EDGECLIFF CENTRE PLANNING PROPOSAL

Report prepared for Longhurst

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VISUAL IMPACT ASSESSMENT

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Executive Summary

Objectives

The first objective of this report is to prepare a Visual Impact Assessment (VIA) to accompany the Planning Proposal for the existing Edgecliff Centre at 203-233 New South Head Road, Edgecliff (the Site).

The second objective of this VIA is to ensure accuracy of the preparation of photomontages that accompany the VIA that were prepared by Virtual Ideas, expert architectural illustrators. A Certification Report is included in Appendix 2, which contains photomontages of representative views.

The third objective of the VIA has been to closely consider views in the public domain, but also to consider impacts on view sharing by adjacent residential development consistent with a Planning Proposal.

Methods and Results

The VIA methodology is set out in Appendix 3. It includes a method flow chart (also Table 2 in the report) and a detailed description of each part of the process that has been followed. It consists of three main components, beginning with analysis and documentation of existing views and an analysis of baseline factors, analysis of the extent of the likely visual effects of the proposal, followed by the third main component, which is the assessment of visual impacts.

Findings

It was found that minor to moderate change would occur to the effect of the project on the effective visual catchment and to the visual character, scenic quality, and public domain sensitivity of the site as a result of the construction of the proposal. The overall level of visual effects was rated as moderate for most views in the visual catchment, (Table 4). High levels of visual effects were found for some close views with unimpeded foregrounds and low levels of visual effects for the small number of distant views.

There would be low to medium visual exposure to most view locations other than close views that may be associated with higher levels of visual effects. The commercial podium of the proposal has similar high impacts to the existing building, on close views.

Any new tower would appear isolated in many views. The perceived isolation is caused by contrast in form with other adjacent buildings, not by the ultimate height of the structure. The height of the tower does not cause significant view loss. The residential podium does not cause any greater view loss impact on private views than would be caused by a building of the same height as the existing Eastpoint tower.

When the levels of visual effect were weighted against criteria of visual absorption capacity and compatibility with urban features, including the likely future character of the visual context of this part of Edgecliff and the wider visual context, the residual visual impacts were considered to be low to moderate overall.

Inspection of the summary table of visual impacts shows that the most important weighting factor in determining the visual impacts of the Planning Proposal is compatibility. The compatibility with urban features was high for all view places. Impacts on most views therefore result in moderate or low impact significance when weighted.

The overall level of visual impacts therefore varies from low to moderate, with moderate impacts on closer views, only.

1 Objectives of assessment

1.1 Background

Richard Lamb and Associates (RLA) were commissioned by Longhurst, to prepare an independent visual impact assessment (VIA) of the Planning Proposal. The proposal includes a multi-storey residential, mixed-use development at the Site. RLA are specialist consultants in visual impacts, views, view loss and landscape heritage. A CV for the principal and author of this report, Dr Richard Lamb is included at Appendix 5.

1.2 Limitations

This report concerns visual impacts only. Visual issues also arise for other technical disciplines such as town planning, urban design, landscape design, architecture and heritage conservation. Technical reports from these disciplines may include consideration of visual issues and are addressed by others with appropriate expertise.

1.3 Documents consulted

To the extent that they are relevant to RLA's expertise in visual impacts and view sharing assessment, the following documents have been consulted in preparing the VIA.

1. Department of Planning, Industry and Environment Guide to Preparing Planning Proposals, in particular Part 3, that covers justification.
2. The Greater Sydney Region Plan.
3. Eastern City District Plan.
4. Edgecliff Centre, Strategic Context and Urban Design Report (SCUDR), prepared by Ethos Urban, May 2020.
5. Woollahra Council draft Local Strategic Planning Statement (LSPS)(endorsed by the Greater Sydney Commission, March, 2020).
6. Woollahra Local Environmental Plan 2014 (WLEP 2014).
7. Woollahra Council Development Control Plan 2015 (WDCP 2015).

1.4 Methodology

The methodology adopted has been developed over 20 years' experience in visual impact and heritage views assessment by RLA, who are specialists in visual impact assessment, view loss, view sharing and heritage views assessment. A CV for the principle and author of this report, Dr Richard Lamb, can be viewed or downloaded from the RLA website at www.richardlamb.com.au. The fully detailed methodology for this report is in Appendix 3. A flow chart at Table 2 shows the logic, sequence and components for the documentation, analysis, criteria adopted and the analysis of visual effects and the assessment of visual impacts.

1.4 Physical setting

The subject is located adjacent to the crest of a ridge that extends to the north toward Darling Point and to the south toward Paddington, where it is roughly followed by the alignment of Ocean Street and Edgecliff Road. An aerial image looking south-west from above Rose Bay is shown in the Ethos Urban SCUDR, illustrating the visual context. The Darling Point peninsula is one of several on the south and north sides of Sydney Harbour produced by the flooding of the ria coast landscape by rising sea levels in the past. The Potts Point and Point Piper peninsulas to the east and west respectively, are analogous. The relationships of the peninsulas to the Harbour are also illustrated in the David Moore aerial photograph of 1992 and the plan of Streets and Roads in the Urban Structure section of the SCUDR.

Further to the south, the ridge line generally followed by Oxford Street between Darlinghurst and Bondi Junction provides a limit to the visual catchments of the Site that are east and west of the Darling Point ridge, respectively. The west side catchment is limited further to the west by the Potts Point Ridge, roughly followed by Macleay Street north of Kings Cross and by Darlinghurst Road toward the south. The east side catchment includes part of the Double Bay area and is confined by ridges followed by Bellevue Road, Victoria Street Woollahra and ultimately by the Point Piper peninsula.

1.5 Built form context

Between the ridges the upper slopes of the intervening valleys are heavily urbanised while the lower parts, former wetlands and sandy low-lying landscapes, are now occupied by public and private open space areas such as parks, playing fields and golf courses. Situated in the Eastern Suburbs of Sydney, built form is highly variable and influenced by physical, infrastructure and historical factors.

Large scale commercial tower development characterises the CBD and is confined by the Harbour north and south and heritage landscapes of the Domain and parklands on the east. East of the CBD, built form is dominantly residential, with major clusters of high-rise residential flat buildings of various periods from the interwar period onward and tower forms more characteristic of the 1960s to 1970s and late 20th century interspersed with detached residences of various scales.

Clusters of taller buildings and tower forms also respond to the location of infrastructure, historical transport routes and historical demand for housing on the periphery of the low density early settlement areas like Paddington and Darlinghurst, as illustrated in the Peninsula and Built Form figure in the SCUDR. Tower form residential developments are scattered throughout the Eastern Suburbs but concentrated on the transport nodes and ridges leading toward the Harbour, such as the vicinity of the Site. Mixed late 20th century developments of various scales are also concentrated in commercial areas on transport nodes including the vicinity of the Site. Thus the proposal would be visually compatible with the overall distribution of built form in the visual setting.

1.6 Existing built form in the vicinity

The existing built form in the vicinity of the site is variable and of no consistency in terms of building typology, height or massing. Only parts of the vicinity in New South Head Road have active street frontages. The Eastpoint complex east of the Site is of three different building typologies with a street-wall setback only in part. Tower-form buildings nearby exist at Oceanpoint (RL92m on Ocean Street), Eastpoint tower (RL92m on New South Head Road) and Ranelagh (RL132m on Darling Point Road).

1.7 Built form proposed on the Site

The proposed mixed-use development includes a two-step retail and commercial podium of a total of six storeys, similar in height to the existing Edgecliff Centre. The upper step is set back slightly from the street compared to the three-storey street wall component. The proposal would have an active street frontage to New McLean Street and New South Head Road. A residential podium equivalent in height to the Eastpoint tower to its east is proposed, stepping in to a slim residential tower, the footprint of which is located to the rear or south of the site, with the west elevation width minimised to mitigate impacts on views toward the CBD from the residential Eastpoint tower.

2.0 Visual effects analysis

The fully detailed methodology for this report is in Appendix 3.

This section of the report is based on Section B2.2 of the Methodology. Section B2.2 details the components of the visual effects analysis. Visual effects are the physical and perceivable changes proposed to the visual environment. This analysis of the cause and extent of visual effects provides the baseline to the assessment of visual impacts in Chapter 3.1 of this report.

Visual effects are relatively objective. They are observable changes that will occur to the visual environment. For example, the bulk, height, colour, texture or form of a proposed development are observable features. They are not visual impacts. The physical extent of the visual effect (how much of an effect there is) is not directly related to the extent of visual impacts (how important the impact is). A visual impact occurs when visual effects cause responses in viewers and may be perceived by individuals or groups as either appropriate or inappropriate, contrary to accepted standards, cause emotional reactions, such as liking or disliking, cause loss of important features in the view, or other responses.

2.1 Baseline visual effects analysis factors

(See B2.2.1, Methodology, in Appendix 3).

This includes a thorough understanding of the proposed development including its location, scale and extent to understand the scale and spatial arrangement of the development. The next step is to carry out a detailed field assessment by identifying the potential viewing locations and viewing situations, visiting the representative locations, documenting the proposal's approximate location on a base map, photographing representative locations and rating overall assessment of the visual effects.

A viewing location is a place from which the proposal is visible. A viewing situation is the circumstances that relate to the experience of viewing the proposal, such as from a static or moving situation, a private versus a public place or a view of a fleeting versus a long exposure time

2.1.1 The effective visual catchment of the Site

We distinguish between the total visual catchment (the area in which there is any visibility of an item at all) and the effective catchment. The effective catchment is the area within which there is sufficient detail to perceive the nature and quality of a development, as well as the potential for it to have negative effects, for example impacts on specific views, settings, streetscapes or blocking of or other negative effects on items of scenic or cultural significance. The effective visual catchment is therefore smaller than the total visual catchment.

The effective visual catchment includes close and medium range views concentrated close to Edgecliff Centre and to the south, south-west and west, in parts of Paddington, Darlinghurst, Potts Point and Rushcutters Bay, with only isolated visibility of the residential tower component on the fringes of Double Bay or further east. The western catchment is therefore larger, as the lower, older built form in Paddington and presence of open, low-lying areas of reserves and recreation areas such as Trumper Oval, White City, Scots Grammar School playing fields and Rushcutters Bay Park facilitate visibility from more potential viewing places west and north-west of the Site.

The site is situated on a gentle ridge. The ridge separates the drainage catchments flowing into Rushcutters Bay (the western catchment) and Double Bay/Rose Bay (the eastern catchment). The western catchment drains toward the north-west of the Site from Potts Point, Darlinghurst, Paddington and the west side of Edgecliff. The eastern catchment drains into the Harbour at the eastern side of Double Bay, from Woollahra, the west side of the Bellevue Hill ridge, Woollahra, the east side of Edgecliff and Double Bay.

It is impractical to map the total visual catchment, as the tower proposed may be visible from some locations beyond the wider visual catchment. All such areas could not necessarily be identified or confirmed. In addition, a map of the total visual catchment would be of no utility, as it would be largely blank, as the building would not be visible from most of the total catchment, as a result of the screening or blocking effect of buildings, vegetation and other items in the view lines. The total map would therefore be inaccurate and misleading, as a lot of it would be showing areas from which the building would not be visible.

As an alternative and a more useful documentation approach, we identified a range of public domain locations from which the proposal is likely to be visible, which are representative of the characteristics of the visual catchment and are for specific analysis, using accurately prepared photomontages where appropriate (see Appendix 2 for an explanation of the methodology adopted). All high sensitivity public domain locations were located, visited and assessed for potential visual exposure of the proposal (see Sections 2.1.4 and 2.1.5).

Photographs from potential viewing places for analysis and preparation of photomontages were taken by RLA and geotagged using a GPS linked to the camera. Following analysis of the images, the view points were prioritised as either for use in preparation of photomontages (Priority 1) or for discussion and analysis of context (Priority 2)(See Table 1). A Google Earth KMZ file showing the locations and coordinates of each of the viewpoint locations was provided to Virtual Ideas. Virtual Ideas photographed and documented the images used for preparation of the photomontages in Appendix 2.

The retail/commercial podium component of the proposal is likely to be of similar visual exposure to the existing Edgecliff Centre and the likely visibility can be interpreted from the photomontages in Appendix 2 and the plates that in other views in Appendix 1 show the visibility of the existing Centre.

Outside its immediate catchment, the tower would be widely visible and would be exposed to views from the western catchment in areas in Rushcutters Bay, Potts Point, Darlinghurst, Paddington, Edgecliff and nearby areas of Darling Point. As these areas have frontages to the Harbour in some cases (eg. Rushcutters Bay and the east side of the Potts Point peninsula) it is likely that the tower may be partly visible from some locations on the Harbour and foreshore, for example the east side of Garden Island, Elizabeth and Rushcutters Bays.

In the eastern catchment, the tower would be partly visible from parts of the Double Bay commercial area, residential areas on the lower side slopes of the Bellevue Hill area, some isolated locations on and adjacent to the foreshore, such as Steyne Park and Double Bay Ferry Wharf and even from isolated locations at a greater distance and outside the effective catchment in Vaucluse, such as New South Head Road in the vicinity of Bayview Hill Road and the nearby Rose Bay foreshore. As the tower would be visible from parts of the western shoreline of the Point Piper and Vaucluse peninsulas, it would also be visible from some adjacent areas on the Harbour in Double Bay and Rose Bay.

2.1.2 Visual character of the site

The visual character of the locality in which the development would be seen is identified. It consists of identification of the physical and built components of the area and the setting of the proposal that contribute to its visual character. The character elements include topography, vegetation, land uses, settlement pattern, urban and built form, interface of land-water elements, maritime features and waterways.

The site is characterised by the existing built form of the Edgecliff Centre in the Edgecliff Local Centre, which includes the adjoining Eastpoint Complex that features a shopping centre, commercial offices, a residential flat building and the railway and bus interchange over Edgecliff Railway Station. It is a largely unarticulated cubic structure of low-rise form and mixed use, predominantly commercial. The built forms are not coherent, of no particular architectural merit and streetscape activation is poor despite the presence of two supermarkets and some street frontage retail.

As the first railway station beyond Kings Cross, which is surrounded by high density urban development, the Site appears under-utilised, dated and uninviting.

2.1.3 Scenic quality

Scenic quality is a measure of the ranking, which the setting of the proposal either is accepted to, or would be predicted to have, on the basis of empirical research carried out on scenic beauty, attractiveness, preference or other criteria of scenic quality.

The Site would rank as of moderate-low existing scenic quality with regard to the opportunity for views presented to users of the Local Centre. Neither the existing built form nor the setting exhibits high quality architecture, culturally significant items, scenic features, attractive public domain, or visual permeability to users of the retail frontages or railway and bus infrastructure, which could enliven it.

There is clearly the potential for scenic quality of the setting to increase. the scenic quality would be likely to increase through a design excellence process, high quality architecture, attractive and inviting public domain, enlivened retail streetscape and enhanced visual permeability of the setting to the public.

2.1.4 Sensitivity

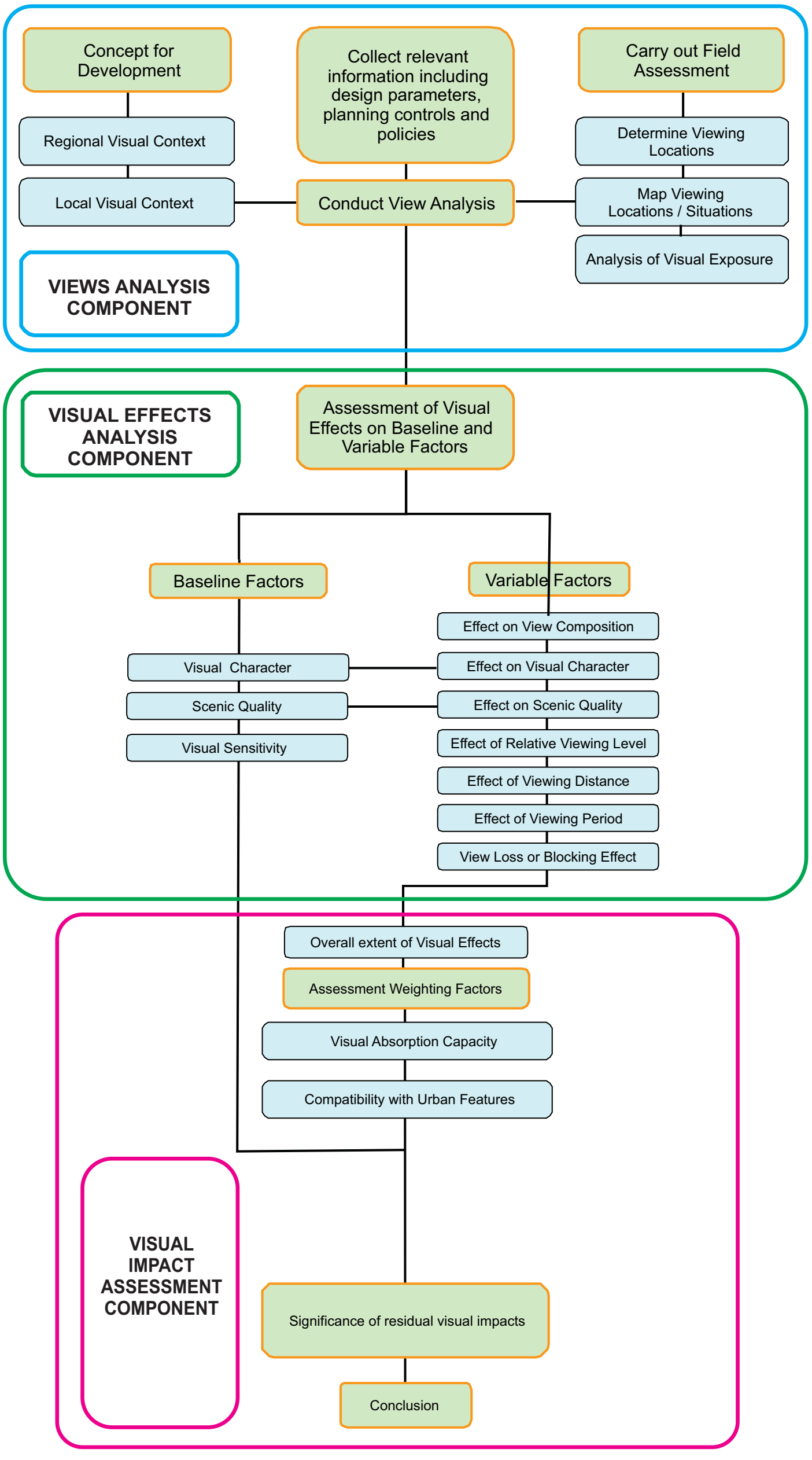
2.1.4.1 View place sensitivity

Visual sensitivity is a baseline factor that applies to viewing places in the public and private domains. The level of sensitivity varies among different viewing situations. Visual sensitivity is an assessment of the relative level of importance of viewing places and viewing situations, in both the public and private domains. Viewer sensitivity in the public domain decreases with distance. It is considered that the highest impacts occur in the closest sensitivity range (within 500m), with moderate sensitivity at the medium distance range (500m-1000m) and low sensitivity beyond 1000m.

The development site ranks as of moderate-high view place sensitivity in the present context as a result of the interaction of high numbers of users, exposure to high density traffic on New South Head Road and visual exposure to public places and to reserves. (Table B 2.1 in Appendix 3 Methodology).

View place sensitivity would be likely to rise to high when the Planning Proposal results in construction of the proposed development. In other words, the visual changes caused by the proposed development would have a minor and positive effect on view place sensitivity. In our opinion there would be an intrinsic increase in potential public interest in the views with higher number of viewers to experience the views, higher scenic quality and public domain values, as a result of the approval.

Table 2: RLA VIA method flow chart



2.1.4.2 Viewer sensitivity

Viewer sensitivity means a measure of the private interests in the effects of the proposal on views. The private interest is considered to be reflected in the extent to which viewers, predominantly viewing from private residences, would perceive the effects of the proposal, particularly in a negative way, such as by view loss.

2.1.4.3 Private Domain Views

Potential impacts on views and on view sharing with adjacent residential buildings was considered at the strategic level that is appropriate to a Planning Proposal, in considering appropriate modelling for the proposal. The location of the nearby towers that may be of concern is shown on the figure in Section 8.2 of the SCUDR. There are potential views in various directions from tower-form buildings in the vicinity of the Site, but given the location of the Site and the relative location of iconic and scenic items to its west and north (The Eastern CBD and Sydney Harbour), the main concerns are considered to be with buildings with a major residential component east of the Site, such as Eastpoint and Oceanpoint. Ranelagh (1970s era residential tower), north of the site in Darling Point Road, would be affected by some view loss generally toward the south, however the building has its balconies on the north and east sides, which indicate that the most desirable views are not toward the Site. There is also considerable separation distance between Ranelagh and the Site. The overall composition of views to the south and south-east toward the Paddington and Bondi Junction ridges are unlikely to be affected by significant view loss. A more detailed consideration of the likely effects of the proposal on view sharing with Ranelagh has been undertaken in Chapter 2.2.5.

Other 1970s era residential towers in the immediate Site visual catchment to the east are in the Eastpoint Complex and another to the south-east at Oceanpoint. Further east and outside the immediate visual catchment is Karoola, in Edgecliff Road. Based on observations made by the author in Karoola in 2018-2019, the part of the proposed building that is up to approximately the same height as Karoola (RL98m), would be in the 'shadow' of Eastpoint Tower (ie, view blocked by Eastpoint).

The highest potential for impacts on view sharing would therefore be on the Eastpoint, Oceanpoint and Ranelagh towers. All the buildings have been planned to make use of views, primarily in the arc between north-west and north-east, taking in views of the northern CBD and Sydney Harbour between Elizabeth Bay and Rose Bay. Ralelagh alone is tall enough that there may be views from the upper levels toward the distant ocean, over Bellevue Hill and Vaucluse to the east, or toward the Botany Basin to the south, over the Paddington Ridge that is followed roughly by Oxford Street.

Eastpoint has a complex floor plate shape at the residential levels but has apartments with potential views to the north and east, which would be unaffected by the proposal. It also has some with windows to the west, with views over the Site. Oceanpoint is more squarely planned to make use of views to the north and east over Double Bay and Rose Bay, which would not be affected by the proposal and its views north-west are largely blocked by the Eastpoint tower. Some views from apartments with west-facing windows that provide a view north-west toward Potts Point over the railway and bus interchange building would be affected by part of the height of the proposed tower where it exceeds the height of the existing Edgecliff Centre building, which is at RL65.67. Part of the proposed tower, which is proposed at up to a height of approximately 78m, would cause partial view loss toward the north-west, or part of the southern Sydney CBD, for part of Eastpoint that currently has views over the railway and bus interchange and the Edgecliff Centre building. Above the level in the view lines that is equivalent to the background horizon, the proposed tower would be visible against the sky, but would not cause view loss.

Table 1: View locations, image log, priorities provided to Virtual Ideas and visual catchments

View number	Image number	Edgecliff Centre Project View Analysis Locations Priorities View name on Google KMZ file	View priority		Visual catchment	
			Priority 1	Priority 2	East	West
1	899	Arthur Street rear of 170 Ocean Street Edgecliff				
2	6279	Bay Street at Steyne Park Double Bay	Photomontage			
3	794	Cascade and Gurner Street Paddington				
4	6292	Cascade Street and Windsor Street Paddington	Photomontage			
5	6294	Duxford Street Paddington				
6	876	Edgecliff Road Edgecliff				
7	6295	Fiveways Paddington at Heeley Street				
8	788	Goodhope and Hoddle Street Paddington				
9	791	Goodhope and Lawson Street Paddington	Photomontage			
10	803	Great Thorne Street Paddington				
11	6293	Hargrave and Elizabeth Street Paddington	Photomontage			
12	897	Herbert Road and Glebe Street Edgecliff				
13	892	McLean Street Edgecliff	Photomontage			
14	6290	Neild Avenue 2 Darlinghurst				
15	787	Neild Avenue Darlinghurst	Photomontage			
16	887	New South Head Road 1	Photomontage			
17	6276	New South Head Road and Bayview Hill Road Vaucluse				
18	6273	New South Head Road and Cross Street Double Bay	Photomontage			
19	*	New South Head Road and Mona Street	Photomontage			
20	6821	New South Head Road and Ocean Avenue Edgecliff 1	Photomontage			
21	6283	New South Head Road Woollahra				
22	6280	Ocean Avenue at waterfront Double Bay				
23	6285	Ocean Street and busway intersection Edgecliff				
24	805	Ocean Street and Jersey Road Paddington	Photomontage			
25	Google	Roslyn Gardens and Waratah Street Potts Point				
26	6288	Rushcuttes Bay Park				
27	6287	Rushcuttes Bay Park east				
28	6291	Trumper Oval Paddington	Photomontage			
29	6271	View Street Woollahra				
30	*	Waratah Street Rushcutters Bay	Photomontage			
31	6296	Ward Avenue Darlinghurst				
32	6289	William Street Rushcutters Bay	Photomontage			
33	6275	Wolseley Road and Windagel Place Point Piper				
34	6278	Bayview Hill Road Vaucluse				

* image courtesy of Virtual Ideas

An analysis of the likely effects of the proposal on views from the Eastpoint, Oceanpoint and Ranelagh towers was carried out by the project architects (FJMT), using computer-generated images (CGIs), using a 3D model of the envelope of the proposed building and part of the City of Sydney and Woollahra 3D models, based on preliminary advice from RLA on potential view sharing impacts. The preliminary view sharing studies are in Appendix 4.

The analysis was also informed by inspection of real estate photographs that were available in some cases and which assisted in showing the potential visual catchment of views from some apartments. While it needs to be acknowledged that these images are not prepared for analytical reasons, the real estate photos help to confirm the likely exposure of apartments in the buildings to views, which can then be cross-checked from aerial imagery.

Based on preliminary assessment of views toward the CBD and Harbour in the vicinity, in particular in views from the Eastpoint tower, the decision was made strategically to move the floor plate of the residential tower component of the proposal toward the south on the Site and to minimise its elevation length in the westerly view (its width in the view lines), to minimise impacts of view loss on the Eastpoint and Oceanpoint towers. As Eastpoint rises to a maximum of RL92m, or approximately 26m higher than the existing Edgecliff Centre building, approximately 8 storeys of the building could be affected by view loss in excess of what is caused by the existing building. The height of the proposed building above RL92m causes no or minimal additional view loss, irrespective of what other impacts it may be considered to have.

This analysis assists in relation to viewer sensitivity, which is considered to be a baseline factor in the assessment. View sensitivity is isolated primarily to the Eastpoint tower building and is a matter that that would not significantly increase overall visual impacts of the proposal. View blocking and view sharing are subject to individual assessments against the relevant planning principles later, in Chapter 2.2.5.

2.2 Variable visual effects factors

(See B2.2.2, Methodology, in Appendix 3)

These are the assessment factors that vary between viewing places with respect to the assessment of the extent of the visual effects caused by the proposal.

2.2.1 View composition type

View composition type means the spatial situation of the proposal with regard to the organisation of the view when it is considered in formal pictorial terms. The composition of the views comparing the existing environment to the proposal are shown for 14 view places in the photomontages (Appendix 2). The visual effect of the proposal on the composition of the view is considered to be greater on a focal or a feature view, cognisant of the distance effect, compared to a restricted, panoramic or expansive view.

In close-range views, the tower becomes the dominant tall form extending into sky space above the height of the existing building and where the proposed commercial podium is equivalent to the height of the existing building. The composition of the immediate streetscape views is unchanged other than for the presence of the residential podium and tower behind and above the streetscape.

In most cases, the view composition is unaltered by the proposed building, although the tower is a prominent element in many views and in particular the close views. To the extent that the new proposed building is a tower rather than the squat and un-articulated existing built form, the tower in some views becomes a feature or form item, where the existing building is either not visible or subordinate to others.

In the predominant range of medium and distant views in the visual catchment, the tower is evident, is taller than adjacent precedents (eg. Ranelagh and Eastpoint tower), but otherwise is simply another tower in a view with existing towers. The tower does not compete with views of other towers, overpower the adjacent context, or compete with views of scenic or culturally recognised items.

Any new tower would appear isolated in many views. The perceived isolation is caused by contrast in form with other adjacent buildings, not by the ultimate height of the structure.

2.2.2 Relative viewing level

Relative viewing level means the location of the viewer in relative relief, compared to the location of the proposal. It is conventional in landscape assessment to assess views from locations above, level with and below the relative location of the proposal. It is considered that the visual effects of a development are related to the relative viewing level and distance

Most relevant public viewing places are level with or below the Site in relative relief. Intervening development frequently blocks views toward the podium levels of the proposed development. As the proposed tower would be viewed predominantly against the sky, the effect of viewing level is not considered to significantly affect visual impacts.

2.2.3 Viewing period

Viewing period in this assessment means the influence on the visual effects of the proposal which is caused by the time available for a viewer to experience the view. It is assumed that the longer the potential viewing period, experienced either from fixed or moving viewing places such as dwellings, roads or the waterway, the higher the potential for a viewer to perceive the visual effects of the proposal.

Longer viewing periods provide the circumstances for more analytical and reflective viewing and therefore higher engagement with the visual environment. Two classes of viewing locations could provide the circumstances for longer viewing period and therefore higher engagement with the visual environment (public spaces of recreational or tourism use, such as playing fields, parks, reserves and the Harbour. Viewing opportunities from these are likely to be at some distance (see immediately below). Close range views are likely to be dominated by short term use of the environment, by commuters and retail customers using the various retail and transport resources that are available (shops, roads, buses, railway station). The visual effects of the proposal are not anticipated to be significantly changed in relation to the viewing period, because users in the immediate environment are typically in transit and would be exposed to views for short periods and in most cases from moving viewing locations. In respect of the parks, reserves and Harbour, we observed that few include facilities such as seats, play equipment, cafes and the like, which would encourage users to stay for longer periods of time. The number of locations from which longer viewing times are possible is therefore restricted. We consider in summary that the effect of viewing period would not increase the level or significance of impacts.

2.2.4 Viewing distance

The relative effects of viewing distance are described in Appendix 3, Methodology. Typical viewing distances that could be affected have been ascertained for each analysed viewing place.

Viewers in the close-range category would perceive a stepped podium and a tower visible against the sky. The existing building has similar dominating effects on close-range views, exacerbated by its lack of articulation. The details of a future tower building would be clearly evident. In some of the close and mid-range views, the podium would also be partly visible. The absolute height of the building has little bearing on the visibility at distance.

Viewers in the medium distance are likely to perceive an initially isolated tower element without the context of adjacent lower development and the commercial podium. As the tower is an isolated linear form in these views, there are few cues to its absolute dimension, however in general, the shape and height of the tower leads to higher visibility at the increased distance, but the ability to perceive the details of the tower falls at the same time.

2.2.5 View sharing

2.2.5.1 Analysis of effects on private domain views

Analysis of the effects of three options for the site including the proposed development follows.

The analysis includes three built form scenarios that have been modelled in 3D by FJMT, being;

1. Massing prepared by Woollahra Council for the precinct as an Opportunity Site (Opportunity Study option);
2. A podium/tower option with a 30-storey tower, and:
3. A podium/tower option with the proposed envelope.

The results of the preliminary assessment of likely view sharing for each option and the comparison among them as shown in the CGIs are summarised below.

180 Ocean Avenue (Eastpoint tower)

Existing view

Views from the south-west part of the building, apartments in which have potential views west over the Site, were analysed at RL58, RL70 and RL83.5.

At RL58, slightly above the roof height of the adjacent railway and bus interchange existing roof, the view includes a built horizon extending from Surry Hills to Circular Quay, including CBD buildings and the Sydney Harbour Bridge. The existing Edgecliff Centre Building blocks the view between central Sydney and Circular Quay. The Sydney Harbour Bridge is visible above intervening built form.At RL70, the view over the existing Edgecliff Centre Building includes a complete horizon of built form, while at RL83.5, small areas of Sydney Harbour are visible.

In relation to Step 1 in *Tenacity*, the existing view contains highly valued items including water and icons.

Opportunity Study Option

The massing proposed by Woollahra Council for the Opportunity Site would block out any views to the west in the arc from Surry Hills to Darling Point, at two of the three levels modelled in Eastpoint. At the uppermost level, RL83.5, part of the building horizon of Darlinghurst and the southern CBD would remain visible, with the remainder of the view blocked out. The bulk of the towers proposed would dominate the views. The result would be devastating view loss.

30-storey tower Option

At RL58, the 30-storey tower option would retain views to the horizon toward Surry Hills and the view over nearby Darling Point that includes the arch of the Sydney Harbour Bridge. The podium would block the view of buildings in the southern, central and northern CBD.

At RL70, the 30-storey tower option's commercial podium would block a small area of central CBD buildings, which would be retained at the upper level at RL83.5.

Proposed envelope

At RL58, in the proposed option view, the commercial podium can be seen to be lower than the existing Edgecliff Centre Building, retaining a view of the taller CBD building in the northern CBD including Sydney Tower. The option retains a more extensive view of Potts Point at RL70 and a more extensive view toward Rushcutters Bay at RL83.5. The greater setback of the podium from New South Head Road provides a wider vista toward Rushcutters Bay down the road corridor. The residential podium blocks the view of the playing fields toward Darlinghurst and of the southern CBD at all three levels analysed. The icons of Sydney Tower and the Sydney Harbour Bridge are retained at all levels of Eastpoint modelled.

The 30-storey tower and preferred option are of a similar horizontal extent.

None of the building in the proposed envelope above the height of the residential podium causes any additional view loss. in other words, the residential tower causes no view loss, irrespective of its proposed height.

170 Ocean Street (Oceanpoint tower)(Apartments 1003 and 1004 studied)

Floor plans were interrogated to establish the likely exposure of some of the apartments to views, where available. Two units on each level assessed have openings with views to the west that can provide views. The front unit (typical unit 1004), at the north-west corner of the building, has a north-facing balcony from which a side view is possible to the west as a secondary view, but no other west-facing openings. The primary view is toward Double Bay and Sydney Harbour to the north and north-east and is visible from three bedrooms, the living room, the kitchen and the north balcony. The rear unit (typical unit 1003) has balconies facing north-west and south-east and both south and west-facing windows. A view toward the Site is possible only from the living room and north-west balcony. As noted above, the Eastpoint tower blocks views further north and toward Sydney Harbour.

Existing views (Unit 1004)

A typical example of the views is from Unit 1004, which is modelled individually and a view from which is shown photographically. Views were analysed at RL68, to examine the range of views possibly affected. All views are dominated in the foreground by the roofs and structures associated with the Edgecliff Centre generally.

The existing view is down a narrow corridor between adjacent buildings and down the busway corridor south of Eastpoint. The foreground is dominated by infrastructure and hard surfaces. The lower slopes of Paddington are visible with Scots College playing fields in the middle distance and buildings in Surry Hills, Darlinghurst and southern to northern CBD form a horizon of buildings.

Opportunity Study Option

The Opportunity Site option would block out any views to the west in the arc from Central Sydney CBD to the northern CBD from Unit 1004 or similar units. The result would be moderate view loss. The apartment has substantial scenic views to the north and east that are unaffected as evident in the photograph with the CGI.

30-storey tower Option

The podium and base of the tower would block views of the CBD less than the Opportunity Study option on the south side, but would retain sky space above the podium and appear generally significantly less bulky than the Opportunity Study option.

Proposed envelope

The commercial podium is lower than the existing Edgecliff Centre Building, retaining a view of the taller CBD building in the northern CBD. The proposal is slimmer that the Opportunity Study option and retains a slightly greater view on the south side. The part of the proposed envelope that is higher than the Opportunity Study option or the podium of the 30-storey tower option has no additional effect in view sharing.

Existing views (south-west corner apartments)

A typical example of the views is Unit 1003, which is modelled individually. The indicative view modelled is from RL68. The existing building has a minor impact on views toward the northern CBD and is similar in height to existing buildings north-west of the site in New South Head Road. The parkland and Scots Playing Fields west of the Site toward Darlinghurst are visible as is the horizon between Surry Hills and the Sydney Harbour Bridge.

Opportunity Study Option

The Opportunity Site option would block out any views to the west in the arc from Central Sydney CBD around to Darling Point for Unit 1003, or similar units. The result would be severe view loss.

30-storey tower Option

The commercial podium would cause a slight loss of view of some buildings in the northern CBD, but the lower street wall podium would retain a view toward the Harbour Bridge that is currently blocked by the existing building.

Proposed envelope

The commercial podium is similar in height to the existing Edgecliff Centre Building extending slightly further toward New South Head Road. The proposal is slimmer that the 30-storey tower option above the commercial podium and retains more sky space in the view toward the northern CBD. The part of the proposed envelope that is higher than the Opportunity Study option or the podium of the 30-storey tower option has no additional effect in view sharing.

3 Darling Point Road (Ranelagh tower)

Existing view

Views from the south-facing part of the building, apartments which have potential views south over the Site, were analysed at RL58, RL90 and RL123, representing a lower, middle level and upper-level apartment, respectively. The Site, in relation to views from Ranelagh, is in the direction of the eastern part of Paddington.

Real estate advertising images of views from Ranelagh rarely show the southward views, as the more valued views are in the arc between north-west and north-east. However image from Level 25, Apartment 25G, show a view north-west and another south -west. The south-west view is over Victor Trumper Oval, Paddington and White City, toward Redfern and suburbs further south-west. The same apartment has unaffected scenic views to the north-west. From Level 29, Apartment 29B, a view from the kitchen shows a district view extending over Paddington toward Botany Bay, with a distant band of water in the bay visible. Beyond is a horizon of the Royal National Park. It also has unaffected views north-west and north-east, with panoramic views over Sydney Harbour, with many iconic features identifiable.

The CGIs modelled by FJMT do not have an electronic model of the south-east view beyond Edgecliff, which would be visible on the left of the southward view, however the view in that direction is toward Woollahra and Bondi Junction, which would be likely to be at or near the horizon.

At RL58, slightly above the roof height of the adjacent railway and bus interchange existing roof, the view includes a built horizon extending from Surry Hills to Circular Quay, including CBD buildings and the Sydney Harbour Bridge. The existing Edgecliff Centre Building blocks the view between central Sydney and Circular Quay. The Sydney Harbour Bridge is visible above intervening built form.At RL70, the view over the existing Edgecliff Centre Building includes a complete horizon of built form, while at RL83.5, small areas of Sydney Harbour are visible.

In relation to Step 1 in *Tenacity*, the existing view contains highly valued items including water and icons.

Opportunity Study Option

For lower level apartments represented by modelling at RL58, similar to the height of the existing Edgecliff Centre building, the massing proposed in the Opportunity Study would block out any views to the south between Eastpoint and Victor Trumper Oval. The bulk of the towers proposed would dominate the view. The result would be severe view loss. The Opportunity Study option would also dominate the southward view for middle level apartments (RL90) and cause severe view loss. Only upper level apartments (RL123) would be able to see over the envelopes, which would still appear bulky and continuous across the view, causing moderate view loss.

30-storey tower Option

Seen from RL58, the 30-storey tower option would retain a view west of Eastpoint toward the Paddington ridge to an extend similar to that caused by the existing Edgecliff Centre building. The part of the envelope that is taller than the existing building would not cause additional view loss. The 30-storey tower would cause some loss of view of sky space, but not of recognised valued items. Compared to the existing building, the 30-storey envelope would not cause greater view loss. View loss would be minor.

Seen from RL90 or RL123., the 30-storey tower option would cause loss of view of part of the southward Paddington district view over an area only slightly wider than the existing building on the Site. View loss would be minor.

Proposed envelope

At RL58, in the proposed option view, the commercial podium can be seen to be lower than the existing Edgecliff Centre Building, regaining a view that is currently obscured, toward the upper, eastern part of Paddington. The part of the podium at the same level that extends further to the west than the existing podium does not block views of significant items. The residential podium is also narrower in the view than the existing building and provides for wider a view corridor on the east side. The building above the podium does not cause view loss. View loss would be minor.

Seen from RL90, the proposed envelope is significantly slimmer than the 30-storey tower option, causing less view loss. A small additional area of view would be lost as a result of the height of the tower above podium level and the extent of view loss would be minor. Seen from the upper level (RL23), no additional view loss would occur, as the taller part of the tower does not cause additional view loss. View loss would again be minor, if considered in isolation.

Plate A
Real estate image courtesy of Richardson and Wrench, Ranelagh Unit 25G, view north-east

Plate B
Real estate image courtesy of Richardson and Wrench, Ranelagh Unit 25G, view south

Plate C
Real estate image courtesy of Richardson and Wrench, Ranelagh Unit 29B, view north-west

Plate C
Real estate image courtesy of Richardson and Wrench, Ranelagh Unit 29B, view south-west

2.2.5.2 Application of planning principles

There are two planning principles of the Land and Environment Court of New South Wales that are relevant, ie. *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity)* and *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor. [2013] NSWLEC 1046 (Rose Bay Marina)*.

Tenacity is specific to impacts on view sharing with private properties, whereas *Rose Bay Marina* is concerned with visual impacts on views from the public domain.

2.2.5.3 Tenacity

Tenacity concerns view sharing in the private domain and is the most widely referenced planning principle according to Land and Environment Court of New South Wales records. *Tenacity* is specifically required to be considered in relation to the objectives and controls in relation to view sharing in the Woollahra LEP and DCP.

A full assessment of view loss in the private domain adopting the *Tenacity* principles would require a detailed assessment of individual views from existing and proposed dwellings that would be more appropriate at the development application stage. Relative to a Planning Proposal, *Tenacity* is also of limited application, as it ultimately relies on an assessment of the reasonableness of a proposal, in the context of what the existing planning controls are intended to or have produced, when implemented. The Planning Proposal seeks to vary the controls, including the height control and in that circumstance, there is no planning control regime that applies. The SCUDR outlines the strategic merit and justification for changing the controls at the Site. *Tenacity*, which is specific to private views and to the assessment of view sharing under the contemporary planning controls and in relation to applications actually made, has no contribution to make in that regard, as potential future controls are not relevant to determination of the merits of the impacts of a Planning Proposal. As a result, the planning principle is of limited application. Further and more detailed view sharing testing would be more appropriately applied at the DA stage, after the proposed controls in the Planning Proposal are adopted.

Notwithstanding the limited relevance of *Tenacity* at this stage of a Planning Proposal, FJMT, on advice from RLA, have undertaken preliminary 3D modelling analysis of the likely effects of the proposal on views from the three residential tower buildings in the vicinity of the Site that could be affected by view loss, using 3D modelling in CGIs, from a lower, middle and upper level of the Eastpoint, Oceanpoint and Ranelagh buildings (see Appendix 4). An assessment of impacts on views from these buildings has been undertaken above in Chapter 2.2.5.1.

In analysing the viewer sensitivity above, it was concluded in general terms that it is unlikely that private domain views would be significantly affected by impacts on view sharing caused by the proposed development, with the possible exception of views from a small number of levels of the west-facing stack of apartments on the south-west corner of the Eastpoint tower.

While, it appears unlikely that a view sharing assessment would conclude that the Planning Proposal would be unreasonable in the terms of *Tenacity*, taking into account the totality of views for the whole building in each case, most of which would be unaffected, as required by Step 3 of *Tenacity*, some west-facing apartments would experience some view loss.

2.2.5.4 Application of the Tenacity planning principle

Senior Commissioner Roseth in *Tenacity* defines a four-step process to assist in the determination of the impacts of a development on views from the private domain. The steps are sequential and conditional, meaning that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold is not met in each view or dwelling considered.

Step 1 views to be affected

The first step quoted from the judgement in *Tenacity* is as follows:

> *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.*

Prior to undertaking Step 1 however, an initial threshold in *Tenacity* is whether a proposed development takes away part of the view and enjoys it for its own benefit. If it does, the other steps in the planning principle, beginning with Step 1, may need to be undertaken. However, if there is no substantive loss, or if the items lost are not considered to be valued in *Tenacity* terms, the threshold is not met and there is no justification for proceeding to Step 2, or other steps beyond Step 2.

The Planning Proposal will take away views for its own benefit in some cases, as the building is designed to make use of the views. The next step is then to consider the nature, quality and values of the views to be affected and analyse the composition of the views.

The value of a view depends on the visual components and valued features within it. In the specific context considered in *Tenacity*, the valued items contested included land, water, land-water interfaces or icons. Water views are considered more highly valued than land views, iconic views more highly valued that views without them and whole views more valued than partial views, in particular where the whole view includes not only land and water but also the land-water interface, making a whole view thereby more highly valued. While these items were identified in *Tenacity* as highly valued, this does not imply that items of lesser value are to be ignored.

The views that can be affected are extensive, containing scenic and identifiable items, buildings and assemblages of buildings and iconic items.

The proposal would cause some loss of views of highly valued features identified in Step 1 of *Tenacity* for some apartments in the three residential towers adjacent to the Site. Proceeding to Step 2 would be justified in some cases.

Step 2: From where are views available?

This step considers from where the affected views are available in relation to the orientation of the building to its land and to the view in question. The second step, quoted, is as follows:

> *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.*

Full details of the locations and kinds of rooms and other spaces from which views that could be affected are available would need to be analysed at the appropriate time. It has been assumed as

a ‘worst-case’ scenario that any of the views modelled by FJMT are from living areas and therefore important to protect, although this is conservative. All views have also been assessed as though they are potentially across the front boundaries of the relevant towers, which is also a conservative assessment. In relation to Ranelagh, the views most affected are in fact from the rear of the apartments that also have scenic and unaffected views and would therefore be given less weight as regards the importance of the view places. In the case of both Eastpoint and Oceanpoint, it is also known that the majority or apartments are orientated to take advantage of views to the east, north and north-west, that are unaffected by the proposal.

This analysis in relation to Step 2 step shows that the threshold for proceeding to Step 3 may be likely to be met for some apartments in each of the towers, as the expectation to share the view from the towers with the Planning Proposal is a reasonable one.

Step 3: Extent of impact

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

> *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.*

Step 3 also contains a threshold test. If the extent of impact is negligible or minor for example, there may be no justification for proceeding to Step 4, because the threshold for proceeding to considering the reasonableness of the proposed development may not be met. In that case the reasonableness question in Step 4 does not need to be asked and the planning principle has no further work to do.

Step 3 in *Tenacity*, not only requires the extent of the impact to be assessed, but for the impact to be assessed for the whole of the property, not just the views most affected. This is problematic for a tower-form building, where as noted above, most of the apartments at each level of the three towers, where there could be even a potential effect, would not be affected by any impacts on view sharing.

In this regard, the application of Step 3 of *Tenacity* is not relevant to the majority of individual apartments in all three towers and has no further work to do in assessment of view sharing, as the views would not be affected by view loss caused by the proposal.

It is evident that both Eastpoint and Oceanpoint residential levels are primarily orientated toward the north-east, to take advantage of scenic views approximately on the axis of Ocean Avenue, over lower built form toward the waterfront of Double Bay and toward extensive areas of Sydney Harbour beyond.

Ranelagh is also modelled to take advantage of views, both to the north-east and the north-west. It is modelled into two wings with an ‘L’ shaped footprint, the apex of which faces north. The wings that have their prime view orientations to the north-west and north-east respectively. The building has balconies in some apartments facing these primary view directions and none on the south side. The two wings of the building have windows in some of the south side apartments from which there would be views over the Site. Floor plans derived from real estate advertising indicate that those views from some apartments would be from a bedroom, dining area and kitchen. The same apartments have views north, north-east and east, including balcony views, that are unaffected by the proposal.

Another problematic issue for the application of Step 3 of *Tenacity* relates to the fact that the assessment of the extent of impact on view sharing is against a theoretical future envelope for the Site and not a design that is objectively assessable against existing planning controls. In the context of a Planning Proposal, the controls do not apply. A conclusion, for example that the proposal causes view loss that is significantly in excess of what is permitted by the existing controls, would be meaningless.

It is therefore questionable as to whether the threshold for proceeding to Step 4 is met for any of the tower buildings, as if the impacts on view sharing are considered in relation to the totality of views available, even if consideration is confined to individual levels of the buildings that could be affected, rather than to the whole building, the overall impact on each would be rated as being either negligible or at the most, considered in isolation in relation to individual apartments, to be moderate.

In my opinion, the level of impact on views from Eastpoint may justify proceeding to Step 4. I have considered the reasonableness of the proposal in Step 4 of *Tenacity,* below.

Step 4: Reasonableness

The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process in *Tenacity*, a development that takes the view away from another may notwithstanding be considered reasonable.

Step 4 is quoted below:

> *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 skillful 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.*

The application of Step 4 of *Tenacity* to the Planning Proposal is of all steps the most problematic, as the Proposal is to change the controls, in the context of which the concept of assessing the reasonableness of the Proposal in relation to compliance with the current controls is really meaningless. Clearly, in some respects, the Proposal must have impacts on view sharing that would not be caused by a compliant scheme, as it is higher in part than the existing building. That is not a reasonable test of a Planning Proposal.

To illustrate this point, Council in the strategic planning context, considered the Site as an Opportunity Site, as demonstrated in the CGIs that show the impacts of Council's envelopes on view sharing, in Appendix 4. The Council clearly understood that future development of the site would cause impacts on view sharing, that in some cases, based on the analysis of the likely visual effects of the Opportunity Study envelopes, would be severe to devastating to the existing views from some existing residential buildings. The same outcome would have occurred for views between the residential towers proposed in the Opportunity Study if the precinct had been developed as envisaged, where views toward the City and Harbour would have been blocked by other towers in many cases. Council clearly did not consider that impacts on view sharing were prime constraints on the future development of the precinct.

Leaving this aside for the moment, even if it is considered that *Tenacity* should be applied as a tool for analysis of view sharing with adjacent residential buildings, which is contested, the analysis of likely effects on views carried out in Chapter 2.2.5.1 shows that generally, the effects of either the 30-storey tower option or the proposed envelope would be reasonable and no different from a significantly lower tower or envelope, as the ultimate height of the tower does not cause view loss.

2.2.5.5 Rose Bay Marina

Rose Bay Marina is relevant to view loss and visual impact in the public domain. The principle in *Rose Bay Marina* contains a recommended approach based first of a quantitative and secondly a qualitative assessment. It also emphasises the need to consider views that have been identified as of specific importance, for example documented heritage views or views identified in existing planning instruments and policies. It is of slightly more relevance to a Planning Proposal than *Tenacity* but has some of the same deficiencies of relevance, as the Proposal is to vary the existing controls, not to literally comply with them.

Moore SC sets out a process for assessing the acceptability of visual impacts of private developments on views from the public domain in the vicinity of the development in Rose Bay Marina. The process of determining whether a development is acceptable or not must account for reasonable development expectations as well as the enjoyment of members of the public, or outlooks from public places. The principle is divided into 2 Stages involved in assessment, the first factual and the second analytical.

The comments provided below, relative the structure of the principle in *Rose Bay Marina*, summarise the findings demonstrated in the photomontages.

Stage 1

In this stage relevant baseline data is identified and is broken down into 5 key components;

1. **Identification of Views**

Nature and extent of any obstruction in the view.

Comment:

The nature and extent of obstruction of the views as shown in the photomontages, have been analysed. View obstruction is minimal, as the proposed building heights do not obstruct significant items compared to the effects of the existing buildings.

Relevant compositional elements (eg static, dynamic and frequency if a view is dynamic).

Comment:

View composition has been analysed. There are no significant dynamic viewing opportunities other than for pedestrians in the park to the west or road users on the boundaries of the Site. Viewers would not experience significant view loss from either of these viewing locations.

What might not be in the view (eg compositional elements)

Comment:

Effects on view composition and whether views are from static or dynamic (moving) viewpoints has been analysed in relation to sensitivity as a criterion. Frequency of views has also been considered in the criterion for viewing period.

Is the change permanent or temporary?

Comment:

Some of the change would be permanent, for example construction of new built elements. However, there are no significant changes to the composition of views in the vicinity of the site.

What might be the curtilages of important elements within the view? (eg will an acceptable amount of space around such elements remain to allow the existing setting to be viewed and appreciated?).

Comment:

The proposal is in a setting where the proposed development is surrounded by but significantly separated from residential development or open space. Views from the public domain outside the site would not be significantly affected by the proposed development other than by change in appearance and perceivable height of the tower component.

2. Location of Views

The assessment should define locations within the public domain from which the potentially interrupted view is enjoyed.

Comment:

The location of views affected has been analysed and documented. View loss or interruption of views is unlikely to occur.

3. Extent of Obstruction

A public domain view is one which can be enjoyed by all members of the whole population and therefore it is not appropriate to adopt a normative eye height from which views are to be assessed, as is the case in the Planning Principle developed in Tenacity.

Comment:

The eye height for photomontages in this report has been standardised at 1.6m, as generally assumed in *Tenacity*, however, the assumptions about view loss from the public domain have been made independent of that assumption. A lower eye height, for example for a driver, a child or a disabled person in a wheelchair, for example, has been considered. As the proposed development is widely separated from the public domain in most cases, or alternatively is simply a change to the bulk and height of development seen at closer range and further, as the height of the development does not cause significant loss of view, other than of sky space, there would be no significant obstruction of views, independent of the eye height of a viewer in the public domain.

4. Intensity of the public use

How well used are the public domain locations from which the view is currently enjoyed and therefore how many people (a few, a moderate number or many) will be affected by that or those views being obscured in whole or in part, by the proposed development.

Comment:

The likely number and significance of use of places by the public, as well as the likely period of view available from those places have been taken into account separately and also in assessing view place sensitivity.

5. Identified Views

The assessment must determine whether the importance of public domain views are identified in any document. This includes whether there is specific acknowledgement of the importance of a view eg heritage or is retention or protection of public domain views recorded in any statutory document.

Table 3: Indicative ratings of visual effects factors (see also Appendix 3, Methodology)

Table B 2.1: *Indicative ratings of visual effects factors*

Visual Effects Factors			
Factors	**Low Effect**	**Medium Effect**	**High Effect**
Scenic quality	Proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, appearance of land-water interfaces and presence of extensive areas of water.	Proposal has the effect of reducing any or all of: the extent of panoramic views, diversity of scenic items, the proportion of or dominance of water and maritime features, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates perception of the integrity of any of: panoramic views, dominance of extensive areas of water and maritime features or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality.
Visual character	Proposal does not decrease the presence of or conflict with existing scenic character elements such as built form, building scale, urban fabric, land/water interface and beachside features.	Proposal contrasts with or changes the relationship between existing scenic character elements in some individual views by adding new or distinctive features, but does not affect the overall visual character of the setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or settings in the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads, recreation areas and waterways with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from roads, recreation areas, heritage sites, foreshores and waterways with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m)	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures, buildings or vegetation.	Expansive or restricted views where the restrictions created by new work do not significantly reduce visibility of the proposal or other important features of the visual environment.	Feature or focal views significantly and detrimentally changed by proposal.
Relative viewing level	Elevated position such as ridge top, building or structure with views over and beyond the site.	Slightly elevated with partial or extensive views over the site.	Adjoining streets, shorelines, waterway or reserves with view dominated by proposal.
Viewing period	Glimpse (eg moving vehicles or boats).	Few minutes up to half day (eg walking along foreshore, recreation in adjoining open space, boating on adjoining waterway).	Majority of day (eg adjoining residence or workplace).
Viewing distance	Land area or waterways (Distant Views) (>1000m).	Land or water (Medium Range) (100-1000m).	Adjoining residences, shoreline or waterway (Close)(<100m).
View loss or blocking effect	No view loss or blocking	Partial or marginal view loss compared to the expanse/extent of views retained. No significant loss of views of scenic icons.	Loss of majority of available views such as those of shoreline, waterways, land-water interface, identified scenic horizons, etc. in a restricted or focal view. Loss of views of scenic icons.

Comment:

The assessment of view place sensitivity considers the importance of individual public domain views. No specific public domain views of the kind referred to in this part of the principle in *Rose Bay Marina* are identified in existing statutory documents of which we are aware.

The assessment of viewpoint sensitivity in this Visual Impact Assessment also acknowledges increased sensitivity associated with the heritage status of adjacent residential areas and items, such as Heritage bollards and the Ascham School and gates, that are partly visible in the context of the Site.

Stage 2

This involves the analysis of the baseline data, which will need to be weighted in some way in order to develop a quantitative and qualitative assessment.

Qualitative Assessment

This evaluation requires an assessment of aesthetic and other elements in the view, which despite being subjective must follow a defined process which outlines the factors taken into account and the weighting attached to them. As with Tenacity a high value (or weighting) is to be attached to what may be regarded as iconic views of major landmarks) or weight determined by other factors such as the status of a statutory document and the terms in which an objective about views is expressed. A specific weighting framework is not provided.

Factors to be considered include;

Is any significance attached to the view likely to be altered?

Who has attributed the significance to the view and why?

Would a change (ie the proposed development) make this view less desirable?

Would a change alter whether the view is static or dynamic and is this positive or negative?

If the view is a known attraction from a specific location, how will the view be impacted?

Would a change render a view tokenistic?

Has the existing view already been degraded such that the remaining view warrants preservation?

Comment:

Each of these issues for qualitative assessment has been considered, both in relation to the methodology of the assessment and with regard to relevant planning instruments and policies.

Quantitative Assessment

This requires an assessment of the extent of the present view, compositional elements within it and the extent to which the view will be obstructed by or changed by the insertion of the elements of the proposed development.

Relevant questions to answer include; Is the impacted view (which is created after

the change) still sufficient for the public to understand the nature of and appreciate the attractive or significant elements which existed in the non-impacted view eg. the view that exists prior to the development?

Moore SC notes that the greater the existing obstruction of a view, the more valuable that which remains may be.

Comment:

Each of these issues for quantitative assessment has also been considered. Specifically, in regard to this part of the *Rose Bay Marina* principle, the obstruction of view from the public domain would be minimal.

In regard to whether the public can understand the nature of and the attractive elements of the view that existed prior to the development, the existing nature and attractive elements of the views would be retained.

Finally, in quantitative terms, the amount of view obstruction that the proposal causes is minimal, meaning that the final issue raised by Moore SC in *Rose Bay* is not relevant. The degree of obstruction is minor, the existing view composition is maintained and the view lost does not lead to an increase in the value of what remains.

The analysis of potential view loss that could be caused by the proposed development in each of the quantitative and qualitative assessment issues mentioned in *Rose Bay*, shows that the proposal does not have the potential to block significant views from the public domain.

While the site is visible from conservation areas in the western catchment, there are no specific views from the external public domain that are identified as significant in *Rose Bay* terms, in statutory documents. Views of and toward the site as an item of environment heritage have been considered in relation to the visual sensitivity criterion.

The analysis of views and the photomontages in Appendix 2 includes views which were identified by RLA following analysis of aerial imagery and detailed fieldwork. The photomontages, which reasonably represent the range of views that could be affected, show that the proposal does not have the potential to cause view loss under each of the quantitative and qualitative assessment issues mentioned in *Rose Bay*. It shows that the proposal does not have the potential to block significant views from the public domain, for example of scenic items, of recognised and identified heritage items or of other culturally significant items. The tower is seen against the sky but otherwise causes no view loss to the public domain. It is therefore concluded that the planning principle in *Rose Bay*, notwithstanding it is of limited application, has no work to do in relation to this application.

In summary, in relation to view sharing or blocking, it is concluded that the massing proposed in the Planning Proposal would not cause significant view loss in the terms identified in *Rose Bay Marina*. The principle that applies to distribution of built form in its urban context is shown graphically in the Ethos Urban SCUDR in Section 9.2, where the height of the residential podium is shown to equal the height of the Eastpoint tower. As there are no view points in the effective visual catchment that are relatively above the height of the residential podium, the tower element cannot cause significant view blocking.

2.2.6 Overall extent of visual effects

The indicative ratings table (Table 2) for ranking visual effects factors (see also Table B 2.1 in Appendix 3) was used as a guide to assessment of the overall level of visual effects considered against each of the factors above. The level of visual effects for 34 different view locations are recorded in the summary table for visual effects (Table 4). The effects of the Planning Proposal were modelled in 3D by Virtual Ideas using an architectural model prepared by the project architects, FJMT, following the Land and

Environment Court of New South Wales practice direction for the preparation of photomontages. The details of the methods used and steps taken to satisfy the requirements of the practice direction can be found in Appendix 2. In accordance with our methodology (Appendix 3), we determine visual effects to be the baseline against which the assessment of visual impacts is made. The base-line acknowledges that existing buildings on the site have moderate to high levels of visual effects, in which context, although the proposed buildings, for example the retail/commercial podium, would be significantly different in appearance from the existing situation, the visual effects by comparison would be relatively minor and to many would appear to be beneficial, in replacing the existing non-descript, dated and unarticulated building.

Inspection of the summary of visual effects, summarised in Table 4, shows that a moderate to high level of visual effects would be caused by approval and construction of the tower components of the development generally within the envelope proposed in the planning principle, in the wide range of views analysed. High levels of effects are confined to close range views, where the level of change proposed is primarily responsible for the level of visual effects analysed, rather than being a significant impact. While the tower component would be of high visibility and from a wider visual catchment than existing buildings in the vicinity such as Ranelagh, it would have generally low effects on visual character, and scenic quality and would not cause significant view loss or view blocking in public domain views.

Table 4: Assessment summary

		Edgecliff Centre Project Visual Impact Assessment Summary					
View number		Distance class	Overall level of visual effects	Visual absorption capacity	Compatibility with urban features	Sensitivity	Overall visual impact
1	Arthur Street rear of 170 Ocean Street Edgecliff	Close	Moderate	Moderate	High	Low	Moderate
2	Bay Street at Steyne Park Double Bay	Medium	Low	High	High	High	Low
3	Cascade and Gurner Street Paddington	Medium	Moderate	High	High	Moderate	Low
4	Cascade Street and Windsor Street Paddington	Medium	Moderate	High	High	Moderate	Low
5	Duxford Street Paddington	Medium	Moderate	High	High	Moderate	Low
6	Edgecliff Road Edgecliff	Close	High	Moderate	High	High	Moderate
7	Fiveways Paddington at Heeley Street	Medium	Moderate	High	High	Moderate	Low
8	Goodhope and Hoddle Street Paddington	Medium	Moderate	High	High	Moderate	Low
9	Goodhope and Lawson Street Paddington	Medium	Moderate	High	High	Moderate	Low
10	Great Thorne Street Paddington	Close	Moderate	Moderate	High	Low	Moderate
11	Hargrave and Elizabeth Street Paddington	Medium	Moderate	High	High	Moderate	Low
12	Herbert Road and Glebe Street Edgecliff	Close	Moderate	Moderate	High	Low	Moderate
13	McLean Street Edgecliff	Close	High	Moderate	High	High	Moderate
14	Neild Avenue 2 Darlinghurst	Medium	Moderate	High	High	Moderate	Low
15	Neild Avenue Darlinghurst	Medium	Moderate	High	High	Moderate	Low
16	New South Head Road 1	Close	High	Moderate	High	High	Moderate
17	New South Head Road/ Bayview Hill Road Vaucluse	Distant	Low	High	High	Moderate	Low
18	New South Head Road/ Cross Street Double Bay	Medium	Low	High	High	Moderate	Moderate
19	New South Head Road and Mona Street	Close	High	Moderate	High	High	Moderate
20	New South Head Road and Ocean Avenue Edgecliff	Close	High	Moderate	High	High	Moderate
21	New South Head Road Woollahra	Close	High	Moderate	High	High	Moderate
22	Ocean Avenue at waterfront Double Bay	Medium	Medium	Low	High	High	High
23	Ocean Street and busway intersection Edgecliff	Close	High	Moderate	High	High	Moderate
24	Ocean Street and Jersey Road Paddington	Close	Moderate	High	High	High	Moderate
25	Roslyn Gardens and Waratah Street Potts Point	Medium	Moderate	High	High	Moderate	Low
26	Rushcuttes Bay Park	Medium	Moderate	High	High	High	Moderate
27	Rushcuttes Bay Park east	Medium	Moderate	High	High	High	Moderate
28	Trumper Oval Paddington	Close	Moderate	Moderate	High	High	Moderate
29	View Street Woollahra	Distant	Low	High	High	Low	Low
30	Waratah Street Rushcutters Bay	Medium	Moderate	High	High	High	Moderate
31	Ward Avenue Darlinghurst	Distant	Moderate	High	High	Low	Low
32	William Street Rushcutters Bay	Medium	Moderate	High	High	High	Moderate
33	Wolseley Road and Windagel Place Point Piper	Distant	Low	High	High	Moderate	Low
34	Bayview Hill Road Vaucluse	Distant	Low	High	High	Moderate	Low

3 Components of the visual impact assessment

This section of the report is based on Section B2.3 of the methodology detailed in Appendix 3. Section B2.3 details the components of the visual impacts analysis. The result of the analysis of visual effects (Section 2, above), is the baseline data for the visual impact assessment.

3.1 Visual impact assessment

The RLA methodology differs from many other methods, in that the significance of visual impacts is differentiated from the extent of visual effects by giving weight to relevant impact criteria. To illustrate this distinction, the bulk, height, colour, texture or form of a proposed development are observable features of proposed change. They are visual effects. They are not visual impacts. A visual impact occurs when visual effects cause responses in viewers, both positive and negative. Visual impacts may be perceived by individuals or groups as either appropriate or inappropriate, for example being incompatible with adjacent scale or valued items, contrary to accepted standards, causing emotional reactions, such as liking or disliking, causing loss of important features in the view, etc.

The physical extent of the visual effect (how much of an effect there is) is not directly related to the extent of visual impacts (how important the impact is). Therefore in the RLA methodology, the relative importance of impacts must be distinguished from the size of the visual effects, as there is no direct relationship between these. The weighting factors determined to be appropriate to this differentiation in this report are sensitivity, visual absorption capacity and compatibility with urban features.

3.1.1 Sensitivity

The summary visual effects table, Table 4, acknowledges that many of the of view places inspected are busy public domain locations with high numbers of potential viewers or are sensitive for other reasons (for example reserves and heritage conservation areas such as in the western catchment in Paddington and on the waterfront in Double Bay).

The sensitivity of these view places is not increased by what is visible beyond the site, for example by items of scenic or cultural importance, views of which could be blocked by the proposed development. In other words, the scale of the proposal in terms of height and bulk does not have the potential to cause specific visual impacts such as view loss, reducing the overall sensitivity of views in the visual catchment.

Sensitivity needs also to acknowledge public interest in views and whether these have been identified as of special significance. It is noted that no specific views or viewing locations are found in statutory documents.

A group of view points in the close range is identified in Part D, Business Centres, Edgecliff Centre, Map 1 in the non-statutory WDCP 2015. Relative to the Site, these are all outward views most of which appear to emanate not from the public domain, but from inside private buildings, including the Edgecliff Centre itself and the Eastpoint tower, among others. These are not relevant to the assessment of the impact of the proposal.

Two view points in the public domain are shown in the maps that depict relevant precincts identified in Section B, General Residential provisions of WDCP. These correspond to View 33, Wolseley Road and Windagel Place, Point Piper, which is identified on Map 6, Point Piper Precinct and a view point in New South Head Road above Kambala School, shown on Map 8, Rose Bay Precinct, which corresponds with View 34, Bayview Hill Road, Vaucluse. Both views are in the distant view category in the Methodology. No other public domain views that are relevant are identified in this part of the WDCP.

To the extent that the desired future character objectives in the General Residential provisions of the WDCP are relevant to this application, the proposal is compatible with those objectives.

A series of 50 selected significant views and vistas is shown on Map 2 in Part C, Heritage Conservation Areas, Chapter C1.6.2, Paddington HCA. These were analysed in assessment of visual exposure of the proposal to Paddington. Of the 50 selected views and vistas, only three have views of the subject site, Views 20, 49 and 50 in the WDCP (corresponding to Views 7, 4 and 27 in this report, respectively).

The objectives of Part C1 in relation to views are at C1.4.9 at Page 71. The proposal is compliant with these objectives.

This assessment concluded that the proposal would not significantly impact on views identified in WDCP 2015, which does not increase the importance of the views analysed.

3.1.2 Visual absorption capacity

For most viewing places other than at close range within the visual catchment, the visual environment has a high visual absorption capacity (VAC) for the Planning Proposal. While the visual catchment identified above is large, views from most of it are either medium range or distant. Even in close range views, the views of the podium levels of the proposal would be blocked in the foreground by intervening built form or vegetation.

In the more distant views, detail is not easily perceived. The proposed tower element of the proposal would be visible in the context of other existing tall forms. In our opinion the visual absorption capacity of the majority of the visual catchment, ie, outside the close range class of the Site is high, while even some of the close range view sites have a moderate VAC, as a result of foreground features that block views of the podium levels of the proposal.

3.1.3 Compatibility

3.1.3.1 Compatibility with urban features

In all cases the visual compatibility of the Planning Proposal in relation to other urban features was rated as high. This is because the proposed development and the tower component, is most widely visible, would be seen within a local and regional visual context that includes other tall tower forms and in addition, is in a strategically significant location where taller built form would not only be unremarkable, but would also be compatible with the growth of other similar centres. While there is a range of heights and densities that is characteristic of developments associated with transport nodes in Sydney and accepting that these respond to a range of constraints and opportunities, tall buildings associated with consolidation and growth around such centres is a consistent feature to be taken into account in considering the compatibility of the proposal with urban features. In this regard, while the change in built form on the site that is proposed in the Planning Proposal would, if considered at close range and in isolation, be dramatic, it would not be dissimilar to the scale, character and form of other urban features close by within the immediate visual context of the subject site, or out of character with similar redevelopments on infrastructure nodes. Examples of nodes at some distance from the City centre that feature recent substantial and taller built form are Macquarie Park, North Ryde and Homebush. While the densities of other example such as Green Square, Mascot and St Leonards, may not be achieved in Edgecliff, the expectation of significantly taller built form associated with these transport nodes is not unreasonable. The proposal therefore, notwithstanding the height of the tower element, would have a high compatibility with the existing, emerging and likely future character of the locality of the Site.

The compatibility of the proposal with urban features is therefore rated as high for all viewing locations and distance classes.

3.2 Applying the weighting factors

The weighting factors are applied to the overall level of visual effects to differentiate between the size of the visual effect (in this case a high level of change to one parameter, ie. height) and the significance of visual impacts (the importance of the impact). This is a critical aspect of the RLA methodology which distinguishes it from many other visual impact assessments, which commonly equate change to impact. As a small change can be significant and a large change can be acceptable, there needs to be an acknowledgement that different weightings of the importance of impacts are necessary.

Equating visual impacts to the level of visual effect means that the status quo becomes the only benchmark against which to judge the appropriateness of change. Clearly, when desired future character, built form or height are intended to be different from the existing situation, in any strategic planning context, equating the importance of visual impacts to the level of change proposed has the reverse effect than strategic planning, by preventing change from occurring.

Equating the proposed level of change to the importance of the impact is also inappropriate, particularly in a Planning Proposal, where an underlying intention of the proposal is to facilitate and justify change. If the extent of impact is equated to the extent of proposed change, justifying substantial and strategic change to built form and the character of urban settings becomes impossible.

As desired future character and form can and often is substantially different from the existing situation, it is necessary to differentiate between the simple facts of change (eg. increase in height) and the merits of the proposal. In that context, while there could be significant change to the scale and appearance of buildings on the Site, if the increase is either desirable or strategically appropriate, then the change is acceptable regardless of the extent to which the future character of the Site differs from its current appearance. In that context and given that similar urban centres, for example St Leonards or Green Square, have been transformed by higher densities and building heights, the change proposed could also be compatible with visual qualities of the setting which currently do not exist there.

The weighting factors that have been employed in this Visual Impact Assessment are visual absorption capacity, compatibility with urban features and visual sensitivity.

Visual Absorption Capacity

Visual Absorption Capacity (VAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visual effects of the proposed redevelopment.

VAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale, character, materiality and detailing of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they blend with existing features of the environment.

Visual absorption capacity was rated as moderate for close range view locations, as in most cases both the podium and tower elements of the proposal would be visible. Visual absorption capacity doesn’t depend on the existing environment being able to block views of the proposal, as noted in the Methodology in Appendix 3, although in some close and most medium and distant views, the tower element would be the only part of the proposal that is perceivable in any detail. Thus the part of the proposal most responsible for the substantial changes that would occur to the public domain, streetscape activation and visual permeability at street level are not visible from most of the visual catchment.

As a result, it is considered the visual absorption capacity is overall a down-weight on the significance of impacts compared to the level of visual effects, reducing the significance of impacts compared to the proposed level of change.

Compatibility with urban features

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. Compatibility does not require the proposal to be the same as or similar to the existing environment. Novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

Compatibility was rated as high for all view locations. Whether at close range, where the details of proposed changes to the streetscape, public domain, modelling and articulation of the proposal would be evident, or in the wider visual catchment, where details are not perceivable, the proposed change to building form would be compatible with both the existing setting and distribution of taller buildings on similar sites. Compatibility does not depend on the proposal being the same or similar to the existing environment, as explained in the Methodology in Appendix 3. It is determined by the extent to which the changed environment would be seen as within the range of characters that could be expected for similar kinds of places and centres in the region, in which a range of scale and character of the built environment has developed and can be anticipated to continue. Novel, different, taller and more sophisticated urban, public domain and architectural designs are expected and compatible with earlier, undistinguished environments like the Site.

As a result, it is considered that compatibility of the proposal is also a down-weight on the significance of impacts compared to the substantial proposed level of change (visual effects).

Visual sensitivity

The parameters for assessment of view place and viewer sensitivity are set out above in section 2.1.4.

View place sensitivity was rated as moderate to high for most view places, reflecting the high number of potential viewers in public domain viewing places, the relative importance of the public places and the recreational or cultural significance of some view places.

As a result, it is considered that visual sensitivity should up-weight the significance of impacts, compared to the proposed level of change.

3.2.1 Result of applying the weighting factors

The overall level of visual effects were rated as moderate for most views in the visual catchment, (Table 4). High levels of visual effects were found for some close views with unimpeded foregrounds and low levels of visual effects for the small number of distant views.

Two of the three weighting factors are down-weights (visual absorption capacity and compatibility with urban features), justifying decreasing the significance of impacts on all views compared to the assessed level of visual effects. Sensitivity was considered to justify up-weighting impact significance compared to the level of visual effects. Overall, the combined weightings provided by two down-weights and one up-weight are a mild down-weight.

Impacts on most views therefore result in moderate or low impact significance when weighted. In distant views, down-weighting impact significance compared to the rated level of visual effects of low, would not be valid, as there would be no effect.

The overall level of visual impacts therefore varies from low to moderate, with moderate impacts on closer views, only.

4 Conclusions

The overall level of visual impacts therefore varies from low to moderate overall, with moderate impacts on close views, only. Inspection of the summary table shows that the most important weighting factor in determining the visual impacts of the Planning Proposal is compatibility. The compatibility with urban features was high for all view places.

Appendix 1: Photographic Plates

Viewpoint 1
Arthur Street at rear of 170 Ocean Street, Edgecliff
The tower component of the proposal would be visible against the sky in this axial view of low sensitivity. The remainder of the development would be screened by vegetation. The building would not cause view loss.

Viewpoint 2
Bay Street at Steyne Park, Double Bay
The tower component of the proposal would be partly visible against the sky in this expansive view of high sensitivity. The building would not cause view loss.

Viewpoint 3
Cascade and Gurner Streets, Paddington
The podium and tower component of the proposal would be visible against the sky in this restricted view of moderate sensitivity, in the context of other tower-form buildings. The building would not cause view loss.

Viewpoint 4
Cascade and Windsor Streets, Paddington
The podium and tower component s of the proposal would be visible against the sky in this restricted view of moderate sensitivity, in the context of other tower-form buildings. The building would not cause view loss.

Viewpoint 5
Duxford Street, Paddington
The tower component of the proposal would be partly against the sky in this axial view of moderate sensitivity. The building would not cause view loss.

Viewpoint 6
Edgecliff Road, Edgecliff
The podiums and tower component of the proposal would be partly against the sky in this restricted view of high sensitivity. The building would not cause view loss.

Viewpoint 7
Fiveways Paddington, in Heeley Street
The tower component of the proposal would be partly visible against the sky in this restricted view of moderate sensitivity. The building would not cause view loss.

Viewpoint 8
Goodhope and Hoddle Streets, Paddington.
The tower and podium components of the proposal would be visible against the sky in this restricted view of moderate sensitivity. The building would not cause view loss.

Viewpoint 9
Goodhope and Lawson Streets, Paddington
The tower and part of the podium components of the proposal would be visible against the sky in this restricted view of moderate sensitivity. The building would not cause view loss.

Viewpoint 10
Great Thorne Street, Edgecliff
The tower and part of the podium components of the proposal would be visible against the sky in this restricted view of low sensitivity. The building would not cause view loss.

Viewpoint 11
Hargrave and Elizabeth Streets, Paddington
The tower component of the proposal would be visible against the sky in this expansive view of moderate sensitivity. The building would not cause view loss.

Viewpoint 12
Herbert and Glebe Streets, Edgecliff
The tower and part of the podium component of the proposal would be visible against the sky in this axial view of low sensitivity. The building would not cause view loss.

Viewpoint 13
McLean Street, Edgecliff
The tower and podium components of the proposal would be visible in this feature view of high sensitivity. The building would cause loss of view of the Ranelagh residential building behind but no significant view loss

Viewpoint 14
Neild Avenue, Darlinghurst, view across Scots Grammar School playing field.
The tower and podium components of the proposal would be visible in this exapansive view of moderate sensitivity. The building would be visible in the context of other tower form buildings and not cause view loss.

Viewpoint 15
Neild Avenue, Darlinghurst
The tower and podium components of the proposal would not be visible in this restricted view but would be present in views without screening vegetation in the vicinity in Neild Avenue, such as in Viewpoint 14

Viewpoint 16
New South Head Road, Edgecliff
The feature view is dominated by the existing buildings. The proposed massing provides a compatible street wall, commercial podium set back above this, a residential podium and tower above, causing no view loss

Viewpoint 17
New South Head Road and Bayview Hill Road, Rose Bay
This view point is identified in WDCP. The tower proposed would be visible distantly in this panoramic view of high sensitivity in the context of many other tower form buildings. The building would not cause view loss

Viewpoint 18
New South Head Road and Cross Street, Double Bay
The view is dominated by existing buildings. The tower of the proposal would be visible in this axial view of moderate sensitivity. The building would not cause view loss.

Viewpoint 19
New South Head Road and Mona Road, Edgecliff (image courtesy Virtual Ideas)
The view is dominated by existing buildings. The street wall, part of the podiums and the tower of the proposal would be visible in this axial view of high sensitivity. The building would not cause view loss.

Viewpoint 20
New South Head Road and Ocean Avenue, Edgecliff
The view is dominated by existing buildings. The street wall, part of the podiums and the tower of the proposal would be visible in the axial/restricted view of high sensitivity. The building would not cause view loss.

Viewpoint 21
New South Head Road and Ocean Street, Edgecliff
The tower of the proposal would be visible in this restricted view of high sensitivity. The building would not cause view loss.

Viewpoint 22
Ocean Avenue at waterfront adjacent to Steyne Park, Double Bay
The tower of the proposal would be partly visible in this axial view of high sensitivity. The building would not cause view loss.

Viewpoint 23
Ocean Street and busway intersection, Edgecliff
The view is dominated by existing buildings. The south section of the residential podium and the tower of the proposal would be visible in this axial view of high sensitivity. The building would cause minor view loss.

Viewpoint 24
Ocean Street and Jersey Road, Edgecliff
The tower of the proposal would be visible in this restricted view of high sensitivity. The building would not cause view loss.

Viewpoint 25
Roslyn Gardens and Waratah Street, Rushcutters Bay (Google Streets image)
The tower of the proposal would be partly visible in this restricted view of high sensitivity. The building would not cause view loss.

Viewpoint 26
Rushcutters Bay park west
The tower and part of the podium components of the proposal would be visible against the sky in this expansive view of high sensitivity. The building would not cause view loss.

Viewpoint 27
Rushcutters Bay Park east
The tower and part of the podium components of the proposal would be visible against the sky in this expansive view of high sensitivity. The building would not cause view loss

Viewpoint 28
Trumper Oval Paddington
The tower and parts of the podium components of the proposal would be visible against the sky in this expansive view of high sensitivity. The building would not cause view loss.

Viewpoint 29
View Street, Woollahra
The tower component of the proposal may be partly visible against the sky in this restricted view of low sensitivity. The building would not cause view loss.

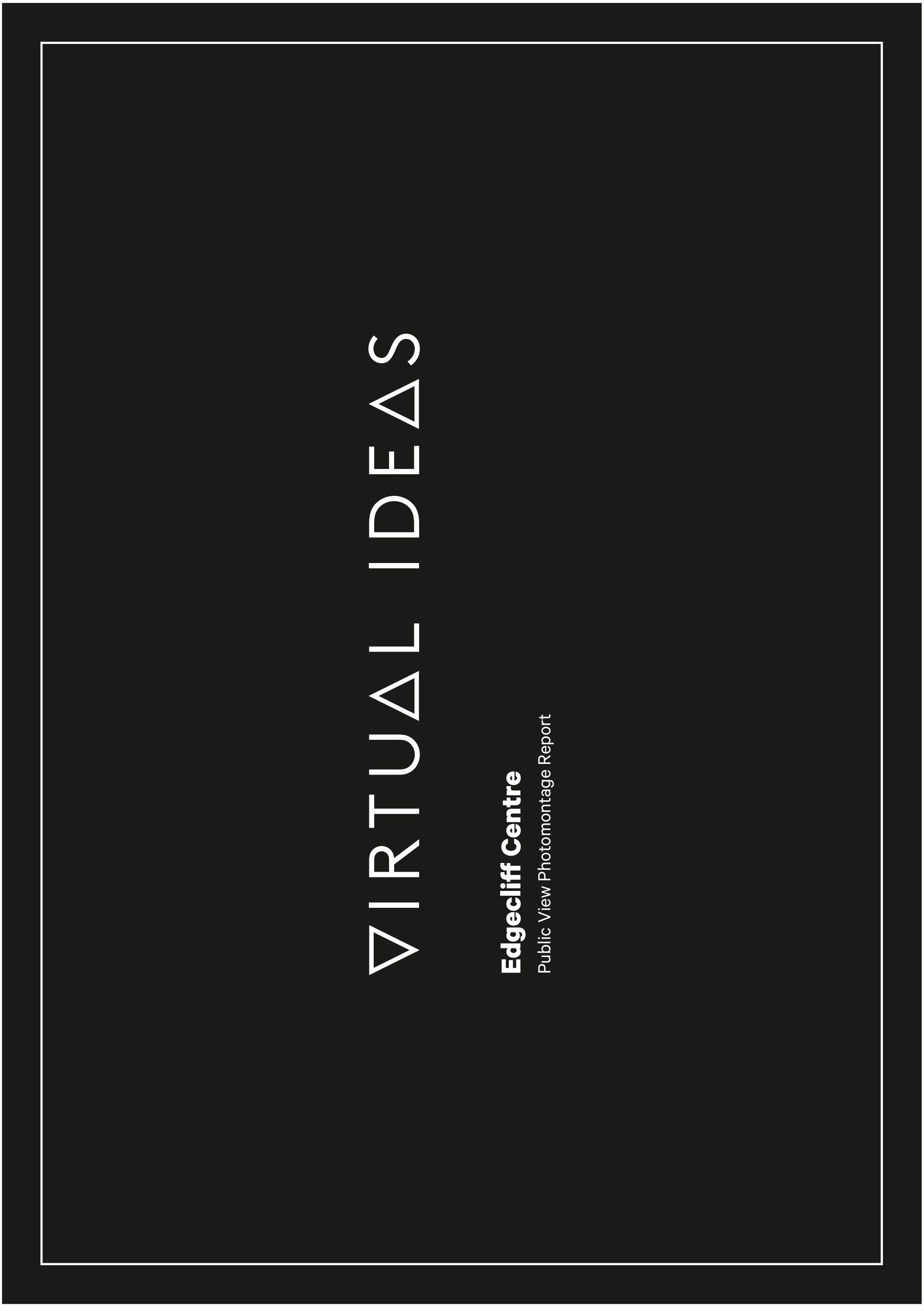
Viewpoint 30
Waratah Street, Rushcutters Bay (image courtesy of Virtual Ideas)
The tower and parts of the podium components of the proposal would be visible against the sky in this expansive view of high sensitivity. The building would not cause view loss.

Viewpoint 31
Ward Avenue overpass over William Street, Potts Point
The tower and parts of the podium components of the proposal would be visible against the sky in this axial view of low sensitivity. The building would not cause view loss.

Viewpoint 32
William Street, Rushcutters Bay
The tower and parts of the podium components of the proposal would be visible against the sky in this axial view of high sensitivity. The building would not cause view loss.

Viewpoint 33
Wolseley Road and Windagel Place, Point Piper
This view point is identified in WDCP. The tower proposed in this restricted, distant view of moderate sensitivity would be visible in the context of other tower form buildings

Viewpoint 34
Bayview Hill Road and Bayview Hill Lane, Vaucluse
The tower proposed in this panoramic view of moderate sensitivity will be visible distantly in the context of many other tower form buildings.


VIRTUAL IDEAS
Edgecliff Centre
Public View Photomontage Report

Public View Photomontage Report

Edgecliff Centre

EXECUTIVE SUMMARY

This report has been prepared by Virtual Ideas for the purposes of visual impact assessment of the proposed Edgecliff Centre within its context.

The report includes a comparison between original photographs of the existing site conditions, as captured on the dates noted, alongside photomontages showing what the proposed Edgecliff Centre will look like when superimposed over the existing site conditions.

The report also outlines the methodology used to establish an accurate 3D model and the process followed to create the visual impact photomontages.

Information used in the creation of this report is also noted in the methodolgy and/or included as an appendix for reference.

BACKGROUND

Virtual Ideas is a highly experienced 3D visualisation company, who commonly prepares visual impact assessment material for both development application and court use, and is familiar with the requirements to provide 3D visualisation media that will communicate the visual impact of proposed developments.

Virtual Ideas' methodology and results have been inspected by various court appointed experts in a variety of cases and have always been found to be accurate and acceptable.

OVERVIEW

The process of creating accurate photomontage renderings involves the creation of an accurate, real-world scale digital 3D model.

Photographs are taken on location, with each camera position subsequently surveyed to identify the Map Grid of Australia (MGA) coordinates at each position.

3D cameras are then set-up in the 3D model to match these same real-world camera positions. By matching the real-world camera lens properties to the camera properties in our software and rotating the camera so that surveyed points in 3D space align with the corresponding points in the photograph, we can create a rendering that is correct in terms of position, scale, rotation, and perspective.

Time and data information is also recorded during the site photography so that accurate lighting conditions can be reproduced in the 3D rendering.

A digital image is then rendered from the camera in the 3D software application, that is then superimposed into the real-world photo to generate an image that represents accurate form and visual impact.

METHODOLOGY

Site Photography

Site photography was taken from predetermined positions and heights as instructed by FJMT.

Photographs were taken using the camera and lens equipment noted below:

- Canon EOS 5DS R with a camera lens EF24-105mm f/4L IS USM

Photographs were taken using a tripod the height of 1.6m above ground level.
The positions of the photographs were surveyed and then added into the existing site survey.

Notes on photos

For consistency, all base photos have been captured with a 24mm lens. Please refer to “Appendix B - Camera Lenses for Photomontages” for a more in-depth discussion on the choice of lens selection.

3D model

The 3D model was created by firstly importing the surveyed data created by CMS Surveyors and supplied by FJMT into our 3D software (3DS Studio Max) and then importing the supplied 3D model of the proposed Edgecliff Centre from FJMT.

Alignment

The positions of the real world photography were located in the 3D scene. Cameras were then created in the 3D model to match the locations and height of the real-world photography positions. These were then aligned in rotation so that the points of the 3D model aligned with the corresponding objects visible in the photograph.

Renderings of the building with a white chalk texture were then created from the aligned 3D cameras and montaged into the existing photography at the same location.
The resulting images presented an accurate representation of the scale and position of the proposed development relative to the existing built form.

CONCLUSION

It is my opinion as an experienced 3D architectural visualisation professional that the images included in this report accurately portray the level of visibility and impact of the indicative built form with respect to the surrounds.

Yours sincerely,

DESCRIPTION OF COLLECTED DATA

To create the 3D model and establish accurate reference points for alignment to the photography, a variety of information was collected.
This includes the following:

1) Architectural 3D model of indicative Edgecliff Centre base building design, proposed envelope and additional surrounding context buildings
   - Supplied by: Francis-Jones Morehen Thorp (FJMT)
     Level 5/70 King St, Sydney NSW 2000
   - Format: 3DS model

2) Site and Camera Surveyed data (refer to Appendix A)
   - Supplied by: CMS Surveyors
     299A South Creek Road, Dee Why NSW 2099
   - Format: DWG and PDF files

6) Site photography
   - Created by: Virtual Ideas Pty Ltd
     Studio 71, 61 Marlborough St, Surry Hills, NSW 2010
   - Format: JPEG file

CV OF GRANT KOLLN, DIRECTOR OF VIRTUAL IDEAS

Personal Details

Name:	Grant Kolln
DOB:	07/09/1974
Company Address:	Suite 71, 61 Marlborough St, Surry Hills, NSW, 2010
Phone Number:	02 8399 0222

Relevant Experience

2003 - Present	Director of 3D visualisation studio Virtual Ideas. During this time, Grant has worked on many visual impact studies for legal proceedings in various different types of industries including architectural, industrial, mining, landscaping, and several large public works projects. This experience has assisted Grant to develop a highly accurate methodology for the creation of visual impact media and report creation.
1999 - 2001	Project manager for global SAP infrastructure implementation - Ericsson, Sweden
1999 - 1999	IT consultant - Sci-Fi Channel, London
1994 - 1999	Architectural Technician, Thomson Adsett Architect, Brisbane QLD.

Relevant Education / Qualifications

1997	Advanced Diploma in Architectural Technology. Southbank TAFE, Brisbane, QLD

2. Bay Street at Steyne Park Double Bay
4. Cascade Street and Windsor Street Paddington
9. Goodhope and Lawson Street Paddington
11. Hargrave and Elizabeth Street Paddington
13. McLean Street Edgecliff
15. Neild Avenue Darlinghurst
16. New South Head Road 1
18. New South Head Road and Cross Street Double Bay
19. New South Head Road and Mona Street
20. New South Head Road and Ocean Avenue Edgecliff 1
24. Ocean Street and Jersey Road Paddington
28. Trumper Oval Paddington
30. Waratah Street Rushcutters Bay
32. William Street Rushcutters Bay

2. Bay Street at Steyne Park, Double Bay - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Areometrex city model

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm

2. Bay Street at Steyne Park, Double Bay - Original Image

VIRTUAL IDEAS

2. Bay Street at Steyne Park, Double Bay - Photomontage

VIRTUAL IDEAS

2. Bay Street at Steyne Park, Double Bay - Alignment

VIRTUAL IDEAS

Areometrex city model

4. Cascade Street and Windsor Street, Paddington - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

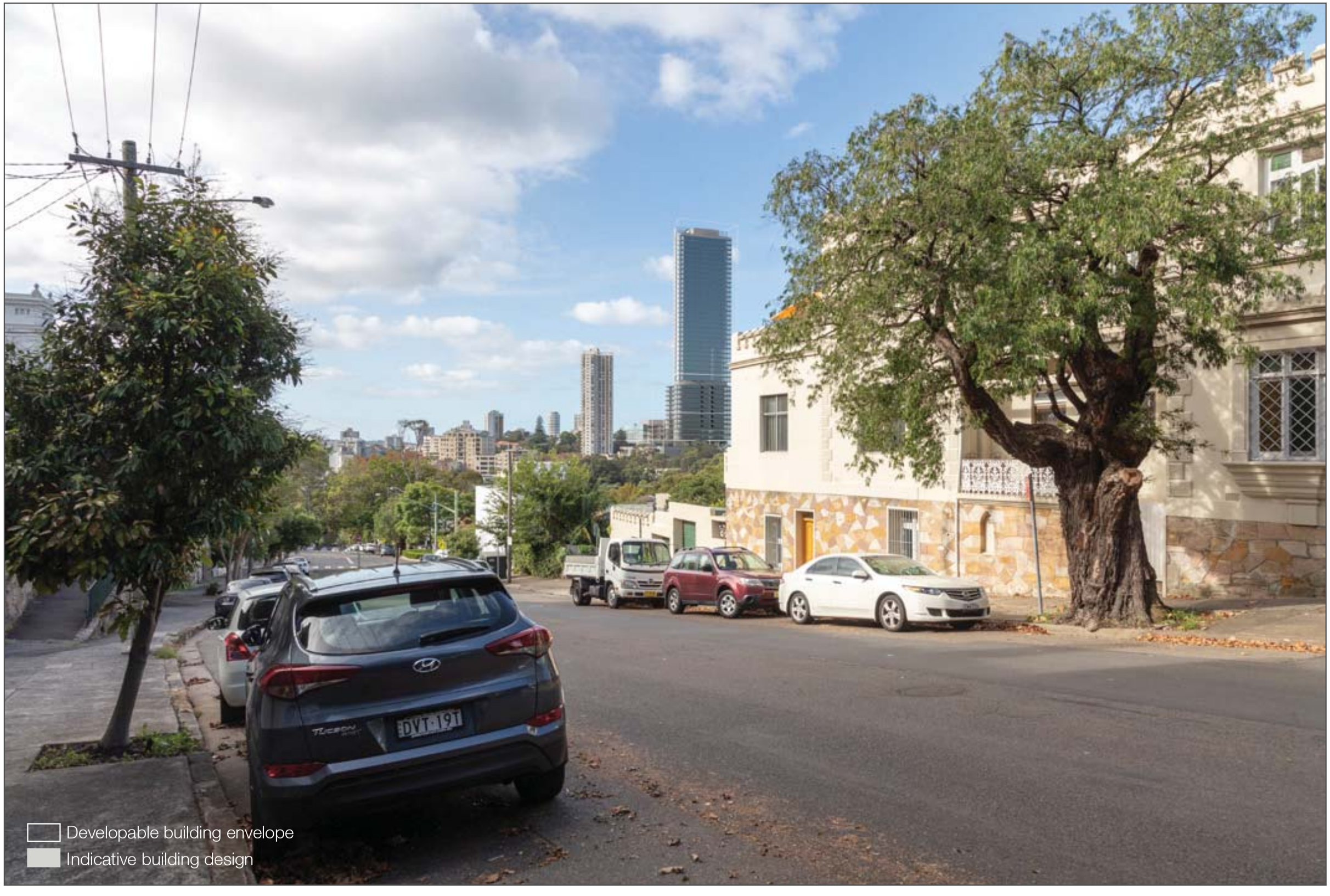
Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm


DVT·19T

4. Cascade Street and Windsor Street, Paddington - Photomontage

VIRTUAL IDEAS



4. Cascade Street and Windsor Street, Paddington - Alignment

VIRTUAL IDEAS

9. Goodhope and Lawson Street, Paddington - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

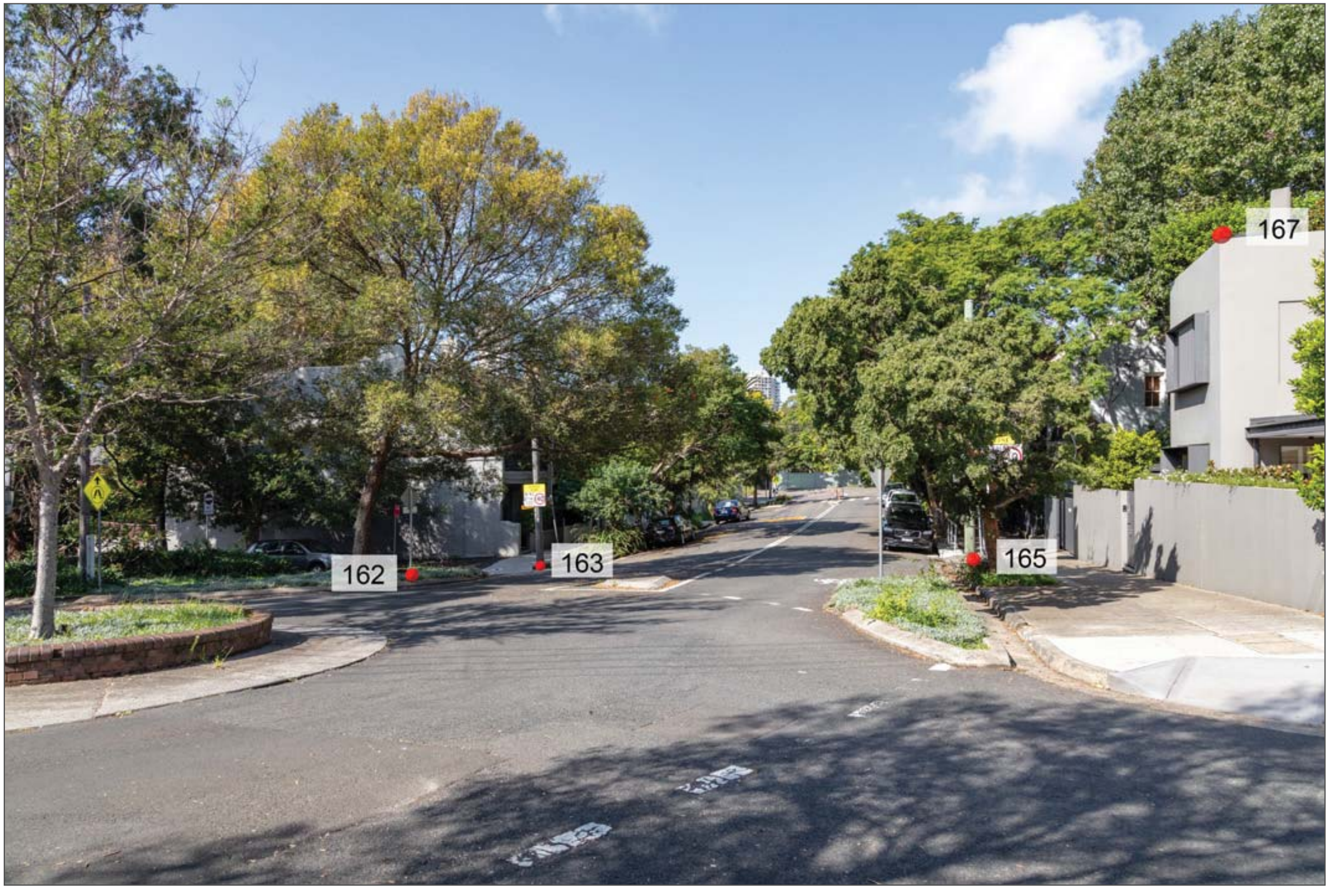
Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm

9. Goodhope and Lawson Street, Paddington - Photomontage

VIRTUAL IDEAS


167
162
163
165

11. Hargrave and Elizabeth Street, Paddington - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm

11. Hargrave and Elizabeth Street, Paddington - Photomontage

VIRTUAL IDEAS

11. Hargrave and Elizabeth Street, Paddington - Alignment

VIRTUAL IDEAS

13. McLean Street, Edgecliff - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm


NO
ENTRY


Developable building envelope
Proposed building envelope
NO ENTRY


135
139
138
136
137
142
141
NO ENTRY

15. Neild Avenue, Darlinghurst - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm


NOTICE
TANK
WATER IN
USE

15. Neild Avenue, Darlinghurst - Photomontage

VIRTUAL IDEAS

15. Neild Avenue, Darlinghurst - Alignment

VIRTUAL IDEAS

16. New South Head Road 1, Edgecliff - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm


EASTPOINT
FOOD FAIR
coles
LIQUORLAND
285-235

16. New South Head Road 1, Edgecliff - Photomontage

VIRTUAL IDEAS


120
119
121
122
125
123
126
134
coles
LIQUORLAND
285-235

18. New South Head Road and Cross Street, Double Bay - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm

18. New South Head Road and Cross Street, Double Bay - Original Image

VIRTUAL IDEAS

18. New South Head Road and Cross Street, Double Bay - Photomontage

VIRTUAL IDEAS

18. New South Head Road and Cross Street, Double Bay - Alignment

VIRTUAL IDEAS

19. New South Head Road and Mona Street, Edgecliff - Overview

VIRTUAL IDEAS

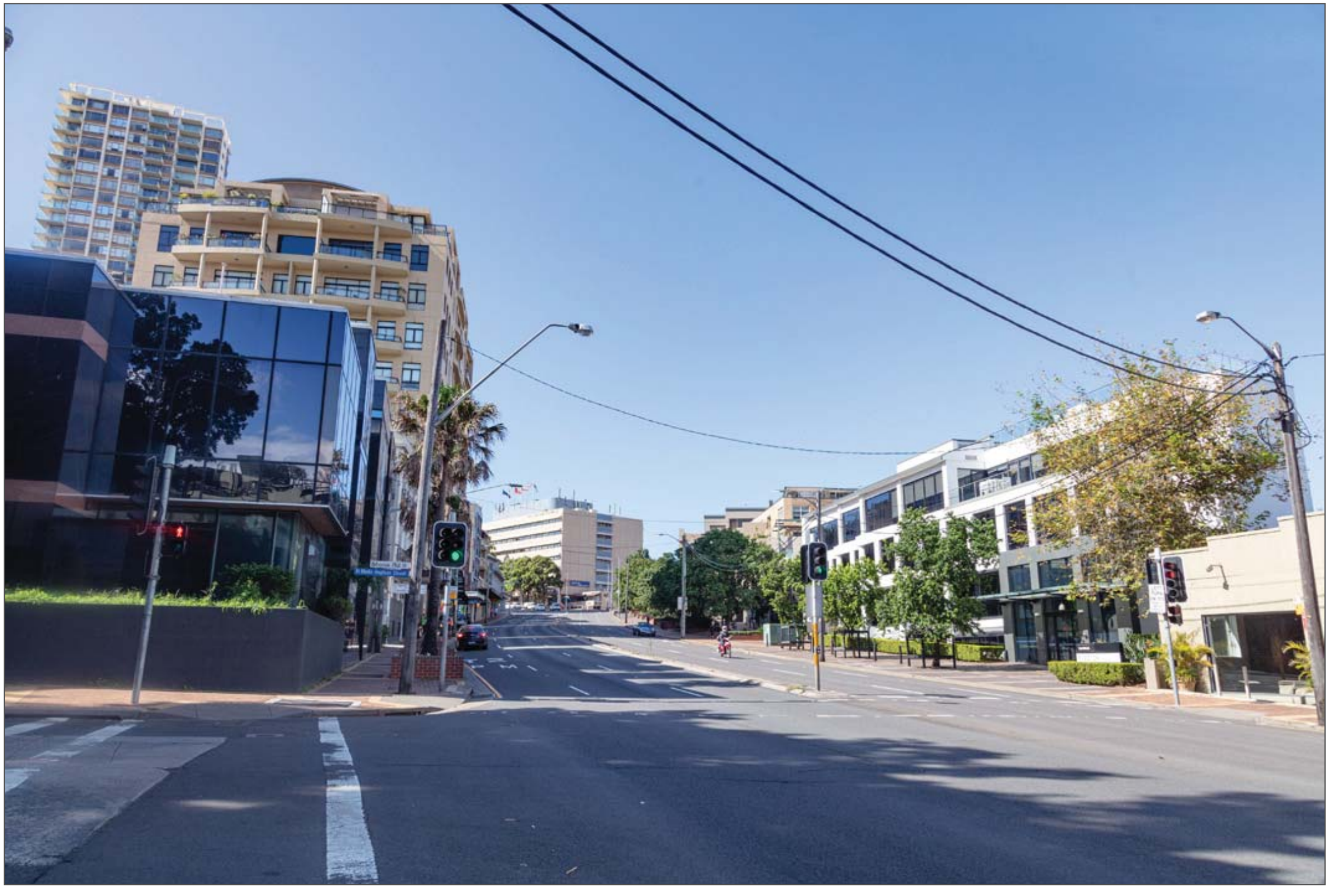
24mm - Original Image

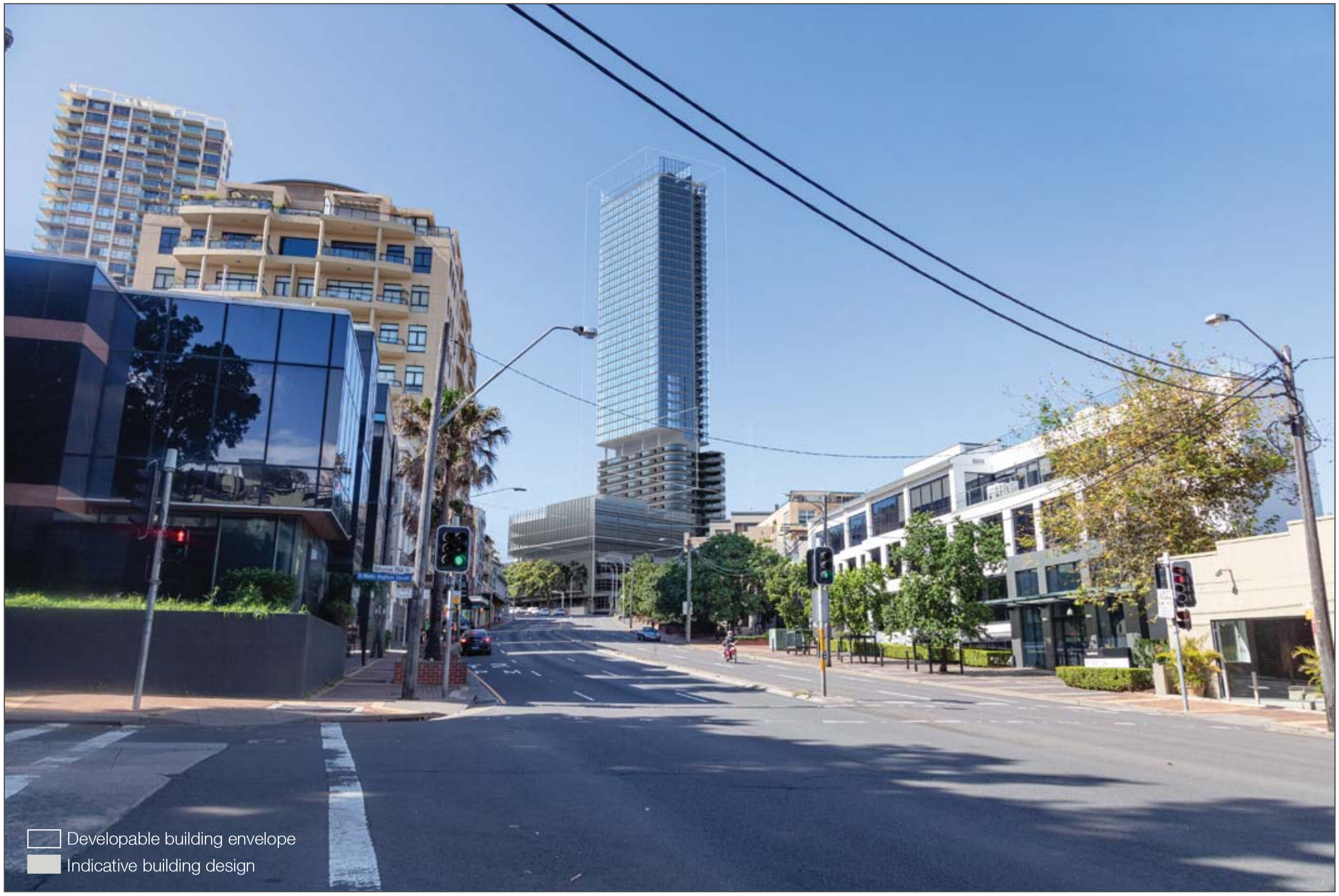
24mm - Photomontage

Alignment

Photograph details

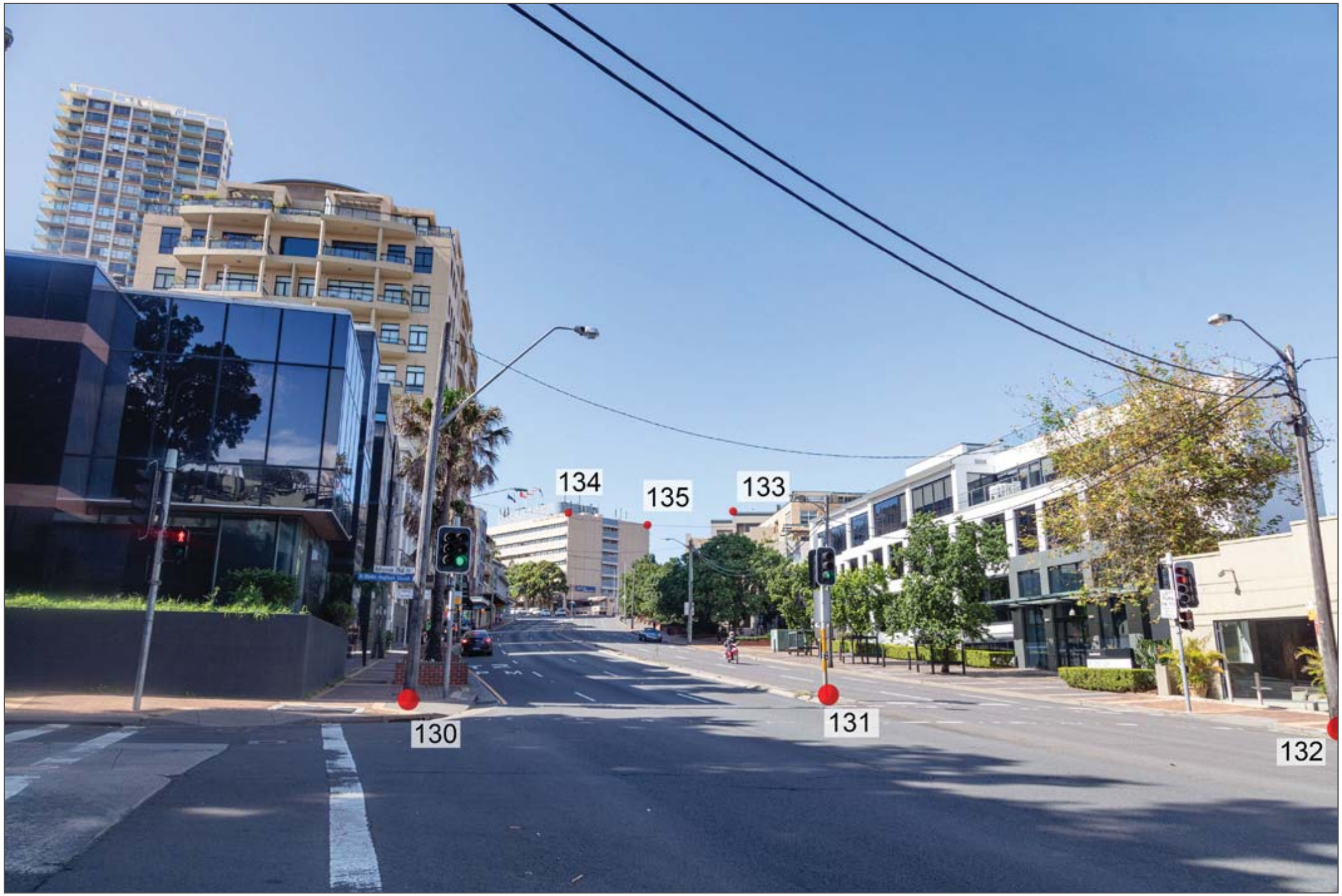
Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm




Developable building envelope
Indicative building design

19. New South Head Road and Mona Street, Edgecliff - Alignment

VIRTUAL IDEAS



20. New South Head Road and Ocean Avenue, Edgecliff - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm


OCEAN ST
NO RIGHT TURN

20. New South Head Road and Ocean Avenue, Edgecliff - Photomontage

VIRTUAL IDEAS


120
119
116
117
118
OCEAN ST
NO RIGHT TURN

24. Ocean Street and Jersey Road, Paddington - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm

24. Ocean Street and Jersey Road, Paddington - Original Image

VIRTUAL IDEAS

24. Ocean Street and Jersey Road, Paddington - Photomontage

VIRTUAL IDEAS

24. Ocean Street and Jersey Road, Paddington - Alignment

VIRTUAL IDEAS

28. Trumper Oval, Paddington - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	21st October 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm


Trumper Oval

28. Trumper Oval, Paddington - Photomontage

VIRTUAL IDEAS

28. Trumper Oval, Paddington - Alignment

VIRTUAL IDEAS

30. Waratah Street, Rushcutters Bay - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm

Alignment

30. Waratah Street, Rushcutters Bay - Photomontage

VIRTUAL IDEAS


192
193
194
195
191
190

32. William Street, Rushcutters Bay - Overview

VIRTUAL IDEAS

24mm - Original Image

24mm - Photomontage

Alignment

Photograph details

Photo Date	27th March 2020
Camera Used	Canon EOS 5DS R
Camera Lens	EF24-105mm f/4L IS USM
Focal length in 35mm Film	24mm


TAXI
CLEARWAY
C
60
60

32. William Street, Rushcutters Bay - Photomontage

VIRTUAL IDEAS


TAXI
CLEARWAY
C
60
180
181
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CMS Surveyors Pty Limited
A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

CMS SURVEYORS

Date: 31-03-2020
Our Ref: 19255 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Virtual Ideas
Reena Dhupar

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for Edgecliff.

Co-ordinate's are MGA 56 (GDA 94) and elevation to Australian Height datum (AHD).

Measurements were taken using GNSS, theodolite measurement and SCIMS coordinates.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
100	337321.426	6250385.089	8.35	ROOF RIDGE
101	337325.264	6250383.392	8.35	ROOF RIDGE
102	337421.645	6250416.853	2.34	SEAT
103	337424.347	6250413.229	2.49	LIGHT POLE
104	337666.986	6250065.051	13.43	LIGHT POLE
105	337641.187	6250057.961	12.78	LIGHT POLE
106	337645.465	6250077.948	12.81	LIGHT POLE
107	337644.255	6250081.223	11.61	PARAPET
108	337644.673	6250084.711	11.61	PARAPET
109	337642.405	6250055.292	9.73	PARAPET
110	337629.907	6250052.041	9.75	PARAPET
115	336990.822	6249845.747	39.23	TRAFFIC LIGHT
116	336991.050	6249856.317	38.83	TRAFFIC LIGHT
117	336995.539	6249867.495	38.35	LIGHT POLE
118	337001.456	6249869.568	37.85	TRAFFIC LIGHT
119	336928.683	6249825.662	66.77	TOP OF WALL
120	336927.958	6249822.360	84.13	TOP OF WALL
121	336927.213	6249824.742	66.77	TOP OF WALL
122	336932.722	6249843.173	53.32	TOP OF WALL
123	336927.911	6249852.845	43.15	SIGN
124	336912.648	6249855.893	43.14	SIGN
125	336916.015	6249852.512	51.73	POST

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Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
126	336848.233	6249866.634	59.78	TOP OF WALL
130	336652.559	6250045.583	18.00	LIGHT POLE
131	336647.080	6250036.148	17.96	TRAFFIC LIGHT
132	336635.952	6250033.107	17.42	LIGHT POLE
133	336711.286	6249932.435	43.93	PARAPET
134	336796.495	6249876.893	59.76	TOP OF WALL
135	336790.608	6249847.521	59.74	TOP OF WALL
136	336840.961	6249776.240	38.89	PARAPET
137	336844.863	6249775.448	38.90	PARAPET
138	336845.878	6249780.343	43.59	PARAPET
139	336842.410	6249837.179	59.76	TOP OF WALL
140	336802.001	6249845.073	56.16	WINDOW
141	336828.809	6249766.822	31.17	SIGN
142	336837.709	6249755.823	35.39	SIGN
143	337069.022	6249496.203	68.67	CHIMNEY
144	337084.157	6249491.038	60.76	LIGHT POLE
145	337089.141	6249465.856	61.06	SIGN
146	337098.486	6249486.218	61.01	LIGHT POLE
147	337088.966	6249468.237	63.71	SIGN
148	336661.010	6249293.660	44.49	TOP OF WALL
149	336665.589	6249299.427	48.45	ROOF
150	336663.772	6249291.994	42.80	LIGHT POLE
152	336470.828	6249352.914	50.31	TOP OF WALL
153	336471.135	6249354.613	44.18	PARAPET
154	336472.199	6249358.831	44.17	PARAPET
155	336466.161	6249338.429	45.85	SIGN
156	336452.838	6249348.384	52.03	LIGHT POLE
157	336613.346	6249771.737	30.73	LIGHT POLE
158	336598.386	6249767.050	10.91	SIGN
159	336603.953	6249769.318	10.87	SIGN
160	336646.538	6249763.951	9.67	SCREEN
161	336650.348	6249762.620	9.71	SCREEN
162	336214.961	6249766.201	10.56	SIGN
163	336222.145	6249764.303	9.99	LIGHT POLE
164	336263.109	6249756.494	10.52	SIGN
165	336216.354	6249749.294	11.18	LIGHT POLE
166	336249.573	6249769.698	20.30	CHIMNEY
167	336211.555	6249744.552	19.37	BUILDING CORNER
168	336211.131	6249742.458	19.37	BUILDING CORNER
170	336208.830	6249817.790	19.27	ROOF RIDGE
171	336209.578	6249821.102	19.25	ROOF RIDGE
172	336162.322	6249857.848	10.10	POST
173	336162.925	6249860.916	10.08	POST

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Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
174	336163.548	6249864.106	10.06	POST
175	336164.129	6249867.163	10.08	POST
176	336147.216	6249875.657	8.69	POST
177	336143.989	6249872.307	8.06	POST
178	336143.409	6249871.284	8.07	POST
180	336200.553	6250162.981	6.64	SIGN
181	336208.636	6250161.261	6.49	SIGN
182	336244.974	6250154.057	5.73	LIGHT POLE
183	336282.391	6250129.237	5.32	LIGHT POLE
184	336246.582	6250133.651	5.62	LIGHT POLE
185	336222.851	6250138.839	5.98	SIGN
186	336204.829	6250141.916	6.38	SIGN
187	336285.101	6250127.485	9.52	SIGN
188	336284.694	6250125.240	9.51	SIGN
190	336176.177	6250355.891	2.39	POST
191	336176.314	6250354.014	2.41	POST
192	336300.878	6250316.991	22.06	POST
193	336261.770	6250268.862	22.25	POST
194	336235.449	6250221.321	27.74	PARAPET
195	336232.497	6250217.849	27.72	PARAPET
60	336830.511	6249746.919	32.11	PHOTO 13.1
70	337104.103	6249457.219	61.33	PHOTO 24
500	337690.035	6250078.887	4.82	PHOTO 18.1
501	337683.099	6250088.919	4.54	PHOTO 18.2
502	337428.421	6250429.804	2.29	PHOTO 2
503	337017.410	6249863.980	37.88	PHOTO 20
505	336944.142	6249878.356	37.38	PHOTO 16
506	336636.401	6250058.853	17.19	PHOTO 19
507	336832.756	6249744.237	32.41	PHOTO 13.2
508	336664.448	6249268.261	45.13	PHOTO 11.1
509	336664.152	6249282.103	44.13	PHOTO 11.2
510	336451.693	6249328.617	44.69	PHOTO 4
512	336571.022	6249712.545	5.61	PHOTO 28
513	336206.894	6249753.379	11.66	PHOTO 9.2
514	336188.186	6249755.695	12.57	PHOTO 9.1
515	336189.240	6249754.142	12.59	PHOTO 9.3
516	336142.385	6249869.496	5.80	PHOTO 15.1
517	336138.630	6249872.215	5.73	PHOTO 15.2
518	336213.476	6250160.211	6.41	PHOTO 32.2
519	336186.754	6250164.251	6.99	PHOTO 32.1
520	336173.717	6250358.944	2.24	PHOTO 30

Note: Ground level of camera positions are surveyed. Camera heights to be added if required.

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Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
601	336548.066	6249673.657	6.99	PHOTO 28.1
602	336551.521	6249671.839	6.98	PHOTO 28.2
603	336553.523	6249691.507	8.79	POST
604	336557.105	6249678.305	9.48	POST
605	336560.216	6249688.827	7.15	CONCRETE
606	336561.412	6249687.114	7.15	CONCRETE
607	336567.730	6249712.031	8.29	SIGN
608	336568.020	6249674.617	7.93	BOLLARD
609	336598.425	6249766.993	10.86	SIGN
610	336603.995	6249769.255	10.84	SIGN

Note: Ground level of camera positions are surveyed. Camera heights to be added if required.
Position 28 has been replaced by new points (Text in red has been replaced by text in blue).

Yours faithfully,
CMS Surveyors Pty Limited

Damon Roach

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DIGITAL CAMERA LENSES FOR PHOTOMONTAGES AND VISUAL IMPACT ASSESSMENTS

The intention of a photomontage rendering is to visually communicate how proposed built form sits in respect to its surroundings. To achieve this, a digitally rendered image from a digital 3D model is superimposed into a digital photograph to provide an accurate representation in terms of light, material, scale, and form.

Camera lens selection also plays an important part in creating a photomontage that communicates visual impact. There are several things to consider with respect to lens selection.

Field of View of the Human Eye

The field of view of the human eye is a topic that varies depending on the source of information. In many cases, the field of view of the eye is stated to be 17mm. Other opinions claim a smaller field of view of around 22-24mm.

Whichever the case, it is accepted that the human eye has a wide field of view. When a person stands close to a subject - for instance a building - their field of vision can potentially read all of the top, sides and bottom of the building simultaneously in a single glance.

In addition to this, the human eye can change focus and target direction extremely rapidly, allowing a person to view a large structure in a very short period of time, effectively making the perceived field of view even larger.

The Perspective of the human eye

It is difficult to accurately reproduce what the human eye sees by the means of a printed image. The eye's image sensor - the retina - is curved along the back surface of the eyeball, whereas the sensor on a camera is flat. Consequently, the perspective of a photograph can look quite different to how a person views a scene in the real world, especially when comparing to a photo captured with a wide camera lens.

In digital photography circles, it is widely accepted that using a longer lens (approximately 50mm) reduces the amount of perspective in an image and therefore more closely replicates what the human eye would see in reality. This, however, only addresses how the eye perceives perspective and does not consider the field of view of the eye.

If a photo is taken of a scene using a 50mm camera lens, printed out and then held up in front of the viewer against the actual view at the same location as the photo was taken, it is unmistakable that the human eye can see much more of the surrounding context than is captured within the photo.

DIGITAL CAMERA LENSES FOR PHOTOMONTAGES AND VISUAL IMPACT ASSESSMENTS

Changing the field of view on a digital camera

The main difference in using a longer lens vs a wider lens is the amount of information that is displayed at the edges of the subject. Changing the lens to a smaller FOV produces the same result as cropping in on the wide angle image, providing that the position and the angle of the camera remains constant while taking the photographs.

In short, a lens with a wider field of view does not create an image that has incorrect perspective, it simply means that the perspective is extended at the edges of the image showing more of the surrounds in the image.

Summary

With regards to visual assessment, there is no definitive solution for camera lens selection.

Longer lenses produce images that are more faithful to the perspective of the human eye, though the field of view is more limited, making it difficult to capture the entirety of a subject or enough of the surrounding context in which the subject resides.

Conversely, the perspective of wider camera lenses can make subjects appear further away than they would appear through the perspective of the human eye. This also limits a persons ability to accurately assess visual impact.

For these reasons, Virtual Ideas has taken the view that it is not possible to exactly replicate the real world view of the human eye in an image created with a camera and for visual impact photomontages, camera lenses are selected that strike a balance between these two considerations and can accurately display the built form in its surroundings.

The most effective way to accurately gauge visual impact and achieve a real world understanding of scale, is to take prints of the photomontages to the exact site photography locations and compare the prints with the scale of the existing built form.

Assessment Methodology

B.1 Introduction

The assessment of visual impacts is a field that requires a degree of subjective judgement and cannot be made fully objective. It is therefore necessary to limit the subjectivity of the work by adopting a systematic, explicit and comprehensive approach. This has the aim of separating aspects that can be more objective, for example the physical setting, visual character, visibility and visual qualities of a proposal, from more subjective elements, such as visual absorption capacity and the compatibility of the proposal with the setting.

The methodology used in the present assessment has been developed over several years and uses relevant aspects of methods accepted in landscape assessment, extended and modified to adapt to urban and maritime environments. The modifications introduced are informed by visual perception research that has been carried out by ourselves and others in both natural and urban contexts.

The flow chart at Table 2 indicates the relationships among the parts of the visual impact assessment methodology.

B.2 Components of the Methodology

Overall, the major components of the visual impact assessment are determining the concept for the development, and general strategic planning principles, view analysis, visual effects analysis, visual impact evaluation and assessment of significance of residual visual impacts. This assessment is also supplemented with an assessment of the merits and compliance of the proposed redevelopment with the relevant policies in relation to visual and related amenity and heritage impacts and any mitigation measures that have been undertaken or could be proposed to reduce or eliminate residual impacts, if necessary.

B.2.1 The Components of the View Analysis

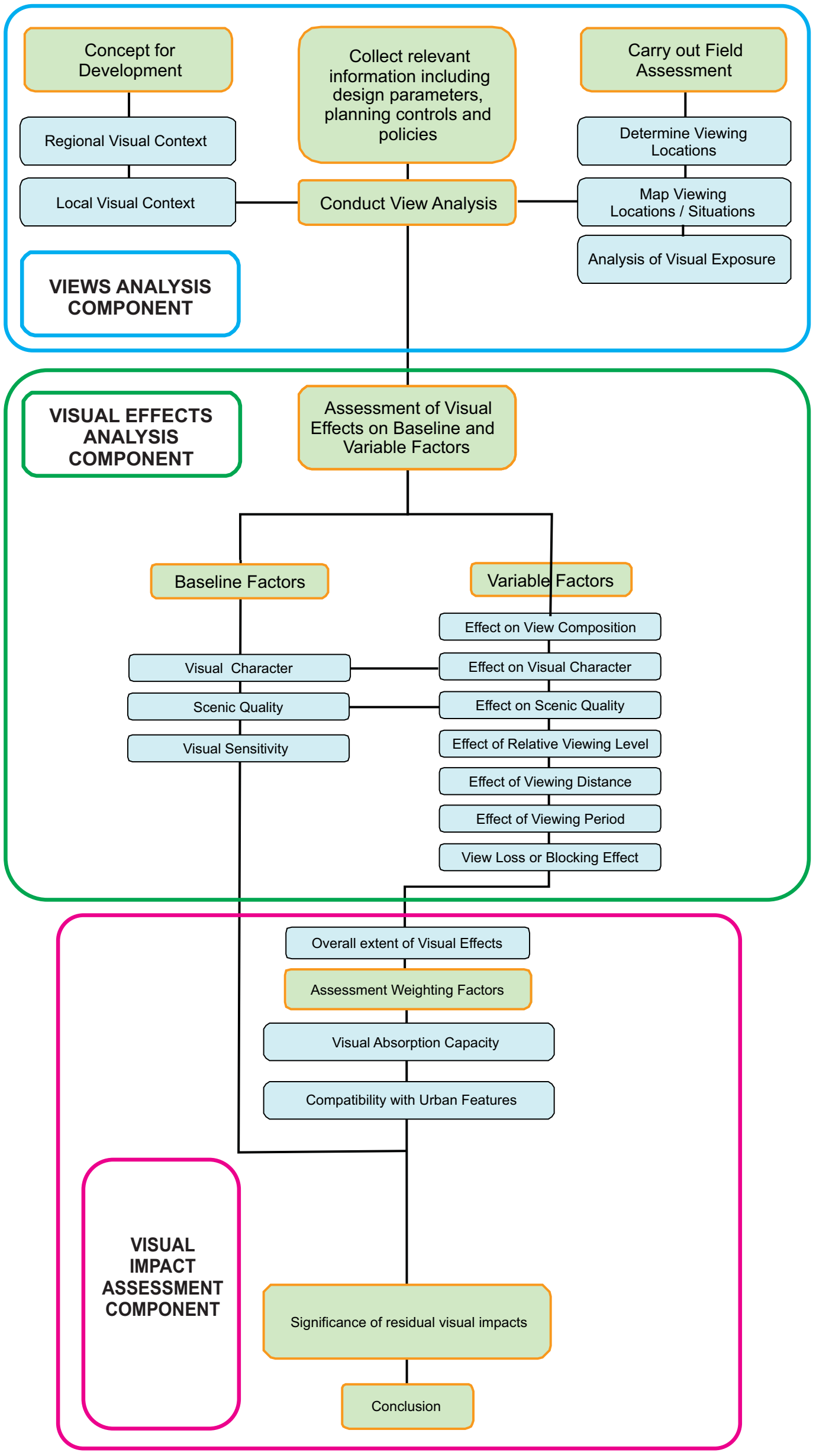
The development proposed and detailed field assessment

This includes a thorough understanding of the proposed development including its location, scale and extent to understand the scale and spatial arrangement of the development. The next step is to carry out a detailed field assessment by identifying the potential viewing locations and viewing situations, visiting the representative locations, documenting the proposal's approximate location on a base map, photographing representative locations and rating overall assessment of the visual effects and relative visual impacts factors. The assessment factors are explained in Section B2.2 and B2.3. The factors were in three ranges; Low, Medium and High. An indicative rating table that describes what is considered a low, medium or high effect and impact on each factor is shown in Tables B2.1 and B2.2, respectively.

Figure B1: *RLA Development Assessment Method Flow Chart*

Identifying and mapping viewing locations and situations

The representative viewing locations sample analysed during the field assessment are mapped including the ones for which analytical photomontages have been prepared to represent the general



appearance of the proposed development (see photographic plates in Appendix 1 and photomontages, Appendix 2). A viewing location is a place from which the proposal is visible. A viewing situation is the circumstances that relate to the experience of viewing the proposal, such as from a static or moving situation, a private versus a public place or a view of a fleeting versus a long exposure time. The viewing locations include any identified views or corridors in relevant statutory planning instruments and non-statutory policies, or recommended by Woollahra City Council, plus additional representative locations identified by RLA.

Identification and mapping of the total and effective visual catchments

The potential total visual catchment means the physical area within which the proposal would be visible and identifiable if there were no other constraints on that visibility, such as intervening vegetation and buildings. The catchment on the water cannot be delineated by a finite boundary because there is no identifiable physical feature that can define it. As is the case for views from the distant foreshore or land, the potential total visual catchment is larger than the area within which there could be visual effects of the proposal. This is called the effective visual catchment, because with increasing distance, perspective effects and intervening elements such as topography, buildings and vegetation, a viewer's ability to discern and potentially be affected by the proposal would decrease to zero before the theoretical extent of the potential total visual catchment is reached.

Within the potential total visual catchment, the visibility of the proposal would therefore vary. We identify the area within which the proposal would be identifiable and where it could cause visual impacts by assessing visibility, visual effects and impacts in the effective visual catchment.

Visibility means the extent to which the proposal would be physically visible to the extent that it could be identified, for example as a new, novel, contrasting or alternatively a recognisable but compatible feature. Features such as vegetation, buildings and intervening topography can affect the degree of visibility.

B2.2 The components of the Visual Effect Analysis

B2.2.1 Baseline factors

These are the criteria that remain predominantly constant and independent of the nature of viewing locations and factors which condition the viewing situation.

Visual character

The visual character of the locality in which the development would be seen is identified. It consists of identification of the physical and built components of the area and the setting of the proposal that contribute to its visual character. The character elements include topography, vegetation, land uses, settlement pattern, urban and built form, interface of land-water elements, maritime features and waterways.

Visual character is a baseline factor against which the level of change caused by the proposal can be assessed. The desired future character of the currently emerging character of the locality is also relevant to assessing the extent of acceptable change to character.

Scenic quality

Scenic quality is a measure of the ranking, which the setting of the proposal either is accepted to, or would be predicted to have, on the basis of empirical research carried out on scenic beauty, attractiveness, preference or other criteria of scenic quality.

Scenic quality is a baseline factor against which the visual effects caused by the proposal are assessed.

Visual sensitivity

Visual sensitivity is a baseline factor that applies to viewing places in the public and private domains. The level of sensitivity varies among different viewing situations. Visual sensitivity is an assessment of the relative level of importance of viewing places and viewing situations, in both the public and private domains. The importance of viewing places and situations is a baseline factor in view analysis. It also a weighting factor on the importance of visual impacts, used in the visual impact assessment component of the methodology.

View place sensitivity

View place sensitivity means a measure of the public interest in the view place and its viewing situation. The public interest is considered to be reflected in the relative number of viewers likely to experience the view from a publicly available location and the importance of the viewing place. Places from which there would be close or middle-distance views available to large numbers of viewers from public places such as roads, or to either large or smaller numbers of viewers over a sustained period of viewing time in places such as reserves, beaches and walking tracks, are considered to be sensitive viewing places. Sensitivity is also increased by recognised cultural importance of the visual attributes of the site or setting, for example as a heritage item, setting, curtilage or in an identified heritage view.

Viewer sensitivity

Viewer sensitivity means a measure of the private interests in the effects of the proposal on views. The private interest is considered to be reflected in the extent to which viewers, predominantly viewing from private residences, would perceive the effects of the proposal. Residences from which there would be close or medium distance range views affected, particularly those which are available over extended periods from places such as the living rooms and outdoor recreational spaces, are considered to be places of medium and high viewer sensitivity respectively.

B2.2.2 Variable factors

These are the assessment factors that vary between viewing places with respect to the assessment of the extent of the visual effects caused by the proposal.

View composition type

View composition type means the spatial situation of the proposal with regard to the organisation of the view when it is considered in formal pictorial terms. The types of view composition identified are:

Expansive (an angle of view unrestricted other than by features behind the viewer, such as a hillside, vegetation and buildings.)

Restricted (a view which is restricted, either at close range or some other distance, by features between or to the sides of the viewer and the view such as vegetation and buildings.)

Panoramic (a 360 degree angle of view unrestricted by any features close to the viewer who is surrounded by space elements.)

Focal (a view that is focused and directed toward the proposal by lateral features close to the viewer, such as road corridors, roadside vegetation, buildings, boats etc.)

Feature (a view where the proposal is the form element that dominates the view, for example in close range views.)

It is considered that the extent of the visual effects of the proposal is related to its location in the composition of the view. The visual effect of the proposal on the composition of the view is considered to be greater on a focal or a feature view, cognisant of the distance effect, compared to a restricted, panoramic or expansive view.

Relative viewing level

Relative viewing level means the location of the viewer in relative relief, compared to the location of the proposal. It is conventional in landscape assessment to assess views from locations above, level with and below the relative location of the proposal. It is considered that the visual effects of a development are related to the relative viewing level and distance. Viewing levels above the development where views are possible over and beyond it decrease the visual effects, whereas views from level with and close to the development, of relatively below it, dependent on viewing distance, may experience higher effects, particularly if built form intrudes into scenic horizons.

Viewing period

Viewing period in this assessment means the influence on the visual effects of the proposal which is caused by the time available for a viewer to experience the view. It is assumed that the longer the potential viewing period, experienced either from fixed or moving viewing places such as dwellings, roads or the waterway, the higher the potential for a viewer to perceive the visual effects of the proposal. Repeated viewing period events, for example views repeatedly experienced from roads or waterways as a result of regular travelling, are considered to increase perception of the visual effects of the proposal.

Viewing distance

Viewing distance means the influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

Three classes of viewing distance have been adopted which are close range (<500m), medium range (500-1000m) and distant (>1000m). In this project views analysed are in all of the range categories.

View loss or blocking effects

View loss or blocking effects in this assessment means a measure of the extent to which the proposal is responsible for view loss or blocking the visibility of items in the view. View loss in the private domain is considered in relation to the principles enunciated in the Land and Environment Court of NSW by Roseth SC in *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours.* Although Tenacity concerned view losses from residential properties, the matter of what could be construed to be a valuable feature of the view which could be lost, e.g. specific features of views such as whole views and iconic elements viewed across water, alluded to in *Tenacity*, are of relevance to the public domain also. View loss in the public domain specifically has been considered in relation to the planning principles in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor. [2013] NSWLEC 1046*.

It is assumed that view loss and blocking effects increase the perception of the visual effects of the proposal. It is noted however that in relation to a Planning Proposal, where the application seeks to amend both the controls and the desired future character of the visual environment, that the planning principle in both *Tenacity* and *Rose Bay Marina* have limited application.

An indicative rating table that describes what is considered a low, medium and high visual effect on each baseline factor is shown in Table B2.1, below.

Table B 2.1: *Indicative ratings of visual effects factors*

Visual Effects Factors			
Factors	**Low Effect**	**Medium Effect**	**High Effect**
Scenic quality	Proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, appearance of land-water interfaces and presence of extensive areas of water.	Proposal has the effect of reducing any or all of: the extent of panoramic views, the proportion of or dominance of water and maritime features, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates perception of the integrity of any of: panoramic views, dominance of extensive areas of water and maritime features or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality.
Visual character	Proposal does not decrease the presence of or conflict with existing scenic character elements such as built form, building scale, urban fabric, land/ water interface and beachside features.	Proposal contrasts with or changes the relationship between existing scenic character elements in some individual views by adding new or distinctive features, but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads, recreation areas and waterways with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from roads, recreation areas, foreshores and waterways with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m)	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures, buildings or vegetation.	Expansive or restricted views where the restrictions created by new work do not significantly reduce visibility of the proposal or other important features of the visual environment.	Feature or focal views significantly and detrimentally changed by proposal.
Relative viewing level	Elevated position such as ridge top, building or structure with views over and beyond the site.	Slightly elevated with partial or extensive views over the site.	Adjoining shorelines, aprons, waterway or reserves with view blocked by proposal.
Viewing period	Glimpse (eg moving vehicles or boats).	Few minutes up to half day (eg walking along foreshore, recreation in adjoining open space, boating on adjoining waterway).	Majority of day (eg adjoining residence or workplace).
Viewing distance	Land area or waterways (Distant Views) (>1000m).	Land or water (Medium Range) (100-1000m).	Adjoining residences, shoreline or waterway (Close)(<100m).
View loss or blocking effect	No view loss or blocking	Partial or marginal view loss compared to the expanse/extent of views retained. No significant loss of views of scenic icons.	Loss of majority of available views such as those of shoreline, waterways, land-water interface, identified scenic horizons, etc. in a restricted or focal view. Loss of views of scenic icons.

B2.2.3 Overall Extent of Visual Effect

Based on the inspection of the pattern of the assessment ratings for the above factors on each viewing location an overall rating is arrived at which represents an overall extent of visual effects for a viewing location.

B2.3 The Components of the Visual Impact Analysis

The criteria in 2.2 concern assessment of the extent of the visual effects of the proposal when seen from specific viewing places. The extent of the visual effects is the baseline assessment against which to judge the visual impacts. Visual effects are relatively objective matters, that is, they are observable changes that will occur to the visual environment. For example, the bulk, height, colour, texture or form of a proposed development are observable features. They are not visual impacts. A visual impact occurs when visual effects cause responses in viewers and may be perceived by individuals or groups as either appropriate or inappropriate, contrary to accepted standards, cause emotional reactions, such as liking or disliking, cause loss of important features in the view, etc. The physical extent of

the visual effect (how much of an effect there is) is not directly related to the extent of visual impacts (how important the impact is).

Whether a visual effect is an impact of potential significance cannot be equated directly to the extent of the visual effect. A high visual effect can be quite acceptable, whereas a small one can be unacceptable. A high level of effect is acceptable, for example, in an urban renewal or greenfield development that complies with desired future character that is intended to fundamentally alter the existing environment. A low level of affect may be unacceptable, for example, loss of view of a cultural icon from an important public place, caused by a small structure. Thus, it is necessary to give a weighting to the assessed levels of visual effects to arrive at an assessment of the resultant impact.

The RLA method therefore does not equate visual effects directly to visual impacts. The approach is to assess visual effects as in B2.2. above to arrive at an overall level of visual effect of the proposal for each kind of viewing place and then to assess the level of impact, if any, by giving differential weighting to impact criteria. In this way, the relative importance of impacts are distinguished from the size of the effect. We consider that three weighting criteria are appropriate to the overall assessment of visual impacts; Visual Sensitivity, Visual Absorption Capacity and Visual Compatibility. Visual compatibility is considered in relation to urban features generally and also in relation to relevant heritage items and settings. Each of these addressed the primary question of the acceptability of the visual effects and changes caused by the proposal.

B2.3.1 Visual Absorption Capacity

Visual Absorption Capacity (VAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

VAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale, character, materiality and detailing of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they blend with existing features of the environment.

Prominence is also an attribute with relevance to VAC. It is assumed in this assessment that higher VAC can only occur where there is low to moderate prominence of the proposal in the scene.

Low to moderate prominence means:

Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.

Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

Design and mitigation factors are also important to determining the VAC. Appropriate colours, materials, building forms, line, geometry, textures, scale, character and appearance of buildings and other structures are relevant to increasing VAC and decreasing prominence.

VAC is related to but distinct from Visual Compatibility (see below).

B2.3.2 Visual Compatibility

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. It assumes that there is a moderate to high visibility of the project to some viewing places. It further assumes that novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

A comparative analysis of the compatibility of similar items to the proposal with other locations in the area which have similar visual character and scenic quality or likely changed future character can give a guide to the likely future compatibility of the proposal in its setting.

Because the development proposed is on the interface between urban, recreational and open space land, the question of its visual impacts also depends on its perception both as an entity and in regard to its compatibility with the major scenic character attributes. In this regard, both the urban/natural environment and the beachside/open space environment that is identified as a Heritage Conservation Area are attributes of relevance. Hence, it is considered that there are two relevant measures of Visual Compatibility, i.e. Compatibility with Urban and Natural Features, and Compatibility with Heritage Items and Settings.

B2.3.2.1 Visual compatibility with urban and natural features

This assessment is a measure of the extent to which the visual effects of the proposal are compatible with urban and natural features. It is assumed that in some views the proposal will be seen and clearly distinguished from its surroundings. Compatibility does not require that identical or closely similar features to those which are proposed exist in the immediate surroundings.

Compatibility with Urban and Natural Features means that the proposal responds positively to or borrows from within the range of features of character, scale, form, colours, materials and geometrical arrangements of urban and natural features of the surrounding area or of areas of the locality which have the same, similar existing or emerging visual character.

B2.3.2.2 Visual compatibility with heritage items and settings

This assessment is a measure of the extent to which the visual effects of the proposed development are compatible with the attributes identified as heritage items and settings. It is assumed that in some views the proposal will be seen and contrasts with existing heritage items and settings. As with compatibility with urban and natural features, compatibility with heritage items and settings does not require that identical or closely similar features to those which are proposed exist in the immediate surroundings.

Compatibility on this criterion means that the proposal responds positively to, borrows from or appropriately extends the range of features of character, scale, form, colours, materials and overall qualities of adjacent items and sites of the surrounding area or of similar areas of the locality or region.

Our approach to the issue of visual compatibility of development proposals with heritage items and settings adopts a systematic approach to identifying the existence of and the authenticity of the views, from an historical perspective, as set out below.

B2.3.2.3 Hierarchy of Historic views

Our approach to heritage views, as is the case with visual impacts generally, is to adopt a logical, explicit methodology that it based as much as possible on objective and empirical data as a starting point and not on myth and speculation. The facts of what is visible, from where and in what existing and historical context, are critical, in determining what constitutes historic views and how to assess contemporary impacts on them. If a logical, systematic and comprehensive approach is not taken, subjective, speculative and abstract claims about historic views may in some cases gain more credence than they deserve.

Our position is there is a hierarchy of heritage views, from the most to the least likely to be significant, with regard to determining impacts on heritage values.

At the highest level, we consider that a genuine heritage view is one designed to be experienced, where the intention is documented and where the reason for the view being recognised as significant is supported by the recognition of the values against the relevant heritage criteria, including the inclusion and exclusion guidelines, required in the NSW heritage system. Historical research should support such views as being authentic heritage views, the locations of which and attributes of which are determined to be of significance (level 1, or L1).

At the second level are views that have become recognised or have evolved as of authentic heritage significance. There can be many pathways to recognition; for example, views may become socially significant, become significant by historical association with other, later events and items, or through accretion of later items, become significant for archaeological, scientific, aesthetic or other reasons relevant to views (level 2, or L2).

At a third level, views between heritage items may become of authentic heritage value by visual linkages deliberately designed between subsequent heritage items and places, linkages occurring through use or changing customs, or linkages created by the loss of former linkages and settings, making them more valued, or rare. These are authentic, evolved, or acquired heritage views (level 3 L3).

Below that level are views of and between heritage items that exist in the objective sense, but are incidental. That is, their existence, while providing an attribute of the setting, does not contribute to the authentic values of the items or contribute substantial significance to the view. Views between the items in this case exist, but are not of substantial significance in themselves. (level 4, or L4).

At a lower level still, on the hierarchy of views that might be claimed to be heritage views, are views from or in the vicinity of items, the curtilages or settings of items, from which new or non-significant items are visible. Simply being able to see a heritage item, place or setting, does not make the view a heritage view. By the same token, being able to see a new, different or novel item of no current significance, in the context of a heritage item, does not create an impact on heritage values, unless it can be demonstrated that the acknowledged authentic heritage values of the item at levels 1-3 would be impaired to the detriment of the significance or the interpretation of the heritage values of the item. (level 5, or L5).

An indicative rating table that describes what is considered a low, medium and high impact on each weighting factor is shown in Table B2.2, below.

Table B2.2: *Indicative ratings table of visual impacts factors*

Visual Impacts Factors			
Factors	**Low Impact**	**Medium Impact**	**High Impact**
Visual absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the setting and built forms.	The proposal is of moderate visibility but is not prominent because its components, forms and line and its textures, scale and building and vessel form have low to moderate contrasts with existing features of the scene.	The proposal is of high visibility and it is prominent in some views. The project has a high contrast and low blending within the existing elements of the setting and foreshores.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and geometrical arrangements of existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, and geometrical arrangements of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the urban features in the immediate context or which could reasonably be expected to be new additions to it when compared to other examples in similar settings.
Compatibility with heritage items and settings	High compatibility with the character, scale, form, colours, materials and geometrical arrangements of existing items in the immediate context. Low contrast with existing elements of the adjacent environment. Identified heritage views are not significantly affected by the proposal. Proposal has no physical impact on heritage values. Proposal is a background item that does not significantly affect the heritage significance of the setting. Views affected are of level 4 or 5 in significance.	Moderate compatibility with the character and built form of the existing setting in the immediate and also the wider context. The proposal introduces new features, but these are compatible with the scenic character and qualities of the setting. Proposal has a low impact on values of views identified as of level 1-3 in significance. The composition of the setting of the items or conservation areas in the views is either not significantly affected or is affected to a medium extent.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the context or which could reasonably be expected to be new additions to it. The view affected by the proposed development is identified as a heritage view in relevant planning instruments and policies. The proposed development is a foreground element affecting appreciation or interpretation of views of level 1-3 in significance. The attributes of the proposal devalue the established heritage significance of recognised views, items or settings.

B2.4 Overall Extent of Visual Impact

Based on the inspection of the pattern of the assessment ratings for the above factors for each viewing location, an overall rating is arrived at which represents an overall extent of visual impacts.

Three visual sensitivity zones are identified which are based on the view place sensitivity or viewer sensitivity as explained above in Section B2.2.1. These are related to the distance zones from the development site and whether views are from significant public domain or private viewing locations. Viewing places within the high or medium visual sensitivity zones are further assessed as explained below.

B2.4.1 Applying the weighting factors

An overall impact rating for each of the two relevant visual sensitivity zones is arrived at by applying the weighting factors of VAC and Compatibility under the two criteria above, to the overall extent of visual impacts. An upweight increases the significance of the impact, while a down-weight decreases it.

B2.5 Significance of residual visual impacts

Finally, after the visual effects of the mitigation factors are assessed, a relevant question is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces. These personal preferences are also a result of people's resistance

to or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing, or proposed form of urban development. Whether overcoming these impacts would result in undermining of the potential capacity of the development site to economically support the intended use is not the focus of a visual impacts assessment.

Appendix 4: Indicative private domain view sharing study (FJMT)

Indicative view sharing CGIs 1
Views from Oceanpoint, 170 Ocean Street, front units, looking west, existing views and proposed envelope modelled at three levels

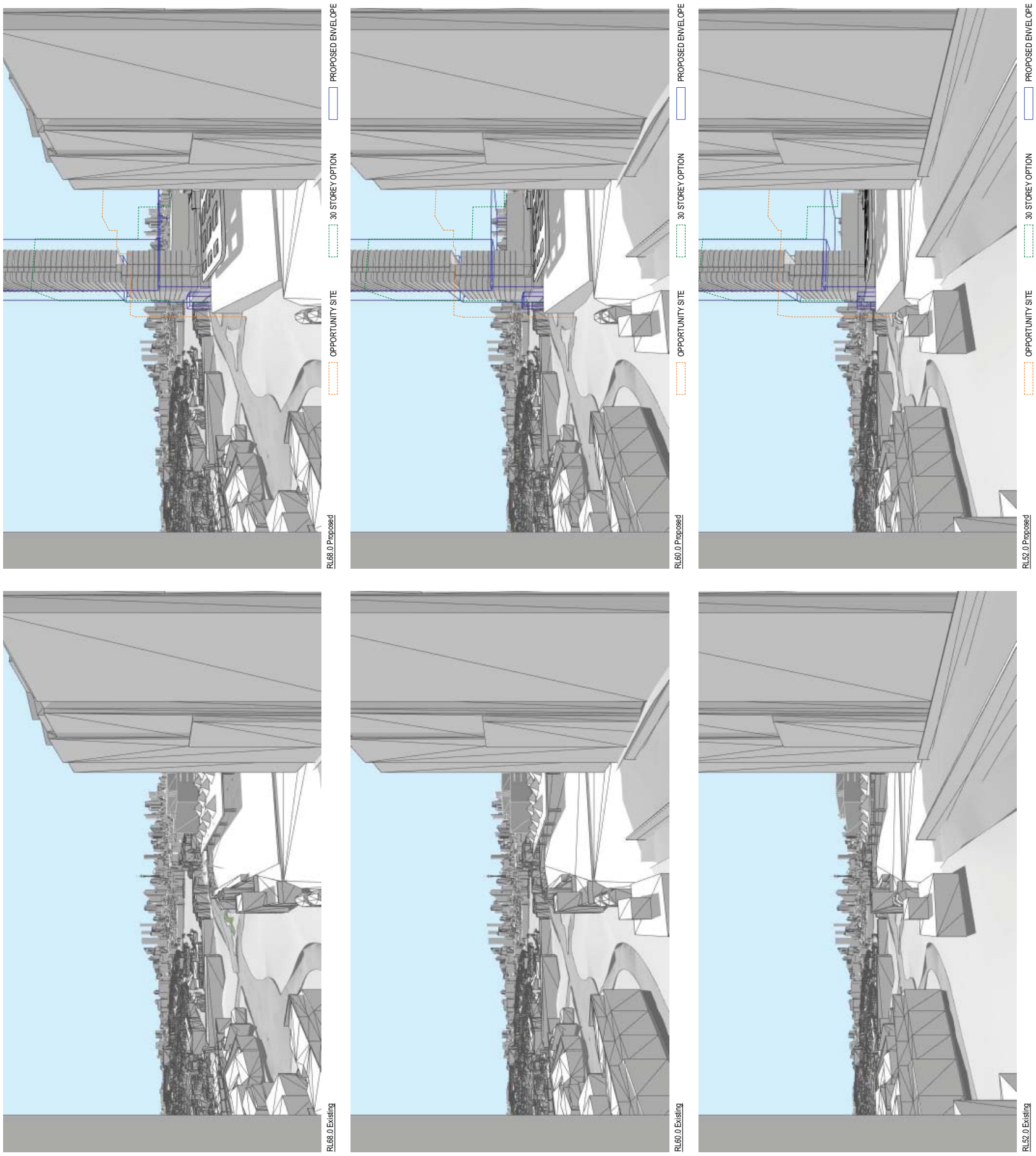
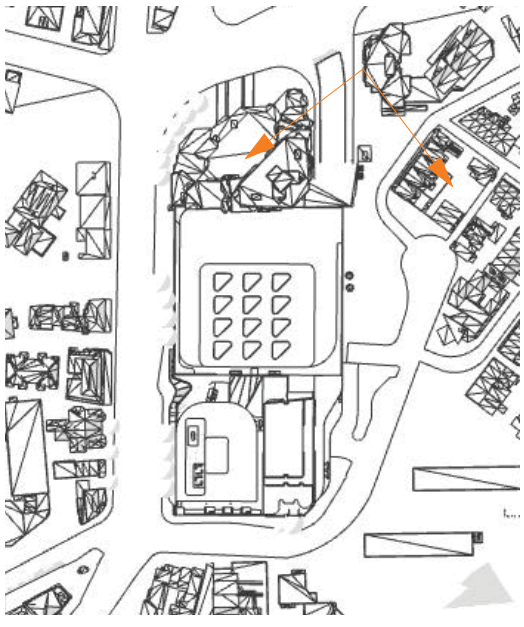


Plate 7: View Impact Analysis from 170 Ocean Ave - Composite
<Longhurst Property> - Edgecliff Centre



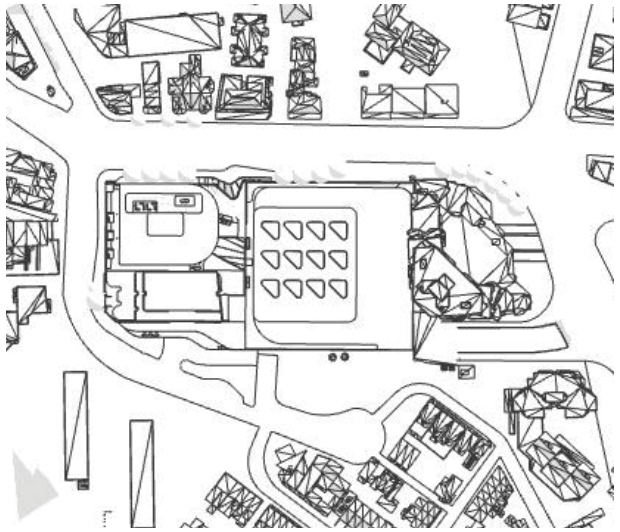
View Impact Analysis from 170 Ocean Ave

Extract from RLA's View Analysis Preliminary Advice 27Sep18

Work In Progress 19/6/20 **SK-0007C**

fjmt

View Impact Analysis from Unit 1004 - 170 Ocean Ave



Key Plan

170 Ocean St -
Views from site identified to be potentially affected by proposed development in the 'Visual Assessment - preliminary advice' prepared by Richard Lamb & associates.

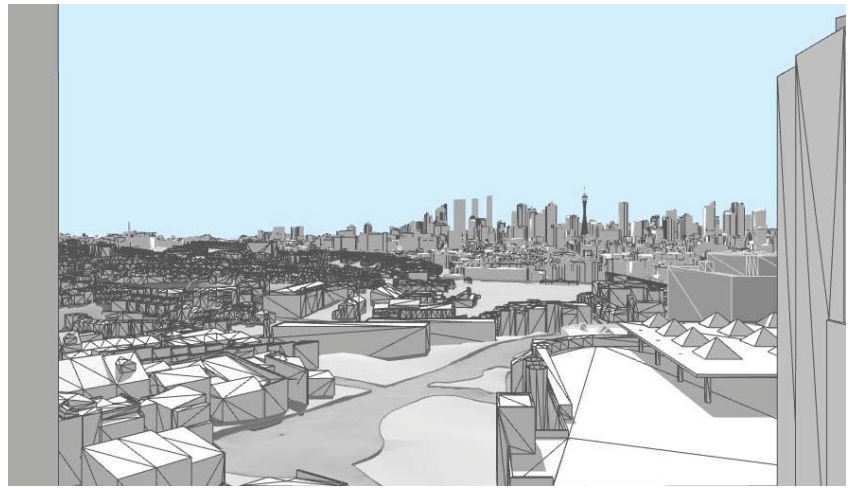
2 units with west facing openings identified with potential view impacts by proposed development. Detailed analysis as followed.

Unit 1104
NTS

Primary View from Unit 1004 - 170 Ocean Ave

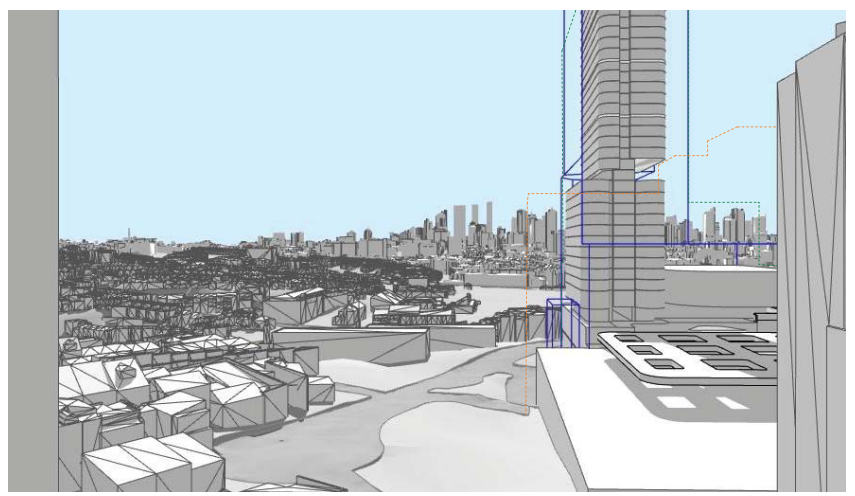
Image source: realestate.com.au

Secondary View from Unit 1004 - 170 Ocean Ave



Current

OPPORTUNITY SITE 30 STOREY OPTION PROPOSED ENVELOPE



Proposed

OPPORTUNITY SITE 30 STOREY OPTION PROPOSED ENVELOPE

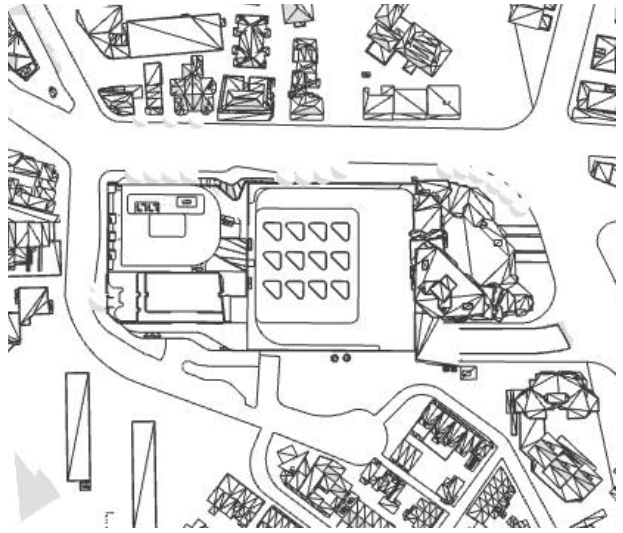
Indicative view sharing CGIs 1/2
Views from Oceanpoint, 170 Ocean Street, Unit 1004, looking west, existing view and composite of all options

fjmt

View Impact Analysis from 1004/170 Ocean Ave - Composite
<Longhurst Property> - Edgecliff Centre

22/6/20
Work In Progress **SK-0007BC**

View Impact Analysis from Unit 1003 - 170 Ocean Ave



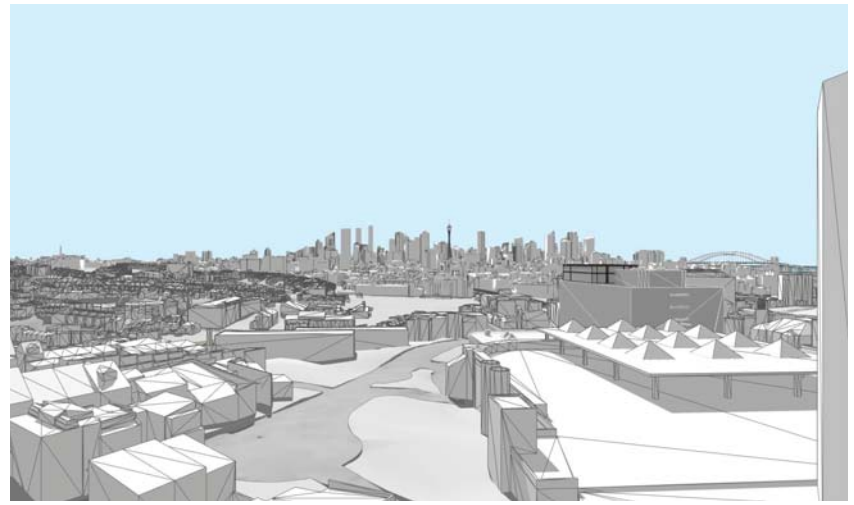
Key Plan

170 Ocean St -
Views from site identified to be potentially affected by proposed development in the 'Visual Assessment - preliminary advice' prepared by Richard Lamb & associates.

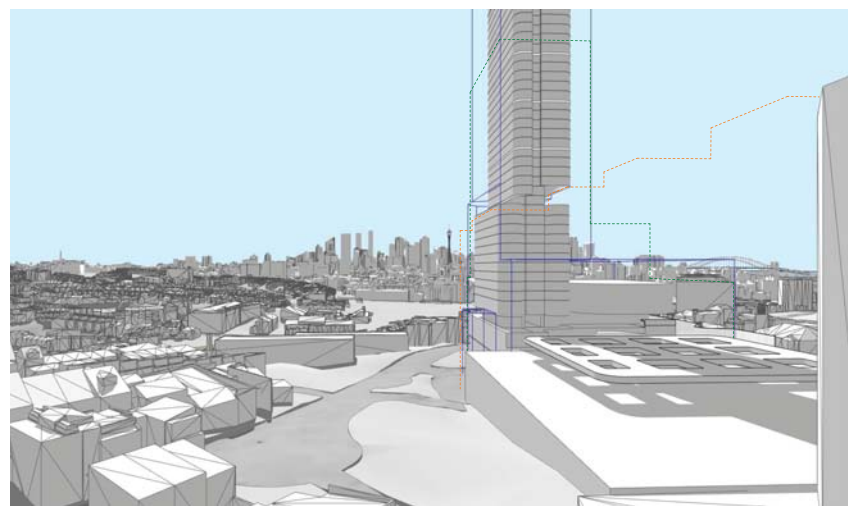
2 units with west facing openings identified with potential view impacts by proposed development. Detailed analysis as followed.

Unit 1103
NTS

Secondary View from Unit 1003 - 170 Ocean Ave



RL68.0 Existing



Proposed Views

OPPORTUNITY SITE 30 STOREY OPTION PROPOSED ENVELOPE

Indicative view sharing CGIs 1/3
Views from Oceanpoint, 170 Ocean Street, Unit 1003, looking west, existing view and composite of all options

fjmt

View Impact Analysis from 1003/170 Ocean Ave - Composite
<Longhurst Property> - Edgecliff Centre

19/6/20
Work In Progress **SK-0007AC**

Indicative view sharing CGIs 2
Views from Eastpoint, 180 Ocean Street, existing views and composites of all options modelled at three levels

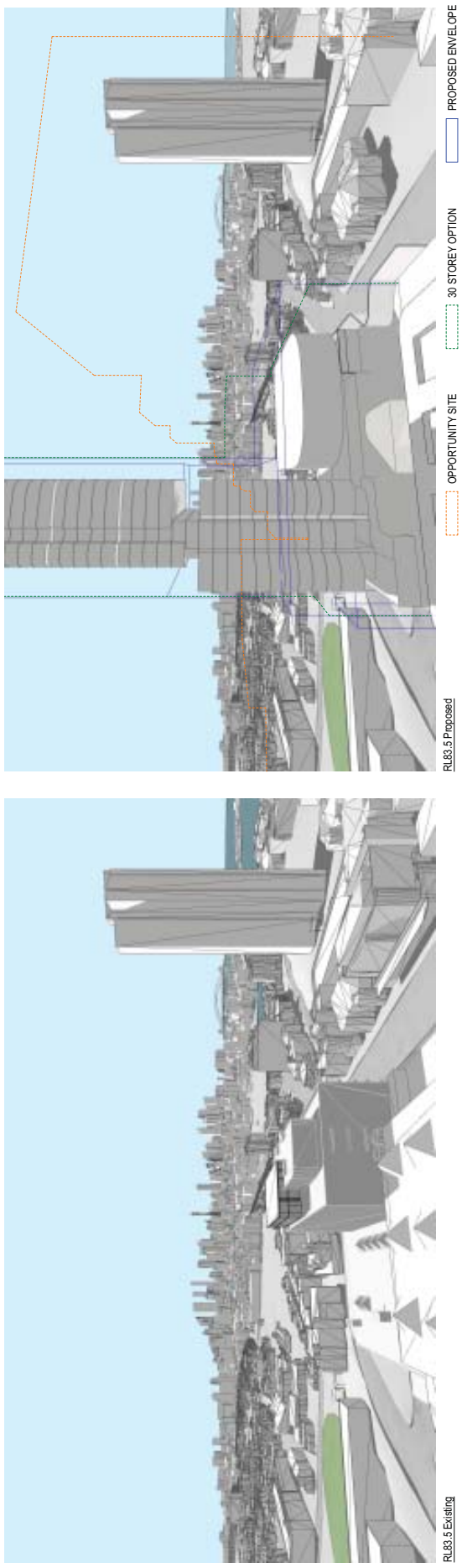
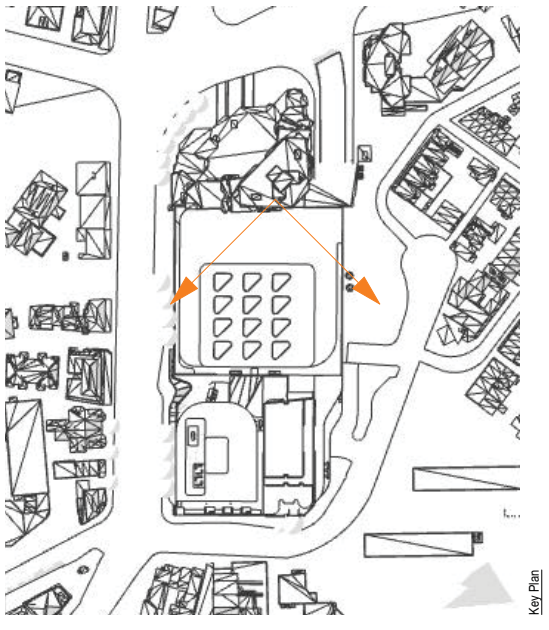
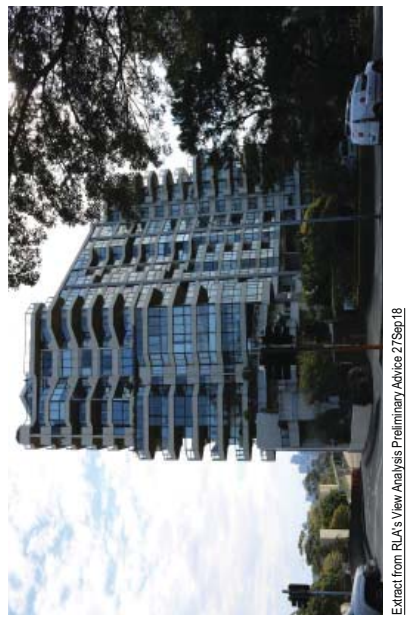


Plate 8: View Impact Analysis from 180 Ocean Ave - Composite
<Longhurst Property> - Edgecliff Centre

19/6/20 **SK-0008C**
Work In Progress


Key Plan

View Impact Analysis from 180 Ocean Ave


Extract from RLA's View Analysis Preliminary Advice 27Sep18

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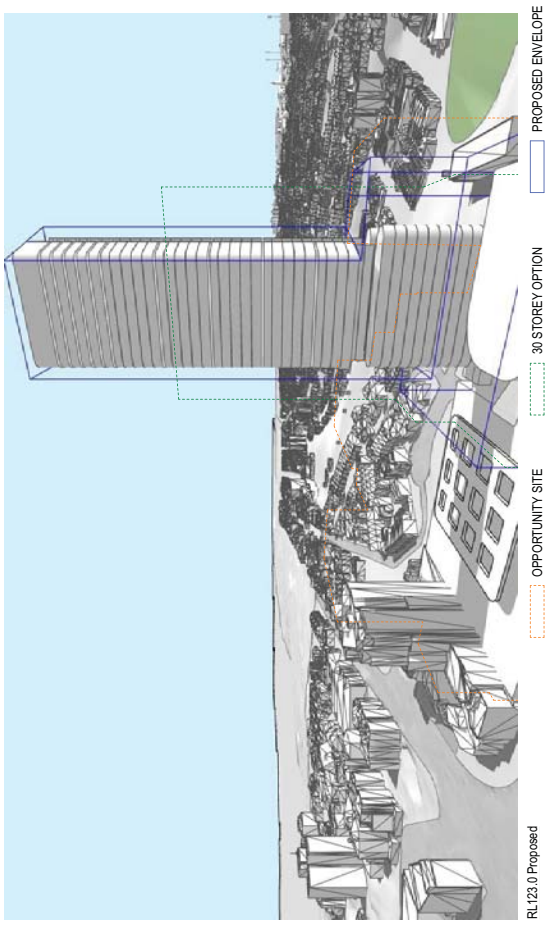
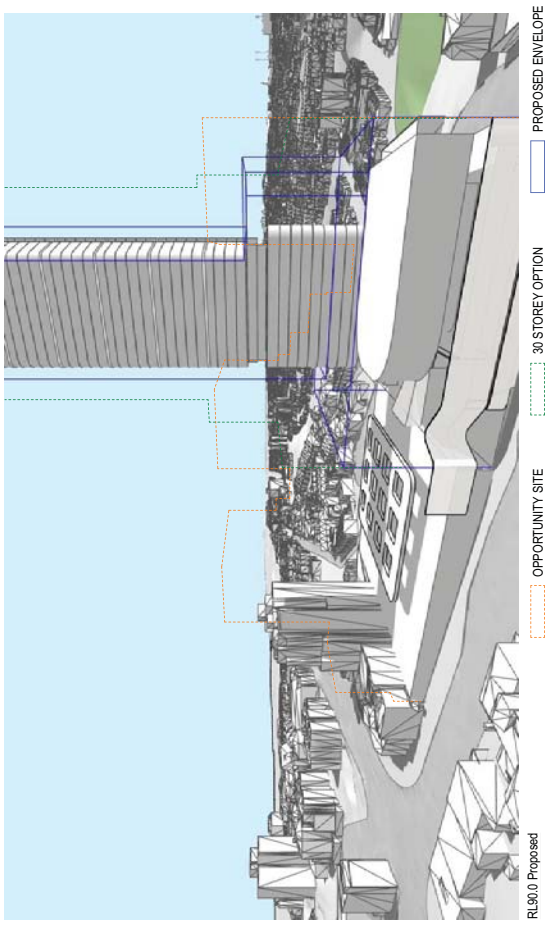
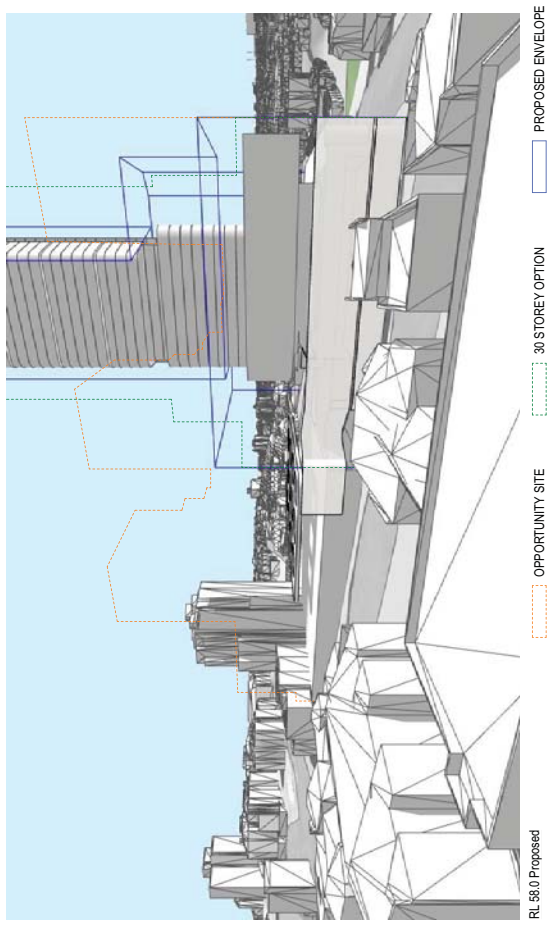
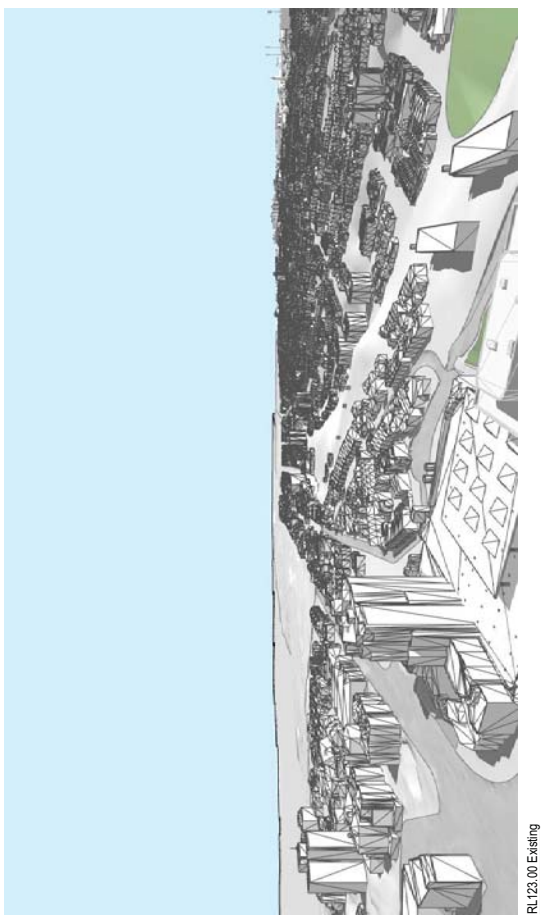
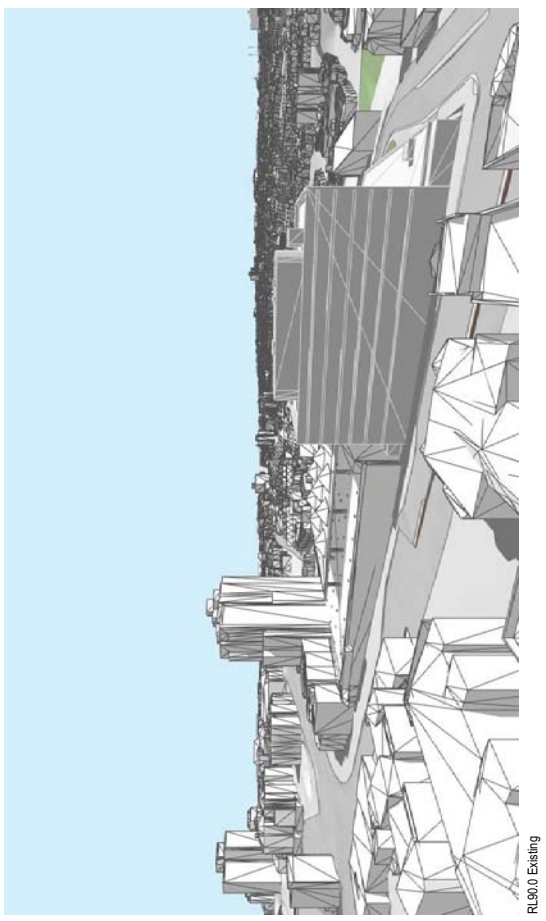
Indicative view sharing CGIs 3
Views from Ranelagh, 3 Darling Point Road, looking south, existing view and composites of all options modelled at three levels











View Impact Analysis from Ranelagh Composite
<Longhurst Property> - Edgecliff Centre

24/8/20
Work In Progress
SK-R004

View Impact Analysis from Ranelagh - 3 Darling Point Rd

Key Plan

Ranelagh from New South Head Road in front of Edgecliff Centre

fjmt

Summary Curriculum Vitae: Dr Richard Lamb

Summary

- Qualifications
  - Bachelor of Science - First Class Honours, University of New England in 1969
  - Doctor of Philosophy, University of New England in 1975

- Employment history
  - Tutor and teaching fellow – University of New England School of Botany 1969-1974
  - Lecturer, Ecology and environmental biology, School of Life Sciences, NSW Institute of Technology (UTS) 1975-1979
  - Senior lecturer in Landscape Architecture, Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009
  - Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006
  - Principal and Director, Richard Lamb and Associates,1989-2019

- Teaching and research experience
  - visual perception and cognition
  - aesthetic assessment and landscape assessment
  - interpretation of heritage items and places
  - cultural transformations of environments
  - conservation methods and practices

- Academic supervision
  - Undergraduate honours, dissertations and research reports
  - Master and PhD candidates: heritage conservation and environment/behaviour studies

- Professional capability
  - Consultant specialising in visual and heritage impacts assessment
  - 30 year's experinence in teaching and research on environmental assessment and visual impact assessment.
  - Provides professional services, expert advice and landscape and aesthetic assessments in many different contexts
  - Specialist in documentation and analysis of view loss and view sharing
  - Provides expert advice, testimony and evidence to the Land and Environment Court of NSW on visual contentions in various classes of litigation.
  - Secondary specialisation in matters of landscape heritage, heritage impacts and heritage view studies
  - Appearances in over 275 Land and Environment Court of New South Wales cases, submissions to Commissions of Inquiry and the principal consultant for over 1000 individual consultancies concerning view loss, view sharing, visual impacts and landscape heritage

A full CV can be viewed on the Richard Lamb and Associates website at www.richardlamb.com.au