



## **S75W Application to vary Concept Approval**

### **Major Project MP09\_216**

### **Stage A Building Envelope**

### **Views analysis report**

Report prepared for Holdmark  
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## 1 Background

RLA has been engaged by Holdmark to undertake an analysis of effects of a proposed building on views and view loss at the precinct referred to as Shepherds Bay. Our analysis forms part of a s75W application to the NSW Department of Planning & Environment (DPE). The original Concept Approval for the precinct is known as MP09\_216. The concept approval was issued by the NSW Planning Assessment Commission (PAC) on 6 March 2013. In summary, the concept approval provided for the redevelopment of a former industrial estate to a high density, mixed use precinct in ten (10) separate stages. The precinct would include twelve (12) building envelopes generally between four (4) to ten (10) storeys in height. Most of the envelopes would provide for residential accommodation, although commercial land uses were also accounted for. Also included in the Concept Approval was infrastructure works, publicly accessible open space, pedestrian and cycle paths.

On 1 October 2013, Holdmark submitted a Modification to DPE which sought changes to various parts of the precinct. This report relates to the proposed changes within the precinct including an increase in the maximum number of storeys for Stage A from ten (10) to twenty four (24).

Our analysis considers, in particular, effects on views and any potential view loss as a result of the proposed larger Stage A tall tower form compared to the envelope approved in the Concept Approval.

## 2 Purpose of this report

RLA are specialists in visual analysis and visual impact assessment of projects ranging from individual residences to urban release areas. The company specialises in landscape assessment, landscape heritage conservation, assessment of visual impacts and strategic planning. Dr. Lamb, the author of this report, has 25 years' experience in development assessment, landscape assessment and landscape management. RLA have been engaged to provide independent visual analysis of many Major Projects, planning proposals and development applications in urban settings similar to the subject site (the site). RLA were principal visual consultants to Holdmark for the original Concept Plan for the Shepherds Bay urban activation precinct.

This report is an analysis of the potential impacts on views and view sharing that would arise from construction of the proposed Stage A Building for which there is a current approved envelope in the Concept Approval. A s75W application to vary the Concept Approval is being made in the light of the design completion won by Cox Architecture (Cox) and Kennedy Associates Architects (Kennedy Associates) for the building on the subject site at 8 Parsonage Street, Ryde.

This report analyses and assesses the likely impact on sharing of views from the public and private domain that would be caused by construction of a building on the subject site. The report is based on an analysis of block model photomontages comparing the Concept Approval, s75W and Stage A Development Application (DA) massing and the proposed DA massing with a reduced podium height. Block model photomontages were prepared by Cox and Kennedy Associates under our direction to represent the full range of potentially affected viewing locations.

### **3 Massing of the s75W and DA proposal**

The proposal is to amend the existing approved envelope of the Stage A building located at 8 Parsonage Street, in Shepherd's Bay. The approved envelope for the Stage A building is a podium/tower form building with a two-level commercial height podium across most of the site and two squat towers elongated north-south, with a narrow corridor between them. The lower of the two towers is parallel to Church Street.

The competition winning building is massed into three separate components, two of which have a commercial/retail component as in the podium of the approved envelope, with residential levels above. The podium-tower form has been changed to a slim tower typology with a partial podium on the north-west side. The tower has been placed toward the east side of the site and closer to Church Street than the taller of the two squat towers in the approved envelope scheme. A ground level plaza is proposed for most of the east side of the subject site off Porter and Parsonage Streets.

The potential public domain benefits of the competition winning scheme, plaza and interfaces to the surrounding streets are very substantial benefits compared to what could be provided in the Concept Approval.

The s75W building envelope and DA design has the same components as the competition-winning building, with an extra residential level in the tower and podium components as a result of reduction in the commercial levels to one in each and extra height proposed overall in the slim tower component.

A fourth potential scenario for height and massing of the building subject the s75W application involves reduction in the height of the podium component of the building by two levels on the Well Street side of the site. There appear to be public domain, amenity and sunlight availability benefits of this scenario to the proposed plaza, Well Street and immediate streetscape of Parsonage Street. The urban design merits of the proposed envelopes in detail are for others to address.

### **4 The site and existing visual context**

The Meadowbank development precinct is located at the interface and at an entry point to two major municipal areas of Sydney and has high external visibility. The Stage A building is located west of Church Street surrounded by The Loop Road and Well Street to the north-east and is adjacent to the Paramatta River foreshore open space and north-east of the Ryde Bridge. It is surrounded to the north-west and north by contemporary residential flat buildings which are predominantly 5 to 7 residential storeys in height.

The subject site is situated on a rocky promontory on the north-east side of the river, from which the revetments of the Ryde Bridge spring. Any building on the site would be exposed to an extensive visual catchment, including the Parramatta River corridor and areas north and south of this. The topography north of the river rises relatively steeply to the ridge along which Victoria Road passes, whereas to the south of the river the topography is relatively flat, including the flood plain of the river and suburbs on low-lying land toward Concord and Rhodes.

Medium and high density residential and mixed developments are under construction or approved for future construction in a number of areas analogous in location and visual exposure to the subject site, such as Shepherds Bay, Rhodes, and Wentworth Point.

To the west of the site, the Shepherds Bay precinct, being transformed to urban residential medium to high density, dominates the visual context through to the established medium and high density residential areas of Meadowbank. To the east the visual context is predominantly of low density residential development.

Views from the north-east are limited by topography in the Top Ryde/ Victoria Road vicinity and views from the north east and north west are also limited by secondary ridges which run approximately south west from this main ridge, toward the Parramatta River.

Views from the flatter landscape to the south are less influenced by intervening topography, but more influenced by view blocking by buildings (eg. from the Rhodes locality), or by distance (eg. viewing distances from Concord and suburbs to its east on the south side of the Parramatta River are substantial, decreasing the visual effects of the building).

Although an increase in the height of the proposed building will increase the size of the visual catchment (ie. it will be visible from more locations), for reasons explained in the analysis of specific views below, the height in itself will not cause any increase in views lost to the public domain.

#### 4.1 Visual exposure

A building on the subject site is exposed to a visual catchment that is more extensive to the south-west than to the north-east. The visual catchment of the building on the subject site also extends along the Parramatta River corridor, but more toward the south-east than the west as a result of occlusion of the views by the form of the river and structures such as the Whitton Bridge at Meadowbank and development at Rhodes. The visual catchment extends as far as Putney and Breakfast Point to the south-east and Wentworth Point to the west.

In the local context, views toward the site from the north and north-east are predominantly at a downward angle as a result of the topography, with views onto the flood plain of the Parramatta River and the landscapes of the Cumberland Basin to the south of the River in the vicinity of suburbs such as Breakfast Point, Concord, Rhodes and Homebush Bay. The relatively flat background topography has the effect that even modest height structures such as 6-storey buildings at Rhodes form the background horizon of views from Church Street/Devlin Street on the Victoria Road ridge.

The remaining visual catchment to the north and north-east, as noted above, is limited by ridges that run south from the Victoria Road ridge, or by intermediate ridges closer to the Parramatta River, such as the ridge traversed by Morrison Road between Payten Street and Regent Street.

The local topography has the effect of limiting views to a small area east and north-west of the subject site. For example, to the east a ridge along which Regent Street runs south-west from Morrison Road blocks views from the public domain further east, other than from a local high point at the intersection of Morrison Road and Princes Street.

North-west of the site development under construction in Belmore Street and Constitution Road blocks or will block views from the public domain of any building on the subject site.

The site is visible at relatively close range from a section of the Parramatta River foreshore south and south west between the Whitton Bridge, Blaxland Road and former punt site, and King George Park adjacent to the south western revetments of Ryde Bridge.

The site is visible more widely to the south and south east because of the extensive foreground of views across the Parramatta River and Brays Bay from the margins of Concord West. A significant proportion of the foreshore is in public or institutional ownership and is not exposed to private domain views. However the foreshores do contain reserves, lookouts, walkways, public wharves and other features facilitating public access and provide potential views from sensitive locations including heritage sites.

## 4.2 Identifying potential view locations

We undertook a field assessment of the likely exposure of the subject site to views of the approved and proposed building envelope from the visual catchment and a sample of adjacent residences. A large number of potential locations in the catchment had been identified by Cox and Kennedy Architects and 3D modelling had been undertaken in preparing photomontages, comparing proposed envelope scenarios. The set was intended to encompass the visual catchment and to include a representative sample of residences that could be affected by view loss caused by the proposed building envelope.

We undertook an independent assessment of the likely visual exposure of the proposed envelope to test the scope and representativeness of the set of locations already photographed and modelled. We identified three additional locations for which block model photomontages should be prepared, in addition to those in the existing set. These were recommended as further sites to be photographed for the preparation of massing model photomontages. The set was also culled to remove redundant or repetitive view sites.

With regard to comprehensiveness of the set of view places assessed in covering the visual catchment, we recommended including a view from the heritage property at Dame Eadith Walker Convalescent Hospital on the south east shore of the Parramatta River and a location at the intersection of Morrison and Princes Street, Putney, (a local high point to the east of the subject site). With regard to views from the private domain, we recommended adding views in Well Street, representing the view from the adjacent “Evoke” Apartments by Meriton, Building D at 135 Church Street and Building A at 31 Porter Street.

The specific viewing locations chosen based on the proximity and accessibility of the sites in relation to the street frontages of the Evoke Apartments, as a drone was used to take the images to be used in modelling.

We provided a working key map using Google Earth and Nearmap imagery to Cox, on which we indicated the locations for views to be used in the analysis below. The set of locations identified is shown on the accompanying key map by Cox.

The technology employed for views from the general visual catchment employed conventional DSLR photography. Focal lengths used varied slightly, with more distant views taken at higher focal lengths for clarity.

For photographs indicating the likely view from residences adjacent to the subject site, a drone was used. The reason for adopting the drone photograph approach for some views was that it was not possible in the time frame available to arrange views from individual private dwellings.

The criteria we adopted in advising on the locations and levels for views to be photographed from the drone were as follows:

- The view locations to be photographed by drone are confined to the public domain.
- Residences were chosen only where they have balconies or windows to rooms which are at or as close as possible to the street alignment, so the photographs, while they are from the public domain, are as close as possible to an identified and practical viewing location.
- Photographs were taken only from levels where there is a potential for view loss in excess of or different from that which would be caused by a building occupying the existing approved envelope.

### 4.3 Limitations of drone photographs

There are limitations in using photographs taken from a drone to simulate view loss, as follows:

- The drone is unable to provide a photograph from an internal or a private area.
- The location of the camera is closer to the items viewed than would occur in a private viewing location. As a result, the item causing view loss appears larger than would be the case in a view from a private residence.
- The drone camera is in unlimited space, whereas in a real viewing situation the view would be likely to be constrained at the sides and in the foreground by structures such as windows, reveals, doorway openings, walls, balcony floors, balustrades and other similar features. The horizontal and vertical extent of view to the human eye would therefore be less than the drone image.
- The camera height is accurately known but the eye height relative to viewing locations in individual buildings is approximate, as floor levels would need to be established with survey accuracy.
- The focal length of the lens of the drone can be varied, however it is best to use the same focal length for all images. In close views, it may be necessary to electronically “stitch together” multiple images to give an impression of the width of field that is visible, because a single image does not contain enough visual information.
- In a “stitched” panorama there are distortions caused by the fact that each image used has its own centre of perspective. Therefore a 3D computer image will not accurately “fit” the panoramic image), but is nevertheless useful, as it represents a realistic horizontal field of view.

Notwithstanding the above limitations, drone images are very useful aids to demonstrating principles for view sharing and also because they can overcome many practical constraints on gaining access to private viewing places.

### 4.4 Modelling of effects of design scenarios on views

Cox and Kennedy Associates on our advice prepared a series of block model photomontages (appended) of four scenarios as seen from the viewing locations recommended by RLA and shown on the key map to the Visual Analysis that is appended. These are tabulated below and include our analysis of the relative merits of each of the four development scenarios in relation to potential visual effects on views.

The graphics are organised to make it possible to compare the effects on views of four scenarios, as follows:

1. The approved massing:
  - a. The approved envelope is shown as a white filled block model.
2. The competition massing.
  - a. The images show a uniform and unarticulated white or grey filled block model envelope that would be required as part of a s7W application to accommodate the competition winning scheme.

3. The S75w & DA massing:

- a. The white dotted line outside the DA massing indicates the extent of the envelope for which approval is being sought under s75W. This was designed to accommodate any creep which may have occurred during design development.
- b. The DA massing is the exact massing of the current DA design. It fits fully inside the s75W envelope and the two are presented to show that what would be built if the s75W application is accepted will in fact be smaller than the envelope being sought and therefore have less impact.

4. DA massing with potentially reduced podium height to Well Street.

- a. Holdmark are currently engaged in a height justification and VPA process with Council. As part of those discussions one option on the table (but not yet agreed to) is to reduce the height from the Well Street podium by 2 levels. This could be seen as a trade-off for the additional levels proposed to be added to the tower compared to the competition winning scheme.



## 5 Analysis of Visual Effects

Our analysis of the visual effects of the envelope in the Concept Approval compared to the competition winning building and two s75W envelope scenarios follows.

### View location 1

#### Church Street above Morrison Road

Viewing distance 800m

In this medium range view south-west, the approved envelope closes the view opportunity to the south west toward Rhodes, whereas the re-distribution of massing in the competition and s75W envelopes compared to the approved envelope maintains a wider spatial separation between built forms in the mid-ground and back-ground. The taller tower form in the s75W contributes a slim component to the composition of views. It blocks a lesser horizontal extent of view than the approved envelope and the extra height sought has no significant impact on access to views as the tower blocks only a view of sky space. No scenic features of the view are blocked by the part of the envelope that is taller than the approved envelope. The s75W DA envelops creates less low height view blocking effects and is a better view outcome relative to the approved envelope which blocks a wider horizontal proportion of the background district view.

### View location 2

#### Church Street below Morrison Road

Viewing distance 250m

In this medium range view south-west, the approved envelope is of low visibility, as it is blocked by existing recent development on Church Street. The competition envelope contributes a slim tower form to the composition and is seen standing proud and not against or blocking views to items beyond to the south-west. The tower form in the s75W DA, although taller, seen with its articulation and detailing, contributes a slimmer appearance to the composition of the view. The tower forms in both the competition and s75W DA do not cause any significant view loss effects.

### View location 3

#### Ryde Wharf

Viewing distance 150m

Medium-range view east from Ryde Wharf. The massing of the built form in the competition envelope and s75W DA, compared to the approved envelope, appear more compatible with the adjacent Shepherds Bay development to the left in the view, with a better transition between low and higher form. The slim and blade like tower contributes a new slim component above a reduced width podium. None of the envelopes leads to blocking effects to scenic features.

## View location 4

### Ryde Bridge

Viewing distance 380m

Medium-range view north-east view from Ryde Bridge. Although it is significantly taller, the approved envelope appears to be of a similar height in this view to the lift span section of Ryde Bridge, but this is an illusion caused by the low viewing angle and distance. The massing of the built form in the competition envelope and s75W DA appear to step down toward the adjacent Shepherds Bay development, forming a height transition rather than the reversed massing of the approved envelope. The slim and blade like tower contributes a new slim component into the composition of the view but the extra height sought does not lead to any view blocking or competition with scenic or heritage items. The DA massing with reduced height podium retains slightly more of the district view toward the Top Ryde ridge than the s75W DA massing.

## View location 5

### King George Park

Viewing distance 380m

Medium-range view north-east from King George Park. The height of the approved envelope is evident in this and similar views from the south west side of the Parramatta River. As noted above, the transition in height between the competition and s75W DA massing envelopes and adjacent recently constructed development to the north west appears more compatible than in the approved envelope scenario. The tower form located in the southern part of the site contributes a new tall slim component above two lower podiums into the composition of views. The tower forms in both the competition and s75W DA do not cause any significant view loss

## View location 6

### Blaxland Road

Viewing distance 650m

Medium-range view north-east from Blaxland Park. Compared to the approved envelope, the massing of the built forms in the competition and s75W envelopes appear to have been reversed and slightly condensed. The tower form located in the south-eastern part of the site contributes a new tall and slim into the composition of the view. As noted above, there is a more comfortable transition to the lower contemporary development to the north west (left side of the view). The taller tower forms in the competition and s75W DA massing envelopes do not block views to scenic features or heritage items. The s75W massing with reduced podium height scenario does not provide a significantly different outcome.

## View location 7

### Bowden Street

Viewing distance 515m

Medium-range view east from the lower section of Bowden Street. In this oblique view where the south eastern tower of the approved envelope is not visible, the alternative envelopes align more closely with the approved north western tower. The slimmer form of the competition and s75W DA towers compared to the approved north western tower are evident. While the competition and s75W envelopes block a higher area of open sky, they block less at a lower level. Overall there is a change to the view composition as a result of the taller and slimmer towers, but no significant impact on views. The greater height sought in the s75W DA massing does not cause loss of views.

## View location 8

### Bennelong Park

Viewing distance 820m

Medium-range view north-west from the Bennelong Park. In this view, the north eastern tower of the approved envelopes is not significantly visible as a result of blocking of the view in the foreground by maritime buildings along the foreshore of the river. The narrower form of the tower element in the competition and s75W DA massing is evident. As the tower appears to stand alone in this view, the greater height than in the approved envelope is evident. However it is also evident that the height does not hide, block or compete with views or other items. For example the wide spatial separation between the building and the lift span structures of the Ryde Bridge remain unchanged. The increased height of the tower that is sought does not diminish or change the contribution of the bridge to the view.

## View location 9

### Public Wharf at Kissing Point Park

Viewing distance 1000m

Medium-range view north-west from the public wharf at Kissing Point Park. The composition is similar to the view from Bennelong Park. For clarity, the image has been 'zoomed up' a little to accentuate the compositional elements of the view. With no foreground elements to mask it, the approved envelope is visible, with the lower north east tower and taller north western tower behind. The reversing of this scale transition in the competition envelope is evident with the taller tower form evident, but blocking only a view of slightly more open sky than the approved envelope. No views to scenic or heritage items are affected. As noted in relation to View 8 above the increased height of the tower that is sought does not diminish or change the contribution of the Ryde Bridge to the view.

## View location 10

### Kokoda Memorial

Viewing distance 1200m

Distant view north-west from the public domain on The Kokoda Memorial Track. Despite the change in view orientation and greater distance, the composition of the view is similar to View 9. The taller tower form in the completion and s75W DA massing contributes a new component to the composition of views but blocks only a slightly greater area of open sky than the approved envelope, seen at a substantial distance. No views to scenic or heritage items are negatively affected. The increased height of the tower that is sought does not diminish or change the contribution of the Ryde Bridge or other scenic items in the view.

## View location 11

### Wangal Reserve

Viewing distance 1500m

Distant view north-west from Wangal Reserve. The approved envelope appears squat and blocky compared to the other scenarios. The taller tower form of the completion and s75W DA massing contributes a new component to the composition of views and blocks but causes no view loss other than to a small area of open sky. No views to scenic or heritage items are affected. The lower parts of the competition and s75W envelopes are not of significant visibility. The s75W DA concept offers a better view sharing outcome in the wider context as a result of the taller slim tower form.

## View location 12

### Settlers Park

Viewing distance 200m

Close range view to the north-west. The view would be similar in the lower part of Osborne Avenue and Regent Street south west of Wade Street. The taller tower form in the competition envelope and s75W DA contributes a new component to the composition of views but does not block views of any scenic or heritage items. The podium component of the competition and s75W DA envelopes are similar in bulk and scale seen from this vicinity relative to the approved envelope. The s75W DA concept offers a better view outcome in the context as a result of the taller slimmer tower form.

## View location 13

### Meadowbank Wharf (panorama)

Viewing distance 560m

Medium range view to the east. The approved envelope appears squat and blocky, whereas the competition envelope and s75W DA proposal appear more compatible with buildings at Rhodes, visible on the right side of the panorama. The taller tower in the s75W form does not block views of scenic or heritage items and does not compete with or overpower the iconic view of the Ryde Bridge.

## View location 14

### Bennelong Park (panorama)

Viewing distance 850m

Medium-range view centred approximately south-west from the foreshore reserve of Bennelong Park. The analysis above in relation to the specific visual effects of the s75W DA massing for View 8 are relevant, as the view location is similar. However the panorama includes a wider representation of the visual catchment of the subject site that includes development at Rhodes in the centre and centre left of the view, reaching around to Dame Eadith Walker Convalescent Hospital on the left. It is evident that the building height proposed in the s75W DA massing does not cause any loss of view of scenic features in the view and that the height is compatible with other contemporary development in the visual catchment. In addition, the Wentworth Point development will soon add further tall buildings to the horizon, increasing the capacity of the views to absorb taller built form as proposed.

## View location 15

### Dame Eadith Waker Convalescent Hospital

Distant view north-west from heritage curtilage of the former Yaralla Hospital. The taller forms of the competition and s75W DA massing contribute a taller and slimmer component to the composition of views. The increase in height sought does not lead to loss of view. The upper part of the tower component in each case blocks only a slightly larger area of open sky. No views to scenic or heritage items are affected. The lower parts of the competition and s75W envelopes are similar but narrower in terms of bulk and scale than the approved envelope. The s75W DA massing offers a better visual outcome in the wider context, as a result of the taller and slimmer tower form.

## View location 16

### Morrison Road and Princes Street

Medium-range view south west from a local high point north east of the site. The view is dominated in the foreground by low density residential development and limited by a ridge in the vicinity of the alignment of Regent Street. The two tower forms of the approved envelope are partly visible, the taller south western tower rising to approximately equivalent with the background horizon. The competition and s75W DA massing envelopes extend higher above the background horizon but provide a slightly more open view south-west as a result of the slimmer tower form compared to the towers of the approved envelope. The extra height sought in the s75W DA massing does not cause any additional view loss or significant impact on the view composition compared to the approved envelope.

## View location 17

### Holdmark Site 3, Level 2

Viewing distance <100m

Medium-range view south from the equivalent to a level 3 apartment in Building F1 in Porter Street. The approved envelope continues the apparent street wall in Porter Street, with the south western tower appearing to rise directly off the street alignment. The completion and s75W massing envelopes appear of similar height in the view, while the displacement of the tower to the east opens the view south and provides a more spacious and scenic axial view with slightly more of the Ryde Bridge revealed. As is the case on every view analysed above the extra height sought in the s75W DA massing does not lead to view loss or compete with scenic or heritage items in the view. The DA massing with reduced podium is not significantly different in appearance from the s75W DA massing in this view.

### Holdmark Site 3, Level 4

Viewing distance <100m

Medium-range view south from the equivalent to a level 4 apartment in Building F1 in Porter Street. The approved envelope continues the apparent street wall in Porter Street, with the south western tower appearing to rise directly off the street alignment. The completion and s75W massing envelopes appear of similar height in the view, while the displacement of the tower to the east opens the view south and provides a more spacious and scenic axial view with slightly more of the Ryde Bridge structure and foreshore vegetation revealed, therefore creating an improvement in private domain view sharing relative to the approved envelope. The extra height sought in the s75W DA massing does not lead to view loss or compete with scenic or heritage items in the view. The DA massing with reduced podium provides a better transition down toward the proposed plaza on the north-west side of the subject site, in the axial view down the street.

## View location 18

### Well Street

Viewing distance 130m

Axial close view south-east from Well Street. The approved envelope has no significant articulation to either Well or Porter Street. The competition and s75W envelopes provide a more satisfactory transition to both streets. These alternatives envelopes both reveal additional areas of sky above the podium and no scenic items of views are blocked as a result of the additional proposed tower height. The DA massing with reduced podium provides a slightly more compatible transition to lower buildings in Well Street, however the lower podium does not lead to any increase in views.

## View location 19

### Meriton Building A, Level 3, 31 Porter Street.

Viewing distance <100m

Close-range view south-west from the equivalent to level 3, south-west elevation of Meriton Building A, P Street. Building A fronts Well and Porter Streets. The building is angled relative to Well Street to retain a potential vista to the south-east and the Parramatta River, between the footprint of the proposed building and Building D, which faces Church Street. This elevation of the building also has views directly down Porter Street toward the River and Rhodes shore beyond. The approved envelope with minimal podium articulation rises essentially off the street alignment of Porter Street, confining views to the axis of the street, with Rhodes in the background. The competition and s75W envelope, with the tower displaced to the south east and ground level plaza, result in opening of the view south-east, which includes the lift span structures of the Ryde Bridge heritage item and vegetation in the foreshore reserves, as well as a more spacious and whole view. In addition, the block form of what is proposed to be an open canopy structure in the south-west corner of the plaza gives an impression of opacity, whereas there would be views through the structure, increasing the openness and scenic quality of the view. The rendered perspective on the cover page of the Visual Analysis graphics package appended to this report gives an idea of the likely openness and character of a potential canopy/marquee structure in this location. The s75W DA massing and massing with reduced podium are similar with regard to view sharing. The reduced podium height does not increase the view available. The competition and s75W envelopes provide for a significantly better view sharing outcome than the approved envelope.

## View location 19

### Meriton Building A, Level 5, 31 Porter Street.

Close-range view south-west from the equivalent of level 5 relative to the south-west elevation of Meriton Building A, Well Street. As in the view from level 3, the approved envelope with minimal podium articulation rises essentially off the street alignment of Porter Street, confining views to the axis of the street. However at the higher level compared to Level 3, there is a view over lower buildings south west of Porter Street towards Rhodes and Wentworth Point further west. The competition and s75W DA massing envelope, with the tower displaced to the south east and ground level plaza, result in opening of the view south-east, which includes the lift span structures of the Ryde Bridge heritage item, vegetation in the foreshore reserves and a view of the Rhodes shoreline to the south. The s75W DA massing and massing with reduced podium are similar with regard to view sharing. The reduced podium height does not increase the view available. The competition and s75W envelopes provide for a significantly better view sharing outcome than the approved envelope.

It should be noted that all levels of Meriton Building A benefit from improved view outcomes as a result of the s75W DA massing, although the benefits are greater for levels 3-5. All levels benefit from the more spacious composition of the foreground of the view and the activated street and public domain provided by the proposed plaza to Porter Street.

## View location 20

### Meriton Building D Level 5, 135 Church Street

Close-range oblique view south-west from level 5, the highest level of Meriton Building D, Well Street. Building D is angled relative to Church Street to retain heritage landscape features on the north of the intersection of Well and Church Streets. It is also angled relative to the subject site so the south west face of the building retains an axial view down Porter Street and across its intersection with Parsonage Street, approximately toward Ryde Wharf, the Parramatta River and Rhodes beyond. Building D is also angled to retain a view across the intersection of Well and Church Street over the reserve south-east of Church Street, toward the Parramatta River and the Concord area beyond. The drone photograph used to prepare the photomontage for location 20 is aligned directly south west down the centre of the approved envelope relative to Building D, rather than toward either of the two view axes from the building described directly above. Given the angling of the building, it is an oblique view relative to the apartments in Building D and may represent the view available to only one apartment at Level 5.

In the view represented, from the only level in Building D that is likely to have a view over the podium of the approved envelope, there is a cameo view that includes part of Ryde Bridge, between the two tower elements. That cameo view would be lost in the competition and the s75W DA massing scheme. The s75W DA with reduced podium height does not result in an increased view.

## View location 21

### Holdmark Site 2 Level 2

Viewing distance <100m

Medium-range view south from level 2, Holdmark constructed apartment building, Porter Street. The approved envelope has a double-height commercial podium at zero setback to Porter and Parsonage Streets with a minimal setback above to a residential tower form. The competition envelope has a plaza level which decreases in height relative to Porter Street to the left in the view, with potential built form behind. The tower displaced to the south east provides significantly greater sky space, but no increase in view of scenic or heritage features. The s75W DA massing provides a more spacious sense to the view. The DA massing with lowered podium has no effect on this view. In the context of the comparison of the approved envelope to the s75W DA massing, it has to be kept in mind that the DA proposes a canopy structure on the plaza level at the corner of Parsonage and Porter Streets (see rendered perspective on the cover page of the View Analysis appended to this report). There would be views under and potentially through that structure, including vegetation in the adjacent foreshore reserves and filtered views of the Parramatta River



## 6.0 Summary

### 6.1 Existing public domain views

A wide range of views have been modelled constituting a comprehensive and representative a sample of all of the kinds of views in the public domain that could be affected by construction of a building in the envelope in the Concept Approval or as proposed in the s75W DA massing. While the visual catchment of a taller tower form is larger than for the approved envelope, view availability in the local visual catchment will be the same or greater with a taller and slimmer building form as proposed in the s75W DA massing, as shown in the analysis above.

The additional height of the building sought compared to either the approved envelope of the competition winning envelope will not cause any significant additional or different loss of view, other than of a view of a slightly larger and differently shaped area of sky. Neither the tower form of the building nor its ultimate height if the increased height sought is approved, will cause increased view loss, compete with or diminish the significance of scenic or heritage items.

### 6.2 Emerging visual character

The existing context is a significant issue in considering the merits of the proposed building form and height and has been analysed in detail. However it is only a point in time in the context of the emerging visual character of the locality and the sub-region that at present contains the visual catchment analysed above. Taller built form is part of the existing but also the emerging visual context and character of the sub-region. Taller buildings that give a sense of the likely emerging character currently exist at Rhodes. However the future planned built form outcomes for Rhodes and Wentworth Point or as currently approved and also contemplated at Top Ryde, for example in the design competition for the Council land, will continue to transform the skylines and horizons by adding taller, landmark buildings. The s75W application is compatible with and complementary to this emerging context of taller and individually distinctive buildings.

### 6.3 Private Domain Views

Locations with potential to be affected by view loss in the private domain have been identified as confined to close range views from buildings recently constructed to the north-east and north-west of the subject site by Holdmark in Porter Street and Meriton in Porter and Churc Streets.

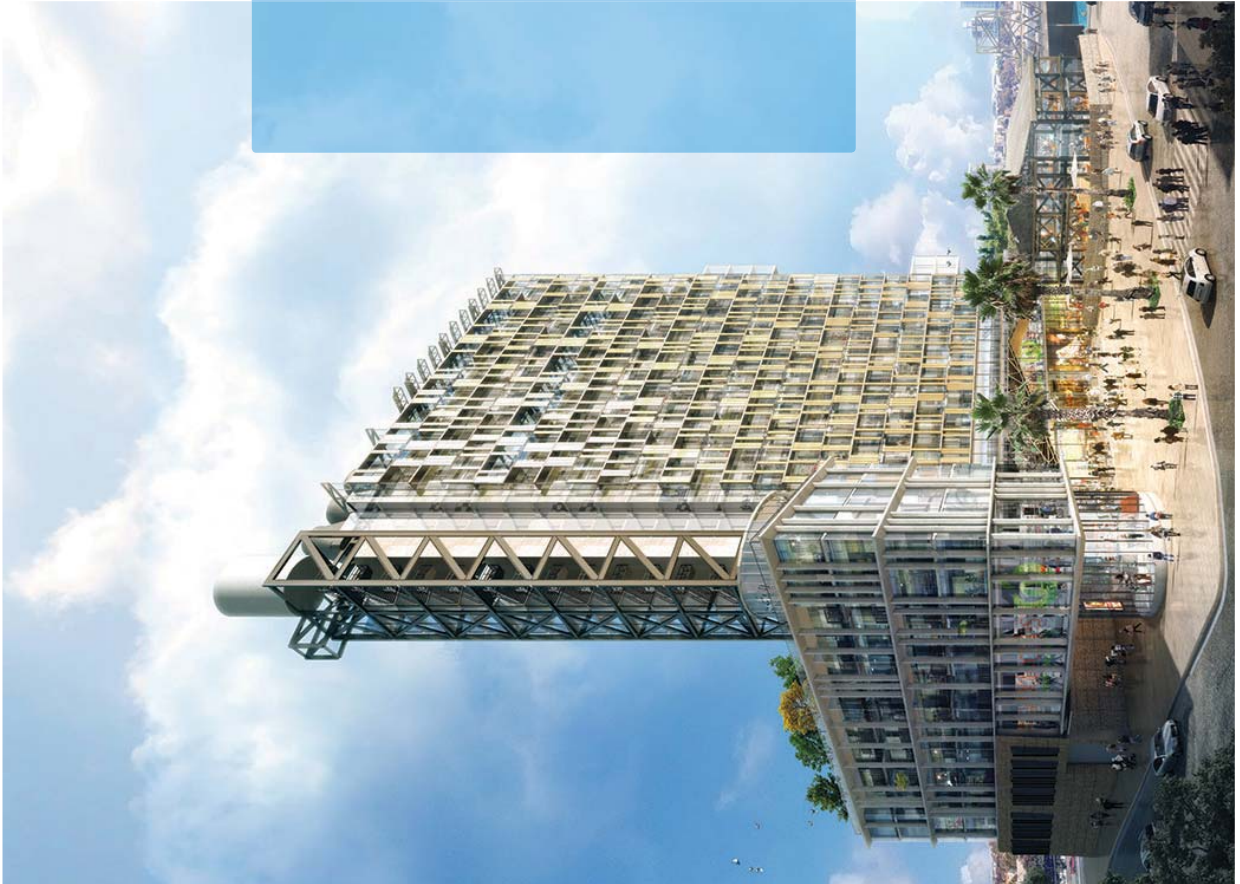
The analysis of photomontages simulating views from a representative sample shows that the approved envelope restricts views to an axial view down Porter Street for most residences affected, whereas the competition and s75W DA massing preserve a significantly wider view including scenic and heritage items of vegetation, the Ryde Bridge and prospect of a view beyond. Those views also include less built form and bulk in the foreground and views of the activated streetscape and plaza proposed, along with the increased amenity and scenic quality benefits of that view.

The approved envelope provides one view that will be lost in the s75W DA massing, for an isolated part of Meriton Building D (135 Church Street) at Level 5. It is possible that only one apartment may have an oblique view from the angled corner of the building, through the gap between the approved

towers and over the podium. Other views from this level would be angled and are likely to be closed out by side walls of the two towers in the Concept Approval. In compensation for this loss, all levels of Building A (31 Porter Street) would benefit from the 75W DA massing derived from the competition winning building, which is created by the placement of the tower to the south east side of the site, with no podium on most of the Porter Street frontage.

In our opinion, the minor view loss caused to a small part of 135 Church Street is to be balanced against the greater benefit to 31 Porter Street. On balance the view loss is considered to be minor compared the view regained for more viewers by the s75W DA massing.

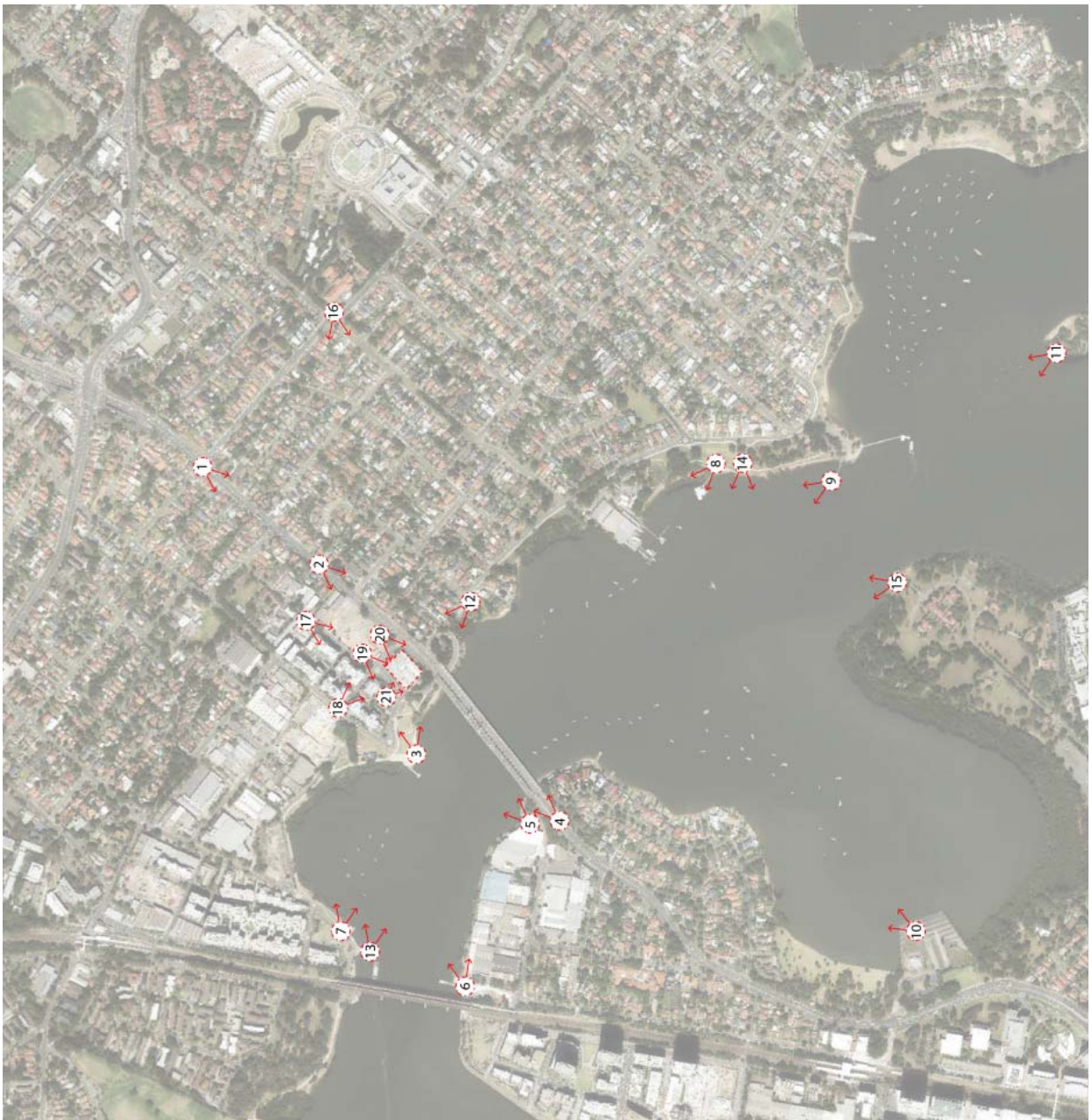
Dr Richard Lamb



**8 PARSONAGE STREET, RYDE  
SHEPHERDS BAY  
STAGE A  
VIEW ANALYSIS**

10.05.2016

- 1 CHURCH STREET ABOVE MORRISON
- 2 CHURCH STREET BELOW MORRISON
- 3 RYDE WHARF
- 4 RYDE BRIDGE
- 5 KING GEORGE PARK
- 6 BLAXLAND ROAD
- 7 BOWDEN STREET
- 8 BENNELONG PARK
- 9 PUBLIC WHARF KISSING POINT PARK
- 10 KOKODA MEMORIAL
- 11 WANGAL RESERVE
- 12 SETTLERS PARK - WATERVIEW STREET
- 13 MEADOWBANK WHARF PANORAMA
- 14 BENNELONG PARK PANORAMA
- 15 DAME EADITH WALKER CONVALESCENT HOSPITAL
- 16 MORRISON ROAD AND PRINCES STREET
- 17 HOLDMARK SITE 3
- 18 WELL STREET
- 19 MERITON BUILDING A
- 20 MERITON BUILDING D
- 21 HOLDMARK SITE 2



**CHURCH STREET ABOVE MORRISON ROAD**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**CHURCH STREET BELOW MORRISON ROAD**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**RYDE WHARF**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**RYDE BRIDGE**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**KING GEORGE PARK**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**BLAXLAND ROAD**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**BOWDEN STREET**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**BENNELONG PARK**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**PUBLIC WHARF KISSING POINT PARK**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**KOKODA MEMORIAL**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**WANGAL RESERVE**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**SETTLERS PARK - WATERVIEW STREET**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium



MEADOWBANK WHARF PANORAMA



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing

**BENNELONG PARK PANORAMA**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing

**DAME EADITH WALKER CONVALESCENT HOSPITAL**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing

MORRISON ROAD & PRINCES STREET



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing

**HOLDMARK SITE 3 LEVEL 2**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**HOLDMARK SITE 3 LEVEL 4**



Approved Envelope



Competition Envelope

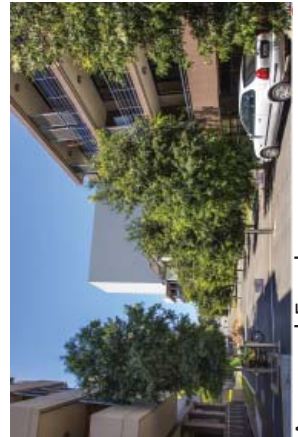


S75W Envelope & DA Massing

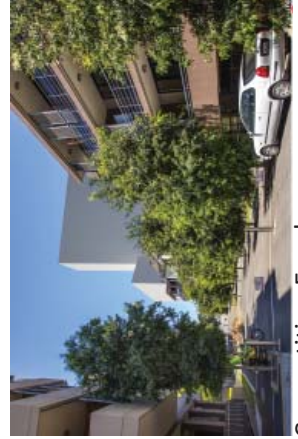


DA Massing with Reduced Podium

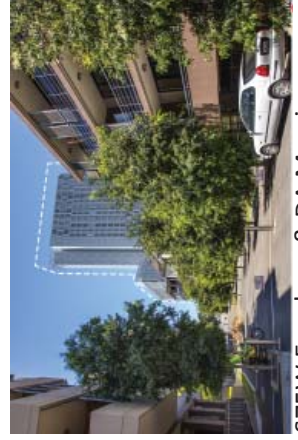
**WELL STREET**



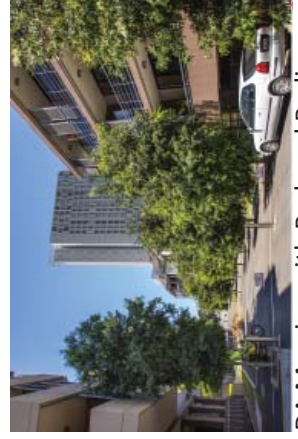
Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium

**MERITON BUILDING A LEVEL 3**



Approved Envelope



Competition Envelope

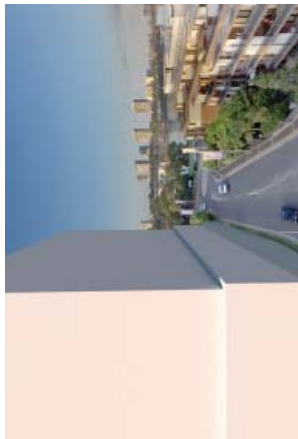


S75W Envelope & DA Massing

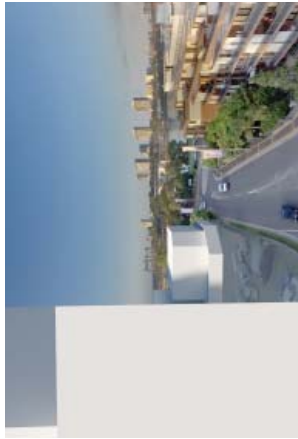


DA Massing with Reduced Podium

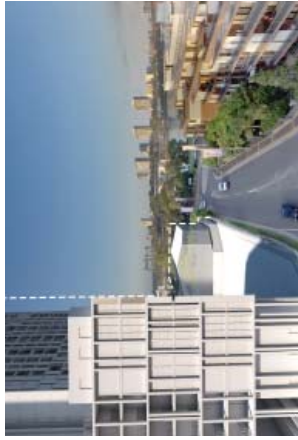
**MERITON BUILDING A LEVEL 5**



Approved Envelope



Competition Envelope

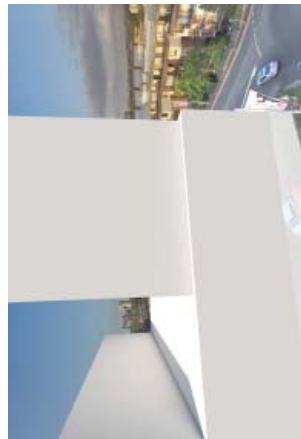


S75W Envelope & DA Massing

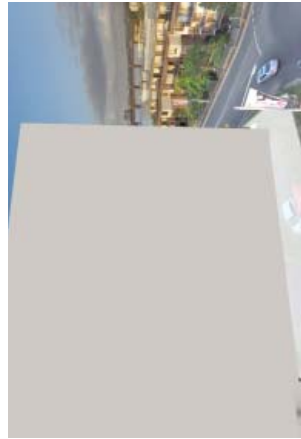


DA Massing with Reduced Podium

**MERITON BUILDING D LEVEL 5**



Approved Envelope



Competition Envelope

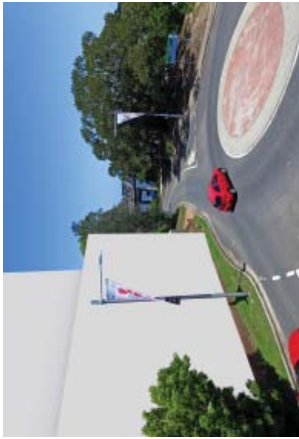


S75W Envelope & DA Massing



DA Massing with Reduced Podium

**HOLDMARK SITE 2 LEVEL 2**



Approved Envelope



Competition Envelope



S75W Envelope & DA Massing



DA Massing with Reduced Podium