex	7 (5%)
Penthouse	8 (5%)
Total no. of units (sum of all the above)	150
No. of Adaptable units	24 (16%)
No. of Affordable units	10 (7%) (This includes 3 x 1 bedroom and 7 x duplex)
Car Parking	
Total no. of Residential car parking	204 (includes 24 accessible)
Total no. of Retail car parking	175 (includes 4 accessible, 3 click & collect, 4 retail courier)
Total no. Car Parking (Residential + Retail)	379
Motorbike Parking	
Total no. of motorbike parking	21
Bicycle Parking	
Residential	9
Residential (Visitor)	3
Retail	8
Retail (Visitor)	4
Total no. of bicycle parking (sum of all the above)	24
Loading Bay	
Total no. of loading bay	2
Communal Open Space	
Residential	1,384m ² (27% of site area)
Public	1,246m ² (25% of site area)
Total communal open space (Residential + Public)	2,630m ² (52% of site area)
Deep Soil	
Total deep soil	528m ² (11% of site area)
Cross Ventilation & Solar Access	
Cross Ventilation	91 (60%)
Solar Access (minimum 2 hours of sun)	105 (70%)



Figure 3 – South Elevation of the proposed design by FJC Studio.



Figure 4 – Typical floor plan of the proposed design by FJC Studio.

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, FJC Studio and aligned to the scene using the survey information from RGM 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, 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.

Where photography was not possible or impracticable in regards to time, resources and likelihood of high value view loss, drone images were taken from the boundary or virtual views were used. The map, see figure 5, indicates chosen locations for site photography.

Virtual analysis was also undertaken to assess the potential for high value view loss based on relative height of the proposal and current site, see figure 6.

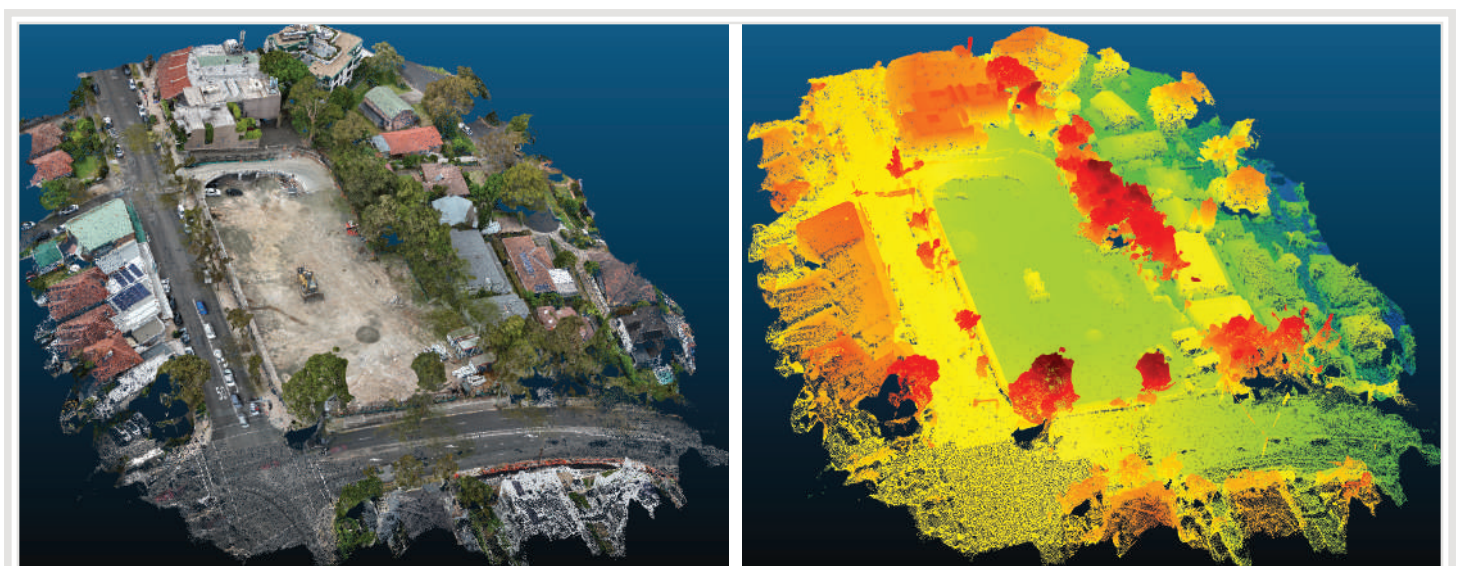


Figure 6: Neighbourhood with gradient ramp - Proposed site ridge height and above in yellow to red, below in green - blue.

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 FJC Studio
- Willoughby City Council LEP and DCP.
- Survey by RGM Property Surveys.
- A description of all material references and relevant planning instruments is contained within the Statement of Environment Effects, which accompanies this Developments Application.
- Photography by Urbaine Group
- Montages by Urbaine Group

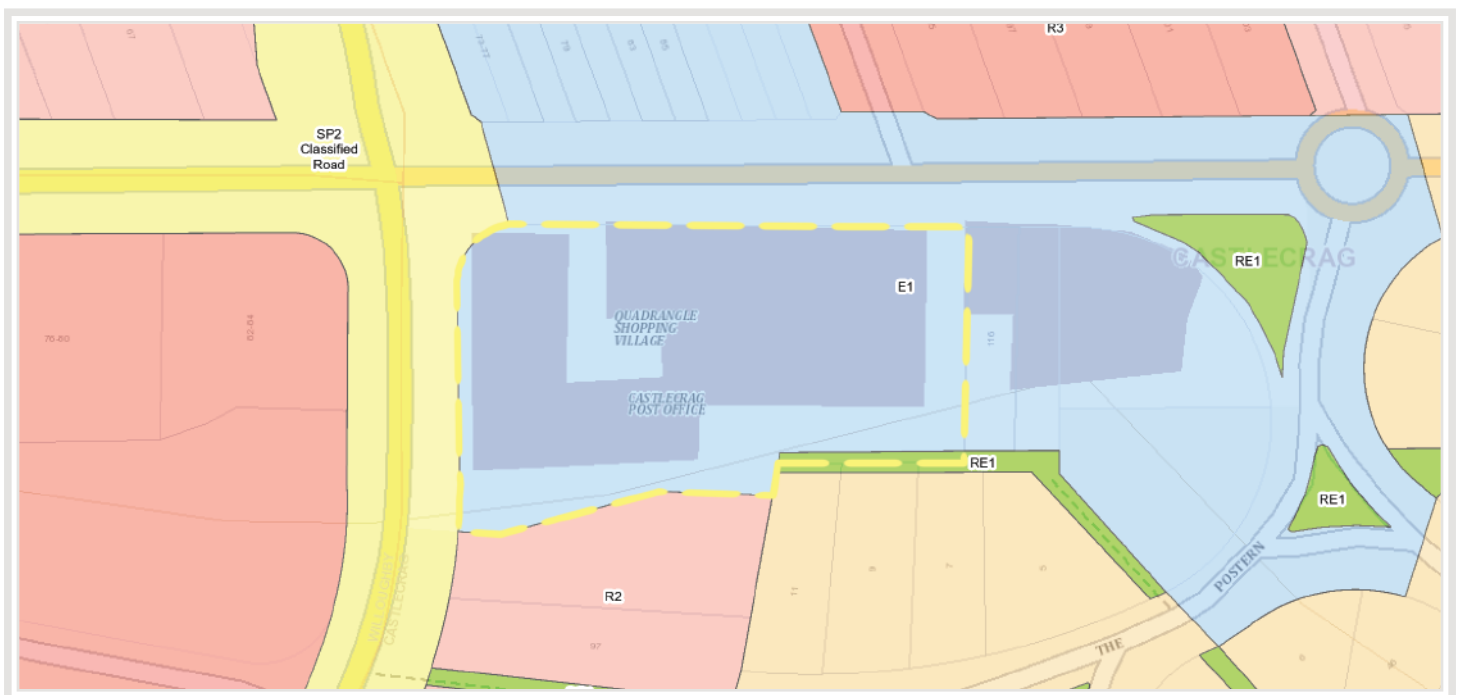


Figure 7: Land zoning map, indicating site with yellow outline.

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 8.

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.

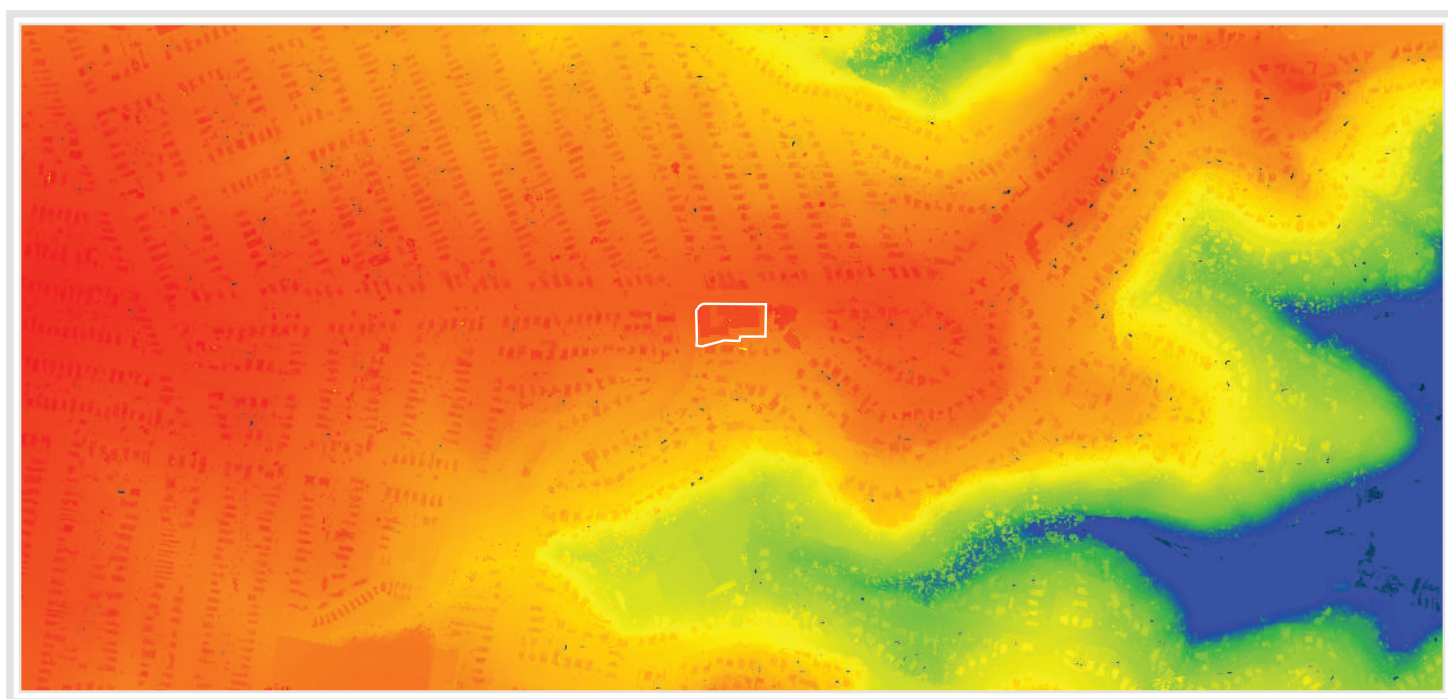


Figure 8: Lidar Point cloud including trees and buildings with gradient ramp to show topography, proposed site in white outline.

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 diverse range of residential options, including terrace houses, apartments within residential complexes, and standalone dwellings. 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 eclectic character of the neighbourhood.

The locality has a residential, leafy character characterised by a streetscape quality of side setbacks and predominant landscape. The building heights reinforce the existing cityscape in response to the undulating character of the area. The subject site is at a ridgeline, relative to the residential areas to the north and south.

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 high-value view focus of many the properties is to the south and the water of Sailors Bay and Middle Harbour beyond.

2.3. Streetscapes

Within the immediate and surrounding areas, the streetscapes are typical of the inner north suburbs, being a mixture of individual houses and small residential flat buildings of varying scales, commercial and retail buildings. The landscaping is predominantly mature and well established.

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 north 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 17 viewpoint locations – from public places.

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 9 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 9.

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 Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Uniformity of land forms
NEGLECTIBLE	2			
	3			
	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 Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)
	6			
	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 Minimal manmade features, however if present of a high architectural standard Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Presence of iconic regional views of landmark features
	12			
	13			
DEVASTATING	14			
	15			

Figure 9: Urbaine Group Assessment Table

3.1.2. Assessment at selected viewpoints

VIEWPOINT 01



Existing site photo - Lower Bligh Street

From standing position, adjacent to the Northbridge Tennis Club
RL + 54.28m - Distance to boundary 665.74m - Bearing direction 347.12 °

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 - 59%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 6% : 94%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 5 /15*

This is a static, public viewpoint taken from Lower Bligh Street, adjacent to the Northbridge Tennis Club and facing north-northwest towards the subject site. In the foreground of the view, the southern turning circle of Lower Bligh Street is delineated by a wide, grass verge on the northeastern side. The paved driveway of the residential property at no.35 is visible, with the fenced tennis courts of the Northbridge Tennis Club to the east, lined with semi-mature street trees along the road side. In the midground, the upper levels and roofs houses at nos.52 and 50, Lower Bligh Street are seen. Trees and landscaped gardens surround the properties, contributing to the overall landscape of the street. In the further distance, the street extends northward with a gentle incline, culminating at the visible intersection with Kameruka Road. Further, in the far distance, the landscape reveals elevated terrain towards Warners Park and Keep Reserve where additional residences are partially obscured by the dense tree canopies and a continuous line of trees forming the observable ridgeline.

The visual impact from this location can be assessed as Minor, with the lower levels of the new proposal will significantly concealed by the existing buildings and trees. The upper levels of the two towers are visible above the treeline, and will impact upon the skyline and sky view, but their limited visibility and distance reduce the overall extent of visual impact,

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Road edge - public viewpoint.*
- *Extent of impact: Minor.*

Reasonableness of proposal: Within the context of the revised height envelope on the subject site and the development's height compliance, the proposal can be deemed acceptable, since view loss is limited to sky view only. The visual impact should be assessed relative to the permitted future developments within this area, which will result in more consistent building heights along the ridgeline.

VIEWPOINT 02



Existing site photo - The Outpost, Warnes Park

From standing position on the grass area facing north-northeast
RL + 46.11m - Distance to boundary 370.99m - Bearing direction 50.36 °

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 - 24%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 2% : 98%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 4 /15*

This is a static, public viewpoint, taken from the playing fields, adjoining Willoughby Community Garden at the eastern end of The Outpost road, within Warners Park, looking north-northeast towards the subject site. In the foreground, on the southwestern side, the sports field is surrounded by a gently curving concrete footpath, which is the pedestrian connection throughout the park, lined with regularly spaced, young trees. In the midground of the view, on the northeastern side, the area is characterised by a dense alignment of tall, indigenous trees that create a continuous canopy and effectively obscure any clear views further in this direction. Picnic tables and seating area are situated within this parkland, integrated into the natural surroundings. In the far distance, towards the far northeast, the treetops establish a distinct natural horizon line.

The visual impact from this location can be assessed as Negligible. The lower levels of the development are entirely concealed by the large tree canopies in the midground of the view, while the upper towers are also considerably visually filtered through the upper landscaping elements.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Parkland - public viewpoint.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, relative to the height envelope, the view loss is acceptable and relates to sky view elements only. The visual impact is considerably diminished by the filtering of the built form through the large tree canopies that line the valley to the north. Visually, the buildings sit below the upper canopies in this direction.

VIEWPOINT 03



Existing site photo - Foundation Place.

From standing position within the playground area

RL + 68.82m - Distance to boundary 433.85m - Bearing direction 54.63 °

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 - 13%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 0% : 100%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public viewpoint observed from the playground and park, at Foundation Place, facing northeast, directing attention towards residential properties at the southern end of Garden Place. In the foreground, a footpath runs along the northern side of the park. A segment of the children's playground equipment is observable, featuring wooden play structures and a green climbing dome. In the midground, a modest grouping of young trees and shrubs borders the open area, with several streetlights and benches positioned along the footpath. To the north, a number of low-rise buildings are partially obstructed by the foliage at nos.2 and 4, Garden Place. In the background, to the north a dense array of trees and shrubs is present, together with mature, eucalyptus trees to the east, which provide filtering canopies to the sky view. The combination of buildings and the surrounding landscape results in a view that is predominantly natural and the rising topography, to the north, does not permit far distant views to be attained from this location.

From this viewpoint, the visual impact is Negligible, with only a small portion of the roof visible through the existing landscape. The lower levels of the proposed structure will be entirely concealed, with only a small portion of the towers seen through the tree canopies on the southern elevation at the upper levels.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Parkland - public viewpoint.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, in line with the permitted building envelope, the view loss can be deemed acceptable and relates to a very small portion of sky only. The ascending topography, combined with tall and mature landscaping, ensures the visual impact is also minimal.

VIEWPOINT 04



Existing site photo - Eastern Valley Way

From standing position on the roadside pavement, facing northeast
RL + 70.40m - Distance to boundary 255.83m - Bearing direction 61.53 °

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 - 49%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 11% : 89%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 7 /15*

This is a static, public viewpoint , from the western pavement of Eastern Valley Way, looking northeast towards the subject site. The roadway inclines to the northeast, flanked by established greenery and mature trees on both sides. On the south-eastern side of the road, a tall white boundary fence demarcates the property frontages of the detached house at no.71, Eastern Valley Way, with maintained gardens and large canopies behind. Progressing to the midground of the view, the roadway exhibits a gradual curve to the east. In the background, the street ascends slightly, revealing additional residential structures at nos.86.and no. 88, that are mostly concealed behind mature trees, with the canopies extending over both sides of the roadway, impacting upon open views to the northeast. The subject site cannot be seen at its ground and lower levels.

The visual effect from this viewpoint can be regarded as Moderate with most of the lower and mid-levels concealed by the existing trees to the southwest of the site. The upper tower levels are also visually filtered through the tree canopies in the middle distance.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Pavement - public viewpoint.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, with the view loss being almost entirely confined to sky view above the ridgeline. The road provides a visual opening through the dense landscape of the ascending topography, which results in the buildings being seen in isolation. However, the upper elements sit below the upper tree canopies and the visual impact is noticeable, but not significant. As similar developments are approved in this area, the continuity of the building height will become more appropriate.

VIEWPOINT 05



Existing site photo - The Rampart

From standing position facing north, central road.

RL + 73.63m - Distance to boundary 99.05m - Bearing direction 322.67 °

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 - 22%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 6% : 94%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 6 /15*

This is a static, public viewpoint facing north-northwest, from The Rampart. The streetscape is defined by a gently winding residential road, bordered on both northeastern and northwestern sides by mature trees and dense, lower vegetation. Properties are complemented by neatly maintained front gardens and hedges, with the paved driveway of the property at no.41, The Rampart visible to the northeast. From the northern viewpoint, the streetscape exhibits a sense of visual enclosure, as the established tree canopies, on either side, largely obscure the appearance of the surrounding built environment. The topography slopes slightly upward toward the north, with the roadway curving gently, guiding the view towards the more visually open residential neighbourhood in the middle distance. The landscaped central traffic island is clearly visible, situated to the north, integrating into the landscape.

The visual impact from this vantage point can be assessed as Minor-to-Moderate. The new proposal will be significantly obstructed by the existing vegetation, with only small segments of the upper level towers will discernible through the foliage in the foreground.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Road edge - public viewpoint.*
- *Extent of impact: Minor-to-Moderate.*

Reasonableness of proposal: Reasonableness of proposal: Within the context of the development's height compliance, relative to the permissible height envelope, the view loss is acceptable and relates to sky view elements only. The ascending height of the landform ensures the visual impact is considerably diminished by the filtering of the built form through the large tree canopies that line the valley to the north. Visually, the buildings sit below the upper canopies in this direction.

VIEWPOINT 06



Existing site photo - Edinburgh Road

From standing position at the roundabout, intersection with The Postern and Rutland Avenue.
RL + 89.78m - Distance to boundary 86.64m - Bearing direction 255.23°

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 - 61%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 8% : 92%*
- *Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, public viewpoint taken from the northeastern corner of the traffic roundabout, located at the intersection of Edinburgh Road, The Postern, and Rutland Avenue, looking due west. This perspective reveals a streetscape characterised by a combination of residential, commercial and retail buildings. In the foreground, the roundabout is seen, with a small traffic island beyond this, to the west. Further west, the southern side of the road is accented by several larger, mature trees and low-rise shopfronts, located at the existing Quadrangle Shopping Village, at no.100, Edinburgh Road. The shops are a mixture of single storey elements and, further west, mixed-use buildings with apartments on the upper floors. On the northern side, the detached, residential property no.101, Edinburgh Rd. is screened by dense green hedges and trees, creating a visual privacy boundary along the footpath. The street ahead, is slightly inclined and framed by more trees and landscaping into the far distance, giving visual depth to the view, beyond the subject site.

The visual impact from this perspective can be assessed as Moderate-to-Severe, with a noticeable change in the street-scape height lines. It will impact upon the sky view and parts of views beyond the site, from properties on Edinburgh Road located at nos.101 and 99. However, the building's height is redefining the urban fabric in the area, in line with future development intentions.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Pavement - public viewpoint.*
- *Extent of impact: Moderate-to-Severe..*

Reasonableness of proposal: Within the context of the revised, permissible height envelope on the subject site and the development's height compliance, the proposal can be deemed acceptable, since view loss is limited, for the mostpart, to sky view only. The visual impact is significant, when observed against the single-storey residential surroundings. However, this should be assessed relative to the permitted future developments within this area, which will result in more consistent building heights along Edinburgh Road. Mature tree screening softens the impact at the ground and lower levels.

VIEWPOINT 07



Existing site photo - Raeburn Avenue

From standing position on pavement at the junction with Edinburgh Road.
RL + 88.09m - Distance to boundary 32.33m - Bearing direction 211.69 °

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 - 41%
- Visual impact ratio - view loss (including buildings) : sky view loss: 19% : 81%
- Existing Visual Assessment Scale no: 5 /15 & Visual Impact Assessment Scale no: 12 /15

This is a static, public viewpoint, looking southwest from the eastern pavement of the junction of Raeburn Avenue and Edinburgh Road. In the foreground of the view, across Raeburn Avenue, is a two-storey, mixed-use building featuring a curved brick facade which the addresses the street frontage of Edinburgh Road, as it turns the corner. The ground floor accommodates a retail shopfront, with outdoor seating positioned beneath an expansive awning along the pavement. Beyond this, in the midground, on the southern side of Edinburgh Road, a temporary black hoarding delineates the subject site, with a large mature tree on the northeastern corner of the site. Beyond this a row of eucalyptus trees creates a relatively open visual screen to the south. From here, the landform descends, with no far distance views available.

The visual impact is assessed as Severe, as a result of the building's close proximity to the viewpoint and the development's increased scale relative to the existing surrounding built forms. However, the proposed design of the building, with the inclusion of landscaped elements, will soften the perceived massing and reduce the sense of visual obstruction.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- Value of view: Low.
- View location: Pavement - public viewpoint.
- Extent of impact: Severe.

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since view loss is mostly limited to sky view, as the topography falls away to the south. At close proximity, the visual impact is significant, relative to the low level of the existing buildings along Edinburgh Road. In time, this elevated streetscape will be accompanied by other approved developments, creating a new urban scale.

VIEWPOINT 08



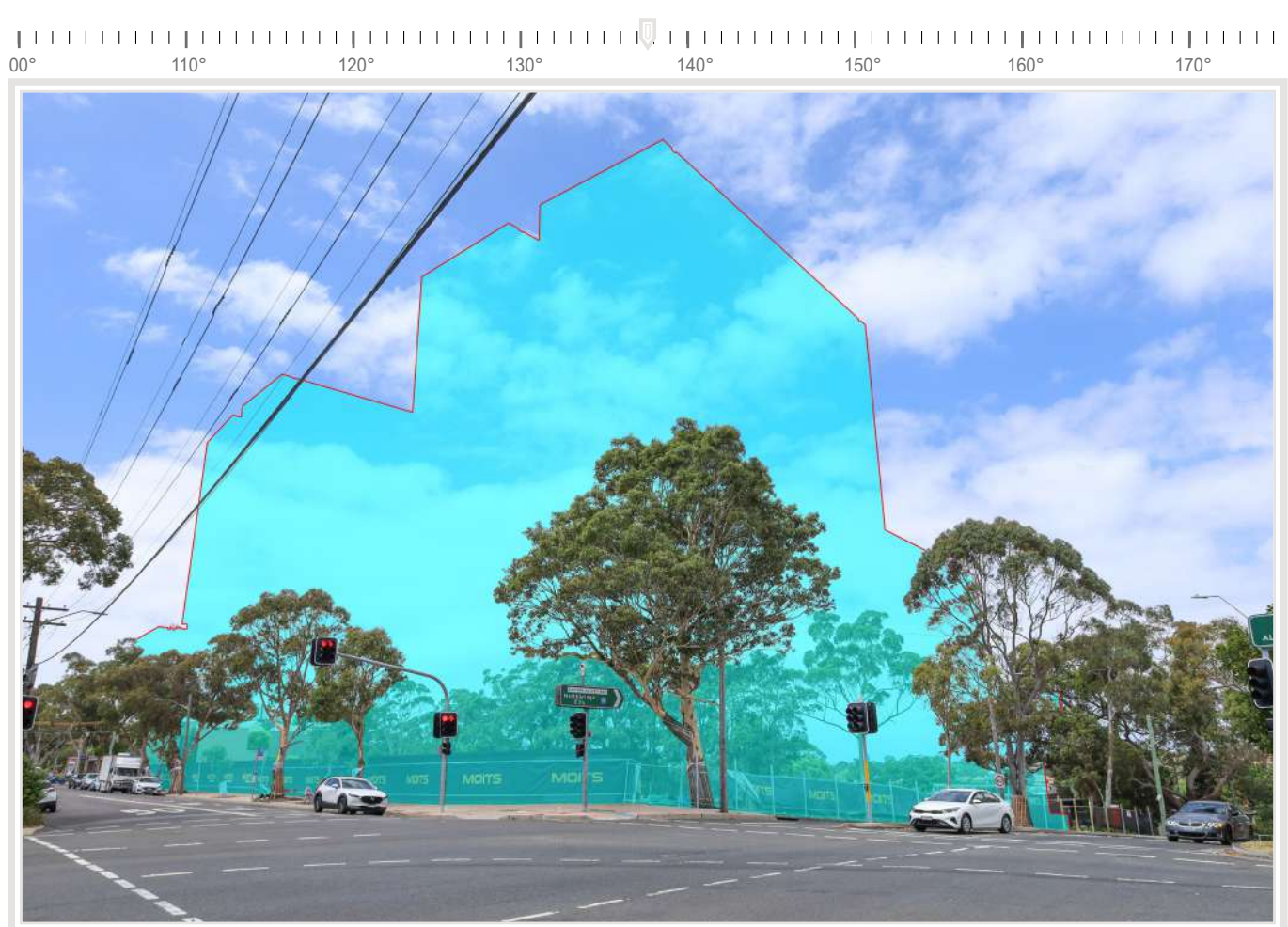
Existing site photo - Edinburgh Road

From standing position on pavement at the junction with Valley Way
RL + 87.54m - Distance to boundary 40.26m - Bearing direction 137.62 °

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 - 92%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 21% : 79%*
- *Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 12 /15*

This is a static, public viewpoint taken from the pavement at the northwestern corner of the junction of Edinburgh Road and Eastern Valley Way, looking southwest, towards the subject site. The immediate foreground features a significant, multi-lane, road intersection, where Edinburgh Road converges with Eastern Valley Way. On the opposite side of the intersection, construction fencing encircles the subject development site, currently cleared of any buildings. Running along the northern and western boundaries of this area, a series of regularly spaced, and similarly sized, mature street trees are observed, giving filtered visual screening to the lower levels of any future development. Beyond this, to the south and across the site, a row of eucalyptus trees line the rear boundary, with lower tree canopies below these, seen as the landform declines further to the south and inhibiting far distant views. In the distant background, to the southeast, there are glimpses of additional greenery and low-lying residential areas located behind the trees

The visual impact from this vantage point can be assessed as Severe. From this perspective, the proposal would significantly diminish the sky view and partially replace the open tree-lined skyline to the south and east of the subject site. The upper levels would rise above the tree canopy, creating a significant change in the scale of the streetscape. The lower portion of the proposal, positioned behind the existing street trees, would help reduce visual impact at street level, along the podium.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Low-to-Medium.*
- *View location: Pavement - public viewpoint.*
- *Extent of impact: Severe.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since view loss is mostly limited to sky view, as the topography falls away to the south. At close proximity, the visual impact is significant, relative to the low level of the existing buildings and landscape along Edinburgh Road. In time, this elevated streetscape will be accompanied by other approved developments in the area, creating a new urban scale.

VIEWPOINT 09



Existing site photo - Forth Avenue

From standing position on the pavement, at the intersection with Edinburgh Rd
RL + 87.36m - Distance to boundary 136.68m - Bearing direction 114.02 °

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 - 57%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 17% : 83%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 9 /15*

This is a static, viewpoint, to the west of the subject site, from the western pavement of Forth Avenue, at its intersection with Edinburgh Road. In the foreground, is the junction of Edinburgh Road with Forth Avenue progressing toward the north. Pavements run along both sides, bordered by trimmed lawns and varied residential fencing. Further east, mature street trees are present adjacent to the property at no.61 Edinburgh Road which features a concrete wall that marks the property boundary between the street. On both sides of the street, established residential properties, mostly of a single storey, are visible, featuring front gardens, hedges and low boundary walls, notably at addresses no.74, and 76, Edinburgh Road. Regularly-spaced, mature street trees line the footpaths, their canopies offering partial shade and framing the visual corridor of the east. Further in the distance, the vista expands to reveal the gently sloping roadway, of Eastern Valley Way, flanked by greenery and detached, residential properties.

The visual impact from this vantage point can be assessed as Moderate, with only the upper sections of the new proposal visible on the western elevation, while the lower section will be significantly obscured by existing trees. The design will redefine the height envelope for developments, as designated in this area.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Pavement - public viewpoint.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the revised height envelope on the subject site and the development's height compliance, the proposal can be deemed acceptable, since view loss is limited, for the mostpart, to sky view only. The visual impact is significant, when observed against the single-storey residential surroundings. However, this should be assessed relative to the permitted future developments within this area, which will result in more consistent building heights along Edinburgh Road. Mature tree screening softens the impact at the ground and lower levels.

VIEWPOINT 10



Existing site photo - Edinburgh Road

From standing position at the intersection with Second Avenue.

RL + 88.71m - Distance to boundary 371.27m - Bearing direction 105.06 °

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 - 18%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 3% : 97%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public viewpoint taken from the western pavement of Second Avenue at its intersection with Edinburgh Road, looking east towards the subject site. In the immediate foreground, pavements extend along both sides of the street, with grass verge and low garden fences, defining the property boundaries. As the view progresses further along the street, the two-lane roadway gently extends in an easterly direction, flanked by mature street trees that screen much of the residential properties in on either side. On the northeast side of Edinburgh Rd stands a low brick wall, at no. 44, Edinburgh Road, while on the southern side, property no. 37, is delineated by a low timber fence, large trees and hedges. In the background, the road continues straight, flanked by additional trees that partially obscure the properties situated further along Edinburgh road. The rooflines of single-storey residences can be partially discerned through the leafy canopies.

The visual impact from this perspective can be assessed as Negligible, with only a small area of the upper levels of the proposal discernible through the thick foliage, The lower levels of the new proposal will be entirely obscured by the existing street trees and dense vegetation

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Pavement - public viewpoint.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the revised height envelope on the subject site and the development's height compliance, the proposal can be deemed acceptable, since view loss is limited to a very small area of sky view, filtered by the foreground tree canopies. Similarly, the visual impact is minimal.

VIEWPOINT 11



Existing site photo - Reaburn Avenue

From standing position, at the road edge, facing south

RL + 75.09m - Distance to boundary 260.75m - Bearing direction 178.27 °

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 - 41%
- Visual impact ratio - view loss (including buildings) : sky view loss: 9% : 91%
- Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 8 /15

This is a static, public viewpoint, from the eastern pavement, facing south from the approximate midpoint of Raeburn Avenue. In the immediate foreground, the roadway of Raeburn Avenue is flanked by driveways, kerbs and wide grass verges. On the western side, the detached properties are slightly elevated and significantly obscured by garden trees and plants at no.27, while the eastern side contains a mix of shrubs, small trees, and front yards at nos.26 and 28, Raeburn Avenue. As the street extends southward, roadside trees create an enclosed view with canopies that soften the streetscape and totally obscure the subject site at its ground and lower levels.

The visual impact from this location can be assessed as Moderate, with almost the entirety of the lower, podium levels concealed by the existing buildings and trees along Raeburn Avenue. The upper levels of the two towers will impact upon the skyline and sky view beyond the site, but the addition will integrate with the existing streetscape, maintaining visual balance while subtly redefining the area's urban form.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- Value of view: Medium.
- View location: Road edge - public viewpoint.
- Extent of impact: Moderate.

Reasonableness of proposal: Within the context of the revised, permissible height envelope on the subject site and the development's height compliance, the proposal can be deemed acceptable, since view loss is limited to a moderate area of sky view only, with the ground and mid-levels filtered by the foreground tree canopies. Over time, the elevated streetscape will be accompanied by other approved developments and Edinburgh, creating a new urban scale and less visual impact to the exposed ridgeline.

VIEWPOINT 12



Existing site photo - Reaburn Avenue

From standing position at the junction with Sunnyside Drive.

RL + 64.93m - Distance to boundary 423.37m - Bearing direction 179.01 °

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 - 29%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 17% : 83%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 6 /15*

This is a static, public viewpoint from the eastern pavement of Raeburn Avenue, looking south, revealing a well landscaped, residential streetscape, at its junction with Sunnyside Drive. On the eastern side, the street is delineated by a corner property featuring a single-storey, detached residence, partially concealed by mature trees and garden foliage, located at no.45 Sunnyside Crescent. Conversely, the western side is characterised by a wide green verge and landscaped area, accented by a low brick retaining wall and mature trees, which together create a gentle landscape boundary. Raeburn Avenue's roadway inclines gently toward the south. Single-storey residential properties, with landscaped front gardens are observed along both sides of the road, set back beyond wide grass verges and mostly concealed behind mature tree canopies. This southward orientation allows for an expansive, linear vista along the avenue, terminating at the distant boundary fence around the subject site, to the south of the junction with Edinburgh Road.

The visual impact from this perspective can be assessed as Minor-to-Moderate, with the upper level of the eastern tower impacting upon the sky view, when observed along the street axis. While existing trees will contribute to screening much of the lower elements, the visible upper section will add a new urban character, refining the distant background's appearance. Ultimately, this addition will integrate with the streetscape, preserving visual balance.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Road edge - public viewpoint.*
- *Extent of impact: Minor-to-Moderate.*

Reasonableness of proposal: Within the context of the revised, permissible height envelope on the subject site and the development's height compliance, the proposal can be deemed acceptable, since view loss is limited to a moderate area of sky view only, with one of the towers and the ground and mid-levels filtered by the foreground tree canopies. Over time, the elevated streetscape will be accompanied by other approved developments and Edinburgh, creating a new urban scale and less visual impact to the exposed ridgeline.

VIEWPOINT 13



Existing site photo - Eastern Valley Way

From standing position on the grass verge, adjacent to the property at no.176
RL + 81.48m - Distance to boundary 659.59m -163.84

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 - 32%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 4% : 96%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 6 /15*

This is a static, public viewpoint taken from the western, grass verge of Eastern Valley Way, looking south-southeast, adjacent to the property at no.176, Eastern valley Way, which features a paved driveway and low retaining wall, supporting a well maintained hedge and landscaping. The road descends from north to south and is lined with a mixture of dense, mature trees on both sides, concealing most of the single-storey, residential properties in this area. In the midground, to the east, Clovelee Circuit intersects Eastern Valley Way, while Roberts Street merges with the roadway to the southwest. A small number of commercial establishments, including retail shops, are visible on the southeastern side, near the road intersection. Further in the distance, the road ascends, with additional trees and residential areas rising to a continuous tree-lined ridgeline to the north of the subject site, visually concealing its ground and lower levels.

The visual impact from this perspective can be assessed as Minor-to-Moderate, with the new proposal impeding the sky view, beyond the site, when observed along the street axis. While existing trees will contribute to screening much of the lower building elements, the partially visible upper section will redefine the scale of built form within the area. Ultimately, this addition will integrate with the streetscape, preserving visual balance.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium.*
- *View location: Road edge - public viewpoint.*
- *Extent of impact: Minor-to-Moderate.*

Reasonableness of proposal: Within the context of the revised, permissible height envelope on the subject site and the development's height compliance, the proposal can be deemed acceptable, since view loss is limited to a moderate area of sky view only, with most of one tower and the ground and mid-levels visually filtered by the foreground tree canopies. Over time, the elevated streetscape will be accompanied by other approved developments and Edinburgh, creating a new urban scale and less visual impact to the exposed ridgeline.

VIEWPOINT 14



Existing site photo - Willoughby Park

From standing position on the playing field, looking southeast
RL + 89.96m - Distance to boundary 785.02m - Bearing direction 136.84 °

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 - 16%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 0% : 100%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public viewpoint taken from the playing area of the Athletic field at Willoughby Park, looking towards the subject site in the southeast. In the foreground, the well-maintained grass is surrounded with a pedestrian pathway, with a playground and exercise space, equipped with apparatus, beyond this. Adjacent to this area are a series of floodlights, while to the east, a line of mature eucalyptus trees delineates the perimeter of the field, creating a natural boundary. In the background, residential structures, predominantly single-storey, with pitched roofs can be seen, significantly obscured by the surrounding trees and foliage. Eucalyptus and Moreton Bay Fig trees are interspersed with the purple blossoms of several mature Jacarandas. The distant horizon is characterised by a continuous treeline with very small glimpses of tiled roofs, with the subject site beyond this to the southeast, entirely concealed at its lower and mid levels, as a result of the slightly declining topography.

From this viewpoint, the visual impact is Negligible, with only very small areas of the upper tower levels visible through the dense foliage. The lower levels of the proposed structure will be entirely concealed by the existing vegetation.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Parkland - public viewpoint.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, with the view loss being minimal and confined to sky view above the ridgeline. The screening of foreground trees diminish the visual impact, which will be a common situation for viewpoints at these distances.

VIEWPOINT 15



P28 IMG_9205.jpg

Existing site photo - Edinburgh Road

From standing position on the northern pavement, Edinburgh Road
RL + 78.34m - Distance to boundary 1258.89m - Bearing direction 245.02°

Camera - Canon RP
Lens - 24mm



P28 IMG_9205 a.jpg

Photomontage of Proposal



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

P28 IMG_9205 d.jpg

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: 9 /15 & Visual Impact Assessment Scale no: 0 /15*

This is a static, public viewpoint from Edinburgh Road, looking west, southwest, towards the subject site. The foreground features the residential, tree-lined street, with grass verges and pavements on the northern and southern road perimeters. On the northern side, the pavement is bordered by established low-level, planting beds and mature trees. On the southern side of the road, detached residences at nos. 244 and 242 are set back behind well-maintained hedges and lawns. Adjacent to number 244, the roadway intersects with Knight Place, which declines in elevation to the south. In the midground, the street continues to the west, while the canopy of multiple street trees converges over the roadway, creating a green corridor that frames the view and totally obstructs any view of the subject site from this location.

The visual impact of the new proposal, from this location, is assessed Nil, as the new proposal will be totally concealed.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Pavement - public viewpoint.*
- *Extent of impact: Nil.*

Reasonableness of proposal: The development creates no view loss, or visual impact, at this distance and location, as a result of the existing landscape.

VIEWPOINT 16



Existing site photo - Middle Harbour - Sailors Bay.

D01 DJI_20251105144133_0670_D.jpg

From boat deck level.

RL + 3.41m - Distance to boundary 1695.73m - Bearing direction 289.31°

Camera - Drone

Lens - 24mm



Photomontage of Proposal

D01 DJI_20251105144133_0670_D c.jpg



Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 9%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 0% : 100%*
- *Existing Visual Assessment Scale no: 12 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a dynamic, public viewpoint from deck-level of a boat on the Middle Harbour waters, directly offshore, to the east of the Northbridge Sailing Club, on the western side of Sailors Bay, looking east-northeast towards the subject site. The water dominates the foreground of the view, with various moored recreational vessels, primarily small yachts and launch boats, aligned generally toward the bay's narrowing end, towards Mowbray Point and Castlecrag Marina. Rising steeply from the water's edge, are the densely landscaped residential escarpments of Northbridge and Castlecrag, featuring, detached, low-rise dwellings nestled within dense vegetation, along with private multiple, foreshore boatsheds and docks. To the southwest is the western edge of Clive Park, with the declining topography beyond this and the well-camouflaged houses along Minimbah Road. The ridgeline on the northern side has a more gentle decline in elevations from east to west, with a ridgeline of mature tree canopies seen in the middle and far distance. From this location, the site's visibility is limited as a result of distance and landform.

The visual impact of the new proposal, from this location, is assessed as Negligible, as it impacts only on a very small area of the sky view to the northwest. Only a very small area of the towers extend vertically above the tree-lined ridgeline.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Middle Harbour - public viewpoint.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Reasonableness of proposal: Within the context of the development's height compliance, relative to the permissible height envelope, the view loss is acceptable and relates to a very small area of sky view elements only. The ascending height of the landform ensures the visual impact is almost negated entirely, by the filtering of the built form through the large tree canopies that line the valley to the north. Visually, almost all of the building sits below the upper canopies in this direction.

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 No100 Edinburgh Rd, Castlecrag NSW 2068.

This Visual Impact Assessment has undertaken a review of the proposal, taking into account its current and future setting, alongside the statutory height limits. Of particular relevance is the topography of the surrounding land, with the subject site being at a ridgeline and the landform falling in height, to the north and south. Although this would suggest a more visually exposed location, the dense, mature landscape ensures that the sloping landform actually assists in diminishing the impact, as demonstrated in the public viewpoint photomontaged views within this report.

The ridgeline location results in actual view loss being confined, in most instances to elements of sky view only, whilst the more significant visual impact is experienced only from locations within close proximity to the proposal.

The future context of Edinburgh Road will create a more coherent streetscape over time, as a new level of urban density emerges, which will ensure the visual impact of this development is aligned with its built-form environment.

Based on our 3D analysis, photography, and site visit it would be my recommendation that the SSDA 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 and camera positions

APPENDIX D: Wireframe/alignment images

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

5.2. APPENDIX C: Survey and camera positions

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.

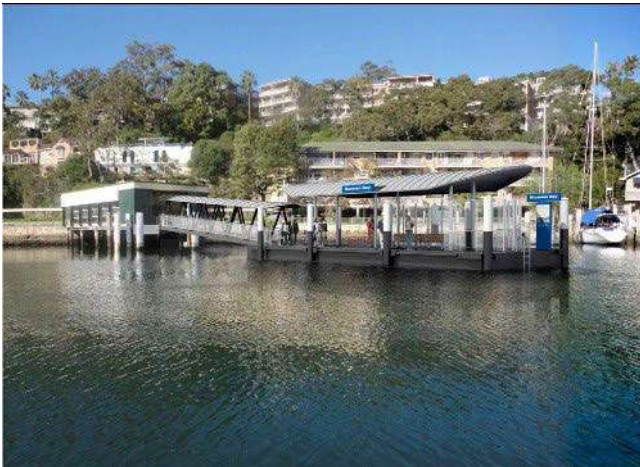


Photomontaged views of new apartment building at Pyrmont: Urbaine

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

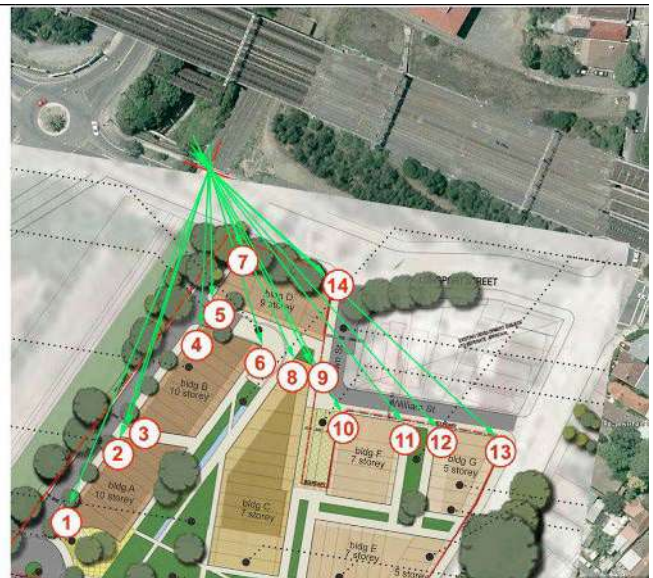
throughout the training of architects.

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%.



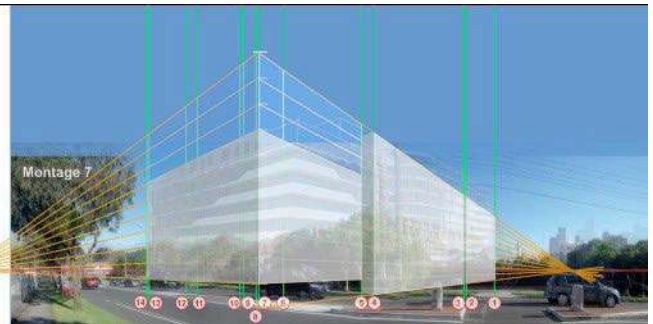
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

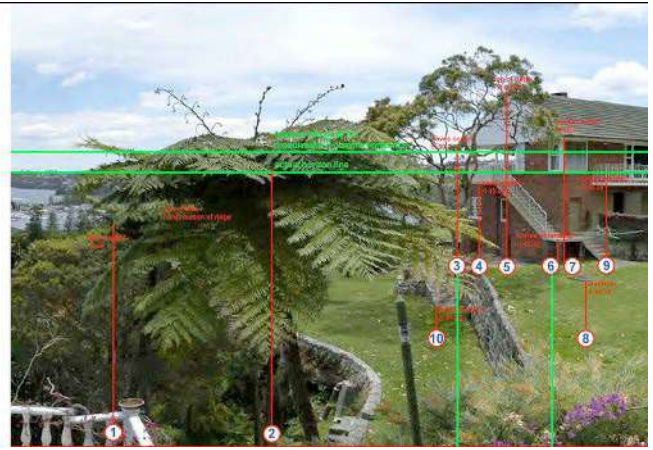
Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location 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.

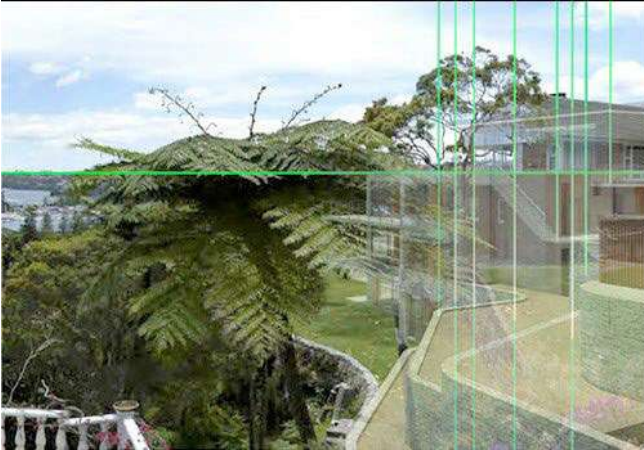
The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A 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.



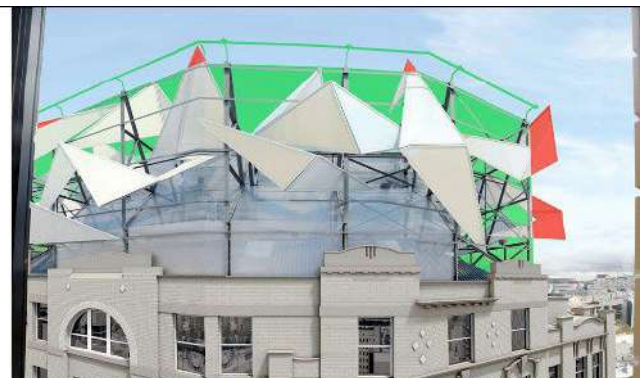
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hotel

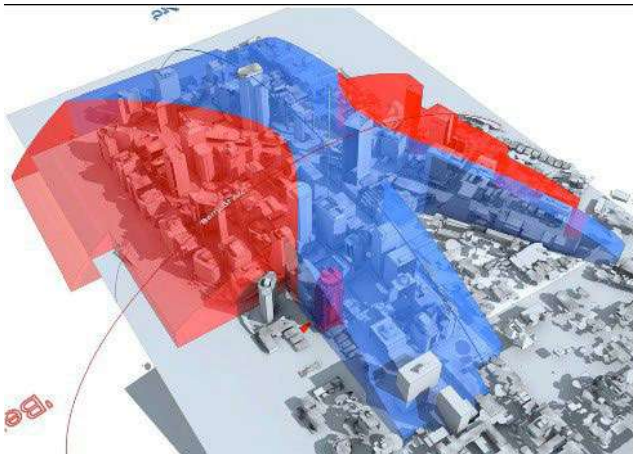


Photomontage of view from hotel

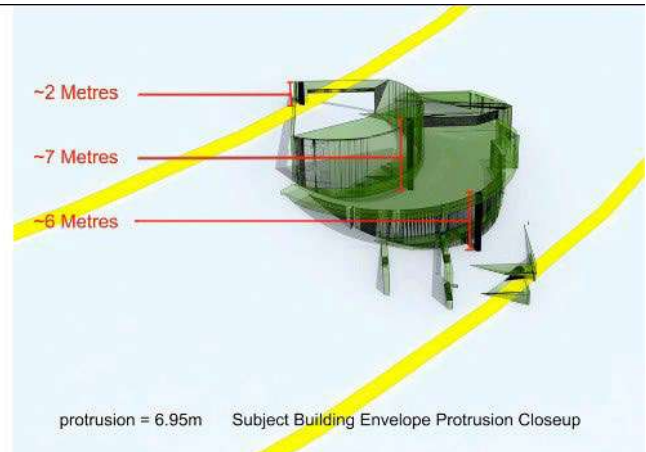


View loss – green = view gain / red = view loss

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.

Policy: Use of Photomontages and Visualisation Tools

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.

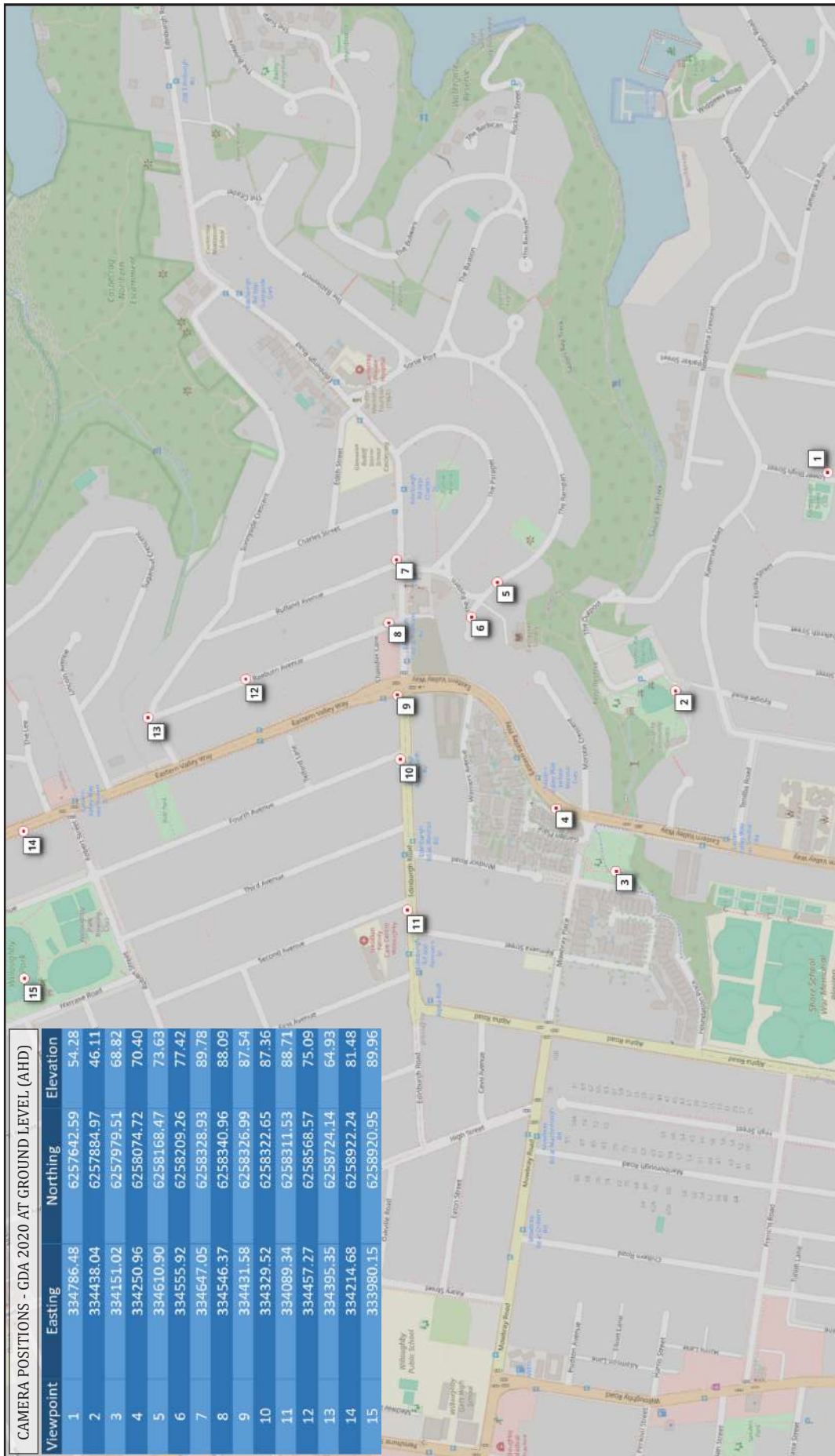
Paperless Hearings

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

5.3. APPENDIX D: Wireframe images



NOTE:

BUILDING POSITIONS ARE INDICATIVE FOR PRESENTATION PURPOSES.

DATA WAS CAPTURED USING GNSS RTK ROVER

CAMERA POSITIONS ARE FROM GNSS WITH NTRIP CORRECTIONS OBSERVATIONS WITHIN +/- 0.01M

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD)

JOB NO: 777 CQT_Edinburgh

DATE: 07.10.2025

DRAWN: DK

CHECK: JA

LGA: WILLOUGHBY CITY COUNCIL

DATUM: AHD

SCALE: N/A

SHEET: 1:1

SKETCH PLAN SHOWING
INDICATIVE CAMERA POSITIONS FOR -
100 EDINBURGH RD, CASTLECRAIG NSW 2068





Viewpoint 01



Viewpoint 02



Viewpoint 03



Viewpoint 04



Viewpoint 05



Viewpoint 06



Viewpoint 07



Viewpoint 08



Viewpoint 09



Viewpoint 10



Viewpoint 11



Viewpoint 12



Viewpoint 13



Viewpoint 14



Viewpoint 15



Viewpoint 16