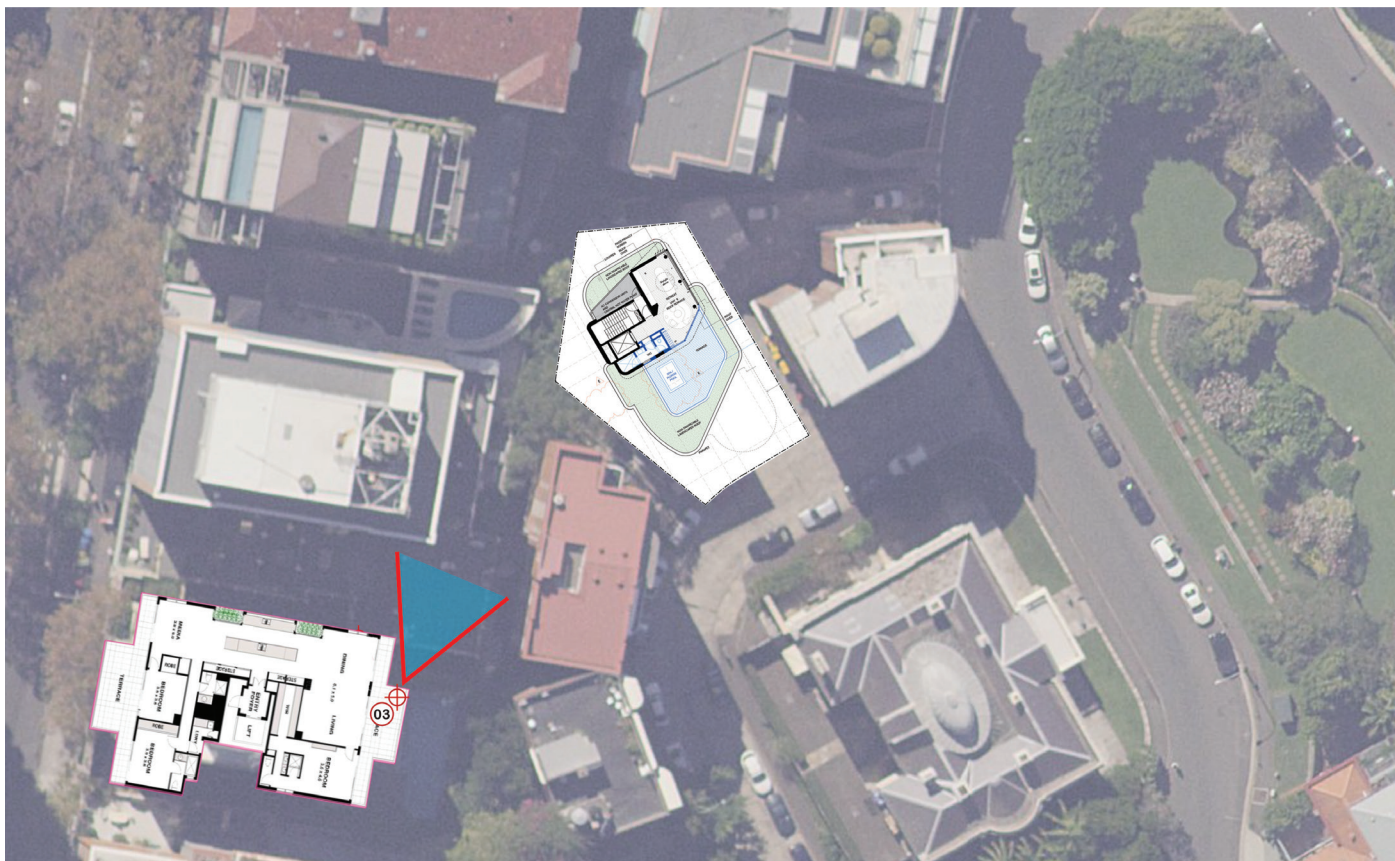


Attachment C3

Visual Impact Assessment



Viewpoint No.03: Site map indicating camera position and target.



Viewpoint No.03: Approved Development photo. No.38, Macleay Street. Level 5
 From bedroom.
 RL +47.38. Distance to site boundary: 24.7m. Distance to centre of subject site: 30.2m



Viewpoint No.03: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.03: : Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.03: Assessment.

Visual impact – portion of landscaping additions to new building visible in view – 0% of soft landscaping

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

Existing Visual Quality Scale no: 8 /15 Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from the northeasterly-facing dining room on level 5.

The view loss, as a result of the new proposed landscaping, would be considered nil under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case.

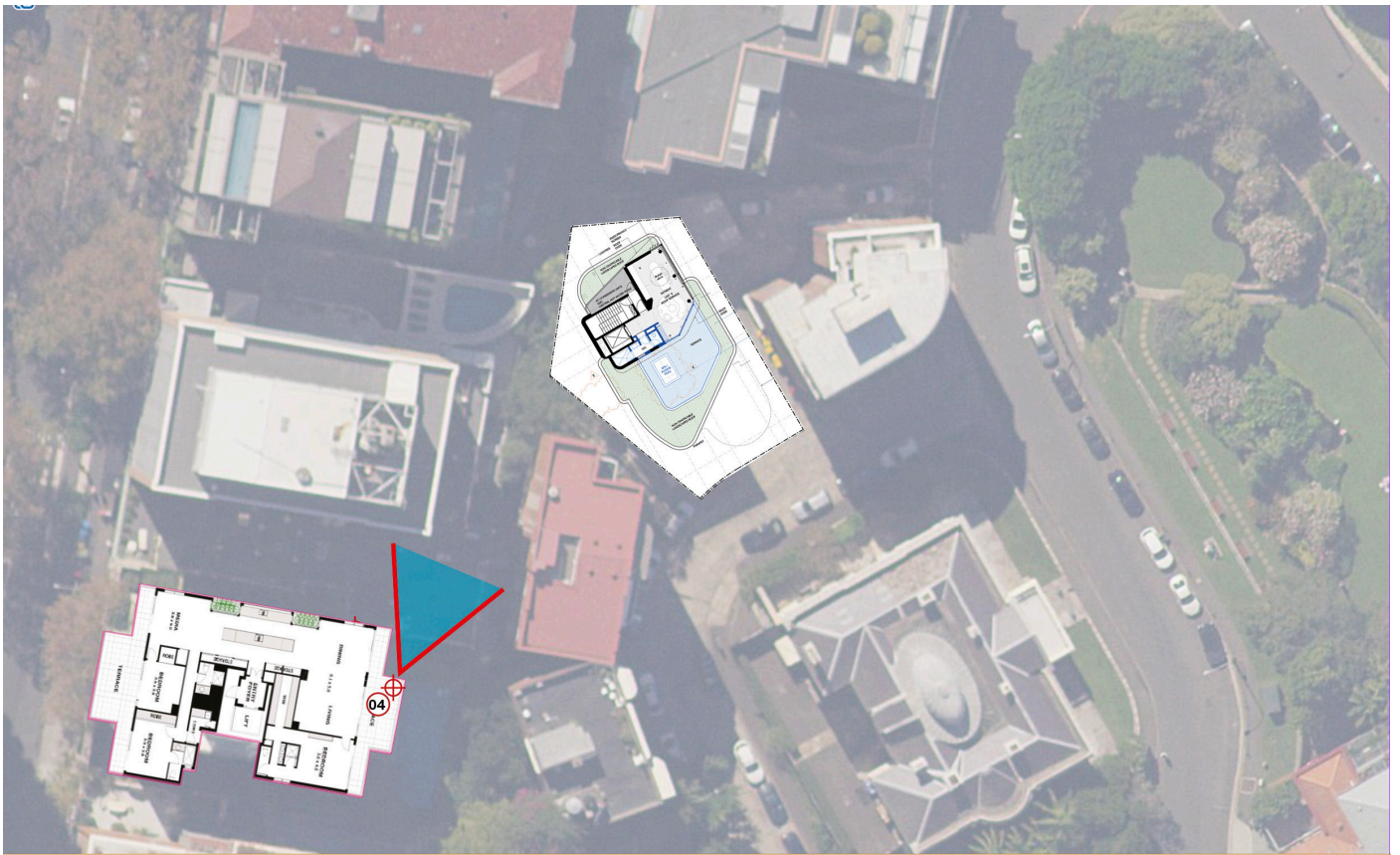
Tenacity Assessment Summary:

Value of view: Medium-to-High

View location: Primary living space – dining room, standing 1m from glazing line.

Extent of impact: Nil

Reasonableness of proposal: Acceptable.



Viewpoint No.04: Site map indicating camera position and target.



Viewpoint No.04: Approved Development photo. No.38, Macleay Street. Level 7

From main balcony.

RL +55.62

Distance to site boundary: 25.4m. Distance to centre of subject site: 31.1m



Viewpoint No.04: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.04: : Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.04: Assessment.

Visual impact – portion of landscaping additions to new building visible in view – 0% of soft landscaping

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

Existing Visual Quality Scale no: 13 /15 Visual Impact Assessment Scale no: 0 /15

This is a static, private viewpoint from the apartment's main living room balcony, facing northeast at level 7.

The view to the northeast is over the roof of No.3, Onslow Place, then across the subject site, with the Bradleys Head, the harbour, Clark Island and the northern end of Darling Point in the middle distance, North Head and Watsons Bay and Rose Bay beyond in the far distance. The view is across a side boundary and is above the roofline of the new proposal and the neighbouring properties.

The view loss from the additional landscaping is nil from this viewpoint.

Tenacity Assessment Summary:

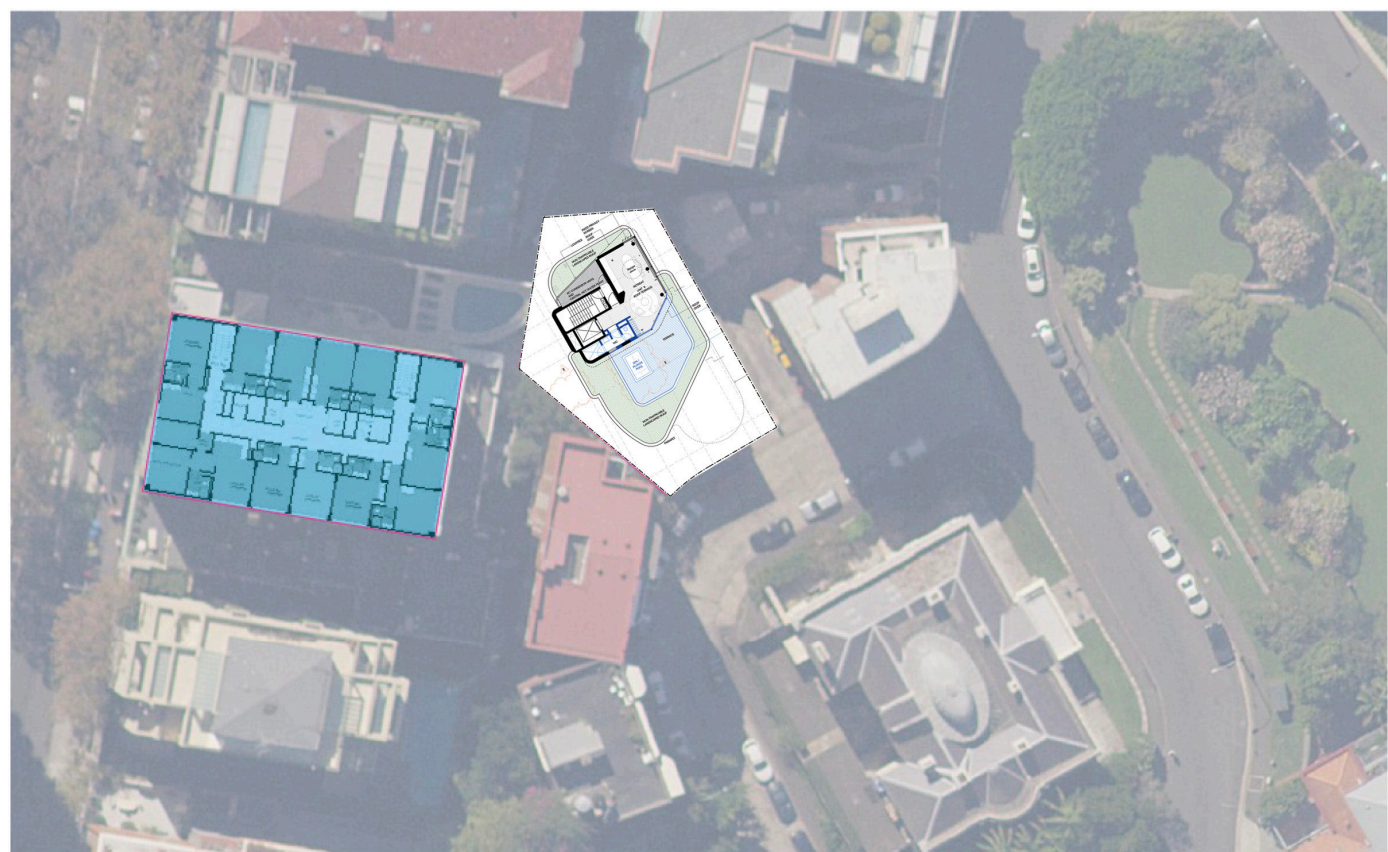
Value of view: High with iconic elements.

View location: Primary living space – standing on corner of main living room balcony.

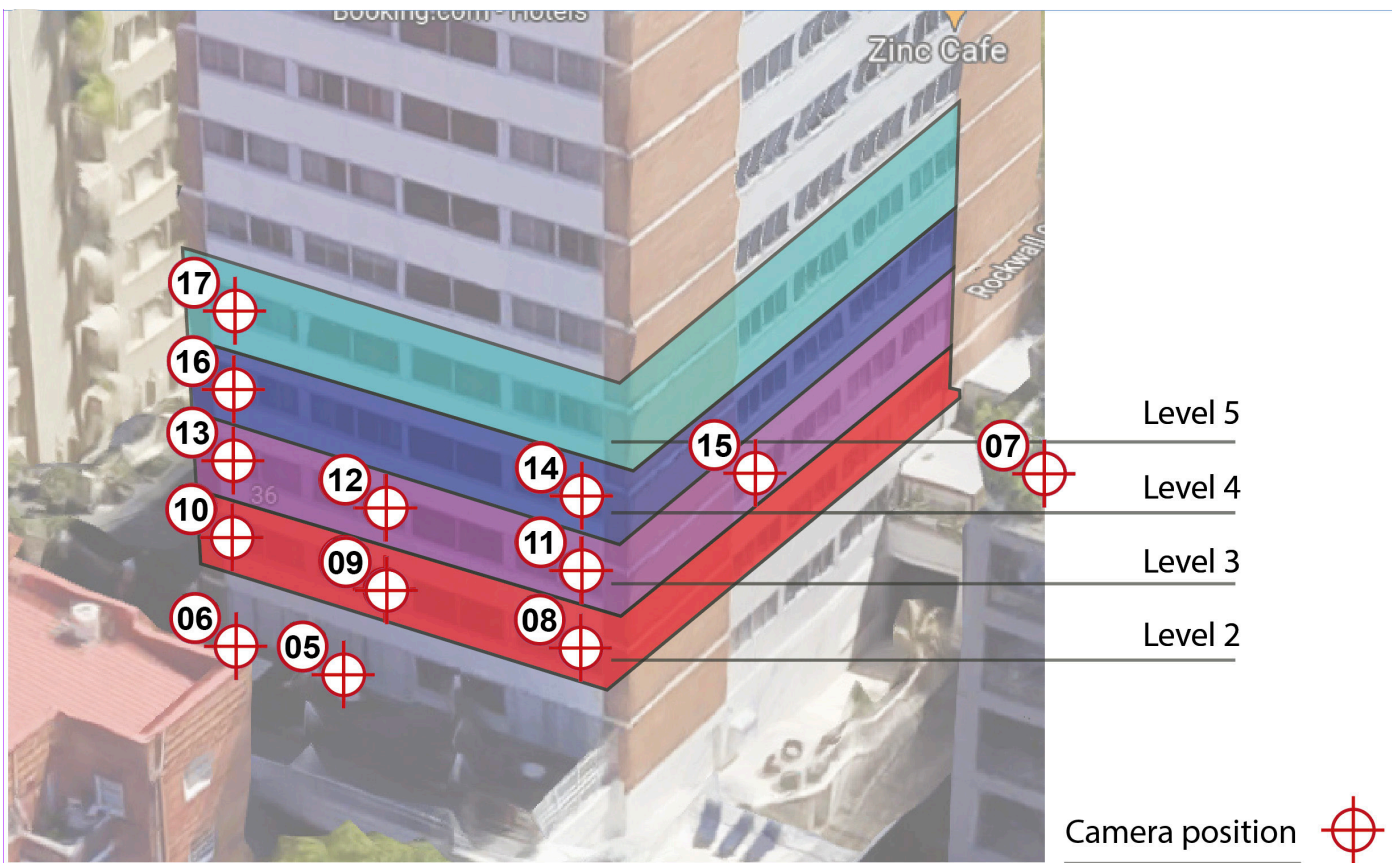
Extent of impact: Nil

Reasonableness of proposal: Acceptable.

VIEWPOINTS @ NO.28, MACLEAY STREET:



Aerial view showing location of No.28, Macleay Street in cyan overlay and indicating orientation of views.

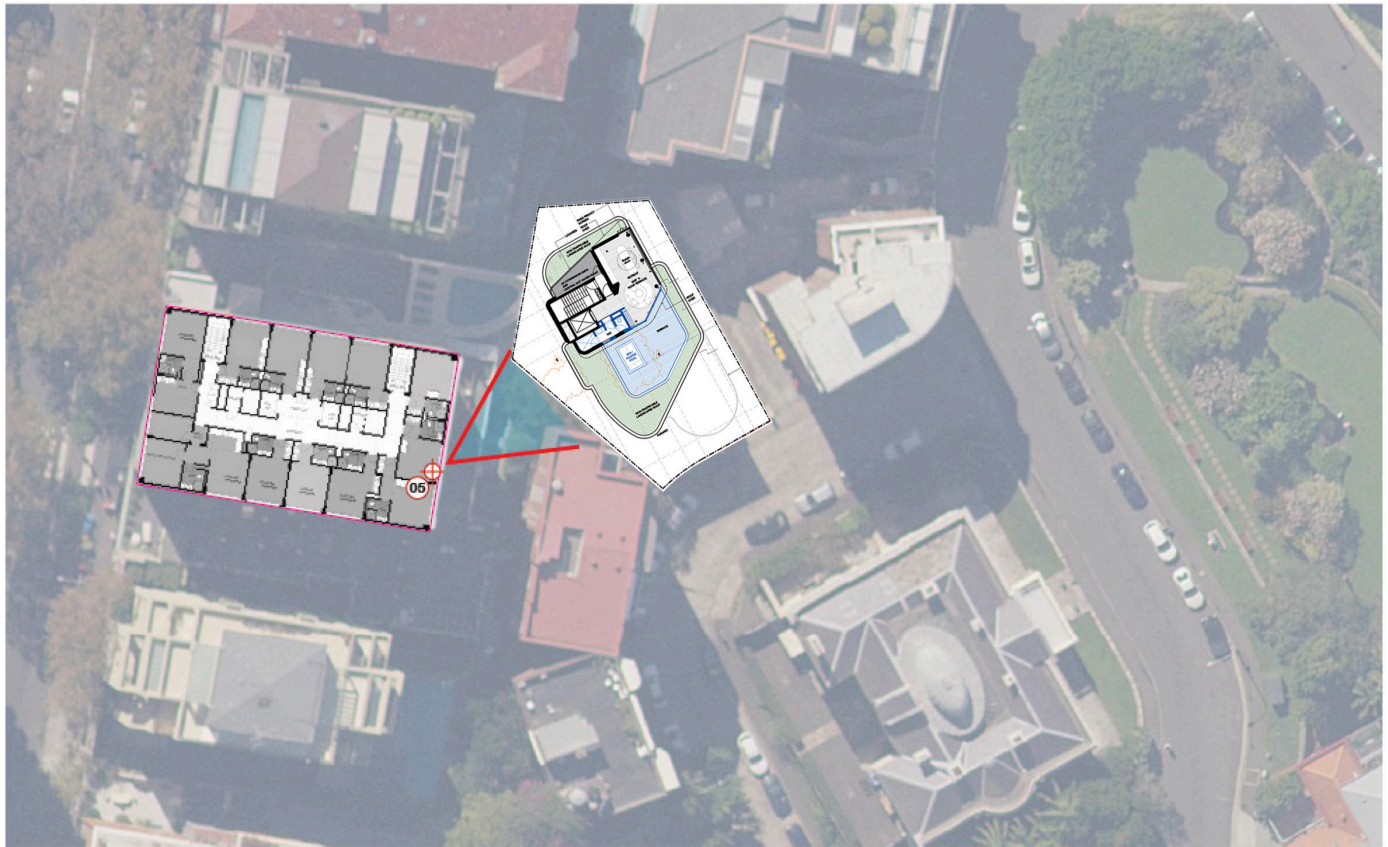


Floor levels and viewpoint locations of No.28, Macleay Street.

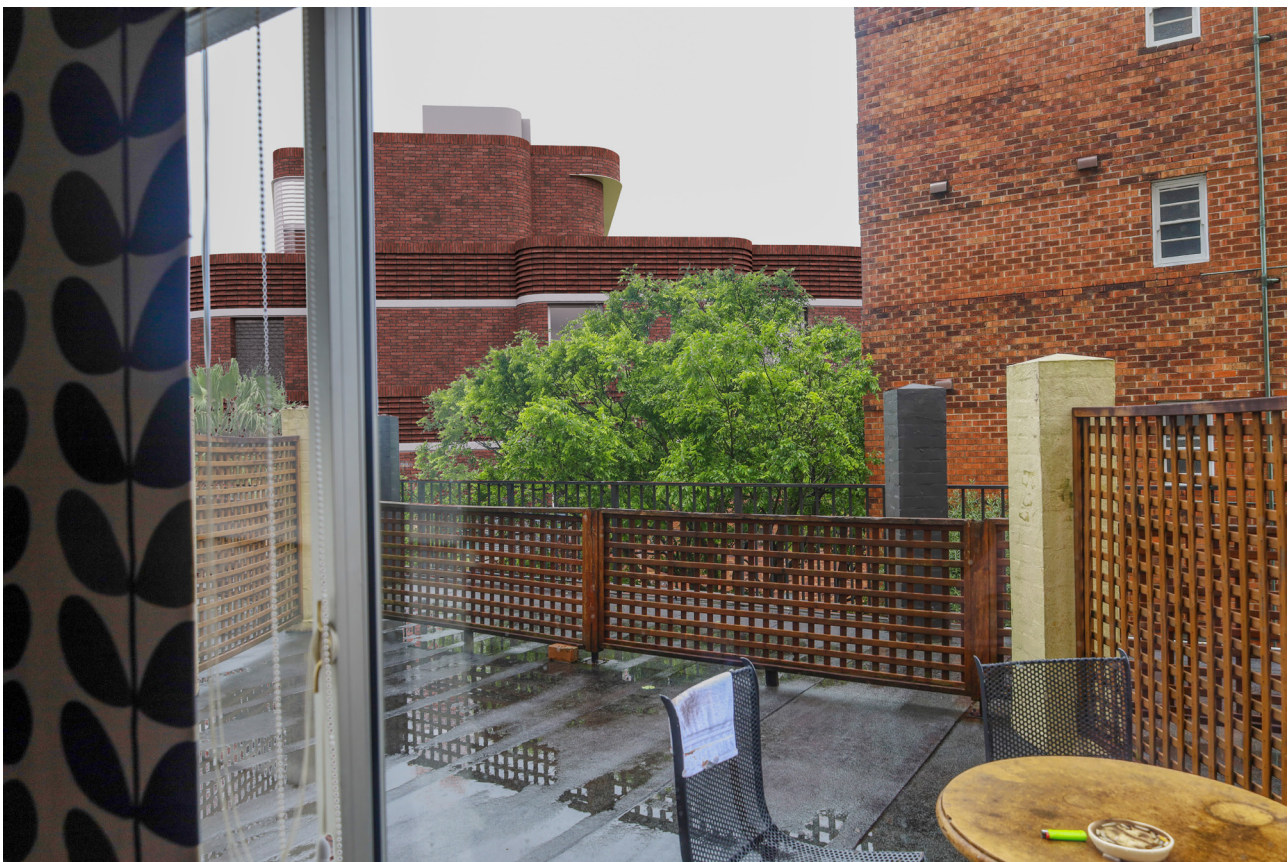


Ground floor and typical floor plan of No.28, Macleay Street, indicating locations with access to views across the subject site.

These are studio apartments with a single living / bedroom space. The relevant views to the subject site are from the northern and eastern elevations.



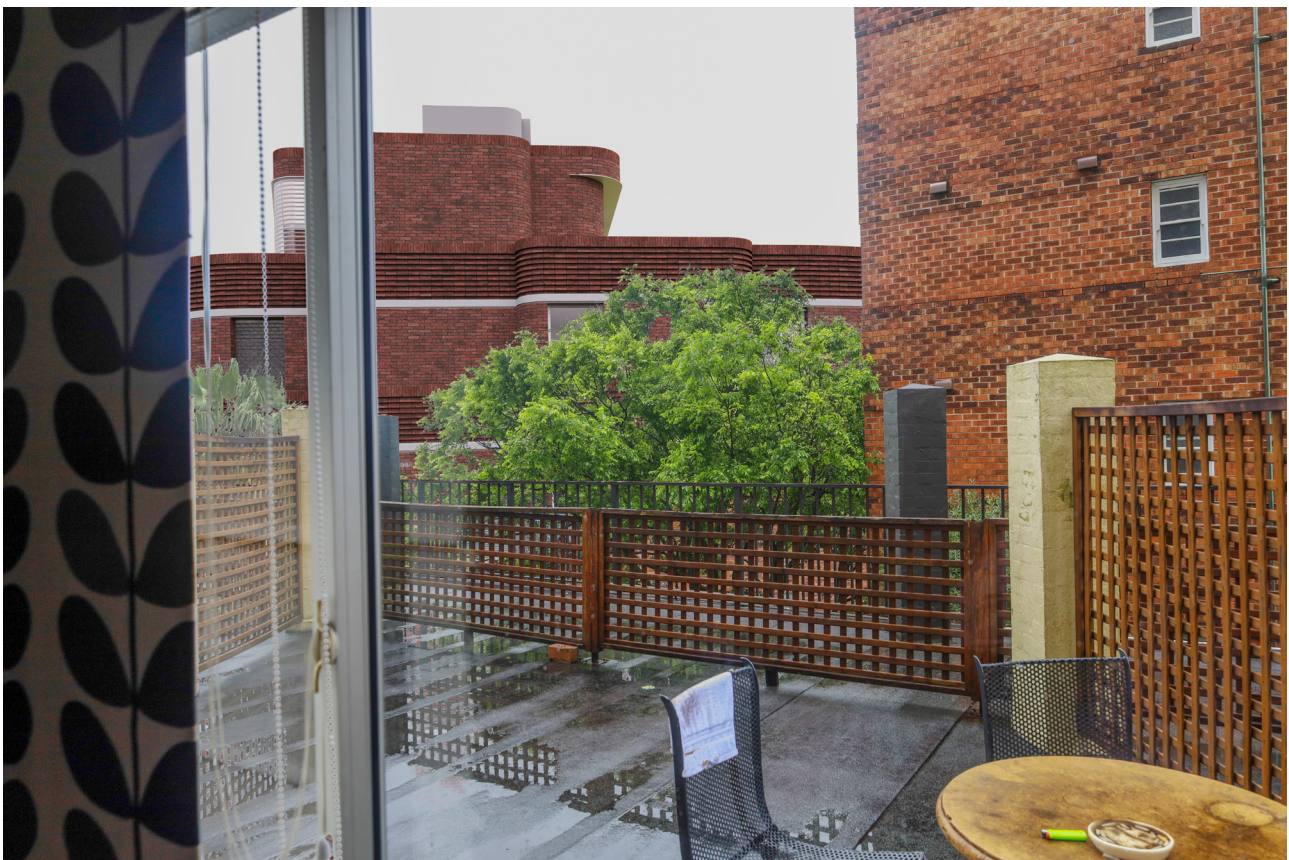
Viewpoint No.05: Site map indicating camera position and target.



Viewpoint No.05: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 1, unit 104.
 From apartment living room, across balcony.
 RL +38.59. Distance to site boundary: 8.8m. Distance to centre of subject site: 22.6m



Viewpoint No.05: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.05: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.05: Assessment.

Visual impact – portion of landscaping additions to new building visible in view – 90% of soft landscaping

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

Existing Visual Quality Scale no: 2 /15 Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from the apartment living room on Level 1.

The additional landscaping affects sky view only and is not detrimental to the overall view.

The view loss, as a result of the new proposal, would be considered negligible under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case.

Tenacity Assessment Summary:

Value of view: Low.

View location: Primary living space – standing at living room. View is across a primary, rear boundary.

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.