EDGECLIFF CENTRE PLANNING PROPOSAL

Report prepared for Longhurst

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VISUAL IMPACT ASSESSMENT

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Contents

Visual Impact Assessment Report

Edgecliff Centre Planning Proposal

202-233 New South Head Road, Edgecliff

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 and impacts on view sharing with 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.

Findings

- 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.
- 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. The commercial podium of the proposal has similar high impacts to the existing building, on close views.
- Any new tower would appear isolated in some 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.
- 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 to assess significance of impact.
- 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 residual visual impacts were considered to be low to moderate overall.
- A comparison analysing impacts on public domain views, showed that there would be no significant difference in impacts caused by the Planning Proposal (PP) and the Edgecliff Commercial Centre study (ECC).

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. 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. The proposal includes a multi-storey residential, mixed-use development at the Site.

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 Urban Design Report (FJCStudio), prepared November 2013.
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).

1.4 Methodology

The methodology adopted has been developed over 25 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. 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 FJCStudio (FJC) Urban Design Report, 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.

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 to its south. 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 DarlinghurstTower 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 (RL127m on Darling Point Road).

1.7 Description of proposed development

- This Planning Proposal relates to the Edgecliff Centre at 203–233 New South Head Road and part of the adjoining Council-owned road reserve fronting New McLean Street (herein collectively identified as the site). It seeks the following amendments to the Woollahra Local Environmental Plan 2014 (WLEP 2014) to support the mixed-use redevelopment of the site:
- Increasing the maximum permitted Height of Buildings from part 0m, part 6m and 26m to part 13 and part 35 storeys plus plant.
- Increase the maximum permitted GFA on the Edgecliff Centre portion of the site to 44,190 sqm;
- Increase the maximum permitted GFA on the Council-owned road reserve to 3,300 sqm; and
- Introduce a site-specific provision to retain a minimum 2:1 FSR for non-residential purposes.

The Planning Proposal will also incorporate a portion of residual land which forms part of the New

MacLean Street road-reserve, abutting the southern boundary of the Site, and the FSR and Height of Buildings development standard proposed for the Site are proposed to extend to this portion of land.

The Planning Proposal is supported by an indicative development concept to demonstrate the anticipated built form outcome envisioned for the site under the proposed amendments to the WLEP 2014. The concept is centred around revitalising the site for a vibrant mixed-use development that can simultaneously give back to the community through a combination of community uses and public open spaces, the provision of essential medical services whilst increasing employment generating floor space and housing close to transport.

Specifically, the concept includes:

- A combination of commercial (including office and retail), residential, and medical land uses with a total Gross Floor Area of circa 44,190 sqm;
- The distribution of form comprising:
- A mixed-use podium between two and three storeys with retail, office, medical, community uses and public open space;
- Two individual tower components for commercial and residential uses up to a height of part 13 storeys and part 35 storeys plus plant;
- Basement with capacity for End of Trip facilities along with circa 333 car parking spaces, 429 bicycle spaces and 34 motorcycle spaces;
- Activated and landscaped frontages to New McLean and New South Head Road within an integrated civic ground floor retail precinct;
- Delivery of a town square plaza, open green space and forecourt visibly prominent and publicly accessible.
- Introduction of a network of pedestrian laneways, through site links and colonnade.

A detailed description is provided within the Planning Proposal Justification Report prepared by Ethos Urban.

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 and details the components of the visual effects analysis. Visual effects are the physical and perceivable changes proposed to the visual environment and provides the baseline to the assessment of visual impacts.

Visual effects are relatively objective and observable changes that will occur to the visual environment, for example, the bulk, height, colour, texture or form of a proposed. They are not visual impacts.

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 based on 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 whether the view is 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

The total visual catchment is the area in which there is any visibility of an item at all. 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 items of scenic or cultural significance. The effective visual catchment is smaller than the total visual catchment.

The effective visual catchment includes 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 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.

The site is situated on a gentle ridge that 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.

A map of the total visual catchment would be of no utility, as it would be largely blank. 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.

As an alternative, 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 element would be 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 parts of Vaucluse. 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. 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 which 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 adjacent 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 context of 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

The existing scenic quality of the Site would rank as of moderate-low 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 an assessment of the relative level of importance of viewing places and viewing situations,

in both the public and private domains and decreases with distance.

The development site ranks as of moderate-high existing view place sensitivity 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. The visual changes caused by the proposed development would have a minor and positive effect on view place sensitivity. 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.

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 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 impacts caused 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 appropriate to a Planning Proposal, in considering modelling for the proposal. The location of the nearby towers that may be of concern is shown in the FJC Urban Design report. There are 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 with buildings with a major residential component east of the Site, such as Eastpoint and Oceanpoint (180 and 170 Ocean Street, respectively). Ranelagh (1970s era residential tower), north of the site in Darling Point Road, would be affected by minor view loss generally toward the south that would be manageable via skillful design. A more detailed consideration of the likely effects of the proposal on view sharing with Ranelagh has been undertaken in Chapter 2.2.5.

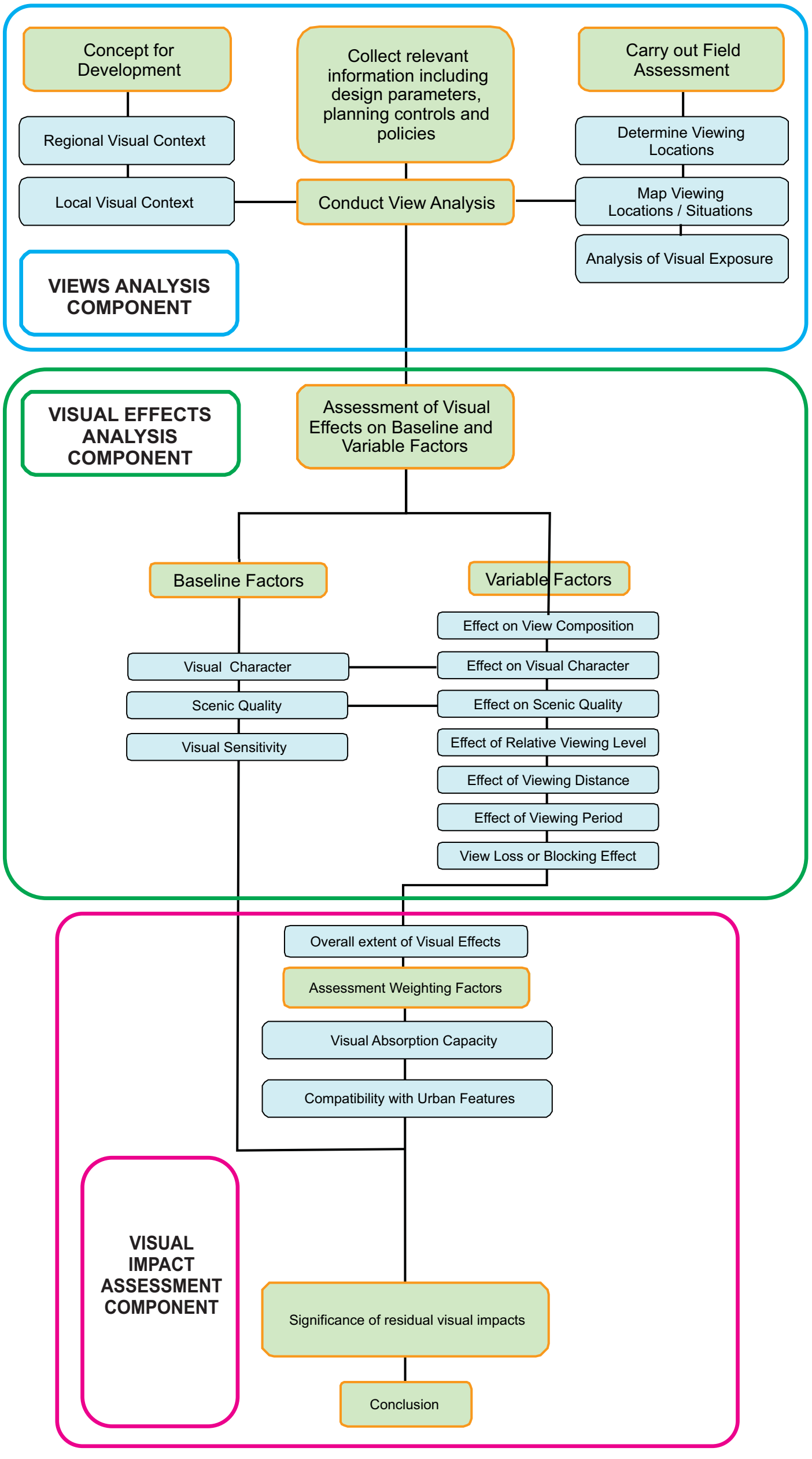
The highest potential for impacts on view sharing would therefore be on the Eastpoint, Oceanpoint and Ranelagh towers. All the buildings have been planned to make use of views, primarily in the arc between north-west and north-east, taking in views of the northern CBD and Sydney Harbour between Elizabeth Bay and Rose Bay.

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 podium and proposed towers where they exceeds the height of the existing Edgecliff Centre building, which is at RL65.67. Above the level in the view lines that is equivalent to the background horizon, the proposed residential tower would be visible against the sky, but would not cause view loss.

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 in the FJC Urban Design Report 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 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.

Table 2: RLA VIA method flow chart



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 minimise the elevation length of the residential tower in the westerly view (its width in the view lines), to minimise impacts of view loss on the Eastpoint and Oceanpoint towers.

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 13 view places in the photomontages (Appendix 2).

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

In close-range views, the towers become the dominant tall form extending into sky space above the height of the existing building. The composition of the immediate streetscape views is unchanged.

In most cases, the view composition is unaltered by the proposed building, although the towers are a more prominent element in the close views. To the extent that the new proposed building is or a podium and two towers of different scales rather than the squat and un-articulated existing built form, the towers in some views become a feature or form item.

In the predominant range of medium and distant views in the visual catchment, the residential tower component 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.

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.

Most relevant public viewing places are level with or below the Site in relative relief. Intervening development frequently blocks views toward the podium level of the proposed development and the commercial tower form. A shown in the FJC Urban Design report, both approved and potential future buildings would significantly add to this effect. As the proposed residential 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

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.

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

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 distance. 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 podium, access from the street to public open space, part of the commercial tower and part of the residential tower visible against the sky. The existing building has dominating effects on close-range views, exacerbated by its lack of articulation. The proposed building would be more active at the street, inviting of exploration of the public domain and be more permeable to view and visually diverse. In some of the close and mid-range views, the podium and commercial tower would also be visible.

Viewers in the medium distance are likely to perceive an initially isolated tower moderated by the adjacent lower commercial tower element. As the residential tower is an isolated vertical 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 decreases 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 two built form scenarios that have been modelled in 3D by FJC, being;

1. Massing prepared by Woollahra Council for the precinct known as the Edgecliff Commercial Centre Study (the ECC). The ECC envelopes were also modelled by Virtual Ideas in photomont studies used in the Richard Lamb and Associates Supplementary Views Analysis report that analyses the compatative impacts of the PP and ECC envelopes on wider scale views.
2. 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, punctuated by the existing Edgecliff Centre building and the Renelagh tower. 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.

ECC Study

The massing proposed by Council for the ECC is shown in 3D views in the FJC Urban Design Study. It consists of a large podium of approximately 5 storeys in height and two blade-shaped residential tower forms elongated perpendicular to New South Head Road. The massing would block out any views to the west in the arc from Surry Hills to the northern CBD, at all of the three levels modelled. At the uppermost level modelled, RL83.5, part of the building horizon of Darlinghurst and part of the southern CBD would remain visible, with the remainder of the view blocked out. The approved Planning Proposal at 136 New South Head Road would block most of the view over Rushcutters Bay on the right side of the view. The bulk of the towers proposed would dominate the views

Proposed envelope

At RL58, in the proposed envelope view, there would be a view retained of the taller CBD building in the northern CBD including Sydney Tower, seen over the commercial lower podium. The residential tower blocks the view of the playing fields toward Darlinghurst and of the southern CBD at all three levels analysed. The proposed envelopes provide better view opportunities than the Council's ECC strategy.

None of the building in the proposed envelope above the height of podiums causes any additional view loss compared to the ECC study envelopes. in other words, the residential tower causes no additional view loss, irrespective of its proposed height.

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 to the south in the general 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 two image from Level 25, Apartment 25G, show a view south from the kitchen and another south-west from an unnamed location. The view from the kitchen extends over Paddington toward Botany Bay, with a distant band of water in the bay visible. Beyond is a horizon of the Royal National Park. 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, north and north-east, with panoramic views over Sydney Harbour, with many iconic features identifiable.

The CGIs modelled by FJC 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 railway and bus interchange existing roof, the view includes a built horizon extending from Paddington to Surry Hills. The existing Edgecliff Centre Building blocks a small part of the horizon in the view.

The future envelope on the approved Planning Proposal at 136 New South Head Road at RL 78.6m would block a significant part of the view.

Proposed views

ECC Study

For lower level apartments represented by modelling at RL58, similar to the height of the existing Edgecliff Centre building, the massings proposed in the approved Planning Proposal at 136 New South Head Road

would block out any views to the south between Eastpoint and Victor Trumper Oval. The result would be severe view loss. The envelope would also dominate the foreground of southward view for middle level apartments (RL90). Upper level apartments (RL123) would be able to see over the envelope.

At RL123m, the ECC envelope of the taller apartment building would be at approximately horizon level and cause minor view loss toward part of Paddington.

Proposed envelope

At RL58 and RL90, the envelope of the approved Planning Proposal at 136 New South Head Road would cause similar view loss observed with the ECC strategy envelopes. At both RL90m and RL123m, there would be no significant difference in view loss caused by the proposal compared to the ECC strategy envelopes. While the residential tower component would be taller compared to the higher of the ECC envelopes, the higher section does not cause any significant additional view loss, as it is higher than the background horizon in the view.

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 in the same stack of units at RL52.0, RL60.0 and RL68.0, to examine the range of views possibly affected.

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 partly visible with Scots College playing fields in the middle distance and buildings in Surry Hills, Darlinghurst and southern CBD form a horizon of buildings.

ECC Study

The ECC strategy would block out an arc of view from the Central Sydney CBD to the northern CBD from Unit 1004 and similar units. The height of the proposed southern section of the podium would block views toward part of the southern CBD in views from RL60m and RL68m. The result would be moderate view loss. The apartment has substantial scenic views to the north and east that are unaffected.

Proposed envelope

The residential tower in the proposal is slimmer that the ECC strategy envelope and retains a greater view on the south and north side, of parts of the Sydney CBD. The southern section of the podium is substantially lower than in the ECC strategy envelopes and retains the existing view toward Darlinghurst. The part of the proposed envelope that is higher than in the ECC strategy envelopes has no additional effect in view sharing.

Overall, as shown by the analysis above, the PP provides better view sharing opporunities than the ECC Study prepared for Council.

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

2.2.5.1 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. *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. In addition, the future public benefits and strategic merit of the proposal are critical to the justification for changing the controls and are not relevant to the planning principle.

Notwithstanding the limited relevance of *Tenacity* to a Planning Proposal, FJC, 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).

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. These views would be more significaly affected by the ECC study than by the Planning Proposal.

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*.

2.2.5.2 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, an initial threshold to be exceeded 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 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 FJC are from living areas and therefore important to protect. This is conservative. All views have also been assessed as though they are potentially across the front boundaries of the relevant towers, 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.

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* is 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 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. If the impacts on view sharing are considered in relation to the totality of views available to each unit, the overall impact on each would be rated as being minor, at the most..

In my opinion, at the most conservative, the extent 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. The notion of assessing the reasonableness of the Proposal in relation to compliance with the current controls is really meaningless. Clearly, 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 ECC strategy envelopes on view sharing, in Appendix 4. The Council clearly understood that future development of the site would cause impacts on

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

view sharing, that in some cases could be severe to devastating to the views from some existing residential units.. Council clearly did not consider that impacts on view sharing were prime constraints on the future development of the precinct.

In addition, Council officers have recently supported a Planning Proposal opposite the Site at 136 New South Head Road, that would also cause view loss impacts on Eastpoint tower including the likely loss of view of the Sydney Harbour Bridge and also have impacts on views currently available from some levels of Ranelagh. That proposal was considered to be of site specific and strategic merit sufficient to pass through the planning gateway determination stage.

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 the proposed envelope would be reasonable and either superior to or no different from the lower residential tower or envelopes in Woolahra Council's own ECC Study, as the ultimate height of the tower proposed in this application does not cause view loss in excess of that caused by existing approved or potential envelopes on adjacent sites.

2.2.5.2 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 and emphasises the need to consider views that have been identified as of specific importance, for example documented heritage views or views identified in existing statutory planning instruments. 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 and therefore it logically cannot comply with them.

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 assessment analysis and 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 south 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:

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. The addditional height of the tower components proposed would not impact negatively in the curtilages of important elements in the views.

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. 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.

Comment:

The assessment of view place sensitivity considers the importance of 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.

Identified views analysed notwithstanding they are not in statutory instruments and therefore not of specific relevance to *Rose Bay Marina* are detailed above in Section 2.1.4.

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.

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 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 substantive 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 somewhat 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 FJC Urban Design report. 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 significance view blocking, either in itself or in comparison to approved or potential adjacent building envelopes.

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. 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, FJC, 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 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 components would be of higher 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.

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 also acknowledges public interest in views and whether these have been identified as of specific significance. It is noted that no specific viewing locations are found in statutory documents. Views identified in non-statutory documents, specifically Woollahra DCP 2015 (WDCP), were also assessed.

A group of view points in the close range is identified in Part D, Business Centres, Edgecliff Centre, Map 1 in WDCP. 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. 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. To the extent that the desired future character objectives in the General Residential provisions are relevant to this application, the proposal is compatible those objectives.

A Series of 50 selected significant views and vistas is shown on Map 2 in Part C, Heritage Conservation Areas, Chapter 1.6.2, Paddington HCA in WDCP. These were analysed in assessing the visual exposure of the Site to Paddington. Of the 50, only three have views of some aspect of the Site (Views 20, 49 and 50, corresponding to Views 7, 4 and 27 in this report, respectively). The objectives of Part C1 in relation to views are at Cl.4.9 at Page 71 of the WDCP. The objectives are met by the proposal.

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.

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..

In the more distant views, detail is not easily perceived. The proposed tower elements 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.

INSERT summary Table 4 near here.

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 or from the Draft ECC Study previously exhibited. 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 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.

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

4 Conclusions

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

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.

Edgecliff Centre, Edgecliff, NSW

Visual impact photomontages and methodology report

23rd October 2023

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for the The Edgecliff Centre, NSW with respect to the existing built form and site context.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. PHOTOMONTAGE METHODOLOGY

The following describes the process that we undertake to create the photomontages that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference point using the MGA 56 GDA 94 coordinates system.

To do this we use a veriety of data that we import into our 3D scene. Examples of these data sources are 3D models of exiting and proposed buildings, site surveys, and photogrametric city models. A detailed description of the data sources used in this report can be found in Appendix A, B, C and D.

When we receive data sources that are not positioned to MGA-56 GDA 94 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA 94. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.3.

3.2 SITE PHOTOGRAPHY

The site photography was captured from viewpoint locations that were nominated by FJMT. The viewpoint locations are shown on the viewpoint map in Section 4 of this document.

Camera lenses for photography are chosen taking a variety of factors into consideration including the distance from the site and the size of the proposed development with respect to the existing built form and landscape.

In some cases photography using a 50mm lens may produce the most effective photomontage due to this lenses close representation of distance perception, however in many cases a 50mm lens cannot capture enough surrounding context and in these cases we consider that using a wider lens is more appropriate.

For Viewpoint 13, a 35mm equivalent crop into a 17mm photograph was used. See appendix D (pg 65).

Full metadata of the photographs was recorded during the site photography. The critical data we extracted was date, time and lens information.

3.3 ALIGNMENT OF 3D SCENE TO PHOTOGRAPHY

To align the cameras in the 3D scene to match the photographs, we imported the site and photography location survey data into the 3D scene.

We then load the photographs into the background of the corresponding 3D scene camera view ensuring that the aspect ratio and lens setting match. The camera is rotated so that the surveyed points in the 3D scene aligned to the corresponding points in the photograph.

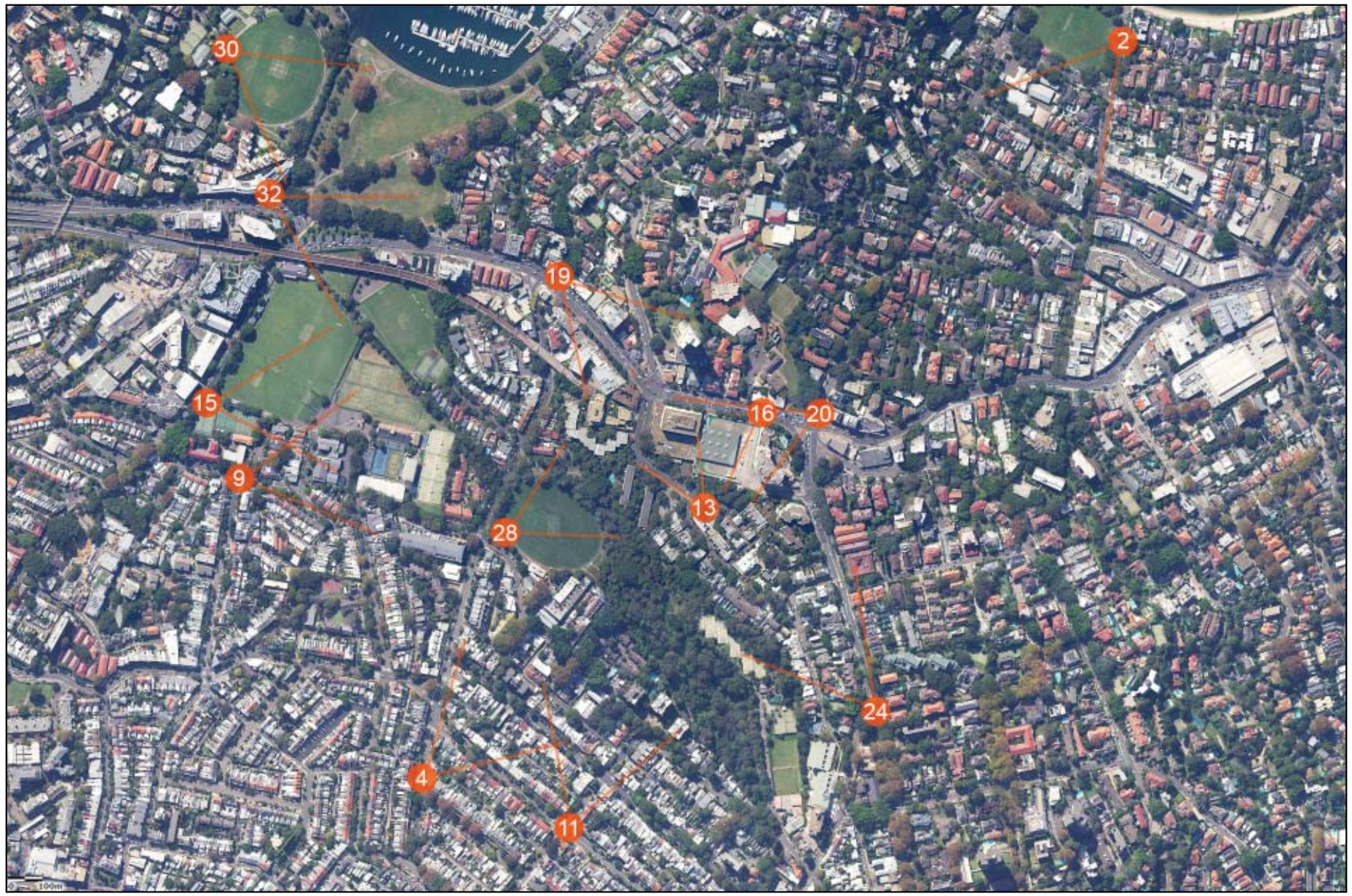
3.4 RENDERING AND PHOTOMONTAGE CREATION

After completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in the photograph. This was done using the software's sunlight system that matches the angle of the sun using location data and time and date information. This data was extracted from the metadata of the photographs.

The photomontages were produced by rendering the 3D models of the existing, future built and landscaped form from the aligned camera in the 3D scene. The rendered image is then montaged into the existing photography to represent the future condition.

4. MAP OF VIEWPOINT LOCATIONS



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
19. New South Head Road and Mona Street
20. New South Head Road and Ocean Avenue Edgecliff
24. Ocean Street and Jersey Road Paddington
28. Trumper Oval Paddington
30. Waratah Street Rushcutters Bay
32. William Street Rushcutters Bay

5.1 VIEWPOINT POSITION 02

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

5.2 VIEWPOINT POSITION 02

PHOTOGRAPH OF CURRENT CONDITION

5.3 VIEWPOINT POSITION 02

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

5.4 VIEWPOINT POSITION 02

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

6.1 VIEWPOINT POSITION 04

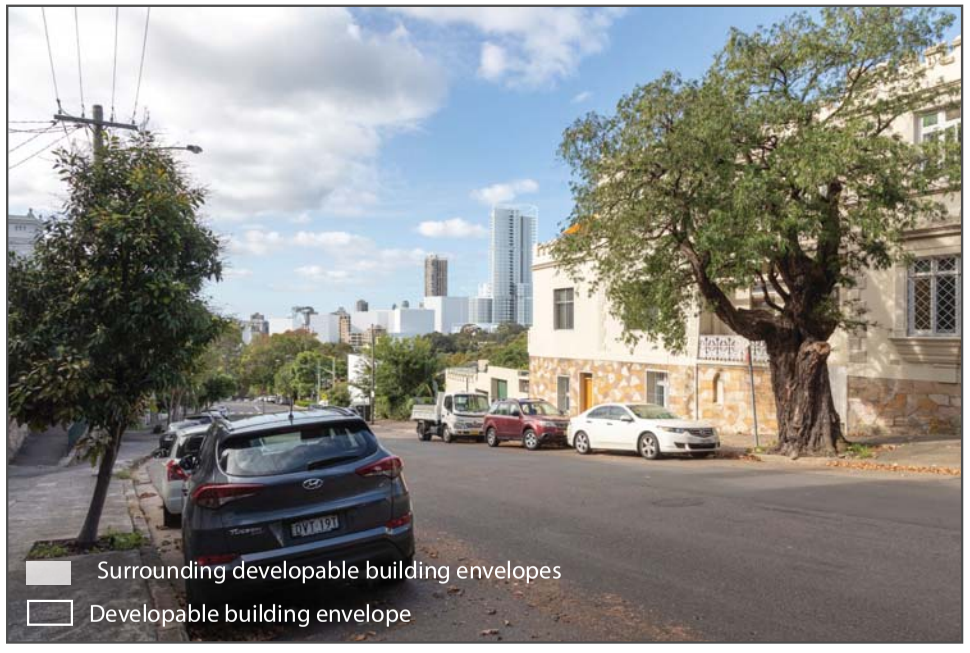
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



6.2 VIEWPOINT POSITION 04

PHOTOGRAPH OF CURRENT CONDITION

6.3 VIEWPOINT POSITION 04

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

6.4 VIEWPOINT POSITION 04

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

7.1 VIEWPOINT POSITION 09

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

7.2 VIEWPOINT POSITION 09

PHOTOGRAPH OF CURRENT CONDITION

7.3 VIEWPOINT POSITION 09

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

7.4 VIEWPOINT POSITION 09

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

8.1 VIEWPOINT POSITION 11

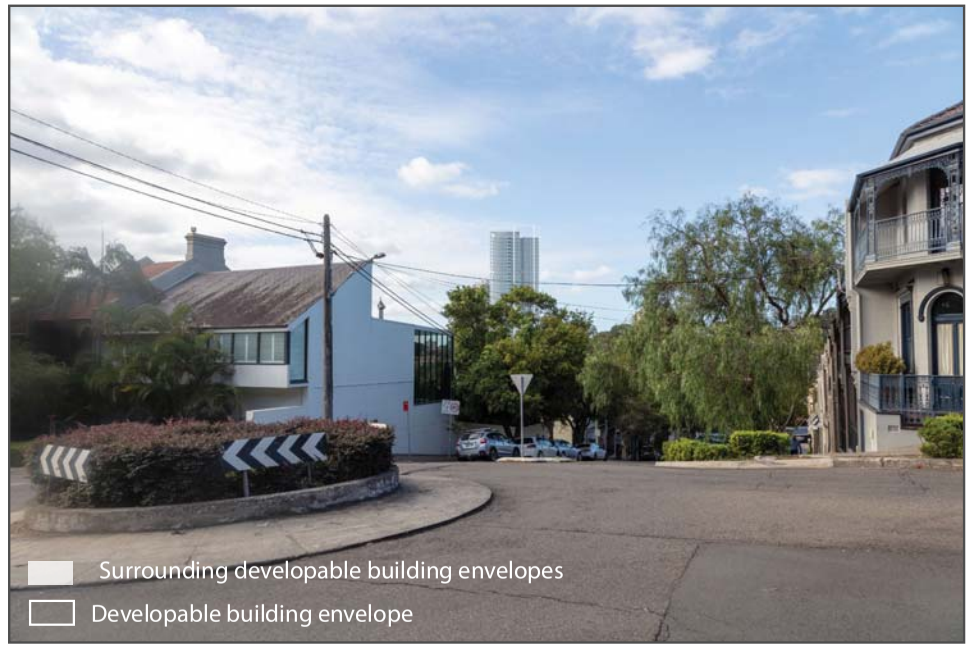
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



8.2 VIEWPOINT POSITION 11

PHOTOGRAPH OF CURRENT CONDITION

8.3 VIEWPOINT POSITION 11

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

8.4 VIEWPOINT POSITION 11

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

9.1 VIEWPOINT POSITION 13

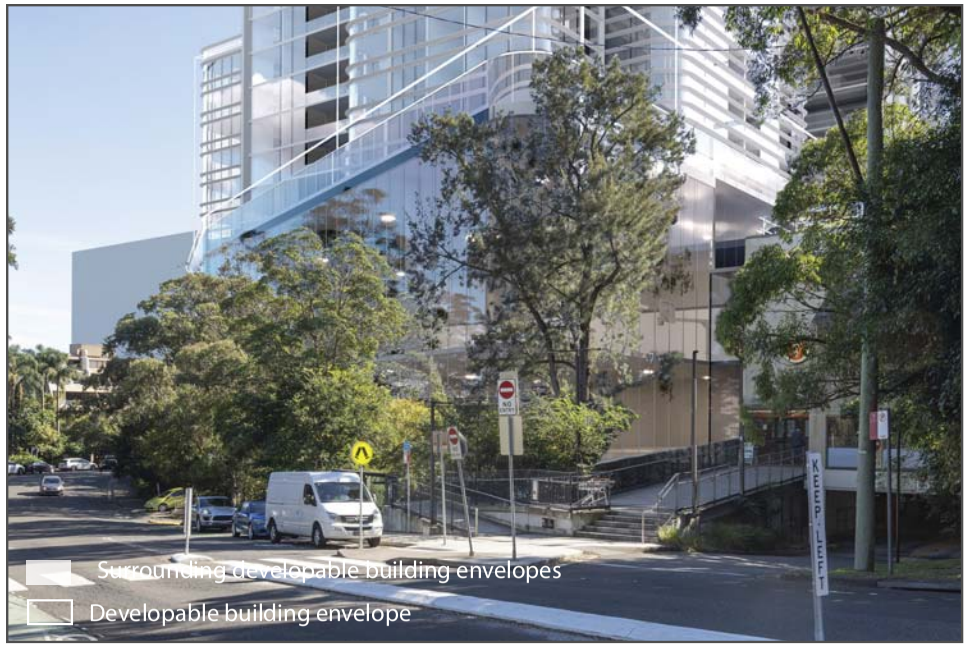
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

Photo Date:	28 April 2023
Camera Used:	Sony ILCE-7RM4A
Camera Lens:	DT 17mm F4 SAM
Focal length in 35mm Film:	35mm equivalent (Original photo 17mm)

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



9.2 VIEWPOINT POSITION 13

PHOTOGRAPH OF CURRENT CONDITION

9.3 VIEWPOINT POSITION 13

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

9.4 VIEWPOINT POSITION 13

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

10.1 VIEWPOINT POSITION 15

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

10.2 VIEWPOINT POSITION 15

PHOTOGRAPH OF CURRENT CONDITION

10.3 VIEWPOINT POSITION 15

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

10.4 VIEWPOINT POSITION 15

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

11.1 VIEWPOINT POSITION 16

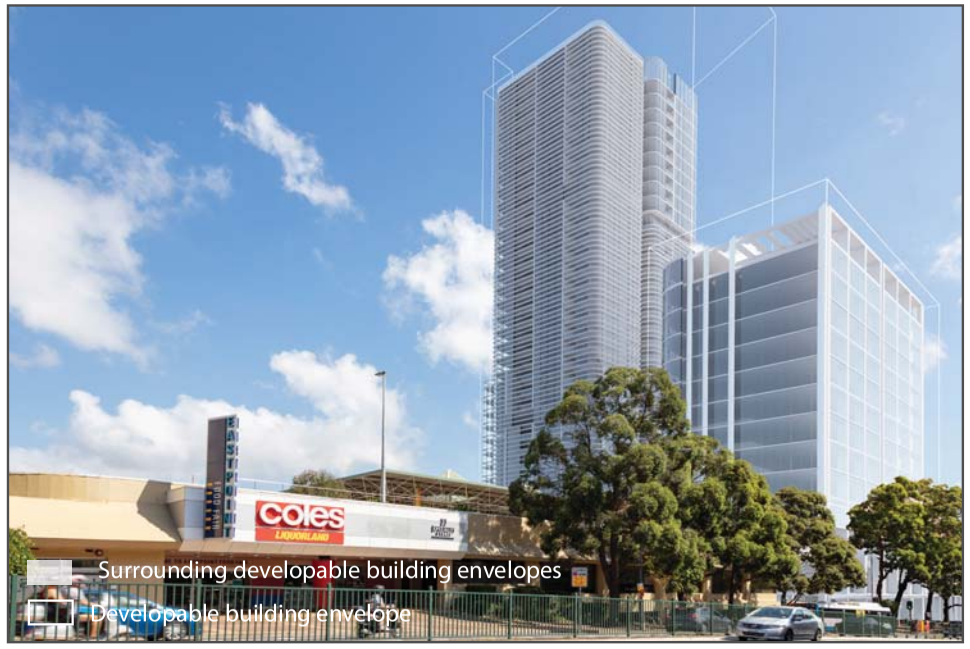
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



11.2 VIEWPOINT POSITION 16

PHOTOGRAPH OF CURRENT CONDITION

11.3 VIEWPOINT POSITION 16

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

11.4 VIEWPOINT POSITION 16

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

12.1 VIEWPOINT POSITION 19

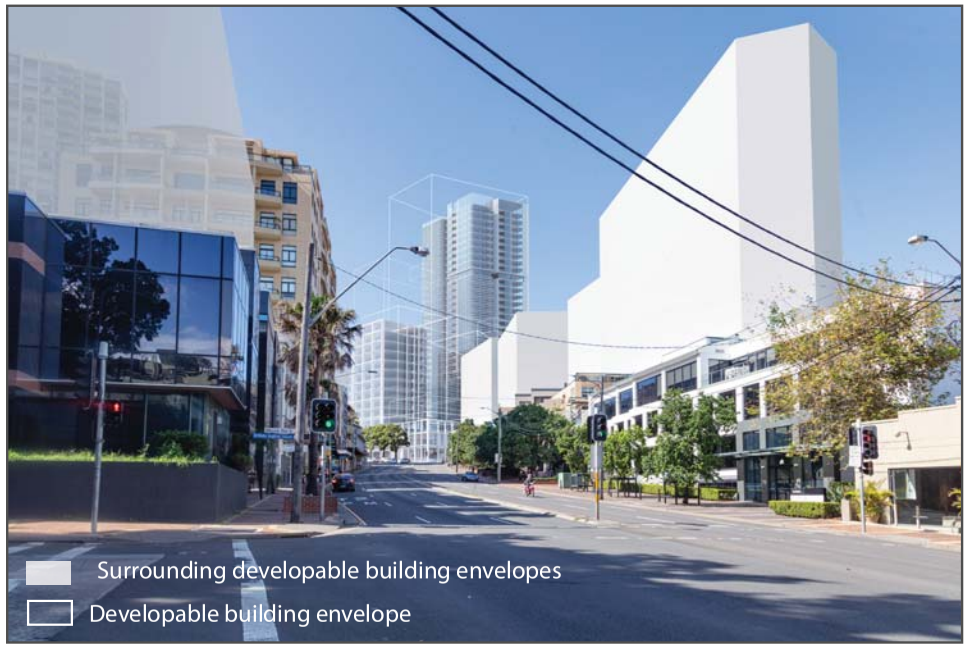
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



12.2 VIEWPOINT POSITION 19

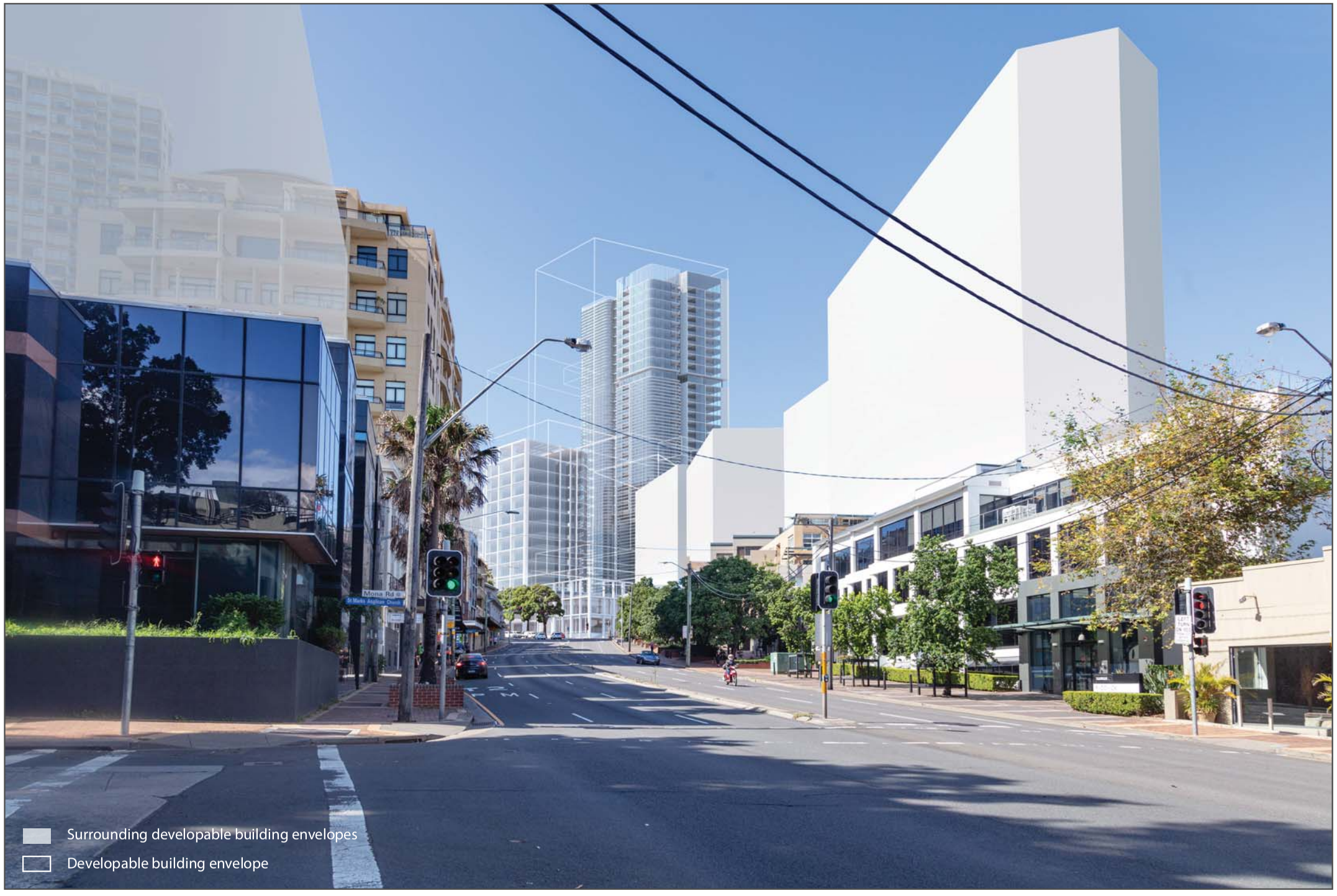
PHOTOGRAPH OF CURRENT CONDITION

12.3 VIEWPOINT POSITION 19

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

12.4 VIEWPOINT POSITION 19

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



13.1 VIEWPOINT POSITION 20

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

13.2 VIEWPOINT POSITION 20

PHOTOGRAPH OF CURRENT CONDITION

13.3 VIEWPOINT POSITION 20

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

13.4 VIEWPOINT POSITION 20

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

14.1 VIEWPOINT POSITION 24

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

14.2 VIEWPOINT POSITION 24

PHOTOGRAPH OF CURRENT CONDITION

14.3 VIEWPOINT POSITION 24

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

14.4 VIEWPOINT POSITION 24

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

15.1 VIEWPOINT POSITION 28

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

15.2 VIEWPOINT POSITION 28

PHOTOGRAPH OF CURRENT CONDITION

15.3 VIEWPOINT POSITION 28

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

15.4 VIEWPOINT POSITION 28

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

16.1 VIEWPOINT POSITION 30

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

16.2 VIEWPOINT POSITION 30

PHOTOGRAPH OF CURRENT CONDITION

16.3 VIEWPOINT POSITION 30

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

16.4 VIEWPOINT POSITION 30

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

17.2 VIEWPOINT POSITION 32

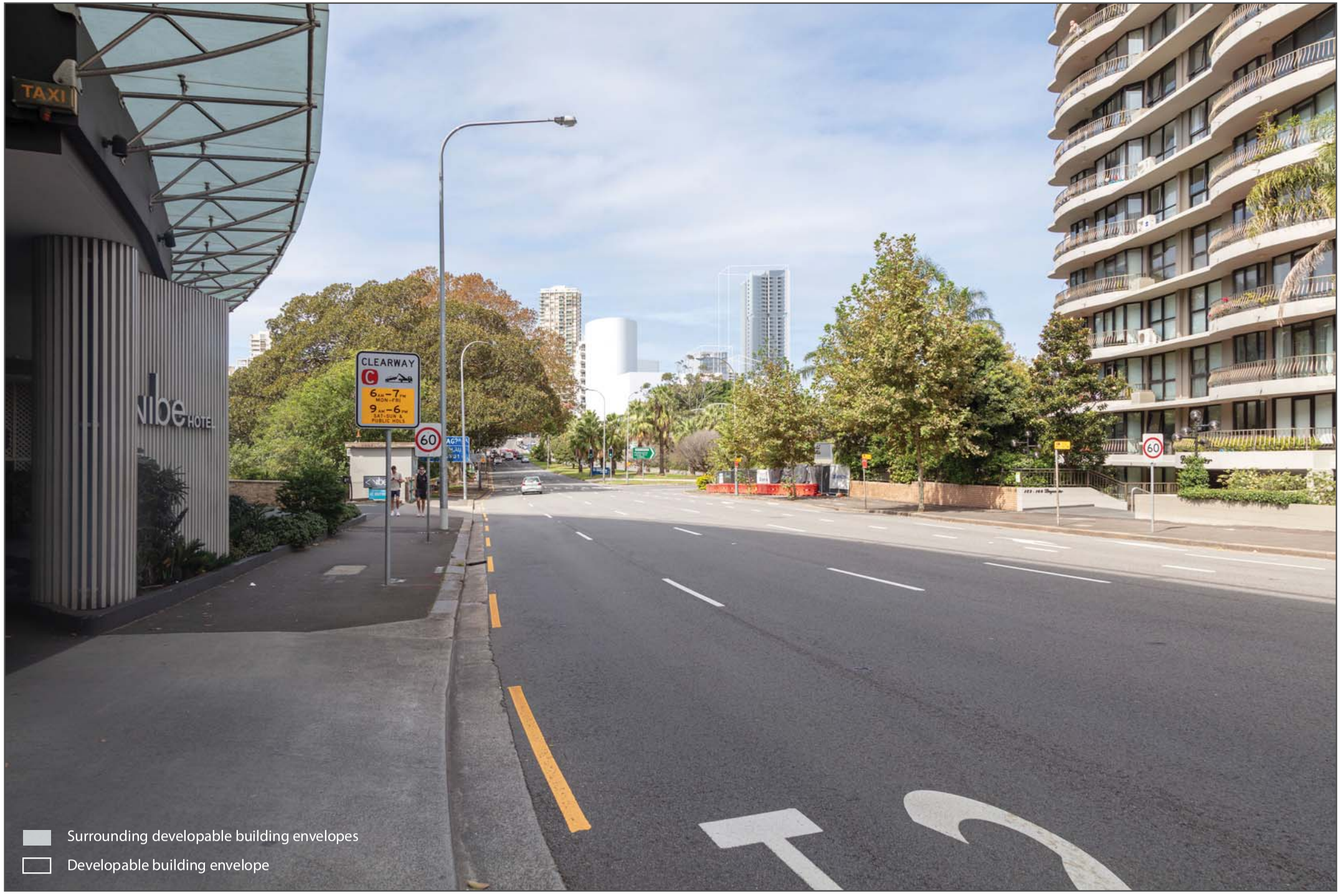
PHOTOGRAPH OF CURRENT CONDITION

17.3 VIEWPOINT POSITION 32

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

17.4 VIEWPOINT POSITION 32

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



18. 3D SCENE DATA SOURCES

Appendix A - 3D Model of the proposed Sydney Terminal

File Name: LPEC 35 Storey Option Detail.din3d
Author: FJMT
Format: DIN3D
Alignment: Aligned to MGA 56 GDA94 via Appendix B & C

Appendix B - Site Survey 1

File Name: 170508-DETAIL 18.03.01
Author: Linker Surveying
Format: Autocad DWG
Alignment: MGA 56 GDA94

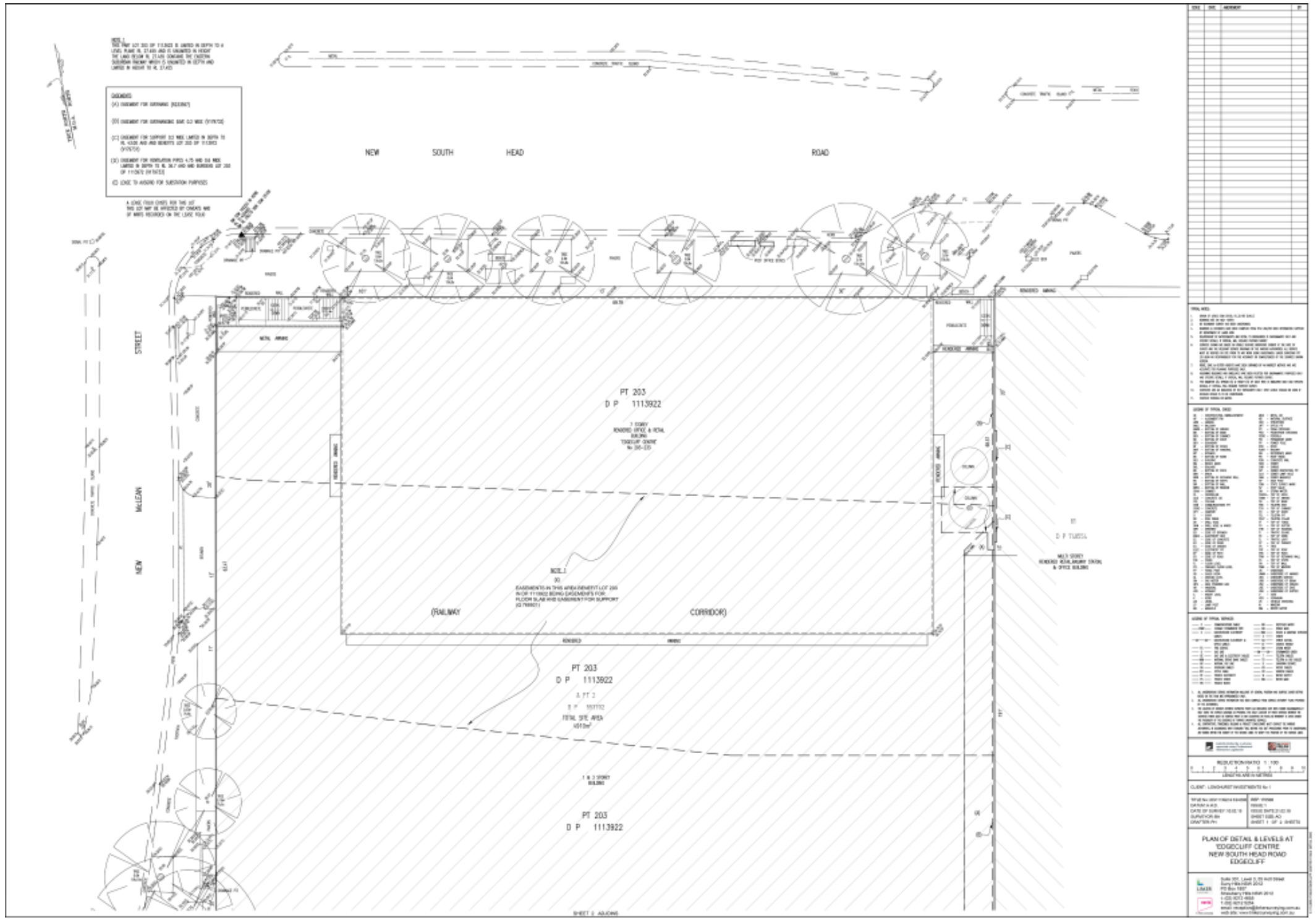
Appendix C - Site Survey 2

File Name: 21507Photolocation 1
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA94

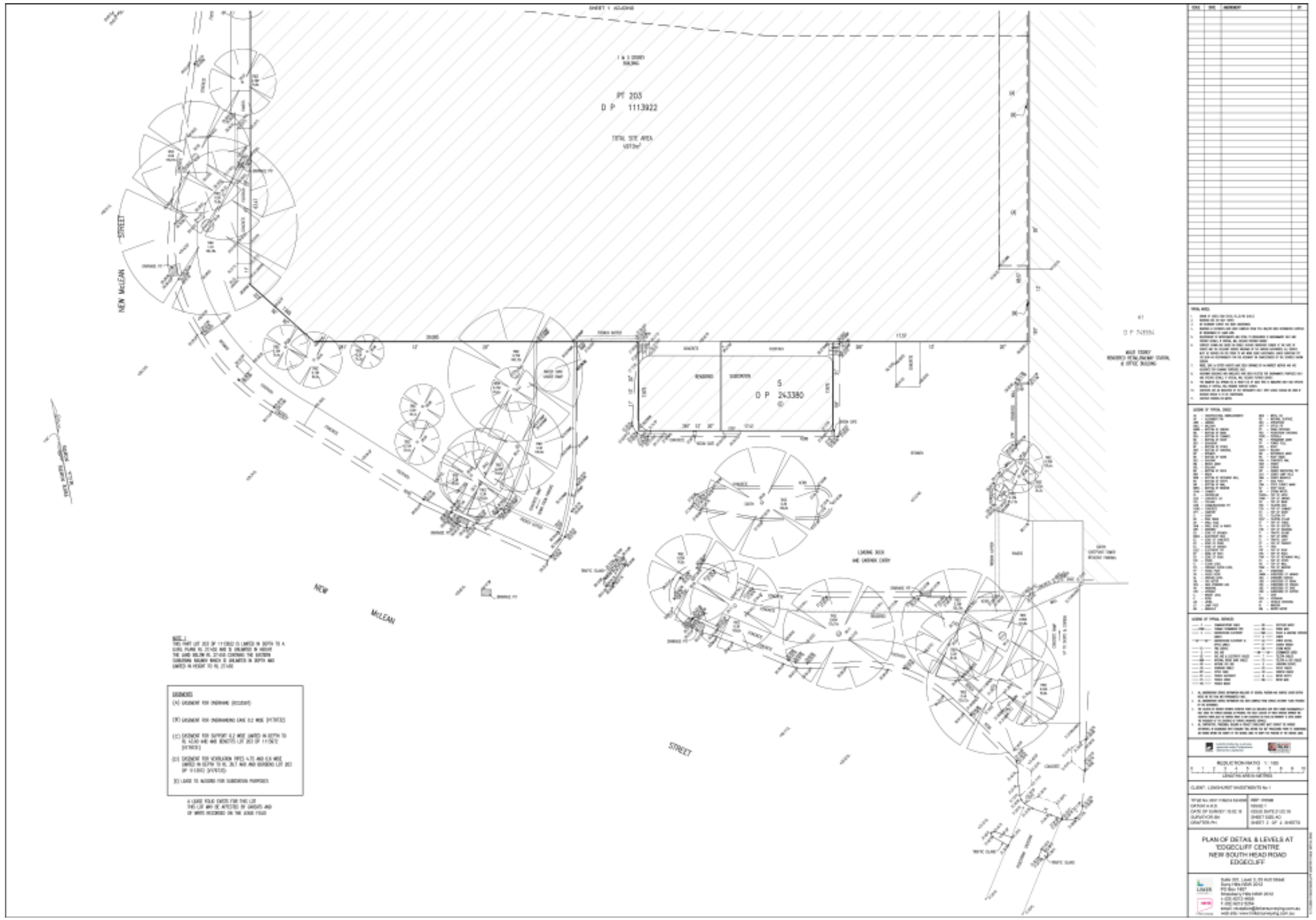
19. APPENDIX A: 3D MODEL SUPPLIED BY FJMT

Surrounding developable massing envelopes

20.1 APPENDIX B: SITE SURVEY 1 SUPPLIED BY LINKER



20.2 APPENDIX B: SITE SURVEY 2 SUPPLIED BY LINKER



21.1 APPENDIX C: SITE SURVEY 1 SUPPLIED BY CMS

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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21.2 APPENDIX C: SITE SURVEY 1 SUPPLIED BY CMS

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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21.3 APPENDIX C: SITE SURVEY 1 SUPPLIED BY CMS

CMS Surveyors Pty Limited
A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

CMS SURVEYORS

Page 1 of 1

Date: 28-04-2023
Our Ref: 19255B photo Location 1

Virtual Ideas
Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield

As instructed, we have attended site and measured the Co-ordinates and Elevation of the photo locations for No.203-233 New South Head Road, Edgecliff.

Coordinates are MGA 56 (GDA 2020) and elevation to Australian Height datum (AHD) using known reference marks from SCIMS

Measurements were taken using Leica GNSS observations & Leica TS15 Total Station

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	336839.787	6249744.119	Ground RL 32.74	PHOTO 1-1
2	336841.564	6249741.319	Ground RL 33.10	PHOTO 1-2
3	336846.437	6249738.774	Ground RL 33.48	PHOTO 1-3
100	336842.875	6249838.607	59.81	Building
101	336837.760	6249784.074	43.61	Building
102	336841.420	6249777.663	38.94	Building
103	336845.337	6249755.853	35.29	Post
104	336837.923	6249757.039	35.94	Sign
105	336832.738	6249759.919	34.56	Sign
106	336829.790	6249756.836	33.44	Post

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

Yours faithfully,
CMS Surveyors Pty Limited

Ben Son
Graduate Surveyor
Bachelor of Spatial Science

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21.4 APPENDIX D: ORIGINAL PHOTOGRAPHS WITHOUT VERTICAL CORRECTION

VIEWPOINT POSITION 16

VIEWPOINT POSITION 19

VIEWPOINT POSITION 20

VIEWPOINT POSITION 28

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

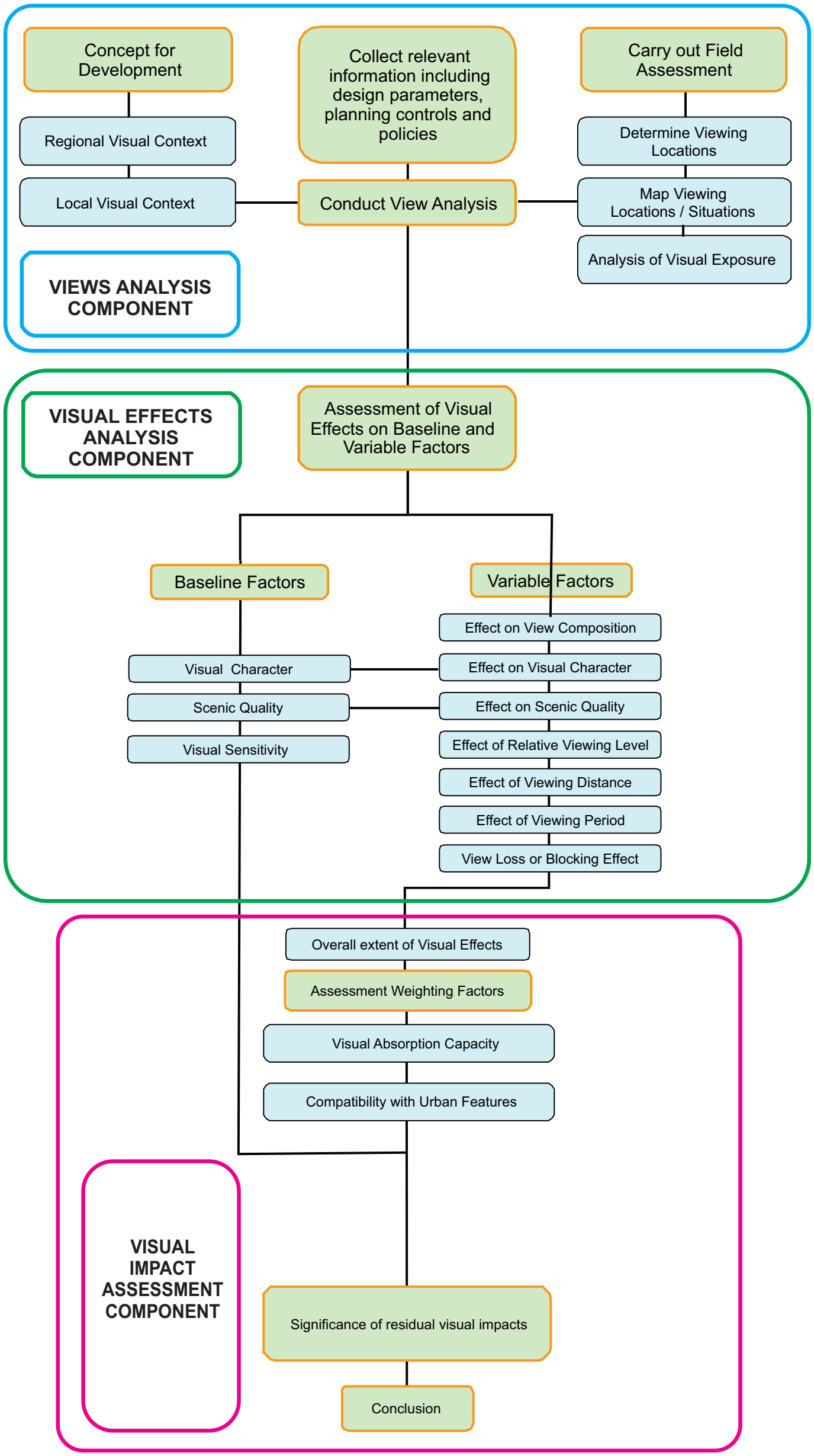
This includes a thorough understanding of the proposed development including its location, scale and extent to understand the scale and spatial arrangement of the development. The next step is to carry out a detailed field assessment by identifying the potential viewing locations and viewing situations, 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.

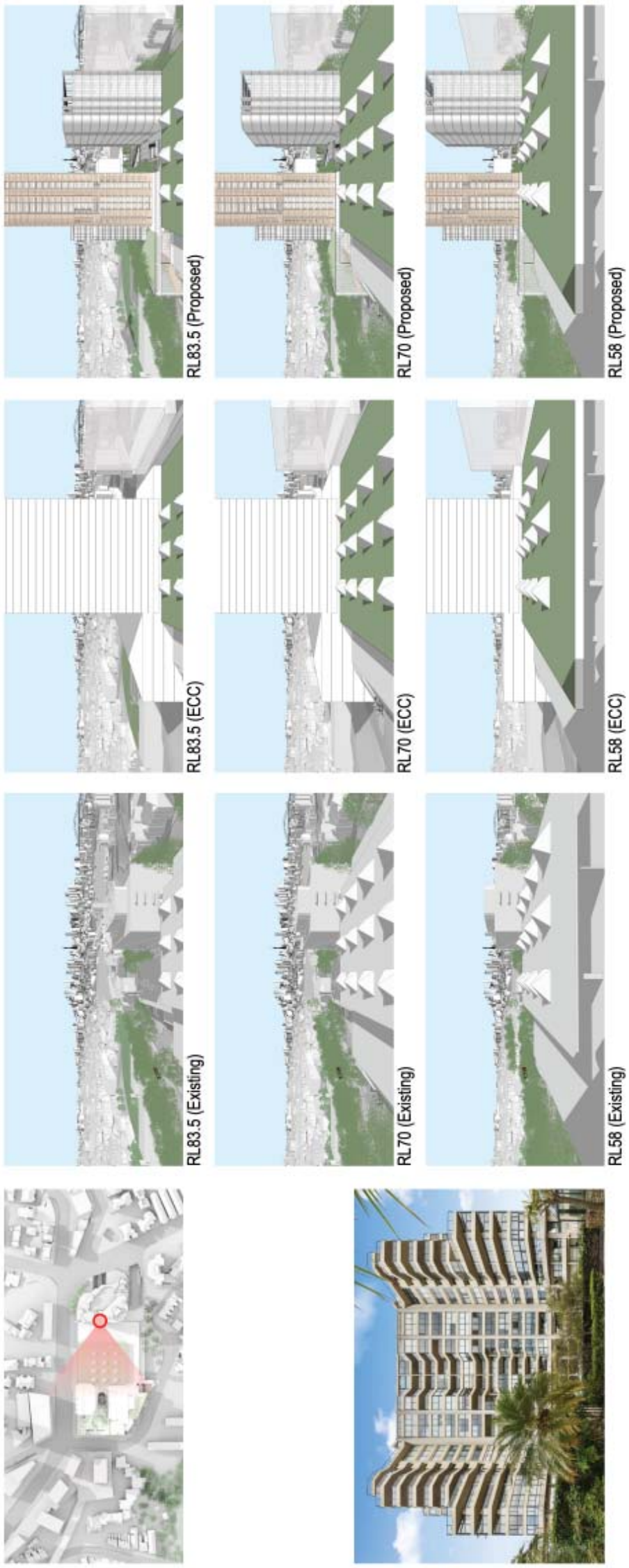
B2.5 Significance of residual visual impacts

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 (FJC)

Indicative view sharing CGIs 1
Views from Oceanpoint, 180 Ocean Street, looking west, existing views and options, modelled at three levels

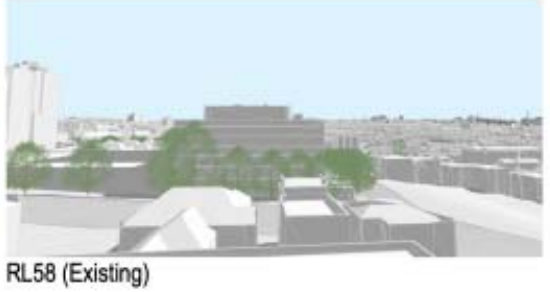


Assessment

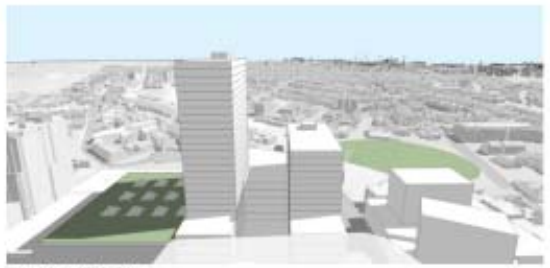
View Sharing - 3 Darling Point Road

RL123 (Existing)

RL90 (Existing)



RL58 (Existing)



RL123 (ECC)

RL90 (ECC)

RL58 (ECC)

RL123 (Proposed)

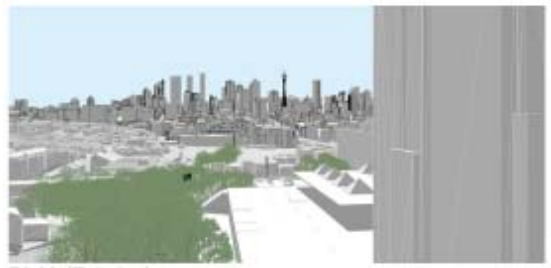
RL90 (Proposed)

RL58 (Proposed)

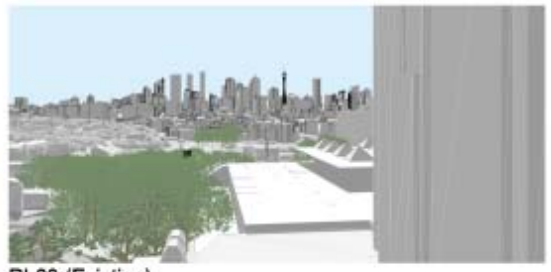
Indicative view sharing CGIs 1/2
Views from Ranelagh, 3 Darling Point Road, looking south, existing view and options modelled at three levels

Assessment

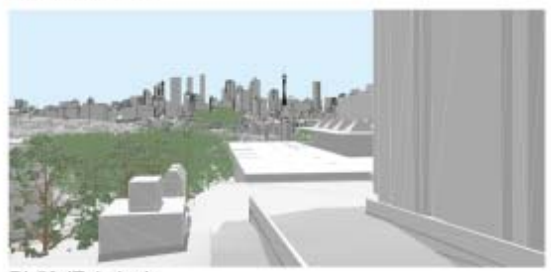
View Sharing - 170 Ocean Street



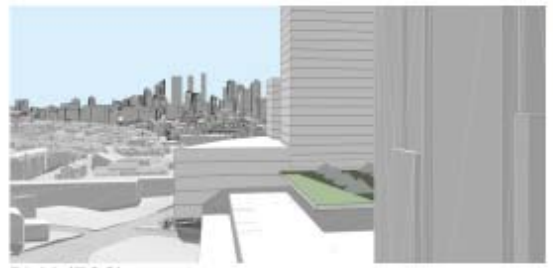
RL68 (Existing)



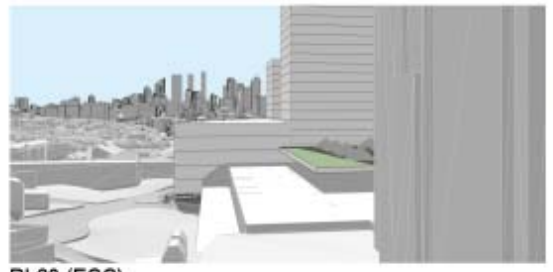
RL60 (Existing)



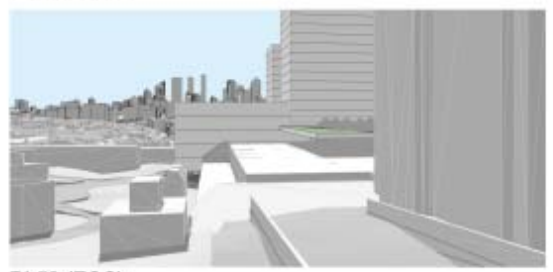
RL52 (Existing)



RL68 (ECC)



RL60 (ECC)



RL52 (ECC)

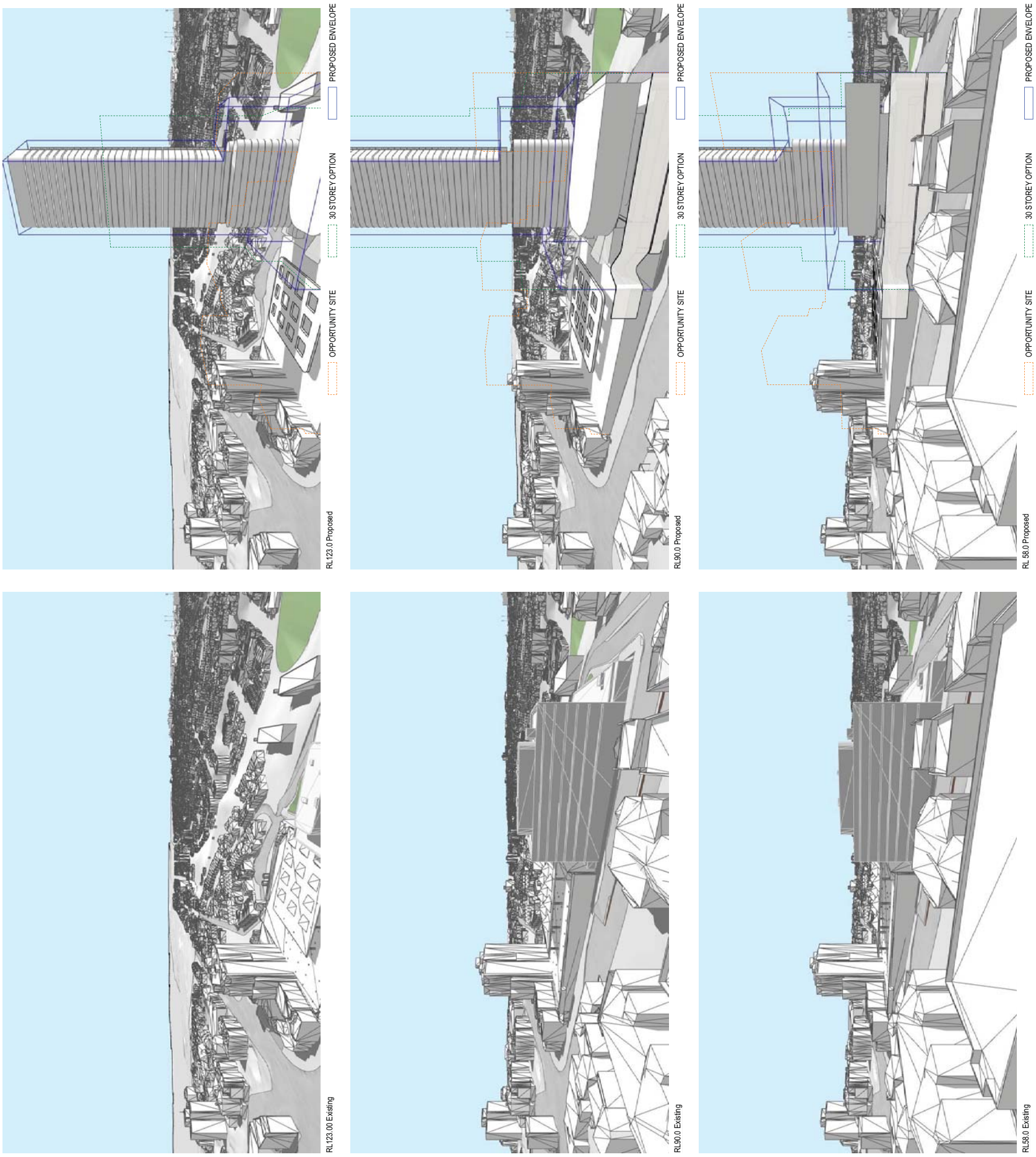
RL68 (Proposed)

RL60 (Proposed)

RL52 (Proposed)

Indicative view sharing CGIs 1/3
Views from Oceanpoint, 170 Ocean Street, existing view and options modelled at three levels

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


Ranelagh from New South Head Road in front of Edgecliff Centre

fjmt

Appendix 5: CV Dr Richard Lamb

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

Planning Proposal

Edgecliff Centre, Edgecliff

Visual Assessment - Supplementary views analysis

prepared for the Longhurst Group

prepared by Dr Richard Lamb

March 2024

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T 0418248810 E Dr.View@outlook.com W www.richardlamb.com.au

Planning Proposal: Edgecliff Centre, 203-233 New South Head Road, Edgecliff

Supplementary Views Study in relation to Centres shown in the Eastern District Structure Plan

I have now undertaken field work and assessment of the visual character of views containing the subject site at Edgecliff and the most proximate others that are shown in the Eastern District Structure Plan of the Sydney Metropolitan Plan.

I first undertook a desktop assessment of potential sites to analyse, assisted by material collected in assessment of other projects in the Eastern and Northern districts over the last few years. I then undertook field assessments and documented views from sensitive locations in the public domain. The definition of sensitivity used was the same as adopted in the Richard Lamb and Associates methodology for visual impact assessment that is documented in my previous report on the Planning Proposal.

Sensitive viewing places are confined to public domain locations. As we have already analysed views in the private domain to the extent that it is necessary at all in a Planning Proposal, these will be excluded from this supplementary study.

Viewing places assessed, as set out in the RLA methodology are high usage sites in the public domain that are of scenic, cultural, historic significance, or a combination. Places that provide for sustained views are more important that those with fleeting exposure to the view, particularly if they either allow or encourage viewing, such as lookouts and important civic spaces with facilities that facilitate sustained engagement with the views, such as parks.

I identified 21 view sites. The locations include anywhere where a visual comparison between the proposed development and existing centres could be made and sites where the visual character of other centres seen in public domain is evident. These include views from north of Sydney Harbour, east and north-east of the site in Vaucluse, the Bondi Junction locality and west of the site in Darlinghurst and the Domain.

The analysis shows that there are very few locations in which any of the subject site and a significant part of Bondi Junction and/or Kings Cross, as the indicators of the location of the Easter Suburbs Railway line, which connects the Harbour CBD and Bondi Junction, could be compared in character or other physical attributes such as height, bulk and scale. Kings Cross is not identified as a centre notwithstanding the density of Kings Cross and Potts Point being among the highest in the metropolitan area. Bondi Junction is the only regional centre identified in the Structure Plan that is south-east of the Harbour CBD.

The viewing places that were identified are shown by marker pins on the Google Earth image

attached to this study at Appendix A and each was given an access number beginning with “V”, for example View place 1 (V1), Chowder Bay heritage precinct. The marker pins are colour coded based on analysis of the composition of the views. Marker pins that are magenta coloured indicate locations where some features of the proposed building in the Planning Proposal and of other centres such as Bondi Junction and Kings Cross as the nearest centre to the Harbour CBD on the Eastern Suburbs Railway Line, are identifiable. Marker pins that are yellow indicate locations from which centres other than the subject site at Edgecliff are visible and where the character of those centres can be understood in relation to the scenic and built form context in detail.

An analysis was undertaken of the visual character of the views from each location, a representative view from each of which was photographed and geotagged. The coordinates from the geotags were used to locate the pins on the Google Earth image and by Virtual Ideas, who prepared indicative massing photomontages for what is considered the most relevant of the view points that are identified by magenta pins, in which the proposed building and other centres would be visible. The photographic images are attached to this study at Appendix B. An analysis of the content and composition of each view was undertaken and the results are tabulated in Table 1.

Summary Assessment

Following detailed field assessment, it was found that there are few locations in sensitive public domain locations from which the proposed building on the subject site in the Edgecliff Centre and other centres to which it could be compared would be visible together.

Appendix 1 and Table 1 show that magenta-coloured pins indicating places where the subject proposed building and its locality and other centres are in the same view shed are mostly confined to view points between Mosman and Kirribilli on the north shore of Sydney Harbour, an isolated location in Vaucluse and another in Dover Heights. All of these provide distant views, in which only part of the proposed building and buildings in other centres, where these are also visible, can be compared.

Sites on the north side of Sydney Harbour, predominantly foreshore or waterfront locations, are view points V1 to V7 between Middle Head and Kirrribilli, from east to west respectively, in which, at considerable distances, some items in the Bondi Junction centre, part of the proposed building and the Harbour CBD, which includes the Kings Cross centre, are partly visible, in some instances. The proposed building would not be visible from the Chowder Bay heritage precinct which was assessed, View point 1.

On the south side of Sydney Harbour, sites generally north-east of the subject site that have views

Table 1: Views analysis

RLA Image No.	View	Location	Pin colour	Comments
616	V1	Chowder Bay heritage precinct	Yellow	Bondi Junction buildings partly visible on horizon Proposed building would not be visible
603	V2	Bradleys Head RAN memorial	Magenta	Bondi Junction buildings partly visible on horizon Proposed building would be partly visble among other tall buildings on Darling Point in its foreground which appear taller than the existing Ranelagh residential tower adjacent to the site The building would not significantly add to the existing height or bulk of built form in the view
605	V3	Bradleys Head Amphitheatre/stone wharf	Magenta	Bondi Junction buildings partly visible on horizon Proposed building would be partly visble among other tall buildings on Darling Point in its foreground which appear taller than the existing Ranelagh residential tower adjacent to the site The building would not significantly add to the existing height or bulk of built form in the view.
607	V4	Athol Wharf road adjacent to Taronga Wharf	Magenta	Bondi Junction extensively visible on horizon Proposed building would be partly visble among other tall buildings on Darling Point in its foreground which appear taller than the existing Ranelagh residential tower adjacent to the site Kings Cross locality visible The building would not significantly add to the existing height or bulk of built form in the view.
608	V5	Cremorne Point adjacent to ferry wharf	Magenta	Bondi Junction on horizon merges horizontally with tall residential buildings on Darling Point that form a higher profile. Built horizon also includes the Kings Cross/Potts Point locality The proposed building would not be perceived as significantly adding to or competing with the existing built form in the view Proposed building would be visible to the left of the existing Ranelagh tower
653	V6	Kurrabba Point reserve	Magenta	Bondi Junction buildings partly visible but merge visually with existing tall residential towers in Darling Point Built horizon also includes the Kings Cross/Potts Point locality Proposed building would be partly visible above Garden Island Point in the context of a largely continuous horizon of built form, with which it would be compatible.

Table 1: Views analysis

RLA Image No.	View	Location	Pin colour	Comments
655	V7	Kirribilli Wharf	Magenta	Bondi Junction buildings partly visible but merge visually into the background with existing residential towers in Darling Point Built horizon also includes the Potts Point locality Proposed building would be partly visible above Garden Island in the context of a largely continuous horizon of built form
651	V8	Domain	Yellow	Kings Cross railway station is approxiately view centre below ground in the vicinity of tall towers on the horizon View horizon features buildings in Wooloomooloo on the right and Potts Point on the left The proposed building would not be visible.
648	V9	Domain adjacent to Art Gallery of NSW on axis of the railway line	Yellow	Kings Cross railway station is approxiately view centre below ground in the vicinity of tall towers on the horizon View horizon features buildings in Wooloomooloo on the right. The proposed building would not be visible.
618	V10	William Street Wooloomooloo west of the intersection with Forbes Street	Yellow	View shows tall buildings in the vicinity of the intersection of William Street and Darlinghurst road in the vicinity of Kings Cross Railway Station The proposed building would not be visible.
631	V11	Edgecliff Road and Queen Street Woollahra intersection	Yellow	Scene typical of partial view of Bondi Junction locality from the residential context below and toward the north-west The proposed building would not be visible.
636	V12	Old South Head Road near Fern Place	Yellow	Detail vew of the eastern and residential part of Bondi Junction. The subject site and proposal would not be visible.
644	V13	Edgecliff Road near Tindale Lane intersection	Yellow	Detail vew of the north side of Bondi Junction seen over low scale residential context. The bulk, horizontal scale and height is evident The commercial centre is lower than the residential context surrounding it. The subject site and proposal would not be visible.
632	V14	Old South Head Road near Edgecliff Road intersection	Yellow	Detail vew of the eastern and residential part of Bondi Junction The subject site and proposal would not be visible.
642	V15	Old South Head Road at Edgelcliff Road intersection	Yellow	Detail vew of the north side of Bondi Junction seen over low scale residential context. The bulk, horizontal scale and height is evident The commercial centre is lower than the residential context that surrounds it The subject site and proposal would not be visible.

Table 1: Views analysis

RLA Image No.	View	Location	Pin colour	Comments
638	V16	Cooper Park off Victoria Road Bellevue Hill	Yellow	Detail vew of the north side of Bondi Junction seen over reserve The subject site and proposal would not be visible.
647	V17	Cooper Park off Bellevue Road Bellevue Hill	Yellow	Detail vew of the north side of Bondi Junction seen over parkland The bulk, horizontal scale and height is evident The commercial centre is lower than the residential context that is on all sides The subject site and proposal would not be visible.
629	V18	Dudley Page Reserve Dover Heights Portland Street, or west, side	Magenta	Panoramic view between the Harbour CBD and Bondi Junction Kings Cross locality merges with CBD skyline Bondi Junction is visible to the left on the horizon with the commercial centre toward the right end of the built form visible The proposed building would be visible to the left of the Ranelagh tower that is barely visible above the horizon The building would not significantly add to the existing height or bulk of built form in the view
629	V19	Dudley Page Reserve Dover Heights centre	Magenta	Panoramic view between the Harbour CBD and Bondi Junction The view has a similar composition to View 18 and the analysis for that view point is relevant
625	V20	New South Head Road Vaucluse over Kambala	Magenta	Panoramic view with continuous horizon between the Harbour CBD and Bondi Junction Kings Cross locality merges with CBD skyline Bondi Junction is only patially visible to the left on the horizon The proposed building would be visible in the vicinity of the Ranelagh tower that is partly visible above the horizon The building would not significantly add to the existing height or bulk of built form in the view.
622	V21	New South Head Road at Forsyth Park	Yellow	Panoramic view with discontinuous horizon between the Harbour CBD and Bondi Junction Kings Cross locality merges with CBD skyline and Bondi Junction is only patially visible The proposed building would be visible in the vicinity of the Ranelagh tower that is partly visible to the right of the centre-most Norfolk Island pine tree in the view The building would not significantly add to the existing height or bulk of built form in the view.

of the subject site and other centres are confined to an isolated high point in Vaucluse on New South Head Road in the vicinity of the intersections of the western terminus of Towns Road and the eastern terminus of Bayview Hill Road in Vaucluse (view points V20 and V21). Lower view points in the same vicinity, for example in the lower part of Bayview Hill Road and Dumaresq Avenue, Rose Bay, that were assessed in previous studies in relation to the Planning Proposal, do not have views of the proposed building and other centres that would allow the assessment in this report to be made. Another isolated high point that provides view opportunities is Dudley Page Reserve, Dover Heights (view points V26 and V29).

Many locations provide medium, close range and detailed views of Bondi Junction and the vicinity of the Kings Cross commercial centre (see view points 8-10 for Kings Cross and view points 10-17 for Bondi Junction). The Kings Cross centre has a small number of tall towers in the vicinity of the railway station but otherwise does not feature tall towers. Bondi Junction commercial centre features buildings that are generally lower in height than existing residential developments, some of which pre-date and others post-date it. The Bondi Junction centre as a skyline feature is of significant density and is horizontally very extensive, reaching from the Oxford Street intersection with Old South Head Road in the east to Queens Park and Centennial Park to the west. The bulk, horizontal scale and density that it presents to the adjacent low-density residential and reserve environments is evident in many of the views V10-V17. The proposal has none of these attributes and would not have the presence or overbearing scale of Bondi Junction when it is seen from its immediate locality.

The analysis undertaken in Table 1 shows that for the view points with magenta pins on the north side of the Harbour, the proposed building would generally be visually absorbed by and be compatible with the built form character of the existing visual environment. For the view points with magenta pins on the south side of Sydney Harbour, which are in any even minimal in number, the upper part of the proposed building would be visible to varying extents in the vicinity of the Ranelagh tower as an identifiable item, but would not add significantly to the presence of built form in the views.

Conclusions

This analysis and assessment showed that in visual terms a comparison between centres in the Eastern City District with regard to building height is of little utility, as the number of unique attributes both of the Edgecliff centre and others to which it could be compared cannot be validly made. In this regard, it is worth noting the following unique attributes of the Edgecliff Local Centre. These can be established by analysis of the Eastern City District Structure Plan, as follows:

a) Edgecliff is the closest local centre that is outside the Harbour CBD.

b) Edgecliff is the closest local centre that is on a railway line.

c) Edgecliff is the only centre between the Harbour CBE and the Bondi Junction Strategic Centre, the two being linked by the existing Eastern Suburbs Railway Line.

d) Edgecliff is in the logical and unique location to service the other local centres north-east of the Harbour CBD in the Woollahra municipality.

Edgecliff in terms of built form is also clearly underdeveloped and with excess capacity compared to the Bondi Junction Strategic Centre. The Edgecliff Centre is also not of significant visual presence in the view sheds of the other Woollahra local centres, amongst which it is also relatively

underdeveloped.

It is worth noting in addition that there is no hierarchy of built form height that follows that of the implied hierarchy of the status of centres in the Structure Plan (ie. Building heights increasing from local to strategic to metropolitan centres). Some local centres in Greater Sydney have significant tall building stock and some strategic and metropolitan centres do not. In any event, the identification of centres is evolutionary, not fixed in the present. A Planning Proposal is to vary the existing conditions consistent with strategic planning objective and desired outcomes, not to mirror existing conditions.

This study shows that in terms of visual impact that the proposed building in the Planning Proposal would not be inconsistent with the existing and emerging visual environment.

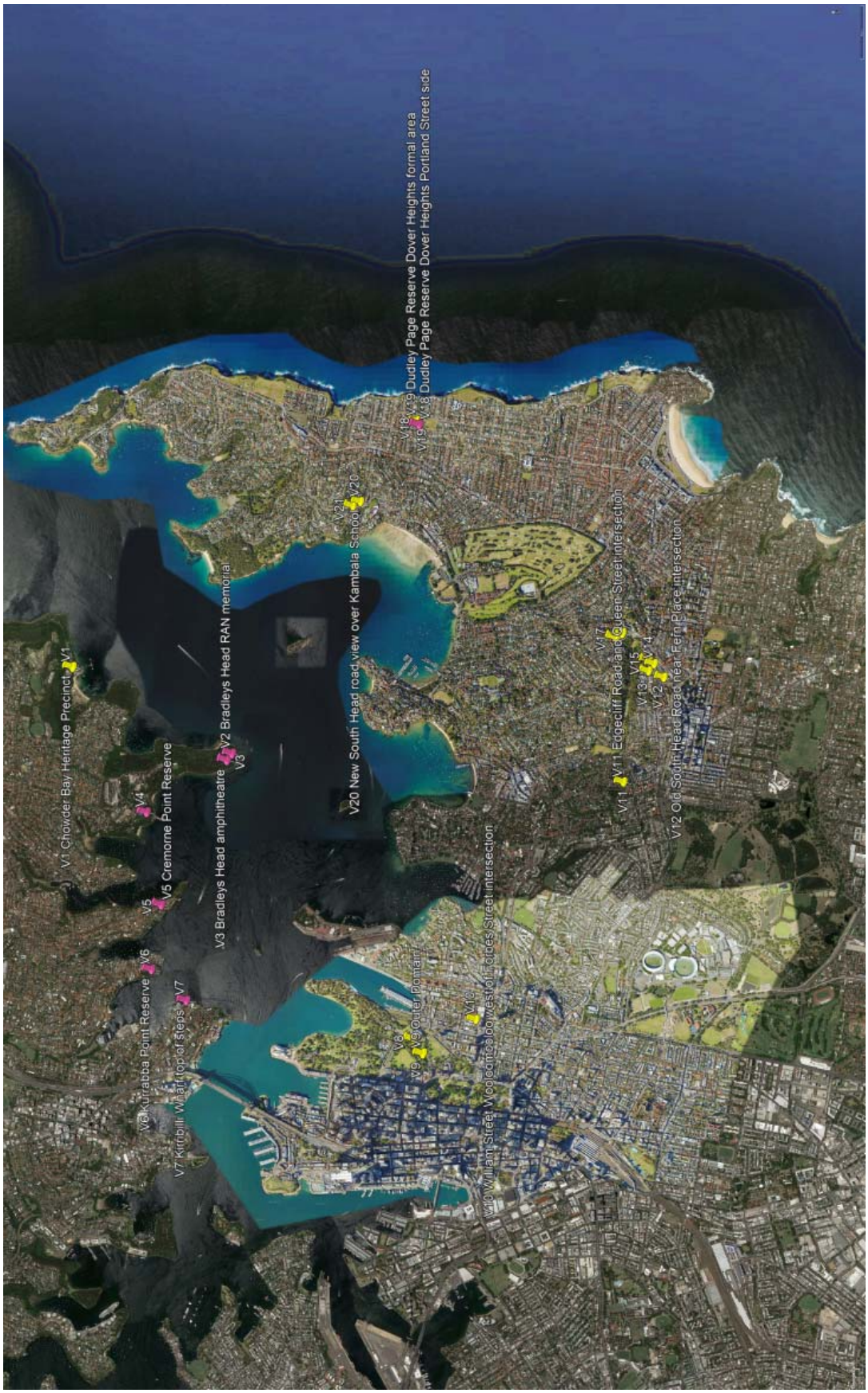
Yours sincerely

Dr Richard Lamb

Richard Lamb and Associates

Appendix 1 Google Earth view locations

Appendix 1 Figure 1 View Places with full place names and pins



Appendix 1 Figure 2 View Places with numbered pins only

Appendix 2 Photographic plates

V1 Chowder Bay Heritage Precict

Bondi Junction buildings partly visible on horizon

Proposed building would not be visible

V2 Bradleys Head RAN Memorial

Bondi Junction buildings partly visible on horizon

Proposed building would be partly visible among other tall buildings on Darling Point in its foreground which appear taller than the existing Ranelagh residential tower adjacent to the site

The building would not significantly add to the existing height or bulk of built form in the view

V3 Bradleys Head Amphitheatre junction with stone wharf

Bondi Junction buildings partly visible on horizon

Tall buildings at Kings Cross visible on the right side of the image

Proposed building would be partly visble among other tall buildings on Darling Point in its foreground which appear taller than the existing Ranelagh residential tower adjacent to the site

The proposed building would not significantly add to the existing height or bulk of built form in the view.

V4 Athol Wharf Road adjacent to Taronga Wharf

Bondi Junction extensively visible on horizon

Kings Cross locality visible on the right

Proposed building would be partly visble among other tall buildings on Darling Point in its foreground which appear taller than the existing Ranelagh residential tower adjacent to the site

The building would not significantly add to the existing height or bulk of built form in the view

V5 Cremorne Point adjacent to ferry wharf

Bondi Junction on horizon merges horizontally with tall residential buildings on Darling Point that form a higher profile.

Built horizon also includes the Kings Cross/Potts Point locality on the right

The proposed building would not be perceived as significantly adding to or competing with the existing built form in the view

Proposed building would be visible to the left of the existing Ranelagh tower

V6 Kurrabba Point Reserve

Bondi Junction buildings partly visible but merge visually with existing tall residential towers in Darling Point

Built horizon also includes the Kings Cross/Potts Point locality

Proposed building would be partly visible above Garden Island Point in the context of a largely continuous horizon of built form, with which it would be compatible.

V8 Domain east of Burns monument

Kings Cross railway station is approxiately view centre below ground in the vicinity of tall towers on the horizon

View horizon features buildings in Wooloomooloo on the right and Potts Point on the left

The proposed building would not be visible.

V9 Domain adjacent to the Art Gallery of NSW on the axis of the railway line

Kings Cross railway station is approxiately view centre below ground in the vicinity of tall towers on the horizon

View horizon features buildings in Wooloomooloo on the right and Potts Point on the left

The proposed building would not be visible.

V10 William Street Wooloomooloo west of the Forbes Street intersection

View shows tall buildings in the vicinity of the intersection of William Street and Darlinghurst road in the vicinity of Kings Cross Railway Station

The proposed building would not be visible.

V11 Edgecliff Road at the intersection with Queen Street, Woollahra

Scene typical of partial view of Bondi Junction locality from the residential context below and toward the north-west

The proposed building would not be visible.

V12 Old South Head Road near the Fern Place intersection

Detail vew of the eastern and residential part of Bondi Junction.

The subject site and proposal would not be visible.

V13 Edgecliff Road near the Tindale Lane intersection

Detail vew of the north side of Bondi Junction seen over low scale residential context.

The bulk, horizontal scale and height is evident

The commercial centre is lower than the residential context surrounding it.

The subject site and proposal would not be visible.

V14 Old SoutH Head Road near the Edgecliff Road intersection

Detail vew of the eastern and residential part of Bondi Junction

The subject site and proposal would not be visible.

V15 Old South Head Road at Edgecliff Road intersection

Detail vew of the north side of Bondi Junction seen over low scale residential context.

The bulk, horizontal scale and height is evident

The commercial centre is lower than the residential context that surrounds it

The subject site and proposal would not be visible.

V16 Cooper Park off Victoria Road Bellevue Hill

Detail vew of the north side of Bondi Junction seen over reserve

The subject site and proposal would not be visible.

V17 Cooper Park off Bellevue Road Bellevue Hill

Detail vew of the north side of Bondi Junction seen over parkland

The bulk, horizontal scale and height is evident

The commercial centre is lower than the residential context that is on all sides

The subject site and proposal would not be visible.

V18 Dudley Page Reserve Dover Heights, Portland, or west, side

Panoramic view between the Harbour CBD and Bondi Junction

Kings Cross locality merges with CBD skyline

Bondi Junction is visible to the left on the horizon with the commercial centre toward the right end of the built form visible

The proposed building would be visible to the left of the Ranelagh tower that is barely visible above the horizon, approximately below the tip of the yellow painted crane in the image

The building would not significantly add to the existing height or bulk of built form in the view

V19 Dudley Page Reverve Dover Heights centre

Panoramic view between the Harbour CBD and Bondi Junction

The proposed building would be partly visible slightly to the left of the yellow crane in the image

The view has a similar composition to View 18 and the analysis for that view point is relevant

V20 New South Head Road Vaucluse view over Kambala School

Panoramic view with continuous horizon between the Harbour CBD and Bondi Junction

Kings Cross locality merges with CBD skyline

Bondi Junction is only patially visible to the left on the horizon

The proposed building would be visible in the vicinity of the Ranelagh tower that is partly visible above the horizon approximately above the left end of the original Kambala homestead

The building would not significantly add to the existing height or bulk of built form in the view.

V21 New South Head Road at Forsyth Park, Vaucluse

Panoramic view with discontinuous horizon between the Harbour CBD and Bondi Junction

Kings Cross locality merges with CBD skyline and Bondi Junction is only patially visible above the horizon on the left side of the image

The proposed building would be visible in the vicinity of the Ranelagh tower that is partly visible to the right of the centre-most and smaller Norfolk Island pine tree in the view

The building would not significantly add to the existing height or bulk of built form in the view.

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,1989-2017

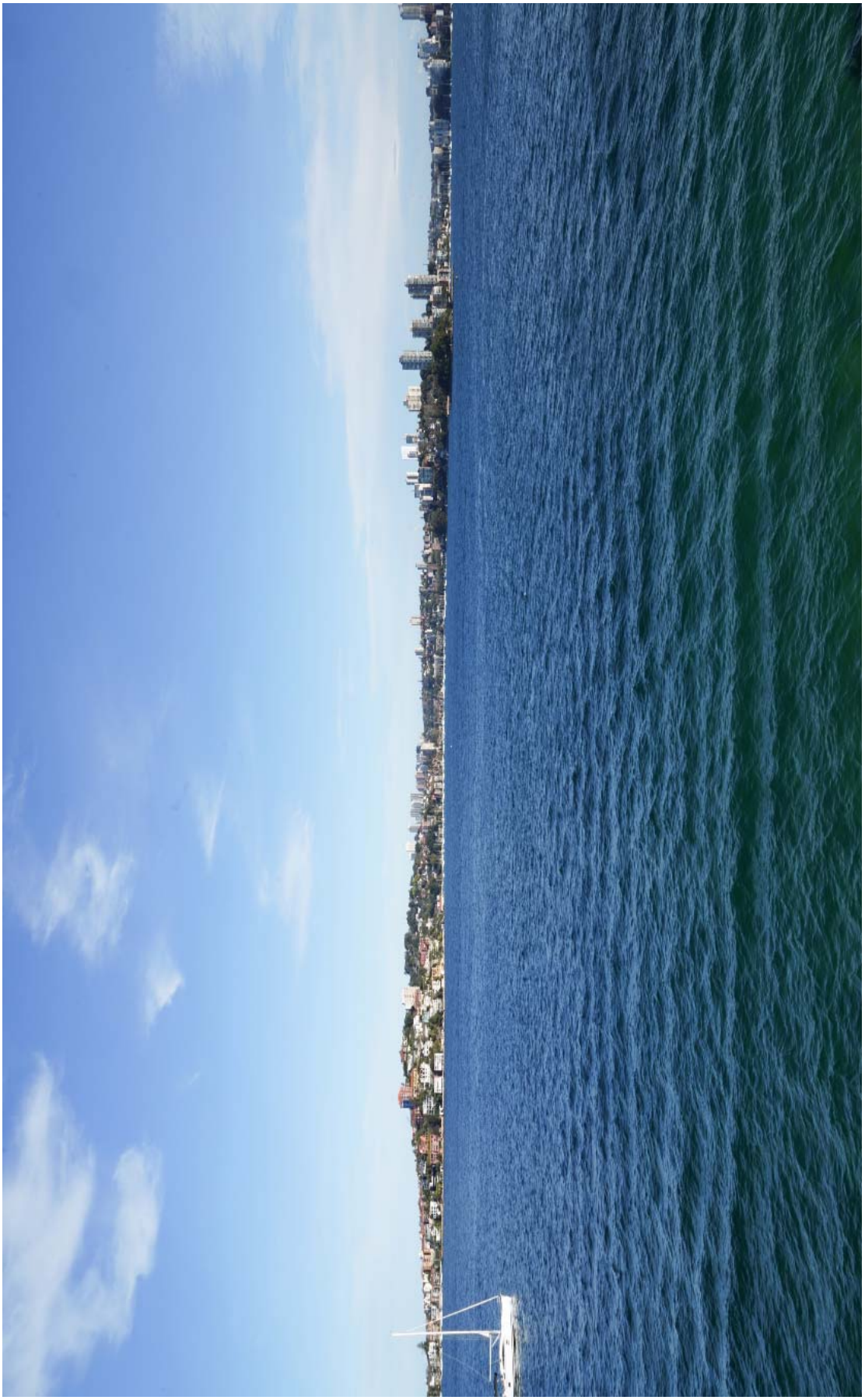
- Teaching and research experience
  - visual perception and cognition
  - aesthetic assessment and landscape assessment
  - interpretation of heritage items and places
  - cultural transformations of environments
  - conservation methods and practices

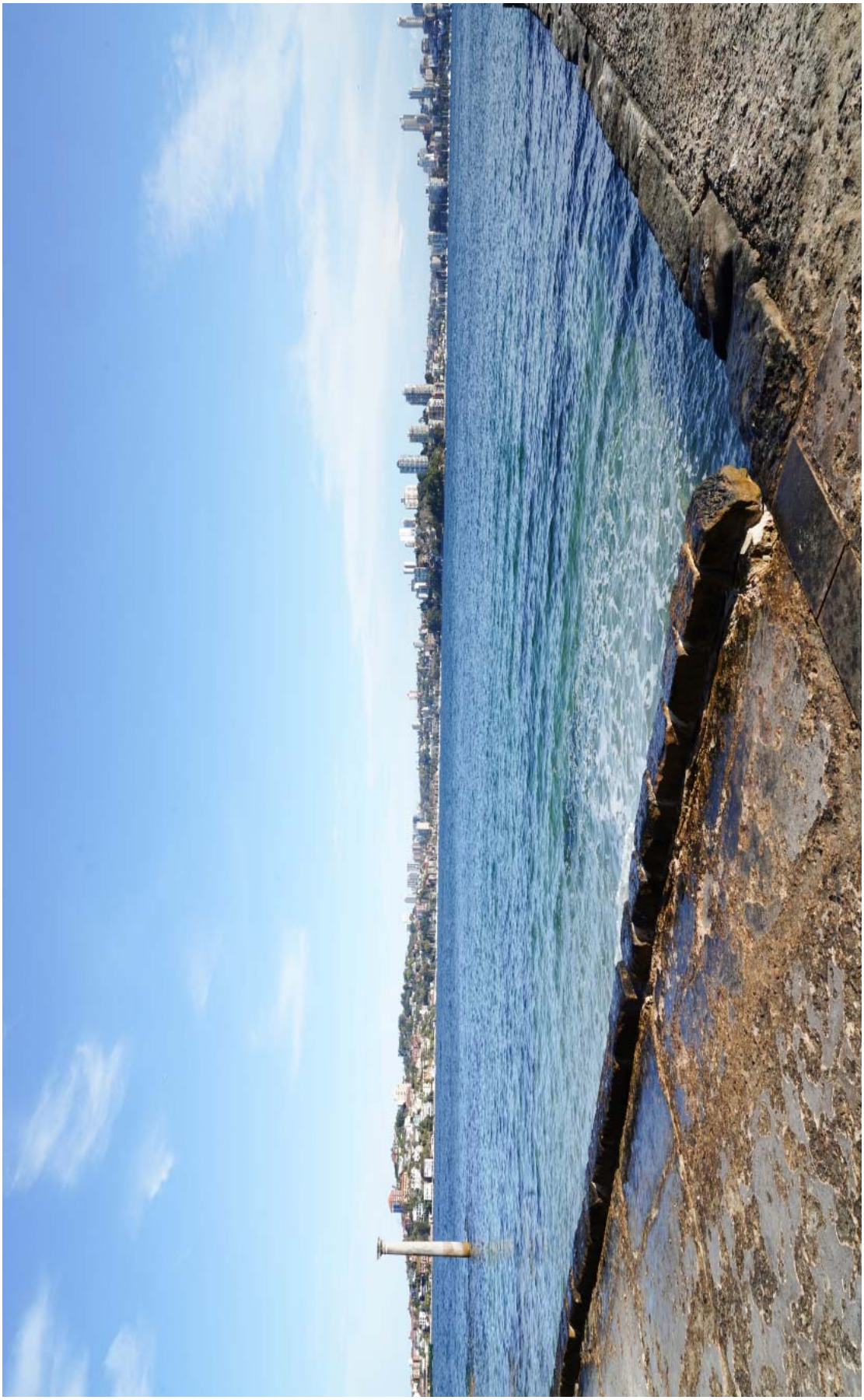
- Academic supervision
  - Undergraduate honours, dissertations and research reports
  - Master and PhD candidates: heritage conservation and environment/behaviour studies

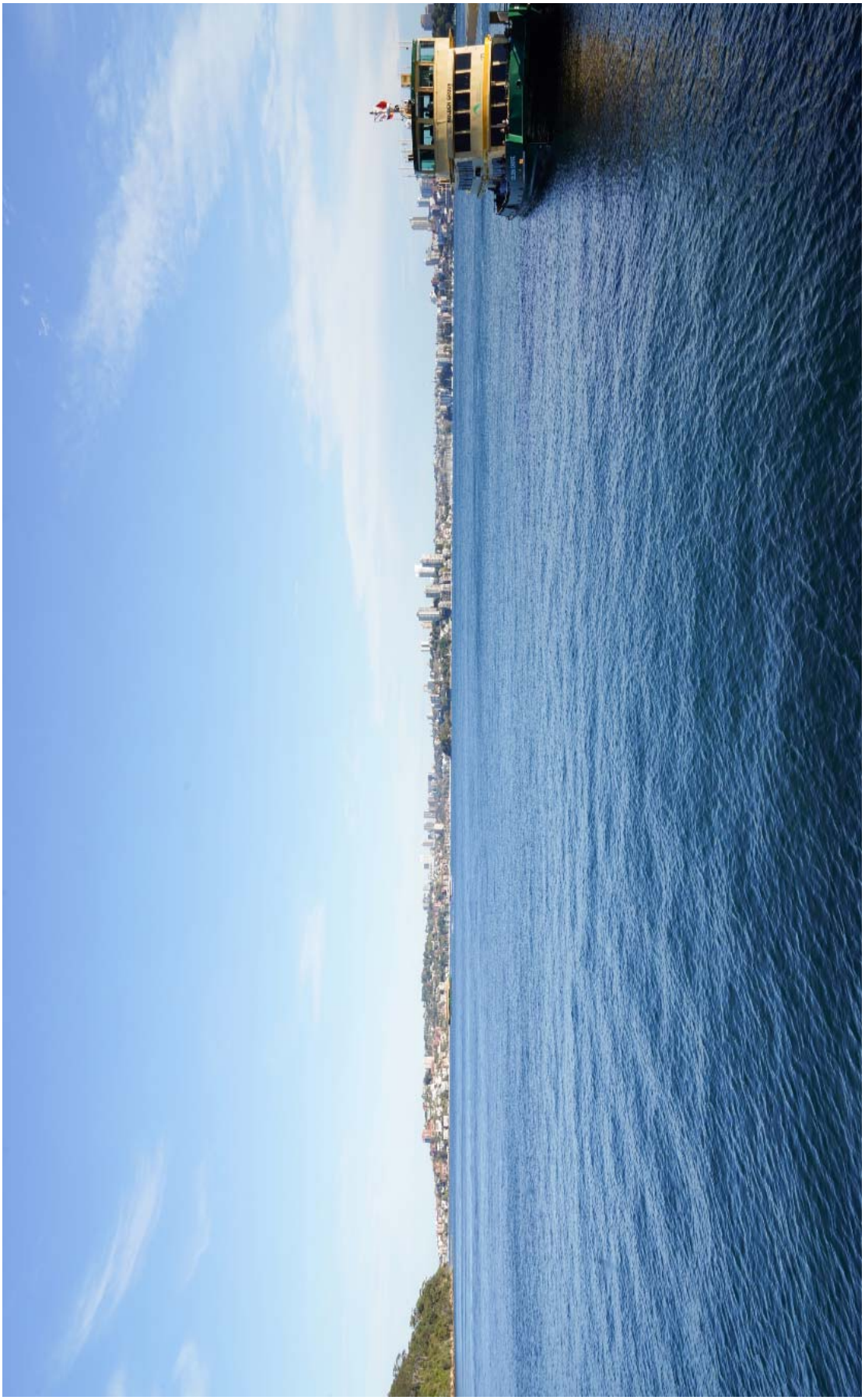
- Professional capability
  - Consultant specialising in visual and heritage impacts assessment
  - 30 year's experinence in teaching and research in environmental impact, heritage and visual impact assessment.
  - Provides professional services, expert advice and landscape and aesthetic assessments 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 250 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

V2 Bradleys Head RAN memorial, PP and ECC envelopes

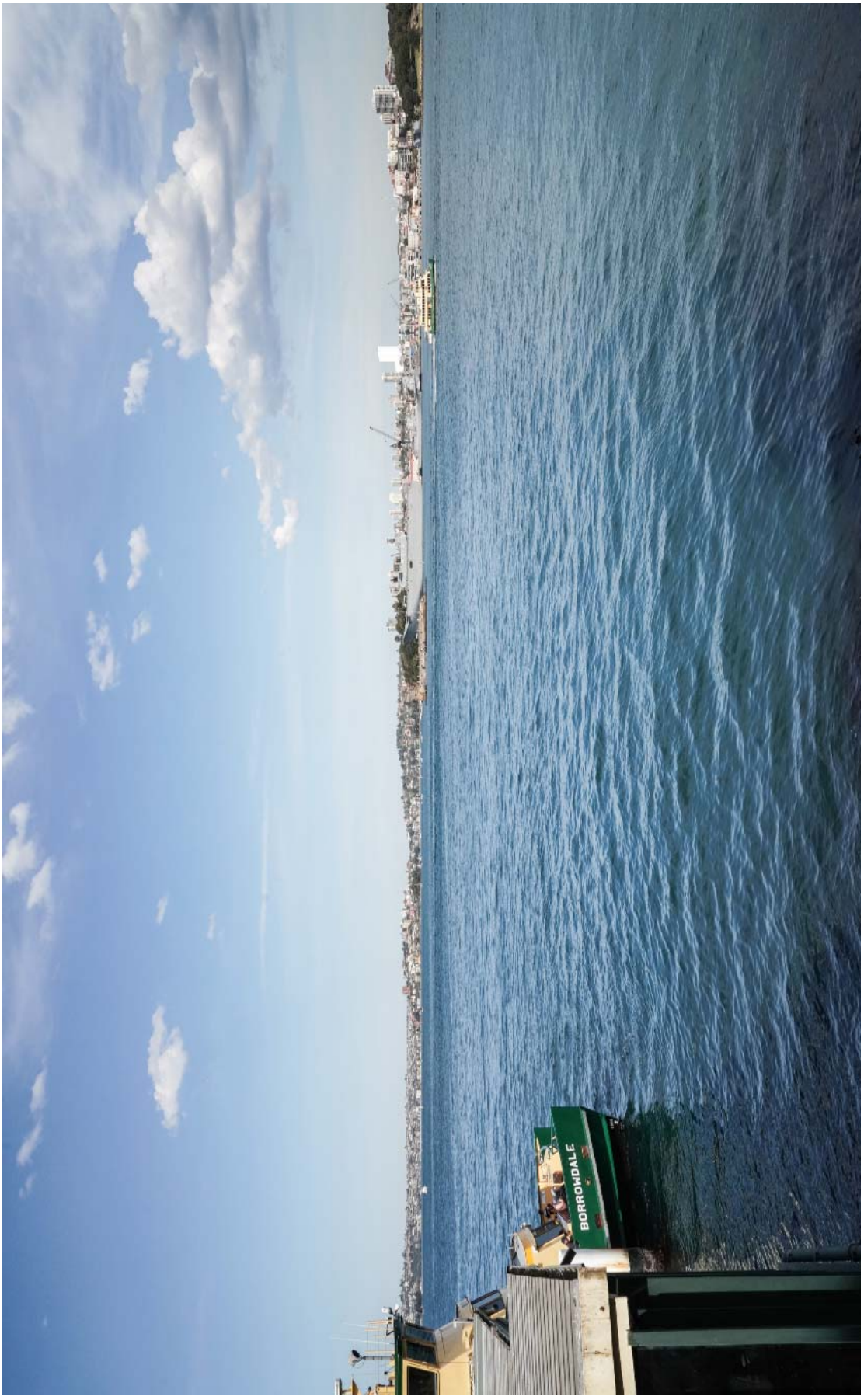


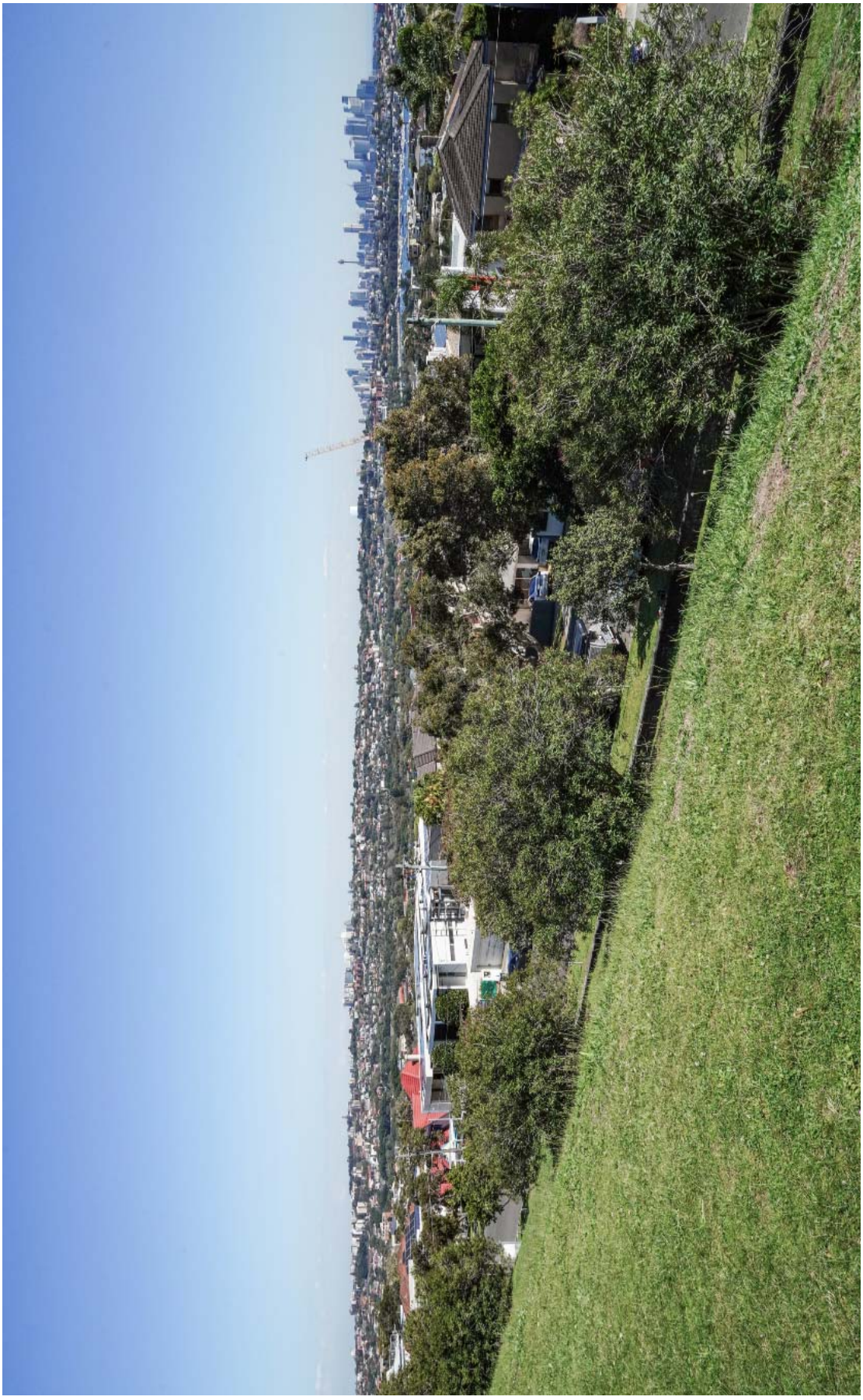




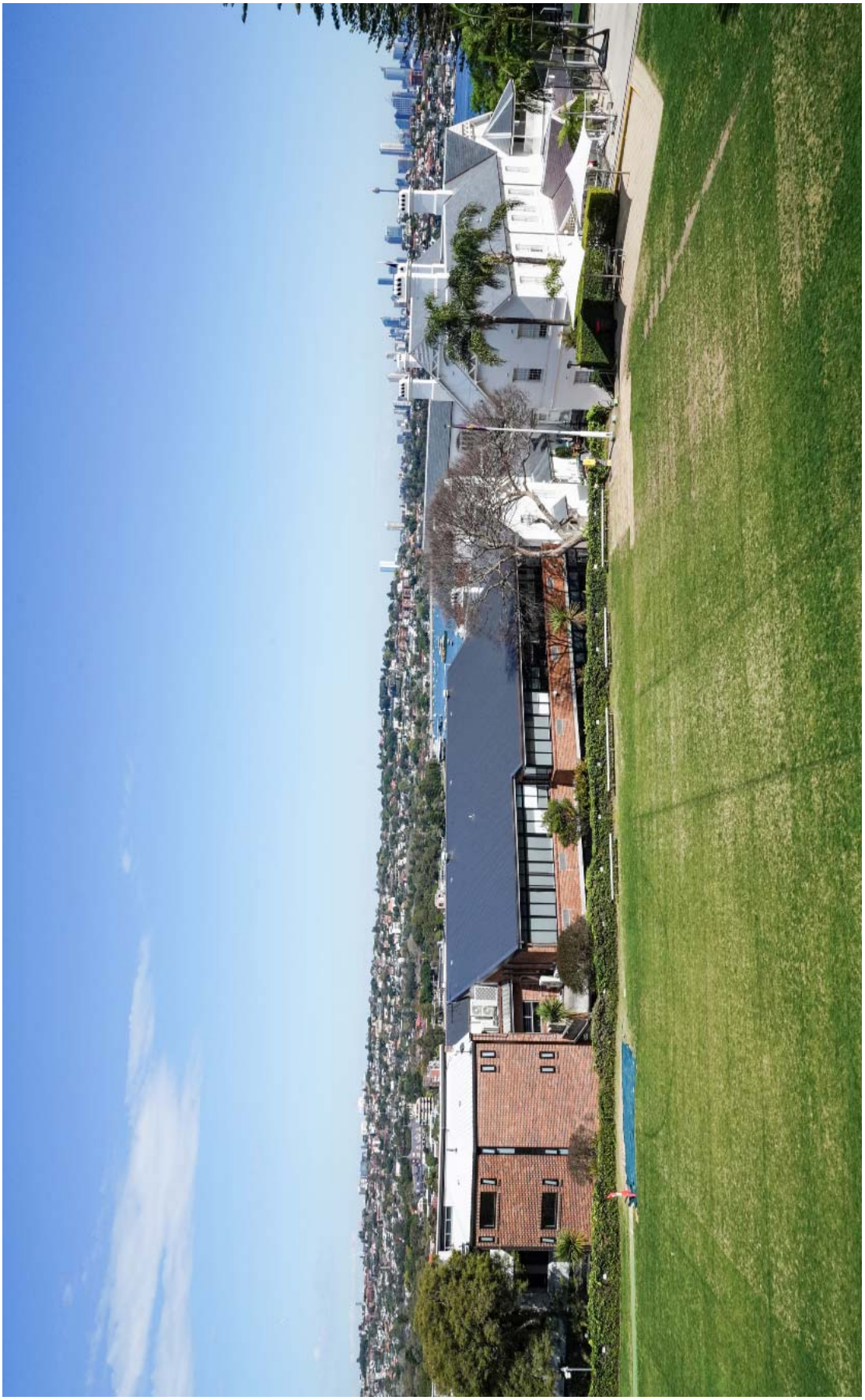
V5 Cremorne Reserve adjacent ferry wharf, PP and ECC envelopes

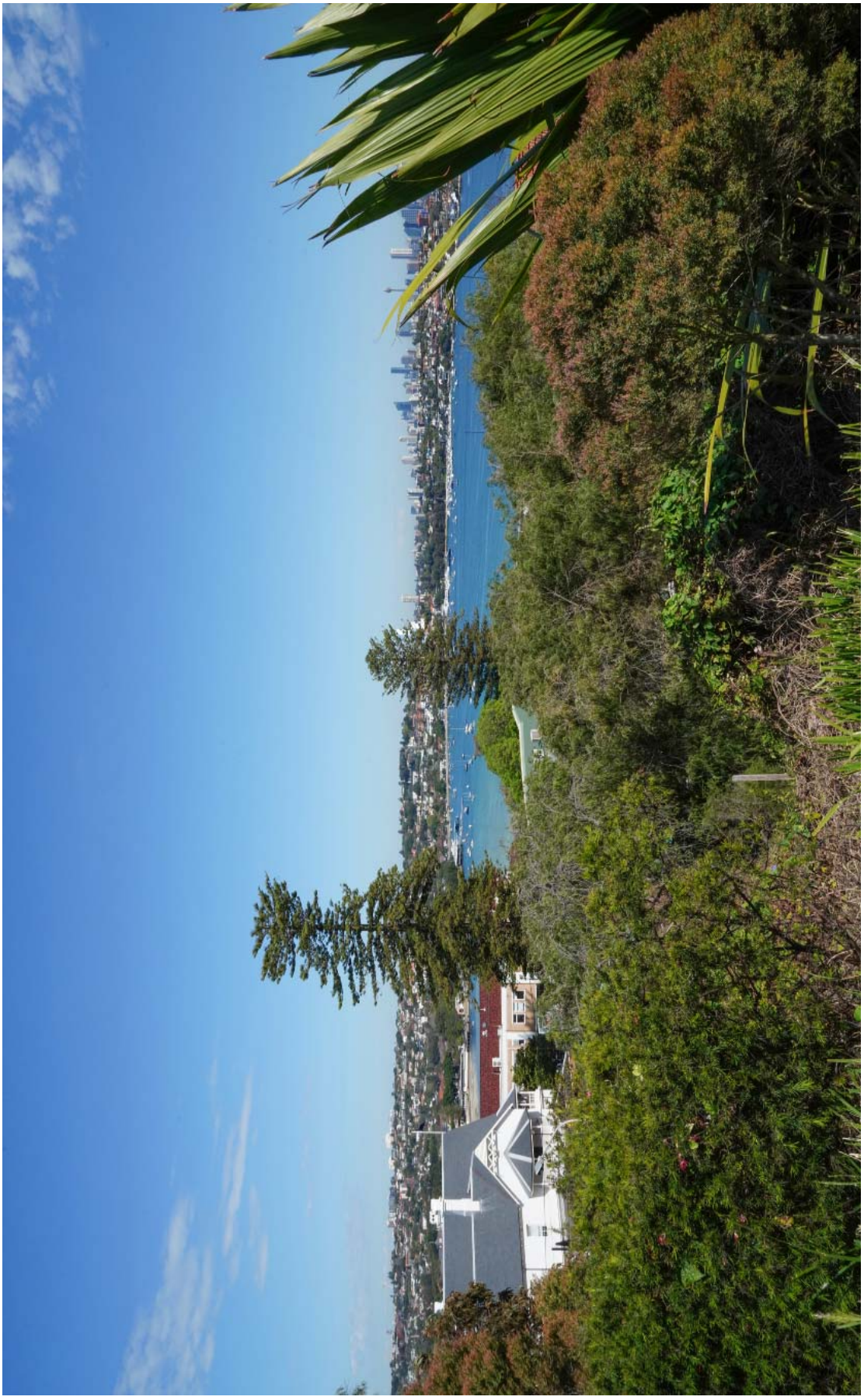
V7 Kirribilli Wharf top of steps, PP and ECC envelopes





V20 New South Head Roaf view over Kambala, PP and ECC envelopes





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
  - Lecturer, 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,1989-2023

- Teaching and research experience
  - visual perception and cognition
  - aesthetic assessment
  - landscape assessment
  - assessment 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 380 Land and Environment Court of New South Wales cases, submissions to Commissions of Inquiry and the principal consultant for over 2000 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

Edgecliff Centre, Edgecliff, NSW

Visual impact photomontages and methodology report

2nd February 2023

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed developments for the The Edgecliff Centre, NSW with respect to the existing built form and site context.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. PHOTOMONTAGE METHODOLOGY

The following describes the process that we undertake to create the photomontages that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference point using the MGA 56 GDA 94 coordinates system.

To do this we use a variety of data that we import into our 3D scene. Examples of these data sources are 3D models of exiting and proposed buildings, site surveys, and photogrametric city models. A detailed description of the data sources used in this report can be found in Appendix A, B, C and D.

When we receive data sources that are not positioned to MGA-56 GDA 94 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA 94. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.3.

3.2 SITE PHOTOGRAPHY

The site photography was captured from viewpoint locations that were nominated by FJC. The viewpoint locations are shown on the viewpoint map in Section 4 of this document.

Camera lenses for photography are chosen taking a variety of factors into consideration including the distance from the site and the size of the proposed development with respect to the existing built form and landscape.

In some cases photography using a 50mm lens may produce the most effective photomontage due to this lenses close representation of distance perception, however in many cases a 50mm lens cannot capture enough surrounding context and in these cases we consider that using a wider lens is more appropriate.

For Viewpoint 13, The cloudy sky was replaced to enhance the aesthetic appearance. See appendix D (page 65).

Full metadata of the photographs was recorded during the site photography. The critical data we extracted was date, time and lens information.

3.3 ALIGNMENT OF 3D SCENE TO PHOTOGRAPHY

To align the cameras in the 3D scene to match the photographs, we imported the site and photography location survey data into the 3D scene.

We then load the photographs into the background of the corresponding 3D scene camera view ensuring that the aspect ratio and lens setting match. The camera is rotated so that the surveyed points in the 3D scene aligned to the corresponding points in the photograph.

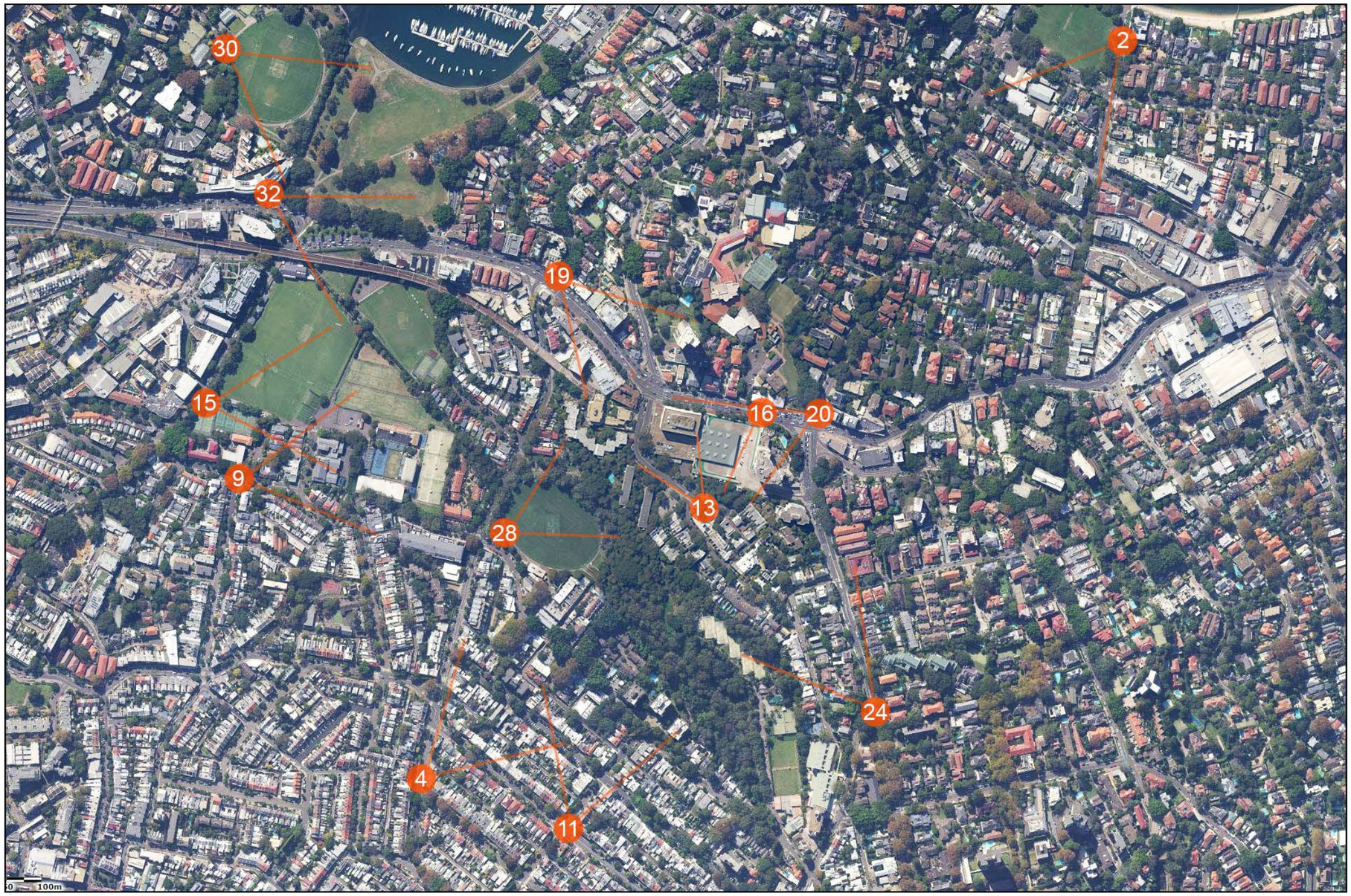
3.4 RENDERING AND PHOTOMONTAGE CREATION

After completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in the photograph. This was done using the software's sunlight system that matches the angle of the sun using location data and time and date information. This data was extracted from the metadata of the photographs.

The photomontages were produced by rendering the 3D models of the existing, future built and landscaped form from the aligned camera in the 3D scene. The rendered image is then montaged into the existing photography to represent the future condition.

4. MAP OF VIEWPOINT LOCATIONS



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
19. New South Head Road and Mona Street
20. New South Head Road and Ocean Avenue Edgecliff
24. Ocean Street and Jersey Road Paddington
28. Trumper Oval Paddington
30. Waratah Street Rushcutters Bay
32. William Street Rushcutters Bay

5.1 VIEWPOINT POSITION 02

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

5.2 VIEWPOINT POSITION 02

PHOTOGRAPH OF CURRENT CONDITION

5.3 VIEWPOINT POSITION 02

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

5.4 VIEWPOINT POSITION 02

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

6.1 VIEWPOINT POSITION 04

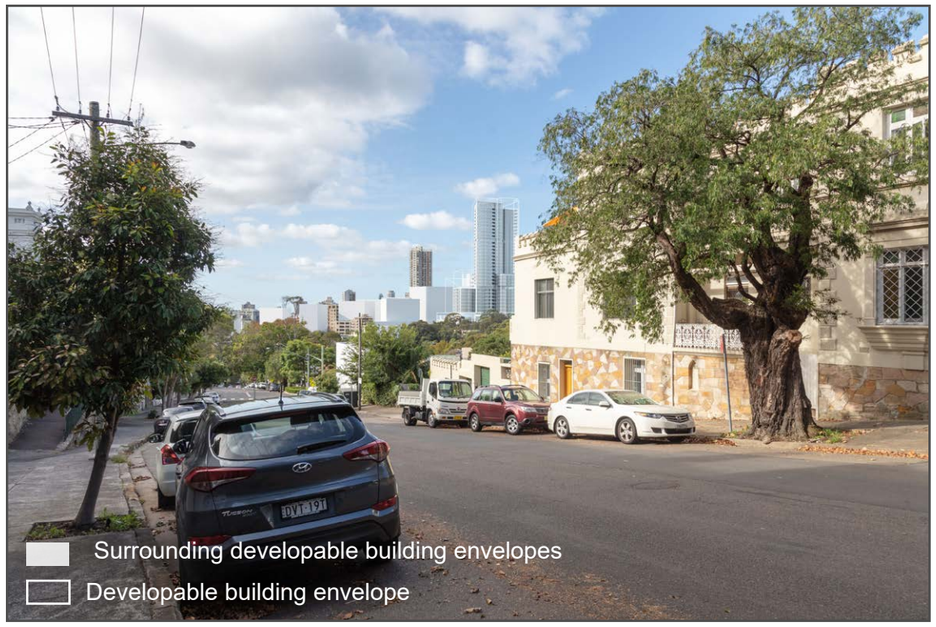
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



6.2 VIEWPOINT POSITION 04

PHOTOGRAPH OF CURRENT CONDITION

6.3 VIEWPOINT POSITION 04

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

6.4 VIEWPOINT POSITION 04

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

7.1 VIEWPOINT POSITION 09

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

7.2 VIEWPOINT POSITION 09

PHOTOGRAPH OF CURRENT CONDITION

7.3 VIEWPOINT POSITION 09

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

7.4 VIEWPOINT POSITION 09

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

8.1 VIEWPOINT POSITION 11

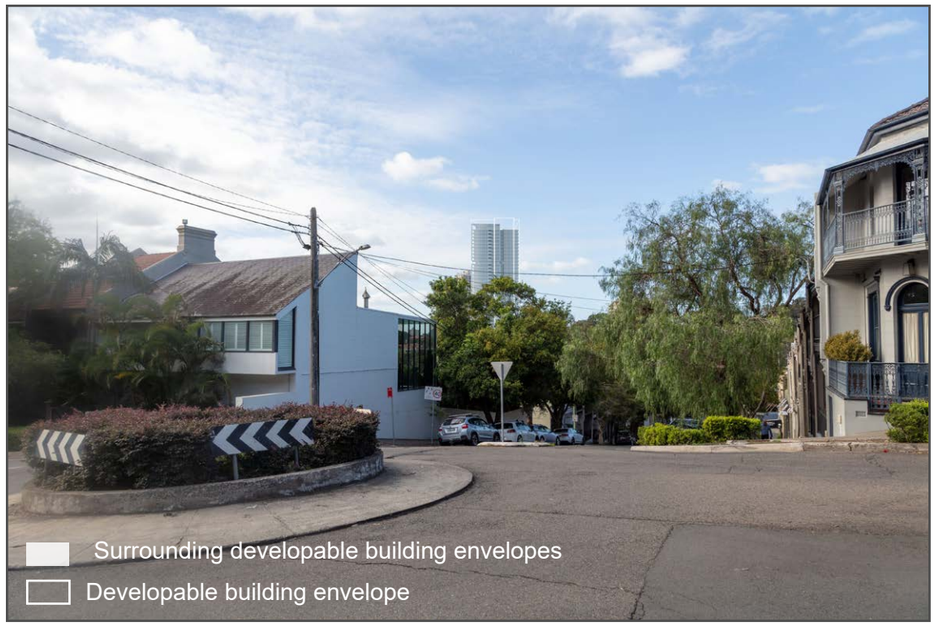
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



8.2 VIEWPOINT POSITION 11

PHOTOGRAPH OF CURRENT CONDITION

8.3 VIEWPOINT POSITION 11

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

8.4 VIEWPOINT POSITION 11

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

9.1 VIEWPOINT POSITION 13

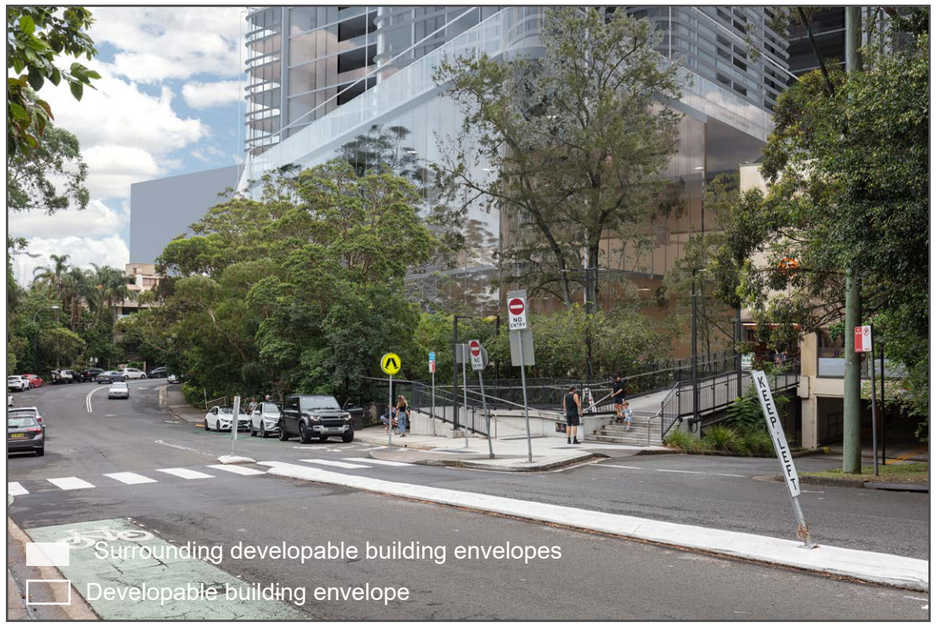
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

Photo Date:	27 January 2024
Camera Used:	Canon EOS 5DS R
Camera Lens:	EF16-35mm f/4L IS USM
Focal length in 35mm Film:	35mm

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



9.2 VIEWPOINT POSITION 13

PHOTOGRAPH OF CURRENT CONDITION

9.3 VIEWPOINT POSITION 13

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

9.4 VIEWPOINT POSITION 13

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

10.1 VIEWPOINT POSITION 15

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

10.2 VIEWPOINT POSITION 15

PHOTOGRAPH OF CURRENT CONDITION

10.3 VIEWPOINT POSITION 15

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

10.4 VIEWPOINT POSITION 15

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

11.1 VIEWPOINT POSITION 16

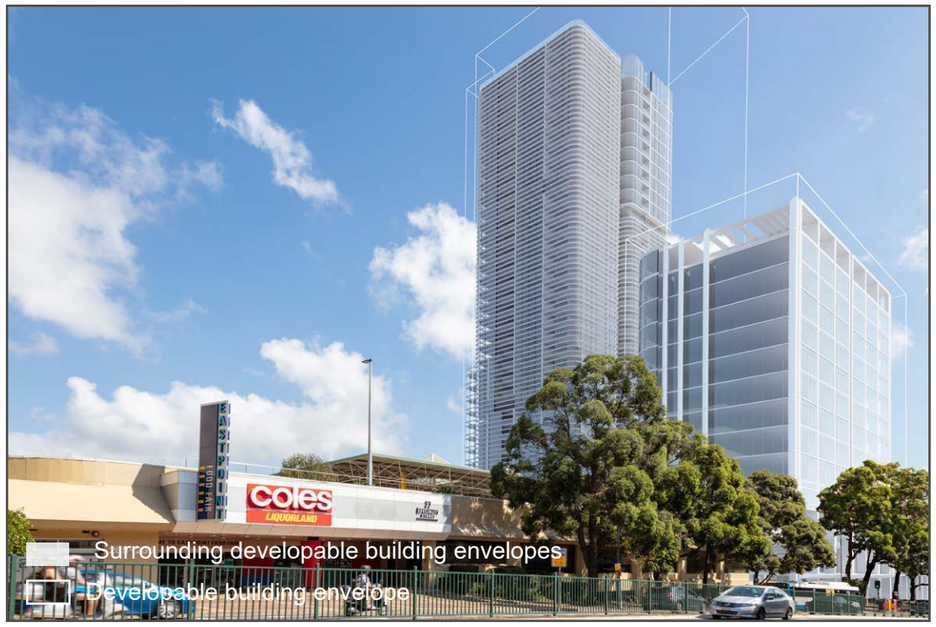
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



11.2 VIEWPOINT POSITION 16

PHOTOGRAPH OF CURRENT CONDITION

11.3 VIEWPOINT POSITION 16

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

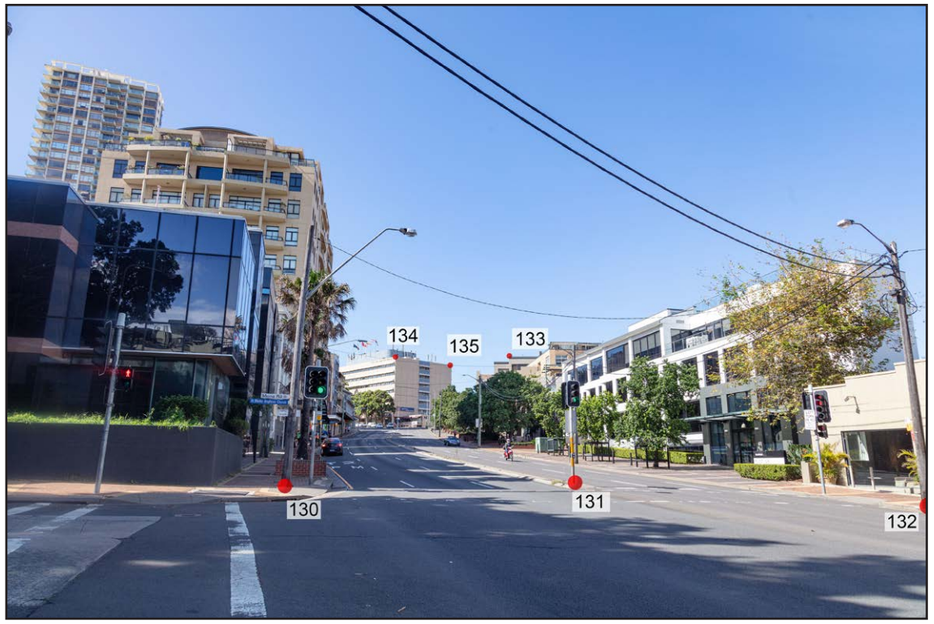
11.4 VIEWPOINT POSITION 16

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

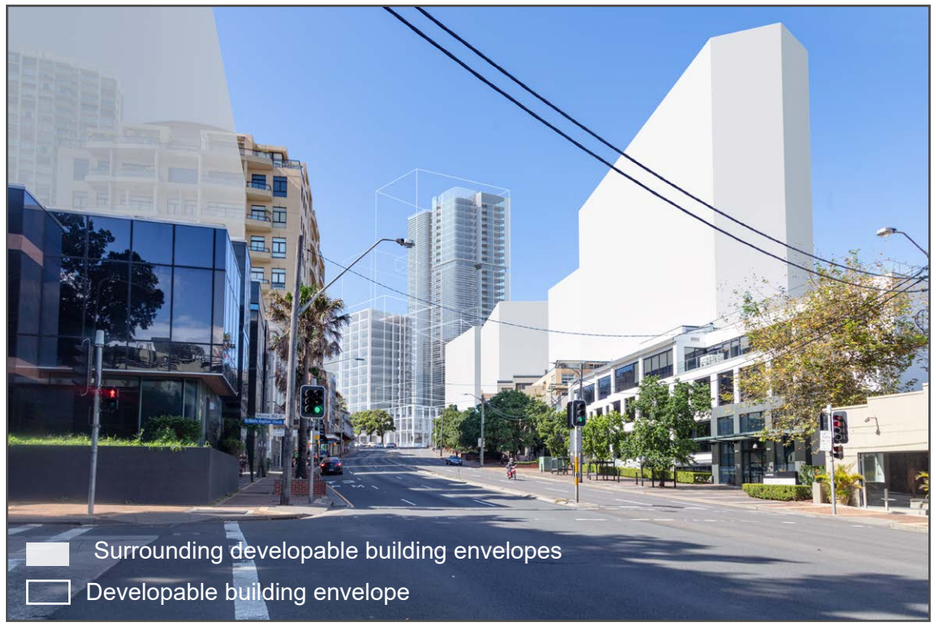
12.1 VIEWPOINT POSITION 19

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT



PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



PHOTOGRAPH DETAILS

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

12.2 VIEWPOINT POSITION 19

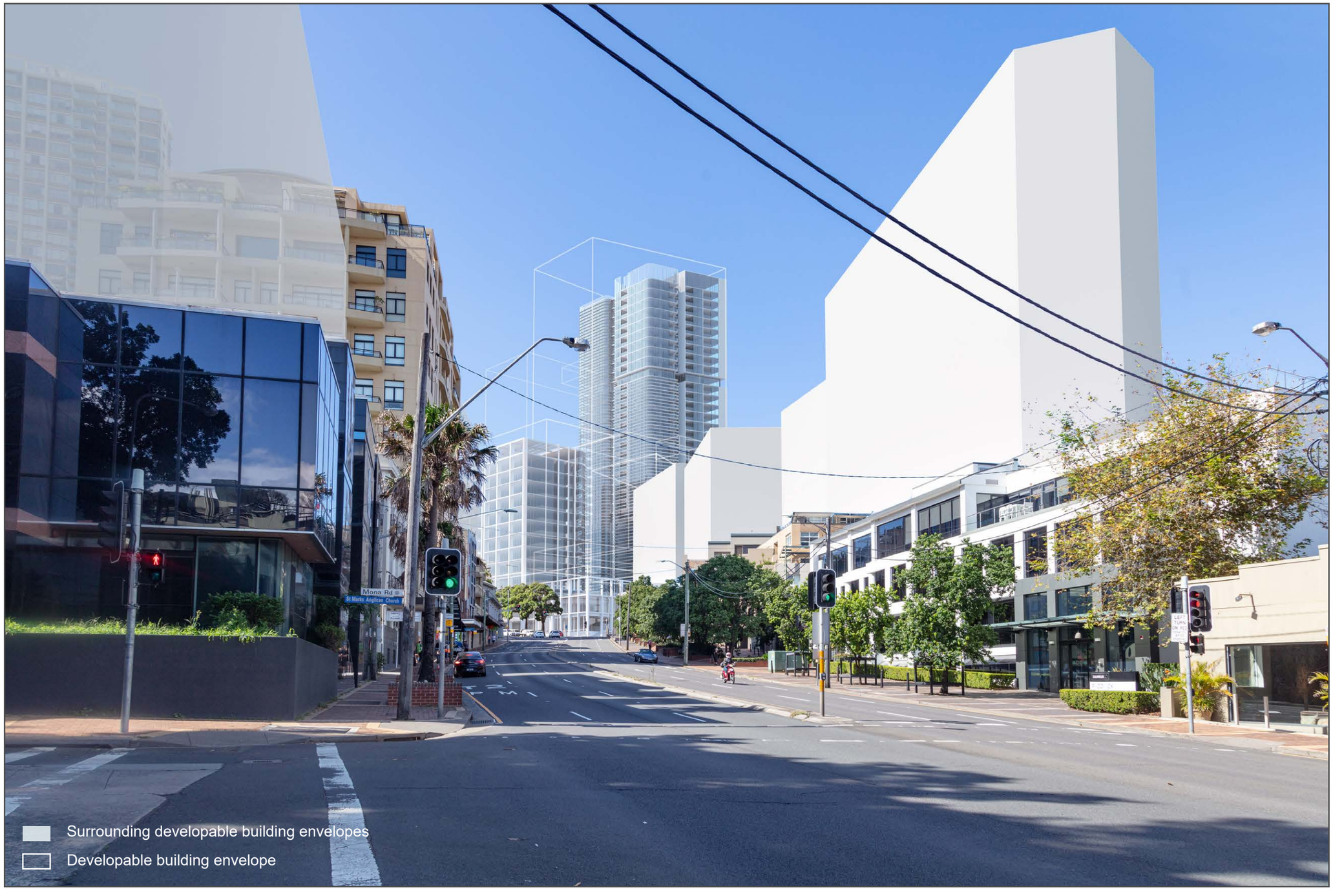
PHOTOGRAPH OF CURRENT CONDITION

12.3 VIEWPOINT POSITION 19

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

12.4 VIEWPOINT POSITION 19

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



13.1 VIEWPOINT POSITION 20

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

13.2 VIEWPOINT POSITION 20

PHOTOGRAPH OF CURRENT CONDITION

13.3 VIEWPOINT POSITION 20

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

13.4 VIEWPOINT POSITION 20

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

14.1 VIEWPOINT POSITION 24

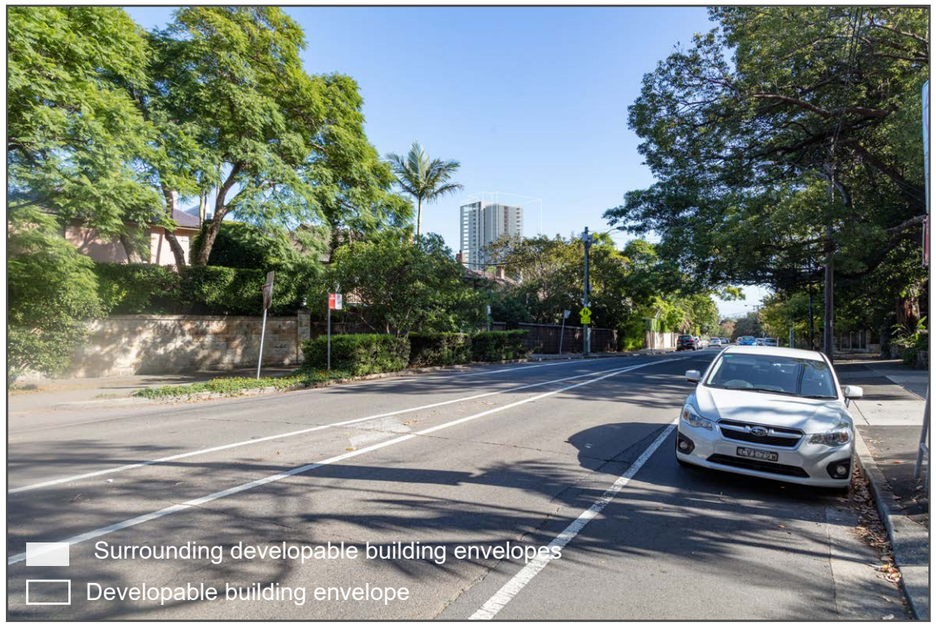
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



14.2 VIEWPOINT POSITION 24

PHOTOGRAPH OF CURRENT CONDITION

14.3 VIEWPOINT POSITION 24

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

14.4 VIEWPOINT POSITION 24

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

15.1 VIEWPOINT POSITION 28

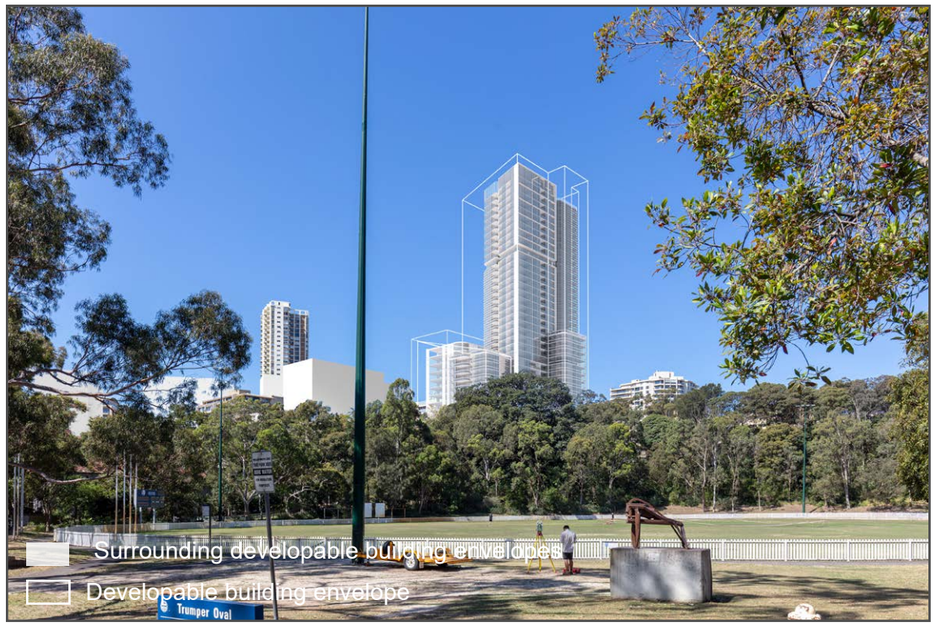
PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS



15.2 VIEWPOINT POSITION 28

PHOTOGRAPH OF CURRENT CONDITION

15.3 VIEWPOINT POSITION 28

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

15.4 VIEWPOINT POSITION 28

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

16.1 VIEWPOINT POSITION 30

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

16.2 VIEWPOINT POSITION 30

PHOTOGRAPH OF CURRENT CONDITION

16.3 VIEWPOINT POSITION 30

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

16.4 VIEWPOINT POSITION 30

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

17.1 VIEWPOINT POSITION 32

PHOTOGRAPH OF CURRENT CONDITION

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT

PHOTOGRAPH DETAILS

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

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

17.2 VIEWPOINT POSITION 32

PHOTOGRAPH OF CURRENT CONDITION

17.3 VIEWPOINT POSITION 32

SURVEY DATA OVERLAY ILLUSTRATING 3D CAMERA ALIGNMENT TO THE PHOTOGRAPH

17.4 VIEWPOINT POSITION 32

PHOTOMONTAGE OF CURRENT CONDITION AND PROPOSED AMENDMENTS

18. 3D SCENE DATA SOURCES

Appendix A - 3D Model of the proposed Sydney Terminal

File Name: LPEC 35 Storey Option Detail.din3d
Author: FJMT
Format: DIN3D
Alignment: Aligned to MGA 56 GDA94 via Appendix B & C

Appendix B - Site Survey 1

File Name: 170508-DETAIL 18.03.01
Author: Linker Surveying
Format: Autocad DWG
Alignment: MGA 56 GDA94

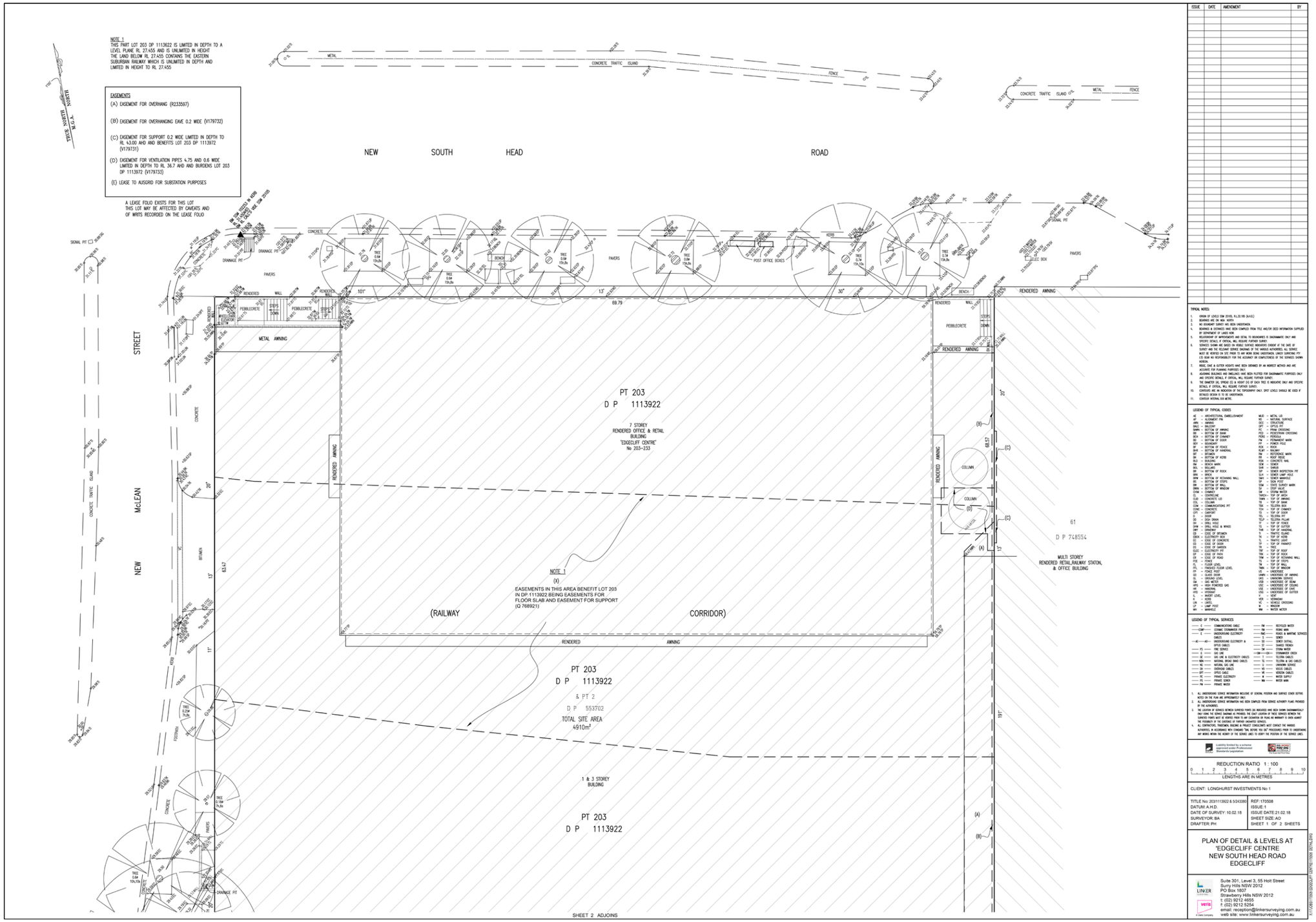
Appendix C - Site Survey 2

File Name: 21507Photolocation 1
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA94

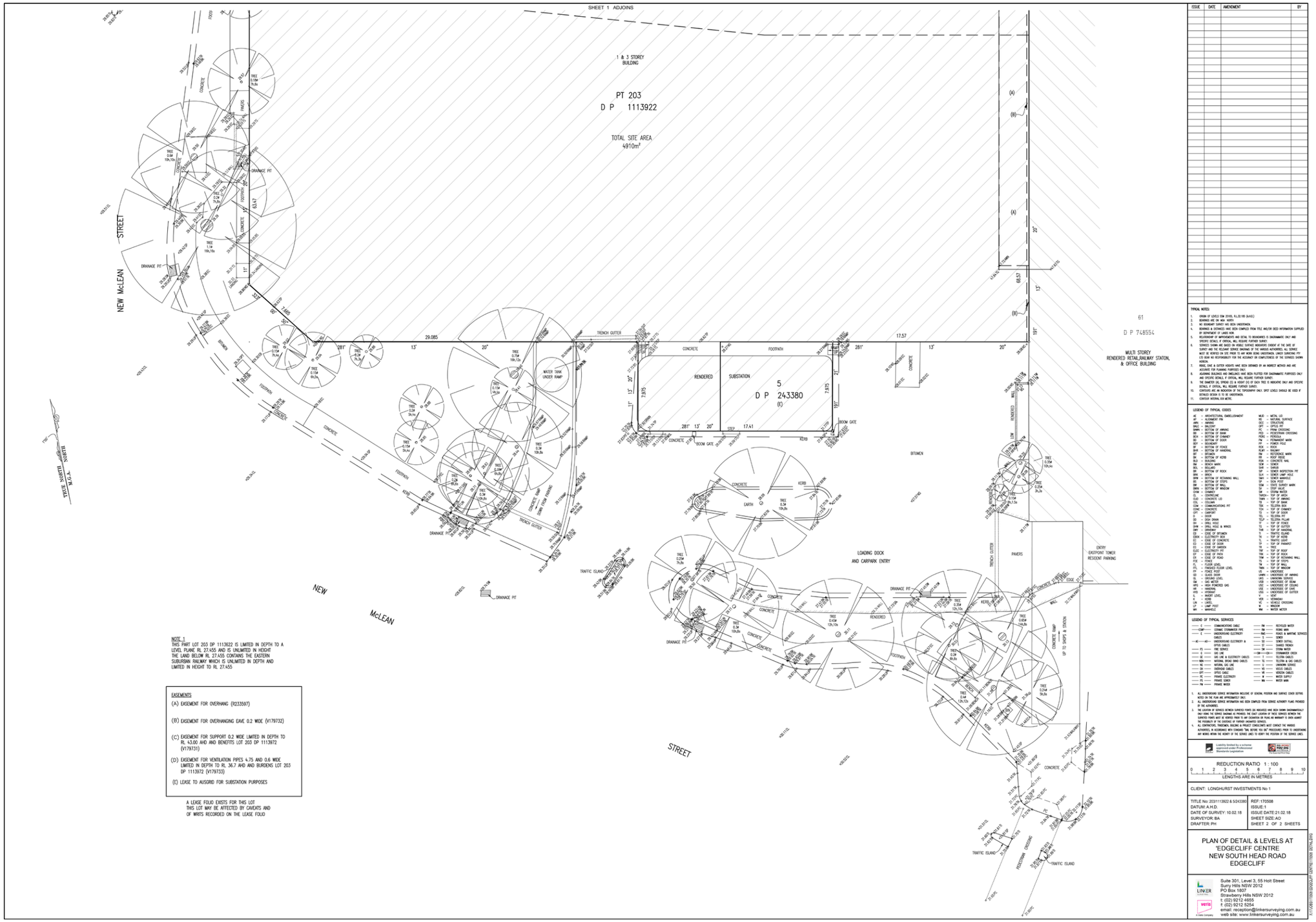
19. APPENDIX A: 3D MODEL SUPPLIED BY FJMT

Surrounding developable massing envelopes

20.1 APPENDIX B: SITE SURVEY 1 SUPPLIED BY LINKER SURVEYING



20.2 APPENDIX B: SITE SURVEY 2 SUPPLIED BY LINKER SURVEYINGSURVEYING



21.1 APPENDIX C: SITE SURVEY 1 SUPPLIED BY CMS

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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ISNSW THE INSTITUTION OF SURVEYORS NSW INC

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(Mona Vale)

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ISO 9001:2008 REGISTERED FIRM

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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ISNSW THE INSTITUTION OF SURVEYORS NSW INC

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ISO 9001:2008 REGISTERED FIRM

21.2 APPENDIX C: SITE SURVEY 1 SUPPLIED BY CMS

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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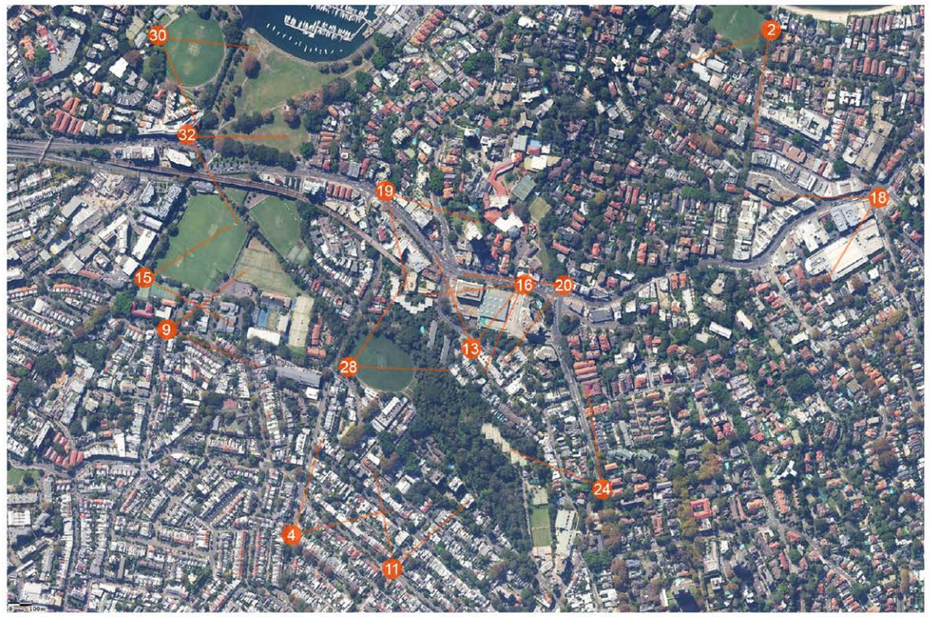
Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
601	336548.066	6249673.657	6.99	PHOTO 28.1
602	336551.521	6249671.839	6.98	PHOTO 28.2
603	336553.523	6249691.507	8.79	POST
604	336557.105	6249678.305	9.48	POST
605	336560.216	6249688.827	7.15	CONCRETE
606	336561.412	6249687.114	7.15	CONCRETE
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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21.3 APPENDIX C: SITE SURVEY 1 SUPPLIED BY CMS

CMS Surveyors Pty Limited
A.B.N. 79 096 240 201
LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS

CMS SURVEYORS

Date: 28-04-2023
Our Ref: 19255B photo Location 1

Virtual Ideas
Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield

As instructed, we have attended site and measured the Co-ordinates and Elevation of the photo locations for No.203-233 New South Head Road, Edgecliff.

Coordinates are MGA 56 (GDA 2020) and elevation to Australian Height datum (AHD) using known reference marks from SCIMS

Measurements were taken using Leica GNSS observations & Leica TS15 Total Station

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
1	336839.787	6249744.119	Ground RL 32.74	PHOTO 1-1
2	336841.564	6249741.319	Ground RL 33.10	PHOTO 1-2
3	336846.437	6249738.774	Ground RL 33.48	PHOTO 1-3
100	336842.875	6249838.607	59.81	Building
101	336837.760	6249784.074	43.61	Building
102	336841.420	6249777.663	38.94	Building
103	336845.337	6249755.853	35.29	Post
104	336837.923	6249757.039	35.94	Sign
105	336832.738	6249759.919	34.56	Sign
106	336829.790	6249756.836	33.44	Post

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

Yours faithfully,
CMS Surveyors Pty Limited

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Graduate Surveyor
Bachelor of Spatial Science

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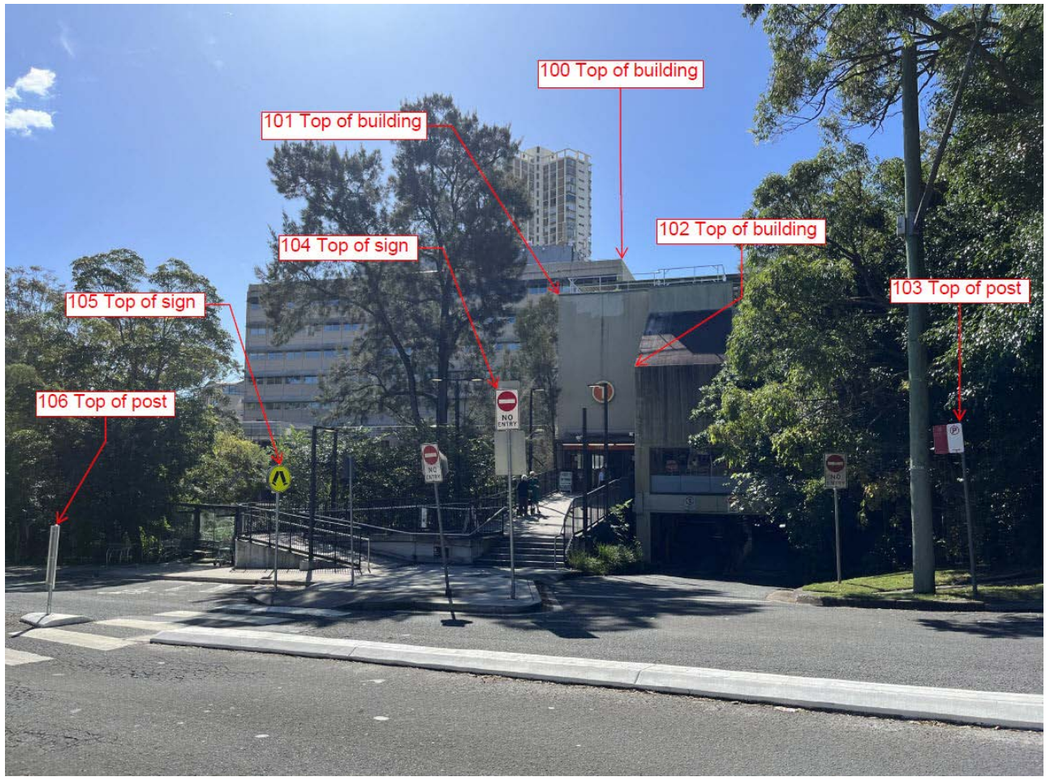
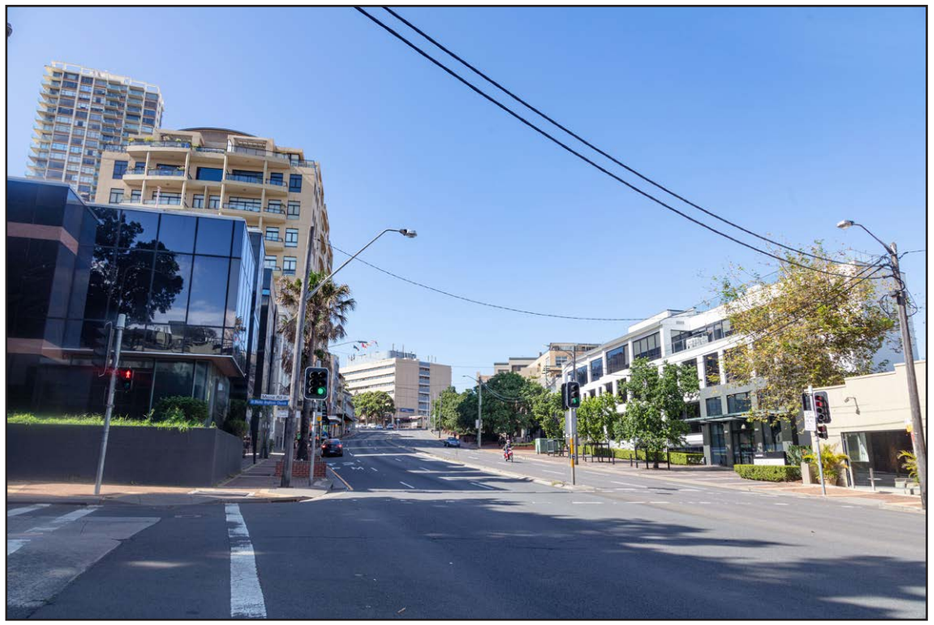
ISO 9001:2008 REGISTERED FIRM



21.4 APPENDIX D: ORIGINAL PHOTOGRAPHS WITHOUT VERTICAL CORRECTION

VIEWPOINT POSITION 16

VIEWPOINT POSITION 19



VIEWPOINT POSITION 20

VIEWPOINT POSITION 28

21.5 APPENDIX D: VIEW 13 - PHOTOGRAPH WITH ORIGINAL SKY

VIEWPOINT POSITION 13