



Visual Impact Analysis

Residential flat building with in-fill affordable housing

159-167 Darley Street West, Mona Vale

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of The Trustee for DREP1 Mona Vale Sub Trust

SSD-91496958

Prepared by Colliers Urban Planning

6 November 2025 | 2240339



'Gura Bulga'

Liz Belanjee Cameron

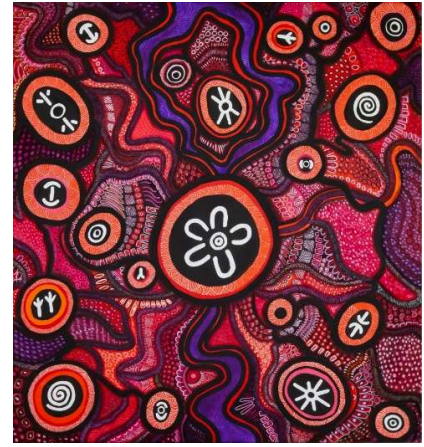
'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Attachments

Attachment	Author
A. Visual Impact Analysis Survey	LTS

Executive summary

This Visual Impact Analysis (**VIA**) prepared by Colliers Urban Planning is submitted to the Department of Planning, Housing and Infrastructure (**DPHI**) on behalf of The Trustee for DREP1 Mona Vale Sub Trust (the **Applicant**) in support of a State Significant Development Application (**SSDA**) identified as SSD-91496958 for in-fill affordable housing at 159-167 Darley Street West, Mona Vale (the **site**).

Method

The VIA has been undertaken generally in accordance with the principles of the 'Guidelines for Landscape and Visual Impact Assessment – Third Edition' (**GLVIA3**) (Landscape Institute; I.E.M.A., 2013), as adjusted to better align with the NSW planning system under the Environmental Planning and Assessment Act 1979 (**EP&A Act**). To inform the VIA, photos showing the existing visual environment and survey aligned photomontages showing the likely future visual environment prepared in accordance with the Land and Environment Court of NSW 'Use of Photomontages and Visualisation Tools' (17 May 2024) were prepared for four key viewpoints representing key aspects of the pattern of viewing in the surrounding primary visual catchment.

Visual impact analysis

A key step is to determine whether the proposal has the potential for significant visual impact not anticipated by the planning controls informed by judgements about the sensitivity of the primary visual catchment to the nature of change proposed, and the magnitude of the nature of change proposed.

Due to the site being located in a low to medium density residential area that includes apartment buildings, the overall sensitivity of the primary visual catchment to the nature of change proposed is low – medium.

Due to the site having a greater height than that prevailing in the surrounding areas, the overall magnitude of the nature of change proposed is moderate. However, this is variable based on the characteristics of viewpoints. It is noted that this height is consistent with that envisaged for the future of the site and the surrounding area under the NSW Government's LMR Policy.

The significance of visual impact has been qualitatively assessed as:

- Viewpoint 1 – End of Darley Street West, facing south: moderate significance of visual impact
- Viewpoint 2 – Darley Street West, facing west: low to moderate significance of visual impact
- Viewpoint 3 – Kunari Place, facing south-east: moderate significance of visual impact
- Viewpoint 4 – Darley Street West, facing south-west: low to moderate significance of visual impact

As the threshold is a single finding of high significance, the proposal does not have the potential for significant visual impact not anticipated by the planning controls.

Assessment against the planning framework

Assessment against the planning framework has shown that in terms of broader planning grounds, the proposal:

- Furthers the objects of the EP&A Act 1979, including promoting ecologically sustainable development in particular through promoting intergenerational equity as it relates to access to housing.
- Is consistent with the National Housing Accord and current government planning priorities, as it delivers a greater amount and choice of new homes.
- Is consistent with the strategic planning framework and section 9.1 directions, as it is consistent with locating new homes in well located parts of the exiting urban area.
- Is consistent with section 4.15 of the EP&A Act, as the site is highly suited to the proposal due to its large size which enables impacts to be better managed without unacceptable adverse impact on other land.

Assessment in relation to the key issues to be considered by the VIA shows the proposal:

Context and neighbourhood character

- Is responsive to its local context, including being compatible with the built form of the nearby apartment buildings.
- Is consistent with the planned future visual character of the area established by the NSW Government's LMR policy
- Is consistent with key visual character attributes of the existing area, including the front setback corresponding to neighbouring properties, the extensive street facing balconies and the breaks in the built form.

Built form and scale

- Achieves a scale, bulk and height appropriate to the desired future character, whilst being compatible with the existing character.
- Provides additional height consistent with that allowed for under the NSW Government's LMR policy.
- Reduces the appearance of scale when seen from the adjoining public domain by being broken into three, well separated buildings.
- Further reduces the appearance of scale by a range of measures including breaking the Darley Street elevation of each building into 2 smaller, vertical bays, emphasizing horizontality by a cohesive arrangement of balconies facing Darley Street, variation in massing along its side boundaries, greater setback of upper levels from Darley Street, and use of different material on the upper storeys creating a receding effect.

Density

- Provides additional density consistent with the desired future character for the area and anticipated population growth.
- Is responsive to its proximity to key locations and public transport.

Landscape

- Provides high-quality landscaping that is a contextual fit contributing to the landscape character of the streetscape and neighbourhood.
- Retains a number of existing trees, maintaining the positive natural features of the existing site.

Amenity

- Delivers an improved relationship to the streetscape.
- Provides high-quality architectural and landscape design.

Aesthetics

- Exhibits high-quality design through tangible reference to the surrounding character via repetition of the streetscape such as the provision of well separated buildings, street facing balconies and consistent front setbacks providing an overall visually cohesive composition.

Mitigation measures

The VIA has found that primary design measures related to siting, scale, form and massing, and design adequately mitigate the visual impact of the proposal. As such, additional fundamental or large-scale mitigation measures are not considered necessary. Secondary mitigation measures such as specifying materiality or colours have been detailed in the Architectural Plan prepared by PBD Architects.

Conclusion

While acknowledging that the proposal will have a visual impact, overall on the balance of relevant considerations this impact is considered acceptable. As such, it is the conclusion of the VIA that the proposal can be supported on visual impact grounds and a further visual impact assessment is not required.

Glossary

Abbreviation or term	Meaning
Acceptable visual impact	The proposal does not have the potential for significant visual impact, or where the proposal does have the potential for significant visual impact, it is consistent with relevant parts of the planning framework, or can be appropriately mitigated to achieve consistency with relevant parts of the planning framework
AHD	Australian height datum
Applicant	The Trustee for DREP1 Mona Vale Sub Trust
Application	State significant development application (SSD-91496958)
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character (GLVIA3, Landscape Institute and IEMA, 2013)
DPHI	Department of Planning Housing and Infrastructure
EIS	Environmental Impact Statement
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings (GLVIA3, Landscape Institute and IEMA, 2013)
EP&A Act	Environmental Planning and Assessment Act 1979
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines (GLVIA3, Landscape Institute and IEMA, 2013)
FSR	Floor Space Ratio
GFA	Gross Floor Area
GLVIA3	Guidelines for Landscape and Visual Impact Assessment – Third Edition
SEPP	State Environmental Planning Policy
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors (GLVIA3, Landscape Institute and IEMA, 2013)
LEP	Local Environmental Plan
LMR	Low to mid rise
Magnitude	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration (GLVIA3, Landscape Institute and IEMA, 2013)
Proposal	Residential flat building with in-fill affordable housing
SEARs	Secretary's Environmental Assessment Requirements
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor (GLVIA3, Landscape Institute and IEMA, 2013)
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic (GLVIA3, Landscape Institute and IEMA, 2013)
Site	159-167 Darley Street West, Mona Vale, NSW
SSDA	State Significant Development Application
VIA	Visual Impact Analysis
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area (GLVIA3, Landscape Institute and IEMA, 2013)

1.0 Introduction

This Visual Impact Analysis prepared by Colliers Urban Planning is submitted to the Department of Planning, Housing and Infrastructure (**DPHI**) on behalf of The Trustee for DREP1 Mona Vale Sub Trust (the **Applicant**) in support of a State Significant Development Application (**SSDA**) identified as SSD-91496958 for in-fill affordable housing at 159-167 Darley Street West, Mona Vale (the **site**).

1.1 Proposed development

This SSDA seeks development consent for the purposes of a residential flat building comprising.

- Site preparation works including demolition, excavation and tree removal;
- Construction of three (3) x 6-storey residential flat buildings, comprising:
 - 82 apartments, including:
 - 72 market apartments;
 - 10 affordable apartments (10.5% of GFA);
 - Separate residential lobbies;
 - Communal open spaces;
- Construction of 1-3 storeys of basement parking, comprising:
 - 164 car parking spaces, including:
 - 156 residential spaces;
 - Eight (8) accessible residential spaces;
 - 27 bicycle parking spaces;
 - Two (2) motorcycle parking spaces;
 - Waste and storage facilities;
- Associated landscaping, including transplanting of two (2) trees and planting of new trees and vegetation.

Full details of the proposed development are set out in the accompanying Architectural Drawings and Landscape Drawings prepared by PBD Architects and Arcadia.

1.2 Site description

The site is located at 159-167 Darley Street West, Mona Vale within the Northern Beaches Council Local Government Area (LGA). It is legally described as Lots 1-5 of DP11109 and owned by Darleydev Pty Ltd. The site has an area of approximately 6,122m², with a 76m frontage to Darley Street West to the northeast.



 The Site

 NOT TO SCALE

Figure 1 Site aerial

Source: Nearmap, edits by Colliers Urban Planning

1.3 Purpose of this visual impact analysis

The purpose of this VIA is to determine whether the proposal has an acceptable visual impact through address of relevant secretary's environmental assessment requirements (**SEARs**) issued by the Department on 22 August 2025 (refer **table** below). An acceptable visual impact is where:

- The proposal does not have the potential for significant visual impact, or
- Where the proposal does have the potential for significant visual impact, it is consistent with relevant parts of planning framework (including broader, relevant environmental planning grounds) or can be appropriately mitigated to achieve consistency with relevant parts of the applicable planning framework.

Table 1 Relevant SEARs issued by the Department on 22 August 2025

Issue	Assessment Requirements	Supporting Documentation
8. Visual Impact	• Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	• Visual Impact Analysis <u>If required:</u> • Visual Impact Assessment

Source: the Department

1.4 Structure of this visual impact analysis

The structure of this VIA is as follows:

- **Part 1 Introduction:** Identifies the purpose and structure of this VIA
- **Part 2 Method:** Outlines the method used by this VIA
- **Part 3 Visual impact analysis:** Undertakes VIA of the proposal supported by photos and artists impressions
- **Part 4 Assessment against the planning framework:** Assesses the proposal and its visual impact against the relevant parts of the planning framework to the application
- **Part 5 Mitigation measures:** Identifies whether any appropriate primary and / or secondary mitigation measures are required / recommended to address visual impact
- **Part 6 Conclusion:** Identifies whether the proposal can be supported on visual impact grounds
- **Appendix A:** Provides a copy of the evidence base of photos and photomontages upon which this VIA relies.

As it forms part of the larger application, the VIA does not repeat matters more appropriately covered in other documents. In particular, it defers to and relies on statements in:

- Planning documents addressing matters such as land zoning and permissibility (eg, the Environmental Impact Statement (EIS) prepared by Colliers Urban Planning)
- Design documents addressing matters such as design intent, strategies and measures (eg, the Architectural Drawings prepared by PBD Architects).

As such, it should be read together with these other documents.

2.0 Method

VIA is a highly complex area that involves qualitative and professional value judgements. While there is a wealth of guidance documents, there is currently no universally agreed, national level guideline for VVIA in Australia (AILA, 2019). As noted by the Land and Environment Court of New South Wales in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a rigorous methodology.

To ensure appropriate rigour, the methodology adopted by this VIA comprises 2 key stages:

- Stage 1 – Preparation of the evidence base: preparing an evidence base of images to help inform assessment
- Stage 2 – Visual impact assessment: assessment of view and visual impact

2.1 Stage 1 – Preparation of the evidence base

The main purpose of this stage is to prepare an evidence base of images to help inform assessment of visual impact.

This stage was undertaken by LAAN and LTS and is provided at **Attachment A**.

2.2 Stage 2 – Visual impact assessment

This stage involves the following key steps:

- Assessment of the proposal's visual impact
- Assessment of consistency with relevant parts of planning framework
- Consideration of mitigation measures.

2.2.1 Significance of the proposal's visual impact

The significance of a proposal's visual impact is determined by judgements about 'Sensitivity' and 'Magnitude'.

This report adopts the meaning and method of sensitivity and change from GLVIA3. In this regard:

1. 'Sensitivity': refers to how sensitive the existing character of the setting is to the 'proposed nature of change'.
2. 'Magnitude: refers to the physical scale of the project, how distant it is and the contrast it presents to the existing condition'.

2.2.2 Consistency with the planning framework

Determination of significance does not automatically equate to unacceptability. Rather, acceptability is determined by consistency with relevant parts of the applicable planning framework. The planning framework is the appropriate reference for this judgement as it represents the policy position of the NSW Government, and in the case of local planning instruments that of council on relevant matters.

2.2.3 Mitigation measures

Mitigation measures are used to ensure acceptable visual impact. They comprise primary mitigation measures such as siting, scale, form and massing which are integral to the proposal, and secondary measures such as materiality and colour which may form part of relevant and reasonable conditions of development consent.

2.3 Assumptions, limitations and exclusions

In addition to any others expressed in the relevant part of this VIA, the following key assumptions, limitations and exclusions apply to this VIA:

Assumptions

- It is assumed that all inputs from other parties are accurate, including the survey prepared by LTS.

Limitations

- As with all VIA, there is considerable interplay between planning, design and visual impact matters. As such, while the VIA touches on matters such as character, size and scale and amenity, due regard should be given to other relevant documents for full address of these matters.
- The evidence base of images provides an indication of visual impact informed by visual analysis that is considered to be reasonable and proportion to the likely impacts of the proposal. It does not purport to represent every possible viewing condition within the visual catchment
- While photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, also apply (refer to Appendix A for further detail)

Exclusions

- View impact on private property
- Heritage, in particular impact on values and significance
- Aboriginal cultural heritage values and connecting with country
- Night-time impact, including lighting
- Outlook
- Visual privacy

3.0 Visual impact analysis

3.1 Viewpoint 1: End of Darley Street West, facing south



Figure 2 Viewpoint 1: End of Darley Street West, facing south – existing view

Source: LTS



Figure 3 Viewpoint 1: End of Darley Street West, facing south – proposed future view

Source: PBD Architects

3.1.1 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity to the nature of change proposed.

Table 2 Viewpoint 1: End of Darley Street West, facing south – sensitivity to the change proposed

Parameter	Description
Receptor type	Low-medium
Number of people	Medium
Social and cultural value of the view	Low-medium
Visual characteristics	Low-medium
Overall	Medium

3.1.2 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposal is considered to have a **considerable** magnitude of change.

Table 3 Viewpoint 1: End of Darley Street West, facing south – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

3.1.3 Significance of visual impact

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a **moderate** significance of visual impact.

Table 4 Viewpoint 1: End of Darley Street West, facing south – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

3.2 Viewpoint 2: Darley Street West, facing west



Figure 4 Viewpoint 2: Darley Street West, facing west – existing view

Source: LTS



Figure 5 Viewpoint 2: Darley Street West, facing west – proposed future view

Source: PBD Architects

3.2.1 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity to the nature of change proposed.

Table 5 Viewpoint 2: Darley Street West, facing west – sensitivity to the change proposed

Parameter	Description
Receptor type	Low-medium
Number of people	Medium
Social and cultural value of the view	Low-medium
Visual characteristics	Low-medium
Overall	Medium

3.2.2 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposal is considered to have a **considerable** magnitude of change.

Table 6 Viewpoint 2: Darley Street West, facing west – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

3.2.3 Significance of visual impact

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a **moderate** significance of visual impact.

Table 7 Viewpoint 2: Darley Street West, facing west – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

3.3 Viewpoint 3: Kunari Place, facing south-east



Figure 6 Viewpoint 3: Kunari Place, facing south-east – existing view

Source: LTS



Figure 7 Viewpoint 3: Kunari Place, facing south-east – proposed future view

Source: PBD Architects

3.3.1 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity to the nature of change proposed.

Table 8 Viewpoint 3: Kunari Place, facing south-east – sensitivity to the change proposed

Parameter	Description
Receptor type	Low-medium
Number of people	Medium
Social and cultural value of the view	Low-medium
Visual characteristics	Low-medium
Overall	Medium

3.3.2 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposal is considered to have a **considerable** magnitude of change.

Table 9 Viewpoint 3: Kunari Place, facing south-east – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

3.3.3 Significance of visual impact

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a **moderate** significance of visual impact.

Table 10 Viewpoint 3: Kunari Place, facing south-east – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

3.4 Viewpoint 4: Darley Street West, facing south-west



Figure 8 Viewpoint 4: Darley Street West, facing south-west – existing view

Source: LTS



Figure 9 Viewpoint 4: Darley Street West, facing south-west – proposed future view

Source: PBD Architects

3.4.1 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity to the nature of change proposed.

Table 11 Viewpoint 4: Darley Street West, facing south-west – sensitivity to the change proposed

Parameter	Description
Receptor type	Low-medium
Number of people	Medium
Social and cultural value of the view	Low-medium
Visual characteristics	Low-medium
Overall	Medium

3.4.2 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposal is considered to have a **considerable** magnitude of change.

Table 12 Viewpoint 4: Darley Street West, facing south-west – Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

3.4.3 Significance of visual impact

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a **moderate** significance of visual impact.

Table 13 Viewpoint 4: Darley Street West, facing south-west – Significance of the nature of change proposed

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

4.0 Assessment against the planning framework

As this VIA forms part of the larger application, it does not repeat the planning framework assessment as covered in the EIS prepared by Colliers Urban Planning.

Nevertheless, the following EPIs guide consideration of visual impact and have been briefly assessed below:

- *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).
- *Pittwater Local Environmental Plan 2014* (Pittwater LEP 2014).

4.1 State Environmental Planning Policy (Housing) 2021

As detailed in the EIS, the proposed development is declared within a low and mid rise (LMR) housing outer area under Chapter 6 of the Housing SEPP and declared in-fill affordable housing under Chapter 2 of the Housing SEPP and will therefore be made in accordance with the controls stipulated in these chapters.

Furthmore, an assessment against the design principles for residential apartment development provided in Schedule 9 of the Housing SEPP confirms that the proposal is:

- Consistent with the 'context and neighbourhood character' as it aligns with the NSW Government's LMR policy for future character and reflects key existing visual attributes of the local context such as front setbacks, street-facing balconies, and articulated building form.
- Consistent with the 'built form and scale' as it achieves a scale, bulk and height appropriate to the desired future character, whilst being compatible with the existing character.
- Consistent with the 'density' as it is responsive to the desired future character for the area, anticipated population growth and its proximity to key locations and public transport.
- Consistent with the 'landscape' as it delivers context-sensitive landscaping that enhances the streetscape, retains key existing trees, and protects neighbouring amenity by avoiding undue overshadowing.
- Consistent with the 'amenity' as it enhances the streetscape with contextually appropriate design and high-quality landscaping that elevates external amenity.
- Consistent with the 'aesthetics' as it exhibits high-quality design by echoing local streetscape elements, such as well-separated buildings, street-facing balconies, and consistent front setbacks, to create a cohesive visual composition.

4.1.1 Building Height

As the site is located within the LMR housing outer area and proposes a Residential Flat Building within the R3 zone, it is subject to non-discretionary development standards under Chapter 6 of the Housing SEPP, as such a maximum building height of 17.5m applies (4 storeys or fewer).

Further, as the proposed development includes the provision of a 10.5% affordable housing component, it is subject to an additional 21% height bonus under Chapter 2 of the Housing SEPP, affording the site an overall maximum building height of **21.175m** (17.5m x 21%).

The proposed development does not exceed this height and is therefore compliant with the height stipulated for the site.

4.1.2 Floor Space Ratio

As the site is located within the LMR housing outer area and proposes a Residential Flat Building within the R3 zone, it is subject to non-discretionary development standards under Chapter 6 of the Housing SEPP, as such a maximum FSR of 1.5:1 applies.

Further, as the proposed development includes the provision of a 10.5% affordable housing component, it is subject to an additional 21% FSR bonus under Chapter 2 of the Housing SEPP, affording the site an overall maximum FSR of **1.815:1** (1.5 x 21%).

The proposed development does not exceed this FSR and is therefore compliant with the density stipulated for the site.

4.2 Pittwater Local Environmental Plan 2014

4.2.1 Clause 4.3: Height of Buildings

The site is subject to a maximum building height control of 8.5m under the Pittwater LEP 2014.

The Pittwater LEP 2014 does not provide strong guidance on visual considerations. However, references to visual considerations is provided in Clause 4.3 - Height of buildings, which stipulates the following objectives for building height:

- *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- *to minimise any overshadowing of neighbouring properties,*
- *to allow for the reasonable sharing of views,*
- *to encourage buildings that are designed to respond sensitively to the natural topography,*
- *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

However, as the site is located within the LMR housing outer area and proposes a Residential Flat Building within the R3 zone, it is superseded by non-discretionary development standards under Chapter 6 of the Housing SEPP (Refer to **Section 4.1.1**). Nevertheless, an assessment against these objectives is provided in **Table 14** below.

Table 14 Assessment against the objectives of Clause 4.3 under the Pittwater LEP 2014

Consideration	Consistency	Assessment
To ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality.	Consistent	The proposed development achieves a scale, bulk and height appropriate to the planned future visual character of the area established by the NSW Government's LMR policy.
To ensure that buildings are compatible with the height and scale of surrounding and nearby development.	Consistent	The proposed development makes tangible reference to the surrounding character via repetition of the streetscape, including corresponding front setbacks, street facing balconies and breaks in the built form.
To minimise any overshadowing of neighbouring properties.	Consistent	The proposed development minimises overshadowing on neighbouring properties through variation in massing along its side boundaries and greater setback on the upper levels.
To allow for the reasonable sharing of views.	Consistent	The proposed development does not impact on any pre-existing views.
To encourage buildings that are designed to respond sensitively to the natural topography.	Consistent	The proposed development delivers stepped massing that follows the natural topography on the site, situating the tallest building at the lowest point of the topography, and vice versa.
To minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.	Consistent	The proposed development is not located near a heritage conservation areas or heritage items, and will not result in an unacceptable visual impact on the natural environment.

4.2.2 Clause 4.4: Floor Space Ratio

The site is not subject to floor space ratio (FSR) controls under the Pittwater LEP 2014.

The Pittwater LEP 2014 does not provide strong guidance on visual considerations. However, references to visual considerations is provided in Clause 4.4 – Floor space ratio, which stipulates the following objectives for FSR:

- *to ensure that buildings, by virtue of their bulk and scale, are consistent with the desired character of the locality,*
- *to minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain,*
- *to minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development,*

- to maximise solar access and amenity for public places,
- to minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items,
- to manage the visual impact of development when viewed from public places, including waterways,
- to allow for the reasonable sharing of views.

However, as the site is located within the LMR housing outer area and proposes a Residential Flat Building within the R3 zone, it is superseded by non-discretionary development standards under Chapter 6 of the Housing SEPP (Refer to **Section 4.1.1**). Nevertheless, an assessment against these objectives is provided in **Table 14** below.

Table 15 **Assessment against the objectives of Clause 4.4 under the Pittwater LEP 2014**

Consideration	Consistency	Assessment
To ensure that any building, by virtue of their bulk and scale, are consistent with the desired character of the locality.	Consistent	The proposed development achieves a scale, bulk and height appropriate to the planned future visual character of the area established by the NSW Government's LMR policy.
To minimise adverse environmental effects on the use and enjoyment of adjoining properties and the public domain.	N/A	The site is not located in proximity to any public places. Although the site is located across the road from the publicly accessible Bayview Golf Club, it is privately-owned and therefore not classified as public domain.
To minimise any overshadowing and loss of privacy to neighbouring properties and to reduce the visual impact of any development.	Consistent	The proposed development minimises overshadowing and privacy impacts on neighbouring properties through variation in massing along its side boundaries and greater setback on the upper levels.
To maximise solar access and amenity for public places.	N/A	The site is not located in proximity to any public places. Although the site is located across the road from the publicly accessible Bayview Golf Club, it is privately-owned and therefore not classified as public domain.
To minimise the adverse impact of development on the natural environment, heritage conservation areas and heritage items.	Consistent	The proposed development is not located near a heritage conservation areas or heritage items, and will not result in an unacceptable visual impact on the natural environment.
To manage the visual impact of development when viewed from public places, including waterways.	N/A	The development incorporates a range of siting, scale, and massing measures that combine to reduce visual impact when seen from the public domain
To allow for the reasonable sharing of views.	Consistent	The proposed development does not impact existing views to iconic or high value elements in the landscape as understood by the planning principle in Tenacity.

4.2.3 **Clause 5.10: Heritage Conservation**

As the site is not identified as a heritage item, included within a heritage conservation area or located within the vicinity of such land, this clause is not a consideration for this proposal.

5.0 Mitigation measures

The VIA has found that primary design measures related to siting, scale, form and massing, and design adequately mitigate the visual impact of the proposal. As such, additional fundamental or large-scale mitigation measures are not considered necessary. Secondary mitigation measures such as specifying materiality or colours have been detailed in the Architectural Plan prepared by PBD Architects.

6.0 Conclusion

It is acknowledged that the proposal will have a visual impact, in particular through introducing a greater scale of built form. However, overall and on the balance of relevant considerations the proposal has been assessed as having an acceptable visual impact on the following grounds, the proposal:

6.1 Broader planning grounds

- Furthers the objects of the EP&A Act 1979, including promoting ecologically sustainable development in particular through promoting intergenerational equity as it relates to access to housing.
- Is consistent with the National Housing Accord and current government planning priorities, as it delivers a greater amount and choice of new homes.
- Is consistent with the strategic planning framework and section 9.1 directions, as it is consistent with locating new homes in well located parts of the existing urban area.
- Is consistent with section 4.15 of the EP&A Act, as the site is highly suited to the proposal due to its large size which enables impacts to be better managed without unacceptable adverse impact on other land.

6.2 Specific visual impact grounds

- Is responsive to its local context, including being compatible with the built form of the nearby apartment buildings.
- Is consistent with the planned future visual character of the area established by the NSW Government's LMR policy.
- Is consistent with key visual character attributes of the existing area, including the front setback corresponding to neighbouring properties, the extensive street facing balconies and the breaks in the built form.
- Achieves a scale, bulk and height appropriate to the desired future character, whilst being compatible with the existing character.
- Provides additional height consistent with that allowed for under the NSW Government's LMR policy.
- Reduces the appearance of scale when seen from the adjoining public domain by being broken into three, well separated buildings.
- Further reduces the appearance of scale by a range of measures including breaking the Darley Street elevation of each building into two smaller, vertical bays, emphasising horizontality by a cohesive arrangement of balconies facing Darley Street, variation in massing along its side boundaries, greater setback of upper levels from Darley Street, and use of different material on the upper storeys creating a receding effect.
- Provides additional density consistent with the desired future character for the area and anticipated population growth.
- Provides high-quality landscaping that is a contextual fit contributing to the landscape character of the streetscape and neighbourhood.
- Retains a number of existing trees, maintaining the positive natural features of the existing site.
- Delivers an improved relationship to the streetscape with an expression that is better suited to the surrounding neighbouring properties.
- Provides high-quality architectural and landscape design to positive influence the external amenity.
- Exhibits high-quality design through tangible reference to the surrounding character via repetition of the streetscape such as the provision of well separated buildings, street facing balconies and consistent front setbacks providing an overall visually cohesive composition.

As such, it is the conclusion of this VIA that the proposal can be supported on visual impact grounds and a further visual impact assessment is not required.



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