

# Attachment D

**[View Loss Assessment](#)**

# View Loss Assessment

Submitted to City of Sydney in response to RFI dated 31 July 2024

St Vincent's College, 1 Challis Avenue, Potts Point  
The Trustees of the Sisters of Charity of Australia

Revisions to VLA in response to amended design highlighted in **blue**.



**'Gura Bulga'**

Liz Belanjee Cameron



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

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

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

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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# Contents

1.0	Introduction.....	6
1.1	Purpose .....	6
1.2	Scope .....	6
2.0	The site and its context.....	7
2.1	Site location .....	7
2.2	Site description.....	7
2.3	Wider setting .....	9
3.0	The proposal.....	10
4.0	Planning Framework.....	11
4.1	State Environmental Planning Policy (Transport and Infrastructure) 2021 .....	11
4.2	Sydney Local Environmental Plan 2012.....	11
4.3	Sydney Development Control Plan 2012 .....	11
5.0	Methodology.....	13
5.1	Visual analysis.....	13
5.2	Visual loss.....	13
5.3	View loss assessment.....	13
5.4	Assumptions, limitations and exclusions.....	14
6.0	View and visual analysis .....	15
6.1	Nature of views.....	15
6.2	Properties affected by view loss.....	15
6.3	Viewpoints.....	22
7.0	View loss assessment .....	25
7.1	6-8 Rockwall Crescent, Potts Point .....	25
7.2	10-16 Rockwall Crescent, Potts Point.....	30
7.3	21-23 Challis Avenue, Potts Point – Hotel Challis .....	39
7.4	Tenacity Step 4: reasonableness of view loss .....	41
8.0	Summary and conclusions .....	48

## Appendices

Appendix A	Photomontage and Methodology Report (Virtual Ideas) .....	50
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## Table of Figures

Figure 1	Locational Context.....	7
Figure 2	Hotel Challis western façade overlooking the site.....	8
Figure 3	The rear of terraces off Rockwall Lane overlooking the site.....	8
Figure 4	The existing open space comprising a swimming pool at the corner of Challis Avenue and Victoria Street....	9
Figure 5	Perspective of the proposed development from the corner of Challis Avenue and Elizabeth Street.....	10
Figure 6	Perspective of the proposed development from Rockwall lane.....	10
Figure 7	Viewing heatmap analysis illustrating exposure to Sydney Opera House views.....	16
Figure 8	Viewing heatmap analysis illustrating exposure to Sydney Harbour Bridge views.....	16
Figure 9	Viewing heatmap analysis illustrating exposure to Woolloomooloo Bay water views.....	17
Figure 10	Viewing heatmap analysis illustrating exposure to Woolloomooloo Bay Wharf views.....	17
Figure 11	Viewing heatmap analysis illustrating exposure to City skyline (Sydney tower) views.....	18
Figure 12	Images and preliminary analysis of 14 Macleay Street, Elizabeth Bay.....	19
Figure 13	Images and preliminary analysis of 28 Macleay Street, Elizabeth Bay.....	19
Figure 14	Images and preliminary analysis of 28 Macleay Street, Elizabeth Bay.....	20
Figure 15	Images and preliminary analysis of 7 Rockwall Crescent, Potts Point.....	21
Figure 16	Existing views from 18 to 22 Rockwall Crescent, Potts Point.....	21
Figure 17	Viewpoint locations from apartments at 6-8 Rockwall Crescent.....	22
Figure 18	Viewpoint locations from apartments at 6-8 Rockwall Crescent.....	23
Figure 19	Viewpoint locations from apartments at 21-23 Challis Avenue.....	24
Figure 20	Floor plan of 2/8 Rockwall Crescent.....	28
Figure 21	Floor plan of 6/6 Rockwall crescent.....	28
Figure 22	Floor plan of 1/12 Rockwall Crescent.....	37
Figure 23	Floor plan of 1/14 Rockwall Crescent.....	37
Figure 24	Initial sketch of preferred design option.....	42
Figure 25	Massing reduction recommendation.....	42
Figure 26	Proposed massing with respect to the permissible LEP height plane – long section.....	43
Figure 27	Proposed massing with respect to the permissible LEP height plane – cross section.....	43

## Table of Tables

Table 1	Planning framework.....	11
Table 2	Viewpoints from 6-8 Rockwall Crescent.....	22
Table 3	Viewpoints from 10-16 Rockwall Crescent.....	23
Table 4	Viewpoints from 21-23 Challis Avenue – Hotel Challis.....	24
Table 5	CAM01: Unit 2, 8 Rockwall Crescent Potts Point - Upper ground, bedroom.....	25
Table 6	CAM02: Unit 3, 8 Rockwall Crescent Potts Point - Level 1, terrace off kitchen.....	25
Table 7	CAM03: Unit 3, 8 Rockwall Crescent Potts Point - Level 2, balcony off bedroom.....	26
Table 8	CAM04: Unit 5, 6 Rockwall Crescent Potts Point - Upper ground, bedroom.....	26
Table 9	CAM05: Unit 6, 6 Rockwall Crescent Potts Point - Level 1, terrace off kitchen.....	27
Table 10	CAM06: Unit 6, 6 Rockwall Crescent Potts Point - Level 2, balcony off bedroom.....	27
Table 11	Tenacity assessment of view loss.....	29
Table 12	CAM07: Unit 1, 10 Rockwall Crescent Potts Point - Upper ground, study.....	30
Table 13	CAM08: Unit 2, 10 Rockwall Crescent Potts Point - Level 1, Dining room.....	30
Table 14	CAM09: Unit 2, 10 Rockwall Crescent Potts Point - Level 2, balcony.....	31
Table 15	CAM10: Unit 1, 12 Rockwall Crescent Potts Point - Upper ground, study.....	31
Table 16	CAM11: Unit 2, 12 Rockwall Crescent Potts Point - Level 1, Lounge.....	32
Table 17	CAM12: Unit 2, 12 Rockwall Crescent Potts Point - Level 2, balcony.....	32
Table 18	CAM13: Unit 1, 14 Rockwall Crescent Potts Point - Upper ground, study.....	33
Table 19	CAM14: Unit 2, 14 Rockwall Crescent Potts Point - Level 1, lounge.....	33
Table 20	CAM15: Unit 2, 14 Rockwall Crescent Potts Point - Level 2, balcony.....	34
Table 21	CAM16: 16 Rockwall Crescent Potts Point - Level 1, dining.....	34
Table 22	CAM17: 16 Rockwall Crescent Potts Point - Level 2 balcony.....	35
Table 23	CAM18: 16 Rockwall Crescent Potts Point - Level 3 balcony.....	35
Table 24	Tenacity assessment of view loss.....	38
Table 25	CAM19: Room 214, 21-23 Challis Avenue Potts Point - Level 1 - south end of west facade.....	39
Table 26	CAM20: Room 408, 21-23 Challis Avenue Potts Point - Level 3 - north end of west facade.....	39

Table 27	CAM21: Room 412, 21-23 Challis Avenue Potts Point - Level 3 - south end of west facade.....	40
Table 28	Tenacity assessment of view loss .....	41

# 1.0 Introduction

## 1.1 Purpose

This View Loss Assessment (**VLA**) has been prepared to accompany a Development Application (DA) for construction of a new partially sunken multi-purpose sporting facility on the corner of Challis Avenue and Victoria Street and construction of a new three storey building, (hereafter referred to as the Bethania Building) located adjacent to the existing Garcia Building at St Vincent's College, 1 Challis Avenue, Potts Point (**the site**).

## 1.2 Scope

This VLA will provide an assessment of view loss likely to be experienced to adjacent sensitive receivers (nearby permanent residential and guest accommodation properties) resulting from the proposed development. The assessment of view loss will be in accordance with the established planning principle *Tenacity Consulting v Warringah* [2004] NSWLEC 140.

This report must be read together with the planning reports and accompanying supporting documentation (including architectural documentation), which detail the proposed development on the site.

The report is structured as follows:

**Section 1 - Introduction:** identifies the purpose and structure of this VLA

**Section 2 - The site and its context:** provides an overview of the site and its context

**Section 3 - The proposal:** outlines the proposal, including its key parameters

**Section 4 - Planning framework:** identifies relevant parts of the planning framework against which the acceptability of view loss is to be assessed

**Section 5 - Methodology:** outlines the methodology used to consider view loss, including any assumptions and limitations

**Section 6 - View and visual analysis:** identifies the locations which are likely to be subject to the greatest view loss from the proposal

**Section 7 - View loss assessment:** identifies the nature and extent of loss based on an evidence base of visualisations, then undertakes an assessment of view loss against *Tenacity* and relevant parts of the applicable framework to determine its acceptability

**Section 8 - Conclusion:** identifies whether the proposal can be supported on view loss grounds.

## 2.0 The site and its context

### 2.1 Site location

The site is located at 1 Challis Avenue Potts Point, comprising 12 lots (Lots 11-17 in DP2436, Lot 10 in DP912103, Lot 1 in DP935719, Lot 19 in DP975168, Lot 1 in DP135902 and Lot X in DP415506), 1-3 Rockwall Crescent Potts Point (Lot 1 in DP825721 and 1 Tusculum Street, Potts Point, comprising 3 lots (Lots 24 to 26 in DP4370)). The site is within the City of Sydney Local Government Area (LGA).



**Figure 1** Locational Context

Source: Nearmap / Ethos Urban

### 2.2 Site description

The site has an approximate area of 1.4 hectares and is irregular in shape. This site is bound by Challis Avenue to the north and Victoria Street to the west. North of Challis Avenue is a mix of residential flat buildings and terrace housing. Adjoining the site to the east is the Hotel Challis. This hotel has rooms that overlook the site's eastern boundary (refer **Figure 2**). Rockwall Lane bounds a portion of the site's boundary, with the rear of terrace housing opposite to and overlooking the site (refer **Figure 3**). This lane is elevated above the natural grade of the school grounds.

The northern portion of the site, which is of particular focus in this VLA, comprises at present a swimming pool and mixed sporting courts elevated above the adjacent street level (refer **Figure 4**). The focus area also includes open space immediately adjacent Rockwall Lane, and the Garcia Building fronting Challis Avenue. The 'Carmelita' (Garcia) building is listed as an item of local heritage significance. Further, the site is located within the Potts Point Heritage Conservation Area (HCA).





**Figure 2** Hotel Challis western façade overlooking the site

Source: Google StreetView



**Figure 3** The rear of terraces off Rockwall Lane overlooking the site

Source: Google StreetView



**Figure 4** The existing open space comprising a swimming pool at the corner of Challis Avenue and Victoria Street

Source: St Vincent's College

## 2.3 Wider setting

The site is located within the Potts Point peninsula precinct, south of the HMAS Kuttabul Garden Island precinct. Victoria Street is elevated above the Cowper Wharf Roadway and Woolloomooloo Bay to the west. Across this bay is the Royal Botanic Gardens and views toward the Sydney Opera House, the Sydney Harbour Bridge and the city skyline.

The site is located within the City East Special Character Area as defined by the Sydney Development Control Plan 2012 (DCP). Potts Point is a dense inner suburb in the east of the City of Sydney, with a diverse built landscape that ranges from grand terraces to pockets of interwar apartment buildings. The area has a mix of uses. Macleay Street is the primary retail spine, Challis Avenue comprises café and dining offerings. Streetscapes have an established landscape quality with significant planting on Macleay and Victoria Streets. Challis Avenue and Victoria Street, in particular, benefit from city skyline views.

### 3.0 The proposal

The application seeks approval for the construction of a partially sunken multi-purpose building at the corner of Challis Avenue and Victoria Street, accommodating a sports hall and indoor water polo facility. The building includes a new entry to the school from Challis Avenue. The rooftop of this building comprises a sport court with mesh fencing and open space partially covered by an awning. The proposal also includes the Bethania Building, a part two, part three storey building with general and music learning facilities to the rear of the Garcia building and adjacent Rockwall Lane. This building is connected to the Garcia Building, providing accessible access to each floor. A perspective of the proposed development is provided at **Figure 5**.



**Figure 5** Perspective of the proposed development from the corner of Challis Avenue and Elizabeth Street

Source: Leaf Architecture



**Figure 6** Perspective of the proposed development from Rockwall lane

Source: Leaf Architecture

## 4.0 Planning Framework

The relevant planning framework is identified in **Table 1** below.

**Table 1** Planning framework

Name of Plan	Type of Planning Instrument
State Environmental Planning Policy (Transport and Infrastructure) 2021	SEPP
Sydney Local Environmental Plan 2012	LEP
Sydney Development Control Plan 2012	DCP

### 4.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed development is pursuant to section 3.36(1) of the Transport and Infrastructure SEPP; *Schools – development permitted with consent*. In accordance with this clause, the consent authority must consider the design quality of the development when evaluated in accordance with the design quality principles contained in Schedule 8 of the SEPP. Although viewing impacts to neighbouring sensitive uses is not explicitly identified in the principles listed, the first principle is most pertinent to an assessment of view loss:

**Principle 1—context, built form and landscape**

*Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.*

*Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.*

*School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.*

The Sydney LEP 2012 does not identify the subject land as being within a scenic protection area and thus the latter part of the principle does not apply.

Although not strictly referencing view loss, this VLA will consider, in relation to view loss, how the proposed *responds to and enhances the positive qualities of the setting* to contribute to the general assessment against this principle.

It is important to note that this clause in subsection (6) states that the design quality principles apply to the exclusion of a design excellence provision in a local environmental plan, as a prerequisite for the granting of development consent. This is further discussed in the following section.

### 4.2 Sydney Local Environmental Plan 2012

As identified in the SEPP (Transport and Infrastructure) the design excellence provision in the LEP (Clause 6.21C, inclusive of Sub-clause (2c) *whether the proposed development detrimentally impacts on view corridors*) is not applicable to the proposed school development. Accordingly, this VLA will focus on the SEPP Design Quality Principle 1 in lieu of the Sydney LEP's design excellence provision.

### 4.3 Sydney Development Control Plan 2012

Of particular relevance to the proposed development is the Locality Statement for Potts Point provided in Section 2.4.4 of the DCP. Principle (C) states: *Protect views to the City skyline from Challis Avenue and Victoria Street*. The proposed development is at the corner of these two streets, and thus the properties adjacent this corner benefit from the views referenced in the DCP.

Further to the above, in relation to viewing from existing residential properties, Section 4.2.3.10 Outlook states:

- 1) *Provide a pleasant outlook, as distinct from views, from all apartments.*

2) *Views and outlooks from existing residential development should be considered in the site planning and massing of new development.*

*Note: Outlook is a short-range prospect, such as building to building, while views are more extensive or long range to particular objects or geographic features.*

Accordingly, it is clear that the focus of the DCP provisions are for the attainment of a pleasant outlook, with opportunities to retain existing views obtained from buildings to be considered in design but not prioritised.

## 5.0 Methodology

Decisions on view loss are inherently subjective and involve professional value judgements. As noted by the Land and Environment Court of New South Wales (LEC) (*Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046), the key to addressing this challenge is to inform these decisions through VLA that adopts a rigorous methodology.

Accordingly, this VLA has adopted a three-stage process:

- visual analysis
- view loss
- visual loss assessment.

### 5.1 Visual analysis

The purpose of the visual analysis stage is to identify the locations which are likely to be subject to the greatest view loss from the proposal.

### 5.2 Visual loss

The purpose of the view loss stage is to identify the nature and extent of loss based on an evidence base of visualisations. The evidence base was prepared by specialist visualisation experts Virtual Ideas consistent with the LEC photomontage policy. This comprised surveying and photography from effected locations and preparing computer generated visualisations that superimpose the proposed development over the selected photographs. The methodology and sources underpinning this is outlined in their report at **Appendix A**.

Relating to lens selection for the photomontages produced for this assessment, Virtual Ideas in their report at **Appendix A** state that:

*Camera lenses for photography are chosen taking a variety of factors into consideration including the distance from the site and the size of the proposed development with respect to the existing built form and landscape. In some cases, photography using a 50mm lens may produce the most effective photomontage due to this lens' close representation of distance perception. In many cases, a 50mm lens cannot capture enough surrounding context, and in these cases, we consider that using a wider lens is more appropriate.*

*In the case of the photomontages contained in this report, it is considered appropriate to use a 24mm lens as view locations are in close proximity to the subject site. A 50mm lens would limit visibility of the immediate context and provide an inadequate understanding of the viewing impact presented by the proposed development.*

### 5.3 View loss assessment

The purpose of the view loss assessment stage is to assess view loss against accepted provisions.

It is a long-established legal principle in Australia that no one has the right to a view. However, the legal system has acknowledged that views from a person's home can have considerable value (Lindsay Taylor Lawyers, 2015).

To encourage a consistent approach to the address of the loss of private views through development, in 2004 the NSW Land and Environment Court established a planning principle in *Tenacity Consulting v Warringah* [2004] NSWLEC 140 (Tenacity). While this principle was formulated in particular response to a clause in the relevant LEP (the Warringah Local Environmental Plan 2000) requiring reasonable sharing of views, this principle has been widely adopted by consent authorities even in the absence of such statements due to the public interest test of the EP&A Act. On this basis, Tenacity has been adopted as the relevant test in this case.

In *Tenacity*, Roseth SC noted that the LEP did not “state what is view sharing or when view sharing is reasonable”.

To provide guidance, Roseth SC stated that “The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable)”. To determine whether view sharing is reasonable in the circumstances, Tenacity specifies a four step process:

- “26 The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without

icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

- 27 The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.
- 28 The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.
- 29 The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable”.

## 5.4 Assumptions, limitations and exclusions

The following limitation applies to this VLA: while photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, also apply.

The following exclusions apply to this VLA:

- consideration of night-time view loss, including lighting, is excluded
- consideration of impact on Aboriginal cultural heritage values associations is excluded. This is only appropriately undertaken by a member or qualified representative of the First Nations community.
- consideration of view loss to future residential dwellings that are not the subject of an active development application with the relevant consent authority. Although future development adjacent the subject site may experience view loss as a result of the proposed development, this is to be considered in the design of a future application.
- It is noted that this assessment is strictly a Tenacity assessment relating to views and the loss of viewing. This assessment does not consider the loss of any vegetation on the site resulting from the proposal, nor does it consider the visual bulk of the proposal in its setting, which are outside the remit of a view loss assessment. However, vegetation and visual bulk are considered in **Section 7.4 Reasonableness of view loss** in this report.

## 6.0 View and visual analysis

### 6.1 Nature of views

The ability to obtain views and their extent and nature is shaped by physical factors such as landform, the alignment of streets, the nature of open space and vegetation (in particular, public parks or areas afforded some level of protection) and other factors such as distance, direction of view, angle of view and scale of the development.

Topography is a key consideration in Potts Point with regard to distant viewing. The land generally rises from the subject site to Macleay Street. As such, properties at a higher elevation to the subject site (that is, to the east of the site) are less likely to experience loss of distant viewing across the site. Properties to the immediate south (across Challis Avenue) are at a slightly higher elevation to the subject site and experience distant viewing across the site.

### 6.2 Properties affected by view loss

A scoping study of the site and its surrounds was conducted to analyse properties affected by view loss. The focus of the study was on permanent private residential properties and guest accommodation in the surrounding area. It is noted that commercial properties (such as a hotel) can be considered as having a lesser sensitivity than a permanent residential property (with respect to the rigour applied to view loss assessment). However, it is identified that a commercial property (specifically a small boutique hotel, as is a subject in this VLA) markets viewing amenity as a quality of the property to attract patronage.

The scoping study was undertaken by Ethos Urban's urban design team, which measured view loss with respect to the features identified in Step 1 of Tenacity, being:

- **Water views** are valued more highly than land views. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured. In the case of the proposed the following viewing was considered:
  - Views to Woolloomooloo Bay and any interface between this water and the land.
- **Iconic views** (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. In the case of the proposed the following viewing was considered:
  - Views to the Sydney Opera House
  - Views to the Sydney Harbour Bridge
- Further to the above (not specifically referenced in Tenacity), **high value views** were considered, being:
  - Views to Sydney Tower. It is noted that viewing of the Sydney CBD skyline is considered high value. However, as the Sydney CBD skyline spans a significant area, for the purpose of the below heatmap analysis, the top point of Sydney Tower was isolated for view exposure analysis. It is considered that properties with viewing of Sydney Tower will have viewing of (at least a portion) of the Sydney CBD skyline in the vicinity of the tower.
  - Views to Woolloomooloo Bay Wharf. For the purpose of the below heatmap analysis, the centre of the ridge along the length of Woolloomooloo Wharf was isolated for view exposure analysis. It is considered that properties with viewing of the centre of the wharf will experience the greatest extent of viewing of the wharf (rather than assessment of a point at the end of the wharf, which would exclude the general outlook of properties in Potts Point, which is to the side of Woolloomooloo Wharf).

The following viewing heatmap analysis identifies the extent of façade of adjacent properties that are exposed to views of the items listed above. The heatmap image on the left identifies the present exposure. The heatmap in the centre identifies the extent of exposure when the proposed multipurpose volume is positioned on the site. The heatmap on the right identifies the extent of exposure when the proposed Bethania Building is positioned on the site. It is noted that the heatmap analysis is undertaken prior to development of photomontages to the standard of the LEC principle. The purpose of these images is to develop a preliminary understanding of view loss (scoping study) in order to identify the properties that will be further assessed in this VLA. The images are therefore not to be considered as a fully accurate representation of view loss and serve as a guide only.



### Sydney Opera House viewing exposure analysis

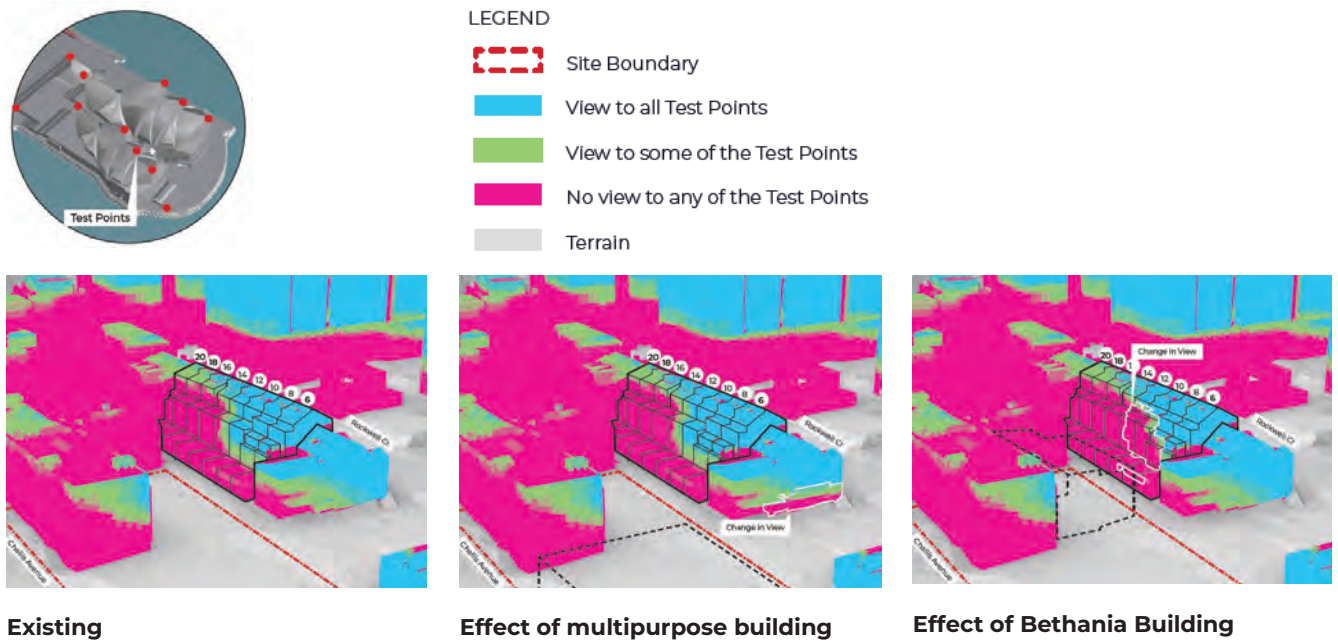


Figure 7 Viewing heatmap analysis illustrating exposure to Sydney Opera House views

Source: Ethos Urban

### Sydney Harbour Bridge viewing exposure analysis

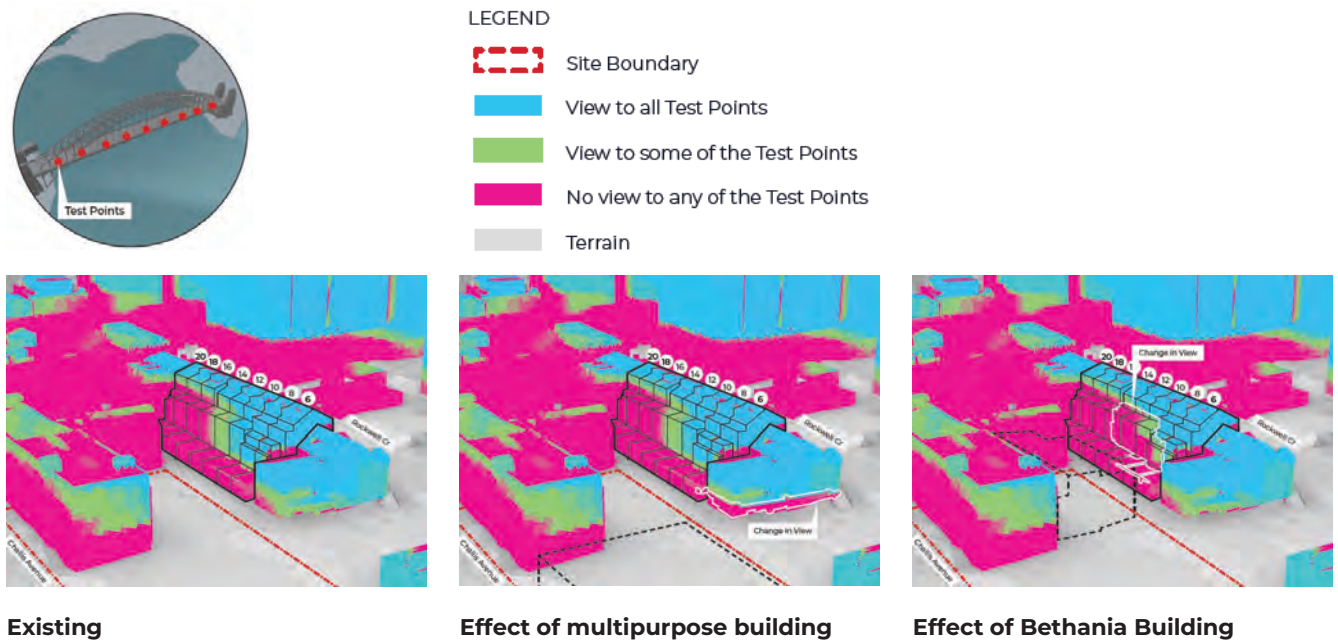


Figure 8 Viewing heatmap analysis illustrating exposure to Sydney Harbour Bridge views

Source: Ethos Urban

### Woolloomooloo Bay water viewing exposure analysis

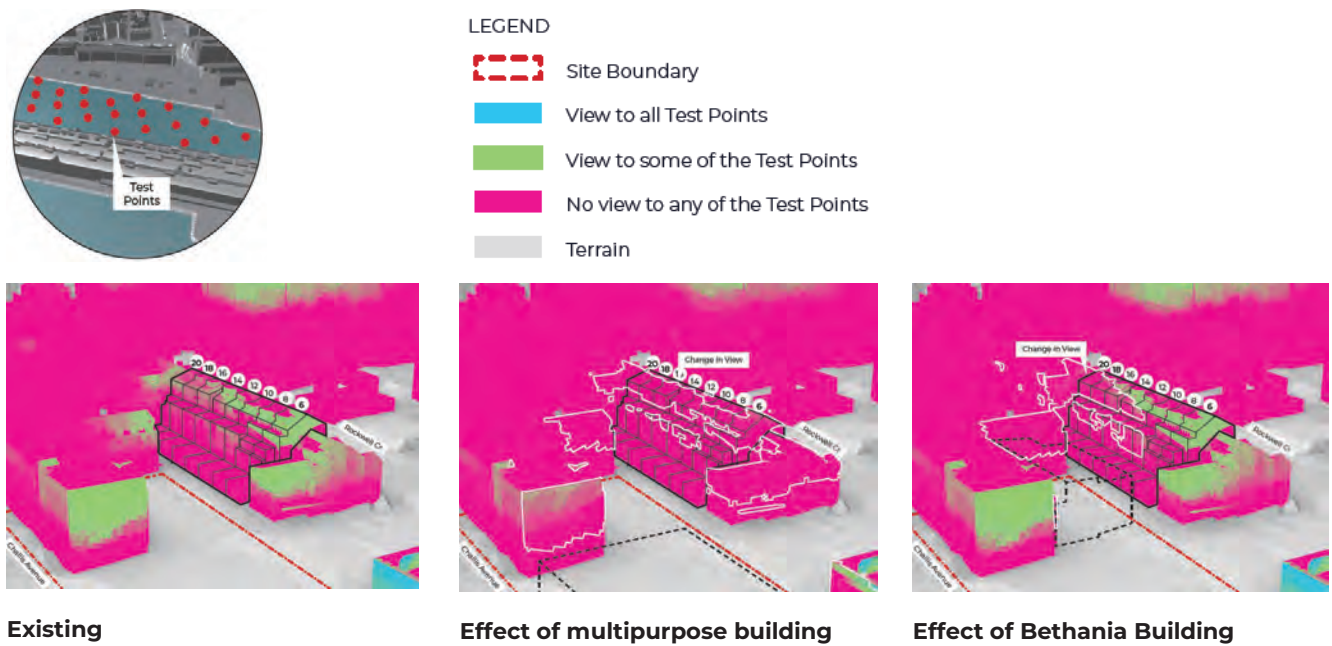


Figure 9 Viewing heatmap analysis illustrating exposure to Woolloomooloo Bay water views

Source: Ethos Urban

### Woolloomooloo Bay Wharf viewing exposure analysis

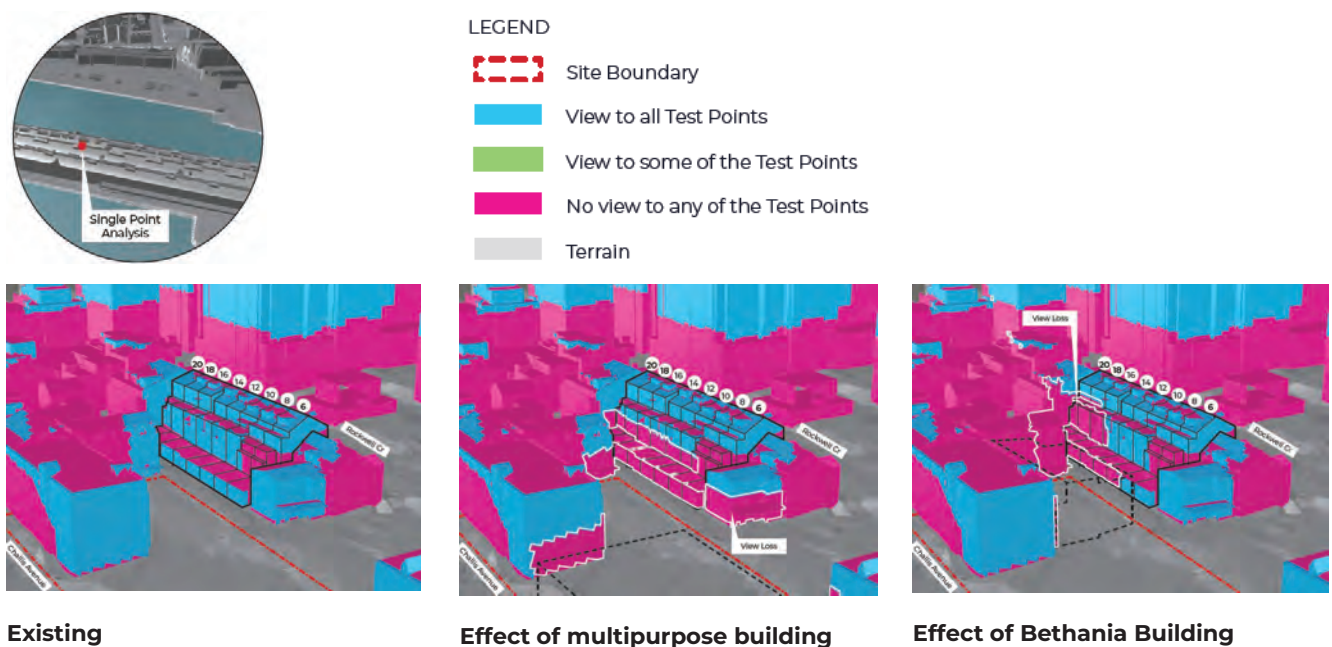
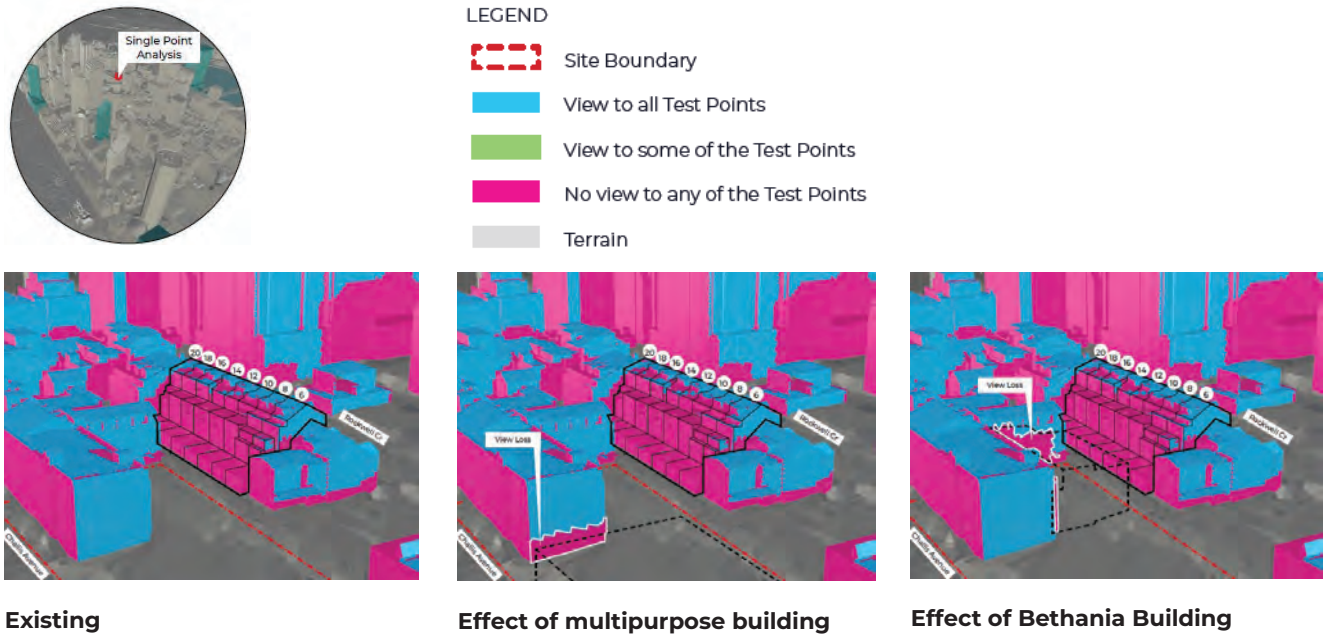


Figure 10 Viewing heatmap analysis illustrating exposure to Woolloomooloo Bay Wharf views

Source: Ethos Urban

## Sydney Tower viewing exposure analysis



**Figure 11** Viewing heatmap analysis illustrating exposure to City skyline (Sydney tower) views

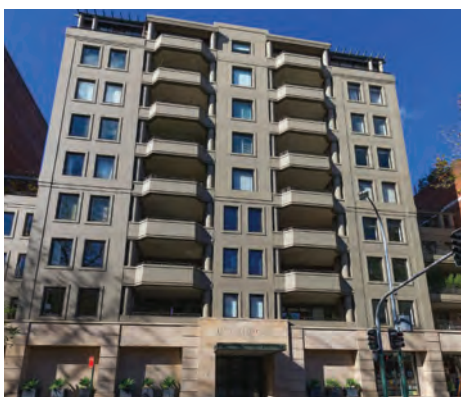
Source: Ethos Urban

The viewing heatmap analysis identifies the following properties as having greatest potential to experience view loss. The following section outlines the viewpoints from these properties that have been selected for production of photomontages.

- 6-8 Rockwall Crescent, Potts Point (apartments outlined in the section below);
- 10-16 Rockwall Crescent, Potts Point (apartments outlined in the section below); and
- 21-23 Challis Avenue, Potts Point (representative rooms within the ‘Hotel Challis’).

In addition to the above, the scoping study considered potential view loss to other properties in close proximity to the site. These properties are identified below, together with the reasoning for exclusion from this VLA.

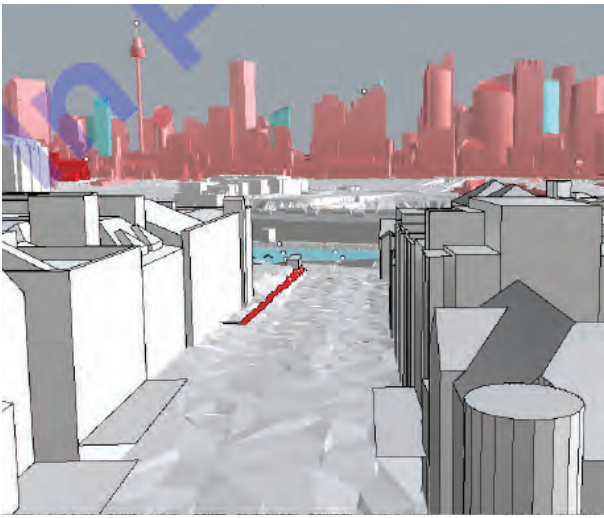
- **14 Macleay Street, Elizabeth Bay, “Pomeroy”.** This multi-residential property is positioned at the junction of Challis Avenue and Macleay Street, with viewing down Challis Avenue towards Woolloomooloo Bay and the city skyline beyond. Preliminary analysis found that the proposed form obscured built mass and a minor portion of water and wharf viewing. The viewing loss is greatly mitigated by the property’s elevated position at the top of Challis Street.



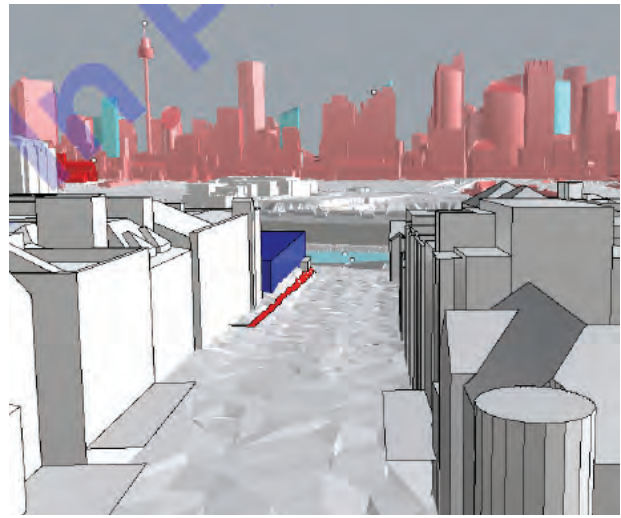
Macleay Street facade



Indicative view from apartment 602



Existing view



View with indicative proposed envelope

**Figure 12** Images and preliminary analysis of 14 Macleay Street, Elizabeth Bay

Source: Ethos Urban, realestate.com

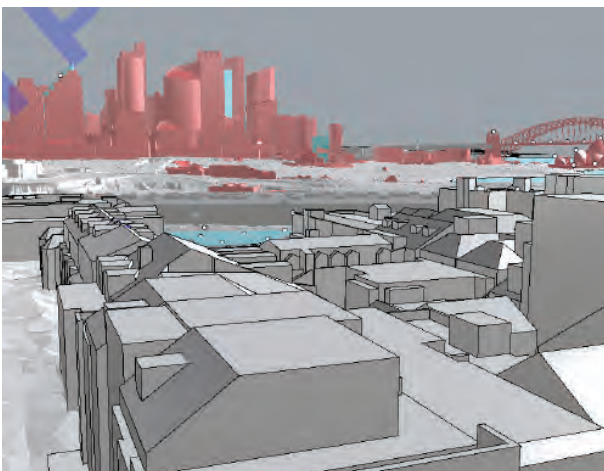
- 28 Macleay Street, Elizabeth Bay, “The Macleay”.** This property comprises serviced apartments and is positioned at the junction of Rockwall Crescent and Macleay Street, with viewing down Rockwall Crescent towards Woolloomooloo Bay and the city skyline beyond. As for the property above, preliminary analysis found that the proposed form obscured built mass and a minor portion of water and wharf viewing. The viewing loss is greatly mitigated by the property’s elevated position at the top of Rockwall Crescent.



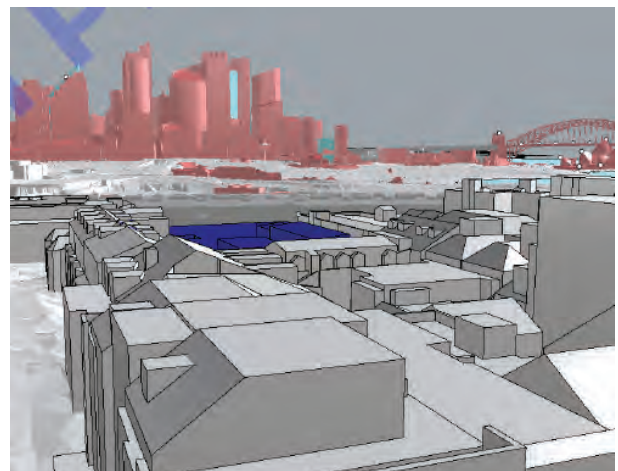
Macleay Street facade



Indicative view from apartment 811



Existing view



View with indicative proposed envelope

**Figure 13** Images and preliminary analysis of 28 Macleay Street, Elizabeth Bay

Source: Ethos Urban, realestate.com

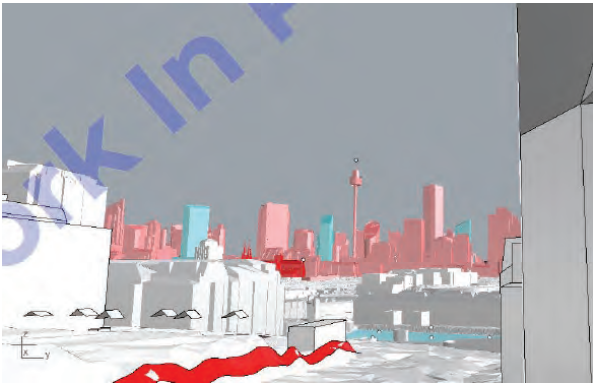
- 6 Challis Avenue, Potts Point.** This multi-residential property is positioned opposite the proposed development, with viewing of the southern end of Woolloomooloo Bay and the city skyline. Preliminary analysis found that the proposed form primarily obscured viewing of the 5 storey St Vincent's College building to the immediate south of the proposed development. Only a minor portion of distant viewing was estimated to be occluded.



Challis Avenue facade



Indicative view from apartment 7



Existing view



View with indicative proposed envelope

**Figure 14** Images and preliminary analysis of 28 Macleay Street, Elizabeth Bay

Source: Ethos Urban, realestate.com

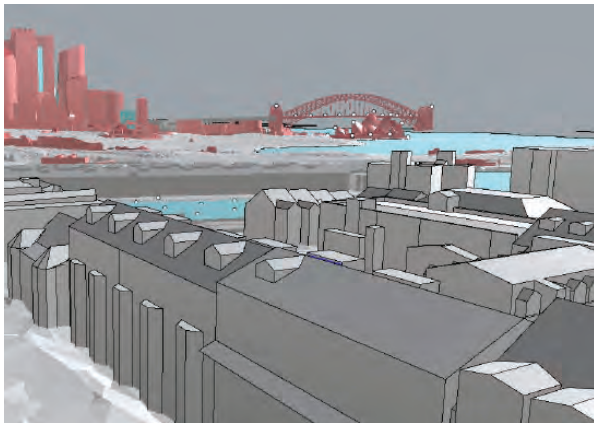
- 7 Rockwall Crescent, Potts Point, "Rockwall Apartments".** This residential tower has panoramic distant viewing, particularly at its upper levels. Preliminary analysis of the lower levels found that the proposed form obscured built mass and a minor portion of water and wharf viewing. However, the proposed development is largely occluded by the existing terraces adjacent the site on Rockwall Crescent, and thus these terraces provide an existing limitation to viewing.



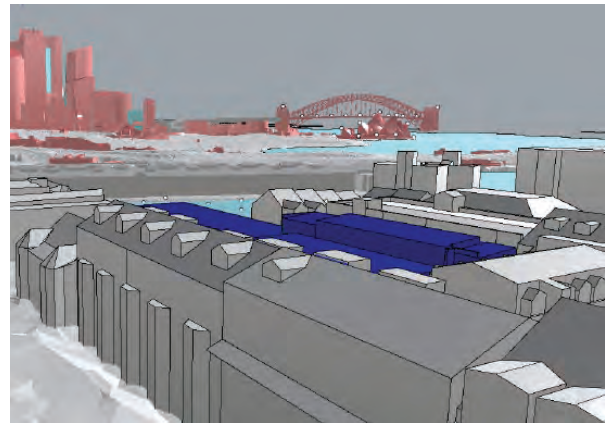
Rockwall Crescent facade



Indicative view from apartment 503



Existing view



View with indicative proposed envelope

**Figure 15** Images and preliminary analysis of 7 Rockwall Crescent, Potts Point

Source: Ethos Urban, realestate.com

- Properties from 18 to 22 Rockwall Crescent.** The remaining properties with rear boundary to Rockwall Lane (east of those that have been selected for assessment) experience distant viewing across the subject site at their upper floors. Travelling east along Rockwall Lane, distant viewing of properties is increasingly occluded by the Hotel Challis mass. Viewing from the top floor is not anticipated to be obstructed by the proposed development, which is at a lower elevation (this inference was subsequently supported by the detailed analysis of the 10-16 Rockwall Crescent property following in this report). View loss to lower floors (where views currently exist) is considered to be either commensurate to or qualitatively less significant than that of 10-16 Rockwall Crescent, and therefore analysis of 10-16 Rockwall Crescent is considered sufficient to derive an adequate assessment of view loss resulting from the proposed development. It is also noted that the further east the property, the higher the elevation when compared to the St Vincent's College grounds.



18 Rockwall Crescent, top floor



20 Rockwall Crescent, mid floor



7/22 Rockwall Crescent

**Figure 16** Existing views from 18 to 22 Rockwall Crescent, Potts Point

Source: realestate.com

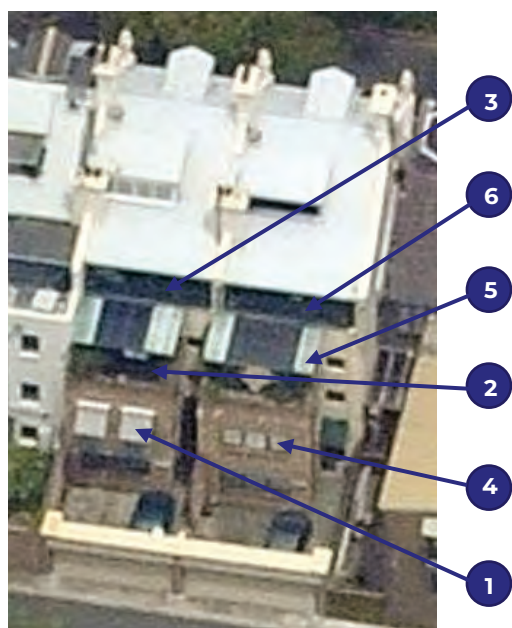
## 6.3 Viewpoints

### 6.3.1 6-8 Rockwall Crescent, Potts Point

The property comprises 6 dwellings within two terraces. Each terrace has one apartment at lower ground, one at upper ground, and a three storey apartment across Levels 1 to 3 (level 3 is within an attic). Rockwall Crescent provides access to both lower and upper ground via stairs, and Rockwall Lane provides rear access to parking. Distant viewing is obtained from the rear of the terraces, overlooking the subject site. The apartments on upper ground (apartments 2 and 5) and at Level 1 (apartments 3 and 6) experience distant viewing. The following viewpoints are thus identified in **Table 2** and illustrated at **Figure 17** below.

**Table 2** Viewpoints from 6-8 Rockwall Crescent

View	Address	Position
CAM01	Unit 2, 8 Rockwall Crescent Potts Point	Upper ground, bedroom
CAM02	Unit 3, 8 Rockwall Crescent Potts Point	Level 1, terrace off kitchen
CAM03	Unit 3, 8 Rockwall Crescent Potts Point	Level 2, balcony off bedroom
CAM04	Unit 5, 6 Rockwall Crescent Potts Point	Upper ground, bedroom
CAM05	Unit 6, 6 Rockwall Crescent Potts Point	Level 1, terrace off kitchen
CAM06	Unit 6, 6 Rockwall Crescent Potts Point	Level 2, balcony off bedroom



**Figure 17** Viewpoint locations from apartments at 6-8 Rockwall Crescent

Source: Nearmap, Ethos Urban

### 6.3.2 10-16 Rockwall Crescent, Potts Point

The property comprises four terraces that have been divided into apartments. The terraces numbered 10, 12 and 14 contain two apartments each. The first is a two-storey apartment located at lower ground and upper ground. The second apartment is accessed via an entry off Rockwall Crescent at upper ground with floors at Level 1 to Level 3 (Level 3 is contained within an attic). The scoping study has identified that the terrace at number 16 contains a single dwelling (development consent was attained to combine the two dwellings D/2017/1382). Distant viewing is obtained from the upper levels of the terraces. All apartments experience distant viewing, from the upper level of the lower apartments and all levels of the upper apartments. The following viewpoints are thus identified in **Table 2** and illustrated at **Figure 17** below.

**Table 3 Viewpoints from 10-16 Rockwall Crescent**

View	Address	Position
CAM07	Unit 1, 10 Rockwall Crescent Potts Point	Upper ground, study
CAM08	Unit 2, 10 Rockwall Crescent Potts Point	Level 1, Dining room
CAM09	Unit 2, 10 Rockwall Crescent Potts Point	Level 2, balcony
CAM10	Unit 1, 12 Rockwall Crescent Potts Point	Upper ground, study
CAM11	Unit 2, 12 Rockwall Crescent Potts Point	Level 1, Lounge
CAM12	Unit 2, 12 Rockwall Crescent Potts Point	Level 2, balcony
CAM13	Unit 1, 14 Rockwall Crescent Potts Point	Upper ground, study
CAM14	Unit 2, 14 Rockwall Crescent Potts Point	Level 1, lounge
CAM15	Unit 2, 14 Rockwall Crescent Potts Point	Level 2, balcony
CAM16	16 Rockwall Crescent Potts Point	Level 1, dining
CAM17	16 Rockwall Crescent Potts Point	Level 2 balcony
CAM18	16 Rockwall Crescent Potts Point	Level 3 balcony



**Figure 18 Viewpoint locations from apartments at 6-8 Rockwall Crescent**

Source: Nearmap, Ethos Urban

### 6.3.3 21-23 Challis Avenue, Potts Point

The Hotel Challis at 21-23 Challis Avenue is a boutique hotel contained within 2 three storey Victorian terraces. A wing of hotel rooms extends to meet the rear boundary at Rockwall Lane. The property comprises approximately 53 rooms. The rear wing’s western façade overlooks the St Vincent’s College open space, the subject site of the proposed development. This wing contains hotel rooms at the second, third and fourth storeys. The rooms at the top floor are contained within an attic and have dormer type windows. Three rooms were selected for assessment, which are considered to be representative of the viewing experienced by western facing rooms. Two rooms were selected at the top floor, as this elevated level has the most distant viewing. These viewpoints are identified in **Table 4** and illustrated at **Figure 19** below.



**Table 4 Viewpoints from 21-23 Challis Avenue – Hotel Challis**

View	Address	Position
CAM19	Room 214, 21-23 Challis Avenue Potts Point	Level 1 - south end of west facade
CAM20	Room 408, 21-23 Challis Avenue Potts Point	Level 3 - north end of west facade
CAM21	Room 412, 21-23 Challis Avenue Potts Point	Level 3 - south end of west facade



**Figure 19 Viewpoint locations from apartments at 21-23 Challis Avenue**

Source: Google Street View, Ethos Urban

### 6.3.4 View states

The specialist visualisation consultant, Virtual Ideas, carried out photography at each identified viewpoint. The photography provides the base for their production of photomontages in accordance with the LEC planning principle. The following view states have been produced for each viewpoint:

1. Photograph of the existing viewing condition.
2. Photomontage from the same viewpoint with semi-transparent model of an LEP and DCP compliant envelope, representative of a permissible envelope as defined by the relevant controls. The compliant envelope is provided by the architect.
3. Photomontage from the same viewpoint with the proposed envelope in solid white. The envelope includes articulation where necessary to accurately reflect the extent of occlusion. This includes rooftop awnings and fencing structure that extends above the rooftop to enclose the proposed sports court. The proposed envelope is provided by the architect.

It is noted that since the Development Application was originally lodged, minor revisions to the architectural form have been made in response to Council's preliminary assessment. As such, two photomontages are included for the third view state noted above, illustrating both the originally lodged scheme and the revised scheme for comparison.

Each view is taken oriented towards the most significant outlook. That is, rather than assessing viewing that is directly perpendicular to the window or private open space, the more desirable orientation is assessed, an oblique angle from the assessed façade. Further, views are taken from private open spaces rather than internal space where available. For example, the view is taken from a balcony off a bedroom, rather than through the bedroom window. In this manner, the greatest extent of the desirable view is assessed.

# 7.0 View loss assessment





## 7.1 6-8 Rockwall Crescent, Potts Point

The following view states are extracted from **Appendix 1**.

**Table 5** CAM01: Unit 2, 8 Rockwall Crescent Potts Point - Upper ground, bedroom

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		<p data-bbox="1023 759 1479 804">Originally lodged photomontage</p> 

**Table 6** CAM02: Unit 3, 8 Rockwall Crescent Potts Point - Level 1, terrace off kitchen

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		<p data-bbox="1023 1503 1479 1547">Originally lodged photomontage</p> 

**Table 7** CAM03: Unit 3, 8 Rockwall Crescent Potts Point - Level 2, balcony off bedroom

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		<b>Originally lodged photomontage</b>

**Table 8** CAM04: Unit 5, 6 Rockwall Crescent Potts Point - Upper ground, bedroom

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		<b>Originally lodged photomontage</b>

**Table 9** CAM05: Unit 6, 6 Rockwall Crescent Potts Point - Level 1, terrace off kitchen

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		Originally lodged photomontage
		

**Table 10** CAM06: Unit 6, 6 Rockwall Crescent Potts Point - Level 2, balcony off bedroom

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		Originally lodged photomontage
		

### 7.1.1 Tenacity steps 1 to 3

#### Tenacity step 1: Assessment of views to be affected

The six views taken from the units at the 6-8 Rockwall Crescent strata property are of a dense, inner suburban setting. Distant views are framed and truncated by built form and vegetation in close proximity to the property. This includes vegetation on the grounds of St Vincent’s College and the Garcia built form. Distant viewing is achieved from Level 1 and has greater extent at higher levels. **Table 11** identifies the value assessment of each view, which is further described below.

Units 2 and 5 (at upper ground) experience limited distant viewing that does not include high-value elements. These views are assessed as having a low value. Units 3 and 6, however, comprising the floors above, experience distant viewing with iconic elements including the Harbour Bridge, Opera House (primarily from Level 2) and the North Sydney CBD skyline. The iconic elements, however, are not whole views. The arch of the bridge and the upper portion of the

Opera House sails are most visible. The views do not contain Harbour water. Unit 6 is west of Unit 3, and thus experiences a wider extent of distant viewing, less occluded by the Garcia building. The views from Units 3 and 6 are assessed as having high value. This assessment is consistent with Tenacity step one, which specifies that *whole views are valued more highly than partial views*.

**Tenacity step 2: Consider from what part of the property the views are obtained**

The views are obtained from a standing position in front of windows (where there is no connecting balcony) or on balconies looking over the balustrade. Information relating to the type of room adjoining the window or balcony has been provided by the photographer engaged by Virtual Ideas. Further, where available, floor plans from real estate websites provide additional understanding of the subject/adjacent rooms (refer **Figure 20** and **Figure 21**). All views are across the rear boundary of the property, adjacent Rockwall Lane.

It is noted that the views illustrated do not represent the full extent of viewing possible from the balcony or window of the affected units, but rather the view in the direction of the distant view corridor to the northwest. The resident also experiences views to either side of the illustrated view, depending on the angle of viewing.



Figure 20 Floor plan of 2/8 Rockwall Crescent

Figure 21 Floor plan of 6/6 Rockwall crescent

Source: Realestate.com

Source: Realestate.com

**Tenacity step 3: Assess the extent of view loss**

The compliant LEP/DCP envelope is provided for a comparative assessment, being representative of the maximum permissible volume as guided by the relevant City of Sydney statutory controls. The compliant volume occludes viewing for each level as described below:

- For the lower level units, this volume occludes the majority of viewing with exception to a remnant portion of sky viewing.
- For the Level 1 views, all existing built form and vegetation is occluded, with only sky viewing remaining.

- For the view from Unit 3, half the visible portion of the harbour Bridge, as well as the full visible extent of the Opera House sails are occluded.
- For the view from Unit 6, the Harbour Bridge and Opera House viewing is not affected.

The proposed volume does not extend to the maximum compliant envelope perimeter. A setback has been provided to both the Hotel Challis and Rockwall Lane boundaries. A setback is also provided to the upper floor of the Bethania Building (opposite Rockwall Lane), and the main sports building does not extend to the LEP height limit. As such, the following viewing loss or retention is identified:

- At upper ground, distant viewing is retained to the west of the Bethania Building.
- At Level 1, the partial Opera House and Harbour Bridge views are retained.
- At Level 2, the full extent of Opera House and Harbour Bridge views are retained, in addition to the views of the North Sydney CBD skyline.

Qualitatively, the severity of the extent of loss with respect to distant viewing (that may or may not include iconic views) is considered in **Table 11** below. It is noted that all views, with the exception of the Level 1 views, are from bedrooms. The Level 1 views are from kitchens. Tenacity identifies that rooms (such as kitchens) where residents are likely to spend more time are of greater significance when considering view loss. It is noted, however, that the Level 2 bedrooms are connected to a balcony, which (given the viewing experienced from the balcony) is considered to be a significant casual recreation space for residents.

The qualitative assessment of the extent of view loss for all six views is minor. This assessment considers the most valuable elements and the extent of distant viewing, which is largely preserved in each view given the arrangement of the proposed volume.

It is noted that since the Development Application was originally lodged, minor revisions to the architectural form have been made in response to Council's preliminary assessment. The assessment relates to the revised photomontages (current scheme). It is identified that the minor revision to the architectural form has not resulted in a change to the original assessment of view loss provided in the table below.

**Table 11** Tenacity assessment of view loss

View	Objective value assessment of views	Qualitative assessment of extent of view loss
<b>CAM01</b>	Low value – Moderate value – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM02</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM03</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM04</b>	Low value – Moderate value – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM05</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM06</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating



## 7.2 10-16 Rockwall Crescent, Potts Point

The following view states are extracted from **Appendix 1**.

**Table 12** CAM07: Unit 1, 10 Rockwall Crescent Potts Point - Upper ground, study

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		Originally lodged photomontage
		

**Table 13** CAM08: Unit 2, 10 Rockwall Crescent Potts Point - Level 1, Dining room

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		Originally lodged photomontage
		

**Table 14** CAM09: Unit 2, 10 Rockwall Crescent Potts Point - Level 2, balcony

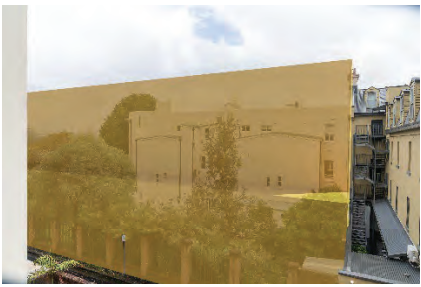

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		Originally lodged photomontage

**Table 15** CAM10: Unit 1, 12 Rockwall Crescent Potts Point - Upper ground, study

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		Originally lodged photomontage



**Table 16** CAM11: Unit 2, 12 Rockwall Crescent Potts Point - Level 1, Lounge

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		<b>Originally lodged photomontage</b>
		

**Table 17** CAM12: Unit 2, 12 Rockwall Crescent Potts Point - Level 2, balcony

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		<b>Originally lodged photomontage</b>
		

**Table 18** CAM13: Unit 1, 14 Rockwall Crescent Potts Point - Upper ground, study

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		Originally lodged photomontage

**Table 19** CAM14: Unit 2, 14 Rockwall Crescent Potts Point - Level 1, lounge

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		Originally lodged photomontage

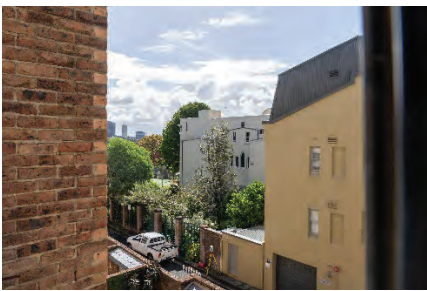
**Table 20** CAM15: Unit 2, 14 Rockwall Crescent Potts Point - Level 2, balcony

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		

**Originally lodged photomontage**



**Table 21** CAM16: 16 Rockwall Crescent Potts Point - Level 1, dining

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		

**Originally lodged photomontage**



**Table 22** CAM17: 16 Rockwall Crescent Potts Point - Level 2 balcony

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		Originally lodged photomontage
		

**Table 23** CAM18: 16 Rockwall Crescent Potts Point - Level 3 balcony

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		Originally lodged photomontage
		

### 7.2.1 Tenacity steps 1 to 3

#### Tenacity step 1: Assessment of views to be affected

The twelve views taken from the units at the 10-16 Rockwall Crescent strata property are of a dense, inner suburban setting. Distant views are framed and truncated by built form and vegetation in close proximity to the property. This includes vegetation on the grounds of St Vincent's College and the Garcia built form. Distant viewing is achieved from Level 1 and has greater extent at higher levels. **Table II** identifies the value assessment of each view, which is further described below.

Unit 1 at 10, 12 and 14 Rockwall Crescent (at upper ground) experience limited distant viewing that does not include high-value elements. These views are assessed as having a low value. Unit 2 at 10, 12 and 14 Rockwall crescent, as well as the levels above upper ground at 16 Rockwall Crescent, however, experience distant viewing with iconic elements including the Harbour Bridge, Opera House (primarily from Level 2), partial Sydney CBD and North Sydney CBD skyline.

The iconic elements, however, are not whole views. It is also noted that viewing from windows is more restricted than viewing from balconies, and as such window views are oriented towards the Garcia Building (directly opposite Rockwall Lane) rather than northwest towards the Harbour Bridge. The views do not contain Harbour water. Distant viewing is increasingly limited from properties further east, with increasing occlusion by the Garcia building. A summary of iconic and significant elements in each view above upper ground level is summarised below:

- CAM08: Part Harbour Bridge, part Woolloomooloo Wharf, part Sydney CBD skyline
- CAM09: Part Harbour Bridge, part Opera House, part Woolloomooloo Wharf, part Sydney CBD skyline
- CAM11: Part Harbour Bridge, part Sydney CBD skyline
- CAM12: Part Harbour Bridge, part Woolloomooloo Wharf, part Sydney CBD skyline
- CAM14: Restricted distant view
- CAM15: Part Harbour Bridge, part Woolloomooloo Wharf, part Sydney CBD skyline, part North Sydney CBD skyline
- CAM16: Part Sydney CBD skyline
- CAM17: Part Harbour Bridge, part Woolloomooloo Wharf, part Sydney CBD skyline, part North Sydney CBD skyline
- CAM18: Part Harbour Bridge, part Opera House, part Woolloomooloo Wharf, part Sydney CBD skyline, part North Sydney CBD skyline

This assessment is consistent with Tenacity step one, which specifies that *whole views are valued more highly than partial views*. It is noted however, that part viewing of multiple iconic elements is considered high value.

### **Tenacity step 2: Consider from what part of the property the views are obtained**

The views are obtained from a standing position in front of windows (where there is no connecting balcony) or on balconies looking over the balustrade. Information relating to the type of room adjoining the window or balcony has been provided by the photographer engaged by Virtual Ideas. Further, where available, floor plans from real estate websites provide additional understanding of the subject/adjacent rooms (refer **Figure 22** and **Figure 23**). All views are across the rear boundary of the property, adjacent Rockwall Lane.

It is noted that the views illustrated do not represent the full extent of viewing possible from the balcony or window of the affected units, but rather the view in the direction of the distant view corridor to the northwest (where this is achieved). The resident also experiences views to either side of the illustrated view, depending on the angle of viewing.



Figure 22 Floor plan of 1/12 Rockwall Crescent  
Source: Realestate.com

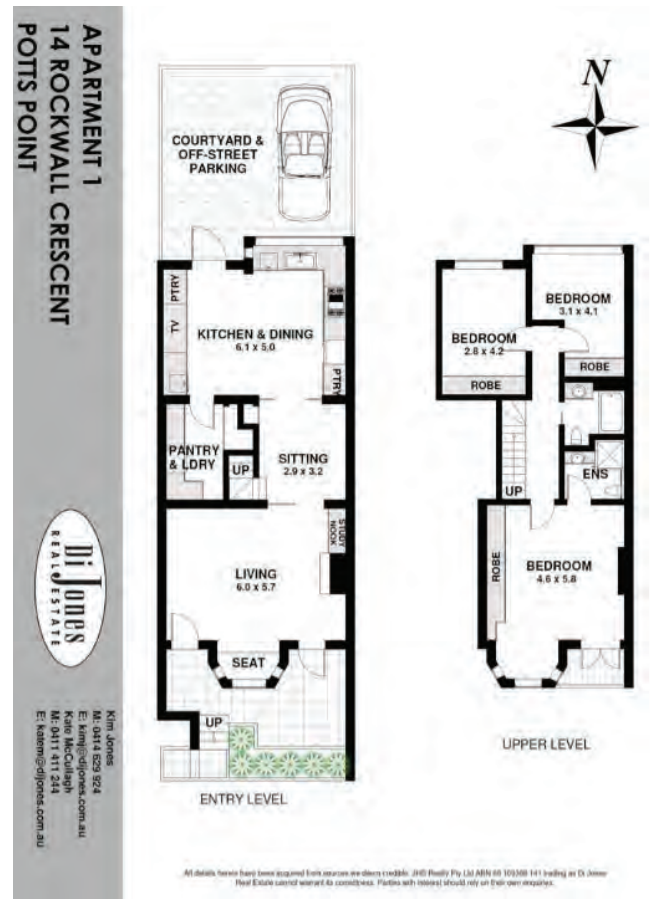


Figure 23 Floor plan of 1/14 Rockwall Crescent  
Source: Realestate.com

**Tenacity step 3: Assess the extent of the loss**

The compliant LEP/DCP envelope is provided for a comparative assessment, being representative of the maximum permissible volume as guided by the relevant City of Sydney statutory controls. The compliant volume occludes viewing for each level as described below:

- For the lower level units (at upper ground), this volume occludes the majority of viewing with exception to a remnant portion of sky viewing.
- For the Level 1 views, all existing built form and vegetation on the St Vincent's College site and beyond is occluded, with only sky viewing remaining.
- For the Level 2 views from the units at 10 and 12 Rockwall, a portion of the Sydney CBD skyline remains visible, with the remaining elements (including the Harbour Bridge and Opera House) occluded.
- For the Level 2 views from 14 and 16 Rockwall, the upper portion of the Harbour Bridge, and portions of both the North Sydney CBD and Sydney CBD remain visible.
- At Level 3 of 16 Rockwall, the compliant envelope does not occlude the majority of existing distant viewing. The visible portion of Woolloomooloo Wharf, however, is occluded with the exception of its roof.

The proposed volume does not extend to the maximum compliant envelope perimeter. A setback has been provided to both the Hotel Challis and Rockwall Lane boundaries. A setback is also provided to the upper floor of the Bethania Building (opposite Rockwall Lane), and the main sports building does not extend to the LEP height limit. As such, the following view loss or retention is identified:

- at upper ground, the proposed envelope retains additional sky viewing and distant viewing of the Sydney CBD (where originally visible) across the rooftop sports court.
- At Level 1, where originally visible, the partial Harbour Bridge and Sydney CBD skyline views are retained. There is occlusion of the partial view of Woolloomooloo Wharf (with exception of the rooftop).

- At Level 2 (and Level 3 of the unit at 16 Rockwall), the full extent of Opera House, Harbour Bridge, Sydney CBD and North Sydney CBD views are retained. There is occlusion of the partial view of Woolloomooloo Wharf (with exception of the rooftop). It is also noted that the removal of tall trees from the St Vincent's grounds increases the extent of viewing of iconic elements such as the Harbour Bridge.

Qualitatively, the severity of the extent of loss with respect to distant viewing (that may or may not include iconic views) is considered in **Table 11** below. It is noted that views across the units at 10 to 16 Rockwall are generally from rooms that residents will spend extended daylight hours in (i.e. not bedrooms) or private outdoor spaces. Tenacity identifies that rooms (such as kitchens) where residents are likely to spend more time are of greater significance when considering view loss. Balconies, even if off a bedroom, are considered to be a significant casual recreation space for residents.

The qualitative assessment of the extent of loss for all twelve views from the units at 10-16 Rockwall is minor. This assessment considers the most valuable elements and the extent of distant viewing, which is largely preserved in each view given the arrangement of the proposed volume.

It is noted that since the Development Application was originally lodged, minor revisions to the architectural form have been made in response to Council's preliminary assessment. The assessment relates to the revised photomontages (current scheme). It is identified that the minor revision to the architectural form has not resulted in a change to the original assessment of view loss provided in the table below.

**Table 24** Tenacity assessment of view loss

View	Objective value assessment of views	Qualitative assessment of extent of view loss
<b>CAM07</b>	Low value – Moderate value – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM08</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM09</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM10</b>	Low value – Moderate value – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM11</b>	Low value – <b>Moderate value</b> – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM12</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM13</b>	Low value – Moderate value – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM14</b>	Low value – Moderate value – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM15</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM16</b>	Low value – <b>Moderate value</b> – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM17</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM18</b>	Low value – Moderate value – <b>High value</b>	Negligible – <b>Minor</b> – Moderate – Severe - Devastating


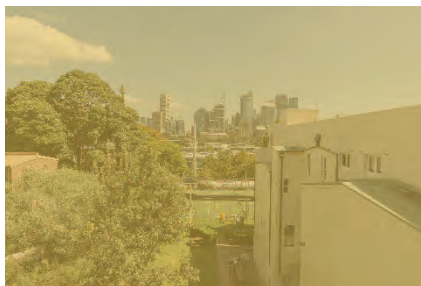


### 7.3 21-23 Challis Avenue, Potts Point – Hotel Challis

The following view states are extracted from **Appendix 1**.

**Table 25** CAM19: Room 214, 21-23 Challis Avenue Potts Point - Level 1 - south end of west facade


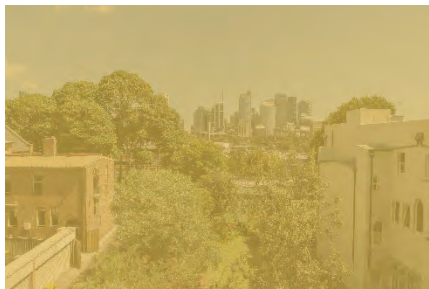

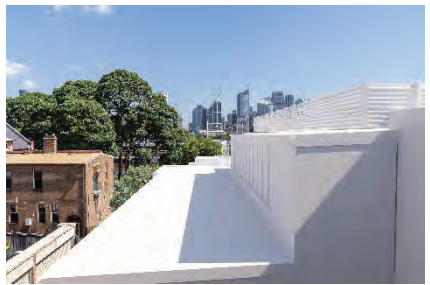
Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		<p data-bbox="1034 640 1460 678">Originally lodged photomontage</p> 

**Table 26** CAM20: Room 408, 21-23 Challis Avenue Potts Point - Level 3 - north end of west facade

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		<p data-bbox="1034 1393 1460 1431">Originally lodged photomontage</p> 



**Table 27** CAM21: Room 412, 21-23 Challis Avenue Potts Point - Level 3 - south end of west facade

Existing view	Compliant LEP/DCP envelope	Proposed development (as revised)
		
		<p><b>Originally lodged photomontage</b></p>
		

### 7.3.1 Tenacity steps 1 to 3

#### Tenacity step 1: Assessment of views to be affected

The three views taken from Hotel Challis are of a dense, inner suburban setting. The immediate foreground, however, is characterised by the open space of the St Vincent’s College grounds. Distant views are framed and truncated by built form and vegetation in close proximity to the property. This includes vegetation on the grounds of St Vincent’s College, the Garcia built form to the north and College built form to the south. Distant viewing is most visible at Level 3 (from the dormer style windows in the upper roof form) and has reduced extent at lower levels, being significantly occluded by mature vegetation on the College grounds.. **Table 11** identifies the value assessment of each view, which is further described below.

Room 214 experiences limited distant viewing as a result of the mature vegetation on the College grounds. However, this view has been objectively rates as having moderate value. Notwithstanding the occluding vegetation, there are glimpses of Woolloomooloo Wharf and the Sydney CBD skyline.

Rooms 408 and 412 experience distant viewing framed by built form on either side of the College grounds. The distant viewing includes a portion of Woolloomooloo Wharf and the Sydney CBD skyline. Sydney Tower is also visible (where not partially occluded by vegetation). These views are assessed as having a high value. It is noted however that views from the Hotel Challis rooms does not include viewing of the Opera House or Harbour Bridge.

This assessment is consistent with Tenacity step one, which specifies that *whole views are valued more highly than partial views*. It is noted however, that part viewing of multiple iconic elements is considered high value.

#### Tenacity step 2: Consider from what part of the property the views are obtained

The views are obtained from a standing position in front of windows to hotel rooms. All views are across the side boundary of the property, adjacent St Vincent’s College. Importantly, Tenacity states that *the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries*. This is interpreted to be cognisant that the front and rear of properties benefit from greater separation distances to adjacent built form, being across a road (at the front) or a laneway or adjoining backyards (at the rear). Side boundaries are generally subject to a minimal permissible setback.

It is noted that the views illustrated do not represent the full extent of viewing possible from the window of the affected hotel rooms, but rather the view in the direction of the distant view corridor to the west (where this is achieved). The occupant also experiences views to either side of the illustrated view (however this is noted to be of built form in close proximity to the room).

### Tenacity step 3: Assess the extent of the loss

The compliant LEP/DCP envelope is provided for a comparative assessment, being representative of the maximum permissible volume as guided by the relevant City of Sydney statutory controls. The compliant volume occludes the full 24mm view extent for each of each view, resulting from the permissible envelope extending to the boundary.

The proposed volume does not extend to the maximum compliant envelope perimeter. A setback has been provided to both the Hotel Challis and Rockwall Lane boundaries. A setback is also provided to the upper floor of the Bethania Building (opposite Rockwall Lane), and the main sports building does not extend to the LEP height limit. As such, the following view loss or retention is identified:

- At room 214, the proposed volume occludes the opportunity for viewing the Sydney CBD skyline and Woolloomooloo Wharf. It is noted however that the existing view is significantly occluded by vegetation.
- At room 408, the proposed volume, as revised following lodgement, occludes most of the Sydney CBD skyline, with mainly sky viewing remaining. However, the revised scheme has a reduced southern parapet height compared to the originally lodged scheme, and as a result, viewing of the top of Sydney Tower is retained, as well as upper portion of a few central CBD towers.
- At room 412, the northern end of the visible Sydney CBD skyline is occluded, as well as the visible portion of Woolloomooloo Wharf.

Qualitatively, the severity of the extent of loss with respect to distant viewing (that may or may not include iconic views) is considered in **Table 11** below. Tenacity identifies that rooms where occupants are likely to spend more time are of greater significance when considering view loss. Notwithstanding, time spent by guests in hotel rooms may be highly variable and depend on a guest’s purpose of stay.

The qualitative assessment of the extent of loss for the views varies. Where an existing view (CAM19) is significantly impacted by vegetation, the assessment is moderate (noting the opportunity for viewing without vegetation). Where the **greater majority** of a high value view is occluded (CAM20), the assessment is devastating. Where a large portion of a high value view is occluded (CAM21), the assessment is severe.

It is noted that since the Development Application was originally lodged, minor revisions to the architectural form have been made in response to Council’s preliminary assessment. The assessment relates to the revised photomontages (current scheme). It is identified that the minor revision to the architectural form has not resulted in a change to the original assessment of view loss provided in the table below.

**Table 28** Tenacity assessment of view loss

View	Objective value assessment of views	Qualitative assessment of extent of view loss
<b>CAM19</b>	Low value – Moderate value – High value	Negligible – <b>Minor</b> – Moderate – Severe - Devastating
<b>CAM20</b>	Low value – Moderate value – <b>High value</b>	Negligible – Minor – Moderate – Severe - <b>Devastating</b>
<b>CAM21</b>	Low value – Moderate value – <b>High value</b>	Negligible – Minor – Moderate – <b>Severe</b> - Devastating

## 7.4 Tenacity Step 4: reasonableness of view loss

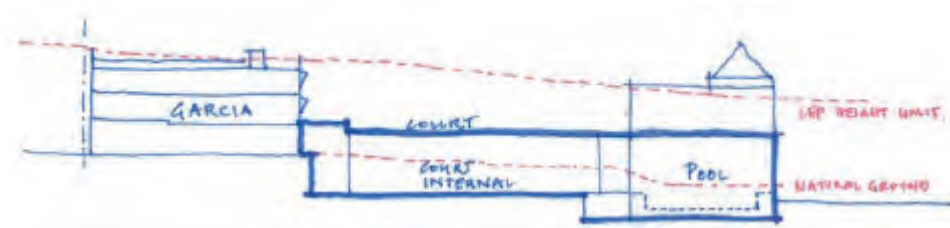
Under Tenacity, Step 4 involves assessment of the reasonableness of the proposal that is causing the view loss. Reasonableness can be a highly subjective concept involving professional value judgements. Subjectivity can be reduced by reference to the planning framework in totality, including strategic plans and statutory plans. It is also helpful to consider a range of other relevant matters such as context and previous, similar planning decisions.

### 7.4.1 Overview of skilful design

The proposed building envelope has undergone significant design development through multiple iterations in order to present a more skilful design. Notwithstanding, as an institutional development with stringent program requirements, the proposal does not have the same level of flexibility to modulate bulk as would a residential apartment building. Key design development activities are noted below:

- The architect carried out comprehensive site analysis to inform an initial set of design option studies. The site analysis considered relationship to existing built form on site, heritage impacts and relationship to neighbouring built form. Further, the architect sought to achieve the brief requirements of St Vincent’s College to meet the growing complexity of student and staff needs. A preferred option arose, which had the following attributes (refer **Figure 24**):

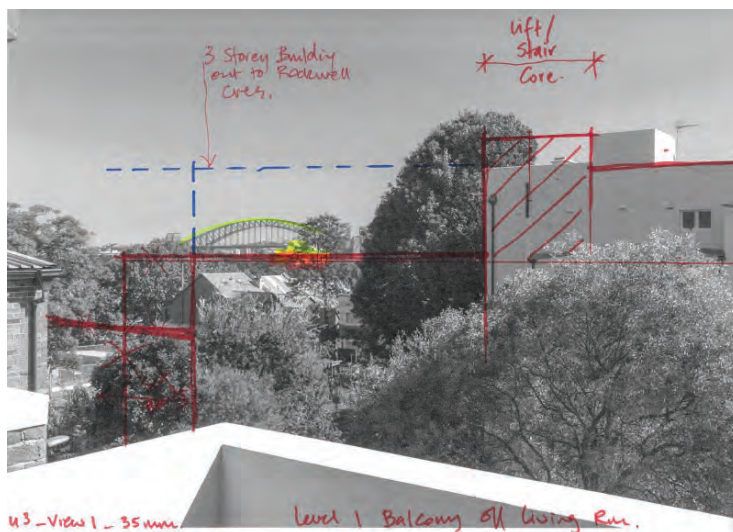
- The multipurpose building was set into the site below natural ground level to reduce the overall above ground mass.
- The sports court was located on the rooftop, rather than within the built form and in a landscaped setting.
- The remaining required floorspace was concentrated in the Bethania Building, which is set back into the site away from the corner of Challis Avenue and Victoria Road, where impact to views is more likely.



**Figure 24** Initial sketch of preferred design option

Source: Leaf Architecture

- A community consultation session was held in March 2023. A set of key issues was raised by attendees, which the architect has addressed through design modification. At this time, the Bethania Building included a rooftop terrace that fronted Rockwall Lane. This presented additional occluding potential from views from across the lane. In response, the rooftop terrace was removed and replaced with a simple skillion roof.
- The architect met with the Ethos Urban view loss assessment team during the iterative design period. The architect adopted recommendations to provide additional setback to Level 3 of the Bethania Building from Rockwall Lane. This is illustrated in **Figure 25**. The dashed blue line represents the extent of Level 3 massing without additional setback. This VLA demonstrates that this modification has significantly reduced the occlusion of iconic elements when viewed from the terraces opposite Rockwall Lane. Further, the setback has reduced the extent of occlusion of views from the top of the southern end of the Hotel Challis wing of rooms.



**Figure 25** Massing reduction recommendation

Source: Leaf Architecture

- Finally, minor design modifications were made to further mitigate view loss and the visual bulk. This included specifying a lightweight netting to the rooftop sports court, minimising the height of proposed rooftop perimeter planting, making the balustrade to the rooftop perimeter transparent and introducing taller trees in the setback between the Bethania Building and Hotel Challis.
- Since the Development Application was originally lodged, minor revisions to the architectural form have been made in response to Council's preliminary assessment. The changes have not been found to alter the extent of view loss. It is noted that the minor changes to the Bethania Building include lowering of the wall fronting Rockwall Lane, resulting in a minor reduction to view loss from Hotel Challis.
- Sections of the resulting design from the architectural set are included at **Figure 26** and **Figure 27**. These demonstrate a conscious design move to modulate the building height under the LEP height limit of 15m, particularly at the Challis Avenue and Victoria Road corner, where views over rear and side boundaries (from properties across Rockwall Lane) are available.

The applicant has therefore demonstrated a commitment to reducing view loss across multiple design iterations, to a reasonable and appropriate extent. As such, it is considered that any further attempts to mitigate view loss would only be possible through significant reductions in built form (in the order of removal of entire storeys) which is not an expectation outlined in Step 4 of Tenacity and is beyond the threshold of skilful design.

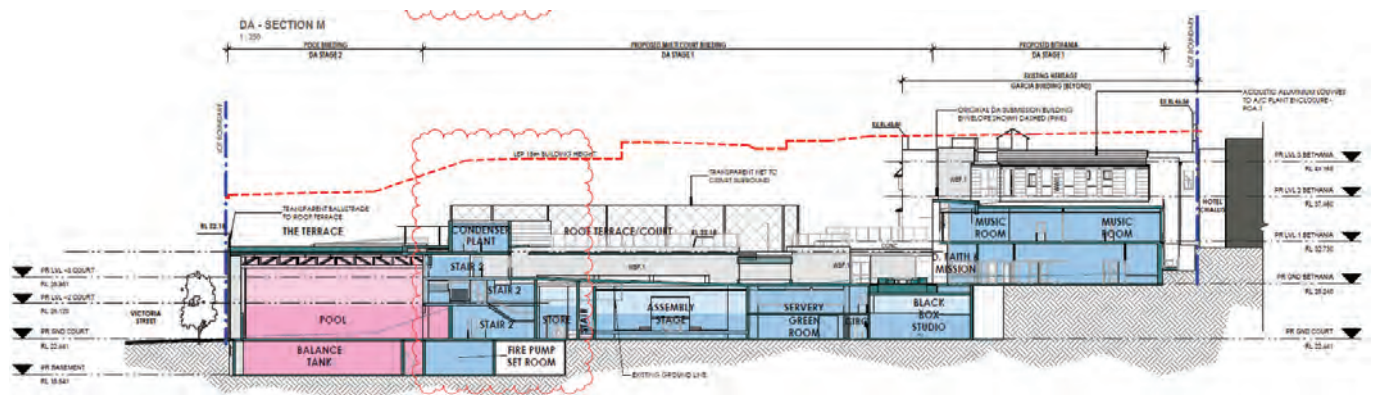


Figure 26 Proposed massing with respect to the permissible LEP height plane – long section

Source: Leaf Architecture

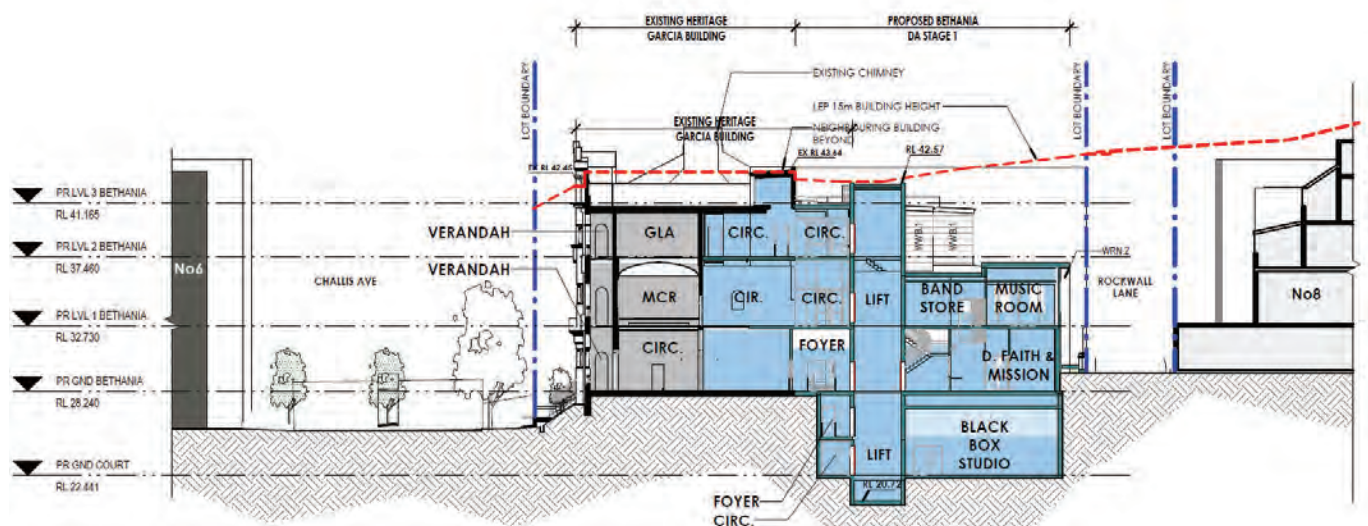


Figure 27 Proposed massing with respect to the permissible LEP height plane – cross section

Source: Leaf Architecture

## 7.4.2 6-8 Rockwall Crescent, Potts Point

### Summary of view loss

- A total of six (6) views have been selected which illustrate the outlook from the Upper Ground, Level 1 and Level 2 windows or balconies, and each unit in the property. These levels are most affected by the proposal development.
- The objective value of the Upper Ground views is low. The objective value of the views at Levels 1 and 2 above is high. Partial viewing of iconic elements is visible, tightly framed by built and natural elements in close proximity.
- The qualitative assessment of extent of loss is minor for each of the six views. Although the massing of the proposed is greater when viewed from Upper Ground, iconic elements are not visible at this level. For the upper levels, the proposed massing is sculpted to retain the existing partial viewing of iconic elements, including the existing partial viewing of CBD skyline.

### Reasonableness considerations specific to 6-8 Rockwall Crescent

The view loss imposed by the proposal is on balance considered reasonable as:

- The proposed building envelope has undergone significant design development through multiple iterations in order to present a more skilful design. Pertinent to this property:
  - The proposal includes additional setback from the Rockwall Lane boundary to the top floor of the Bethania Building
  - The multipurpose facility is lowered into the site, well below the LEP maximum height, inclusive of the rooftop sports court netting.
  - This design development, which has been undertaken following advice from Ethos Urban, has led to a general preservation of views to achieve the minor qualitative assessment.

## 7.4.3 10-16 Rockwall Crescent, Potts Point

### Summary of view loss

- A total of twelve (12) views have been selected which illustrate the outlook from the Upper Ground, Level 1, Level 2 (and Level 3 at 16 Rockwall Crescent) windows or balconies, and each unit in the property. These levels are most affected by the proposal development.
- The objective value of the Upper Ground views and view at Level 1 of 14 Rockwall is low. Of the remaining views, those that achieve distant precinct views (albeit framed by built form in close proximity) are valued as moderate. Those that achieve distant viewing with significant or iconic elements (albeit partial) is valued as high.
- The qualitative assessment of extent of loss is minor for each of the twelve views. Although the massing of the proposed is greater when viewed from Upper Ground, iconic elements are not visible at this level. For the upper levels, the proposed massing is sculpted to retain the existing partial viewing of iconic elements, including the existing partial viewing of CBD skylines. It is noted that the sculpting generally constrains the proposed form to be behind the existing occluding volume of the Garcia Building fronting Challis Avenue, thus preserving distant viewing of iconic elements.

### Reasonableness considerations specific to 10-16 Rockwall Crescent

The view loss imposed by the proposal is on balance considered reasonable as:

- The proposed building envelope has undergone significant design development through multiple iterations in order to present a more skilful design. Pertinent to this property:
  - The proposal includes additional setback from the Rockwall Lane boundary to the top floor of the Bethania Building
  - The multipurpose facility is lowered into the site, well below the LEP maximum height, inclusive of the rooftop sports court netting.
  - The Bethania Building volume is generally constrained to be within the extent of the existing Garcia Building, which currently occludes views from this property to iconic elements.
  - This design development, which has been undertaken following advice from Ethos Urban, has led to a general preservation of views to achieve the minor qualitative assessment.

#### 7.4.4 Reasonableness considerations common to both 6-8 and 10-16 Rockwall Crescent properties

The view loss imposed by the proposal is on balance considered reasonable as:

1. Each of the units with existing distant viewing and with partial views of iconic elements retains these views.
2. Whilst views of the Potts Point built form in close proximity to the property will be impacted, these are not considered the usual point of assessment under Tenacity which focusses on more highly desired views such as water, Harbour or other high value views such as Sydney Tower and Woolloomooloo Wharf. Views of an existing urbanised residential area are generally not the primary point of assessment under Tenacity.
3. The proposal is entirely compliant with the maximum building height and FSR development standards of the Sydney LEP, being the principal statutory development standards that influence the bulk and scale of a development. Of particular note, the proposal does not seek to maximise and occupy the full extent of the 15m building height permitted (even including the rooftop sports court netting).
4. Further, the proposal is compliant with or provides additional measures to DCP volumetric controls. Of note:
  - The proposal presents a two (2) storey street wall with roof level activation at the Challis/Victoria elevation. This is one storey less than the DCP maximum of a three-storey street wall to Challis Avenue.
  - The proposal also presents a two (2) storey street wall to Rockwall Lane (which has been set back from the Rockwall Lane boundary, rather than the DCP permissible nil setback). This is compliant with the DCP maximum street wall to the Lane.
  - Further, the upper floor is setback from the street wall greater than the DCP minimum of 3 metres.
5. Any proposed building developed to the site's Sydney LEP 15m maximum building height control would generate the same, or additional view loss across each of the apartments. Further, in accordance with Tenacity, the full retention of views at lower levels of buildings in a highly urbanised context is not considered practical or reasonable.
6. The multi-floor units contained in the upper levels of the property also experience viewing from Level 3 (within the original terrace roof, dormer type window). These have not been included in the assessment (with exception to Level 3 at 16 Rockwall Crescent) as preliminary massing studies illustrate that distant viewing from this level is not affected. This is further evidenced by the preservation of viewing at Level 2 below and the viewing assessment at Level 3 of 16 Rockwall Crescent. It is therefore acknowledged that, on balance, the multi-floor units do not experience commensurate view loss to all windows oriented to Rockwall Lane.
7. It is noted that the proposed volume presents a considerable change to the existing landscaped and sporting grounds of St Vincent's College, and thus presents significant change to the immediate foreground viewing. Notwithstanding the mitigating measures to soften the building mass (including a landscaped setback to Rockwall Lane) and to address privacy (including privacy treatments to proposed windows), the immediate foreground viewing falls outside the remit of a Tenacity assessment, which assesses view loss in relation to precinct views of iconic and significant outlook.
8. In addition to Tenacity, pertinent to this development is a view loss assessment against *Principle 1 – context, built form and landscape* contained in Schedule 8 of the Transport and Infrastructure SEPP (the environmental planning instrument that facilitates the proposed development). As identified in **Section 4.1**, viewing amenity of neighbouring properties is not specifically referenced in Principle 1. However, the principle identifies that a school should be designed to *respond to and enhance the positive qualities of their setting*. It has been established that the Potts Point setting has desirable views of the Sydney CBD and its iconic elements, including the Opera House, Harbour Bridge and Sydney Tower. In response to these desirable views, the proposed development has been designed to preserve viewing from 6-8 Rockwall Crescent through sculpting that includes setting the development below the maximum height plane and introducing additional setbacks. In this manner, the proposed development is not unreasonable in the context of the positive quality of the Potts Point setting.
9. In addition to Tenacity, pertinent to the proposed development is a view loss assessment against *Principle C* of section 2.4.4 of the Sydney DCP, which states that development should *Protect views to the City skyline from Challis Avenue and Victoria Street*. Further, section 4.2.3.10 states in relation to views from existing residential properties, that *Views and outlooks from existing residential development should be considered in the site planning and massing of new development*. In relation to section 2.4.4, properties on Rockwall Crescent, although not situated on Challis Avenue or Victoria Street, benefit from the preservation of views from these streets to the city skyline. The photomontages, as discussed, demonstrate that the sculpting of the proposed development preserves viewing of the Sydney CBD skyline, where visible in existing condition. In relation to section 4.2.3.10(2), it has been demonstrated that the site planning and arrangement of massing of the proposed development has considered views from these properties, and generally achieved preservation of those views.
10. On balance, the proposal presents reasonable view loss to the properties at 6-8 Rockwall Crescent and 10-16 Rockwall Crescent, Potts Point, having regard to the design of the proposed building, the location within the

adjoining building from which the relevant views are obtained and the planning controls which apply to the subject site (by comparative assessment of a DCP/LEP compliant envelope).

## 7.4.5 21-23 Challis Avenue, Potts Point – Hotel Challis

### Summary of view loss

- A total of three (3) views have been selected which illustrate the outlook from sample hotel rooms at Level 1 and Level 3. The view from Level 1 is considered to be representative of views from hotel rooms at both Level 1 and Level 2. These are the most affected levels of Hotel Challis. Level 3 (within the roof form, dormer type windows) retains partial viewing at the southern end of the wing.
- The objective value of the Level 1 view is low, with existing viewing largely occluded by mature planting on the College grounds. The value of the Level 3 views is high. Although these views do not contain the Opera House or Harbour Bridge, a portion of the Sydney CBD skyline (including Sydney Tower), as well as a portion of Woolloomooloo Wharf is visible.
- The qualitative assessment of extent of loss varies across each view. At Level 1, the loss is assessed as minor given the objective value of the occluded view, significantly limiting its exposure to distant viewing. At Level 3, the proposed volume occludes distant viewing of **the greater majority of** a high value view, and is therefore assessed as devastating. The view at the south end of Level 3 experiences occlusion of part of the existing distant viewing and is therefore assessed as severe.

### Summary of reasonableness

The view loss imposed by the proposal is on balance considered reasonable as:

- The specific use of this property is classified as *tourist and visitor accommodation* in the Standard Instrument LEP. This is a consideration in the significance of any view loss, in that the nature of this use means that the hotel rooms are unlikely to be occupied throughout the day in the same manner as a standard residential apartment. Typically, it is considered that view loss experienced by a hotel room should be given less weighting when compared to the assessment of permanent residential properties such as those at 6-16 Rockwall Crescent. It is acknowledged however, that Hotel Challis includes in its marketing collateral that some hotel rooms feature vistas toward the Sydney CBD.
- The proposed building envelope has undergone significant design development through multiple iterations in order to present a more skilful design. Pertinent to this property:
  - the proposal includes additional setback from the shared boundary with Hotel Challis which introduces opportunity for landscape, proposed to be trees.
  - The Bethania Building is below the LEP maximum height, particularly at the south end where the top floor has been further set back from Rockwall Lane.
- It must also be noted that each of the available viewpoints are obtained over the site's side boundary, where Tenacity acknowledges it is difficult and less reasonable for views to be preserved.
- As a result of the proximity of the hotel room wing to the shared boundary, any further attempts to reduce view loss would require substantial redesign and would likely require the deletion of all but the ground floor of the proposed Bethania Building. In this regard, Step 4 of Tenacity explicitly states: "*With a complying proposal, the question should be asked **whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours.***"
- Notwithstanding the severe to devastating qualitative assessment of view loss from the upper hotel rooms, Tenacity does not explicitly call for full storeys to be removed from a complying proposal to fulfil the requirement of a 'skilful design,' given that this does not represent the same development potential for the applicant, nor does it represent any architectural design 'skill,' rather, it is an elementary response to the issue. A 'skilful' design would imply a rather significant degree of design testing to achieve a simultaneous outcome of the same development potential, with an apparent visually mitigated built form (if this can be achieved, rather than simply leaving the site in its current underutilised state).
- In addition to Tenacity, pertinent to this development is a view loss assessment against *Principle 1 – context, built form and landscape* contained in Schedule 8 of the Transport and Infrastructure SEPP (the environmental planning instrument that facilitates the proposed development). As identified in **Section 4.1**, viewing amenity of neighbouring properties is not specifically referenced in Principle 1. However, the principle identifies that a school should be designed to *respond to and enhance the positive qualities of their setting*. It has been established that

the Potts Point setting has desirable views of the Sydney CBD and its iconic elements, including the Opera House, Harbour Bridge and Sydney Tower. Although the proposed development generally occludes viewing from the Hotel Challis rooms facing St Vincent's College, considering the proposal in the totality of its setting, as well as its general design approach to not extend to the maximum permissible envelope, the proposed development is not unreasonable in the context of the positive quality of the Potts Point setting.

- The following considerations listed in **Section 7.4.4** in this report also apply to this property:
  - Consideration 3
  - Consideration 4
  - Consideration 5
  - Consideration 6
- On balance, the proposal presents reasonable view loss to the building at 21-23 Challis Avenue, Potts Point, having regard to the design of the proposed building, the location within the adjoining building from which the relevant views are obtained and the planning controls which apply to the subject site (by comparative assessment of a DCP/LEP compliant envelope).



## 8.0 Summary and conclusions

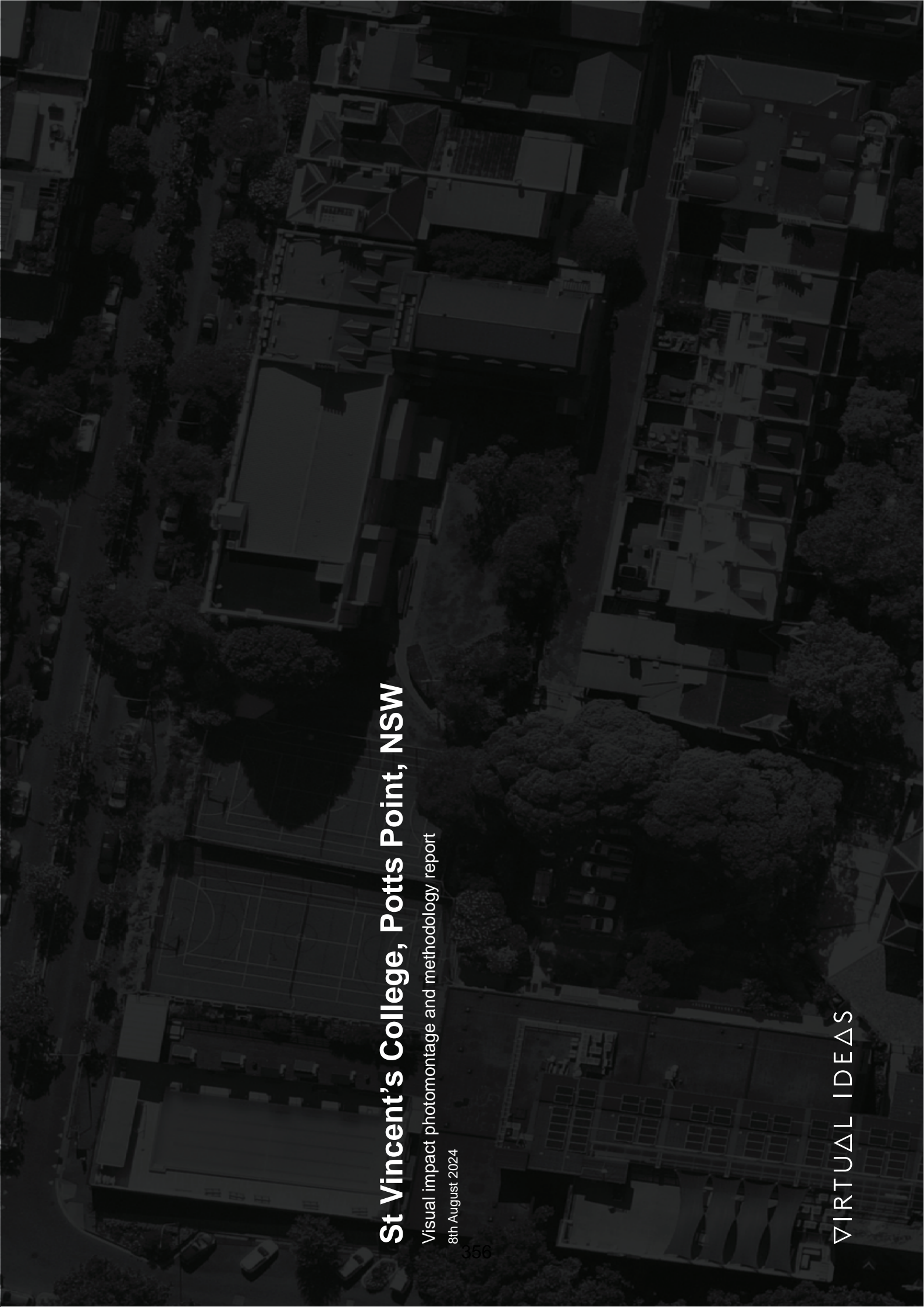
With respect to the view loss assessment:

- The view loss analysis has concluded that all assessed views from the units at the 6-8 Rockwall Crescent property (6 views) and the 10-16 Rockwall Crescent property (12 views) have a minor qualitative extent of loss. The proposed massing is sculpted to retain the existing partial viewing of iconic elements, including the existing partial viewing of CBD skylines.
- The view loss analysis for the assessed views at 21-23 Challis Avenue property 'Hotel Challis' (3 views) have a minor qualitative extent of loss (at Level 1) and a severe to devastating qualitative extent of loss at Level 3. At Level 1, the view loss is assessed as minor given the objective value of the occluded view, significantly limiting its exposure to distant viewing. At Level 3, the proposed volume occludes distant viewing of a high value view and is therefore assessed as devastating. The view at the south end of Level 3 experiences occlusion of part of the existing distant viewing and is therefore assessed as severe.
- Whilst views of the Potts Point built form in close proximity to the property will be impacted, these are not considered the usual point of assessment under Tenacity which focusses on more highly desired views such as water, Harbour or other iconic views such as Sydney Tower and Woolloomooloo Wharf. Views of an existing urbanised residential area are generally not the primary point of assessment under Tenacity.
- The proposal is entirely compliant with the maximum building height and FSR development standards of the Sydney LEP, being the principal statutory development standards that influence the bulk and scale of a development. Of particular note, the proposal does not seek to maximise and occupy the full extent of the 15m building height permitted (even including the rooftop sports court netting). Instead, the proposal is modulated below the height plane, with the greatest reductions towards the Challis Avenue and Victoria Street corner where view corridors are most critical.
- The proposal presents a two (2) storey street wall with roof level activation at the Challis/Victoria elevation. This is one storey less than the DCP maximum of a three-storey street wall to Challis Avenue. The proposal also presents a two (2) storey street wall to Rockwall Lane (which has been set back from the Rockwall Lane boundary, rather than the DCP permissible nil setback). This is compliant with the DCP maximum street wall to the Lane. Further, the upper floor is setback from the street wall greater than the DCP minimum of 3 metres. The proposal therefore achieves compliance with (or improves upon) the DCP volumetric controls of number of storeys, setbacks and street wall height.
- Any proposed building developed to the site's Sydney LEP 15m maximum building height control would generate the same, or additional view loss across each of the apartments. Further, in accordance with Tenacity, the full retention of views at lower levels of buildings in a highly urbanised context is not considered practical or reasonable.
- Tenacity does not provide that anyone has a proprietary right to retain all, or part of the views enjoyed from their land. The Court specifically acknowledges that entire loss of a view in some cases (although a severe or devastating view loss) could be reasonable in the circumstances. Further, in *Cullen vs Waverley Council* it was cited that one cannot expect to own a view that is gained over another's private property. At paragraph [32] Commissioner Bly notes that "*bearing in mind that there is no ownership of views across private property, any expectation for the complete retention of views across the common boundary between these properties must be given less weight, especially if height and setback controls (effectively envelope controls) are complied with*". The skilful design test and Tenacity principles were applied but in reaching the conclusions on the reasonableness of view sharing the Court noted that "*Also one should not disregard the reasonable expectations of an applicant who has made substantial concessions as against the otherwise permissible built form*" (42).
- In consideration of the above point, it is noted that the assessed view corridors traverse the subject site (as well as numerous other sites) to varying extents across various orientations, side boundaries and degrees of obliqueness. As such, in accordance with *Cullen vs Waverley Council*, the complete retention of these views is to be given less weight in the context of the view loss assessment. Given the planning controls that apply to the site, as well as the highly urbanised built form context of Potts Point, the partial or majority retention of views where practical is a considerable design achievement and demonstrates appropriate "view sharing."
- The proposed building envelope has undergone significant design development through multiple iterations in order to present a more skilful design, with collaborative advice from Ethos Urban. The proposal includes:
  - additional setback from the Rockwall Lane boundary to the top floor of the Bethania Building
  - the multipurpose facility is lowered into the site, well below the LEP maximum height, inclusive of the rooftop sports court netting

- when viewed from the Rockwall Crescent properties, the Bethania Building volume is generally constrained to be within the extent of the existing Garcia Building, which currently occludes views from to iconic elements.
- The multi-floor units contained in the upper levels of 6-16 Rockwall Crescent also experience viewing from Level 3 (within the original terrace roof, dormer type window). These have not been included in the assessment as preliminary massing studies illustrate that distant viewing from this level is not affected. This is further evidenced by the preservation of viewing at Level 2 below. It is therefore acknowledged that, on balance, the multi-floor units do not experience commensurate loss to all windows oriented to Rockwall Lane.
- As a result of the proximity of the hotel room wing to the shared boundary, any further attempts to reduce view loss would require substantial redesign and would likely require the deletion of all but the ground floor of the proposed Bethania Building. In this regard, Step 4 of Tenacity explicitly states: *“With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours.”*
- Notwithstanding the severe to devastating qualitative assessment of view loss from the upper hotel rooms, Tenacity does not explicitly call for full storeys to be removed from a complying proposal to fulfil the requirement of a ‘skilful design,’ given that this does not represent the same development potential for the applicant, nor does it represent any architectural design ‘skill,’ rather, it is a facile, elementary response to the issue, and does not require any forethought or critical thinking. A ‘skilful’ design would imply a rather significant degree of design testing to achieve a simultaneous outcome of the same development potential, with an apparent visually mitigated built form (if this can be achieved, rather than simply leaving the site in its current underutilised state).
- It is noted that the proposed volume presents a considerable change to the existing landscaped and sporting grounds of St Vincent’s College, and thus presents significant change to the immediate foreground viewing. Notwithstanding the mitigating measures to soften the building mass (including a landscaped setback to Rockwall Lane) and to address privacy (including privacy treatments to proposed windows), the immediate foreground viewing falls outside the remit of a Tenacity assessment, which assesses view loss in relation to precinct views of iconic and significant outlook.
- Since the Development Application was originally lodged, minor revisions to the architectural form have been made in response to Council’s preliminary assessment. The changes have not been found to alter the extent of view loss. It is noted that the minor changes to the Bethania Building include lowering of the wall fronting Rockwall Lane, resulting in a minor reduction to view loss from Hotel Challis.
- On balance, the proposal presents reasonable view loss to the properties at 6-8 Rockwall Crescent, 10-16 Rockwall Crescent and 21-23 Challis Avenue, Potts Point, having regard to the design of the proposed building, the location within the adjoining building from which the relevant views are obtained and the planning controls which apply to the subject site (by comparative assessment of a DCP/LEP compliant envelope).

Taking into consideration the project in its totality and assessment of photomontages, the development proposed is reasonable in terms of view loss. On this basis, it is the conclusion of this view loss assessment that the extent of view loss is insufficient in its own right to warrant redesign or refusal of the proposal on merit grounds.

# Appendix A Photomontage and Methodology Report (Virtual Ideas)



# St Vincent's College, Potts Point, NSW

Visual impact photomontage and methodology report

8th August 2024

356

VIRTUAL IDEAS

## 1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed developments for St Vincent's College, Potts Point, NSW, in comparison to the existing built form and site conditions.

## 2. VIRTUAL IDEAS EXPERTISE

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

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

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

357

## 3. RENDERINGS METHODOLOGY

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

### 3.1 DIGITAL 3D SCENE CREATION

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

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

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

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

### 3.2 SITE PHOTOGRAPHY

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

The choice of camera lenses for photography was made after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development in relation to the surrounding built environment and landscape.

For certain scenarios, employing a 50mm lens may produce the most effective photomontage for assessing visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. However, in instances where a 50mm lens fails to encompass an adequate surrounding context for comprehensive visual impact assessment, opting for a wider lens becomes imperative.

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

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

### 3.3 ALIGNMENT OF 3D SCENE

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

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

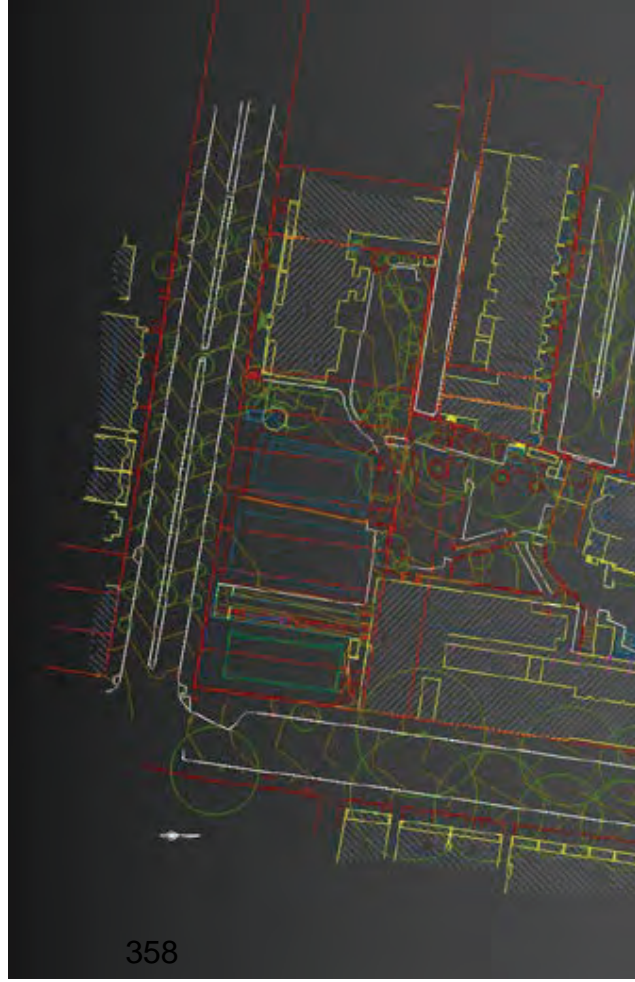


Image showing survey drawing supplied by Project Surveyors at MGA 56 GDA2020

### 3.4 RENDERING CREATION

Following the completion of the camera alignment, we proceeded to integrate lighting into the 3D scene.

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

For this study, the proposed development was rendered with a basic chalk white material and the compliant building envelope in yellow.

A photogrammetric city model was used in cases where photographic backgrounds needed to be recreated to replace what the existing building (or trees that are to be removed) currently obscures.

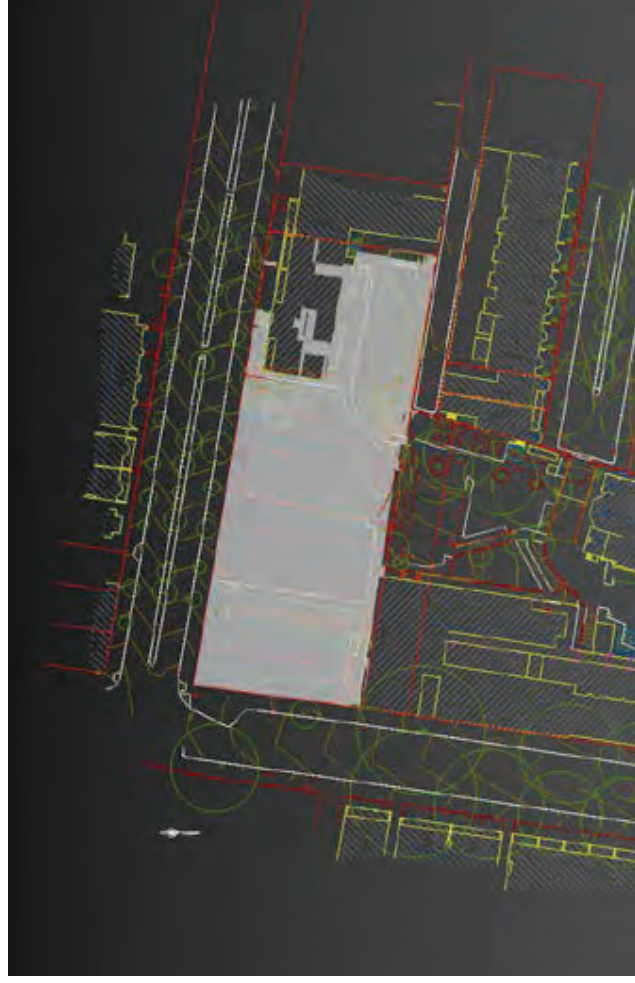


Image showing survey drawing supplied by Project Surveyors at MGA 56 GDA2020 and 3D model of the proposed building (white) supplied by Leaf Architecture aligned to the site boundary

#### 4. VIEWPOINT LOCATIONS



## 5.1 VIEWPOINT POSITION 01 - Unit 2, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	16 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN





## 5.2 VIEWPOINT POSITION 01 - Unit 2, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOGRAPH OF CURRENT CONDITION



### 5.3 VIEWPOINT POSITION 01 - Unit 2, 6 Rockwall Crescent, Upper Ground Bedroom

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



#### 5.4 VIEWPOINT POSITION 01 - Unit 2, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



363

COMPLIANT ENVELOPE

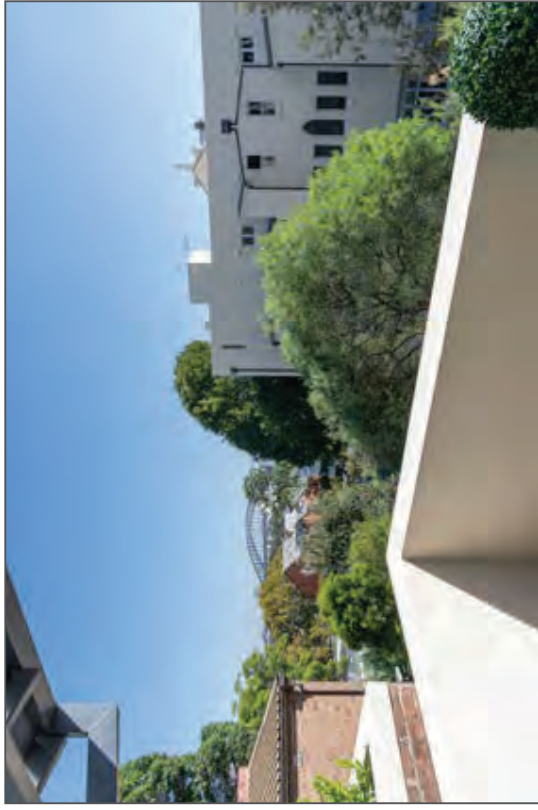
## 5.5 VIEWPOINT POSITION 01 - Unit 2, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN

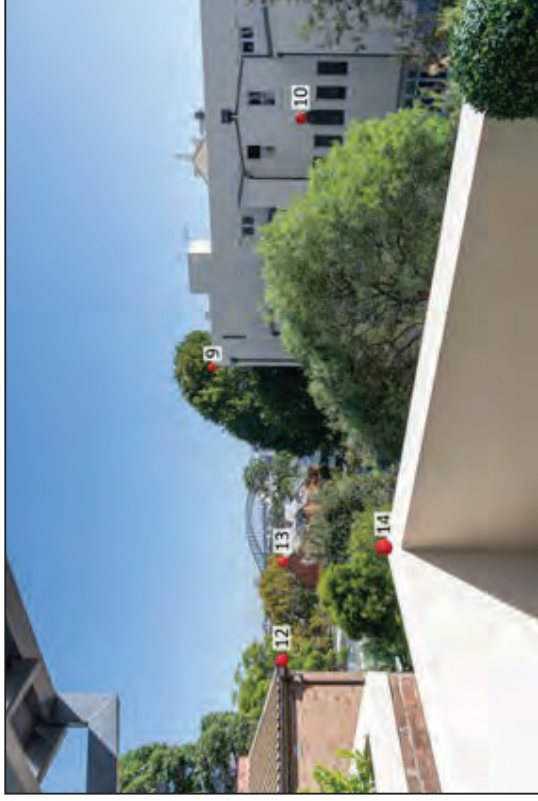


## 6.1 VIEWPOINT POSITION 02 - Unit 3, 6 Rockwall Crescent, Level 1 Terrace

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	16 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



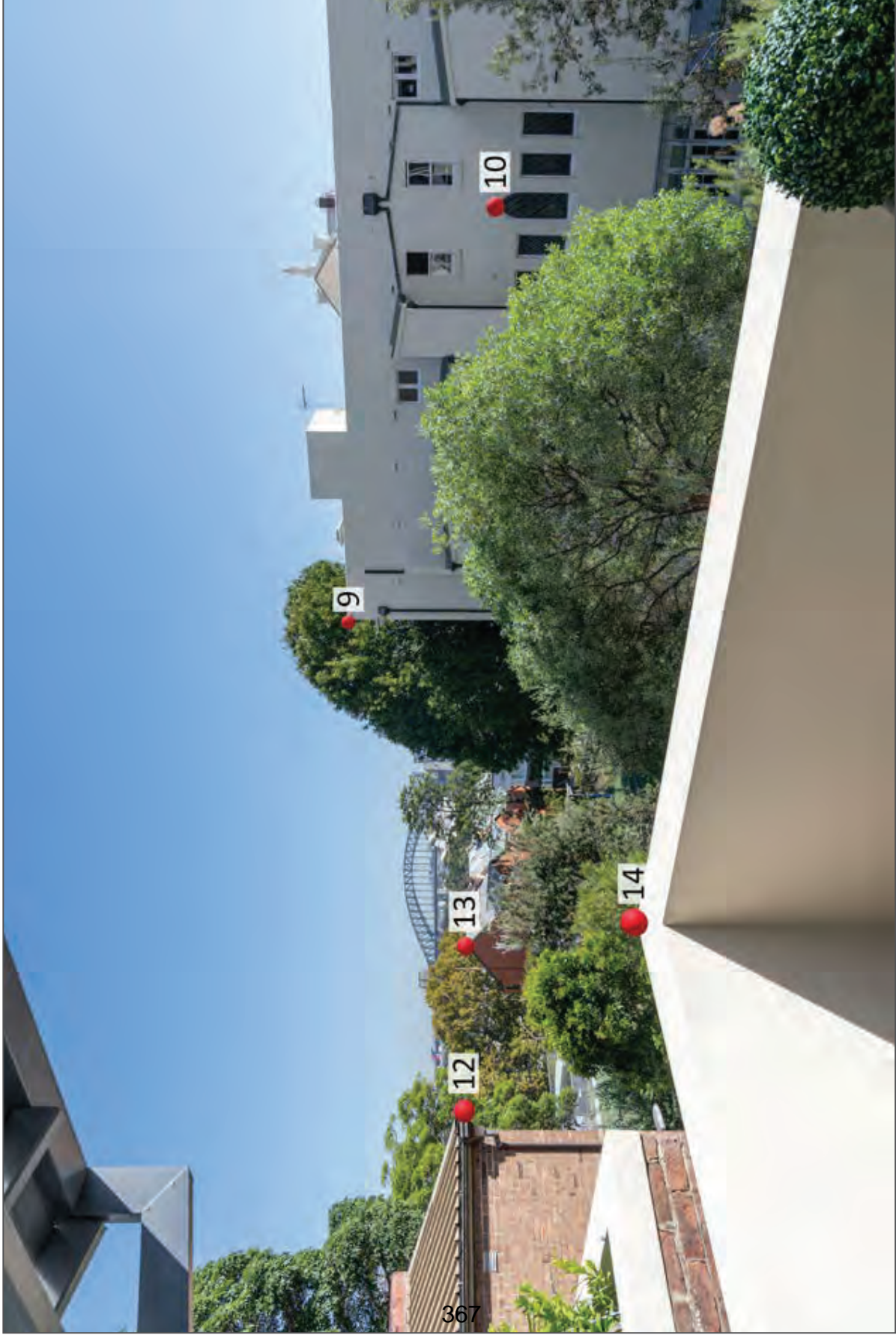
**6.2 VIEWPOINT POSITION 02 - Unit 3, 6 Rockwall Crescent, Level 1 Terrace**

**PHOTOGRAPH OF CURRENT CONDITION**



### 6.3 VIEWPOINT POSITION 02 - Unit 3, 6 Rockwall Crescent, Level 1 Terrace

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 6.4 VIEWPOINT POSITION 02 - Unit 3, 6 Rockwall Crescent, Level 1 Terrace

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE





## 6.5 VIEWPOINT POSITION 02 - Unit 3, 6 Rockwall Crescent, Level 1 Terrace

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



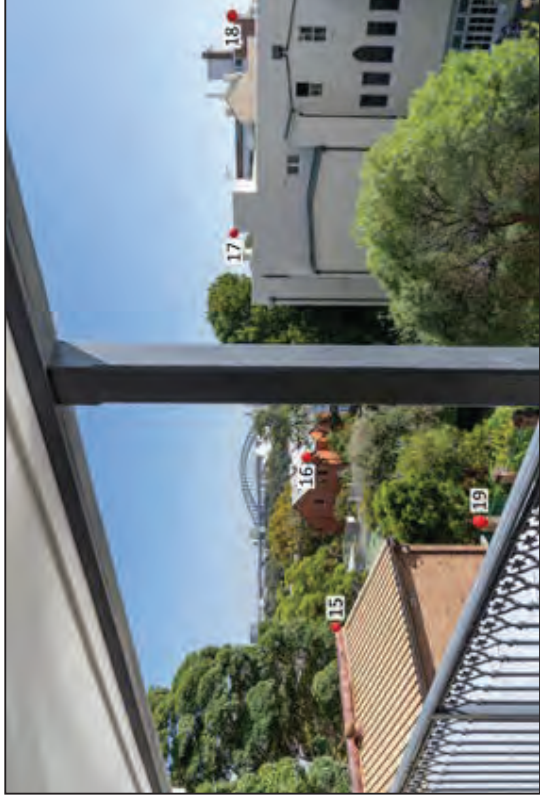
PROPOSED DESIGN

## 7.1 VIEWPOINT POSITION 03 - Unit 3, 6 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	16 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



**7.2 VIEWPOINT POSITION 03 - Unit 3, 6 Rockwall Crescent, Level 2 Balcony**

**PHOTOGRAPH OF CURRENT CONDITION**



### 7.3 VIEWPOINT POSITION 03 - Unit 3, 6 Rockwall Crescent, Level 2 Balcony

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### 7.4 VIEWPOINT POSITION 03 - Unit 3, 6 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



373

### 7.5 VIEWPOINT POSITION 03 - Unit 3, 6 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



374

## 8.1 VIEWPOINT POSITION 04 - Unit 5, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOGRAPH OF CURRENT CONDITION



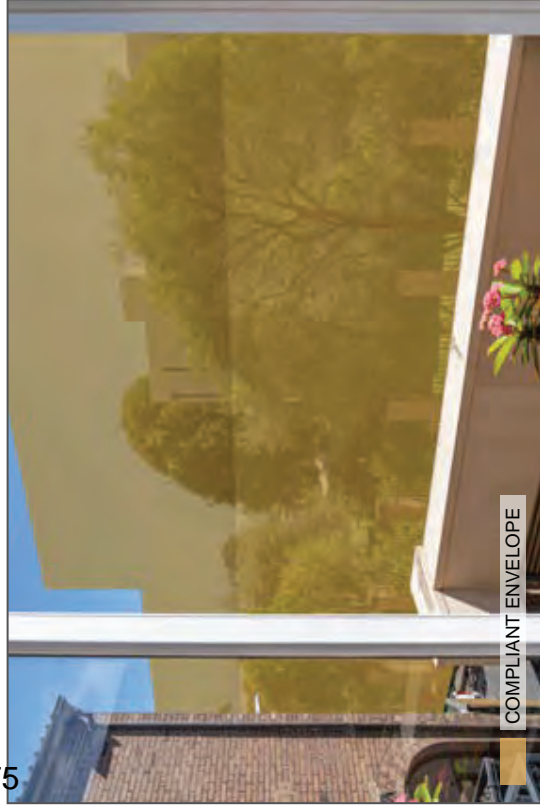
SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	16 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN

## 8.2 VIEWPOINT POSITION 04 - Unit 5, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOGRAPH OF CURRENT CONDITION





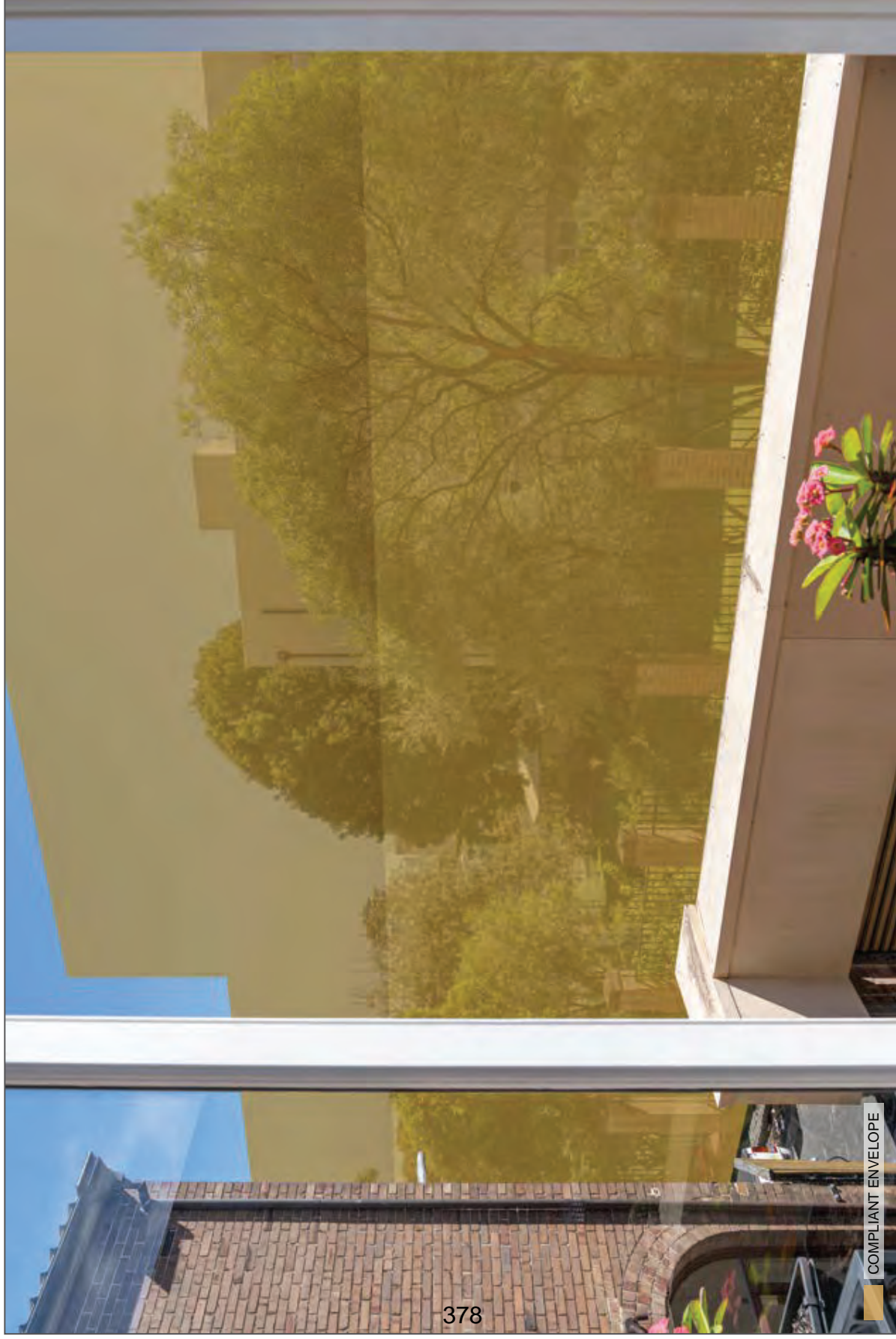
### 8.3 VIEWPOINT POSITION 04 - Unit 5, 6 Rockwall Crescent, Upper Ground Bedroom

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 8.4 VIEWPOINT POSITION 04 - Unit 5, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



378

## 8.5 VIEWPOINT POSITION 04 - Unit 5, 6 Rockwall Crescent, Upper Ground Bedroom

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



379

PROPOSED DESIGN

## 9.1 VIEWPOINT POSITION 05 - Unit 6, 6 Rockwall Crescent, Level 1 Terrace

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

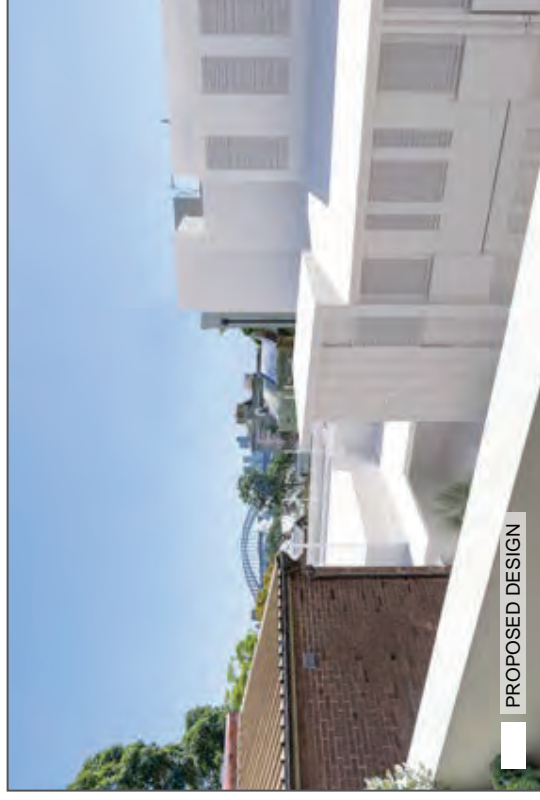
Photo Date:	16 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN

**9.2 VIEWPOINT POSITION 05 - Unit 6, 6 Rockwall Crescent, Level 1 Terrace**

**PHOTOGRAPH OF CURRENT CONDITION**



### 9.3 VIEWPOINT POSITION 05 - Unit 6, 6 Rockwall Crescent, Level 1 Terrace

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



382

## 9.4 VIEWPOINT POSITION 05 - Unit 6, 6 Rockwall Crescent, Level 1 Terrace

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



## 9.5 VIEWPOINT POSITION 05 - Unit 6, 6 Rockwall Crescent, Level 1 Terrace

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN





## 10.1 VIEWPOINT POSITION 06 - Unit 6, 6 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	16 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 10.2 VIEWPOINT POSITION 06 - Unit 6, 6 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



### 10.3 VIEWPOINT POSITION 06 - Unit 6, 6 Rockwall Crescent, Level 2 Balcony

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



#### 10.4 VIEWPOINT POSITION 06 - Unit 6, 6 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



## 10.5 VIEWPOINT POSITION 06 - Unit 6, 6 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 11.1 VIEWPOINT POSITION 07 - Unit 1, 10 Rockwall Crescent, Upper Ground Study

PHOTOGRAPH OF CURRENT CONDITION



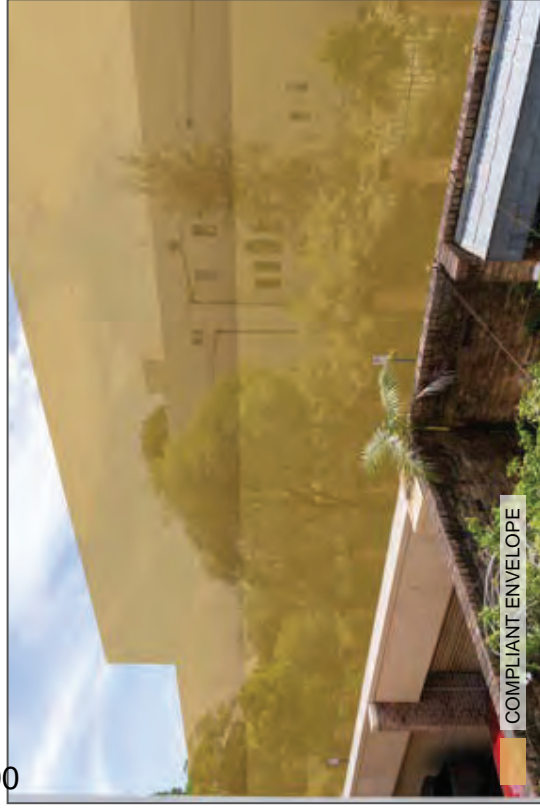
SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 11.2 VIEWPOINT POSITION 07 - Unit 1, 10 Rockwall Crescent, Upper Ground Study

PHOTOGRAPH OF CURRENT CONDITION



### 11.3 VIEWPOINT POSITION 07 - Unit 1, 10 Rockwall Crescent, Upper Ground Study

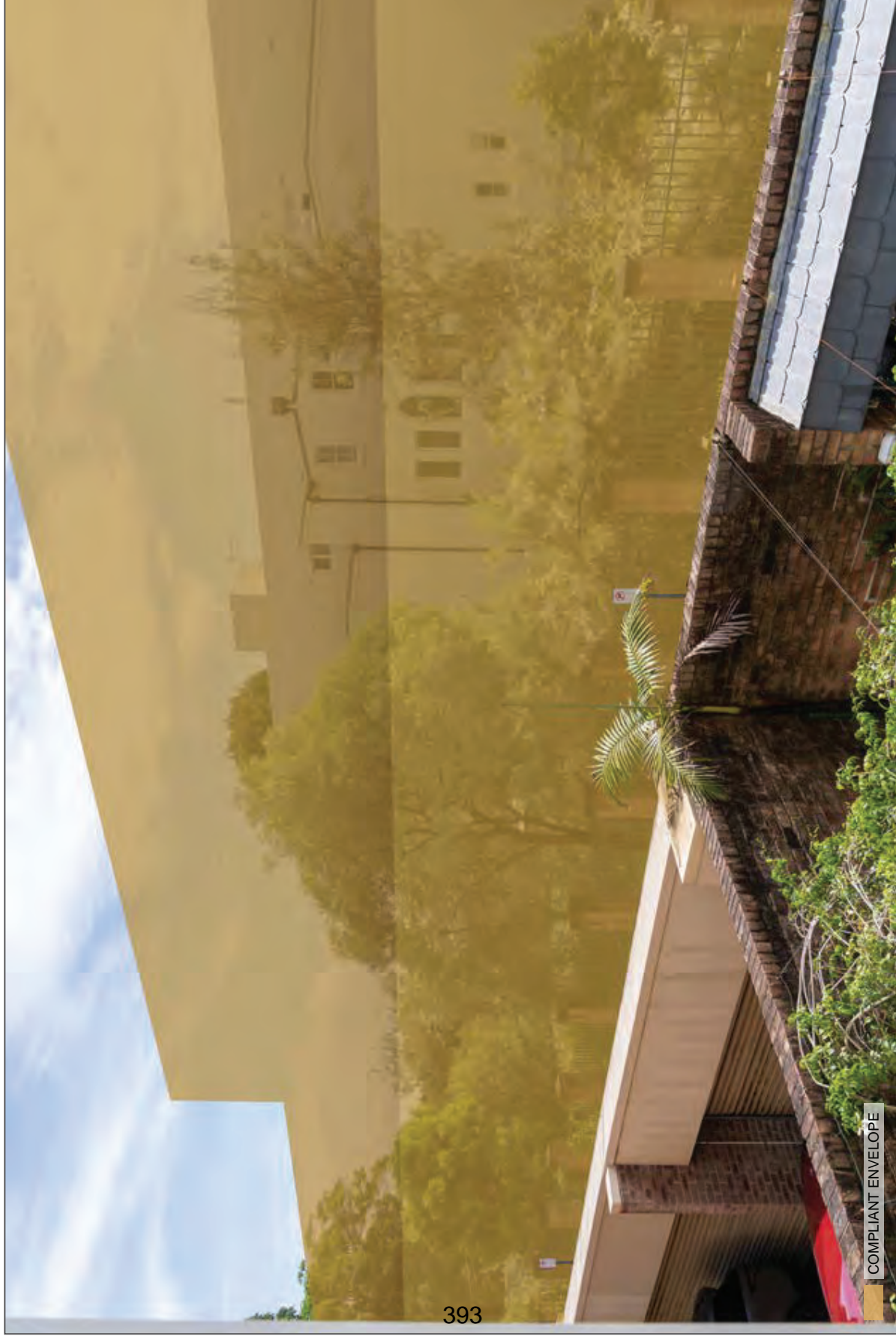
OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT





## 11.4 VIEWPOINT POSITION 07 - Unit 1, 10 Rockwall Crescent, Upper Ground Study

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



393

## 11.5 VIEWPOINT POSITION 07 - Unit 1, 10 Rockwall Crescent, Upper Ground Study

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 12.1 VIEWPOINT POSITION 08 - Unit 2, 10 Rockwall Crescent, Level 1 Dining Room

PHOTOGRAPH OF CURRENT CONDITION



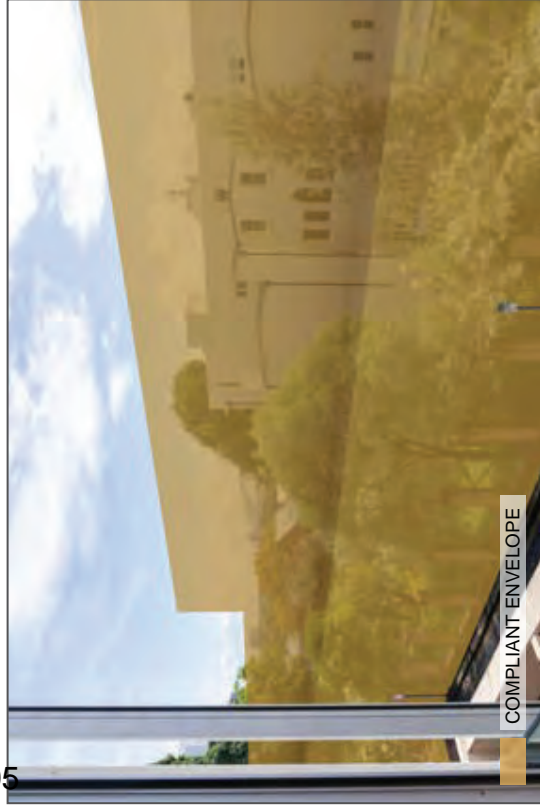
SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



**12.2 VIEWPOINT POSITION 08 - Unit 2, 10 Rockwall Crescent, Level 1 Dining Room**

**PHOTOGRAPH OF CURRENT CONDITION**



### 12.3 VIEWPOINT POSITION 08 - Unit 2, 10 Rockwall Crescent, Level 1 Dining Room

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 12.4 VIEWPOINT POSITION 08 - Unit 2, 10 Rockwall Crescent, Level 1 Dining Room

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



398

COMPLIANT ENVELOPE

## 12.5 VIEWPOINT POSITION 08 - Unit 2, 10 Rockwall Crescent, Level 1 Dining Room

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



399

PROPOSED DESIGN

### 13.1 VIEWPOINT POSITION 09 - Unit 2, 10 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



**PHOTOGRAPH DETAILS**

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN



### 13.2 VIEWPOINT POSITION 09 - Unit 2, 10 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



### 13.3 VIEWPOINT POSITION 09 - Unit 2, 10 Rockwall Crescent, Level 2 Balcony

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### 13.4 VIEWPOINT POSITION 09 - Unit 2, 10 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



403

### 13.5 VIEWPOINT POSITION 09 - Unit 2, 10 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



### 14.1 VIEWPOINT POSITION 10 - Unit 1, 12 Rockwall Crescent, Upper Ground Study

PHOTOGRAPH OF CURRENT CONDITION



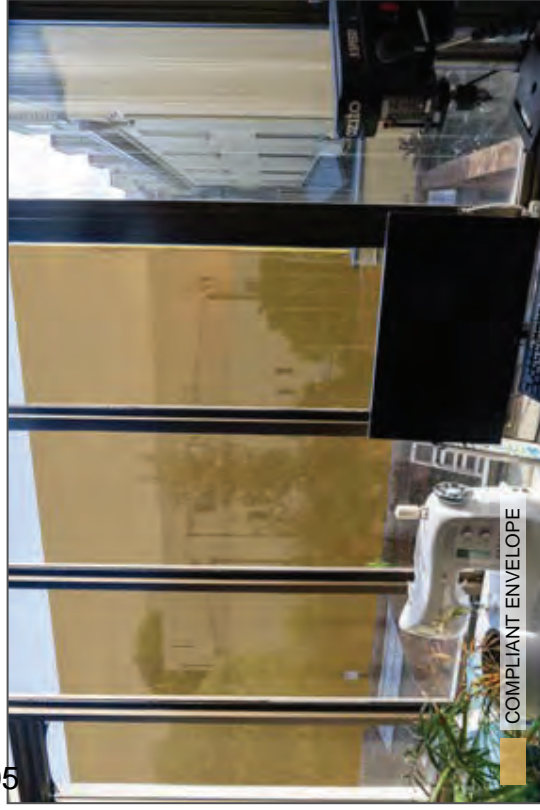
SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



**PHOTOGRAPH DETAILS**

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 14.2 VIEWPOINT POSITION 10 - Unit 1, 12 Rockwall Crescent, Upper Ground Study

PHOTOGRAPH OF CURRENT CONDITION



### 14.3 VIEWPOINT POSITION 10 - Unit 1, 12 Rockwall Crescent, Upper Ground Study

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



407

#### 14.4 VIEWPOINT POSITION 10 - Unit 1, 12 Rockwall Crescent, Upper Ground Study

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



408

COMPLIANT ENVELOPE



### 14.5 VIEWPOINT POSITION 10 - Unit 1, 12 Rockwall Crescent, Upper Ground Study

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 15.1 VIEWPOINT POSITION 11 - Unit 2, 12 Rockwall Crescent, Level 1 Lounge

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



**15.2 VIEWPOINT POSITION 11 - Unit 2, 12 Rockwall Crescent, Level 1 Lounge**

**PHOTOGRAPH OF CURRENT CONDITION**



### 15.3 VIEWPOINT POSITION 11 - Unit 2, 12 Rockwall Crescent, Level 1 Lounge

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### 15.4 VIEWPOINT POSITION 11 - Unit 2, 12 Rockwall Crescent, Level 1 Lounge

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



413

### 15.5 VIEWPOINT POSITION 11 - Unit 2, 12 Rockwall Crescent, Level 1 Lounge

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 16.1 VIEWPOINT POSITION 12 - Unit 2, 12 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN

**16.2 VIEWPOINT POSITION 12 - Unit 2, 12 Rockwall Crescent, Level 2 Balcony**

**PHOTOGRAPH OF CURRENT CONDITION**





### 16.3 VIEWPOINT POSITION 12 - Unit 2, 12 Rockwall Crescent, Level 2 Balcony

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 16.4 VIEWPOINT POSITION 12 - Unit 2, 12 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



## 16.5 VIEWPOINT POSITION 12 - Unit 2, 12 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 17.1 VIEWPOINT POSITION 13 - Unit 1, 14 Rockwall Crescent, Upper Ground Study

PHOTOGRAPH OF CURRENT CONDITION



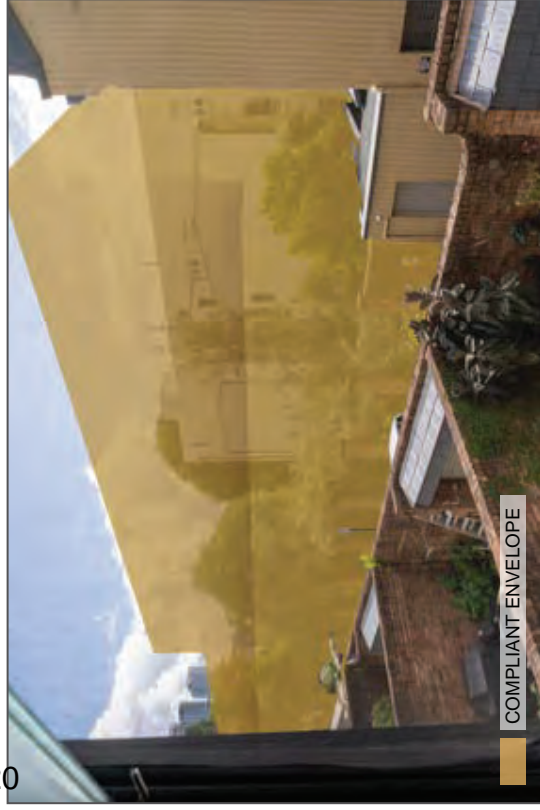
SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 17.2 VIEWPOINT POSITION 13 - Unit 1, 14 Rockwall Crescent, Upper Ground Study

PHOTOGRAPH OF CURRENT CONDITION



### 17.3 VIEWPOINT POSITION 13 - Unit 1, 14 Rockwall Crescent, Upper Ground Study

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### 17.4 VIEWPOINT POSITION 13 - Unit 1, 14 Rockwall Crescent, Upper Ground Study

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



## 17.5 VIEWPOINT POSITION 13 - Unit 1, 14 Rockwall Crescent, Upper Ground Study

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



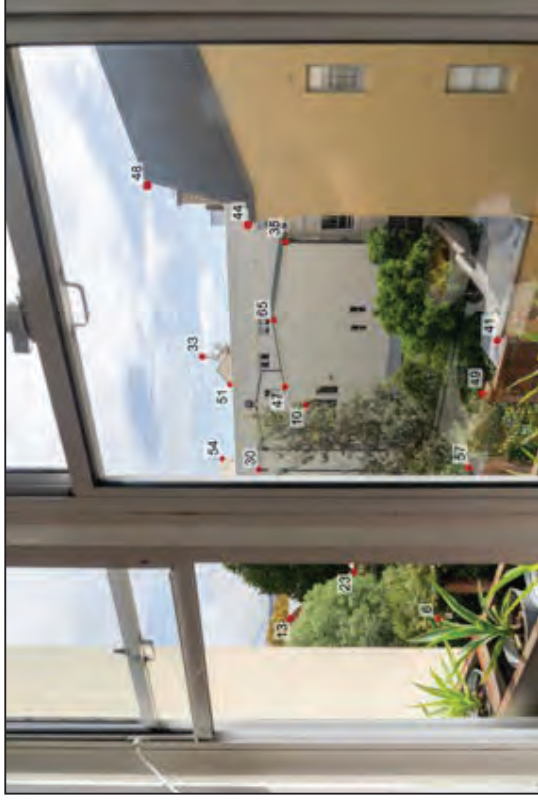


## 18.1 VIEWPOINT POSITION 14 - Unit 2, 14 Rockwall Crescent, Level 1 Lounge

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



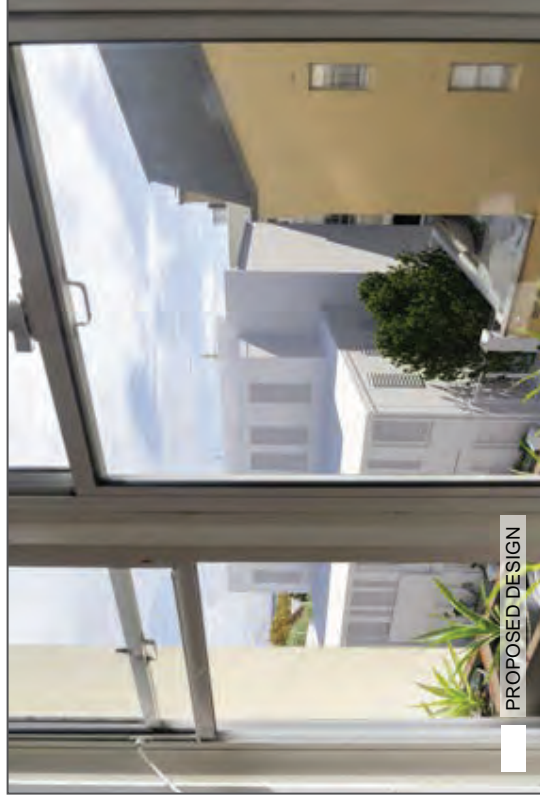
### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



**18.2 VIEWPOINT POSITION 14 - Unit 2, 14 Rockwall Crescent, Level 1 Lounge**

**PHOTOGRAPH OF CURRENT CONDITION**



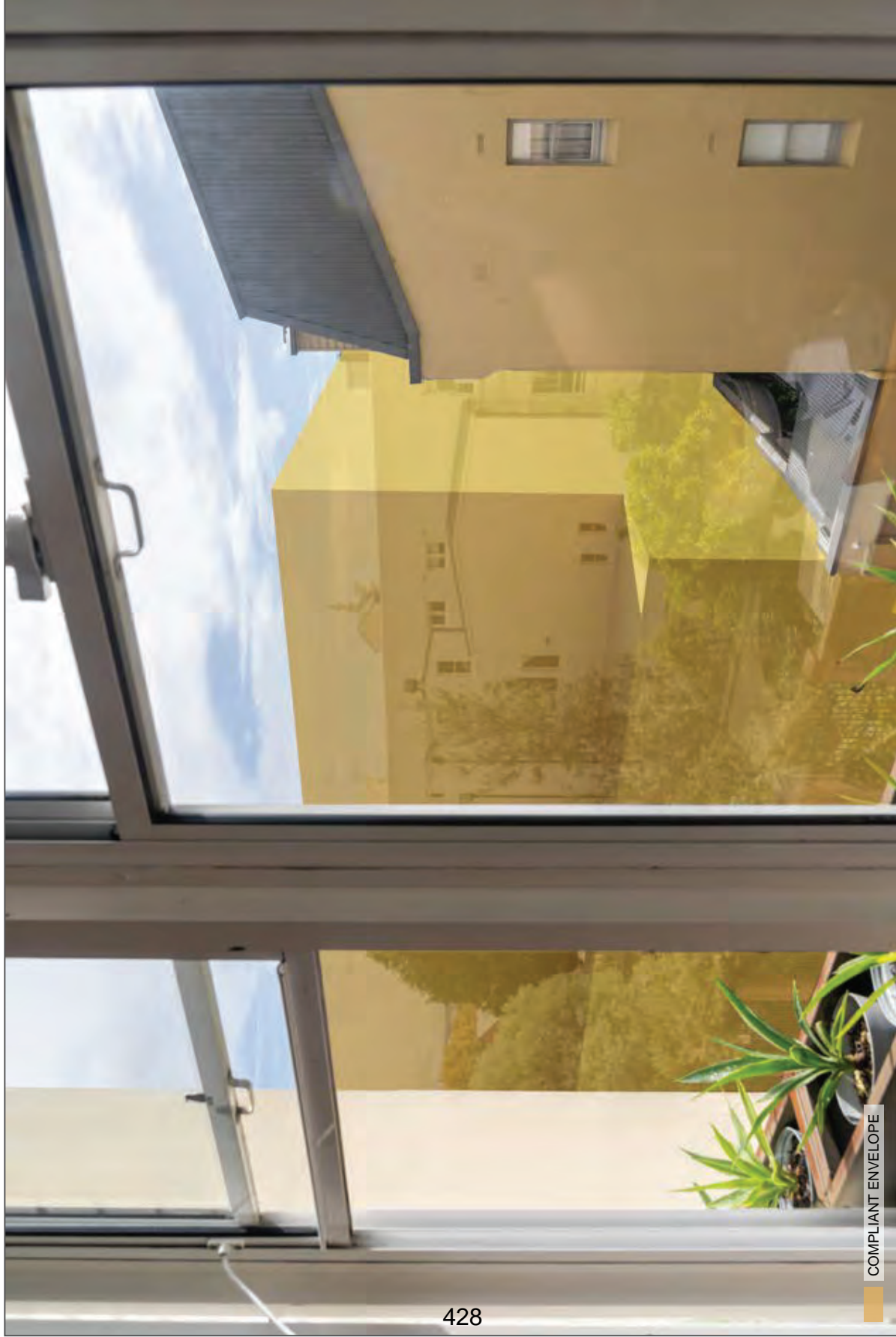
### 18.3 VIEWPOINT POSITION 14 - Unit 2, 14 Rockwall Crescent, Level 1 Lounge

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### 18.4 VIEWPOINT POSITION 14 - Unit 2, 14 Rockwall Crescent, Level 1 Lounge

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



### 18.5 VIEWPOINT POSITION 14 - Unit 2, 14 Rockwall Crescent, Level 1 Lounge

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 19.1 VIEWPOINT POSITION 15 - Unit 2, 14 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 19.2 VIEWPOINT POSITION 15 - Unit 2, 14 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



### 19.3 VIEWPOINT POSITION 15 - Unit 2, 14 Rockwall Crescent, Level 2 Balcony

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT





## 19.4 VIEWPOINT POSITION 15 - Unit 2, 14 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



433

COMPLIANT ENVELOPE

## 19.5 VIEWPOINT POSITION 15 - Unit 2, 14 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 20.1 VIEWPOINT POSITION 16 - 16 Rockwall Crescent, Level 1 Dining

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 20.2 VIEWPOINT POSITION 16 - 16 Rockwall Crescent, Level 1 Dining

PHOTOGRAPH OF CURRENT CONDITION



### 20.3 VIEWPOINT POSITION 16 - 16 Rockwall Crescent, Level 1 Dining

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 20.4 VIEWPOINT POSITION 16 - 16 Rockwall Crescent, Level 1 Dining

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



438

## 20.5 VIEWPOINT POSITION 16 - 16 Rockwall Crescent, Level 1 Dining

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN

## 21.1 VIEWPOINT POSITION 17 - 16 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN



## 21.2 VIEWPOINT POSITION 17 - 16 Rockwall Crescent, Level 2 Balcony

PHOTOGRAPH OF CURRENT CONDITION



441

### 21.3 VIEWPOINT POSITION 17 - 16 Rockwall Crescent, Level 2 Balcony

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 21.4 VIEWPOINT POSITION 17 - 16 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

## 21.5 VIEWPOINT POSITION 17 - 16 Rockwall Crescent, Level 2 Balcony

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



444

## 22.1 VIEWPOINT POSITION 18 - 16 Rockwall Crescent, Level 3 Balcony

PHOTOGRAPH OF CURRENT CONDITION



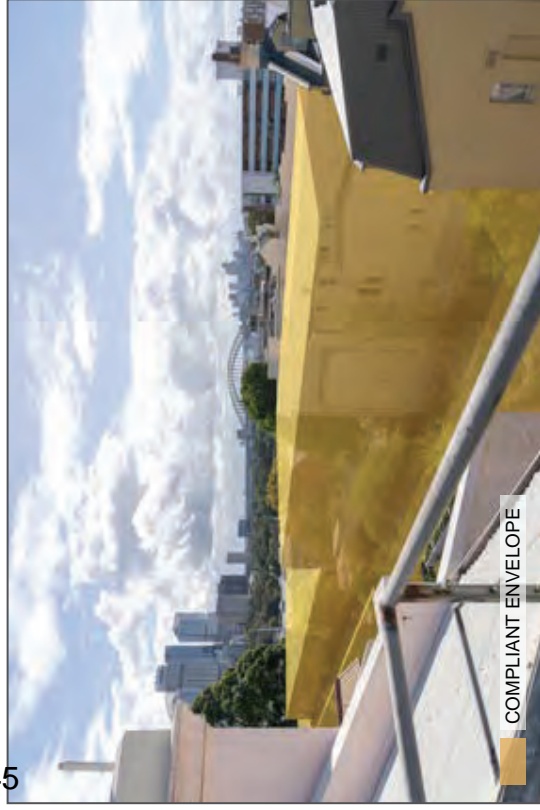
SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	3 April 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 22.2 VIEWPOINT POSITION 18 - 16 Rockwall Crescent, Level 3 Balcony

PHOTOGRAPH OF CURRENT CONDITION



446

### 22.3 VIEWPOINT POSITION 18 - 16 Rockwall Crescent, Level 3 Balcony

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 22.4 VIEWPOINT POSITION 18 - 16 Rockwall Crescent, Level 3 Balcony

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



448



## 22.5 VIEWPOINT POSITION 18 - 16 Rockwall Crescent, Level 3 Balcony

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



449

### 23.1 VIEWPOINT POSITION 19 - Hotel Challis, 21-23 Challis Avenue, Room 214

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



PHOTOGRAPH DETAILS

Photo Date:	15 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



**23.2 VIEWPOINT POSITION 19 - Hotel Challis, 21-23 Challis Avenue, Room 214**

**PHOTOGRAPH OF CURRENT CONDITION**



### 23.3 VIEWPOINT POSITION 19 - Hotel Challis, 21-23 Challis Avenue, Room 214

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### 23.4 VIEWPOINT POSITION 19 - Hotel Challis, 21-23 Challis Avenue, Room 214

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



### 23.5 VIEWPOINT POSITION 19 - Hotel Challis, 21-23 Challis Avenue, Room 214

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 24.1 VIEWPOINT POSITION 20 - Hotel Challis, 21-23 Challis Avenue, Room 408

PHOTOGRAPH OF CURRENT CONDITION



SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	15 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN

**24.2 VIEWPOINT POSITION 20 - Hotel Challis, 21-23 Challis Avenue, Room 408**

**PHOTOGRAPH OF CURRENT CONDITION**





### 24.3 VIEWPOINT POSITION 20 - Hotel Challis, 21-23 Challis Avenue, Room 408

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 24.4 VIEWPOINT POSITION 20 - Hotel Challis, 21-23 Challis Avenue, Room 408

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



458

COMPLIANT ENVELOPE

## 24.5 VIEWPOINT POSITION 20 - Hotel Challis, 21-23 Challis Avenue, Room 408

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



## 25.1 VIEWPOINT POSITION 21 - Hotel Challis, 21-23 Challis Avenue, Room 412

PHOTOGRAPH OF CURRENT CONDITION



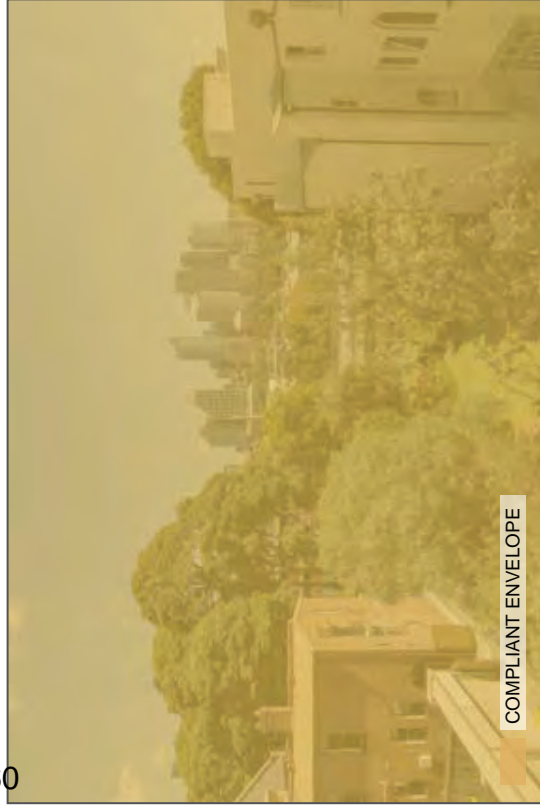
SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



### PHOTOGRAPH DETAILS

Photo Date:	15 March 2023
Camera Used:	Sony ILCE-7C
Camera Lens:	FE 24-70mm F2.8 GM
Focal length in 35mm Film:	24mm

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



COMPLIANT ENVELOPE

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



PROPOSED DESIGN

**25.2 VIEWPOINT POSITION 21 - Hotel Challis, 21-23 Challis Avenue, Room 412**

**PHOTOGRAPH OF CURRENT CONDITION**



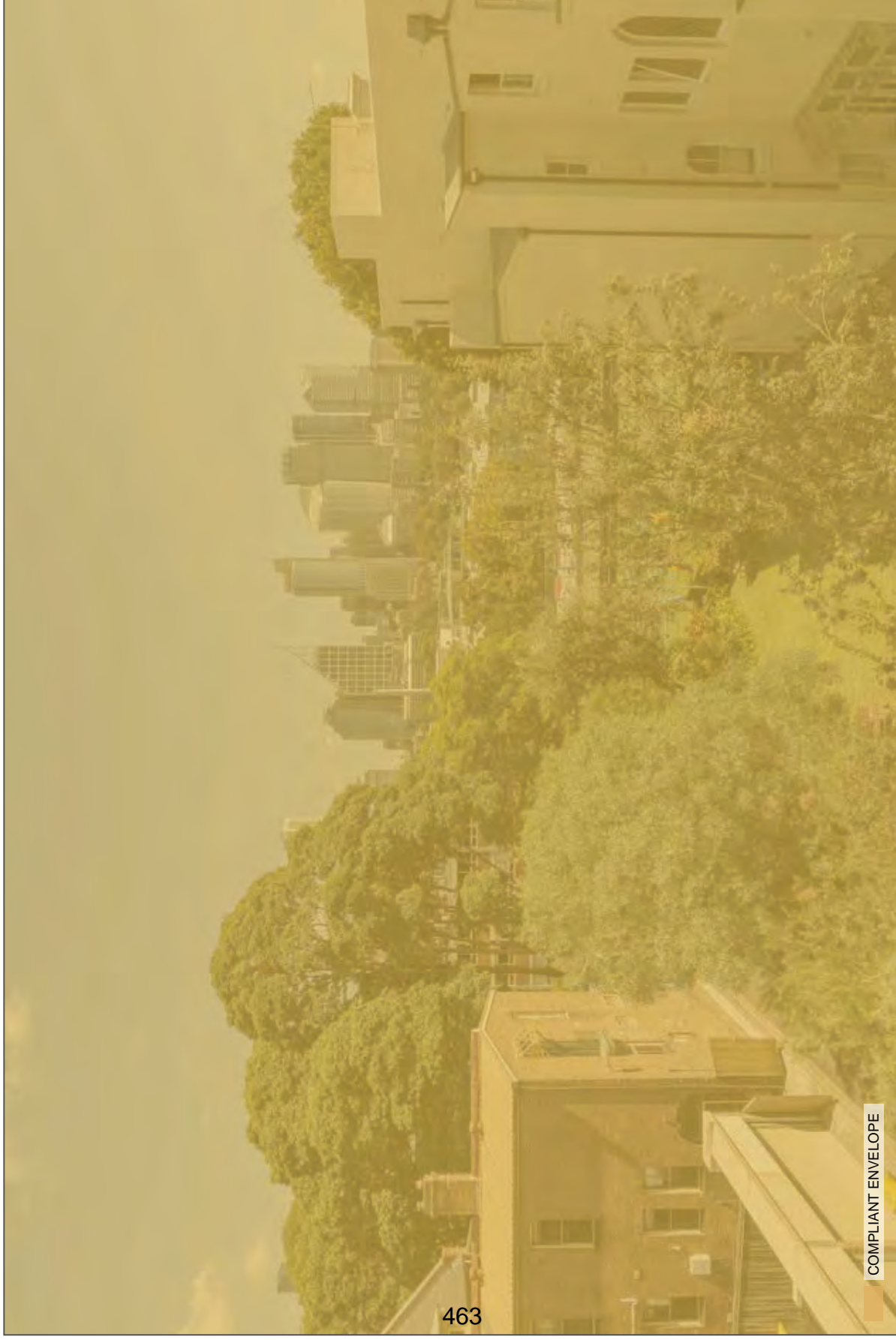
### 25.3 VIEWPOINT POSITION 21 - Hotel Challis, 21-23 Challis Avenue, Room 412

OVERLAY OF SURVEY POINTS USED FOR 3D CAMERA ALIGNMENT



## 25.4 VIEWPOINT POSITION 21 - Hotel Challis, 21-23 Challis Avenue, Room 412

PHOTOMONTAGE OF COMPLIANT BUILDING ENVELOPE



463

## 25.5 VIEWPOINT POSITION 21 - Hotel Challis, 21-23 Challis Avenue, Room 412

PHOTOMONTAGE OF PROPOSED BUILDING DESIGN



464

PROPOSED DESIGN



## 26.1 3D SCENE DATA SOURCES

### Appendix A - Site survey

File Name: 5234-DETAIL-G rev.dwg  
Author: Project Surveyors  
Format: AutoCAD  
Alignment: MGA 56 GDA2020

### Appendix B - 3D model

File Name: 22049\_POTTS POINT\_240801/22049\_POTTSPPOINT-3DView-MAXIMUMENVELOPE  
Author: Leaf Architecture  
Format: fbx

### Appendix C - Site photography survey

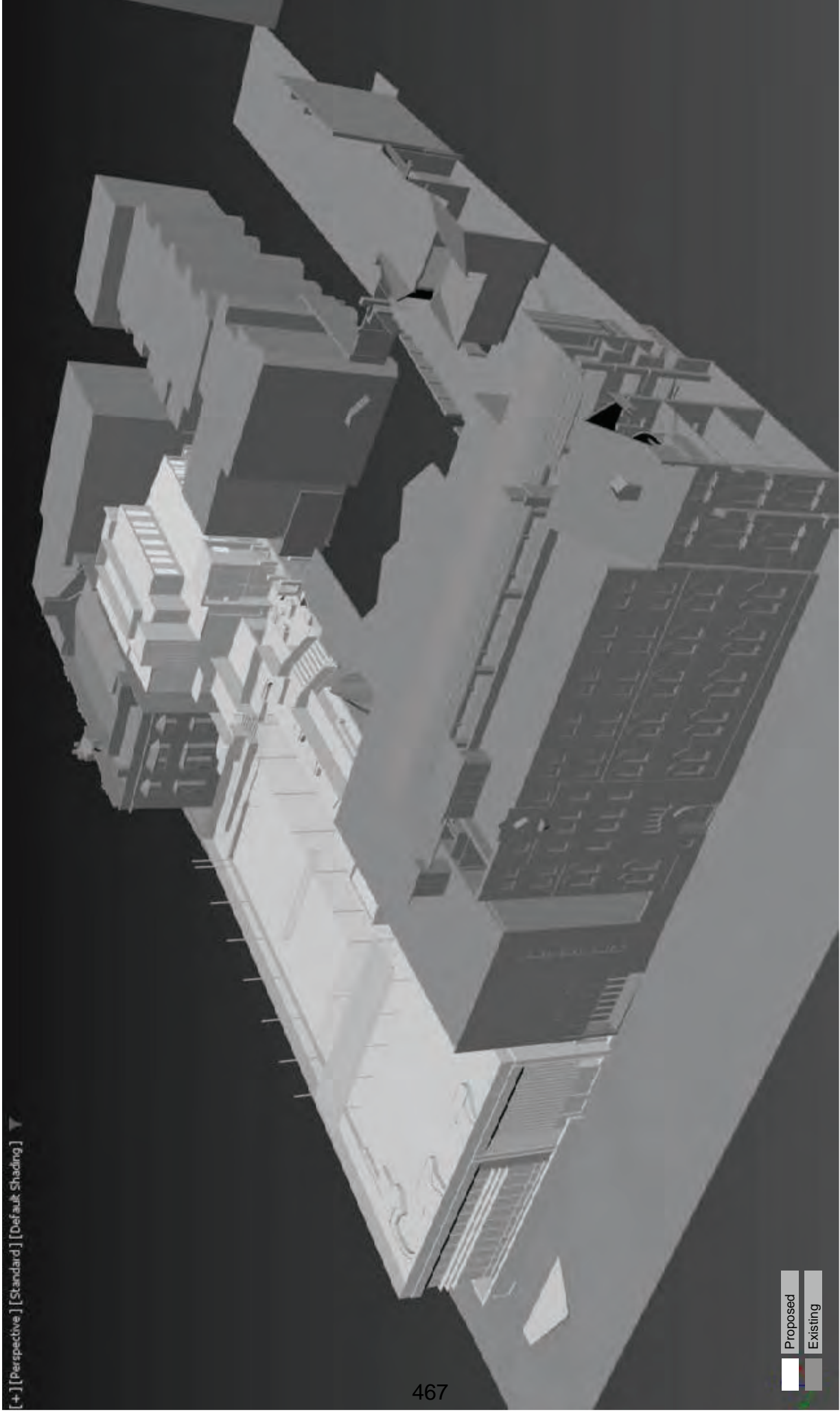
File Name: 22279 photo locations1/ 22279 photo locations2  
Author: CMS  
Format: pdf

### Appendix D - Photogrammetric city model

File Name: Aerometrex Sydney model  
Author: Aerometrex  
Format: obj/3DS Max  
Alignment: MGA 56 GDA2020



### 26.3 APPENDIX B: 3D MODEL OF THE PROPOSED SUPPLIED BY LEAF ARCHITECTURE



# 26.4 APPENDIX C: SITE PHOTOGRAPHY SURVEY



**CMS Surveyors Pty Limited**  
A.B.N. 79 006 240 201  
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

Page 1 of 2

Date: 09 June 2023  
Our Ref: Z2277photo locations  
Studio 7/161 Marlborough Street  
Sunny Hills  
NSW 2010

Dear Mr Rick Mansfield

As requested we have attended site and measured the Co-ordinates and Elevation of the ground level at the below sites. Co-ordinate's are MGA 56 (GDA 2020) and elevation to Australian Height datum (AHD).  
Measurements were taken using Leica Total Station measurements and Leica RTC360 point cloud data set.  
DWG's of locations has also been supplied.

## RE: ROCKWALL CRESCENT/ ROCKWALL LANE PHOTO LOCATIONS

### Camera Locations

POINT No.	EASTING	NORTHING	FLOOR LEVEL (FL) (AHD)	CAMERA LOCATION
101	335787.307	6250923.150	FL 32.985	HOTEL CAMERA LOCATION 1
102	335786.984	6250922.754	FL 39.395	HOTEL CAMERA LOCATION 2
103	335788.029	6250929.980	FL 39.376	HOTEL CAMERA LOCATION 3
201	335787.884	6250905.202	FL 33.33	2/6-8 CAMERA LOCATION 1
202	335787.449	6250908.280	FL 33.335	2/6-8 CAMERA LOCATION 2
203	335788.422	6250906.410	FL 33.333	2/6-8 CAMERA LOCATION 3
204	335789.169	6250907.561	FL 33.33	2/6-8 CAMERA LOCATION 4
301	335787.885	6250906.083	FL 36.83	3/6-8 CAMERA LOCATION 1
302	335788.942	6250901.879	FL 36.85	3/6-8 CAMERA LOCATION 2
303	335787.008	6250899.564	FL 36.86	3/6-8 CAMERA LOCATION 3
304	335787.223	6250904.298	FL 40.018	3/6-8 CAMERA LOCATION 4
305	335788.312	6250902.210	FL 40.13	3/6-8 CAMERA LOCATION 5
306	335788.369	6250899.148	FL 40.15	3/6-8 CAMERA LOCATION 6
307	335787.307	6250902.220	FL 42.957	3/6-8 CAMERA LOCATION 7
308	335787.867	6250899.557	FL 42.96	3/6-8 CAMERA LOCATION 8

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INCORPORATING PRINCIPALLY IN CARE  
16 Wattlewood St, COSTAMANDRA NSW 2340  
Ph: 02 9442 3195 Fax: 02 9442 4046  
Email: costamandracorp.com.au

501	335783.372	6250908.846	FL 33.334	5/6-8 CAMERA LOCATION 1
502	335782.817	6250906.550	FL 33.33	5/6-8 CAMERA LOCATION 2
503	335781.724	6250903.974	FL 33.32	5/6-8 CAMERA LOCATION 3
504	335759.121	6250905.353	FL 33.335	5/6-8 CAMERA LOCATION 4
601	335782.684	6250908.016	FL 36.821	6/6-8 CAMERA LOCATION 1
602	335781.888	6250904.398	FL 36.84	6/6-8 CAMERA LOCATION 2
603	335782.014	6250900.931	FL 36.88	6/6-8 CAMERA LOCATION 3
604	335782.001	6250905.014	FL 40.027	6/6-8 CAMERA LOCATION 4
605	335782.477	6250903.168	FL 40.12	6/6-8 CAMERA LOCATION 5
606	335782.493	6250900.761	FL 40.12	6/6-8 CAMERA LOCATION 6
607	335781.034	6250903.215	FL 42.982	5/6-8 CAMERA LOCATION 7
608	335781.827	6250900.726	FL 42.97	6/6-8 CAMERA LOCATION 8
1001	335774.145	6250906.913	FL 30.625	1-2/10 CAMERA LOCATION 1
1002	335773.99	6250903.834	FL 33.317	1-2/10 CAMERA LOCATION 2
1003	335774.844	6250906.299	FL 33.326	1-2/10 CAMERA LOCATION 3
1004	335773.769	6250902.758	FL 36.897	1-2/10 CAMERA LOCATION 4
1005	335771.233	6250905.115	FL 36.892	1-2/10 CAMERA LOCATION 5
1006	335774.722	6250906.145	FL 36.903	1-2/10 CAMERA LOCATION 6
1007	335771.852	6250905.066	FL 40.107	1-2/10 CAMERA LOCATION 7
1008	335773.511	6250900.433	FL 40.179	1-2/10 CAMERA LOCATION 8
1009	335772.455	6250897.165	FL 42.974	1-2/10 CAMERA LOCATION 9
1010	335772.674	6250900.412	FL 42.985	1-2/10 CAMERA LOCATION 10
1201	335779.745	6250902.745	FL 33.321	1/32 CAMERA LOCATION 1
1202	335781.112	6250903.796	FL 33.329	1/32 CAMERA LOCATION 2
1203	335780.404	6250902.441	FL 33.33	1/32 CAMERA LOCATION 3
1204	335778.596	6250903.117	FL 33.332	1/32 CAMERA LOCATION 4
1205	335777.947	6250905.514	FL 33.341	1/32 CAMERA LOCATION 5
1206	335779.466	6250901.189	FL 36.929	1/32 CAMERA LOCATION 1
1207	335781.144	6250904.327	FL 36.93	1/32 CAMERA LOCATION 2
1208	335777.539	6250904.865	FL 36.932	1/32 CAMERA LOCATION 3
1209	335778.901	6250902.849	FL 36.935	1/32 CAMERA LOCATION 4
1210	335777.598	6250904.931	FL 40.154	1/32 CAMERA LOCATION 5
1211	335779.376	6250900.941	FL 40.258	1/32 CAMERA LOCATION 6
1212	335779.092	6250897.813	FL 43.054	2/32 CAMERA LOCATION 7
1213	335778.973	6250899.801	FL 43.074	2/32 CAMERA LOCATION 8
1214	335778.712	6250895.009	FL 43.085	2/32 CAMERA LOCATION 9
1401	335785.046	6250906.47	FL 30.884	1/34 CAMERA LOCATION 1
1402	335786.816	6250902.417	FL 31.075	1/34 CAMERA LOCATION 2
1403	335785.251	6250899.808	FL 31.079	1/34 CAMERA LOCATION 3
1404	335786.725	6250901.864	FL 33.916	1/34 CAMERA LOCATION 4
1405	335784.195	6250901.96	FL 33.922	1/34 CAMERA LOCATION 5
1406	335788.948	6250904.174	FL 33.936	1/34 CAMERA LOCATION 6
1407	335783.094	6250902.927	FL 37.562	2/34 CAMERA LOCATION 1
1408	335785.395	6250900.643	FL 37.562	2/34 CAMERA LOCATION 2
1409	335783.786	6250903.73	FL 37.568	2/34 CAMERA LOCATION 3

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## 26.5 APPENDIX C: SITE PHOTOGRAPHY SURVEY

1410	335787.388	6250902.831	FL 37.579	2/14 CAMERA LOCATION 4
1411	335784.219	6250903.142	FL 40.929	2/14 CAMERA LOCATION 5
1412	335785.174	6250898.424	FL 40.974	2/14 CAMERA LOCATION 6
1413	335784.069	6250894.195	FL 43.881	2/14 CAMERA LOCATION 7
1414	335785.679	6250896.724	FL 43.901	2/14 CAMERA LOCATION 8
1415	335786.153	6250898.832	FL 43.968	2/14 CAMERA LOCATION 9
1601	335792.199	6250905.872	FL 30.888	1-2/16 CAMERA LOCATION 1
1602	335793.518	6250902.57	FL 36.671	1-2/16 CAMERA LOCATION 2
1603	335790.393	6250902.435	FL 37.415	1-2/16 CAMERA LOCATION 3
1605	335791.004	6250894.417	FL 43.902	1-2/16 CAMERA LOCATION 5
1606	335789.144	6250903.186	FL 40.796	1-2/16 CAMERA LOCATION 4
1608	335791.471	6250898.321	FL 43.974	1-2/16 CAMERA LOCATION 6

Camera height of 1.6m to be added to the floor level.



### Survey Points

Point No.	Easting	Northing	RL (AHD)	Survey Point
5	335749.595	6250923.153	32.029	TOP OF SIGN
6	335770.249	6250919.916	32.326	TOP OF SIGN
7	335765.864	6250913.867	31.935	TOP OF WALL
8	335762.865	6250941.535	43.684	TOP OF WALL
9	335754.870	6250942.751	42.484	TOP OF WALL
10	335770.463	6250940.269	36.864	TOP OF WINDOW
12	335757.091	6250915.933	38.105	TOP OF GUTTER
13	335698.010	6250960.721	35.684	TOP OF ROOF
14	335765.848	6250968.938	37.719	TOP OF WALL
15	335752.409	6250916.748	39.167	TOP OF ROOF
16	335709.782	6250991.190	35.430	TOP OF ROOF
17	335760.198	6250941.954	43.665	TOP OF WALL
18	335763.861	6251026.059	48.025	TOP OF WALL
19	335751.385	6250923.176	37.016	COLUMN CORNER
21	335765.755	6250920.775	32.277	COLUMN CORNER
22	335759.139	6250915.660	32.957	TOP OF WALL
23	335745.258	6250951.507	30.235	TOP OF ROOF
24	335705.865	6251029.177	41.853	TOP OF WALL
26	335751.882	6250911.669	40.566	TOP OF CHIMNEY
27	335773.328	6251029.150	53.219	TOP OF WALL
28	335712.377	6251030.725	45.674	TOP OF WALL
29	335777.576	6250918.730	32.638	COLUMN CORNER
30	335765.677	6250938.931	40.308	TOP OF WALL
31	335765.436	6250913.771	32.935	TOP OF WALL

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33	335768.734	6250955.733	46.698	TOP OF SPIRE
34	335785.913	6250942.549	46.363	CHIMNEY CORNER
35	335782.813	6250936.079	38.673	TOP OF GUTTER
37	335762.462	6250939.463	38.773	TOP OF ROOF
38	335785.255	6250920.843	32.717	TOP OF GUTTER
39	335763.227	6250921.187	32.382	COLUMN CORNER
40	335775.062	6250919.165	32.643	COLUMN CORNER
41	335782.655	6250917.822	32.789	TOP OF WALL
42	335788.143	6250940.041	44.522	TOP OF ROOF
43	335777.159	6251027.353	53.889	TOP OF WALL
44	335785.760	6250917.248	39.769	TOP OF WALL
45	335757.300	6250922.169	32.040	TOP OF COLUMN
46	335786.222	6250910.294	33.451	TOP OF WALL
47	335772.938	6250937.714	38.470	TOP OF GUTTER
48	335786.656	6250917.129	42.255	TOP OF ROOF
49	335780.772	6250918.422	32.715	TOP OF COLUMN
50	335787.008	6251046.732	47.651	TOP OF WALL
51	335766.672	6250933.367	43.686	TOP OF GUTTER
52	335706.030	6250950.609	31.409	TOP OF WINDOW
53	335782.153	6250905.083	41.973	TOP OF GLASS
54	335763.335	6250944.548	43.668	TOP OF WALL
55	335790.785	6250916.670	43.414	TOP OF ROOF
57	335778.012	6250918.665	32.644	TOP OF COLUMN
58	335786.097	6250911.144	33.470	TOP OF WALL
60	335786.593	6250917.210	32.510	CORNER OF WALL
61	335787.679	6250900.901	44.520	TOP OF WALL
62	335754.578	6251028.823	48.006	TOP OF WALL
63	335720.118	6250965.370	29.925	TOP OF POST
64	335747.853	6250917.552	38.171	TOP OF ROOF
65	335772.874	6250936.874	39.271	TOP OF ROOF
66	335748.596	6250934.341	33.666	TOP OF POST
67	335660.681	6250945.891	46.891	TOP OF POST

Yours faithfully,  
CMS Surveyors Pty Limited  
Damon Roach

**Surveyors**  
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26.6 APPENDIX C: SITE PHOTOGRAPHY SURVEY



26.7 APPENDIX C: SITE PHOTOGRAPHY SURVEY

VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



26.8 APPENDIX C: SITE PHOTOGRAPHY SURVEY

VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief





26.9 APPENDIX C: SITE PHOTOGRAPHY SURVEY

VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



VIRTUAL IDEAS

St Vincents College Potts Point - Survey Brief



26.10 APPENDIX C: SITE PHOTOGRAPHY SURVEY



## 26.11 APPENDIX D: SITE PHOTOGRAPHY SURVEY



### Sydney 75mm - 3D MODEL

<b>Aerometrex Project Number:</b>	A5673
<b>Aerial Survey Acquisition Dates:</b>	4 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> and 12 <sup>th</sup> February 2019
<b>Number of frames captured:</b>	127,250
<b>Capture Pixel Size:</b>	7.5 cm GSD
<b>Horizontal Datum:</b>	Geocentric Datum of Australia 1984 (GDA94)
<b>Vertical Datum:</b>	Australian Height Datum (AHD)
<b>Map Projection:</b>	MGA Zone 56 (MGA56)
	FBX Offsets: X= 313,000 Y= 5,236,000

**Spatial Accuracy – XYZ:** Derived controls from 10cm Photogrammetric surveying – 25cm absolute accuracy

**Data Summary:**

- **FBX Tiles** – 3D mesh tiles in FBX format split into their Level of Details. Please refer to the associated metadata.xml and Tile\_Index.kml folder for global offsets and tile extents respectively.

Please note there are different directories for different Level of details meaning L19 is typically the highest level of resolution and geometry and every Level down the geometry gets simplified as well as the texture resolution.



Figure 1: Sydney 2019 3D Model example



Figure 2: Sydney 2019 3D Model example

Any queries/feedback please contact Aerometrex - Adelaide  
ph +61 8 8362 9911

