

Attachment G

View Impact Assessment

urbaine

D E S I G N G R O U P

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**Development Strategy – Metro-Minerva Hotel,
28-30, Orwell Street, Potts Point. Lot 1, 2, 3 and 4 DP 456456, and Lot 10, DP 10682.**

Visual Impact Assessment Report, May, 2023.

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1. INTRODUCTION

1.1 Scope and Purpose of Report.

This Visual Impact Report has been prepared by Urbaine Architectural for Central Element. The report is provided to accompany a Development Strategy for The Metro-Minerva Hotel located at 28-30 Orwell Street, Potts Point. The subject site is located between Macleay Street (east) and Victoria Street (west) within 400m of Kings Cross Station and 480m to the Woolloomooloo harbour front Finger Wharf.

Urbaine Architectural, and its Director, John Aspinall, BA(Hons), BArch(Hons) have been preparing 3d imagery and Visual Impact Assessments, both in Australia and Internationally for over 25 years. Their methods are regularly published in planning and architectural journals and John Aspinall has lectured in Architectural Design at both the University of Technology Sydney and The University of New South Wales.



Figure 1 – site location shown in red overlay.

1.2 The Proposed Development

1.2.1. The Site and existing property:

The subject site is located at 28-30 Orwell Street, Potts Point and is within the City of Sydney Local Government Area (LGA). The site is legally described as Lot 1, 2, 3 and 4 DP 456456, and Lot 10, DP 10682. The site itself is rectangular and occupies a corner plot with a primary frontage to Orwell Street and a secondary frontage to Orwell Lane to the east. It is currently known as the 'Metro Theatre' and contains a five-storey building with basement.

The Metro Theatre building is currently listed as being of local heritage significance, including its interior due to its Art Deco design. Currently, the building consists of five storeys and a basement level and is approximately 22 metres in height.

- Site Address: 1, 2, 3, & 4/DP456456 & 10/DP10682
- Boundary / Street Frontages: Northern Boundary: 46.44m
- Orwell Lane: 24.54m , Orwell Street: 46.44m , Western Boundary: 28.02m
- Site Area: 1,267m² (survey plan prepared by Abacus)



Figure 2 – site location shown in red overlay.

1.2.2. Proposed Land Use and Built Form:

The site falls within the B4 mixed use zone. The proposal is permissible with consent and will meet the objectives of the zone.

The subject Development Strategy incorporates the following:

- Basement Level 2: Storage, services, plant, gym and toilets
- Basement Level 1: Loading bay, parking, waste, storage, kitchen, plant and small bar
- Ground Floor Level: Shared lobby, adaptable performance venue, leased cafe, bar, backstage support storage and amenities, 1 performance guest room, substation, toilets and servicing access.
- Floor Levels 1 & 2: Seating as an extension of the adaptable performance venue and toilets.
- Floors Ground to 6: Hotel consisting of a total of 63 hotel rooms

1.3 Methodology of Assessment:

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix B. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report. This same methodology is currently under review by the Land and Environment Court as a basis for future VIA guidelines to supercede the current instructions, attached as Appendix C.

1.3.1. Process:

Initially, a fully contoured 3d model was created of the site and surrounding buildings to the extent of the designated viewpoints, with detailed modelling matching the building envelope of the latest Tonkin Zulaikha Greer Architects design and its associated interaction with the surrounding site (see Figure 2 for plan). Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site, relative to known, existing physical elements, such as trees, light poles, walls etc. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment (allowing 2 set camera heights for standing and sitting positions being at 1600mm and 1100mm respectively, where appropriate). Several site location poles were placed, both physically and also into the 3d model to allow accurate alignment with the original photo. The final selection of images shows these stages, including the block montage of the original development

application and concluding with an outline, indicating the potential visual impact and view loss. The images within the report are of a standard lens format, as are the views contained within Appendix A. The Visual Impact Assessment includes detailed evaluation of views from several properties along Orwell Street and Macleay Street, from several apartments at various levels.

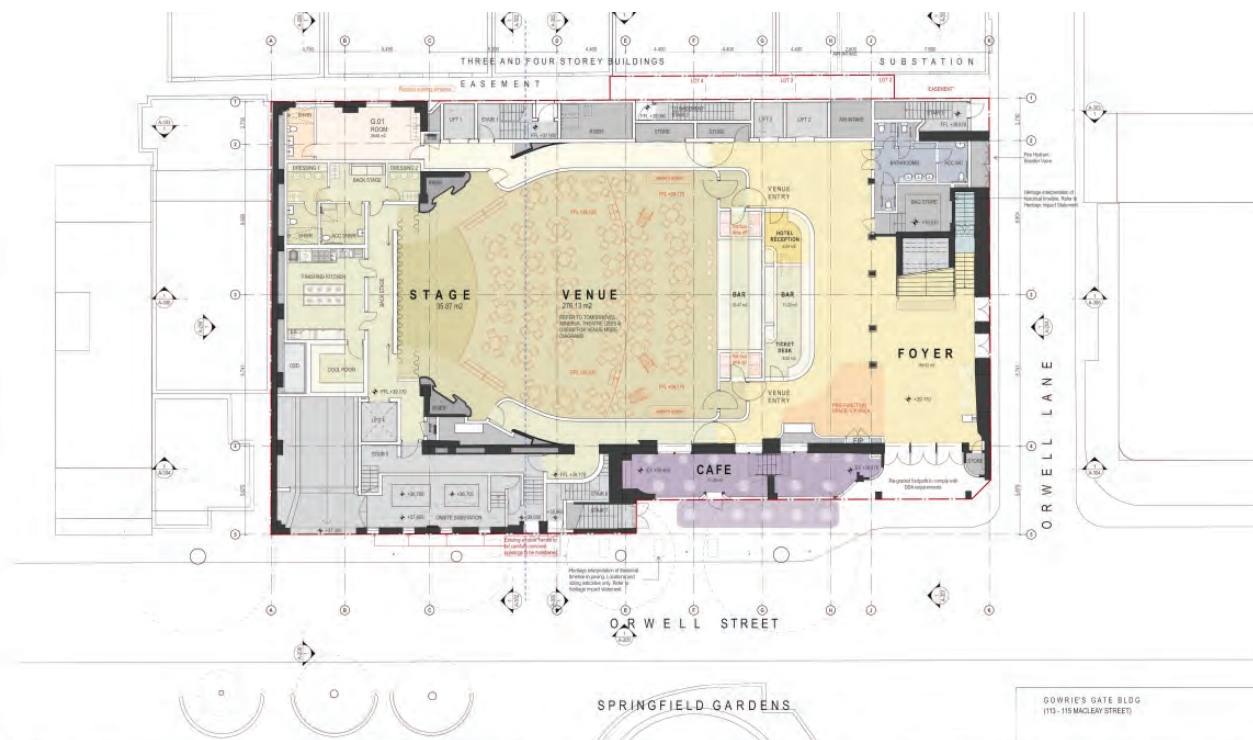


Figure 3 – Plan of proposed design by Tonkin Zulaikha Greer Architects.

1.3.2. Assessment Methodology:

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based (Appendix C).

Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court’s Planning Principle for view sharing established in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

- Step 1: assessment of views to be affected.
- Step 2: consider from what part of the property the views are obtained.
- Step 3: assess the extent of the impact.
- Step 4: assess the reasonableness of the proposal that is causing the impact.

It is noted that the preliminary proposal complies with the development standards of the City of Sydney Council LEP 2012 and some private view loss is unavoidable within a highly urbanised environment, such as Potts Point.

An additional source of reference in relation to view sharing and visual impact in this area is found within the neighbouring Woolahra Council DCP, 2012. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140.’

In this instance, we have a combination of elements that limit reasonable access to views from surrounding properties – unmanaged hedges and a large roof structure on the boundary of the adjoining property.

However, although these reference documents provide guidelines for assessment, there is no peer review system for determining the accuracy of the base material used for such visual impact assessments. As a result, Urbaine Architectural provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix B.

The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual
- Impact Assessment (EIA-N04) NSW RMS (2013);
- Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);
- Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly, or privately accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the subject site are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments / landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

Site Inspections:

site inspections were undertaken to photograph the site and surrounding area to investigate:

- The topography and existing urban structure of the local area
- The streetscapes and houses most likely to be affected by the Proposal
- Important vistas and viewsheds
- Other major influences on local character and amenity

The map, see figure 4, indicates chosen locations for site photography – also shown in Appendix A.



Figure 4: Selected neighbouring property viewpoint locations for visual impact assessments.

Contextual Analysis

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

Visual Impact Analysis

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

Statutory Planning Assessment

The results of the local view impact assessment are included in Section 3 of this report, with large format images included in Appendix A.

1.4 References:

The following documentation and references informed the preparation of this report:

- The design drawings and information relied upon for the preparations of this report were prepared by Tonkin Zulaikha Greer Architects.
- City of Sydney Council DCP, 2012.
- Creating Places for People - An Urban Design Protocol for Australian Cities: www.urbandesign.gov.au/downloads/index.aspx/
- Australia and New Zealand Urban Design Protocol:
- www.mfe.govt.nz/publications/urban/design-protocol-mar05/urban-design-protocol-colour.pdf
- The Value of Urban Design:
- www.designcouncil.org.uk/Documents/Documents/Publications/CABE/the-value-of-urban-design.pdf
- Fifteen Qualities of Good Urban Places:
- www.goldcoast.qld.gov.au/planning-and-building/fifteen-qualities-of-good-urban-places-3774.html
- The Image of the City (1960), Kevin Lynch

2. THE SITE AND THE VISUAL CONTEXT.

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics. Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the

surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 5.

Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings. This shows the rising landform to the south and east of the subject site.

The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.



Figure 5: Potts Point - subject area topographical map.

The 'Street Context' provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the "activation" of adjoining pedestrian spaces.

The 'Neighbourhood Context' provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique "sense of place" may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual 'legibility' of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The 'Town / City Context' provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood's character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1 The Visual Context:

Within the street context, there is a mix of property types, sizes and architectural styles, most of which maximise viewlines to the north and west in their orientation.

Within the urban context, there is a very diverse fabric, in terms of planning and scale, consisting of a mix of

residential, retail and commercial developments of many varying architectural designs and styles. There are also many heritage listed buildings in this area.

2.2 Visual Features and Local Landmarks:

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:

Views to Sydney Harbour, Harbour Bridge, Rushcutters Bay, Macleay Point, Elizabeth Bay, Garden Island, lower North Shore Harbour suburbs and the Sydney CBD.

2.3 Streetscapes:

Within the immediate and surrounding areas, the streetscapes are typical of the suburbs of Kings Cross and Potts Point, being a mixture of individual houses and apartments blocks of varying scales, commercial buildings and multi-storey hotels. There are many heritage buildings within the area and the landscaping is predominantly mature and well established. Wide pavements are generally the norm, responding to the large amount of pedestrian traffic, utilising public transport into the Sydney CBD.

2.4 The selected view locations for the local view analysis:

As a result of the site's topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site.

A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. These are all static viewpoints, namely, fixed locations where potential view loss could be considered significant

The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties on the eastern side of New Beach Road. They incorporate private viewing locations with more distant, elevated, or panoramic views, where the subject site falls within, and impacts on the midground and background views.

2.5 Context of View:

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case in parts of this assessment, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6 Extent of View:

The extent to which various components of a development would be visible is critical. In this case, the proposal is for redevelopment of, and additions to, the existing Minerva Theatre. It is therefore considered to have a local scale visual impact. If the development proposal was located in an area containing buildings of a similar scale and height, it would be considered to have a lower scale visual impact.

The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape, apart from within the existing street trees surrounding the subject site.

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT.

3.1 Visual Impact Assessments from 18 viewpoint locations – in and around the private apartments and environs to the south west and south east of the subject site at Nos. 28-30, Orwell Street.

3.1.1. Method of Assessment:

In order to allow a quantitative assessment of the visual impact, photos were selected that represented relevant viewing locations from the specific locations likely to be affected. Within these areas, photographs were taken from the property boundaries, equating to standing height views within the relevant buildings. A Canon EOS Full Frame Digital Camera with fixed focal length 35mm lens was used to take all viewpoint photos, at an eye level of 1600mm. This was tripod-mounted and levelled. The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

Viewpoint numbers are based on the original folder numbers for filing of the unedited raw images and production files and have no relationship to position or apartment location.

The view assessment photography was prepared using a 24mm and lens with a Canon full frame digital camera. (35mm film equivalent). Photos are cropped to a 50mm frame for the visual impact assessment and 50mm frame (49.6 degrees) overlaid of the 24mm (73.7 degrees) image in the appendix A for additional context closer to the field of view from a human eye.

2 Surveys + an additional point cloud survey were used.

The 2 surveys are attached in Appendix :

- i) LTS Surveyors 14/08/2020
- ii) TSS - Total Surveying Solutions. 2d and point cloud survey 12/07/2022 - Dharmendra Singh, Registered Surveyor No.8592.

Wireframe images were composited, incorporating the point cloud survey into the photography for alignment - shown in the Appendix.



Figure 6: Cross Section, indicating height locations for the various levels of the existing and proposed building.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 6 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 7.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

Scale	Value	Visual quality	Visual impact
0	Negligible	N/A	No negative impact on the pre-existing visual quality of the view.
1		Predominant presence of low quality manmade features. Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Uniformity of land form.	A minor negative impact on the pre-existing visual quality of the view. Examples: <ul style="list-style-type: none"> - Minor impacts on natural landscapes. - No impact on iconic views - Impacts on a small number of receivers. - Significant distance between the development and receiver.
2			
3			
4			
5			
6	Medium	Presence of some natural features mixed with manmade features. Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc).	A medium negative impact on the pre-existing visual quality of the view: Examples: <ul style="list-style-type: none"> - Moderate impacts on iconic views or natural landscapes. - Impacts on a moderate number of receivers. - Located nearby the receiver.
7			
8			
9			
10			
11	High	Predominantly natural features. Minimal manmade features, however if present of a high architectural standard. Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Presence of iconic regional views or landmark features.	A high negative impact on the pre-existing visual quality of a view: Examples: <ul style="list-style-type: none"> - Loss of iconic views. - Impacts on a significant number of receivers. - Overshadowing effect. - Directly adjacent the receiver.
12			
13			
14			
15			

Figure 7 – Urbaine Architectural Visual Assessment Scale

Assessment at selected viewpoints.

Viewpoint no.01



01 t IMG_8342 A.jpg

Viewpoint no.01: Existing site photo. Unit 604 of 113-115, Macleay Street - Level 6.

From outdoor balcony of apartment no.604, at nos.113-115, Macleay Street.

RL +62.18m: From standing height, looking northwest towards subject site.

Distance to site boundary: 16.9mm. Distance to proposed new building - center of auditorium: 35.56m



01 t IMG_8342 C.jpg

Photomontage of new proposal



01 t IMG_8342 D.jpg

Viewpoint no.01: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 44%

Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%

Existing Visual Quality Scale no: 10/15

Visual Impact Assessment Scale no: 6/15

This is a static, private viewpoint, from the outdoor rooftop deck area of apartment No.604 of 113-115, Macleay Street - Level 6. The view stretches from the east into Potts points adjacent buildings, north Sydney to the north and to the south CBD to the west. The view loss is almost entirely of the upper floors of buildings adjacent to the subject site and a part of the northern end of Sydney CBD. Partial views of the Harbour Bridge and Opera House are not impacted by the new additions.

The view loss, as a result of the new design proposal, would be considered of minor-to-moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states: 'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.' In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: Medium-to-high (with partial iconic elements)

View location: Primary living space – standing 1m behind balcony balustrade.

Extent of impact: Minor-to-moderate.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.02



02 t IMG_8351 A.jpg

Viewpoint no.02: Existing site photo. Unit 604 of 113-115, Macleay Street - Level 6.

From living room windows of apartments at nos.113-115, Macleay Street. Level 6, Unit no.604.
RL +62.25m

m: From standing height, looking northwest towards subject site.

Distance to site boundary: 19.62m. Distance to proposed new building - center of auditorium: 39.4m



02 t IMG_8351 C.jpg

Photomontage of new proposal



02 t IMG_8351 D.jpg

Viewpoint no.02: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 11%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 9/15
 Visual Impact Assessment Scale no: 3/15

This is a static, private viewpoint, from the indoor living room area of apartment No.604 of 113-115, Macleay Street - Level 6. The view looks north to Potts points adjacent buildings and to north Sydney to the north. The view loss is almost entirely of elements of buildings adjacent to the subject site. Partial views of the Harbour Bridge and North Sydney are not impacted by the new additions.

The view loss, as a result of the new design proposal, would be considered of negligible-to-minor significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: low-to-medium

View location: Primary living space – standing 1m behind main glazing line.

Extent of impact: Negligible-to-minor

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

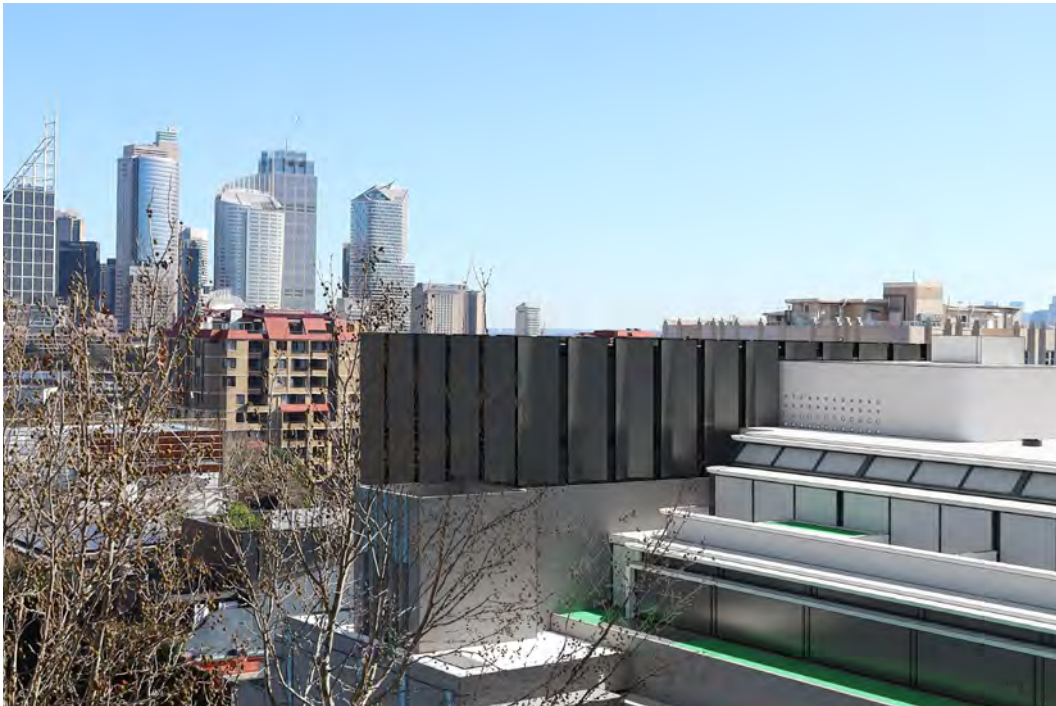
Viewpoint no.03



03 t IMG_8359 A.jpg

Viewpoint no.03: Existing site photo. Unit 604 of 113-115, Macleay Street - Level 6.

From west facing outdoor deck area of apartment no.604 of 113-115, Macleay Street. Level 6.
RL +62.17m: From standing height, looking north west to the north end of the CBD and North Sydney
Distance to site boundary: 28.5m. Distance to proposed new building - center of auditorium 44.8m



03 t IMG_8359 C.jpg

Photomontage of new proposal



03 t IMG_8359 D.jpg

Viewpoint no.03: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 42%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 9/15
 Visual Impact Assessment Scale no: 7/15

This is a static, private viewpoint, from the outdoor deck area of apartment No.604 of 113-115, Macleay Street - Level 6. The view is a westerly 180 degree view of over Potts Points adjacent buildings and Woolloomooloo to views of the CBD and North Sydney to the north. The view loss is almost entirely of the tops of buildings adjacent to the subject site. Partial views of the Harbour Bridge and North Sydney are not impacted by the new additions.

The view loss, as a result of the new design proposal, would be considered of minor-to-moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: low-to-medium

View location: Primary living space – standing 1m behind balcony balustrade.

Extent of impact: Minor-to-moderate.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.06



06 t IMG_8414 A.jpg

Viewpoint no.06: Existing site photo. Unit 505 of 113-115, Macleay Street - Level 5

From office area windows of adjacent apartments at nos.113-115, Macleay Street. Level 5, Unit no.505
RL +59.16m: From seated height, looking northwest towards subject site.

Distance to site boundary: 16.627m. Distance to proposed new building - center of auditorium: 43.119m



06 t IMG_8414 C.jpg

Photomontage of new proposal



06 t IMG_8414 D.jpg

Viewpoint no.06: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 29%

Visual impact ratio of view loss to sky view loss in visible portion. 97%: 3%

Existing Visual Quality Scale no: 11/15

Visual Impact Assessment Scale no: 8/15

This is a static, private viewpoint from the office of apartment No.505 of 113-115, Macleay Street - Level 5. The view is over to neighboring buildings of Potts point to the east and north then west when the highest value views are observed behind the existing theatre building and are partially impacted by the additions. Views to the north west, to the northern end of the CBD are partially impacted by the new development at the lower levels.

The view loss is of the northern end of Sydney CBD and the tops of buildings adjacent to the subject site. Partial views of the Harbour Bridge and Opera House are impacted by the new additions. Consideration must be given to the fact the affected elements are at 45 degrees to the main view.

The view loss, as a result of the new design proposal, would be considered of moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: Medium-to-high (with partial iconic elements)

View location: Secondary living space – standing 1m behind main glazing line of study.

Extent of impact: Moderate.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.07



07 t IMG_8427 A.jpg

Viewpoint no.07: Unit 505 of 113-115, Macleay Street - Level 5

From office area windows of adjacent apartments at nos.113-115, Macleay Street. Level 5, Unit no.505
RL +59.16m : From standing height, looking west towards subject site.
Distance to site boundary: 19.394m. Distance to proposed new building - center of auditorium: 44.284m



07 t IMG_8427 C.jpg

Photomontage of new proposal



07 t IMG_8427 D.jpg

Viewpoint no.07: Visual Impact of new proposal, indicated with cyan overlay.

Visual impact – portion of building visible in view – 30%
 Visual impact ratio of view loss to sky view loss in visible portion. 96%: 4%
 Existing Visual Quality Scale no: 11/15
 Visual Impact Assessment Scale no: 8/15

This is a static, private viewpoint from the office of apartment No.505 of 113-115, Macleay Street - Level 5. The view is over to neighboring buildings of Potts point to the east and north then west when the highest value views are observed behind the existing theatre building and are partially impacted by the additions. Views to the north west, to the northern end of the CBD are partially impacted by the new development at the lower levels.

The view loss is of the northern end of Sydney CBD and the tops of buildings adjacent to the subject site. Partial views of the Harbour Bridge and Opera House are impacted by the new additions. Consideration must be given to the fact the affected elements are at 45 degrees to the main view.

The view loss, as a result of the new design proposal, would be considered of moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: Medium-to-high (with partial iconic elements)
 View location: Secondary living space – standing 1m behind main glazing line of study.
 Extent of impact: Moderate.
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.08



08 w IMG_6301 a.jpg

Viewpoint no.08: Existing site photo. Unit 603 of 113-115, Macleay Street - Level 6

From standing position, 1m back from external deck balustrade

RL 61.95m

Distance to site boundary: 16.957m

Distance to centre of subject site: 41.533m



08 w IMG_6301 c.jpg

Photomontage of new proposal



08 w IMG_6301 d.jpg

Viewpoint no.08: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of new proposal visible in view – 72%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 10/15
 Visual Impact Assessment Scale no: 7/15

This is a static, private viewpoint from the office of apartment No.603 of 113-115, Macleay Street - Level 5
 The view is over to neighboring buildings of Potts point to the east and north then west when the highest value views are observed behind the existing theatre building and are partially impacted by the additions. Views to the north west, to the northern end of the CBD are partially impacted by the new development at the lower levels.

The view loss is of the northern end of Sydney CBD and the tops of buildings adjacent to the subject site. Views of the Harbour Bridge and Opera House are not impacted by the new additions. Consideration must be given to the fact the affected elements are at 45 degrees to the main view.

The view loss, as a result of the new design proposal, would be considered of minor-to-moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 ‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:
 Value of view: High (with partial iconic elements)
 View location: Primary living space – standing 1m behind balcony balustrade.
 Extent of impact: Minor-to-moderate
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.10



10 w IMG_6337 a.jpg

Viewpoint no.10: Existing site photo. Unit 603 of 113-115, Macleay Street - Level 6

From standing position, 1m back from main living room north facing glazed doorway of apartment No.603 of 113-115, Macleay Street

RL 61.95m

Distance to site boundary: 23.02m

Distance to centre of subject site: 44.464m



10 w IMG_6337 c.jpg

Photomontage of new proposal



10 w IMG_6337 d.jpg

Viewpoint no.10: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of new proposal visible in view – 9%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 12/15
 Visual Impact Assessment Scale no: 3/15

This is a static, private viewpoint, from the main living room of apartment No.603 of 113-115, Macleay Street - Level 6. The view stretches from the east into Potts points adjacent buildings, north Sydney to the Harbour Bridge and Opera House to the west. The view loss is almost entirely to small elements of buildings adjacent to the subject site. Partial views of the Harbour Bridge and Opera House are not impacted by the new additions.

The view loss, as a result of the new design proposal, would be considered of negligible-to-minor significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: High (with partial iconic elements)

View location: Primary living space – standing 1m behind main glazing line - living room.

Extent of impact: Negligible-to-minor.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.13



13 w IMG_6374 A.jpg

Viewpoint no.13: Existing site photo. Unit 603 of 113-115, Macleay Street - Level 6

From seated position, 1m back from second living area/ office

RL 61.655m

Distance to site boundary: 21.853m

Distance to centre of subject site: 46.833m



13 w IMG_6374 C.jpg

Photomontage of new proposal



13 w IMG_6374 D.jpg

Viewpoint no.13: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of new proposal visible in view – 9%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 10/15
 Visual Impact Assessment Scale no: 2/15

This is a static, private viewpoint, from the secondary living area /office of apartment No.603 of 113-115, Macleay Street - Level 6. The view looks north to Potts points adjacent buildings and to north Sydney to the north. The Opera House and approximately half of the Harbour Bridge are observed in the distance. The view loss is of small portions of the buildings adjacent to the subject site. The partial views of the Harbour Bridge and North Sydney are not impacted by the new additions.

The view loss, as a result of the new design proposal, would be considered of negligible significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:
 Value of view: medium-to-high
 View location: Secondary living space – standing 1m behind main glazing line - kitchen.
 Extent of impact: Negligible.
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.14



14 w IMG_6383 a.jpg

Viewpoint no.14: Existing site photo Unit 603 of 113-115, Macleay Street - Level 6

From standing position, 1m back from second living area/office RL 62.014m

Distance to site boundary: 21.813m

Distance to centre of subject site: 47.719m



14 w IMG_6383 c.jpg

Photomontage of new proposal



14 w IMG_6383 d.jpg

Viewpoint no.14: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of new proposal visible in view – 9%
Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
Existing Visual Quality Scale no: 12/15
Visual Impact Assessment Scale no: 1/15

This is a static, private viewpoint, from the indoor kitchen area of apartment No.603 of 113-115, Macleay Street - Level 6. The view looks north to Potts points adjacent buildings and to north Sydney to the north. The Opera House and approximately half of the Harbour Bridge are observed in the distance. The view loss is of small portions of the buildings adjacent to the subject site. The partial views of the Harbour Bridge and North Sydney are not impacted by the new additions.

The view loss, as a result of the new design proposal, would be considered of negligible significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: medium-to-high
View location: Secondary living space – standing 1m behind main glazing line - kitchen.
Extent of impact: Negligible.
Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.15



15 w IMG_6394 a.jpg

Viewpoint no.15: Existing site photo. Unit 404 of 113-115, Macleay Street - Level 4

From standing position, 1m within internal glazing line – living room

RL 56.021m

Distance to site boundary: 26.079m

Distance to centre of subject site: 52.891m



15 w IMG_6394 c.jpg

Photomontage of new proposal



15 w IMG_6394 d.jpg

Viewpoint no.15: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of new proposal visible in view – 9%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 11/15
 Visual Impact Assessment Scale no: 4/15

This is a static, private viewpoint, from the indoor living room area of apartment No.404 of 113-115, Macleay Street - Level 4. The view looks north to Potts points adjacent buildings and to north Sydney to the north. The harbour bridge main arch is visible to the roadway. Neither the southern pylon of the bridge, or the Opera House are visible,

The view loss is almost entirely of the trees adjacent to the subject site. Partial views of the Harbour Bridge and North Sydney are not impacted by the new additions, although there is a minor impact upon the mid-section of the harbour bridge road span, observable in a gap between the middle-distance trees.

The view loss, as a result of the new design proposal, would be considered of minor significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: Medium-to-high (with partial iconic elements)

View location: Primary living space – standing 1m behind main glazing line - living room.

Extent of impact: Minor

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.16



16 w IMG_6416 a.jpg

Viewpoint no.16: Existing site photo. Unit 404 of 113-115, Macleay Street - Level 4

From standing position, 1m within internal glazing line – bedroom
RL 55.996m

Distance to site boundary: 23.171m

Distance to centre of subject site: 49.873m



16 w IMG_6416 c.jpg

Photomontage of new proposal



16 w IMG_6416 d.jpg

Viewpoint no.16: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of new proposal visible in view – 8%
 Visual impact ratio of view loss to sky view loss in visible portion. 83%: 17%
 Existing Visual Quality Scale no: 10/15
 Visual Impact Assessment Scale no: 7/15

This is a static, private viewpoint, from the indoor living room area of apartment No.404 of 113-115, Macleay Street - Level 4. The view looks north to Potts points adjacent buildings and to north Sydney to the north. The harbour bridge main arch is visible to the roadway. Neither the southern pylon of the bridge, or the Opera House are visible, The view loss is almost entirely of the trees to the rear of the subject site. The lower portion of the harbour bridge main arch is also impacted by the new proposal.

The view loss, as a result of the new design proposal, would be considered of moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:
 Value of view: Medium-to-high (with partial iconic elements)
 View location: Secondary living space – standing 1m behind main glazing line - bedroom.
 Extent of impact: moderate
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.17



17 w IMG_6435.jpg

Viewpoint no.17: Existing site photo. Unit 404 of 113-115, Macleay Street - Level 4

From seated position, 1m within internal glazing line – Living area

RL 55.784m

Distance to site boundary: 26.99m

Distance to centre of subject site: 53.285m



17 w IMG_6435 C.jpg

Photomontage of new proposal



17 w IMG_6435 D.jpg

Viewpoint no.17: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of new proposal visible in view – 8%
 Visual impact ratio of view loss to sky view loss in visible portion. 86%: 14%
 Existing Visual Quality Scale no: 10/15
 Visual Impact Assessment Scale no: 9/15

This is a static, private viewpoint, from the indoor living room area of apartment No.404 of 113-115, Macleay Street - Level 4. The view looks north to Potts points adjacent buildings and to north Sydney to the north. The harbour bridge main arch is visible to the roadway. Neither the southern pylon of the bridge, or the Opera House are visible.

The view loss is of the trees behind the site and the lower 50% of the main arch of the harbour bridge

The view loss, as a result of the new design proposal, would be considered of moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: Medium-to-high (with partial iconic elements)

View location: Primary living space – sitting 1m behind main glazing line - living room.

Extent of impact: Moderate.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.18



18 w IMG_6451 a.jpg

Viewpoint no.18: Existing site photo. Unit 506, 113-115 Macleay Street

From standing position, 1m within internal glazing line – North facing living room

RL 58.898m

Distance to site boundary: 17.33m

Distance to centre of subject site: 38.647m



18 w IMG_6451 c.jpg

Photomontage of new proposal



18 w IMG_6451 d.jpg

Viewpoint no.18: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 31%
 Visual impact ratio of view loss to sky view loss in visible portion. 97%: 3%
 Existing Visual Quality Scale no: 7/15
 Visual Impact Assessment Scale no: 7/15

This is a static, private viewpoint from the living room of apartment No.506 of 113-115, Macleay Street - Level 5. The view is over to neighboring buildings of Potts point to the east and north then northwest to views of the distant harbour foreshore around Kirribilli and Neutral Bay. No iconic elements are visible.

The view loss is of small portions of the buildings adjacent to the subject site and to the trees behind these. Consideration must be given to the fact the affected elements are at 45 degrees to the main view.

The view loss, as a result of the new design proposal, would be considered of minor-to-moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 ‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:
 Value of view: Medium
 View location: Primary living space – standing 1m behind main glazing line.
 Extent of impact: Minor-to-moderate.
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.19



19 w IMG_6484 a.jpg

Viewpoint no.19: Existing site photo. Unit 506, 113-115 Macleay Street

From standing position, 1m within internal glazing line – North west facing bedroom room.
RL 58.898m

Distance to site boundary: 13.994m

Distance to centre of subject site: 35.168m



19 w IMG_6484 c.jpg

Photomontage of new proposal



19 w IMG_6484 d.jpg

Viewpoint no.19: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 57%
 Visual impact ratio of view loss to sky view loss in visible portion. 92%: 8%
 Existing Visual Quality Scale no: 8/15
 Visual Impact Assessment Scale no: 9/15

This is a static, private viewpoint from the northwest facing bedroom of apartment No.506 of 113-115, Macleay Street - Level 5

The view is over to the neighboring buildings of Potts point to the east and north then west to partial views of North Sydney and of the northern end of the main Sydney CBD.

The view loss is of parts of the tops of buildings adjacent to the subject site. The lower elements of the distant foreshore are also impacted. There is a glimpse of the top of the eastern sail of the Opera House, which is also impacted by the new proposal. Consideration must be given to the fact the affected elements are at 45 degrees to the main view.

The view loss, as a result of the new design proposal, would be considered of moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: Medium

View location: Secondary living space – standing 1m behind main glazing line - bedroom.

Extent of impact: Moderate

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the

Viewpoint no.20



20 w IMG_6525.jpg

Viewpoint no.20: Existing site photo. Unit 506, 113-115 Macleay Street

From seated position, 1m within internal glazing line – North facing living room

RL 58.611m

Distance to site boundary: 17.089m

Distance to centre of subject site: 38.775m



20 w IMG_6525 C.jpg

Photomontage of new proposal



20 w IMG_6525 D.jpg

Viewpoint no.20: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 13%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 7/15
 Visual Impact Assessment Scale no: 4/15

This is a static, private viewpoint from the living room of apartment No.506 of 113-115, Macleay Street - Level 5
 The view is over to neighboring buildings of Potts point to the east and north then northwest, where any high value views are already blocked by neighbouring residential buildings. The distant foreshore of Kirribilli and Neutral Bay is also observable.

The view loss is limited to trees behind the subject site and a small portion of the residential building to the northwest,

The view loss, as a result of the new design proposal, would be considered of minor significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 ‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:
 Value of view: low-to-medium
 View location: Primary living space – sitting 1m behind main glazing line.
 Extent of impact: Minor
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.22



22 w IMG_6558 a.jpg

Viewpoint no.22: Existing site photo. Unit 1107 and rooftop, 5-15 Orwell Street

From standing position, 1m back from balustrade

RL 67.863m

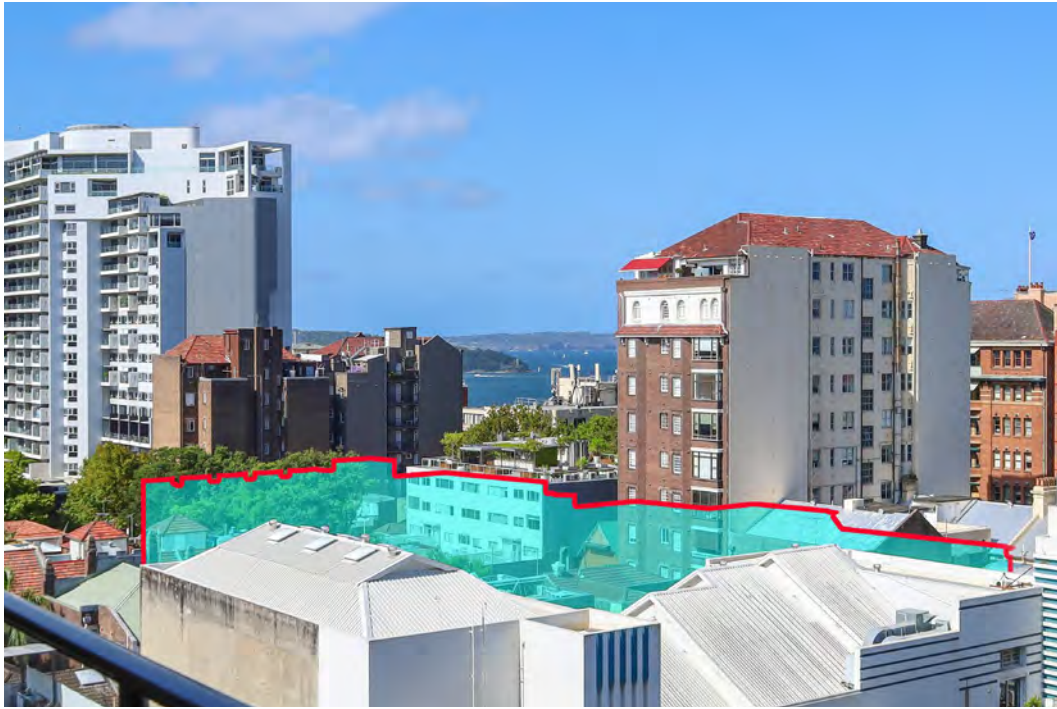
Distance to site boundary: 60.443m

Distance to centre of subject site: 76.487m



22 w IMG_6558 c.jpg

Photomontage of new proposal



22 w IMG_6558 d.jpg

Viewpoint no.22: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 93%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 11/15
 Visual Impact Assessment Scale no: 4/15

This is a static, private viewpoint from the level 11 balcony of the apartment no.1107 at Nos.5 to 15, Orwell Street. The highest value views sit directly behind the existing building to the north-east, with water glimpses of Sydney Harbour towards The Heads, beyond Rushcutters Bay and Darling Point. At level 11, a small section of the harbour is clearly visible, with distant views of Middle Head and the Manly foreshore, with a small area of water fronting these.

The view loss, existing and proposed, is limited to buildings adjoining the site and some mature trees to the north. This would be considered a negligible-to-minor impact under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. The new design proposal also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: Medium-to-high.

View location: Primary living space – standing 1m behind balcony balustrade.

Extent of impact: Negligible-to-minor

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.23



Viewpoint no.23: Existing site photo. Unit 1107 and rooftop, 5-15 Orwell Street

From standing position, 1m within internal glazing line – Living room

RL 67.953m

Distance to site boundary: 60.443m

Distance to centre of subject site: 76.487m



Photomontage of new proposal



Viewpoint no.23: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 7%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 4/15
 Visual Impact Assessment Scale no: 2/15

This is a static, private viewpoint from the living room of apartment no.1107, at Nos.5 to 15, Orwell Street. The highest value views sit directly behind the existing buildings to the north-east. No water, or iconic views are observed from this location. The view is limited to rooftops of neighbouring buildings and middle-distant views of Elizabeth Bay apartment buildings.

The view loss, existing and proposed, would be considered negligible under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. The new design proposal also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 ‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:
 Value of view: Low
 View location: Primary living space – standing 1m behind main glazing line - living room.
 Extent of impact: Negligible.
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.26



26 w IMG_6669 a.jpg

Viewpoint no.26: Existing site photo. Rooftop, 5-15 Orwell Street

From standing position, 1m back from external glazed balustrade on south east corner – Shared rooftop
RL 76.818m

Distance to site boundary: 67.848m

Distance to centre of subject site: 83.886m



26 w IMG_6669 c.jpg

Photomontage of new proposal



26 w IMG_6669 d.jpg

Viewpoint no.26: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 17%

Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%

Existing Visual Quality Scale no: 13/15

Visual Impact Assessment Scale no: 3/15

This is a static, private viewpoint from the shared rooftop of the apartments at Nos.5 to 15, Orwell Street. The highest value views sit directly behind the existing building to the north-east, with water glimpses of Sydney Harbour towards The Heads beyond Rushcutters Bay and Darling Point. At level 12, a small section of the harbour is clearly visible, with distant views of Middle Head and the Manly foreshore, with a small area of water fronting these.

The view loss, existing and proposed, would be considered negligible-to-minor under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. The view loss is limited to neighbouring buildings to the north east and mature trees to the north of the subjects site. The new design proposal also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: High.

View location: Secondary living space – standing 1m behind main glazed balustrade on shared rooftop.

Extent of impact: Negligible-to-minor

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.28



28 w IMG_6713 a.jpg

Viewpoint no.28: Existing site photo. Unit 602, 113-115 Macleay Street

From standing position, 1m within balustrade, external deck area.

RL 62.21

Distance to site boundary: 28.919m

Distance to centre of subject site: 55.872m



28 w IMG_6713 c.jpg

Photomontage of new proposal



28 w IMG_6713 d.jpg

Viewpoint no.28: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 71%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 14/15
 Visual Impact Assessment Scale no: 7/15

This is a static, private viewpoint from the external balcony of Unit No.602 of 113-115, Macleay Street - Level 6. The view is over to neighbouring buildings of Potts point to the east and north, then west when the highest value views are observed behind the existing theatre building. These views include the Opera House and Harbour Bridge, almost in their entirety, with North Sydney CBD and Kirribilli foreshore in the distance.

Views to the northwest, to the northern end of the CBD are partially impacted by the new development at the lower levels. Views to the harbour Bridge and Opera House remain unobstructed by the new proposal. Consideration must be given to the fact the affected elements are at 45 degrees to the main view.

The view loss, as a result of the new design proposal, would be considered of minor-to-moderate significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:
 'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:
 Value of view: High (with iconic elements)
 View location: Primary living space – standing 1m behind the balcony balustrade.
 Extent of impact: Minor-to-moderate.
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.29



29 w IMG_6730 A.jpg

Viewpoint no.29: Existing site photo. Unit 602, 113-115 Macleay Street

From standing position, 1m within balustrade, external deck area, eastern corner
RL 62.18m

Distance to site boundary: 33.443m

Distance to centre of subject site: 59.393m



29 w IMG_6730 C.jpg

Photomontage of new proposal



29 w IMG_6730 D.jpg

Viewpoint no.29: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 31%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 14/15
 Visual Impact Assessment Scale no: 5/15

This is a static, private viewpoint from the external balcony of Unit No.602 of 113-115, Macleay Street - Level 6. The view is over to neighbouring buildings of Potts point to the east and north, then west when the highest value views are observed behind the existing theatre building. These views include the Opera House and Harbour Bridge, almost in their entirety, with North Sydney CBD and Kirribilli foreshore in the distance.

Views to the northwest, to the northern end of the CBD are partially impacted by the new development at the lower levels. Views to the harbour Bridge and Opera House remain unobstructed by the new proposal. Consideration must be given to the fact the affected elements are at 45 degrees to the main view.

The view loss, as a result of the new design proposal, would be considered of minor significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

'View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.'

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: High (with iconic elements)

View location: Primary living space – standing 1m behind the balcony balustrade.

Extent of impact: Minor.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.31



31 w IMG_6749 a.jpg

Viewpoint no.31: Existing site photo. Unit 602, 113-115 Macleay Street

From standing position, 1m within internal glazing line –bedroom.

RL 62.26m

Distance to site boundary: 23.271m

Distance to centre of subject site: 49.569m



31 w IMG_6749 c.jpg

Photomontage of new proposal



31 w IMG_6749 d.jpg

Viewpoint no.31: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 7%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 11/15
 Visual Impact Assessment Scale no: 2/15

This is a static, private viewpoint from the bedroom of apartment No.602 of 113-115, Macleay Street - Level 6
 The view is over to neighboring buildings of Potts point to the east and north then west when the highest value views are observed behind the existing theatre building. These views include approximately 50% of the Harbour Bridge and the entirety of the Sydney Opera House.

The view loss is to the buildings adjoining the subject site to the north..

The view loss, as a result of the new design proposal, would be considered of negligible significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.
 In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: High (with partial iconic elements)
 View location: Secondary living space – standing 1m behind main glazing line - bedroom.
 Extent of impact: Negligible.
 Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.32



32 w IMG_6765 a.jpg

Viewpoint no.32: Existing site photo. Unit 504, 113-115 Macleay Street

From standing position, 1m within internal glazing line – living room.

RL 59.2m

Distance to site boundary: 26.574m

Distance to centre of subject site: 53.069m



32 w IMG_6765 c.jpg

Photomontage of new proposal



32 w IMG_6765 d.jpg

Viewpoint no.32: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 9%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 8/15
 Visual Impact Assessment Scale no: 2/15

This is a static, private viewpoint from the living room of apartment No.504 of 113-115, Macleay Street - Level 5. The view is over to neighboring buildings of Potts point to the east and north then west when the highest value views are observed behind the existing theatre building, including North Sydney CBD and the northern portion of the Harbour Bridge.

The view loss is of parts of buildings adjacent to the subject site, to the north. No iconic views are impacted.

The view loss, as a result of the new design proposal, would be considered of negligible significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: low-to-medium

View location: Primary living space – standing 1m behind main glazing line - living room.

Extent of impact: Negligible.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.33



33 w IMG_6772 a.jpg

Viewpoint no.33: Existing site photo. Unit 504, 113-115 Macleay Street

From standing position, 1m within internal glazing line – living room.

RL 59.21m

Distance to site boundary: 23.759m

Distance to centre of subject site: 50.231m



33 w IMG_6772 c.jpg

Photomontage of new proposal



33 w IMG_6772 d.jpg

Viewpoint no.33: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 7%
 Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%
 Existing Visual Quality Scale no: 6/15
 Visual Impact Assessment Scale no: 2/15

This is a static, private viewpoint from the living room of apartment No.504 of 113-115, Macleay Street - Level 5
 The view is over to neighboring buildings of Potts point to the east and north, including the foreshore of Kirribilli and Neutral Bay.

The view loss is of parts of buildings adjacent to the subject site, to the north. No iconic views are impacted.

The view loss, as a result of the new design proposal, would be considered of negligible significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: low-to-medium

View location: Primary living space – standing 1m behind main glazing line - living room.

Extent of impact: Negligible.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

Viewpoint no.34



34 w IMG_6794 a.jpg

Viewpoint no.34: Existing site photo. Unit 503, 113-115 Macleay Street

From standing position, 1m within internal glazing line – living room.

RL 59.2m

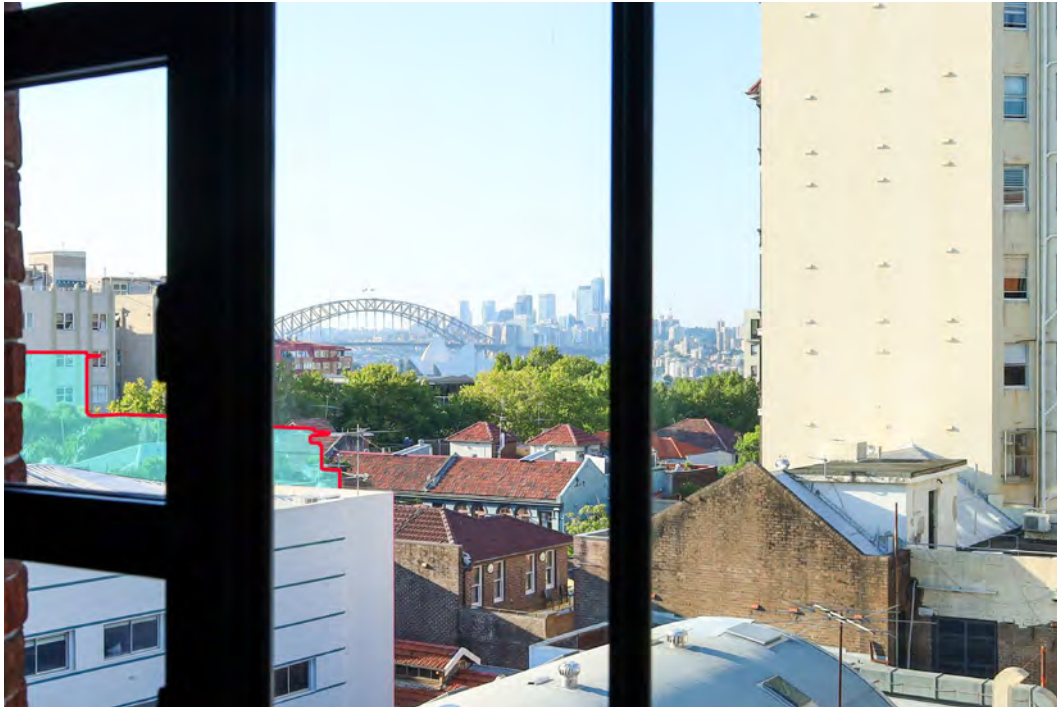
Distance to site boundary: 32.637m

Distance to centre of subject site: 58.522m



34 w IMG_6794 c.jpg

Photomontage of new proposal



34 w IMG_6794 d.jpg

Viewpoint no.34: Visual Impact of new proposal, indicated through cyan overlay.

Visual impact – portion of building visible in view – 8%

Visual impact ratio of view loss to sky view loss in visible portion. 100%: 0%

Existing Visual Quality Scale no: 12/15

Visual Impact Assessment Scale no: 3/15

This is a static, private viewpoint from the external balcony of Unit No.503 of 113-115, Macleay Street - Level 5. The view is over to neighbouring buildings of Potts point to the east and north, then west when the highest value views are observed behind the existing theatre building. These views include the Opera House and Harbour Bridge, almost in their entirety, with North Sydney CBD and Kirribilli foreshore in the distance.

The view loss is of a small portion of the apartment building to the northwest of the subject site and to some of the mature tree to the north of the site.

The view loss, as a result of the new design proposal, would be considered of negligible significance under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. It also respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

The neighbouring Council has a similar approach to view sharing: Woollahara Council DCP, 2015, Section B3.5.3: Public and Private Views. This states:

‘View sharing concerns the equitable distribution of views between properties. The view sharing controls in this DCP seek to strike a balance between accommodating new development while providing, where practical, reasonable access to views from surrounding properties. Development should be designed to reflect the view sharing principles in Tenacity Consulting v Warringah Council [2004] NSWLEC 140.’

In this instance, the design maintains reasonable access to the existing views.

Tenacity Assessment Summary:

Value of view: High (with partial iconic elements)

View location: Primary living space – standing 1m behind main glazing line - living room.

Extent of impact: Negligible.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see the Statement of Environmental Effects that accompanies this application.

4. SUMMARY ASSESSMENT.

This Visual Impact Assessment from Urbaine Architectural seeks to provide an objective approach to the likely visual impact and potential view loss from neighbours, surrounding the site of a new proposed development at Nos.28-20 Orwell Street, Potts Point. The view loss assessment is in relation to the adjoining residential properties on southern side of the subject site and, specifically the apartment buildings at Nos.5 to 15 Orwell Street and 113 to 115, Macleay Street, forming the basis of this report. In reviewing the information to be supplied to Sydney City Council, on behalf of the landowner and development, there are a number of issues to address, in terms of visual impact and the design's response to the City of Sydney Council DCP, 2012.

Firstly, it is important to acknowledge the extent of visual impact and view loss incurred as a result of the existing theatre building. Alongside this, the architectural and material quality of the existing building can also be considered in the overall assessment, when viewed alongside the new proposed additions. Significantly, the City of Sydney Council DCP, 2012 also contains a series of guidelines as to the architectural quality of any proposal:

- 1 To ensure that the built form is compatible with the streetscape and the desired future character of the area
- 2 To ensure that development is of high visual quality and enhances the street.
- 3 To maintain the evolution of residential building styles through the introduction of well-designed contemporary buildings.
- 4 To ensure that roof forms are consistent with the existing predominant roof forms in the street and minimise impacts to neighbouring properties.

The design concept proposal at Nos. 28 to 30, Orwell Street provides a sensitive architectural solution to the brief requirements, the site and the overall architectural context of the area.

In conclusion, the new proposal represents a minor variation to the existing visual impact and view loss to neighbouring residential properties along Orwell Street and Macleay Street. The highest value views are middle and distant views to the north west, north and north east, namely to the Sydney and North Sydney CBDs, the harbour, harbour bridge Opera House, lower reaches of the Lower North Shore, and Elizabeth Bay and Garden Island. When observed in the context of the density and variety of neighbouring buildings and the existing landscape, the additional impact can be considered relatively minor in most instances. The building additions are higher than the existing buildings and the resultant increase in view loss is small as a quantifiable percentage figure, since the proposed development sits within the existing building perimeter.

When assessed alongside the Tenacity principles, it is my opinion that the design, whilst being compliant with Council's statutory requirements, could not be designed in a 'more skilful manner' to reduce any additional view loss and that the small increase in visual impact can be considered acceptable in this instance, being in a very high density, urban environment.

5. APPENDICES.

- 5.1 APPENDIX A: Photomontages and view loss assessment images of the Proposed Development from 18 local viewpoints + verification diagrams.
- 5.3 APPENDIX B: Methodology article – Planning Australia, by Urbaine Architecture.
- 5.4 APPENDIX C: Land and Environment Court guidelines for photomontages.

APPENDIX B:

Land and Environment Court: Guidelines for Photomontages

LAND AND ENVIRONMENT COURT

Use of photomontages

The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013.

The following directions will apply to photomontages from that date:

Requirements for photomontages

1. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

Existing Photograph.

- a) A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
- c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.
- d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:
 - i. for depiction of existing buildings or existing elements as shown in the wire frame; and
 - ii. to establish an accurate camera location and RL of the camera.

2. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:

- a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
- b) The camera type and field of view of the lens used for the purpose of the photograph in (1) (a) from which the photomontage has been derived.

APPENDIX C:

Aspinall CV and Expert Witness experience.
Methodology article – Planning Australia, by Urbaine Architecture

JOHN ASPINALL Principal, URBAINE Architectural.

Registered Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.

Halpin Stow Partnership, London, SW1

John Andrews International, Sydney

Cox and Partners, Sydney

Seidler and associates

NBRS Architects, Milsons Point

Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London

UK Design Council – innovation development scheme finalist – various products, 1990.

Winner: International Design Competition: Sydney Town Hall, 2000

Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001

Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBAINE GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.

Urbaine specialises in design development via interactive 3d modelling.

Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.

URBAINE encourages all clients to bring the 3D visualisation facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

An ever-increasing proportion of URBAINÉ'S work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photomontages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.

Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.

The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.

Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.

Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.

Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact



Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia’s rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation. Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past. Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project’s suitability for a site. The consequences of any inaccuracies in this imagery are significant and far-reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine’s Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine’s experience, a significant majority of visualisation material presented to court is inaccurate to the

point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's

training, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

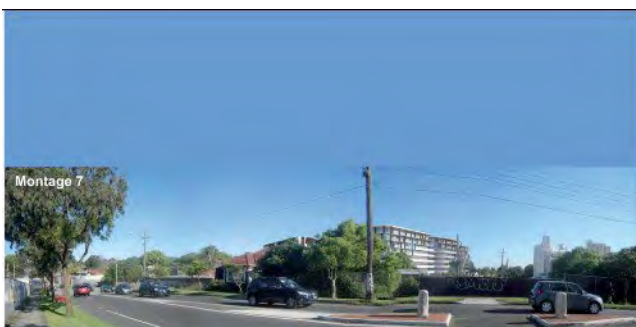
Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.



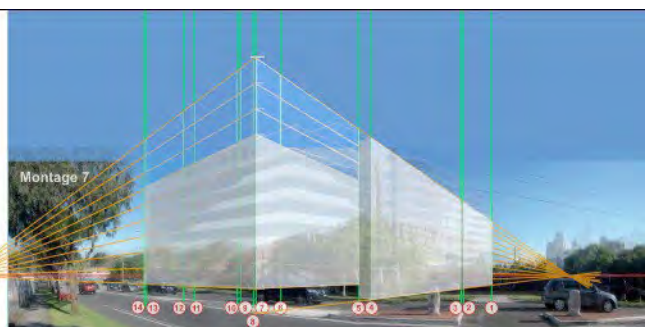
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

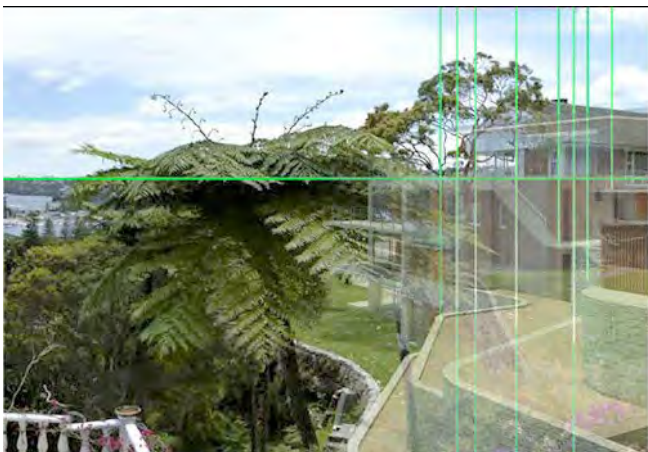
The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.



Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo



Final accurate photomontage: Urbaine

Often, Urbaine’s work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.



Physical 3000mm site poles placed at lot corners 3d poles located in the 3d model and positioned on photo



Proposed buildings and landscape mounding applied

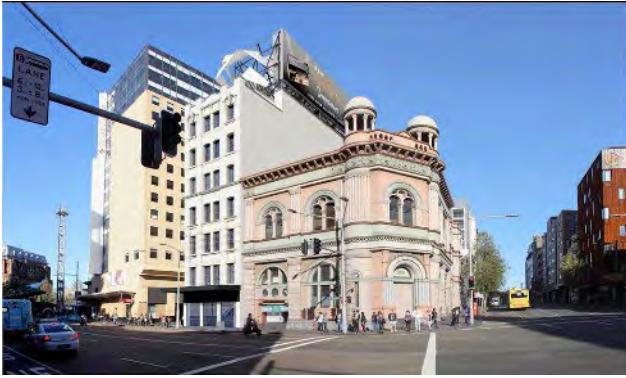


Proposed landscape applied – shown as semi-mature



Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.



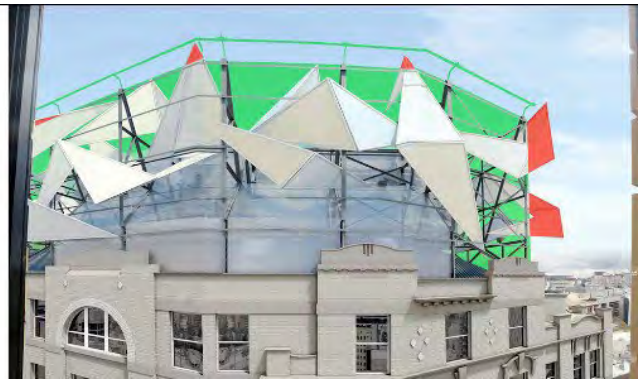
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hotel

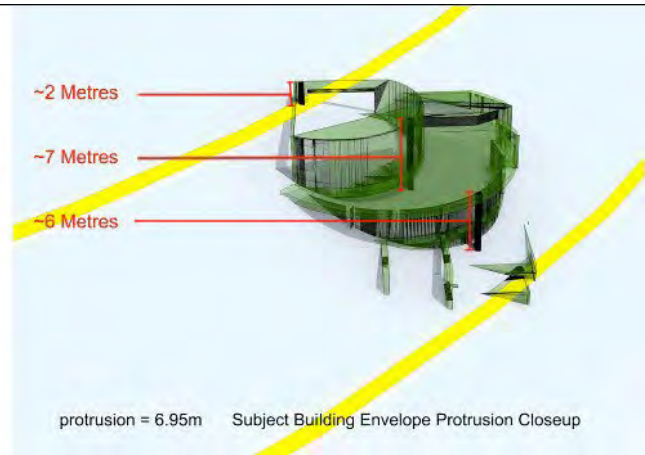
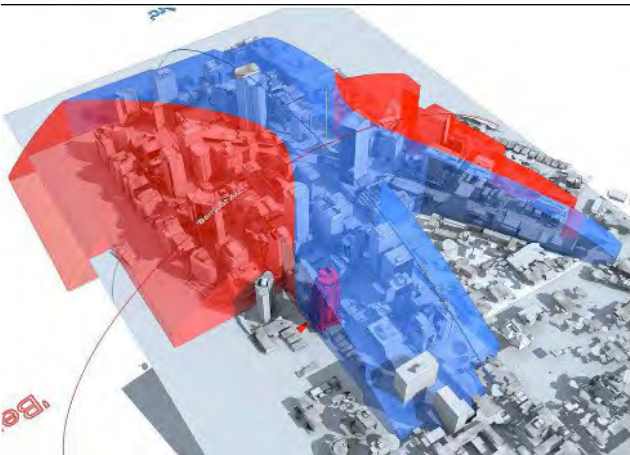


Photomontage of view from hotel



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

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has placed the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.

3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.

APPENDIX D:

Site surveys

NORTH



Minerva Theatre

DP 456456 - Lot 1
28 Orwell St, Pott's Point

DP 341509 - Lot B
30 Orwell St, Pott's Point

ORWELL LANE

ORWELL STREET

NOTE:

BUILDING POSITIONS ARE INDICATIVE FOR PRESENTATION PURPOSES.

DATA WAS CAPTURED USING A COMBINATION OF LASER SCANNER & TPS.

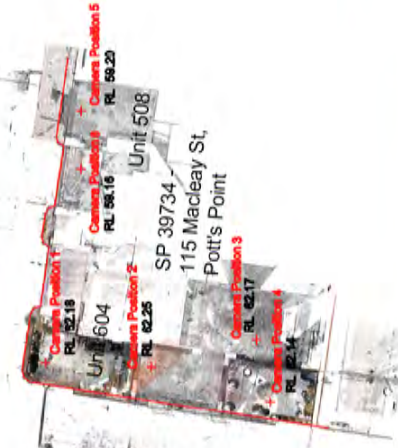
CAMERA POSITIONS ARE FROM SITE OBSERVATIONS WITHIN +/- 0.100m

COORDINATES ARE BASED ON MGA2020 USING PM 51323 AS ORIGIN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 51323 WITH RL 30.860 (AHD).

Camera View Point Positions (MGA2020)

View Point	Easting	Northing	Height (AHD)
1	335784.93	6250602.30	62.18
2	335784.72	6250596.45	62.25
3	335786.20	6250590.61	62.17
4	335782.78	6250589.86	62.14
5	335798.88	6250600.35	59.20
6	335795.69	6250600.35	59.16



D Singh
Dharmendra Singh
Registered Surveyor
No. 8592

JOB No.: 220565	LGA: City of Sydney
PLAN No.: 220565-1	DATUM: AHD
DATE: 12/07/2022	SCALE: NTS
DRAWN: TP	CONT. INTERVAL: N/A
CHK: JS	SHEET 1 OF 1

SKETCH PLAN SHOWING INDICATIVE CAMERA POSITIONS FOR -

CLIENT: URBANE DESIGN GROUP
PROJECT: MINERVA THEATRE - POTTS POINT
ADDRESS: 28 ORWELL STREET, POTTS POINT NSW 2011

NOTE:
INFORMATION CONTAINED IN THIS PLAN IS THE COPYRIGHT OF TOTAL SURVEYING SOLUTIONS. THE USE OR DUPLICATION WITHOUT THE WRITTEN CONSENT OF TOTAL SURVEYING SOLUTIONS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

TSS TOTAL SURVEYING SOLUTIONS
LAWY COVE | CAMDEN | MANDYVALE | CENTRALCROSSING

urbaine

D E S I G N G R O U P

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

Orwell St, Potts Point NSW 2011

Appendix A



Camera positions: 113-115 Macleay Street



Camera positions: 5-15 Orwell St



Panorama from proposed site, facing camera positions.

CAMERA 01



Site image

01 T IMG_8342 A.JPG

465



Point cloud reference model overlay

01 T IMG_8342 B.JPG



Photomontage of new proposal

01 T IMG_8342 C.JPG

408



Extent of development's visual impact indicated in cyan with red outline

01 T IMG_8342 D.JPG



24mm panorama with nested 50mm frame in red

01 P IMG_8329-PANO.JPG

CAMERA 02



Site image

02 T IMG_8351 A.JPG

478



Point cloud reference model overlay

02 T IMG_8351 B.JPG



Photomontage of new proposal

02 T IMG_8351 C.JPG

479



Extent of development's visual impact indicated in cyan with red outline

02 T IMG_8351 D.JPG



24mm panorama with nested reference 50mm frame in red

02 P IMG_8357-PANO.JPG

420

CAMERA 03



Site image

03 T IMG_8359 A.JPG

423



Point cloud reference model overlay

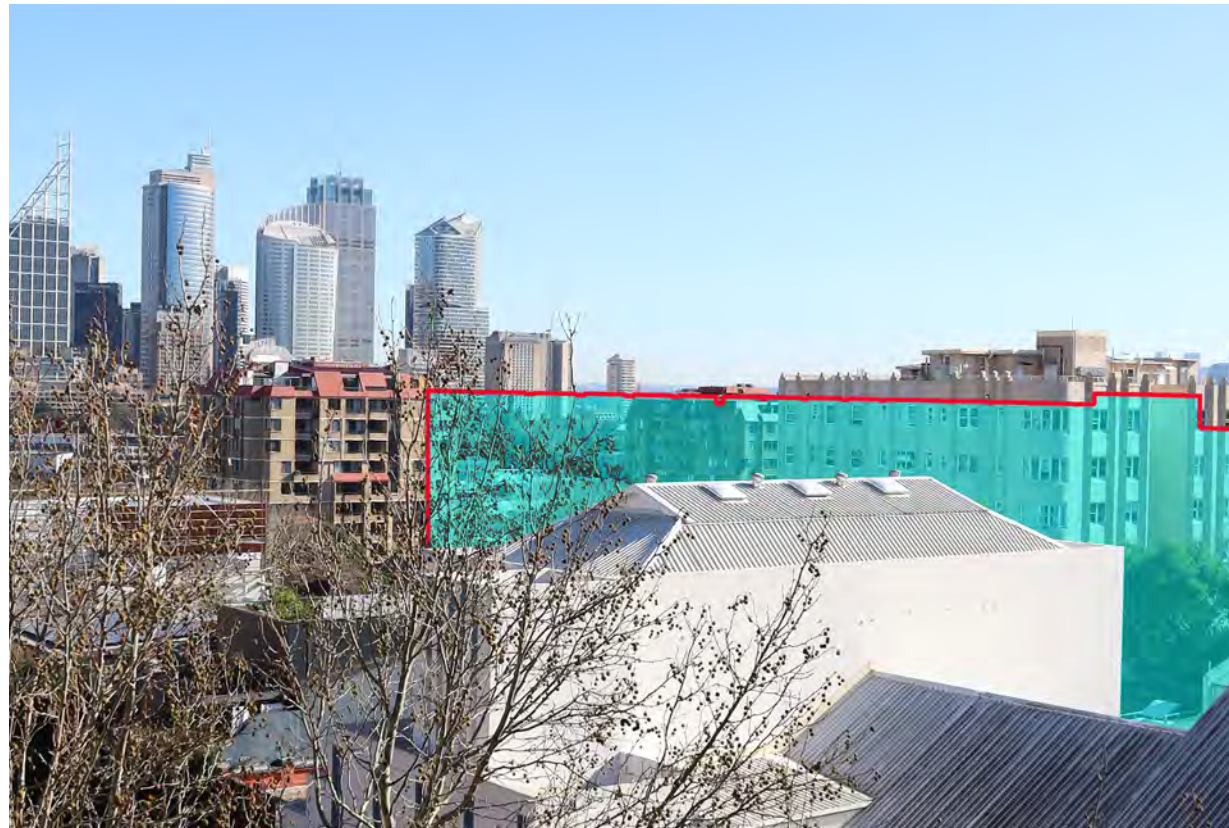
03 T IMG_8359 B.JPG



Photomontage of new proposal

03 T IMG_8359 C.JPG

422



Extent of development's visual impact indicated in cyan with red outline

03 T IMG_8359 D.JPG

CAMERA 03 WIDE



Site image

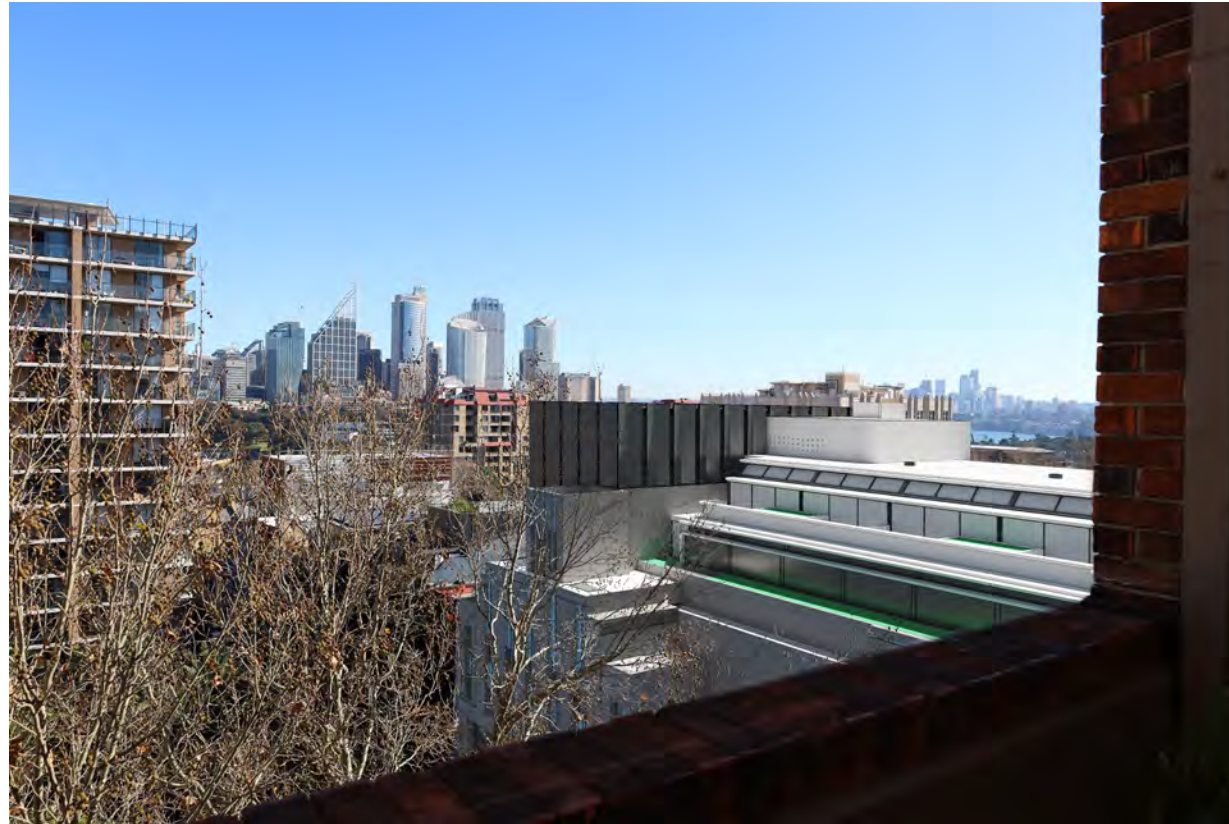
03 T IMG_8359 A.JPG

423



Point cloud reference model overlay

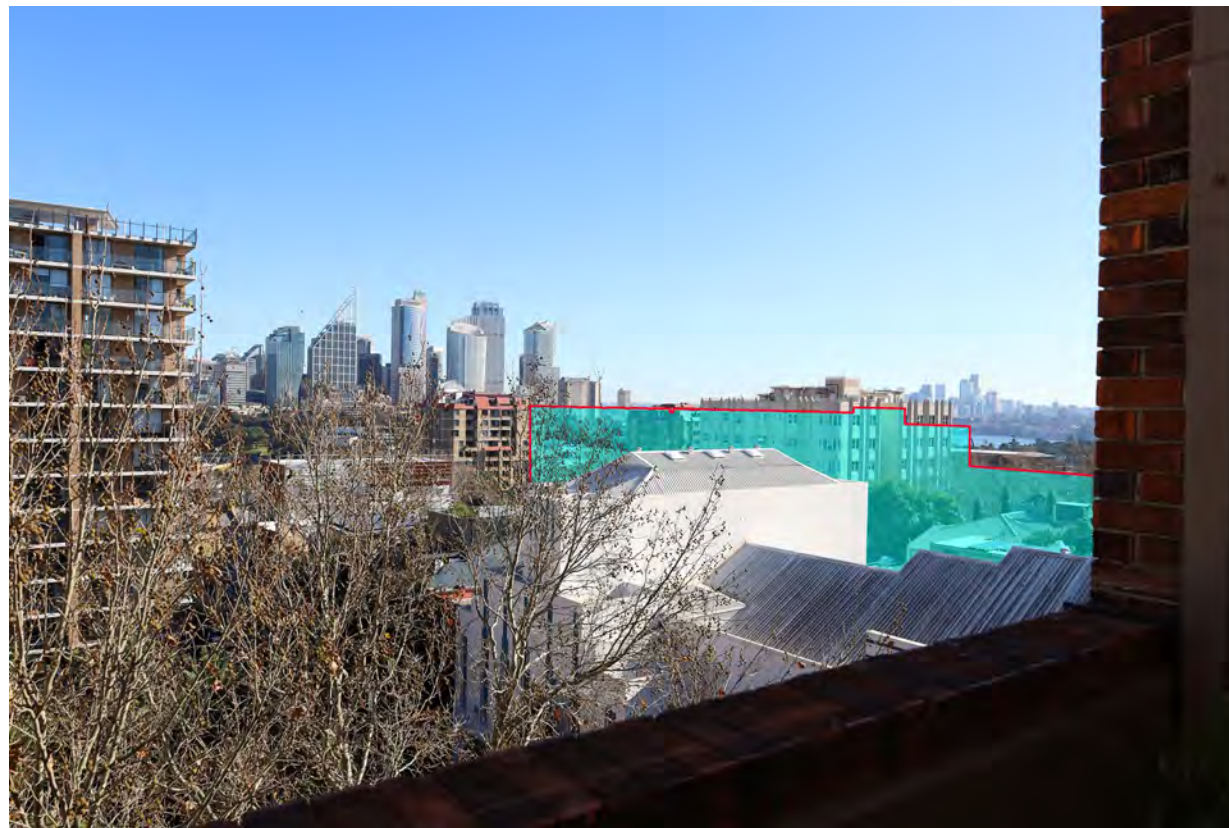
03 T IMG_8359 B.JPG



Photomontage of new proposal

03 T IMG_8359 C.JPG

428



Extent of development's visual impact indicated in cyan with red outline

03 T IMG_8359 D.JPG



24mm panorama with nested reference 50mm frame in red

03 P IMG_8364-PANO.JPG

425

CAMERA 06



Site image

06 T IMG_8414 A.JPG

428



Point cloud reference model overlay

06 T IMG_8414 B.JPG



Photomontage of new proposal

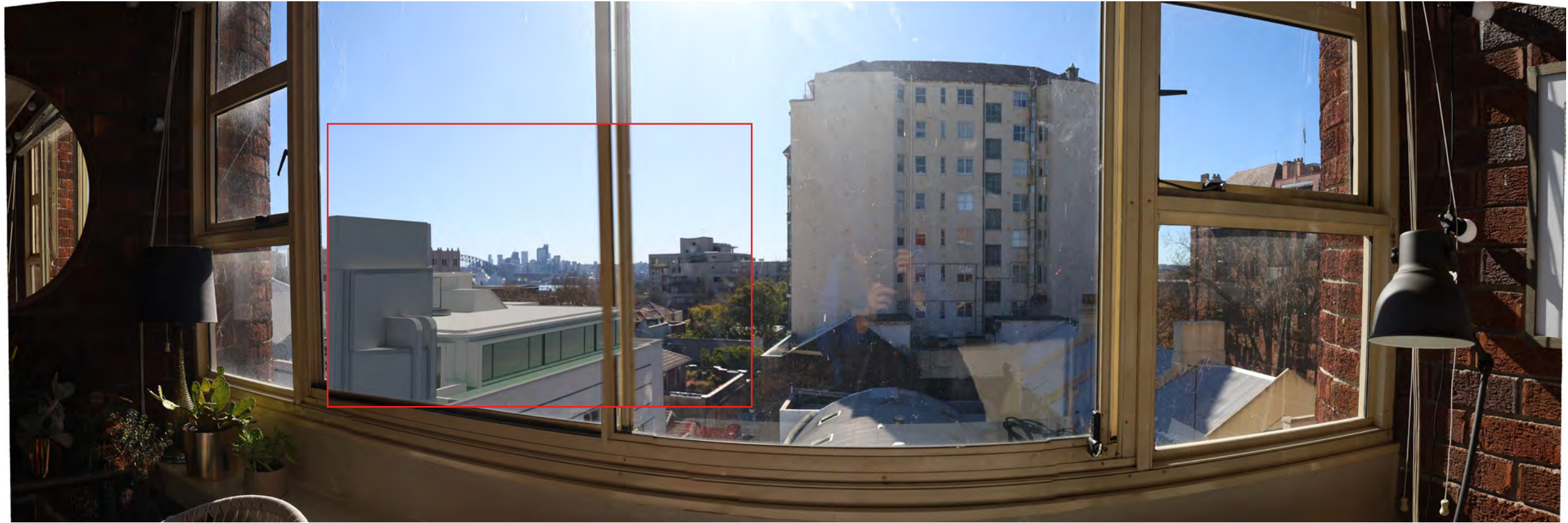
06 T IMG_8414 C.JPG

429



Extent of development's visual impact indicated in cyan with red outline

06 T IMG_8414 D.JPG



24mm panorama with nested reference 50mm frame in red

06 P IMG_8405-PANO.JPG

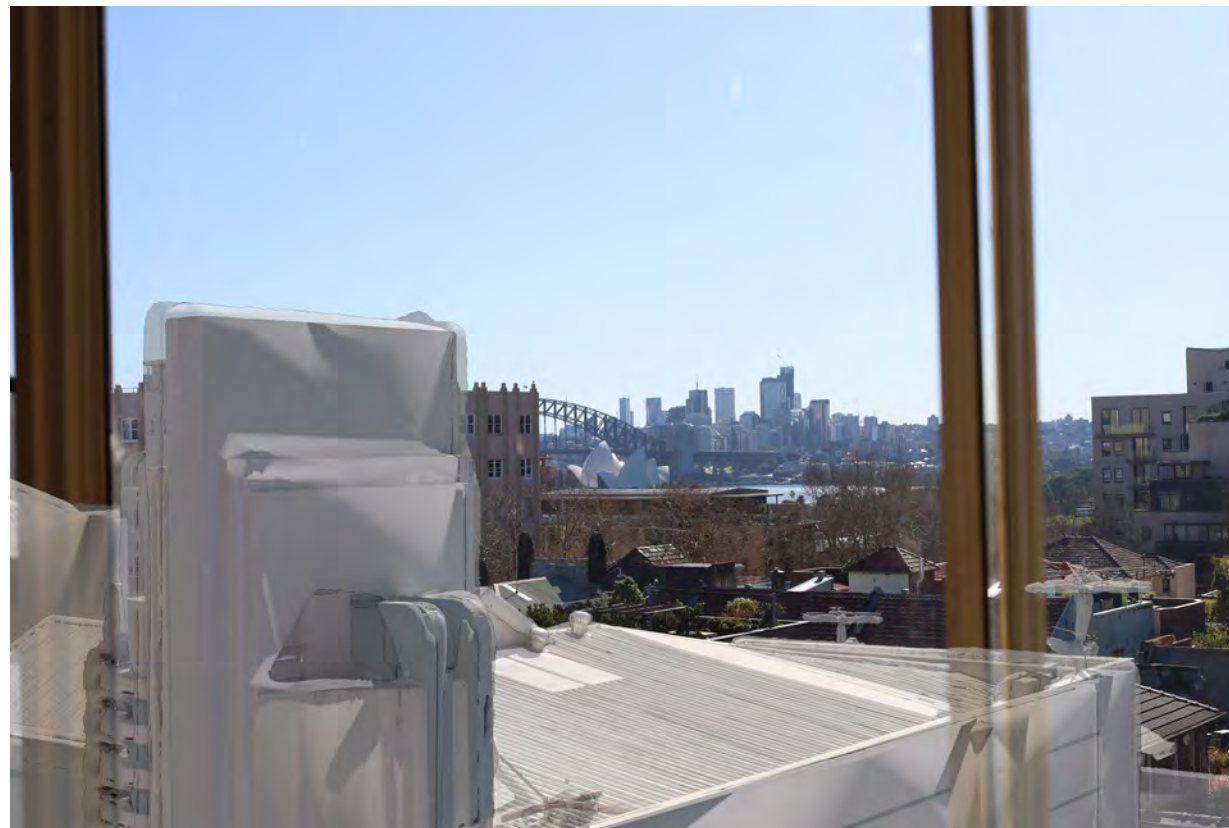
CAMERA 07



Site image

07 T IMG_8427 A.JPG

489



Point cloud reference model overlay

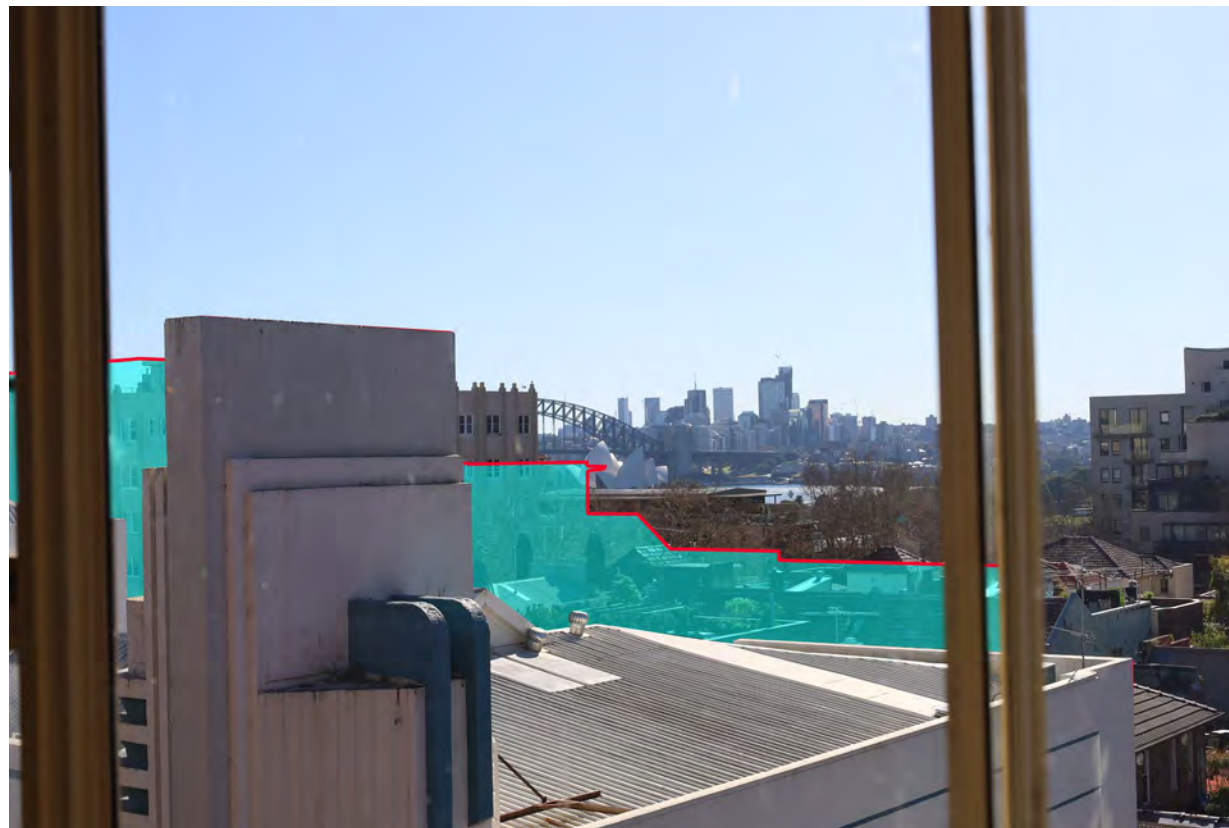
07 T IMG_8427 B.JPG



Photomontage of new proposal

07 T IMG_8427 C.JPG

480



Extent of development's visual impact indicated in cyan with red outline

07 T IMG_8427 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

07 P IMG_8430-PANO.JPG

CAMERA 08



Site image

08 W IMG_6301 A.JPG

482



Point cloud reference model overlay

08 W IMG_6301 B.JPG



Photomontage of new proposal

08 W IMG_6301 C.JPG

483



Extent of development's visual impact indicated in cyan with red outline

08 W IMG_6301 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

08 P IMG_6302-PANO.JPG

CAMERA 10



Site image

10 W IMG_6337 A.JPG

485



Point cloud reference model overlay

10 W IMG_6337 B.JPG



Photomontage of new proposal

10 W IMG_6337 C.JPG

488



Extent of development's visual impact indicated in cyan with red outline

10 W IMG_6337 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

10 P IMG_6344-PANO.JPG

CAMERA 13



Site image

13 W IMG_6374 A.JPG

498



Point cloud reference model overlay

13 W IMG_6374 B.JPG



Photomontage of new proposal

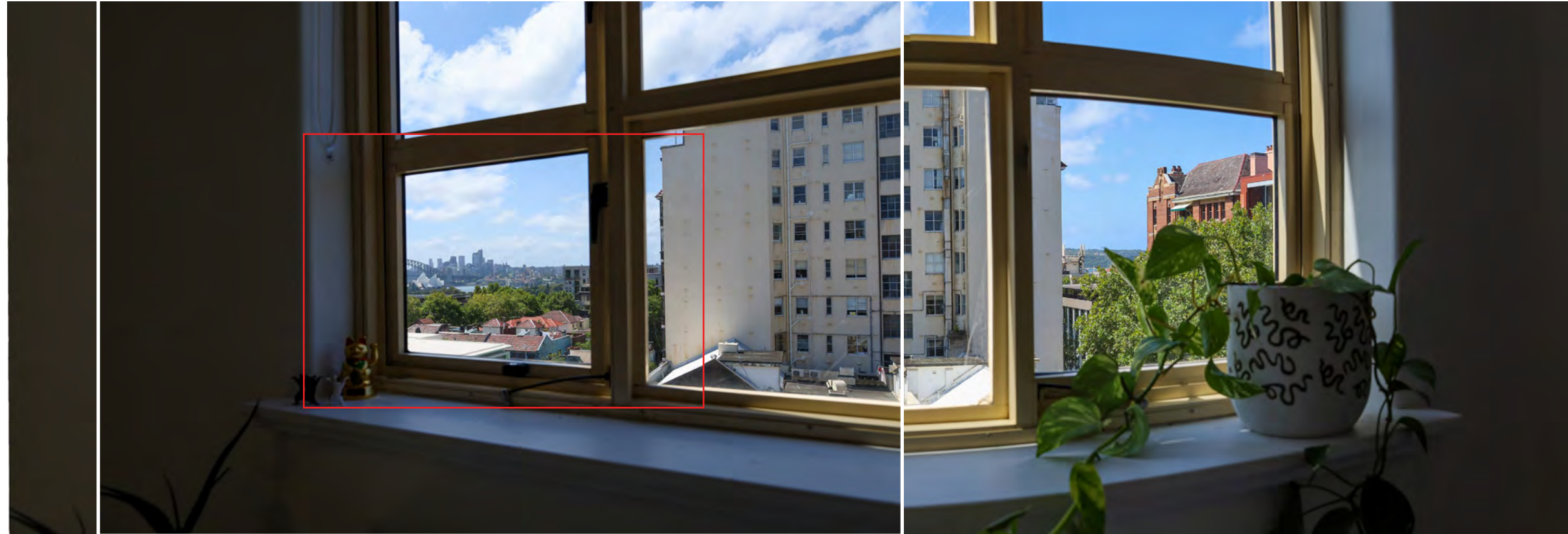
13 W IMG_6374 C.JPG

499



Extent of development's visual impact indicated in cyan with red outline

13 W IMG_6374 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

13 P IMG_6374-PANO.JPG

CAMERA 14



Site image

14 W IMG_6383 A.JPG

493



Point cloud reference model overlay

14 W IMG_6383 B.JPG



Photomontage of new proposal

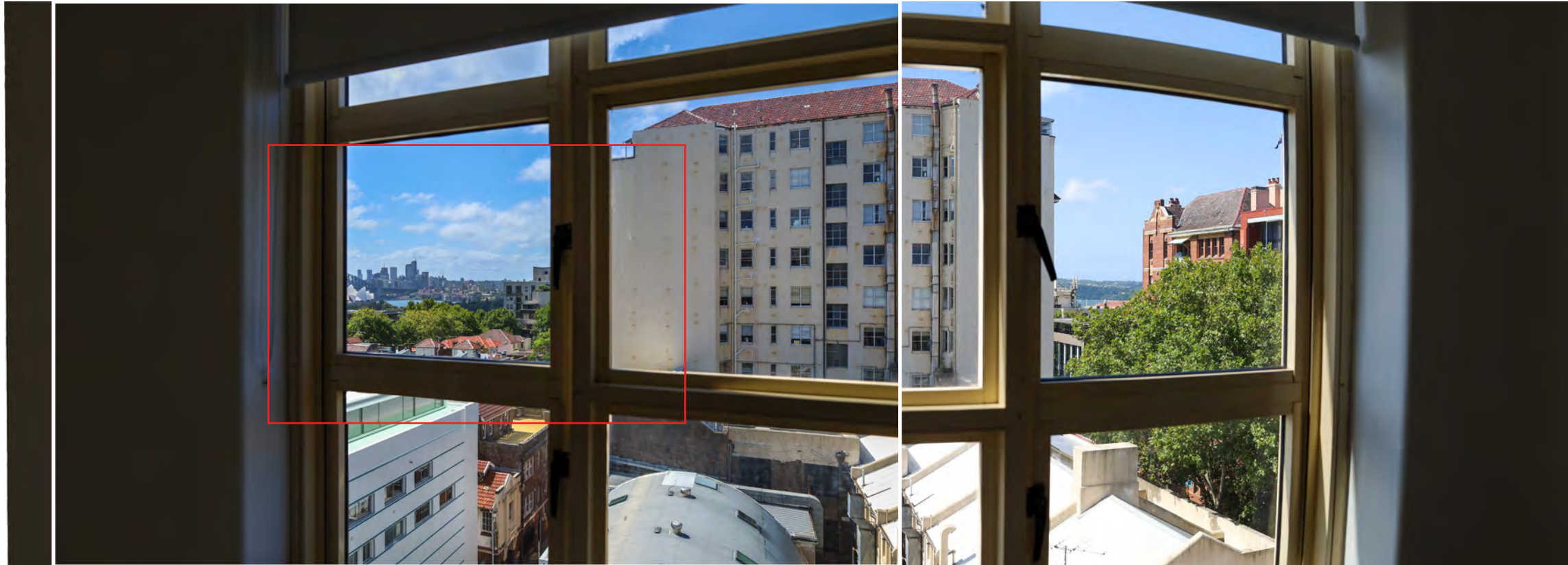
14 W IMG_6383 C.JPG

492



Extent of development's visual impact indicated in cyan with red outline

14 W IMG_6383 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

14 P IMG_6383-PANO.JPG

CAMERA 15



Site image

15 W IMG_6394 A.JPG

498



Point cloud reference model overlay

15 W IMG_6394 B.JPG



Photomontage of new proposal

15 W IMG_6394 C.JPG

495



Extent of development's visual impact indicated in cyan with red outline

15 W IMG_6394 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

15 P IMG_6394-PANO.JPG

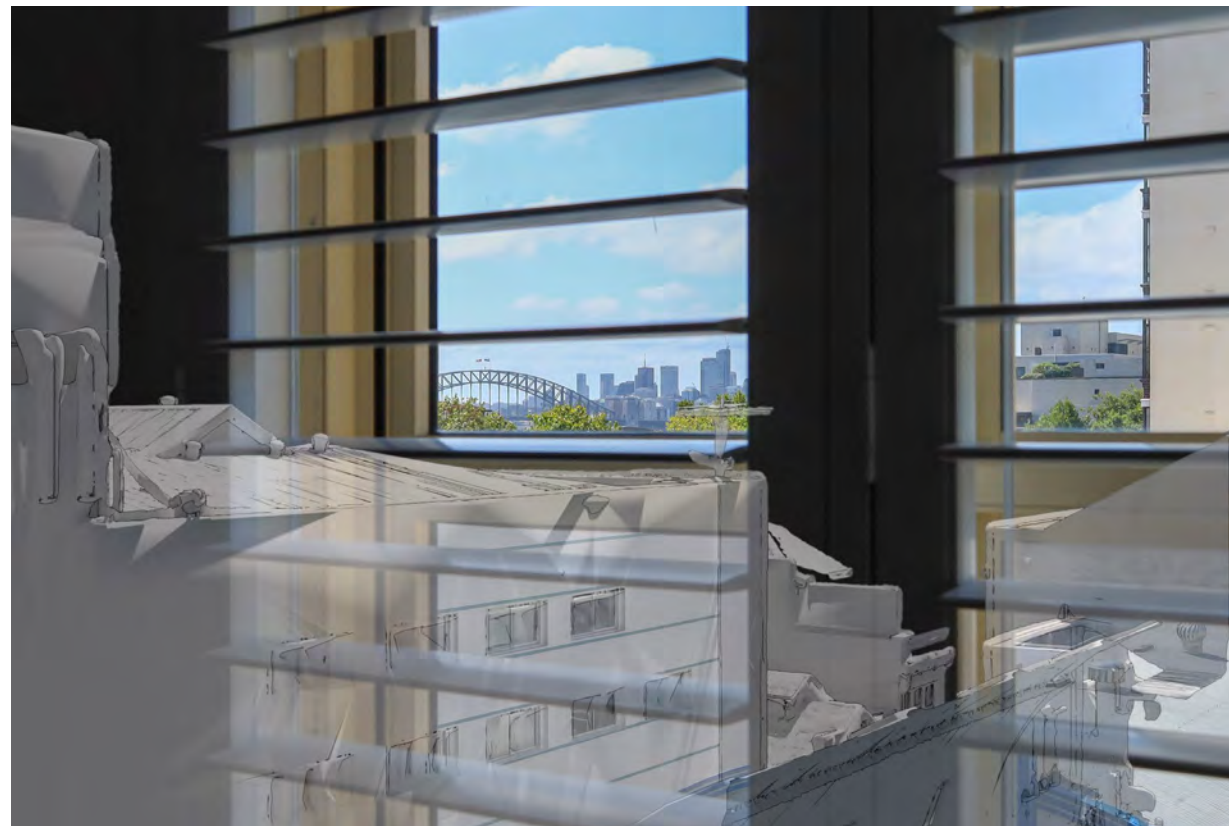
CAMERA 16



Site image

16 W IMG_6416 A.JPG

499



Point cloud reference model overlay

16 W IMG_6416 B.JPG



Photomontage of new proposal

16 W IMG_6416 C.JPG

00



Extent of development's visual impact indicated in cyan with red outline

16 W IMG_6416 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

16 P IMG_6417-PANO.JPG

609

CAMERA 17



Site image

17 W IMG_6435.JPG

000



Point cloud reference model overlay

17 W IMG_6435 B.JPG



Photomontage of new proposal

17 W IMG_6435 C.JPG

303



Extent of development's visual impact indicated in cyan with red outline

17 W IMG_6435 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

17 P IMG_6440-PANO.JPG

002

CAMERA 18



Site image

18 W IMG_6451 A.JPG

003



Point cloud reference model overlay

18 W IMG_6451 B.JPG



Photomontage of new proposal

18 W IMG_6451 C.JPG

00



Extent of development's visual impact indicated in cyan with red outline

18 W IMG_6451 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

18 P IMG_6452-PANO.JPG

005

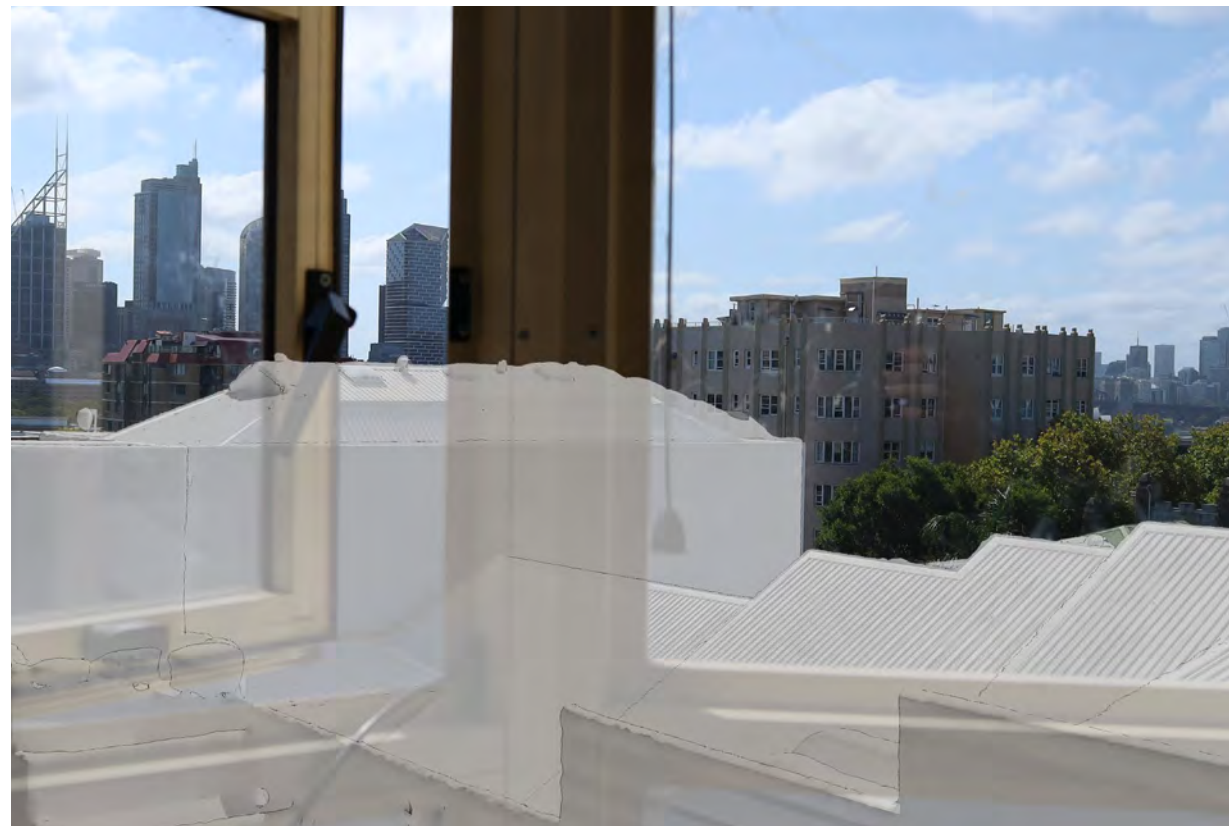
CAMERA 19



Site image

19 W IMG_6484 A.JPG

888



Point cloud reference model overlay

19 W IMG_6484 B.JPG



Photomontage of new proposal

19 W IMG_6484 C.JPG

009



Extent of development's visual impact indicated in cyan with red outline

19 W IMG_6484 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

19 P IMG_6484-PANO.JPG

050

CAMERA 19A



Site image

19 W IMG_6479 A.JPG

559



Point cloud reference model overlay

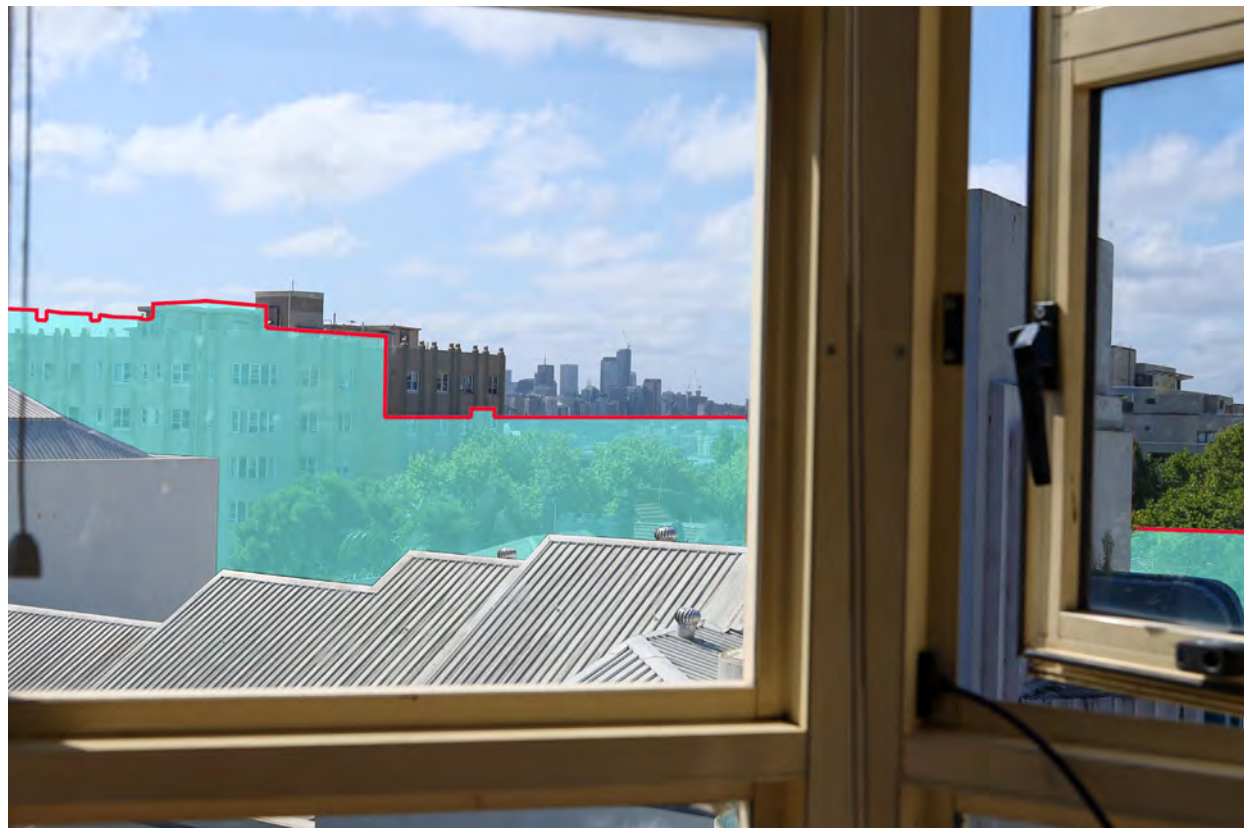
19 W IMG_6479 B.JPG



Photomontage of new proposal

19 W IMG_6479 C.JPG

000



Extent of development's visual impact indicated in cyan with red outline

19 W IMG_6479 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

19 P IMG_6503-PANO.JPG

503

CAMERA 20



Site image

20 W IMG_6525 A.JPG

002



Point cloud reference model overlay

20 W IMG_6525 B.JPG



Photomontage of new proposal

20 W IMG_6525 C.JPG

503



Extent of development's visual impact indicated in cyan with red outline

20 W IMG_6525 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

20 P IMG_6516-PANO.JPG

000

CAMERA 22



Site image

22 W IMG_6558 A.JPG

805



Point cloud reference model overlay

22 W IMG_6558 B.JPG



Photomontage of new proposal

22 W IMG_6558 C.JPG

88



Extent of development's visual impact indicated in cyan with red outline

22 W IMG_6558 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

22 P IMG_6558-PANO.JPG

09

CAMERA 23



Site image

22A W IMG_6572 A.JPG

000



Point cloud reference model overlay

22A W IMG_6572 B.JPG



Photomontage of new proposal

22A W IMG_6572 C.JPG

58



Extent of development's visual impact indicated in cyan with red outline

22A W IMG_6572 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

22 P IMG_6575-PANO.JPG

020

CAMERA 26



Site image

26 W IMG_6669 A.JPG

623



Point cloud reference model overlay

26 W IMG_6669 B.JPG



Photomontage of new proposal

26 W IMG_6669 C.JPG

6/22



Extent of development's visual impact indicated in cyan with red outline

26 W IMG_6669 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

26 P IMG_6657-PANO.JPG

623

CAMERA 28



Site image

28 W IMG_6713 A.JPG

626



Point cloud reference model overlay

28 W IMG_6713 B.JPG



Photomontage of new proposal

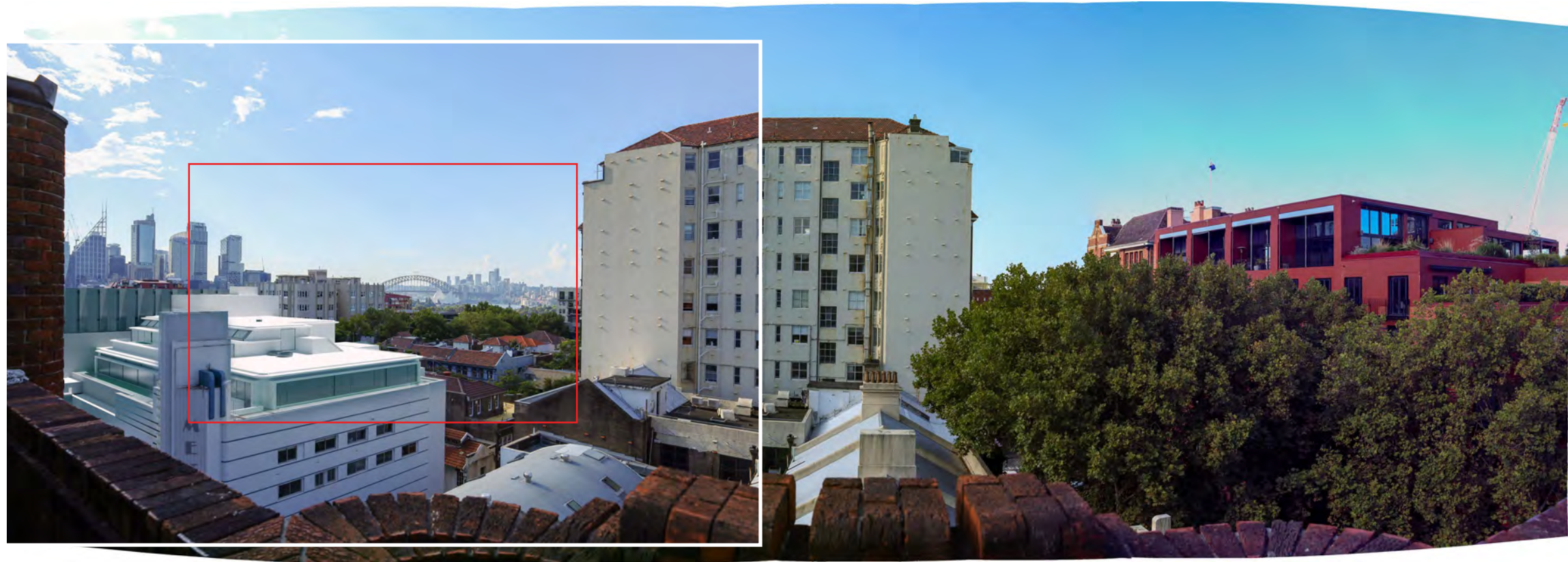
28 W IMG_6713 C.JPG

025



Extent of development's visual impact indicated in cyan with red outline

28 W IMG_6713 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

28 P IMG_6713-PANO.JPG

028

CAMERA 29



Site image

29 W IMG_6730.JPG

029



Point cloud reference model overlay

29 W IMG_6730 B.JPG



Photomontage of new proposal

29 W IMG_6730 C.JPG

028



Extent of development's visual impact indicated in cyan with red outline

29 W IMG_6730 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

29 P IMG_6738-PANO.JPG

629

CAMERA 31



Site image

31 W IMG_6749 A.JPG

080



Point cloud reference model overlay

31 W IMG_6749 B.JPG



Photomontage of new proposal

31 W IMG_6749 C.JPG

483



Extent of development's visual impact indicated in cyan with red outline

31 W IMG_6749 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

31 P IMG_6751-PANO.JPG

882

CAMERA 32



Site image

32 W IMG_6765 A.JPG

883



Point cloud reference model overlay

32 W IMG_6765 B.JPG



Photomontage of new proposal

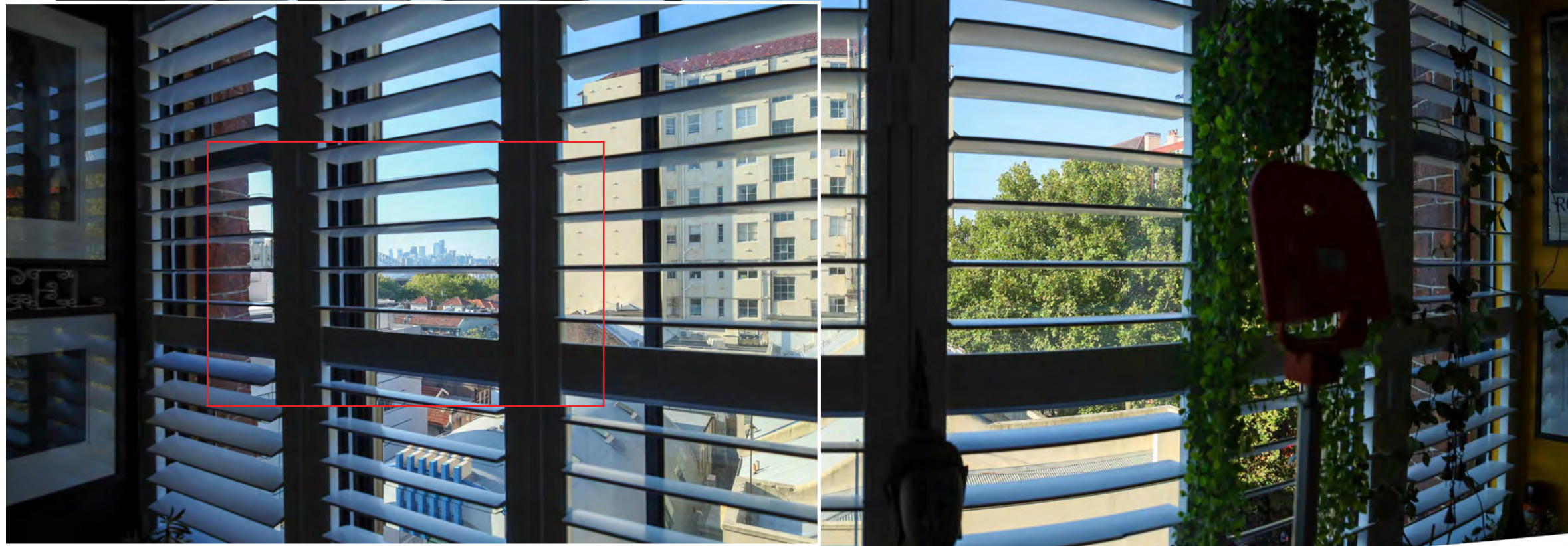
32 W IMG_6765 C.JPG

88



Extent of development's visual impact indicated in cyan with red outline

32 W IMG_6765 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

32 P IMG_6758-PANO.JPG

885

CAMERA 33



Site image

33 W IMG_6772 A.JPG

888



Point cloud reference model overlay

33 W IMG_6772 B.JPG



Photomontage of new proposal

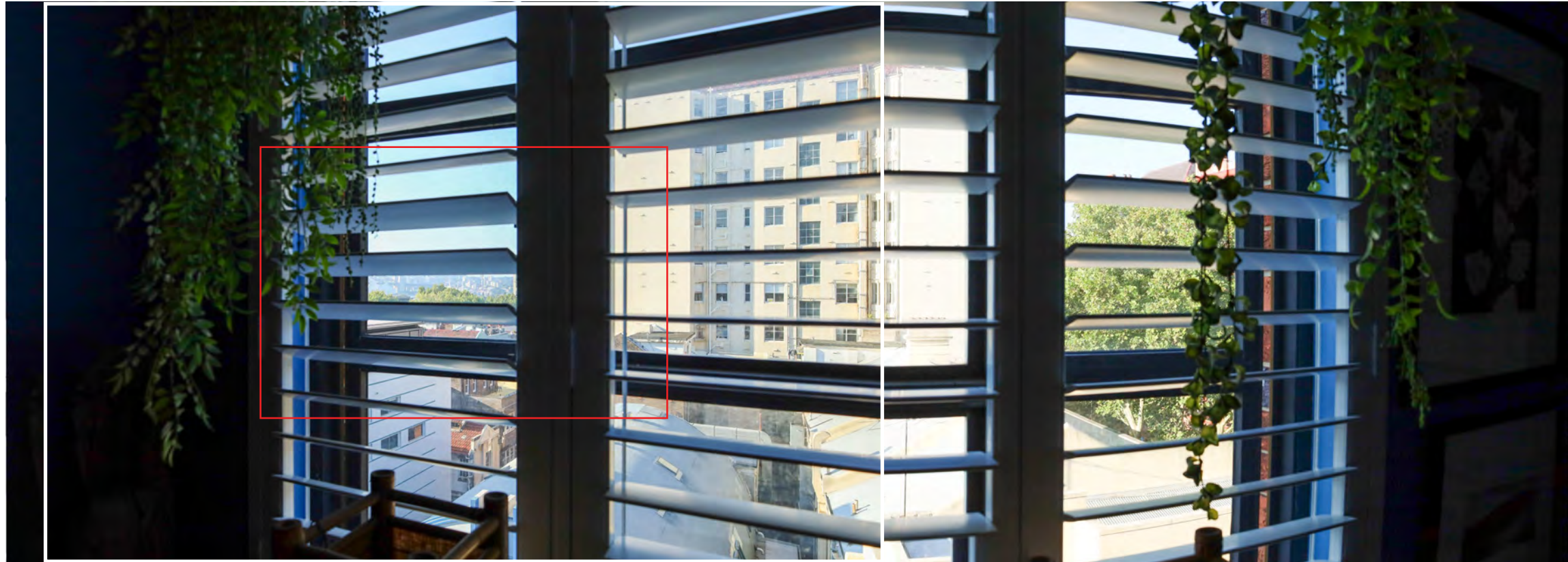
33 W IMG_6772 C.JPG

88



Extent of development's visual impact indicated in cyan with red outline

33 W IMG_6772 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

33 P IMG_6772-PANO.JPG

088

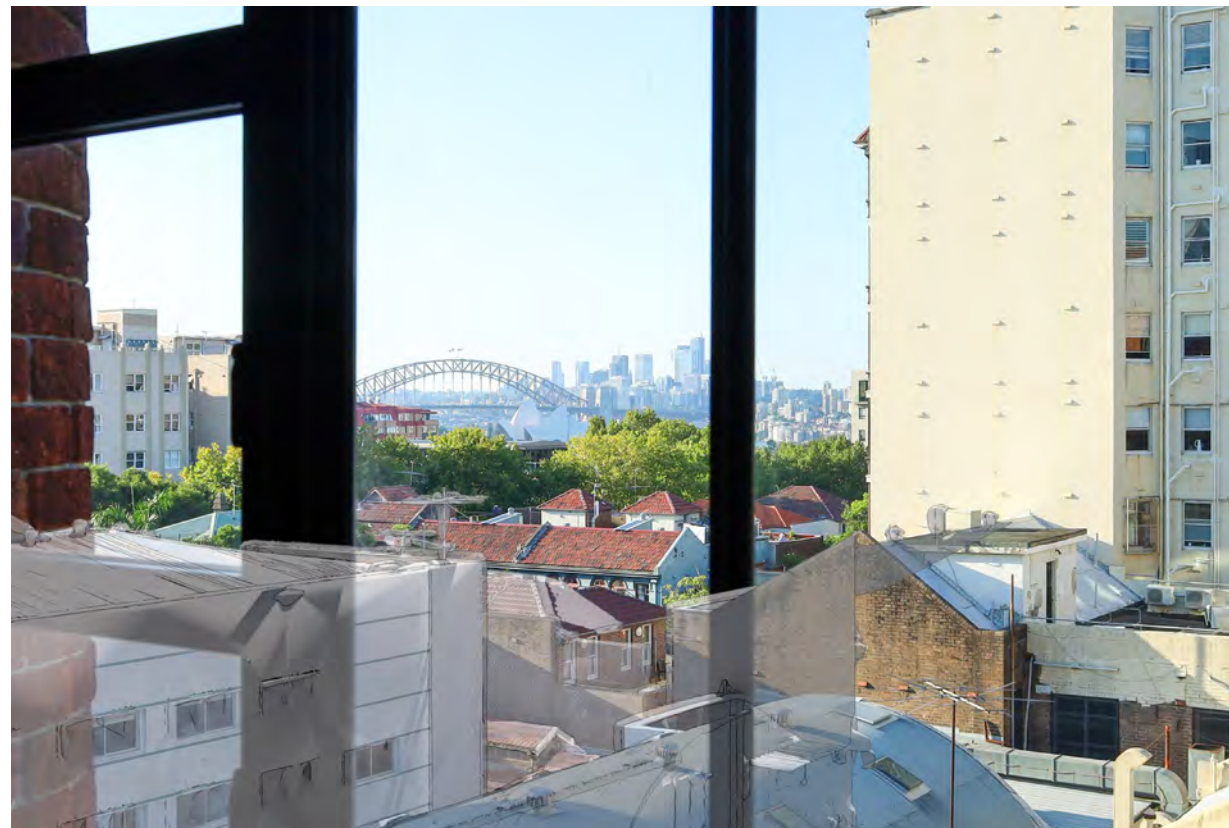
CAMERA 34



Site image

34 W IMG_6794 A.JPG

689



Point cloud reference model overlay

34 W IMG_6794 B.JPG



Photomontage of new proposal

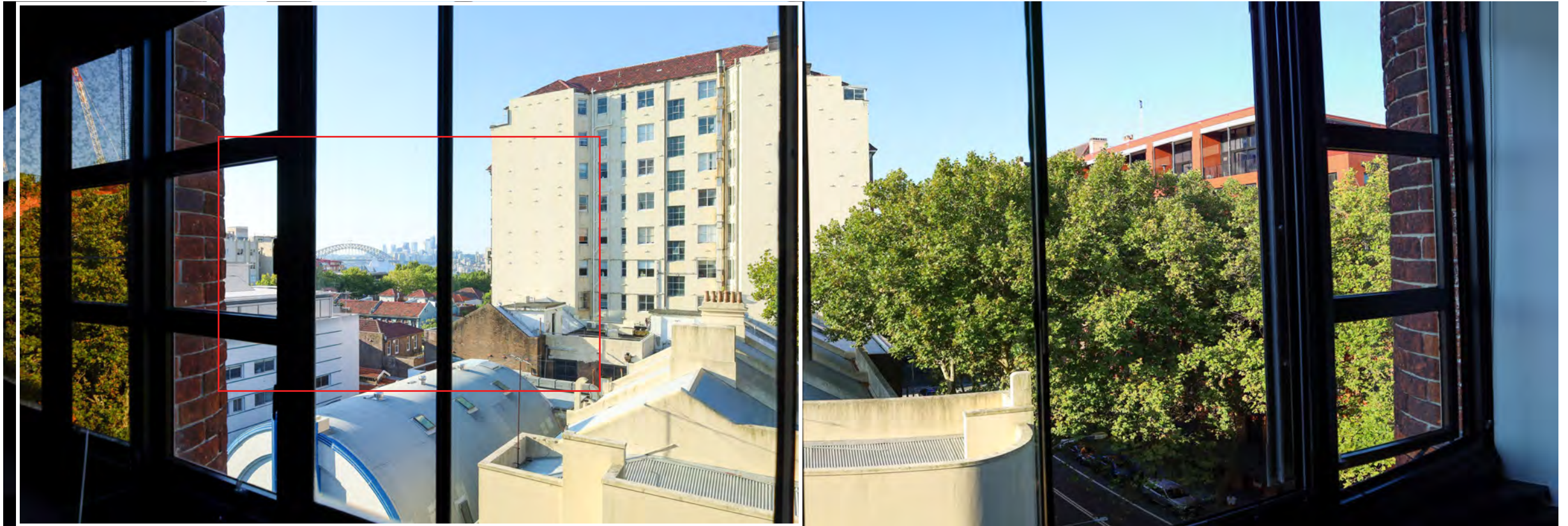
34 W IMG_6794 C.JPG

09



Extent of development's visual impact indicated in cyan with red outline

34 W IMG_6794 D.JPG



24mm panorama with nested reference frame in white and 50mm frame in red

34 P IMG_6794-PANO.JPG

893