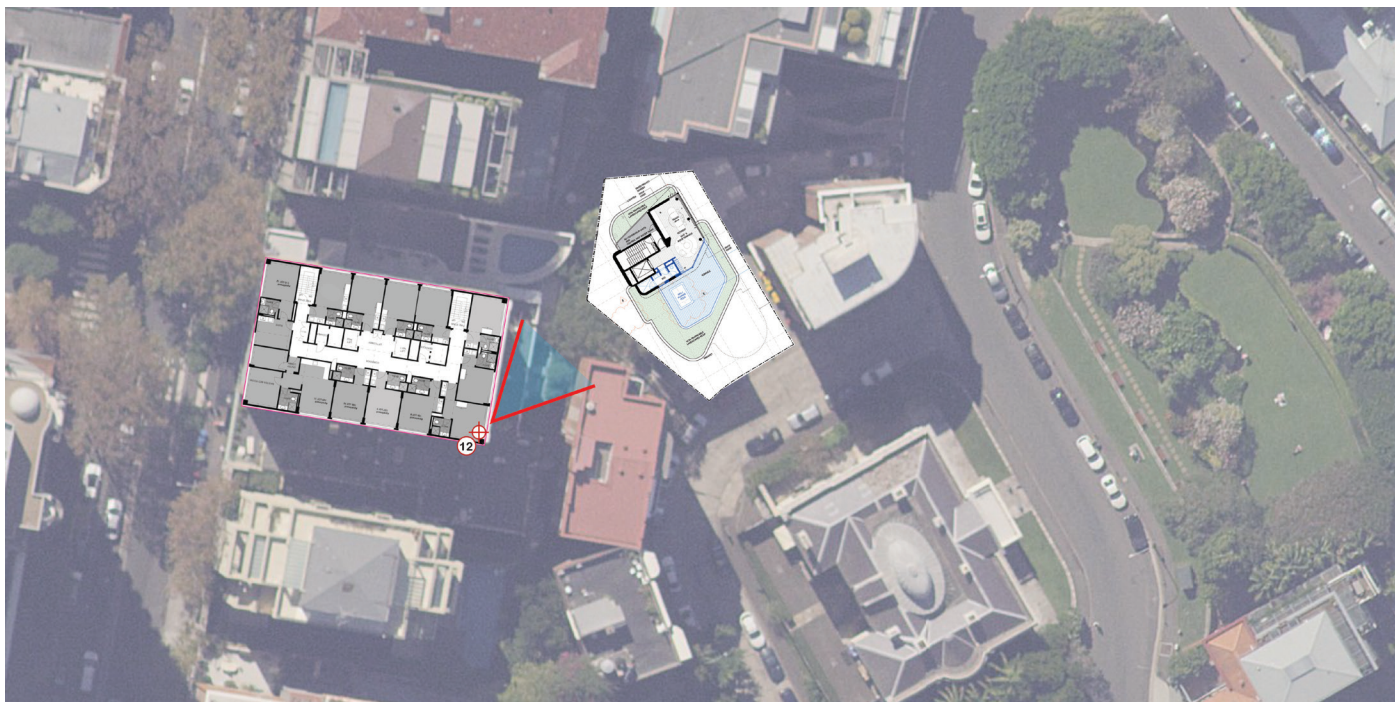


Attachment C5

Visual Impact Assessment



Viewpoint No.12: Site map indicating camera position and target.



Viewpoint No.12: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 3 Room 304.
 From apartment main bedroom.
 RL +43.84
 Distance to site boundary: 8.8m. Distance to centre of subject site: 22.6m



Viewpoint No.12: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.12: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.12: Assessment.

Visual impact – portion of landscaping additions to new building visible in view – 92% 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: 1 /15

This is a static, private viewpoint from the main apartment bedroom – northeast facing.

The view loss, as a result of the new proposed landscaping, would be considered Negligible-to-Minor. under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. The new design proposal respects the DCP guidelines contained within the City of Sydney Council DCP, 2012. The view loss from the additional landscaping is negligible-to-minor from this viewpoint., impacting upon a very small area of the far-distance water component of the view.

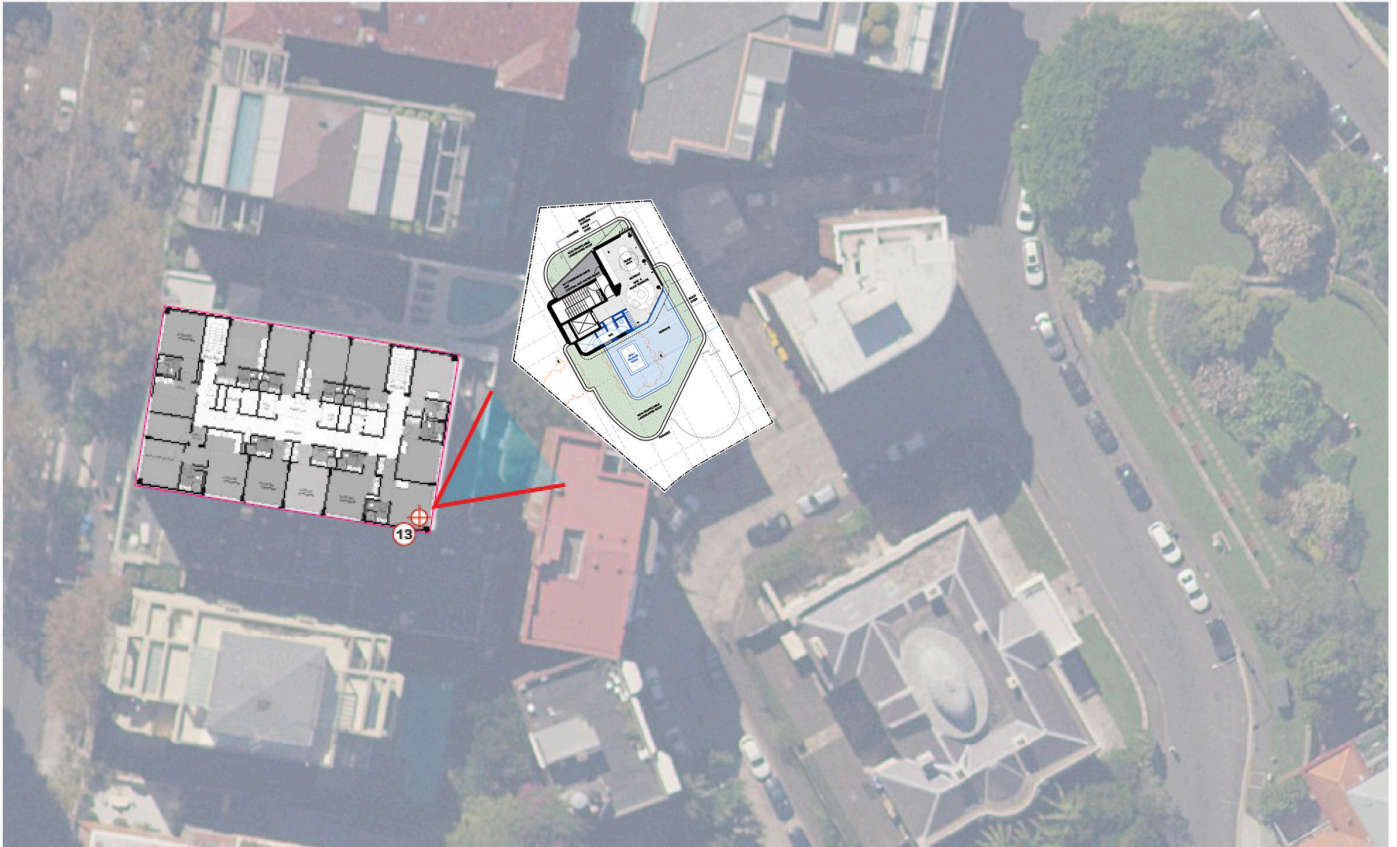
Tenacity Assessment Summary:

Value of view: Medium.

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

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.



Viewpoint No.13: Site map indicating camera position and target.



Viewpoint No.13: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 3 Room 305.
 From main living / bedroom – studio apartment.
 RL +43.84 Distance to site boundary: 13.8m. Distance to centre of subject site: 25.6m



Viewpoint No.13: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.13:: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.13: Assessment.

Visual impact – portion of landscaping additions to new building visible in view – 65% of soft landscaping

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

Existing Visual Quality Scale no: 6 /15 Visual Impact Assessment Scale - additional view loss: 2 /15

This is a static, private viewpoint from a main bedroom of apartment no.305, on level 23 of No.28, Macleay Street.. Views are obtained across the top of the apartment building at Nos.1-3, Onslow Avenue to the Harbour to small areas of the harbour and distant foreshore views to the east. This view is obtained across the property's rear boundary.

The view loss, from the proposed landscaping, is incurred to the area of water, to the northeast, which includes the iconic elements of Clark Island. As a result, the visual impact would be considered Moderate under the assessment guidelines of the Tenacity Consulting v Warringah Council [2004] NSWLEC 140 case. The new design proposal respects the DCP guidelines contained within the City of Sydney Council DCP, 2012.

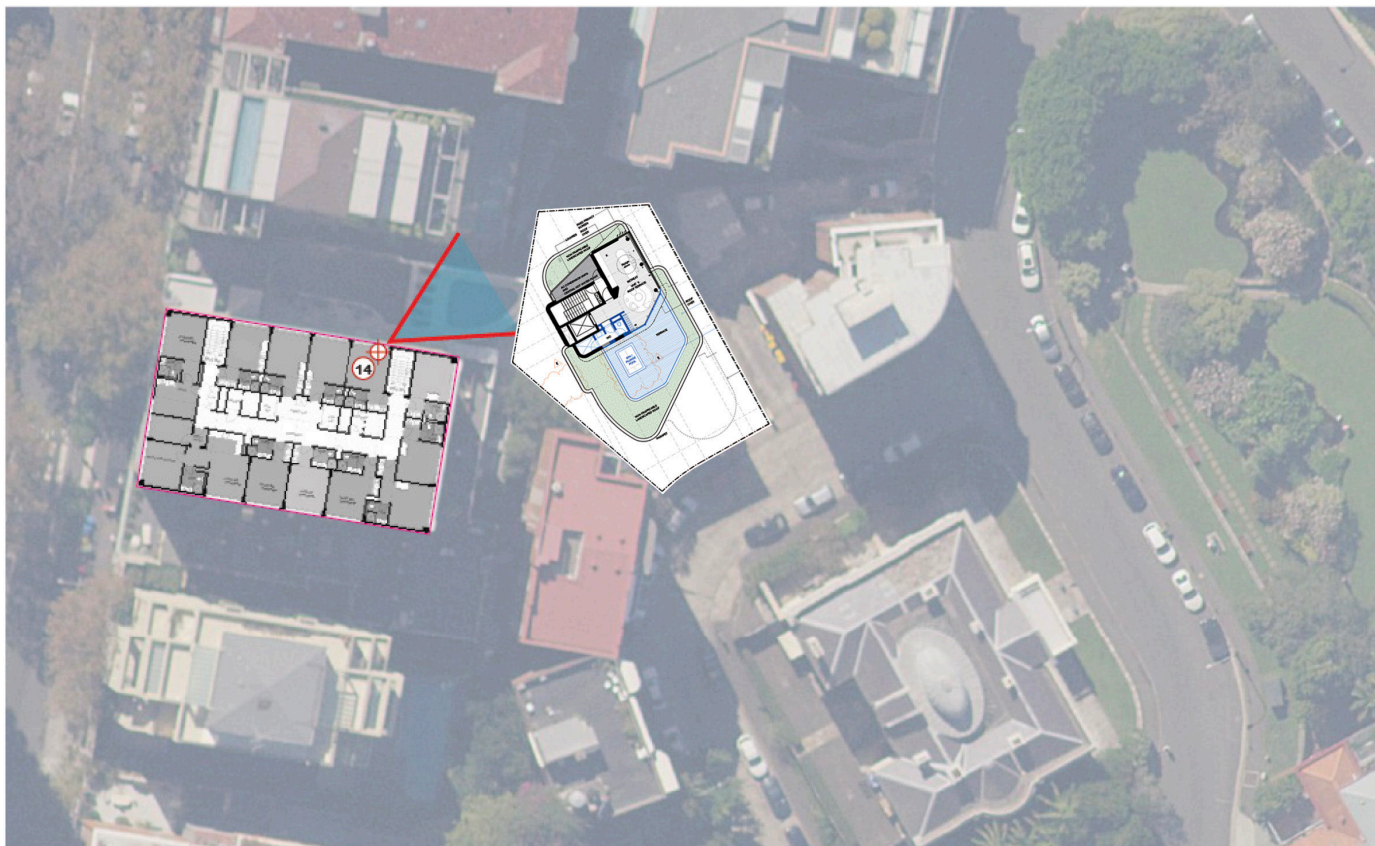
Tenacity Assessment Summary:

Value of view: High, with iconic elements.

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

Extent of impact: Negligible.

Reasonableness of proposal: Acceptable.



Viewpoint No.14: Site map indicating camera position and target.



Viewpoint No.14: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 3 Room 305.
 From apartment main bedroom.
 RL +43.84. Distance to site boundary: 11.8m. Distance to centre of subject site: 26.6m



Viewpoint No.14: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.14:: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.14: 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: 12 /15 Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from a north facing living room. The view is obtained at an oblique view, in a north-easterly direction and is curtailed to the north by the southern elevation of the adjoining apartment building at Nos.22-24, Macleay Street. In the middle-distance foreground, the apartment building at Nos.1-3, Onslow Avenue partially obscures the houses along Billyard avenue and the Elizabeth Bay foreshore. Above this apartment building, the Harbour water is seen and the full extents of Clark Island. Beyond this, the foreshores of Double Bay, Rose Bay and Watsons Bay are observed in the far distance. To the northeast, Bradleys Head can be seen and the Sydney Harbour National Park to the east of Manly beyond this.

The view loss, as a result of the new proposed landscaping, is contained within the extents of the existing approved building.

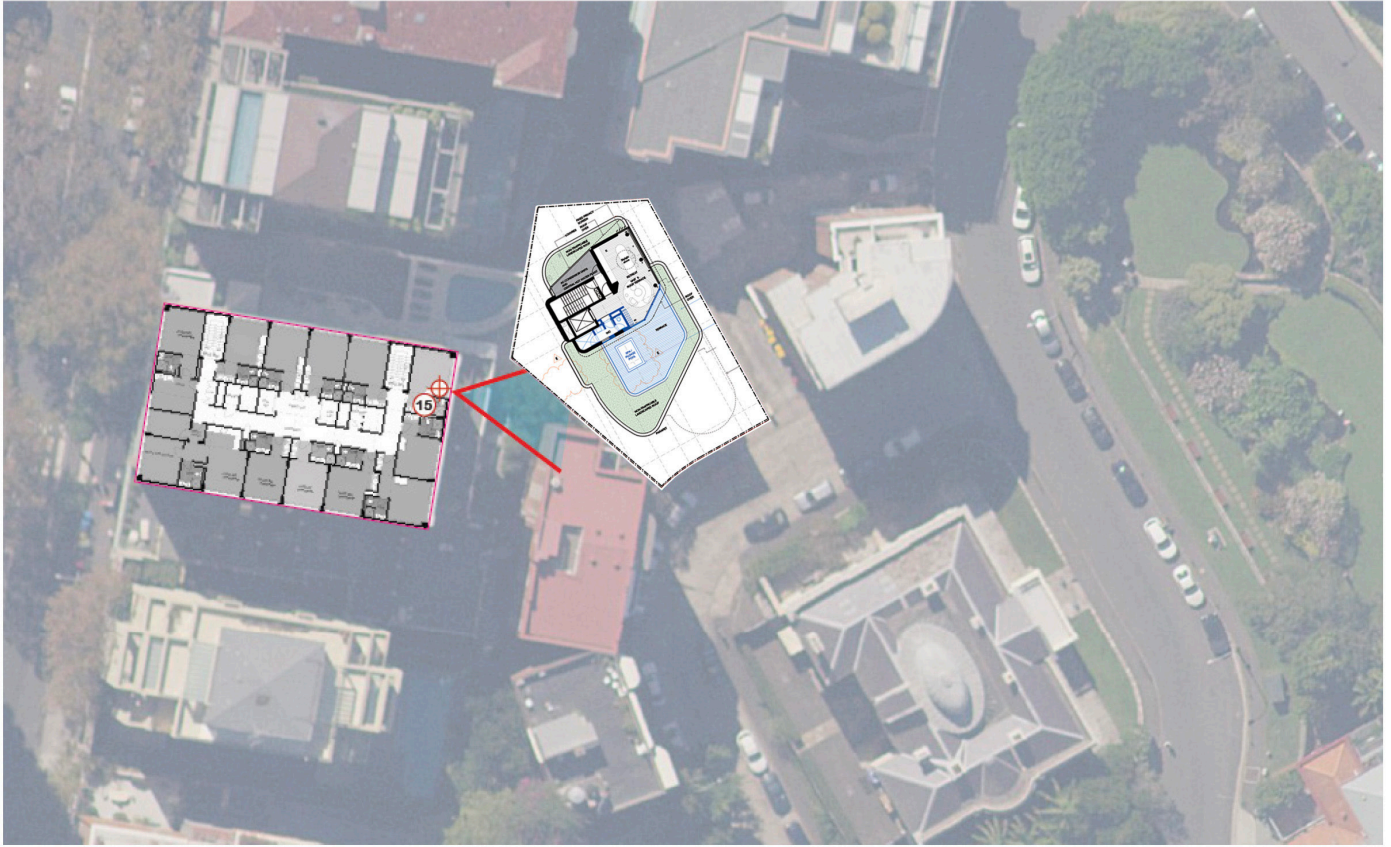
Tenacity Assessment Summary:

Value of view: High with iconic elements.

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

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.



Viewpoint No.15: Site map indicating camera position and target.



Viewpoint No.15: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 4 Room 403.

From apartment main living room – facing east.

RL +46.90

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

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Viewpoint No.15: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.15:: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.15: 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. 100%: 0%

Existing Visual Quality Scale no: 10 /15 Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from a main living room in the southeastern corner of the apartment building. From this location, the view is across the northeastern corner of Elizabeth Bay House to the east. From here there is a partial view of the water in Elizabeth Bay and Rushcutters Bay. The high-rise residential towers at the northern end of Darling Point are at the centre of the view, with the southern tip of Clark Island and the distant bays beyond, behind this.

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

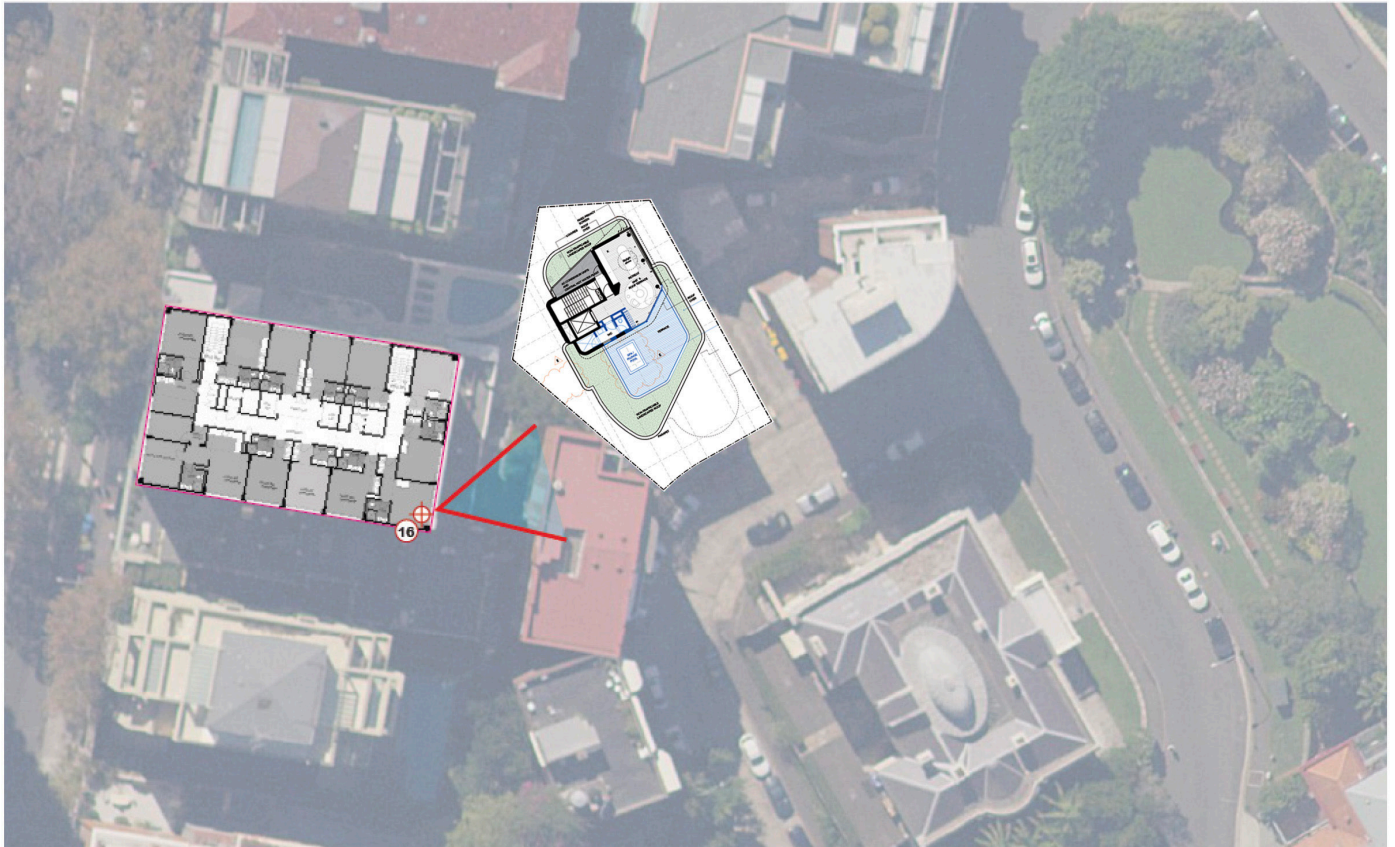
Tenacity Assessment Summary:

Value of view: Medium-to-High, with partial views of iconic elements.

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

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.



Viewpoint No.16: Site map indicating camera position and target.



Viewpoint No.16: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 4 Room 405
 From apartment main bedroom – facing east.
 RL +46.90. Distance to site boundary: 13.8m. Distance to centre of subject site: 25.6m



Viewpoint No.16: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.16:: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.16: Assessment.

Visual impact – portion of landscaping additions to new building visible in view – 81% of soft landscaping

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

Existing Visual Quality Scale no: 10 /15 Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from an east facing living room. The view is obtained at an oblique view, in an east-northeasterly direction and is curtailed to the north by the aperture of the window and to the south, by the upper levels of No.3, Onslow Place. Between these two elements, the Harbour water is seen and the full extents of Clark Island. Beyond this, the foreshores of Double Bay, Rose Bay and Watsons Bay are observed in the far distance. The apartment towers of Darling Point can be observed above the roof of No.3, Onslow Place, directly to the east. To the northeast, Bradleys Head can be seen and the Sydney Harbour National Park to the east of Manly beyond this.

The view loss, as a result of the new proposed landscaping has no impact on view.

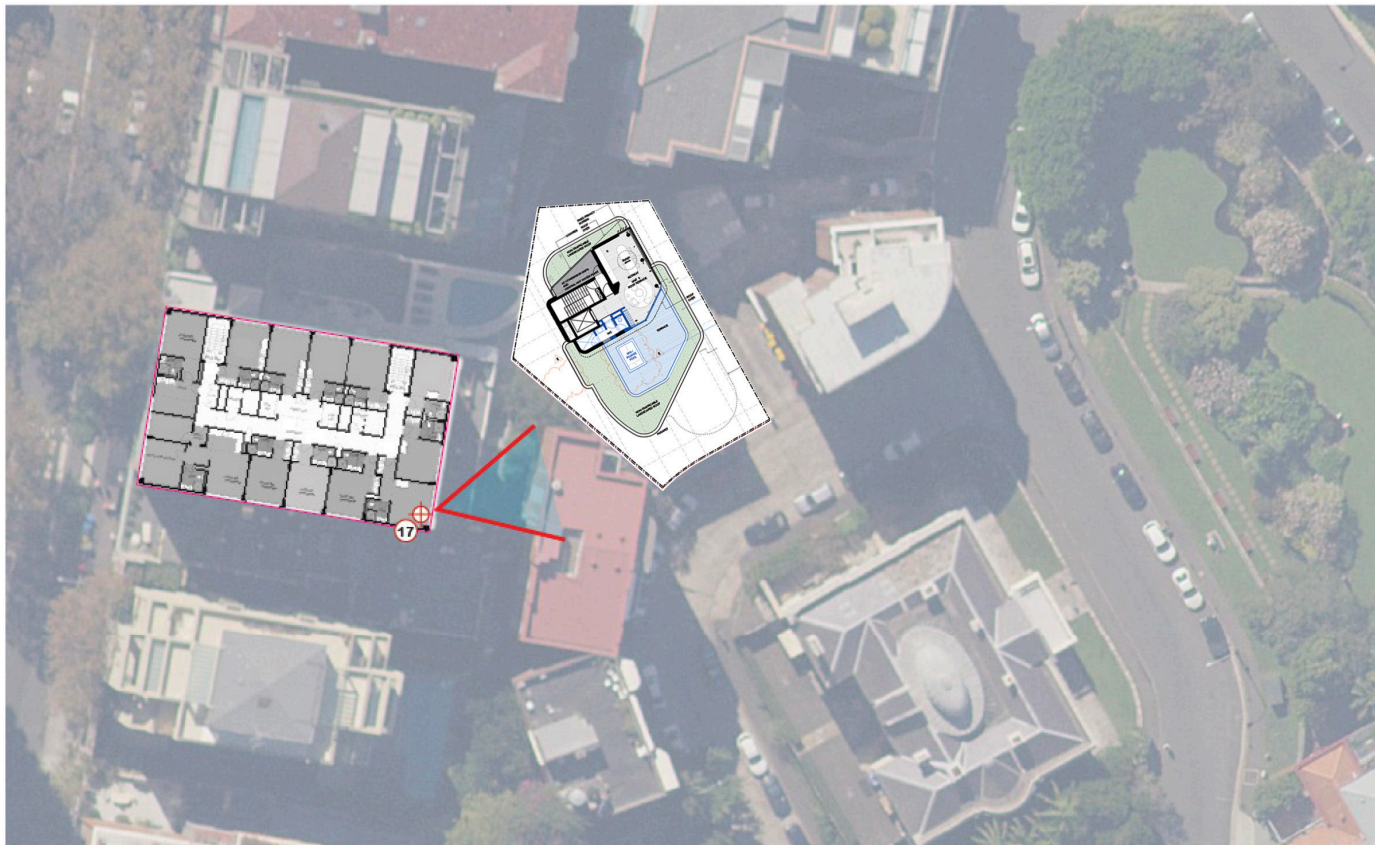
Tenacity Assessment Summary:

Value of view: High, with iconic elements.

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

Extent of impact: Nil.

Reasonableness of proposal: Acceptable.



Viewpoint No.17: Site map indicating camera position and target.



Viewpoint No.17: Approved Development photo. Macleay Hotel, No.28, Macleay Street – Level 5 Room 504.
 From main bedroom – east facing.
 RL +49.79
 Distance to site boundary: 8.8m. Distance to centre of subject site: 22.6m



Viewpoint No.17: Photomontage of new proposed landscaping onto Approved Development photo.



Viewpoint No.17:: Extent of visual impact of proposed landscaping - indicated in cyan overlay with red outline.

Viewpoint No.17: 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%: 0%

Existing Visual Quality Scale no: 13 /15 Visual Impact Assessment Scale - additional view loss: 0 /15

This is a static, private viewpoint from an east facing living room. The view is obtained at an oblique view, in a north-easterly direction and is curtailed to the north by the aperture of the window opening. In the middle-distance foreground, the apartment building at Nos.1-3, Onslow Avenue partially obscures the houses along Billyard avenue and the Elizabeth Bay foreshore. Above this apartment building, the Harbour water is seen and the full extents of Clark Island. Beyond this, the foreshores of Double Bay, Rose Bay and Watsons Bay are observed in the far distance. To the northeast, Bradleys Head can be seen and the Sydney Harbour National Park to the east of Manly beyond this.

The view loss, as a result of the new proposed landscaping, is nil.

Tenacity Assessment Summary:

Value of view: High, with iconic elements.

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

Extent of impact: Nil

Reasonableness of proposal: Acceptable.