



view line analysis

As part of the view line analysis, a number of cross sections and views were taken from selected streets around the site. The view lines have been selected in the areas considered most critical, either from existing residential areas or important vistas. The objective of the analysis is to assess the visual impact of future development on surrounding areas.

The analysis shows that the impact is either negligible or minimal from all view lines. Further visual impact assessment would be required to ensure that the visual impact of the final built development is minimal or negligible on surrounding areas and maintains the character of the site and general local area.

view from valley view close, roseville west

Section AA is taken across the site, in an east-west direction, looking north. The section extends across to Valley View Close / Roseville to the east, from which Views 1 and 2 are taken.

Separating the site and Valley View Close is a deep and heavily vegetated gully and Views 1 and 2 demonstrate that this vegetation creates a natural screen of the existing site.

Section AA also demonstrates that the vegetated buffer screens the site from the houses on Valley View Close.

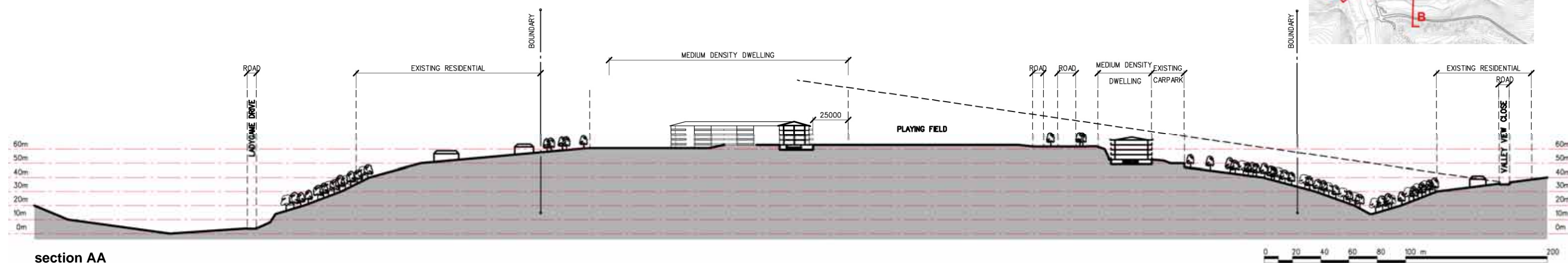
Therefore, the view line analysis shows the proposed development will have a negligible effect upon the views from Valley View Close.



view 1 – Valley View Close



view 2 – Valley View Close



section AA

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view from lyle avenue, chatswood west

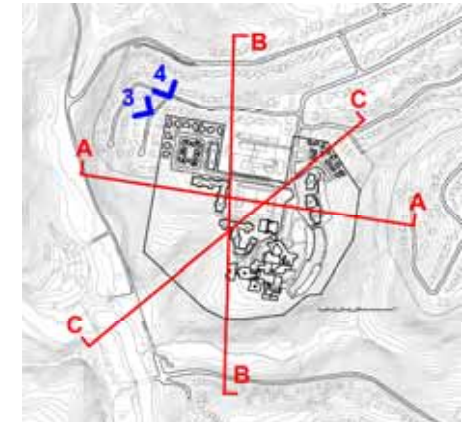
Section AA shown on the previous page, is taken across the site, in an east-west direction, looking north. The section extends across to Lyle Avenue in the west, from which Views 3 and 4 are taken.



view 3 – Lyle Avenue



view 4 – corner of Winchester Avenue/Lyle Avenue



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view from millwood avenue, chatswood west

Section BB is taken across the site, in a north-south direction, looking east. The section extends across to Fullers Road to the south and Grosvenor Road to the north. Views 5 & 6 are taken from Millwood Avenue.

The existing Campus buildings to the south and south-east of the site are visible in some areas along Millwood Avenue. The existing vegetation provides a screen in certain areas, exposing the existing buildings to view as one moves eastward on Millwood Avenue. Section BB demonstrates how the existing vegetation and Campus buildings screen any new buildings from view from Millwood Avenue.

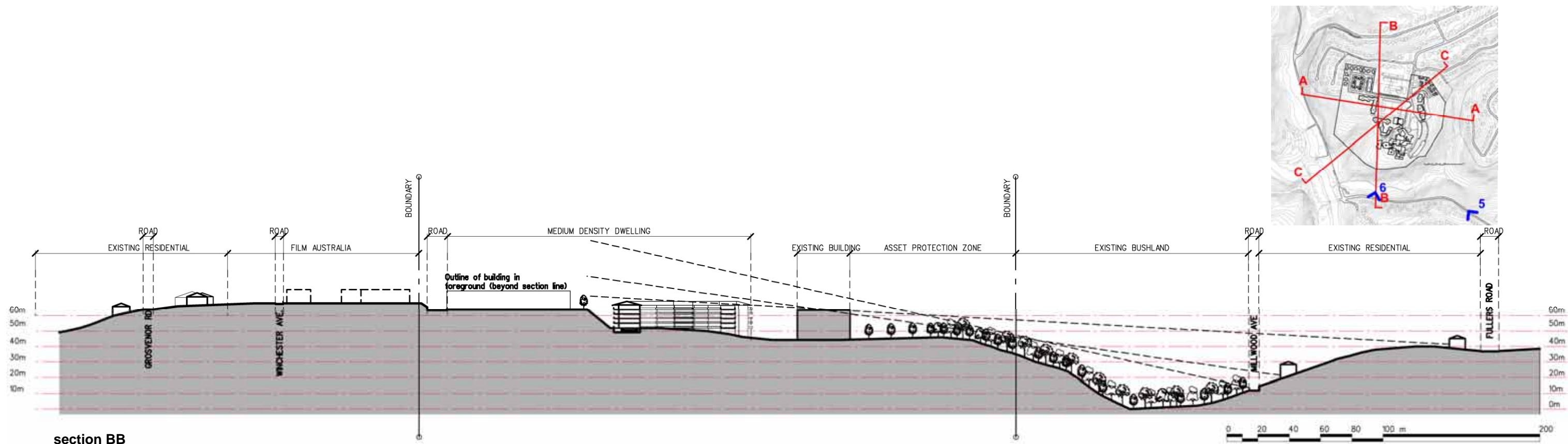
View 5 reinforces this and shows that the heavy vegetation in the immediate foreground and existing Campus buildings screen any new structures of the proposed development from view from Millwood Avenue. Hence the view line analysis shows there is negligible effect upon the views to the site from Millwood Avenue.



view 5 – Millwood Avenue



view 6 – Millwood Avenue



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view from fullers road, chatswood west

Fullers Road sits on a ridge that runs in an east-west direction and the houses here overlook Millwood Avenue, and straight onto the existing Campus buildings.

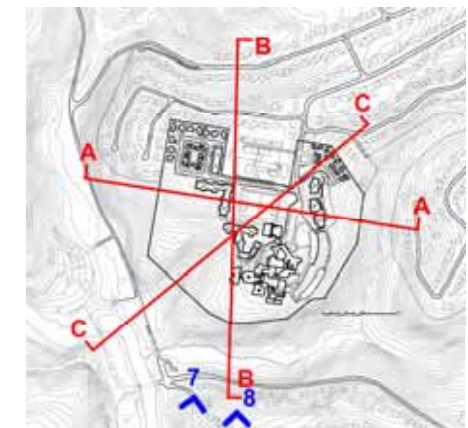
Section BB demonstrates that the existing Campus buildings would block any new structures from view from Fullers Road. This is reinforced by views 7 and 8.



view 7 – corner of Fullers Road/The Fairway



view 8 – Fullers Road



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view from winchester avenue, chatswood west

The Film Australia site separates the eastern half of Winchester Avenue from the site. Winchester Avenue dips down as it approaches the intersection with Lyle Avenue and the houses in this area are on elevated lots.

Views 9 and 10 are taken along the flatter portion of Winchester Avenue and as the photographs show, the view from the street towards the site is screened by the Film Australia buildings and mature tall trees along the northern boundary.

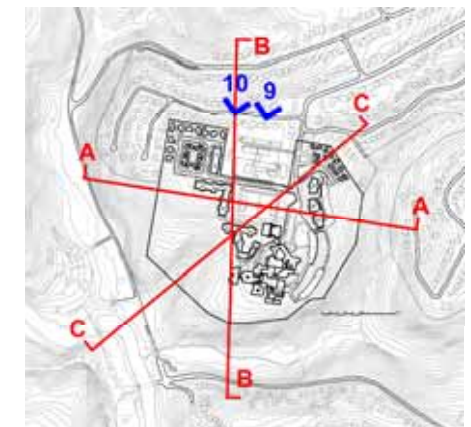
Section BB demonstrates that the proposed development will have a negligible effect upon the view from Winchester Avenue because of the screening created by the Film Australia buildings and the existing vegetation.



view 9 – Winchester Avenue



view 10 – Winchester Avenue



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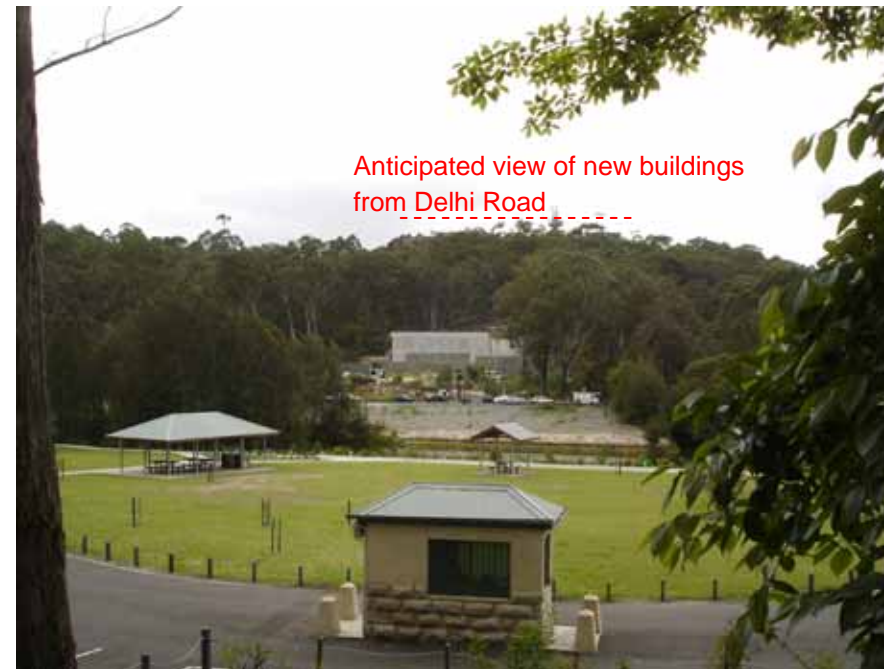
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view from delhi road, north ryde

As one comes around the bend, eastward on Delhi Road the existing Campus buildings present themselves between the canopy of the existing vegetation of the Lane Cove National Park and College Creek. View 11 is taken from this bend on Delhi Road just before the intersection of Delhi Road and River Avenue. View 12 is taken from the corner of Delhi Road / River Avenue.

The steep rise of the site from Lady Game Drive exposes the western part of the site, as shown in View 11 whereby the existing Building 5 can be seen just above the canopy of the trees at the top of College Creek.

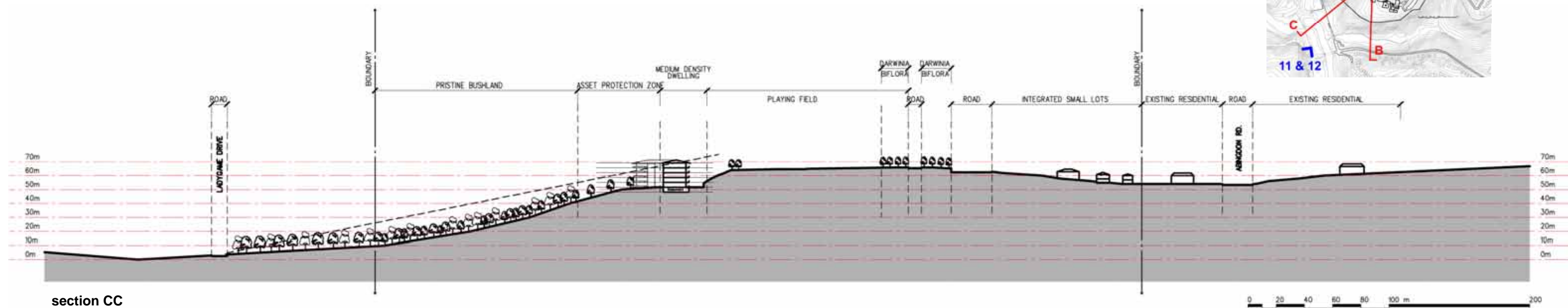
A more detailed visual impact assessment is recommended at the development application stage for the development area north of Building 5.



view 11 – Delhi Road



view 12 – River Avenue



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view from kimo street, chatswood west

Kimo Street is to the north-east of the site and is a short residential cul-de-sac street. The existing dwellings step down the street, following the existing topography.

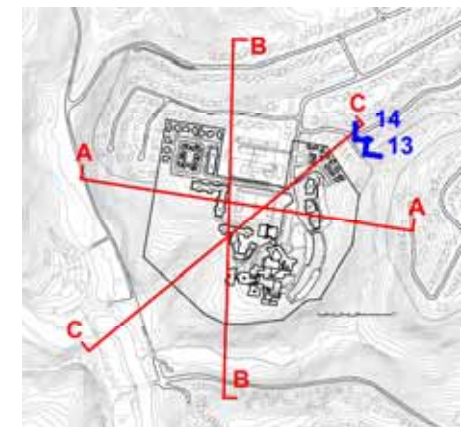
It is anticipated that the proposed development would not be visible from Kimo Street however a more detail visual impact assessment would be required at the development application stage.



view 13 – Kimo Street



view 14 – top of Kimo Street



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view from abingdon road, chatswood west

Abingdon Road is the residential street immediately north-east of the site. Views 15 and 16 demonstrate that whilst the street is higher in topography, the mature and thick vegetation between this residential street and the site creates a landscape and visual screen whereby the existing Campus buildings, which are on a higher topography are not visible.

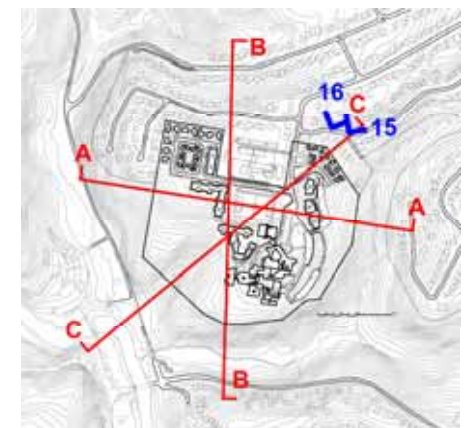
It is anticipated that the proposed development would not be visible from Abingdon Road however a more detail visual impact assessment would be required at the development application stage.



view 15 – corner of Abingdon Road/Kimo Street



view 16 – Abingdon Road



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esd considerations

The proposed concept plan is based on sound Environmental Sustainable Design (ESD) principles that promote responsible planning.

The Concept Plan structure has taken into consideration the existing topography, drainage patterns, site orientation and existing urban street patterns of the surrounding area. The proposed new roads are only a minor addition to the existing road network on the site on areas already developed as carpark and integrate with the local road network of the surrounding area.

The siting and orientation of the medium density residential blocks have considered SEPP65 objectives to achieve good cross ventilation, maximise solar access to habitable rooms and open spaces, encourage deep soil planting and introduce endemic species in the landscape concept design.

The Concept Plan also encourages use of public transport as the existing bus stop at the site entry is retained and is connected by legible pedestrian linkages throughout the new community with distances of no more than 400-500m.

Water sensitive urban design principles have been incorporated into the concept plan by way of bio-retention basins and swales that capture and retain stormwater runoff to minimise the impact of uncontrolled and unmanaged stormwater from entering the existing natural creek systems on and around the site.

All dwellings in the development will require a BASIX assessment for water conservation and thermal and energy efficiency compliance.

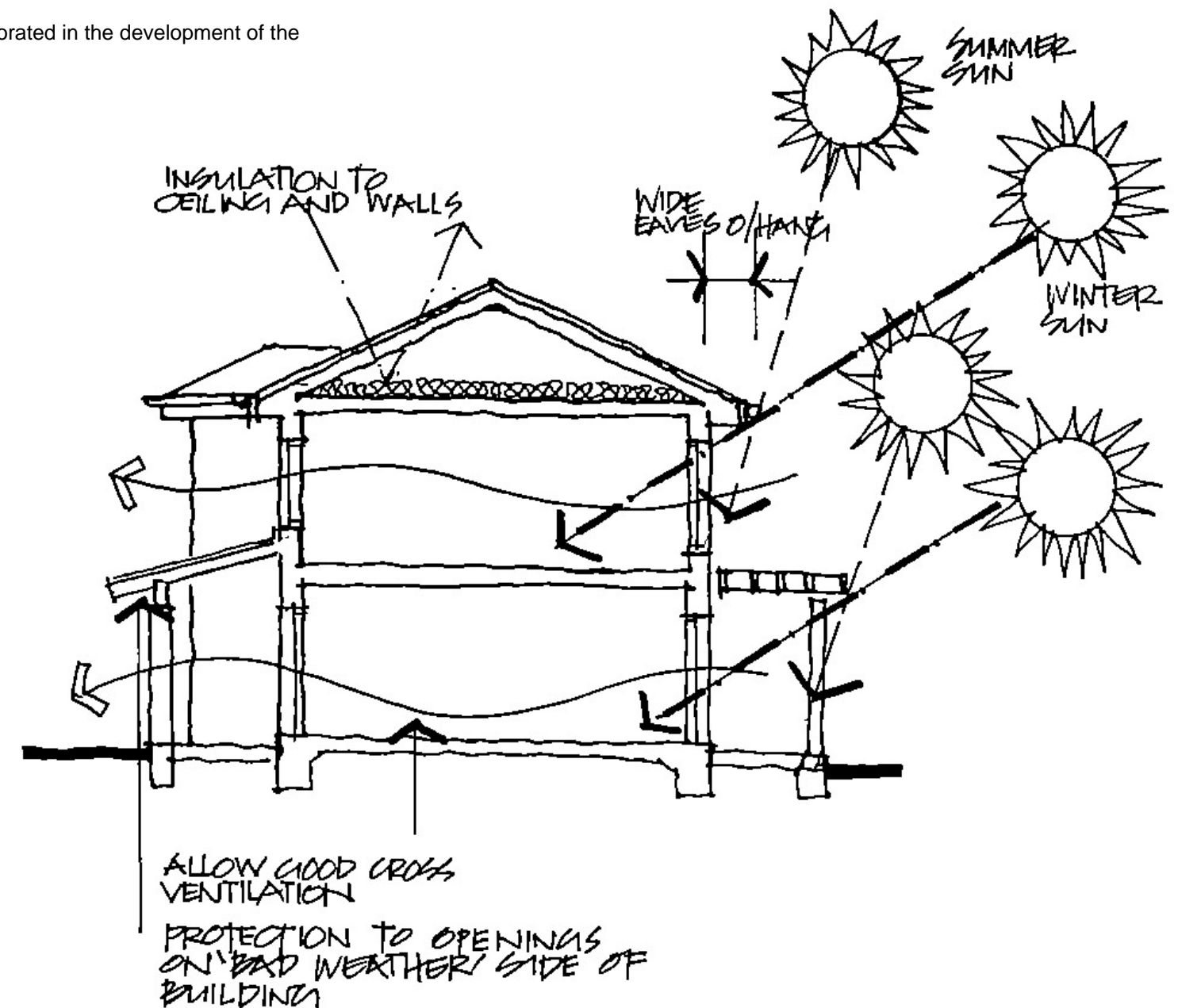
objectives

- To incorporate energy efficiency in the design, construction and use of buildings.
- To ensure the benefits of passive solar design and natural ventilation are maximised.
- To provide housing that is energy efficient, using passive solar design while still maintaining year round comfort.
- To ensure the degree of overshadowing on neighbouring properties is minimised.

- To incorporate water sensitive urban design in the master plan and development of the developable sites.

To encourage recycling of stormwater for irrigation and other appropriate recycled water usage.

These objectives have been incorporated in the development of the Concept Plan.



SUSTAINABLE BUILDING DESIGN

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