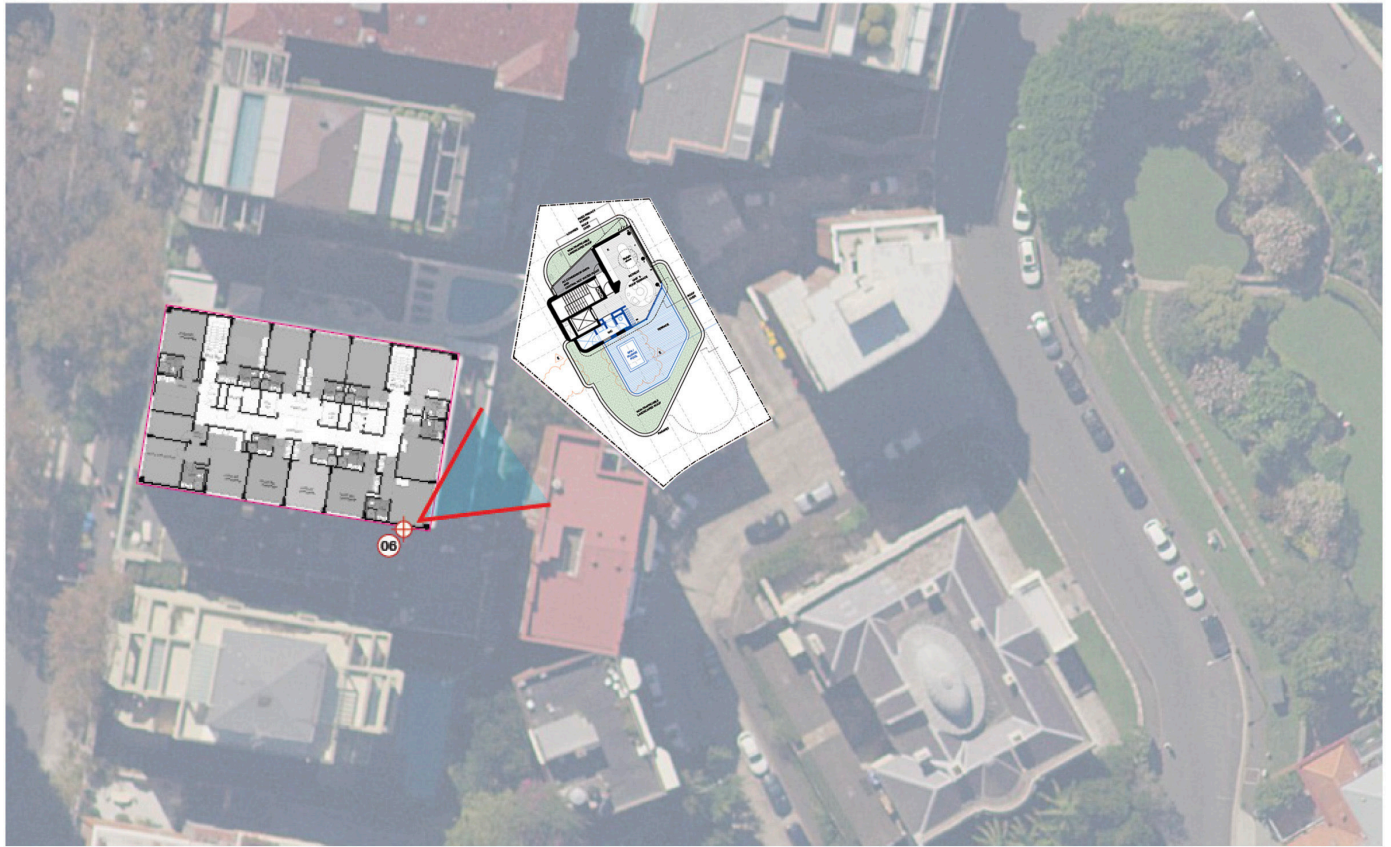


# **Attachment C4**

## **Visual Impact Assessment**



**Viewpoint No.06: Site map indicating camera position and target.**



**Viewpoint No.06: Existing virtual view. Macleay Hotel, No.28, Macleay Street – Level 1, Unit 105.**  
 From apartment main living room on level 1.  
 RL +38.59. Distance to site boundary: 17.8m. Distance to centre of subject site: 29.6m





**Viewpoint No.06: Photomontage of new proposed landscaping onto Approved Development photo.**



**Viewpoint No.06: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.**

## **Viewpoint No.06: Assessment.**

Visual impact – portion of landscaping additions to new building visible in view – 68% 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 main living room balcony of unit 105 on the first floor level of No.28, Macleay Street.

The view loss, from the new proposed landscaping, would be considered negligible under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. The additional landscaping, similarly affects sky view only and is not detrimental to the overall view.

### **Tenacity Assessment Summary:**

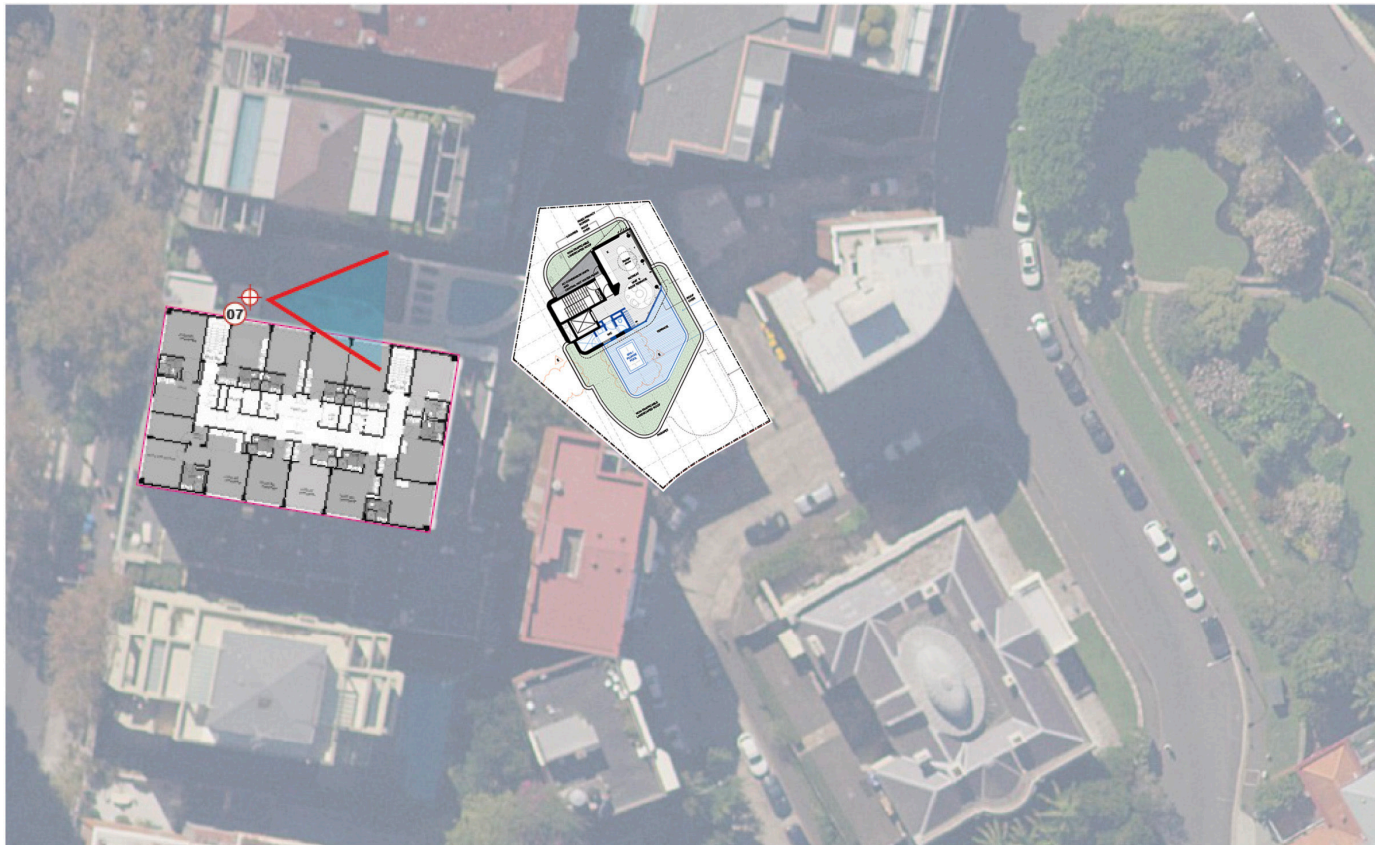
Value of view: Low.

View location: Primary living space – standing at main living room balcony.

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.





**Viewpoint No.07: Site map indicating camera position and target.**



**Viewpoint No.07: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 1, Unit 111.**  
 From living room balcony.  
 RL +38.59  
 Distance to site boundary: 13.8m. Distance to centre of subject site: 25.6m





**Viewpoint No.07: Photomontage of new proposed landscaping onto Approved Development photo.**



**Viewpoint No.07: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.**



## **Viewpoint No.07: Assessment.**

Visual impact – portion of landscaping additions to new building visible in view – 100% of soft landscaping

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

Existing Visual Quality Scale no: 3 /15      Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from the level 1 balcony of the apartment building at Nos.22-24, Macleay Street.

The view loss, as a result of the new proposed landscaping, would be considered negligible under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. The additional landscaping, similarly affects sky view only and is not detrimental to the overall view.

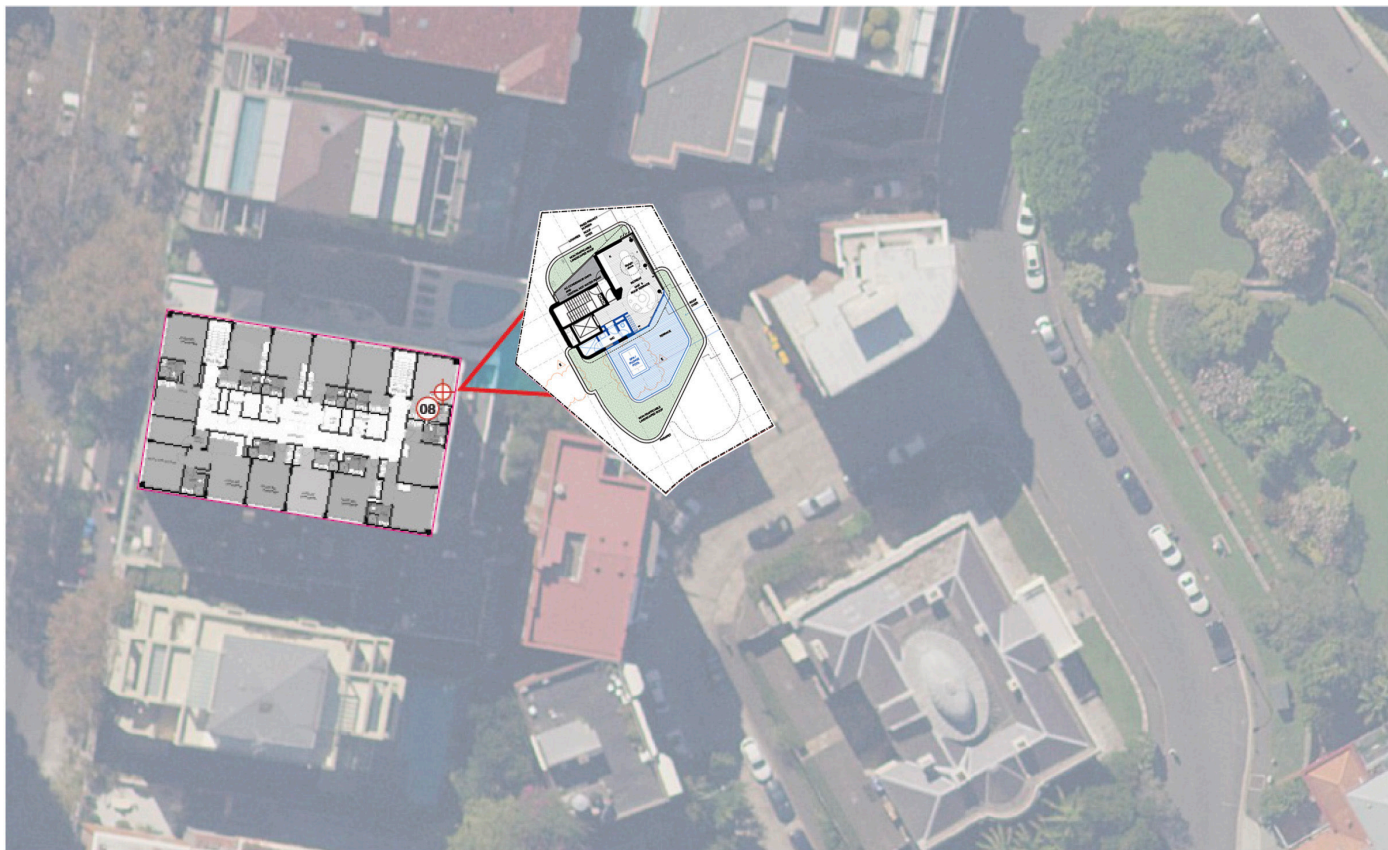
### **Tenacity Assessment Summary:**

Value of view: Low

View location: Primary living space – standing at living / dining area. View is across rear, primary boundary.

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.



**Viewpoint No.08: Site map indicating camera position and target.**



**Viewpoint No.08: Existing virtual view. Macleay Hotel, No.28, Macleay Street – Level 2, Unit 203.**

From main apartment bedroom

RL +41.01 Distance to site boundary: 13.8m. Distance to centre of subject site: 25.6m





**Viewpoint No.08: Photomontage of new proposed landscaping onto Approved Development photo.**



**Viewpoint No.08: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.**

## **Viewpoint No.08: Assessment.**

Visual impact – portion of landscaping additions to new building visible in view – 84% of soft landscaping

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

Existing Visual Quality Scale no: 7 /15      Visual Impact Assessment Scale - additional view loss: 1 /15

This is a static, private viewpoint from a main bedroom of apartment no.203, on level 2 of No.28, Macleay Street. This view is obtained across a property side boundary and is curtailed to the south by the upper level and plant room of the apartment building at No.5, Onslow Avenue.

The view loss, as a result of the new proposed landscaping, would be considered negligible under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. Sky view only is impacted by a small area of glazing, forming part of the addition. The additional landscaping, similarly affects sky view only and is not detrimental to the overall view.

### **Tenacity Assessment Summary:**

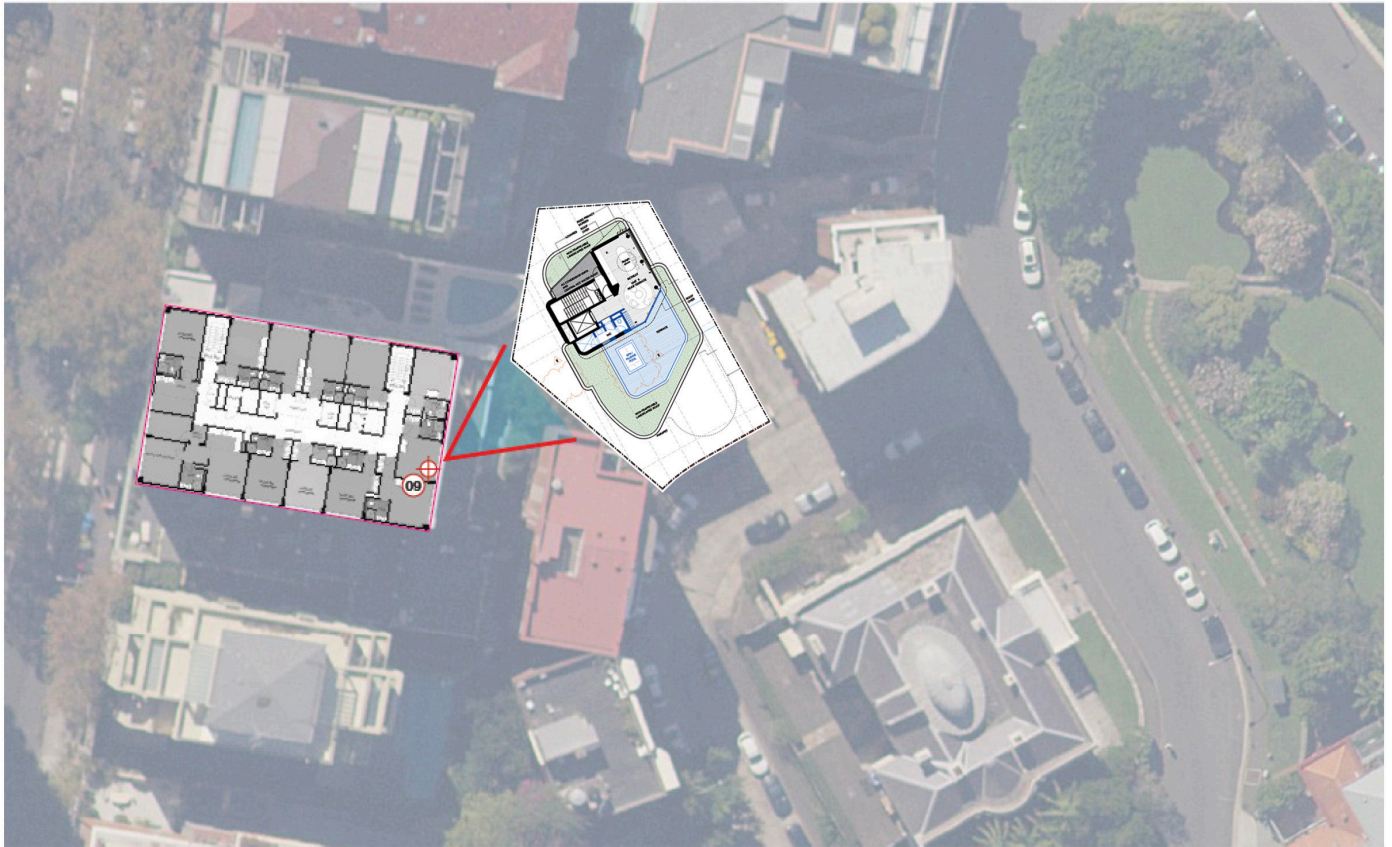
Value of view: Medium.

View location: Secondary living space – standing at living / dining area. View is across primary, rear boundary.

Extent of impact: Negligible

Reasonableness of proposal: Acceptable.





**Viewpoint No.09: Site map indicating camera position and target**



**Viewpoint No.09: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 2 Unit 204.**  
 From main apartment bedroom, east facing.  
 RL +41.01  
 Distance to site boundary: 8.8m. Distance to centre of subject site: 22.6m





**Viewpoint No.09: Photomontage of new proposed landscaping onto Approved Development photo.**



**Viewpoint No.09: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.**



## Viewpoint No.09: Assessment.

Visual impact – portion of landscaping additions to new building visible in view – 96% of soft landscaping

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

Existing Visual Quality Scale no: 7 /15      Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from a main bedroom.

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. Only loss of sky view is experienced from this location. The additional landscaping, similarly affects sky view only and is not detrimental to the overall view.

### Tenacity Assessment Summary:

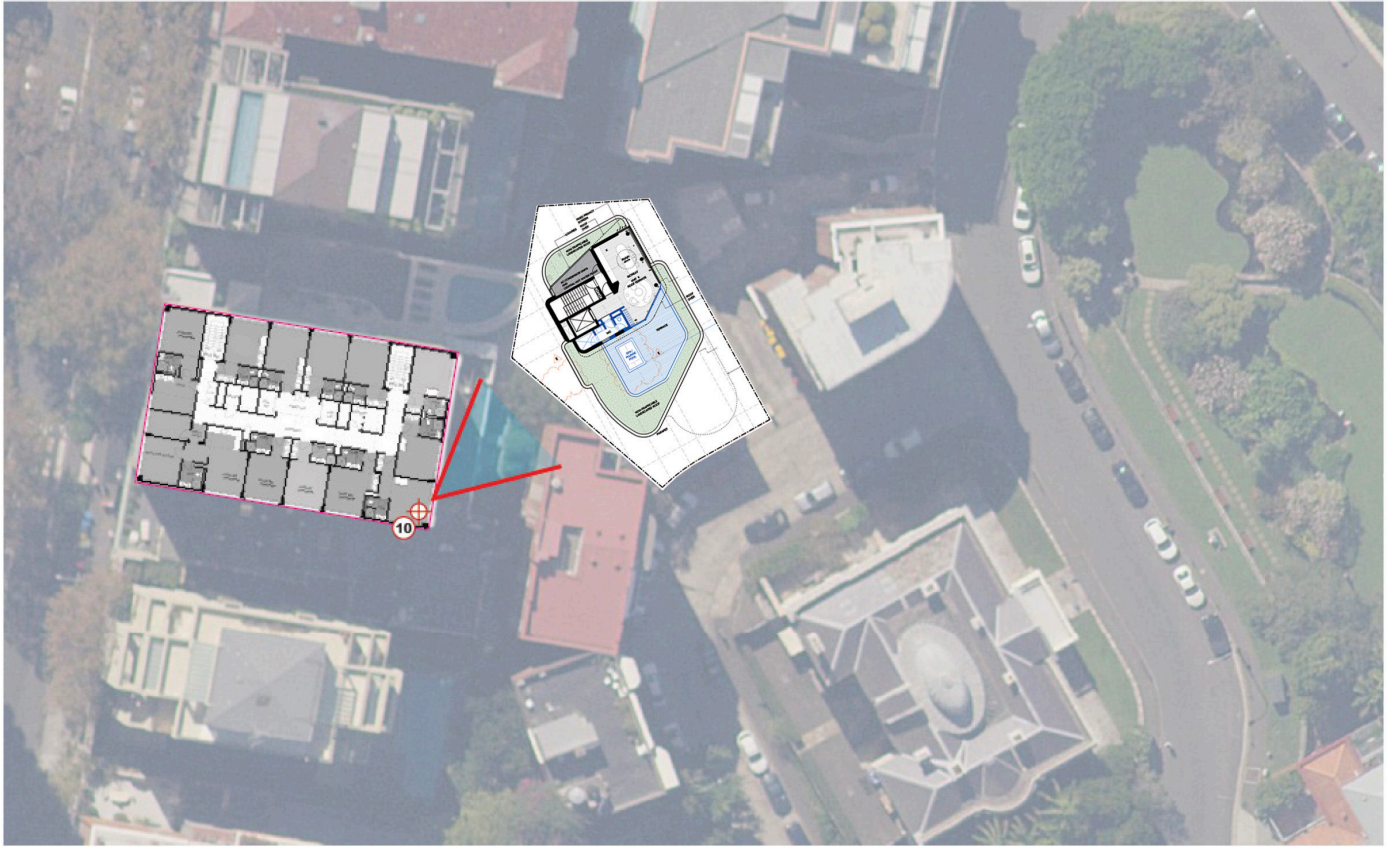
Value of view: Low-to-Medium.

View location: Secondary living space – bedroom View is across primary, rear boundary.

Extent of impact: Negligible.

Reasonableness of proposal: Acceptable.





**Viewpoint No.10: Site map indicating camera position and target.**



**Viewpoint No.10: Existing virtual view. Macleay Hotel, No.28, Macleay Street – Level 2 Unit 205**  
 From main apartment bedroom  
 RL +37.45. Distance to site boundary: 13.8m. Distance to centre of subject site: 25.6m





**Viewpoint No.10: Photomontage of new proposed landscaping onto Approved Development photo.**



**Viewpoint No.10: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.**



## **Viewpoint No.10: Assessment.**

Visual impact – portion of landscaping additions to new building visible in view – 68% of soft landscaping

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

Existing Visual Quality Scale no: 3 /15      Visual Impact Assessment Scale - additional view loss: 1 /15

This is a static, private viewpoint from a main bedroom of apartment no.205, on level 2 of No.28, Macleay Street.

The view loss, as a result of the new proposed landscaping, would be considered negligible under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. Only loss of sky view is experienced from this location. The additional landscaping, similarly affects sky view only and is not detrimental to the overall view.

### **Tenacity Assessment Summary:**

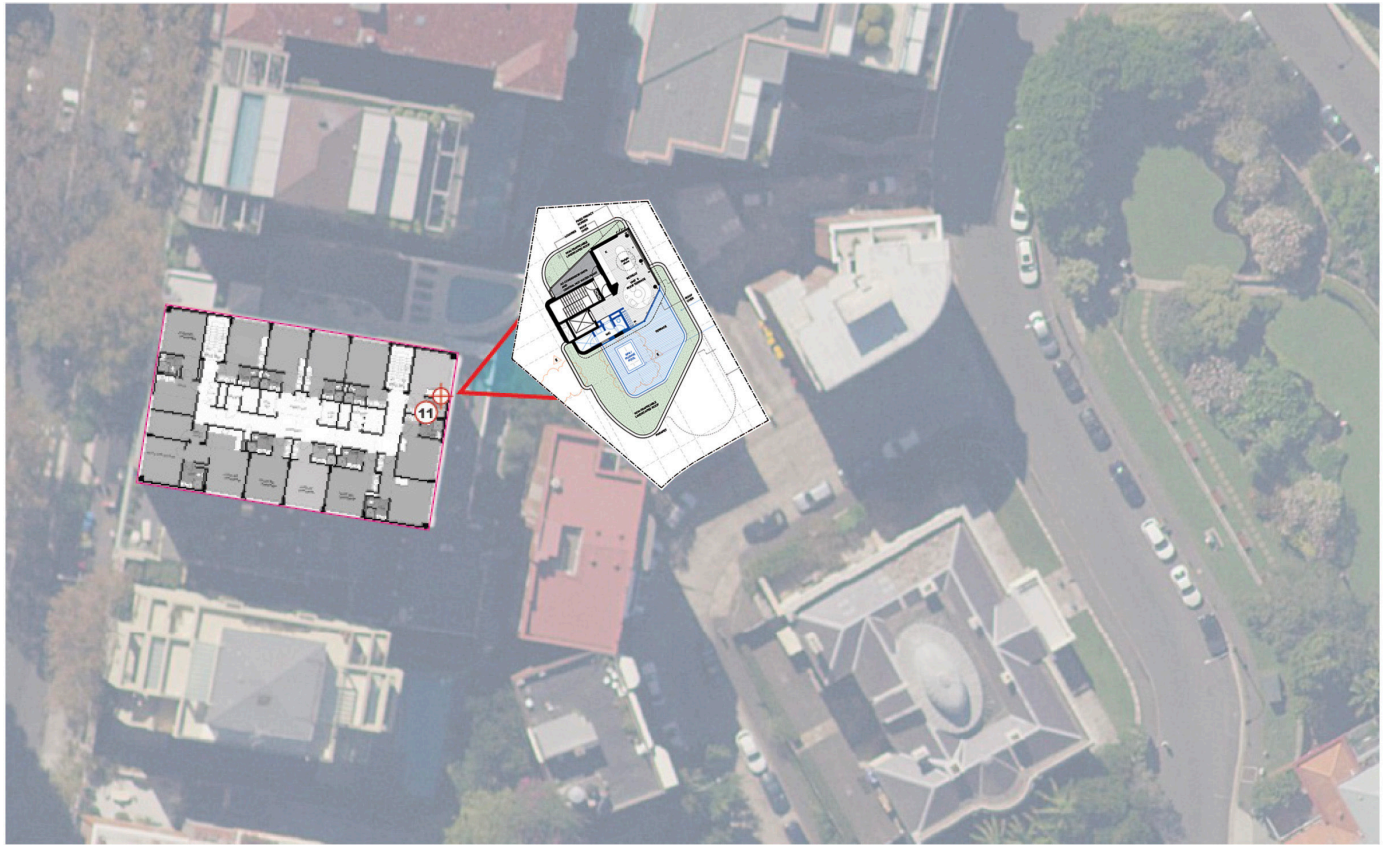
Value of view: Low.

View location: Secondary living space – bedroom View is across primary, rear boundary.

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.





**Viewpoint No.11: Site map indicating camera position and target.**



**Viewpoint No.11: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 3 Room 303.**  
 From apartment main living / bedroom in studio apartment.  
 RL +43.84 Distance to site boundary: 13.8m. Distance to centre of subject site: 25.6m





**Viewpoint No.11: Photomontage of new proposed landscaping onto Approved Development photo.**



**Viewpoint No.11: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.**

## **Viewpoint No.11: Assessment.**

Visual impact – portion of landscaping additions to new building visible in view – 72% of soft landscaping

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

Existing Visual Quality Scale no: 7 /15      Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from a main bedroom of apartment no.303, on level 3 of No.28, Macleay Street.

The view loss from the additional landscaping is negligible from this viewpoint., impacting upon a very small area of the far-distance background component of the view.

### **Tenacity Assessment Summary:**

Value of view: Medium.

View location: Secondary living space – bedroom View is across primary, rear boundary.

Extent of impact: Negligible

of proposal: Acceptable.