



Visual Impact Assessment

19-21 Rosalind Street, Cammeray

Submitted to the NSW Department of Planning, Housing and Infrastructure
on behalf of Perifa

SSD-96505456

Prepared by Colliers Urban Planning

28 January 2026 | 2240198



'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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Contents

Executive summary	6
Glossary	7
1.0 Introduction	9
1.1 Purpose of this visual and view impact assessment.....	9
1.2 Structure of this visual and view impact assessment	9
2.0 The site and its context.....	11
2.1 The site	11
2.2 Adjoining land.....	17
2.3 The visual site context	24
3.0 The proposal.....	24
4.0 The planning framework.....	37
4.1 Environmental Planning and Assessment Act 1979.....	38
4.2 The SEARS.....	39
4.3 North Sydney LEP 2013	39
5.0 Key VIA issues.....	41
6.0 Method.....	42
6.1 Stage 1 – Visual analysis	42
6.2 Stage 2 – Visual impact assessment.....	42
6.3 Assumptions, limitations and exclusions	45
7.0 Visual impact assessment	46
7.1 Viewpoint 1 Rosalind Street	46
7.2 Viewpoint 2 West Street	49
8.0 Findings.....	54
9.0 Discussion of key issues.....	55
9.1 Context and desired future character	55
9.2 Good design.....	55
9.3 Important public view corridors and view sharing	57
10.0 Mitigation measures	59
11.0 Conclusion.....	60

Figures

Figure 1	Site aerial map.....	11
Figure 2	The site seen from Rosalind Street.....	12
Figure 3	The ‘Orana’ building.....	13
Figure 4	Space within the ‘U’ of a building block.....	14
Figure 5	Driveway and carparking along the site’s eastern boundary.....	15
Figure 6	Undercroft carparking.....	16
Figure 7	Space between the 3 buildings.....	17
Figure 8	Rosland Street looking east.....	18
Figure 9	Rosalind Street looking west.....	19
Figure 10	Adjoining development on Rosalind Street to the west.....	20
Figure 11	Adjoining development on Rosalind Street to the east.....	21
Figure 12	Development opposite the site.....	22
Figure 13	Adjoining development on West Street looking east to the site in the background.....	23
Figure 14	Residential flat buildings at the eastern end of Trafalgar Street, behind and adjoining the site to the south.....	24
Figure 15	Site context.....	25
Figure 16	Development on the south-east corner of Rosalind Street and West Street.....	26
Figure 17	Development on the corner of Rosalind Street and Edwin Street.....	27
Figure 18	Development on the eastern side of West Street.....	28
Figure 19	West Street looking south to the North Sydney CBD skyline.....	29
Figure 20	Residential flat building on the western side of West Street.....	30
Figure 21	Terrace housing on the western side of West Street.....	31
Figure 22	View from West Street looking west to St Leonards CBD.....	32
Figure 23	View from Trafalgar Street looking west to West Street with the St Leonards CBD in the background.....	33
Figure 24	The Warringah Freeway seen from St Thomas Rest Park.....	34
Figure 25	South east corner St Thomas’ Rest Park looking towards the site.....	35
Figure 26	North east corner St Thomas’ Rest Park looking towards St Leonards CBD in the background.....	36
Figure 27	Viewpoint 1 Rosalind Street: Current view.....	46
Figure 28	Viewpoint 1 Rosalind Street: Proposed view.....	48
Figure 29	Viewpoint 2 West Street: Current view.....	50
Figure 30	Viewpoint 2 West Street: Proposed view.....	52
Figure 31	Artist impression of the proposal.....	57

Tables

Table 1	Glossary.....	7
Table 2	Relevant SEARs issued by the Department on 15 May 2025	9
Table 3	Key planning provisions applying to the site – North Sydney LEP 2013	39
Table 4	Key VIA issues	41
Table 5	Factors of sensitivity and magnitude	44
Table 6	Viewpoint 2 Rosalind Street (West): Key parameters.....	46
Table 7	Viewpoint 1 Rosalind Street: Assessment of sensitivity to the nature of change proposed.....	47
Table 8	Viewpoint 1 Rosalind Street: Assessment of the magnitude of the nature of change proposed	49
Table 9	Viewpoint 1 Rosalind Street: Assessment of the significance of visual impact	49
Table 10	Viewpoint 2 West Street: Key parameters.....	49
Table 11	Viewpoint 2 West Street: Assessment of sensitivity to the nature of change proposed	51
Table 12	Viewpoint 2 West Street: Assessment of the magnitude of the nature of change proposed	53
Table 13	Viewpoint 2 West Street: Assessment of the significance of visual impact.....	53

Executive summary

Perifa (the applicant) has submitted a State significant development application (SSDA) (SSD-96505456) to the NSW Department of Planning, Housing and Infrastructure (the Department) seeking development consent for a proposed seniors housing development (the proposal) on land at 19-23 Rosalind Street, Cammeray (the site).

Colliers Urban Planning in collaboration with Virtual Ideas and CMS Surveyors has prepared this visual impact assessment (VIA) on behalf of the applicant. Its purpose is to support the SSDA by addressing Planning Secretary's Environmental Assessment Requirements (SEARs) relevant to VIA issued by the Department.

To enable address of the SEARs and to inform the VIA, photos showing the existing visual condition and photomontages showing the future visual condition should the proposal be developed were prepared for nearby viewpoints in the public domain.

Due to factors such as the presence of existing, larger scale, residential built elements in the landscape, the sensitivity of the public domain in the proposal's visual catchment to the nature of change proposed is medium.

Due largely to its scale, the magnitude of the proposal's visual impact on the public domain based on the assessed viewpoints is perceptible – considerable.

Combining these assessments determined that the significance of proposal's visual impact is as follows:

- **Viewpoint 1 Rosalind Street:** low significance of visual impact.
- **Viewpoint 2 West Street:** low – moderate significance of visual impact.

In terms of planning grounds, the proposal is consistent with the National Housing Accord and current government planning priorities, delivering a greater amount and choice of new homes in a location that is accessible to shops, facilities, and public transport.

In terms of visual impact grounds, the proposal:

- has a magnitude and significance of visual impact that is consistent with the reasonable expectations established for the site under the R4 High density residential zone
- has been informed by and is responsive to relevant neighbourhood and site considerations
- takes reasonable siting and layout, size and scale, form and massing, and architecture and landscaping measures to reduce visual impact on existing, adjoining residential properties
- does not have an unacceptable impact on the Rosalind Street, West Street, or Trafalgar Street streetscapes
- exhibits high quality architecture and landscaping.
- does not impact designated important public view corridors
- has acceptable view impact.

While acknowledging that the proposal will have a visual impact on the public domain, 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.

Glossary

Table 1 Glossary

Term or abbreviation	Meaning
Applicant	Perifa Pty Limited
Application	State significant development application SSD-96505456
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character (GLVIA3, Landscape Institute and IEMA, 2013)
Department	NSW 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)
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
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Third edition
HCA	Heritage conservation area
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place (GLVIA3, Landscape Institute and IEMA, 2013)
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)
Landscape character types	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes (GLVIA3, Landscape Institute and IEMA, 2013)
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)
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
Proposal	Seniors housing development
SEARS	Planning 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	19-23 Rosalind Street, Cammeray
SSD	State significant development
SSDA	State significant development application
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces (GLVIA3, Landscape Institute and IEMA, 2013)

Term or abbreviation	Meaning
VIA	Visual and view impact assessment
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

Perifa (the applicant) has submitted a State significant development application (SSDA) (SSD-96505456) to the NSW Department of Planning, Housing and Infrastructure (the Department) seeking development consent for a proposed seniors housing development (the proposal) on land at 19-23 Rosalind Street, Cammeray (the site).

1.1 Purpose of this visual and view impact assessment

Colliers Urban Planning in collaboration with Virtual Ideas and CMS Surveyors has prepared this visual impact assessment (VIA) on behalf of the applicant. Its purpose is to support the SSDA by addressing Planning Secretary's Environmental Assessment Requirements (SEARs) relevant to VIA issued by the Department on 15 May 2025 as shown in the below table.

Table 2 Relevant SEARs issued by the Department on 15 May 2025

Issue	Assessment Requirements	Supporting Documentation
7. Environmental Amenity	<ul style="list-style-type: none">Assess amenity impacts on the surrounding locality, including...view loss and view sharing.A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	If required: <ul style="list-style-type: none">View Impact Analysis
8. Visual Impact	<ul style="list-style-type: none">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.	<ul style="list-style-type: none">Visual Impact Analysis If required: <ul style="list-style-type: none">Visual Impact Assessment

Source: The Department

1.2 Structure of this visual and view impact assessment

The structure of this VIA is as follows:

- Part 1 Introduction:** Identifies the purpose and structure of this VIA
- Part 2 The site:** Describes the site and its context
- Part 3 Proposal:** Outlines the proposal
- Part 4 Planning framework:** Identifies the relevant parts of the planning framework to the application
- Part 5 Key issues:** Identifies the key issues to be considered by the VIA
- Part 6 Method:** Outlines the method used by this VIA
- Part 7 Visual impact assessment:** Undertakes VIA of the proposal's impact on views currently obtained from the nearby public domain and impact on the visual character of this nearby public domain supported by photos and survey aligned photomontages
- Part 8 Findings:** Provides a summary of the key findings from Part 7 Visual impact assessment
- Part 9 Discussion of key issues:** Discusses the key issues relevant to VIA
- Part 10 Mitigation measures:** Identifies whether any appropriate primary and / or secondary mitigation measures are recommended to address visual and view impact

- **Part 11 Conclusion:** Identifies whether the proposal can be supported on visual and view impact grounds
- **Appendix A:** Provides 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.

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

Artist impressions of the proposal are provided throughout the VIA. These supplement the survey aligned photomontages, and are particularly helpful in better understanding more detailed design aspects such as architectural character. This includes the ground plane relationship between built form and the adjoining public domain, materiality and colour, and landscaping.

2.0 The site and its context

2.1 The site

The site is located at 19–23 Rosalind Street, Cammeray and is legally described as SP4657, SP5218, and SP16181 (refer below **figure**).

It has an area of 4,106sqm (approx.), a regular, rectangular shape, and frontage of 37m (approx.) to Rosalind Street.

It currently contains three, older and separate residential flat building blocks (Illoura, Kalinda, and Orana) providing 54 one and two-bedroom apartments. Each block has three parts arranged in a general 'U' shaped configuration. The long elevation of each part faces the site's side boundaries. The space between each block support well established trees. Carparking for each block is provided at grade in an undercroft arrangement, as well as adjacent to the site's eastern boundary. A long internal driveway close to the eastern boundary provides access to this carparking.

The following **figures** provide photographs of the site as at December, 2025.



 Site Boundaries



Figure 1 Site aerial map

Source: NearMap and Colliers Urban Planning



Figure 2 The site seen from Rosalind Street

Source: Colliers



Figure 3 The 'Orana' building

Source: Colliers



Figure 4 Space within the 'U' of a building block

Source: Colliers



Figure 5 Driveway and carparking along the site's eastern boundary

Source: Colliers



Figure 6 Undercroft carparking

Source: Colliers



Figure 7 Space between the 3 buildings

Source: Colliers

2.2 Adjoining land

Reflecting the depth of the site, as well as the traditional lot pattern to the east, the site adjoins a number of different properties. Adjoining land is as follows:

- East: a single storey, older style dual occupancy fronting Rosalind Street (refer **figure** below), with multi-storey residential flat buildings behind
- South: multi-storey residential flat buildings behind (refer **figure** below)
- West: multi-storey residential flat buildings behind (refer **figure** below)

Land opposite Rosalind Street to the north is occupied by single storey, detached houses. Of note, the house on the corner of Rosalind Street and Edwin Street presents its long, unarticulated elevation to the Rosalind Street street alignment (refer **figure** below).



Figure 8 Rosland Street looking east

Source: Colliers

Note the proximity of Miller Street, and the Warringah Freeway beyond



Figure 9 Rosalind Street looking west

Source: Colliers



Figure 10 Adjoining development on Rosalind Street to the west

Source: Colliers



Figure 11 Adjoining development on Rosalind Street to the east

Source: Colliers



Figure 12 Development opposite the site

Source: Colliers



Figure 13 Adjoining development on West Street looking east to the site in the background

Source: Colliers



Figure 14 Residential flat buildings at the eastern end of Trafalgar Street, behind and adjoining the site to the south

Source: Colliers

2.3 The site context

Cammeray is a predominantly residential suburb situated on Sydney's Lower North Shore, 5 kilometres (approx.) north of the Central Business District (CBD).

Within the Cammeray context, the site is located 130m (approx.) to the nearest bus stop of Miller Street, 160m (approx.) to the Warringah Freeway, 250m (approx.) to Cammeray Town Centre, and 800m (approx.) to Crows Nest (metro) station).

The surrounding part of Cammeray has a prevailing low to medium density residential character. This is evidenced in the surrounding streets of Rosalind Street, West Street, and Trafalgar Street. In this location Rosalind Street and West Street comprise a varied mix of building typologies, including detached, single storey houses, terrace housing detached brick apartment buildings of older and more contemporary styles ranging from 2-4 storeys in height (refer **figures** below).

Distinct from this pattern, the south-east corner of Rosalind Street and West Street is occupied by a narrow, 2 storey building of local heritage significance built to both street boundaries. Visually, this building presents both prominently in the landscape (refer **figures** below). A larger scale, visually noticeable residential flat building occupies the corner of Rosalind Street and Edwin Street to the north-east of the site (refer **figure** below).

The eastern end of Trafalgar Street has been comprehensively redeveloped into multiple detached 4 storey brick apartment buildings.

West Street is the dividing line between land in the heritage conservation area to the west, and land outside the HCA to the west which includes the site.

Notable visual elements in the site context include

- Miller Street, which is clearly visible from Rosalind Street outside the site
- the Warringah Freeway, which is visible from West Street and the northern end of St Thomas' Rest Park
- St Thomas' Rest Park to the north west of the site, which comprises area of dense, well established screening vegetation particularly at its boundaries, grassed areas, and a cemetery
- the North Sydney CBD and the St Leonards CBDs, which are visible in the background of views from the public domain, including St Thomas' Rest Park and West Street.

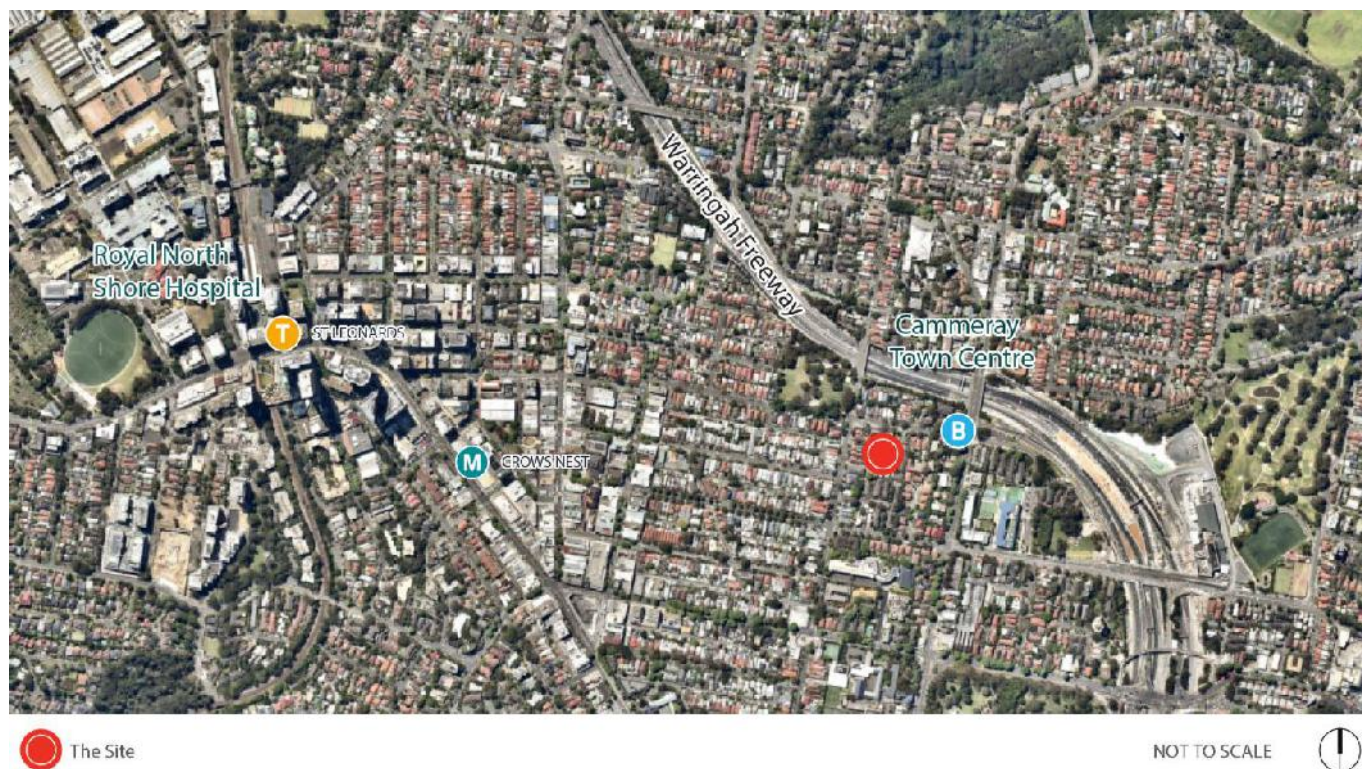


Figure 15 Site context

Source: NearMap and Colliers Urban Planning



Figure 16 Development on the south-east corner of Rosalind Street and West Street

Source: Colliers



Figure 17 Development on the corner of Rosalind Street and Edwin Street

Source: Colliers



Figure 18 Development on the eastern side of West Street

Source: Colliers



Figure 19 West Street looking south to the North Sydney CBD skyline

Source: Colliers



Figure 20 Residential flat building on the western side of West Street

Source: Colliers



Figure 21 Terrace housing on the western side of West Street

Source: Colliers



Figure 22 View from West Street looking west to St Leonards CBD

Source: Colliers



Figure 23 View from Trafalgar Street looking west to West Street with the St Leonards CBD in the background

Source: Colliers



Figure 24 The Warringah Freeway seen from St Thomas Rest Park

Source: Colliers



Figure 25 South east corner St Thomas' Rest Park looking towards the site

Source: Colliers



Figure 26 North east corner St Thomas' Rest Park looking towards St Leonards CBD in the background

Source: Colliers

3.0 The proposal

The proposal the subject of the SSDA is for seniors housing.

Specifically, the SSDA seeks development consent for:

- Site preparation, including demolition of all existing structures and bulk excavation. The three existing residential flat buildings and associated parking will be demolished in full.
- Construction of two (2), five (5) and six (6) storey buildings with a total of 49 Independent Living Units (ILUs), and a Residential Care Facility (RCF) 'care hub' with two (2) rooms in Building B. A description of each building is as follows:
 - Building A (5 storeys)
 - ILU mix of:
 - 7 x two-bedroom units.
 - 11 x three-bedroom units.
 - Ground-level neighbourhood shop.
 - Building B (6 storeys)
 - RCF 'care hub' with two (2) rooms and communal open space
 - ILU mix of:
 - 11 x two-bedroom units.
 - 20 x three-bedroom units.
- Construction of two (2) basement levels comprising 82 residential car spaces.
- Landscaping works, including 1,045m² of communal open space.
- Removal of 27 trees and tree replacement of 14 trees.
- Extension/augmentation of utility infrastructure as required.

4.0 The planning framework

The planning framework comprises a series of acts, regulations, planning instruments, and other supporting guidance.

Not all parts of the planning framework are highly relevant to VIA.

The most relevant parts are:

- the Environmental Planning and Assessment Act 1979 (EP&A Act 1979)
- the SEARS
- North Sydney LEP 2013 (NSLEP 2013).

Under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021 (the Planning Systems SEPP) development control plans do not apply to SSDAs. Nonetheless, the North Sydney DCP 2025 (NSDCP 2025) has been considered where it assists in interpreting the NSLEP 2025.

In terms of considering the planning framework, the following is noted:

- as with all planning decisions, consideration and weighing of a large number and range of relevant environmental planning matters in addition to visual impact is required. In this regard, particular reference is made to the separate, supporting EIS
- due to their large number and range, often provisions for these matters conflict or are in tension. Consistent with the above, this requires the consideration and weighing of these measures as part of the planning balance
- there is considerable overlap between VIA, planning, and design matters. As such, this VIA focusses on those which are most appropriately addressed by the VIA such as views, visual amenity, and visual character. Broader 'parent' matters such as amenity, and character are only addressed generally by exception where it is regarded as particularly important, or provides key context. Of note in this regard, consideration of design excellence is deferred to the separate planning and design documentation.

4.1 Environmental Planning and Assessment Act 1979

The most relevant parts of the EP&A Act 1979 to VIA are:

- 1.3 'Objects of Act'
- 4.15 'Evaluation'.

4.1.1 Section 1.3 Objects of Act

The most relevant object to VIA is related to good design and amenity:

- (g) 'To promote good design and amenity of the built environment'.

4.1.2 Section 4.15 Evaluation

This section of the EP&A Act 1979 specifies matters for consideration that the Department is to take into consideration as relevant when determining the SSDA. This includes amongst other things the statutory planning framework, the likely impacts of the development, the suitability of the site for the development, and the public interest. The most relevant part to VIA is consideration of the likely impacts of the development.

4.2 The SEARS

The SEARS specify the issues, assessment requirements, and supporting information to be addressed in preparing and submitting the SSDA part of the application.

As has already been noted, this includes address of visual impact.

4.3 North Sydney LEP 2013

Under the NSLEP 2013 the site is subject to the key planning provisions shown in the below table.

Table 3 Key planning provisions applying to the site – North Sydney LEP 2013

Matter	Key planning provision
Land zoning	R4 'High Density Residential' Zone
Height of buildings	12m
Floor space ratio	N/a

Source: NSW Planning Portal (Spatial Viewer)

The most relevant parts of the NSLEP 2013 to VIA are:

- section 1.2 'Aims of Plan'
- section 2.3 'Zone objectives and Land Use Table'
- section 4.3 'Height of buildings'
- section 4.4 'Floor space ratio'.

4.3.1 Section 1.2 Aims of Plan

The most relevant parts of this section to VIA address context, natural features, desired future character (bulk, scale and appearance), amenity, and view sharing as follows:

- (a) to promote development that is appropriate to its context and enhances the amenity of the North Sydney community and environment
- (b) in relation to the character of North Sydney's neighbourhoods –
 - (i) to ensure that new development is compatible with the desired future character of an area in terms of bulk, scale and appearance
 - (ii) to maintain a diversity of activities while protecting residential accommodation and local amenity
- (c) in relation to residential development –
 - (i) to ensure that new development does not adversely affect residential amenity in terms of visual and acoustic privacy, solar access and view sharing
- (e) in relation to environmental quality –
 - (i) to maintain and protect natural landscapes, topographic features and existing ground levels.

4.3.2 Section 2.3 Zone objectives and Land Use Table

The most relevant parts of this section to VIA address natural features and amenity as follows:

- To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area
- To ensure that a reasonably high level of residential amenity is achieved and maintained.

4.3.3 Section 4.3 Height of buildings

The most relevant parts of this section to VIA address natural landforms, view sharing, compatibility, and character (scale and density) as follows:

- (a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient
- (b) to promote the retention and, if appropriate, sharing of existing views
- (e) to ensure compatibility between development, particularly at zone boundaries
- (f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.

4.3.4 Section 4.4 Floor space ratio

The most relevant parts of this section to VIA address desired future character, and bulk and scale as follows:

- (a) to ensure the intensity of development is compatible with the desired future character and zone objectives for the land
- (b) to limit the bulk and scale of development.

5.0 Key VIA issues

The following table identifies the most relevant planning framework issues to VIA, and the aspect of development to which they relate.

Table 4 Key VIA issues

Part of the planning framework	Part	Aspect of development	Issue
Environmental Planning and Assessment Act 1979	1.3 Objects of Act	All	Good design, amenity
North Sydney Local Environmental Plan 2013	Section 1.2 'Aims of Plan'	All	Context, natural features, desired future character (bulk, scale and appearance), amenity, view sharing
	Section 2.3 Zone objectives and Land Use Table	All	Natural features, amenity
	Section 4.3 'Height of buildings'	Height	Natural landforms, view sharing, compatibility, character (scale and density)
	Section 4.4 'Floor space ratio'	FSR	Desired future character, bulk and scale

Considering these issues, the key VIA issues are considered to be:

1. Context and desired future character
2. Good design
3. Important public view corridors and view sharing

6.0 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 and ensure responsiveness to the SEARs, the methodology adopted by this VIA comprises two key stages:

- **Stage 1 – Visual analysis:** preparation of an evidence base of images to inform assessment
- **Stage 2 – Visual impact assessment:** assessment of visual impact.

6.1 Stage 1 – Visual analysis

The purpose of this stage is to prepare of an evidence base of images to inform assessment.

In accordance with the LEC 'Use of Photomontages and Visualisation Tools Policy' (the photomontage policy) (May 2024), photos showing the existing visual condition and photomontages prepared showing the future visual condition should the proposal be developed were prepared for 2 nearby viewpoints in the public domain as follows:

1. **Viewpoint 1:** Rosalind Street.
2. **Viewpoint 2:** West Street.

Appendix A provides detail on this stage of the methodology.

6.2 Stage 2 – Visual impact assessment

The purpose of this stage is to assess visual impact.

This stage involves the following key steps:

- assessment of the significance of the proposal's visual impact generally in accordance with the principles of the Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) as informed by the planning principle established by Moore SC and Adam SC of the LEC in their judgement in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC1046 (Rose Bay)
- assessment of consistency with relevant parts of the planning framework
- consideration of mitigation measures.

The GLVIA3 is widely referenced in VVIA in Australia (AILA, 2019) and is more versatile for a range of contexts in particular those of an urban nature compared to other commonly referenced but more highly specialised guidance such as that prepared by the US Forestry Service. Where appropriate, the VVIA also has regard to other VVIA guidance including 'Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity' (the Countryside Agency and Scottish Natural Heritage, 2014). While primarily guiding matters of planning and design matters, where appropriate for a VVIA consideration has also been given to the planning principles established by the LEC in *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191 (Project Venture) *Veloshin v Randwick Council* [2007] NSWLEC 428 (Veloshin).

This focusses on determining the significance of the proposal's visual impact (also referred to as the level of visual impact) by combining judgements about sensitivity and magnitude.

Sensitivity of the view to the nature of change proposed

Under the GLVIA3, sensitivity is defined as:

- '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.'

The term receptor can cause confusion. As such, in this VIA sensitivity is related to both the view itself and people who will see the view.

Judgements about sensitivity are based on the same place and people factors used in the visual analysis as follows:

place factors:

- visual characteristics: visual characteristics, having regard to natural attributes such as topography, and human attributes such as built form
- social and cultural value: social and cultural value, having regard to attributes such as heritage items, and designation of significant views

people factors:

- number of people: the general number of people who will ordinarily see the proposal
- type of people: the prevailing type of people who will ordinarily see the proposal.

Sensitivity is not absolute. Rather, it is relative taking context into consideration. For example, a visual setting that already has particular elements within it will be less sensitive to the nature of change proposed where that change involves the insertion of a similar type to these existing elements.

The ability for a visual setting to accommodate change without unacceptably diminishing or changing valued existing character is also relevant to sensitivity. In general, complex visual settings comprising a range of different elements (eg, type, size and scale, style and the like) have greater capacity to accommodate change than those that have fewer elements.

Magnitude of the nature of change proposed

Under the GLVIA3, magnitude is defined as:

- '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.'

Judgements about magnitude are based on 3 factors:

- size and scale: the size of the proposal and its scale relative to other elements and features in the view, the amount of change (eg, addition, loss) of elements and features in the view, the level of contrast or compatibility with existing visual character, and the potential for the visual catchment to absorb the proposal with unacceptable erosion of less of its valued characteristics / character
- geographic extent: the extent of the view occupied by the proposal
- reversibility and duration: whether the site can reasonably be restored to its condition that existed prior to the development occurring, and the length of the time the development is expected to exist (ie, short or long term).

Table 5 Factors of sensitivity and magnitude

Factors of sensitivity	Factors of magnitude
<ul style="list-style-type: none"> • Visual characteristics • Social and cultural value • Number of people • Type of people 	<ul style="list-style-type: none"> • Size and scale • Geographic extent • Reversibility and duration

Significance of the proposal's visual impact

Under the GLVIA3 significance is defined as:

- 'a measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic'.

Significance is not absolute but rather relative based on how the proposal may ordinarily be perceived by people on a five-point qualitative scale:

- negligible significance of impact
- low significance of impact
- moderate significance of impact
- high significance of impact
- major significance of impact.

There is no pre-determined definition of what the difference between each of these findings. Rather, as has been noted, it is inherently subjective and varied according to the nature of each view. In this regard the GLVIA3 makes the following observation:

- 'There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal'.

The GLVIA3 further advises that 'in making a judgement about the significance of visual effects the following points should be noted:

- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
- Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view'.

6.2.1 Assessment of consistency with relevant parts of planning framework

Acceptability of visual impact is determined by consistency with relevant parts of the 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. The most relevant parts of the planning framework to VIA are reflected in the key issues.

6.2.2 Consideration of 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.

6.3 Assumptions, limitations and exclusions

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

6.3.1 Assumptions

- it is assumed that all inputs from other parties are accurate, including the planning and design documentation

6.3.2 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 general 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 imagery provides an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. Limitations such as optical distortion apply (refer to **Attachment 1** for further detail)

6.3.3 Exclusions

Due to the specialist expertise required for their proper address, the following matters are excluded from consideration by this VIA:

- heritage, in particular impact on values and significance
- Aboriginal cultural heritage values and connecting with Country
- night-time impact, including lighting
- outlook
- visual privacy.

6.3.4 Documents and material relied on

In addition to any others expressed in the relevant part, the VIA has relied on the following documents and material:

- NSW Planning Portal Spatial Viewer (accessed November, 2025), NSW Government
- Spatial Information eXchange (SIX) (accessed November, 2025), NSW Government
- Nearmap (accessed November, 2025)
- Google Maps (accessed November, 2025).

7.0 Visual impact assessment

7.1 Viewpoint 1 Rosalind Street

7.1.1 Key parameters

The following table identifies this view's key parameters.

Table 6 Viewpoint 2 Rosalind Street (West): Key parameters

Parameter	Description
View target	North-west elevation of the proposal
Direction of view	To the north-west
Distance to target	20-25m (approx.)
Angle relative to target	Angled
Elevation relative to target	Same or similar

7.1.2 Current view



Figure 27 Viewpoint 1 Rosalind Street: Current view

Source: Virtual Ideas

7.1.3 Description of the view

The foreground of this view comprises the sealed carriageway of Rosalind Street, a two-way local road with a gentle curve and formalised on-street parking along the northern side. A row of parked vehicles occupies the immediate left foreground, and intermittent street signage and power lines span the upper extent of the frame, contributing to the typical visual elements of a residential street setting.

The left midground is defined by an established line of mature street trees, whose canopies extend across the road corridor and create a strongly vegetated outlook. These trees partially screen the adjoining residential properties and form a continuous green edge that softens the built form and reduces long-range visibility through the street.

The right midground contains a three-storey brick residential flat building with a hipped terracotta roof, characteristic of mid-20th-century apartment stock in the area. The building's façade is punctuated by tall, columnar conifer plantings that provide vertical accent and contribute to a sense of enclosure. A small open parking area occupies the frontage, with several vehicles visible.

The background is largely composed of dense tree canopy, which fills the upper portion of the view and visually contains the street. Glimpses of additional residential development are discernible through breaks in the vegetation, though these are largely subordinated to the dominant presence of trees.

7.1.4 Assessment of sensitivity 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** of the viewpoint to the nature of change proposed.

Table 7 Viewpoint 1 Rosalind Street: Assessment of sensitivity to the nature of change proposed

Parameter	Description
Place factors	
Visual characteristics	<p>Low – medium.</p> <p>The view is dominated by the adjoining 3 storey, residential flat building to the west. This building is visually prominent in the view due to its scale, alignment of its long elevation facing the street, absence of landscaped open space adjoining the street, its red-brown colouring, and its pitched roof.</p> <p>More broadly, the context comprises a mix of building typologies..</p>
Cultural and social value	<p>Medium.</p> <p>As it is a residential area, the cultural and social value of the view is inherently elevated. However, the view does not include a heritage item, a heritage conservation area (HCA), or notable scenic or cultural element or feature.</p>
People factors	
Type of people	<p>Medium.</p> <p>The view will likely ordinarily be seen by local residents.</p>
Number of people	<p>Medium.</p> <p>Rosalind Street is a local access street, and does not contain high rise, high density development.</p>

7.1.5 Proposed view



Figure 28 Viewpoint 1 Rosalind Street: Proposed view

Source: Virtual Ideas

Note: the yellow – orange dotted line shows the outline of the proposal behind the street trees

7.1.6 Description of the change to the view

The proposal represents the insertion of new element in the centre background of the view.

In doing so it will replace the existing front building (Illoura).

Existing vegetation will largely screen the proposal from view from this location.

7.1.7 Assessment of the magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposal is considered to represent a minor change over a restricted area that is ongoing and irreversible. As such the proposal is considered to have a **perceptible magnitude** of change.

Table 8 Viewpoint 1 Rosalind Street: Assessment of the 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

7.1.8 Assessment of the significance of visual impact

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

Table 9 Viewpoint 1 Rosalind Street: Assessment of the significance of visual impact

		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

7.2 Viewpoint 2 West Street

7.2.1 Key parameters

The following table identifies this view's key parameters.

Table 10 Viewpoint 2 West Street: Key parameters

Parameter	Description
View target	Western elevation of the proposal
Direction of view	To the west
Distance to target	75-80m (approx.)
Angle relative to target	Flush
Elevation relative to target	Same or similar

7.2.2 Current view



Figure 29 Viewpoint 2 West Street: Current view

Source: Virtual Ideas

7.2.3 Description of the view

The foreground of this view comprises the paved carriageway of West Street, a two-way local road with on-street parking along the western side. The street has a gently sloping topography and is bordered by mature street trees, including a jacaranda visible to the left of frame whose canopy extends partially across the street.

The left midground contains an older style, two-storey brick residential flat building with a hipped terracotta roof and characteristic corner bay windows. Mailboxes, low fencing and small landscaped elements sit along the frontage, contributing to the established residential character. Opposite, on the right midground, is a similarly scaled residential flat building finished in painted brick, with balconies and landscaped boundaries addressing the street. Mature trees partially screen the building and soften the built form.

The centre of the view is defined by a narrow access driveway running between the two buildings, providing visual connection to rear allotments and additional residential structures beyond. The midground driveway alignment frames the view and draws the eye into the site interior, where further low-rise residential buildings and vegetation are visible.

The background comprises glimpses of additional residential development and tree canopy, indicating a continuation of the established low-rise suburban pattern. Street trees and garden plantings are dispersed throughout the view, contributing to a well-vegetated suburban streetscape.

7.2.4 Assessment of sensitivity 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** of the viewpoint to the nature of change proposed.

Table 11 Viewpoint 2 West Street: Assessment of sensitivity to the nature of change proposed

Parameter	Description
Place factors	
Visual characteristics	<p>Low – medium.</p> <p>The view is dominated by the adjoining 3 storey, residential flat building to the west (191 West Street on the left (north), and 187 West Street to the right (south). These buildings are visually prominent in the view due to their scale and visible length. Their siting, and in their driveways, provide a direct, linear and focal view to the site in the background.</p> <p>More broadly, the context comprises a mix of building typologies.</p>
Cultural and social value	<p>Medium.</p> <p>As it is a residential area, the cultural and social value of the view is inherently elevated. However, the view does not include a heritage item, a heritage conservation area (HCA), or notable scenic or cultural element or feature.</p>
People factors	
Type of people	<p>Medium.</p> <p>The view will likely ordinarily be seen by local residents.</p>
Number of people	<p>Medium.</p> <p>While West Street south of Ernest Street supports greater volumes of through traffic, in this location it is a local access street. In addition, it does not contain high rise, high density development.</p>

7.2.5 Proposed view



Figure 30 Viewpoint 2 West Street: Proposed view

Source: Virtual Ideas

7.2.6 Description of the change to the view

The proposal represents the insertion of new element in the centre background of the view
In doing so, it replaces the existing building.

As noted in its visual characteristics, the arrangement of the adjoining buildings on West Street enables a direct, linear and focal view to the site. This viewing condition is not expected to be common on West Street.

The scale, bulk, and typology of the proposal is compatible with the buildings in the foreground and midground. Overall, the proposal is not seen as being overly dominant or overwhelming presence on the West Street streetscape.

The distinction between the brick base of the building, and its recessed upper part is evident. Articulation of the western elevation, as well as different yet cohesive materiality and colours that reference those appearing in the surrounding area is noticeable. These measures help contribute to further reducing the proposal's visual impact.

7.2.7 Assessment of the magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposal is considered to represent a minor change over restricted area that is ongoing and irreversible. As such the proposal is considered to have a **perceptible magnitude** of change.

Table 12 Viewpoint 2 West Street: Assessment of the 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

7.2.8 Assessment of the 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 2 West Street: Assessment of the significance of visual impact

		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

8.0 Findings

For convenience of review the following figure compares the existing and proposed future visual conditions for the assessed viewpoints.



Above: Viewpoint 1 Rosalind Street



Above: Viewpoint 2 West Street

Due to factors such as the presence of existing, larger scale, residential built elements in the landscape, the sensitivity of the public domain in the proposal's visual catchment to the nature of change proposed is medium.

Due largely to its scale, the magnitude of the proposal's visual impact on the public domain based on the assessed viewpoints is perceptible – considerable.

Combining these assessments determined that the significance of proposal's visual impact is as follows:

- **Viewpoint 1 Rosalind Street:** low significance of visual impact.
- **Viewpoint 2 West Street:** low – moderate significance of visual impact.

While noting its greater height, this magnitude and significance of visual impact is considered consistent with the reasonable expectations established for the site under the R4 High density residential zone.

9.0 Discussion of key issues

9.1 Context and desired future character

As is outlined in the Design Report, the proposal has been informed by strategic context , neighbourhood context, and site context considerations.

9.1.1 Strategic context

In terms of strategic context considerations, as has been noted the site is well located 250m (approx.) to Cammeray Square, and 800m (approx.) to Crows Nest (metro) station).

In the context of the current housing crisis, this accessibility to services and public transport provides scope for consideration of renewal of the site.

9.1.2 Neighbourhood context

As has been shown in the site context section, in terms of neighbourhood context considerations the surrounding area has a prevailing low to medium density residential character.

While noting it does not apply to SSDA, the NSDCP 2025 nonetheless provides a level of support for this description in section 4 'Cammeray Planning Area', part 4.3.2 'Desired Future Character' that notes the following planning intent for the neighbourhood:

- P1 Predominantly medium to high density residential development such as attached dwellings, multi dwelling housing and residential flat buildings according to zone.

While of greater maximum height than that in the surrounding area, the proposal is nonetheless for a mid-rise, residential apartment building typology. This scale and form is visually compatible with this low to medium density residential character.

9.1.3 Site context

In terms of site context considerations, the site is relatively large, regular shaped, with a gentle fall in topography from the site's southern boundary to the site's northern boundary. The site is absent of natural features such as bushland or sandstone rock outcrops or escarpment that warrant protection. As such, the emphasis on addressing context is to be achieved through balanced, considered and high quality design. The site presently contains a total of 32 trees, 27 of which are proposed to be removed and 5 of which are to be retained.

9.2 Good design

As is shown in the planning and design documentation, the proposal represents the outcome of a considered design process. This has included comprehensive and detailed address of strategic context , neighbourhood context, and site context considerations.

In terms of visual impact, the key matters to address in terms of design are impact to the streetscape, and impact to adjoining properties.

Proposals can mainly respond to these matters through siting and layout, size and scale, massing and form, and detailed architecture and landscape responses.

9.2.1 Siting and layout

To reduce visual impact on adjoining properties to the east and west, built form has been separated into two building forms.

Informed by design development that showed a conventional site planning response with compliant side setbacks causing overshadowing to living areas for ground floor apartments at 199 West Street and 29A Rosalind St, each building has been setback a greater distance from one of its boundaries. This staggered arrangement reduces visual impact on adjoining properties to the east and west.

The visual impact of built form is further reduced by landscaped open spaces in the form of courtyards occupying the space created by this staggered built form. Planting in these courtyards will combine with boundary landscaping to filter, screen and overall soften visual impact.

In terms of the streetscape, built form allocates part of the site's Rosalind Street frontage as landscaped open space. This space is activated by a neighbourhood shop. The proposed 7.54m setback to Rosalind Street mediates between the minimal setback of the adjoining building to the east, and the generous setback of the adjoining building to the west.

At present, the on-site carparking is located to the east of the site. It is also accessed by a long, unrelieved bitumen paved driveway with minimal boundary landscaping. The proposal locates the vehicular access in a similar location as the existing driveway but provides underground parking, contributing to improved visual amenity when seen from the east.

9.2.2 Size and scale

To reduce impact on the streetscape, building height has been distributed as follows.

- the front, Rosalind Street facing building presents as five storeys
- the rear building, which has a height of six storeys.

The resultant outcome for the visual scale rhythm of the Rosalind Street streetscape is shown in the below figure

9.2.3 Massing and form

In addition to height, the proposal has:

- Separated the massing of the front, Rosalind Street facing building into a three storey podium with upper level setbacks for the upper two storeys
- Calibrated the height of the podium for the front, Rosalind Street facing building, with the height of neighbouring built form (excluding pitched roofs), in particular the building west of the site fronting Rosalind Street
- Set the upper levels back from its eastern and western boundary to presents as a more narrow form.

This helps to visually integrate the proposal into the streetscape, and mediate perception of bulk and scale when seen from the public domain.

Recessed bays and modulation further reduces the appearance of building bulk and scale.

9.2.4 Detailed architecture and landscaping

Built form responds to materiality and colour prevailing in the surrounding neighbourhood, in particular through the use of brickwork.

As is shown in the below figure, the proposal incorporates extensive area of landscape open space.



Figure 31 Artist impression of the proposal

Source: Chrofi

For these reasons, it is considered that the proposal:

- has been informed by and is responsive to relevant neighbourhood and site considerations
- takes reasonable siting and layout, size and scale, form and massing, and architecture and landscaping measures to reduce visual impact on existing, adjoining residential properties
- does not have an unacceptable impact on the Rosalind Street, West Street, or Trafalgar Street streetscapes
- exhibits high quality architecture and landscaping.

9.3 Important public view corridors and view sharing

9.3.1 Important public view corridors

The NSDCP 2025 does not designate important public view corridors that may be impacted by the proposal.

While the proposal may be visible in part, with reference to visibility of the adjoining property to the west, it is unlikely to be visually prominent in views from St Thomas' Rest Park.

As such, the proposal does not impact designated important public view corridors

9.3.2 View sharing

Section 4 'Cammeray Planning Area', part 4.3.1 'Significant Elements' of the NSDCP 2025 states the following in relation to private domain views and view sharing:

Views

P5 The following views and vistas are to be preserved and where possible enhanced:

(a) District views towards Middle Harbour from the upper levels of some buildings.

Review of the site context through aerial photography, field work and reference to other publicly accessible information does not show that views of this nature may be obtained from adjoining or surrounding buildings across and over the site.

As such, it is considered that the proposal has acceptable view impact, and that measures to demonstrate skilful design under Tenacity by further shaping form and massing are not required.

10.0 Mitigation measures

There are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

This is generally consistent with the principles for the management of environmental impacts in the GLVIA3.

Under the GLVIA3, there are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development
- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the planning documentation, the proposal has been the subject to a design process that has included consideration of visual impact. This has resulted in the incorporation of a number of primary measures that seek to avoid and minimise any potential significant adverse visual impacts, including:

- separation of built form massing through building articulation, including the introduction of a podium
- calibration of built form and building heights to align with the proposal's site context, such as through alignment of proposed building floors with the height of adjacent built form to the site
- introduction of setbacks to upper floors of proposed buildings to present a narrower form
- articulation of the built form through distinctive materiality and colours that remain cohesive with the site's surroundings.

The incorporation of these mitigation measures have been critical to the determination of acceptable visual impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact.

11.0 Conclusion

In terms of planning grounds, the proposal is consistent with the National Housing Accord and current government planning priorities, delivering a greater amount and choice of new homes in a location that is accessible to shops, facilities, and public transport.

In terms of visual impact grounds, the proposal:

- has a magnitude and significance of visual impact that is consistent with the reasonable expectations established for the site under the R4 High density residential zone
- has been informed by and is responsive to relevant neighbourhood and site considerations
- takes reasonable siting and layout, size and scale, form and massing, and architecture and landscaping measures to reduce visual impact on existing, adjoining residential properties
- does not have an unacceptable impact on the Rosalind Street, West Street, or Trafalgar Street streetscapes
- exhibits high quality architecture and landscaping.
- does not impact designated important public view corridors
- has acceptable view impact.

While acknowledging that the proposal will have a visual impact on the public domain, 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.

Appendix 1: Visual impact evidence



Rosalind Street, Cammeray, NSW

Visual impact photomontages and methodology report

23rd January 2026

VIRTUAL IDEAS

1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed development for 19, 21 and 23 Rosalind Street, Cammeray, NSW, in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an experienced architectural visualisation company with over 15 years of expertise in crafting visual impact assessment content and reports for projects of significant magnitude, aligning with the standards set by local and state planning authorities.

Our reports have served as evidence in proceedings before both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has provided expert testimony in visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have undergone thorough scrutiny by court-appointed experts in relation to previous visual impact assessment submissions, consistently garnering recognition for their precision and reliability.

3. RENDERINGS METHODOLOGY

The following outlines the meticulous process employed by Virtual Ideas to produce the renderings that underpin this report.

3.1 DIGITAL 3D SCENE CREATION

Our initial stage involves crafting a precise, true-to-life digital 3D environment using Autodesk 3ds Max software, accurately scaled to real-world dimensions, and aligned to a standardised reference point utilising the MGA 56 GDA 2020 coordinate system.

To construct this environment, we combine various data sources, encompassing existing, approved and proposed building 3D models, along with site survey data. Further information regarding the origins of these data sources is provided in Appendices A, B, C, and D.

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

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

3.2 SITE PHOTOGRAPHY

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

The selection of camera lens and composition of photography from each viewpoint was instructed by Colliers after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development in relation to the surrounding built environment and landscape.

For these public domain photomontages, a 24mm lens was chosen. This lens choice ensures adequate visibility of both the proposed development and the immediate surrounding context, facilitating a thorough assessment of the proposed development's visual impact.

For certain scenarios, employing a 50mm lens may produce the most effective photomontage for assessing visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. However, in instances where a 50mm lens fails to encompass an adequate surrounding context for comprehensive visual impact assessment, opting for a wider lens becomes imperative. All photographs are lens profile corrected in Camera RAW, which removes the distortion associated with the curvature of the lens.

Comprehensive metadata, including date, time, and lens information, is recorded during site photography. This critical data enables precise analysis and documentation of each photograph's attributes.

3.3 ALIGNMENT OF 3D SCENE

To accurately position the 3D scene within its geographical context, we employed the following data:

1. Site Survey Alignment: Utilising a provided site survey, we aligned the boundaries of the proposed buildings with geo-referenced data, ensuring precise positioning within the digital environment.
2. Camera Alignment: Cameras were aligned to surveyed positions supplied by CMS Surveyors, adhering to the MGA-56 GDA 2020 coordinate system. This meticulous alignment ensured that viewpoints captured within the 3D scene accurately reflected real-world perspectives.

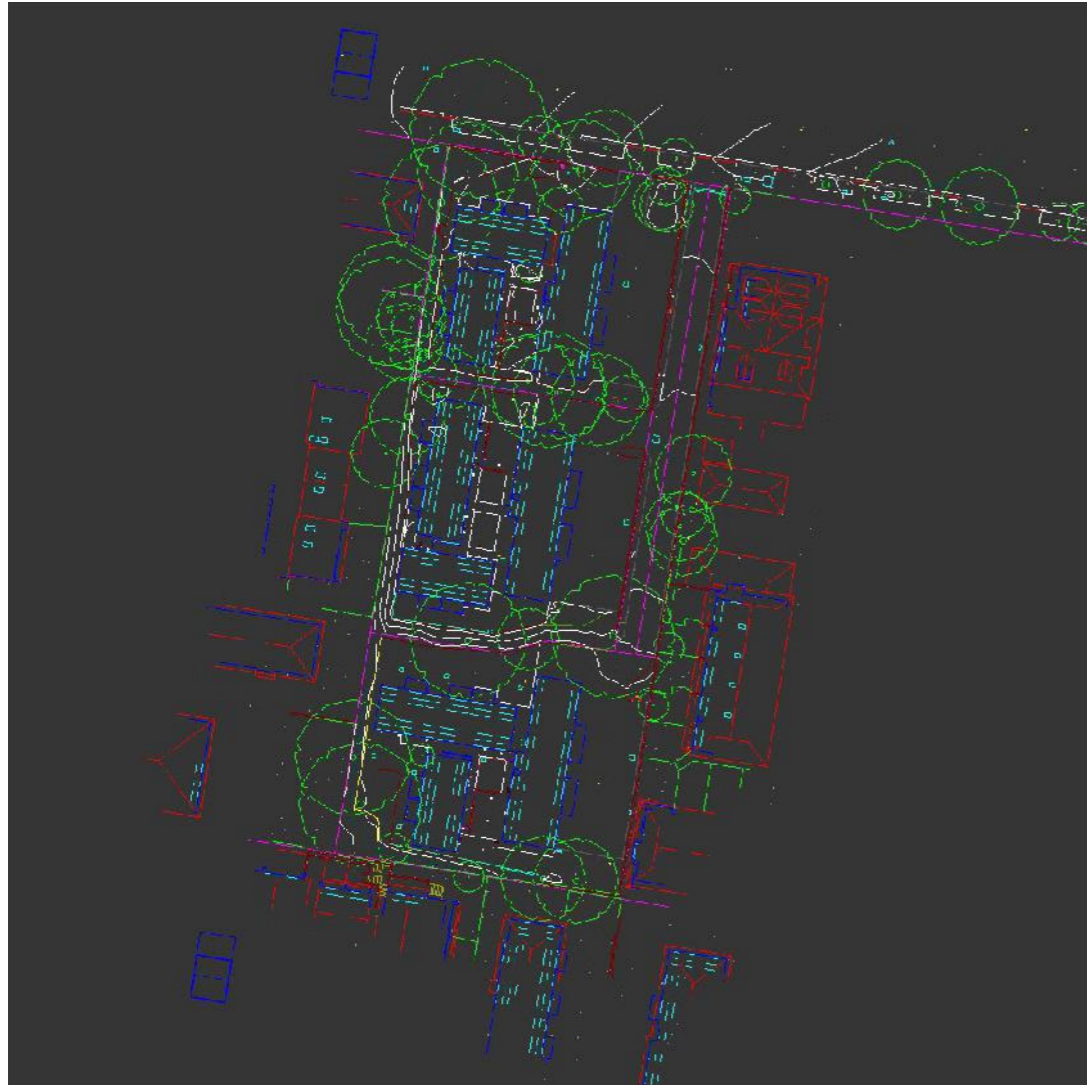


Image showing survey drawing supplied by Hill & Blume Consulting Surveyors at MGA 56 GDA2020

3.4 RENDERING CREATION

Following the completion of the camera alignment, we proceeded to integrate lighting into the 3D scene. To replicate natural lighting conditions accurately, a digital sunlight system was incorporated into the 3D environment. This system emulates the directional lighting of the sun leveraging location data, as well as time and date information. Implemented through specialised software, the sunlight system ensures precise alignment with the sun's angle, enhancing realism within the scene.

We then added the proposed landscaping changes and applied detailed materials and textures to the model to present the proposed building design in a photo-realistic condition for assessment of the development's visual impact.

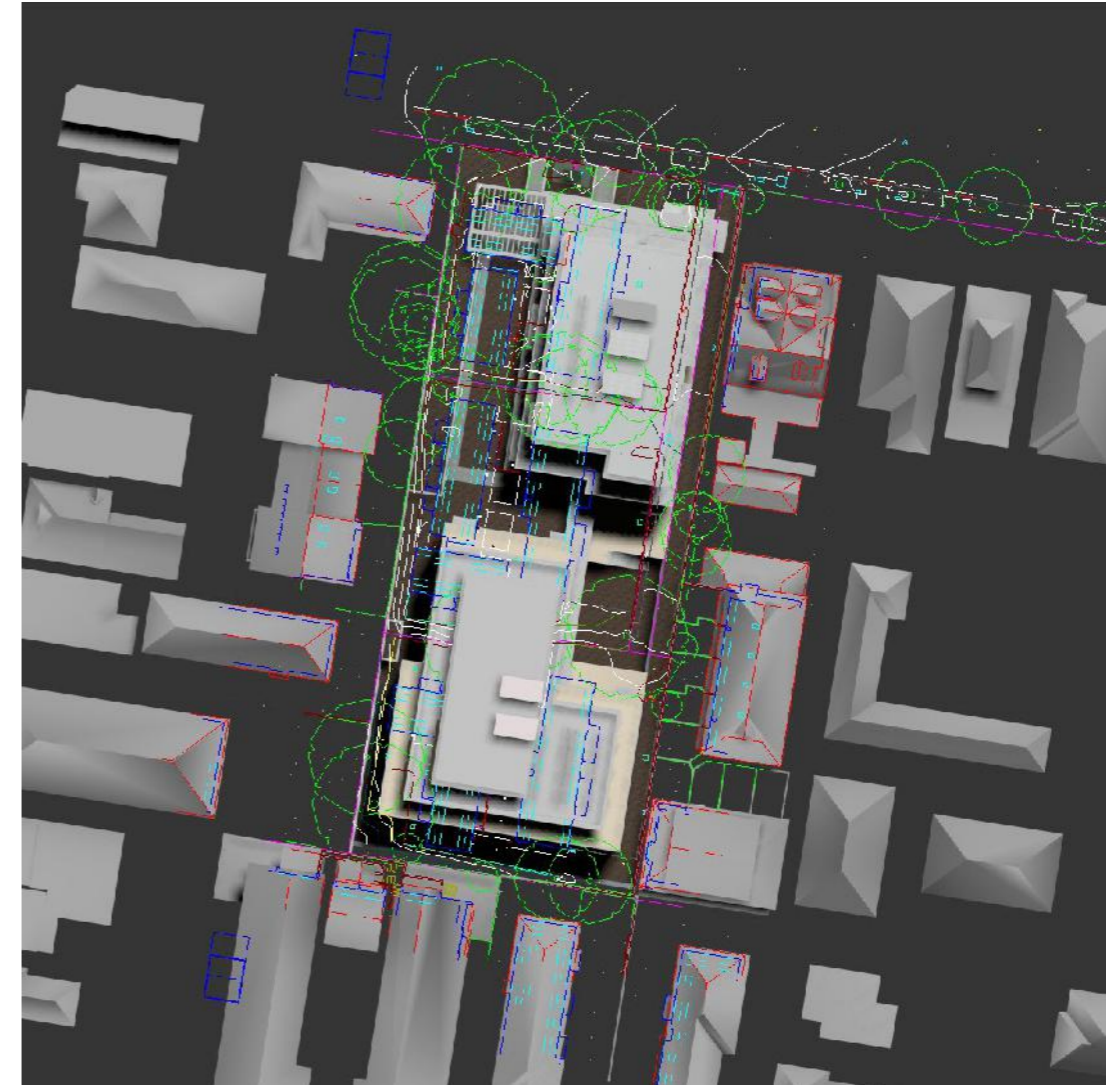


Image showing survey drawing supplied by Hill & Blume Consulting Surveyors at MGA 56 GDA2020 and 3D model of the proposed building supplied by CHROFI aligned to the site boundary

4.1 VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS



Viewpoint 01.
Rosalind Street

Viewpoint 02.
West Street

5.1 VIEWPOINT POSITION 01 - Rosalind Street

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 06_24mm_01
Author: Virtual Ideas
Format: ARW
Date: 13 December 2025
Time: 13:41 AEDS
Lens: FE 24-70mm F2.8 GM
Model: Sony ILCE-7C
Sensor: Full frame
Focal length: 24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



5.2 VIEWPOINT POSITION 01 - Rosalind Street

VIEWPOINT LOCATION



5.3 VIEWPOINT POSITION 01 - Rosalind Street

ALIGNMENT OF SURVEYED POINTS



5.4 VIEWPOINT POSITION 01 - Rosalind Street

ORIGINAL PHOTOGRAPH



5.5 VIEWPOINT POSITION 01 - Rosalind Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.1 VIEWPOINT POSITION 02 - West Street

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 03_24mm_03
Author: Virtual Ideas
Format: ARW
Date: 13 December 2025
Time: 13:21 AEDS
Lens: FE 24-70mm F2.8 GM
Model: Sony ILCE-7C
Sensor: Full frame
Focal length: 24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.2 VIEWPOINT POSITION 02 - West Street

VIEWPOINT LOCATION



6.3 VIEWPOINT POSITION 02 - West Street

ALIGNMENT OF SURVEYED POINTS



6.4 VIEWPOINT POSITION 02 - West Street

ORIGINAL PHOTOGRAPH



50mm lens crop

Existing

6.5 VIEWPOINT POSITION 02 - West Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



7.1 3D SCENE DATA SOURCES

1 - 3D Model of the proposed building - refer to Appendix A

File Name: CHROFI_251216_Rosalind Street
Author: CHROFI
Format: din3D
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

2 - Site Photo Survey - refer to Appendix B

File Name: 25004photolocations 1
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

3 - Existing Site Survey - refer to Appendix C

File Name: 19-23 Rosalind Street, Cammeray 64452001C-2C MGA2020 COORDS
Author: Hill & Blume Consulting Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

4 - landscape Plan - refer to Appendix D

File Name: L_011B
Author: McGregor + Coxall
Format: dwg
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

7.2 APPENDIX A: 3D MODELS SUPPLIED BY CHROFI



EXISTING



PROPOSED BUILDING

7.3 APPENDIX B: SITE SURVEY SUPPLIED BY CMS



7.4 APPENDIX B: SITE SURVEY SUPPLIED BY CMS



LAND SURVEYING | CONSTRUCTION | 3D SCAN AND MODEL

Date: 19.11.2025
Our Ref: 25004_PhotoLocationsReport

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Mr Rick Mansfield,

RE: PHOTO LOCATIONS – ROSALIND STREET, CAMMERAY

As requested, we have attended site and measured the Co-ordinates and Elevations of the photo locations from two locations around Cammeray.

Co-ordinates are provided on the Map Grid of Australia, zone 56, GDA 2020 (MGA56-GDA2020) and elevations are related to the Australian Height datum (AHD).

Measurements were taken using Leica TS15 total station measurements. MGA coordinates and AHD are derived from PMI4310-PM35718,

A .dwg file of the locations accompanies this report.

POINT NUMBER	EASTING	NORTHING	RL (AHD)	NOTE
100	334136.803	6255848.223	86.034	CAMERA VIEW 02
101	334215.927	6255822.099	91.947	CORNER OF TELEGRAPH POLE
102	334161.019	6255830.490	85.284	BOTTOM OF SIGN
103	334142.668	6255823.862	93.895	TOP LEFT OF WINDOW
104	334173.611	6255816.644	92.403	TOP LEFT OF WINDOW
105	334142.819	6255825.554	86.507	BOTTOM LEFT CORNER OF DOOR
200	334074.495	6255757.476	89.849	CAMERA VIEW 01
201	334091.134	6255761.637	90.821	CORNER OF RET. WALL
202	334093.487	6255751.540	97.127	CORNER OF GUTTER BUILDING (RIGHT)
203	334149.215	6255744.884	94.960	CORNER OF GUTTER FAR BUILDING
204	334094.050	6255758.083	96.074	CORNER OF GUTTER BUILDING (LEFT)
205	334088.893	6255748.515	90.854	CORNER OF POST BOXES

Note: R.L. shown on the report for photo locations are ground levels. Camera height of 1.6m should be added to the supplied RL of each corresponding photo location.

Yours faithfully,

WILLIAM PARKER
Diploma of Surveying
CMS Surveyors

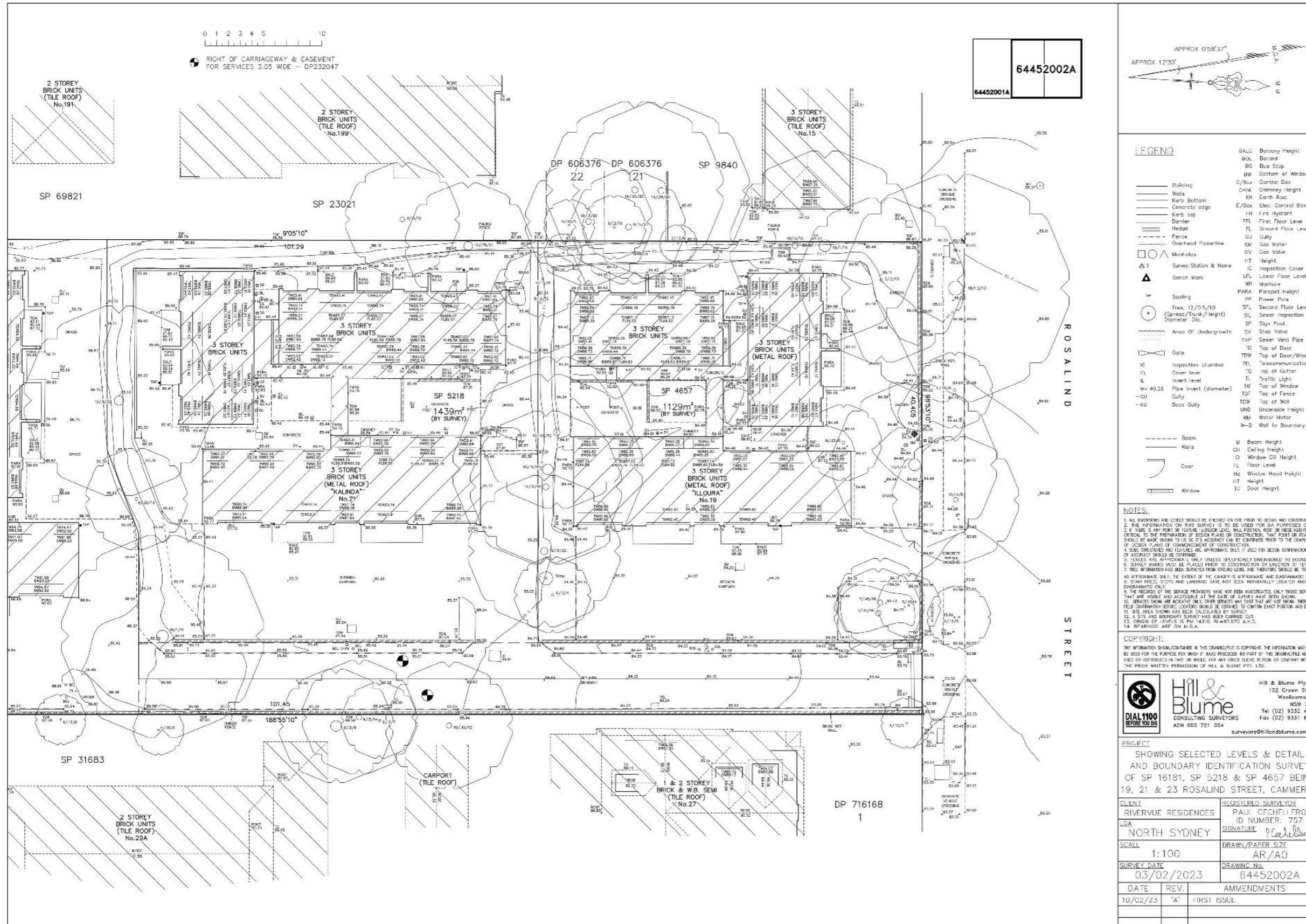
CMS SURVEYORS PTY LIMITED

(02) 9971 4802
info@cmssurveyors.com.au
ABN 79 096 240 201
PO Box 463, Dee Why NSW 2099
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LOCATIONS
Head Office 2/99A South Creek Rd, Dee Why NSW 2099
Western Sydney 7/36 Holbeche Rd, Arndell Park NSW 2143
Riverina 90 Wallendoon St, Cootamundra NSW 2590



7.5 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY HILL & HUME CONSULTING SURVEYORS



LEGEND

Building	B/Box	Balcony Height
Walls	C/Box	Boyard
Kerb Bottom	CHM	Bus Stop
Concrete edge	EM	Bottom of Window
Kerb top	E/Box	Control Box
Drain	FM	Chimney Height
Hedge	FL	Earth Road
Fence	FL	Elev. Control Box
Overhead Powerline	FL	Fire Hydrant
Murals	FL	First Floor Level
Survey Station & Name	FL	Ground Floor Level
Barrel Mark	GU	Gully
Soiling	GM	Gas Meter
Tree, 12/0.5/10 (Spread/Trunk/Height)	GM	Gas Valve
Area Of Undergrowth	IV	Gas Meter
Gate	HT	Height
Inspection chamber	IC	Inspection Cover
Cover level	IC	Lower Floor level
Invert level	IC	Manhole
Pipe invert (diameter)	IC	Parapet Height
Gully	IC	Power Pole
Box Gully	IC	Securic Floor Level
Room	IC	Sewer Inspection Lid
Walls	IC	Shy Post
Door	IC	Shut Valve
Window	IC	Sewer Vent Pipe
	IC	Top of Door
	IC	Top of Door/Window
	IC	Telecommunications
	IC	Top of Gutter
	IC	Traffic Light
	IC	Top of Window
	IC	Top of Fence
	IC	Gully
	IC	Top of Well
	IC	Understore Height
	IC	Water Meter
	IC	Wall to Boundary
	IC	Beam Height
	IC	Ceiling Height
	IC	Window Cill Height
	IC	Floor Level
	IC	Window Head Height
	IC	Height
	IC	Door Height

NOTES:

1. ALL DIMENSIONS AND LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION.
2. THE INFORMATION ON THIS SURVEY IS TO BE USED FOR THE PURPOSES ONLY.
3. IF THERE IS ANY POINT OF FEATURE, ABOVE LEVEL, WALL POSITION, ROOF OR WHEEL REPORT ETC. OTHER THAN THE PREPARATION OF DESIGN PLANS OR CONSTRUCTION, THAT POINT OR FEATURE SHOULD BE MADE CLEAR TO US SO ITS ACCURACY CAN BE CONFIRMED PRIOR TO THE COMMENCEMENT OF DESIGN PLANS OR CONSTRUCTION.
4. SOME DIMENSIONS AND FEATURES ARE APPROXIMATE ONLY. IT IS FOR DESIGN CONSTRUCTION OF ACCURACY SHOULD BE CONFIRMED.
5. LEVELS ARE APPROXIMATE ONLY UNLESS SPECIFICALLY DIMENSIONED TO BOUNDARY.
6. SURVEY MARKS MUST BE PLACED PRIOR TO CONSTRUCTION OR ERECTION OF FENCES.
7. THIS INFORMATION HAS BEEN DERIVED FROM ORIGIN LINE AND THEREFORE SHOULD BE TREATED AS APPROXIMATE ONLY. THE EXISTENCE OF THE CANOPY IS APPROXIMATE AND DIMENSIONAL ONLY.
8. STAFF BEES, STUMPS AND LANDMARKS HAVE NOT BEEN INDIVIDUALLY LOCATED AND ARE DIMENSIONAL ONLY.
9. THE RECORDS OF THE SERVICE PROVIDERS HAVE NOT BEEN INVESTIGATED. ONLY THOSE SERVICES THAT ARE VISIBLE AND ACCESSIBLE AT THE DATE OF SURVEY HAVE BEEN SHOWN.
10. SERVICES SHOWN ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST THAT ARE NOT SHOWN. INDEPENDENT FIELD OPERATIONS SHOULD BE CONDUCTED TO CONFIRM EXACT POSITION AND DEPTH.
11. SITE AREA SHOWN HAS BEEN CALCULATED BY SURVEY.
12. A SITE AND BOUNDARY SURVEY HAS BEEN CARRIED OUT.
13. ORIGIN OF LEVELS IS P.M. 4310, R.L. 87.570 A.M.S.
14. REVISIONS: APP. 17/11/2024.

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 NSW 2011
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PROJECT:
 SHOWING SELECTED LEVELS & DETAIL AND BOUNDARY IDENTIFICATION SURVEY OF SP 16181, SP 5218 & SP 4657 BEING 19, 21 & 23 ROSALIND STREET, CAMMERAY

CLIENT:
 RIVERVIEW RESIDENCES
 LGA: NORTH SYDNEY

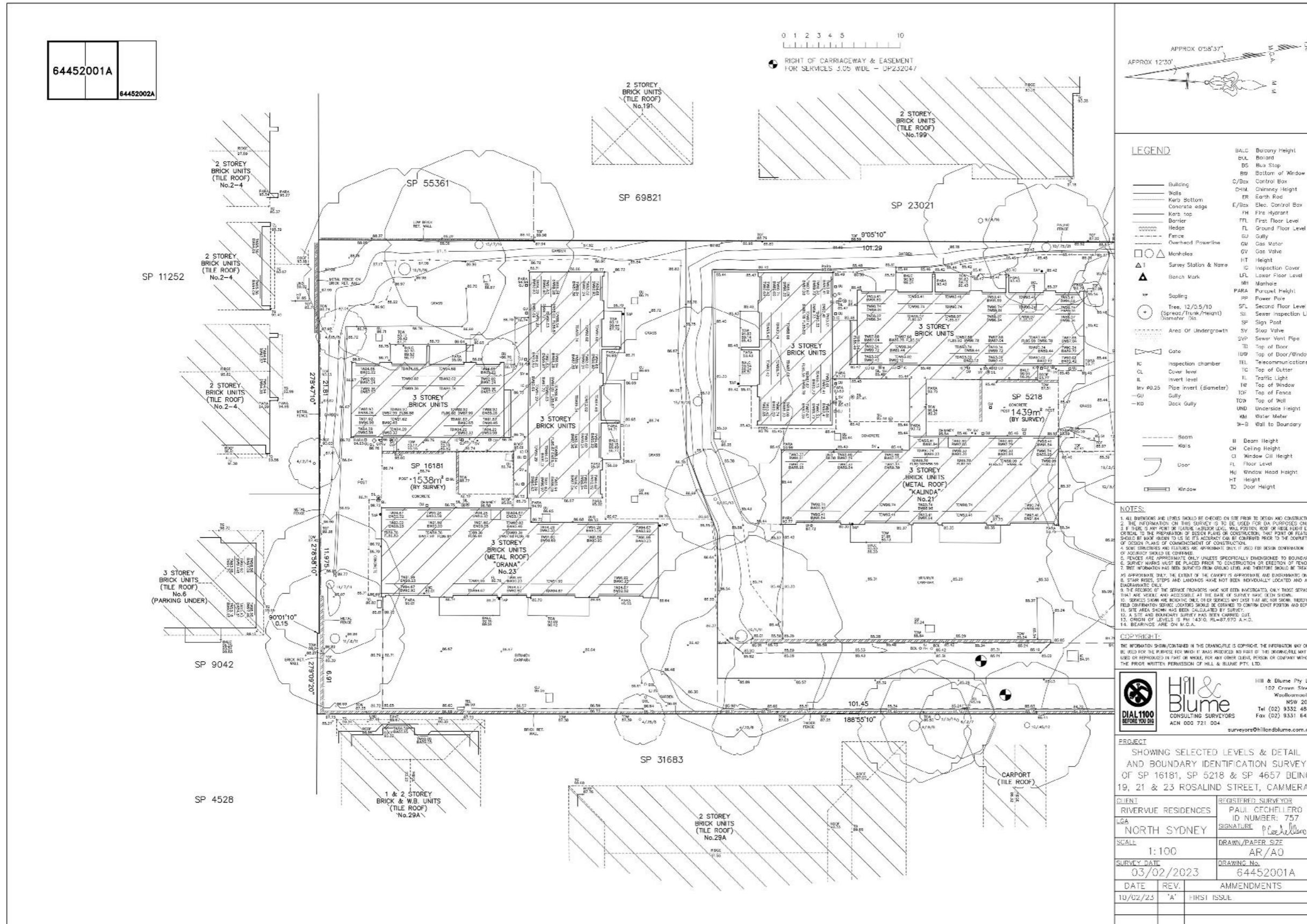
REGISTERED SURVEYOR:
 PAUL CFCHELLFRO
 ID NUMBER: 757
 SIGNATURE: *Paul C. Chellfro*

SCALE:
 1:100
 DRAWN/PAPER SIZE: AR/A0

SURVEY DATE:
 03/02/2023
 DRAWING No. 64452002A

DATE	REV.	AMMENDMENTS
10/02/25	'A'	FIRST ISSUE

7.6 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY HILL & BLUME CONSULTING SURVEYORS



7.7 APPENDIX D: LANDSCAPE PLAN SUPPLIED BY MCGREGOR + COXALL



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Client
PERIFA

Project Team

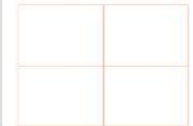
CHROFI
ARTERRA
INNOVIS
BOWERECOLOGY
COLLECTIVE ENG

Project Name
ROSALIND ST CMMRAY

Project No.
1181SYD

Address
ROSALIND ST

Key Plan



General Notes



Issue Log

REV	DATE	DESCRIPTION
A	11/12/2025	DRAFT
B	12/12/2025	DRAFT

Scale
1:200 @ A1

All dimensions are in millimetres unless otherwise noted.
 Do not scale from this drawing.

Drawn
 XS

Checked
 AD

North

Approved
 PC

Phase

SCHEMATIC DESIGN

Sheet Title

CONCEPT PLAN

Sheet No.

L_011

Rev