

Attachment M – View Sharing Analysis

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BWL View Sharing Analysis

JW Planning Pty Ltd

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The following photos illustrate that views from surrounding development toward Brisbane Water (particularly from development at the rear of the site) are, in reality, obscured or curtailed by trees, landscaping and existing 2 storey buildings on the BWL site.

Photo 1 - view toward rear properties from 2nd storey level of existing BWL buildings



Photo 2 - view toward rear properties from 2nd storey level. Vegetation and a continuous row of 2 storey BWL Buildings parallel to the rear boundary obscure views toward Brisbane Water from properties at the rear.

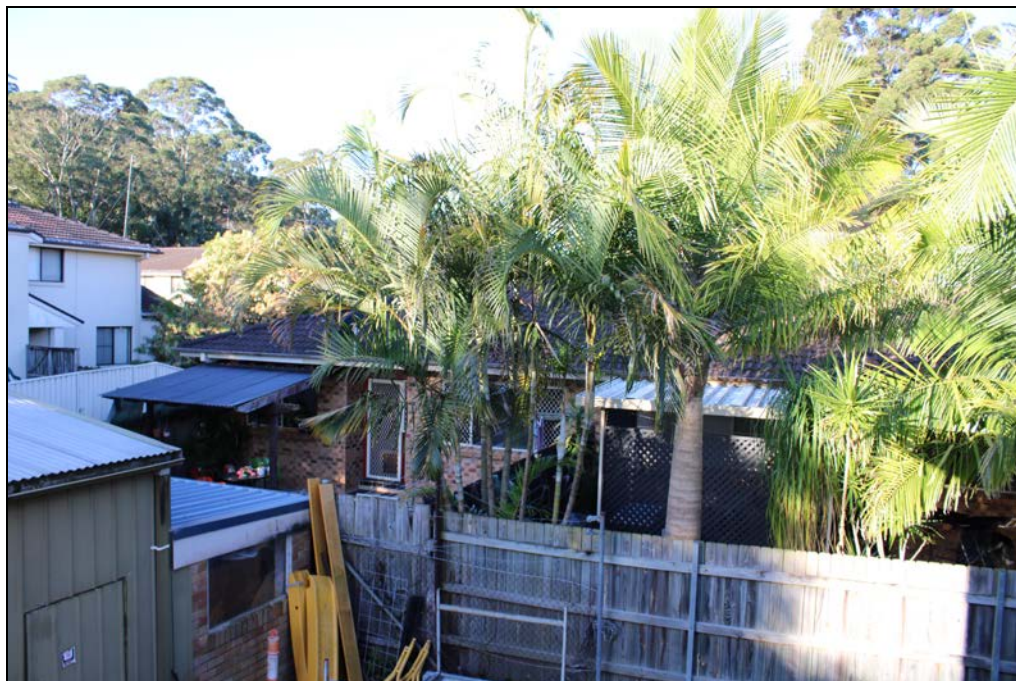


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Photo 3 - view toward rear properties from 2nd storey level. Vegetation that obscures views along the rear boundary is dense and primarily on adjoining land. The vegetation will not be removed by the proposed redevelopment of the BWL site



Photo 4 - view toward rear properties from 2nd storey level. The view illustrates the interface between a rear property and the shed at end of the view in Photo 3.



The unlikely availability of views across the site toward Brisbane Water is due to the buildings and vegetation along the rear boundary in the areas of the site shown **below**:

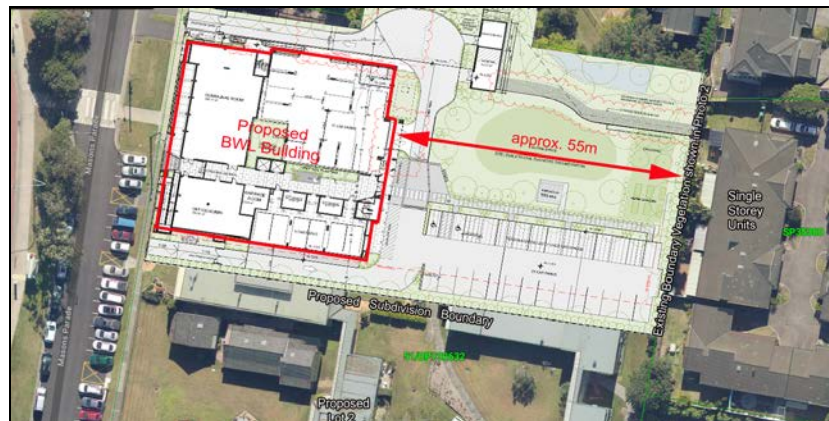
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The urban area behind the BWL site consists primarily of single and double storey housing which are unlikely for the reasons illustrated above to enjoy any view across the site toward to Brisbane Water. However, buildings of 3+ storeys may have existing, partial views to Brisbane Water and the most likely to have views impacted is the nearest 3 storey building circled in red **below**.

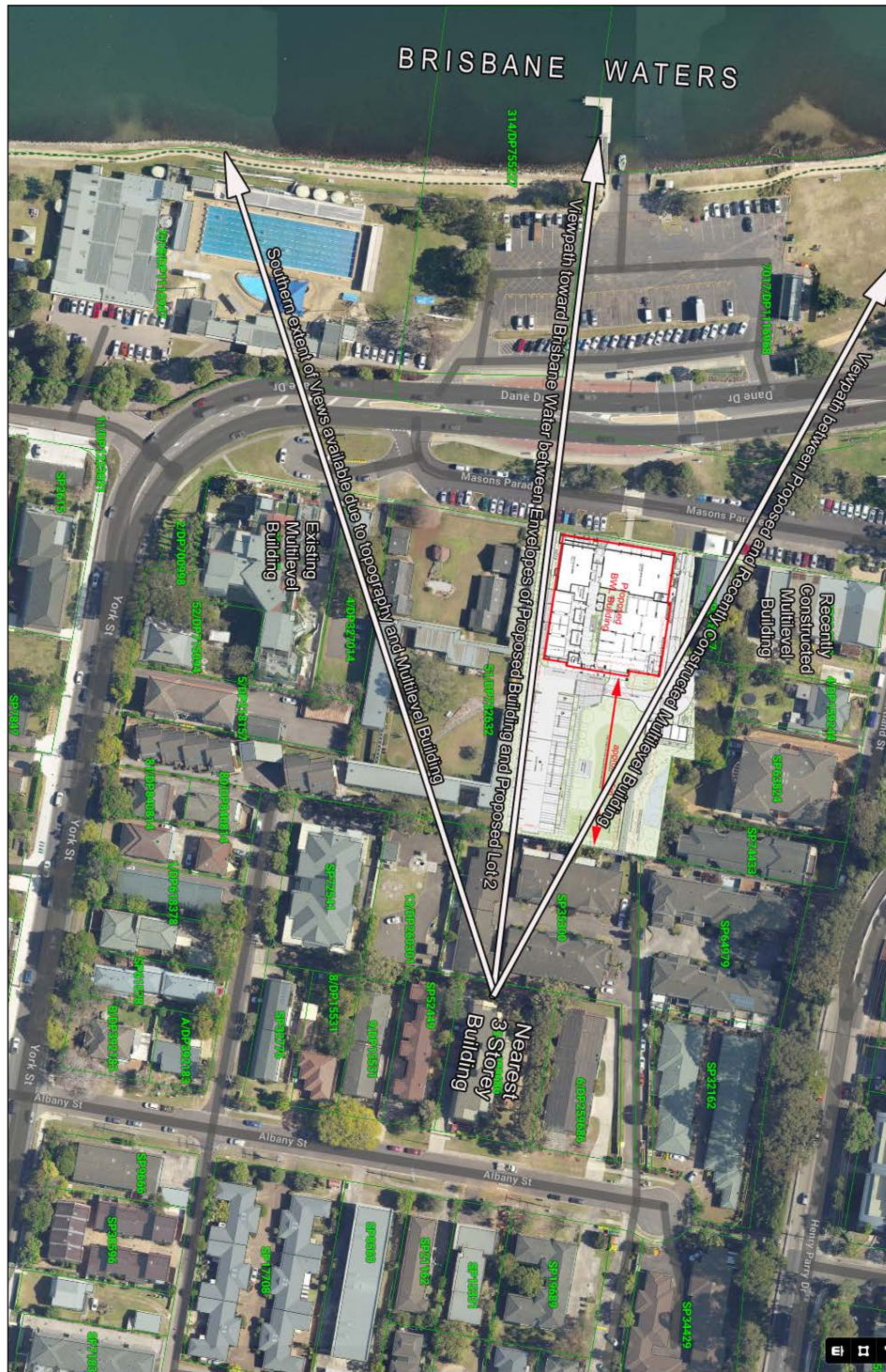


As the most likely building to have views impacted, an assessment has been carried out to determine the potential for view sharing taking in to account the *proposed* BWL building. The proposed BWL building has therefore been potted in plan-view on an air photo for the purposes assessing the potential for view sharing to negate the effects of parallax.



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The **below** image illustrates that the significant (approx.55m) setback of the proposed building from the rear boundary, together with the ADG complaint side setbacks and assumed ADG building envelope for proposed Lot 2, will provide for a wide view cone and maintain access to potential partial views of Brisbane Water. The nearest 3-storey building is some 280m from the waterfront so it also noted that any partial views will at best be distant and significantly obscured.



The **above** indicates that post development of the proposed BWL building, many if not all existing partial views across the site from surrounding development toward Brisbane Water will be able to remain shared in the long term.