URBIS

THE MANDARIN CENTRE

VIEW SHARING REPORT

PREPARED FOR MANDARIN DEVELOPMENTS PTY LTD and BLUE PAPAYA PTY LTD

AUGUST 2020
FOR SUBMISSION

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1.0 INTRODUCTION

PURPOSE OF THIS REPORT

Urbis has been commissioned by Mandarin Developments Pty Ltd and Blue Papaya Pty Ltd to provide independent analysis and assessment of visual impacts in relation to the Planning Proposal at 65 Albert Avenue, Chatswood. Urbis refers to this report as a view sharing report as it assesses the likely visual effects of the proposed development on private domain views.

This report responds to condition 1(f) issued by the Department of Planning, Industry and Environment (DPIE) included in its Gateway Determination in June 2020 which related to visual impacts and in particular potential view sharing outcomes from a neighbouring residential development.

"The preparation of a visual impact assessment, specifically from the residences of the 'Sebel' building directly to the north of the site, to the Department's satisfaction."

DOCUMENTS REVIEWED

A number of documents have been reviewed and considered during the preparation of this report including;

- Sydney North Panning Panel Advice Report dated 10 September 2019;
- The Chatswood CBD Strategy to 2036 partially endorsed by the DPIE in August 2019;
- Draft Willoughby Local Strategic Planning Statement 2019
- Chatswood LEP and DCP

The author of this report specialises in assessing visual impacts, view loss and view sharing assessments and in strategic planning of access to and protection of scenic resources. This report is based on a desktop review of aerial imagery, architectural plans prepared by Bates Smart, the Planning Proposal submitted to the DPIE, DPIE letter of determination and fieldwork from within the immediate visual catchment of the subject site. This assessment also includes an analysis of views from 18 residential dwellings at the Sebel and the application of the *Tenacity* Planning Principle in relation to the extent of view loss.

Urbis staff attended the site and surrounds in June 2020 and made observations in relation to the existing visual setting of the site, the immediately surrounding or 'effective' visual catchment and observations about spatial arrangement of the site and surrounding buildings including the likely private domain view access from the Sebel. Urbis staff returned to inspect views from individual dwellings in the Sebel across two days in July. Further detail regarding views inspections is included in "5.0 Analysis of Photomontages".

PROJECT UNDERSTANDING

The Mandarin Centre currently occupies the entire site area at 65 Albert Avenue, Chatswood. The property is located within the Chatswood CBD within the Willoughby LGA. The site is located on the corner of Victor Street and Albert Avenue, being positioned within 100m of Chatswood railway station. The subject site is located at the south-west corner of Victor Street and Albert Avenue, within the Chatswood CBD and Willoughby LGA in close proximity to the Chatswood Train Station. The Planning Proposal seeks to redevelop 65 Albert Avenue, Chatswood as a mixed-use development comprising 158 apartments, retail and commercial floor space and will require changes to the Willoughby Local Environmental Plan (LEP) 2012, the most relevant of which to views is an increase to the maximum building height to RL 192.9 AHD.

Urbis understands that as part of several previous applications to increase the height of built form on the subject site that Bates Smart has tested a variety of built forms and land use options to arrive at the amended mixed use scheme which delivers a balance of retail, commercial office, community use and residential floor space in order to satisfy objectives of the Chatswood CBD Strategy

In terms of visible elements, the current Planning Proposal includes two towers above a podium that is equivalent in height to approximately five residential storeys. The majority of the west tower will sit 3m from the western site boundary and 4m from the neighbouring Sentral building at 67 Albert Avenue (formerly known as the Sage building). The proposed west tower is a slim form characterised by a rectangular floor plate that sits in a north-south alignment positioned so that its longest elevations present to the west and east. The west tower includes 18 levels of commercial office space rising to a height of RL 172.15 and is separated from the east tower by a 21m wide setback above the podium level. The east tower is setback 6m from the eastern edge of the podium and includes a rectangular floor plate that is parallel to Victor Street. Urbis notes that the inclusion of the wide spatial separation between the towers above the podium creates a potential view corridor when considering views from the north to the south and has been incorporated into the scheme to provide for view sharing.

2.0 PLANNING BACKGROUND

The Department's Pre-Gateway review dated September 2019 noted that the Planning Proposal was fully consistent with or capable of complying with key recommendations and conditions of the 'Department endorsed Chatswood CBD Planning and Urban Design Strategy' (the Chatswood CBD strategy) notwithstanding the inclusion of a residential component.

Urbis notes that the DPIE found that the Planning Proposal had site specific merit in relation to height as the built form proposed would not breach Pans-Ops height limits and is consistent with existing and proposed heights in the CBD. Urbis notes the presence of taller tower forms within the immediate visual context of the subject site to the west and north-west above and adjacent to the railway corridor which range in height up to RL 247m.

The current Planning Proposal as shown by Bates Smart in the Concept Design Report has evolved over the previous 7 years in response to direction and feedback provided by Willoughby Council, Sydney East Joint Regional Planning Panel and strategic planning advice including the Chatswood CBD Planning and Urban Design Strategy.

Urbis understands that the existing built form on the site does not comply with applicable WLEP 2012 height control due to approval of its construction under an historic and now superseded planning control. The significance of private domain potential view loss, is typically described and assessed in the context of statutory controls. However this view sharing report must also consider the visual effects of the planning approval in the context of the Chatswood CBD strategy and the proposal's existing Gateway Determination both of which contemplate a level of view loss that would be occasioned by taller built form and commercial tower development across this site.

Commercial tower setbacks are consistent with the recommendations of the CBD Strategy (between 3m/6m for office areas)

3.0 SUBJECT SITE AND SURROUNDING CONTEXT

The site is currently occupied by the Mandarin Centre which comprises retail facilities including cinemas, food outlets, ground level shops and basement car parking. The existing built form is relatively low in height relative to neighbouring development to its north and west. Its roof top includes a part-single storey across its western side and lower eastern roof top that is characterised by trafficable open space, ornamental gardens and an architectural cupola-style which marks its south-east corner. This and other roof structures affect existing view access form the podium and low levels of the Sebel building. In broad terms the Mandarin Centre forms a low height, simple mass so that it resembles the scale, form and character of a typical retail podium.

The surrounding visual context is highly urbanised and predominantly characterised by retail and commercial buildings of greater height with the exception of Chatswood Westfield to the east and the one and two-storey community facilities opposite the site on the south side of Albert Avenue for example, the Chatwood Youth Centre and basketball courts.

Built form to the west of site along the north side of Albert Avenue includes podium and tower forms that are significantly higher than that proposed; for example two tall slim towers connected to a shared podium at the Meriton 'Centrium' hotel and apartments. The tallest tower is 32 storeys in height.

Iglu budget and student accommodation is located between the railway corridor and Meriton Centrium and appears to include the equivalent of approximately 10 residential storeys. The 'Sentral' building is located between the subject site and the railway corridor. This building includes 15 storeys of commercial office space, the eastern elevation of which presents to the subject site.

Chatswood Oval is a large public open space located to the south-west of the site adjoining Albert Avenue and is characterised by peripherally located mature vegetation, a grandstand, isolated buildings and a playground precinct. The open expanse of park provides a relatively undeveloped space and contributes positive visual amenity to the immediate visual setting of the site.

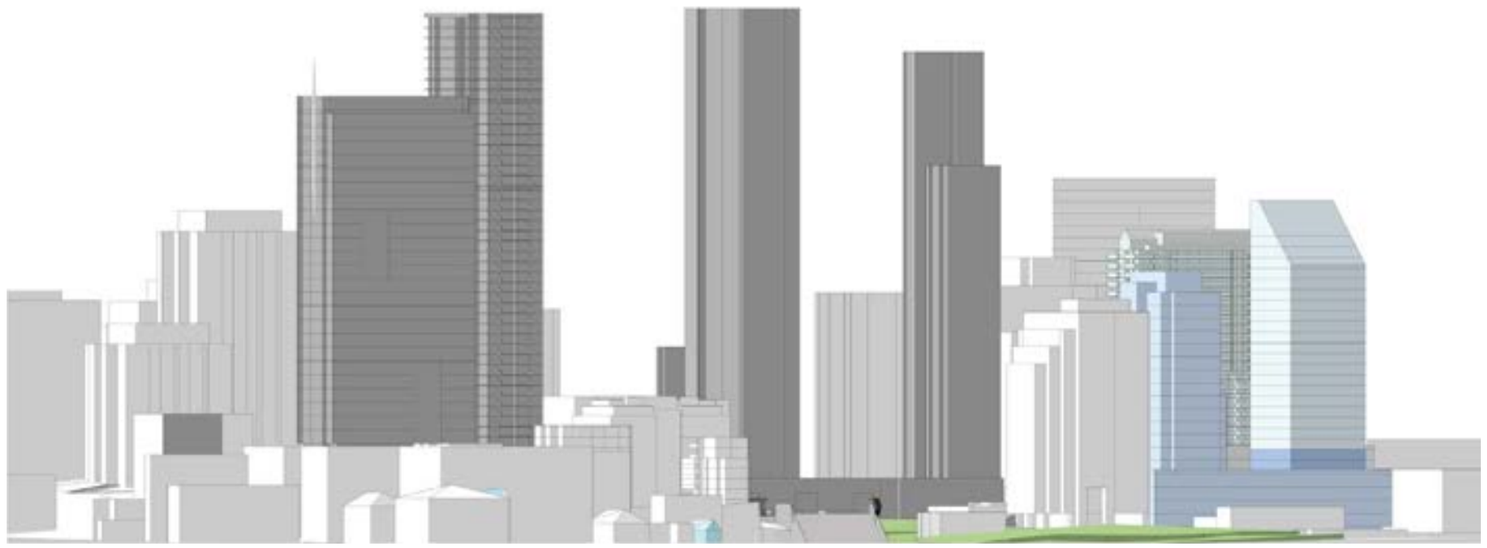


FIGURE 1 SURROUNDING HIGH-RISES

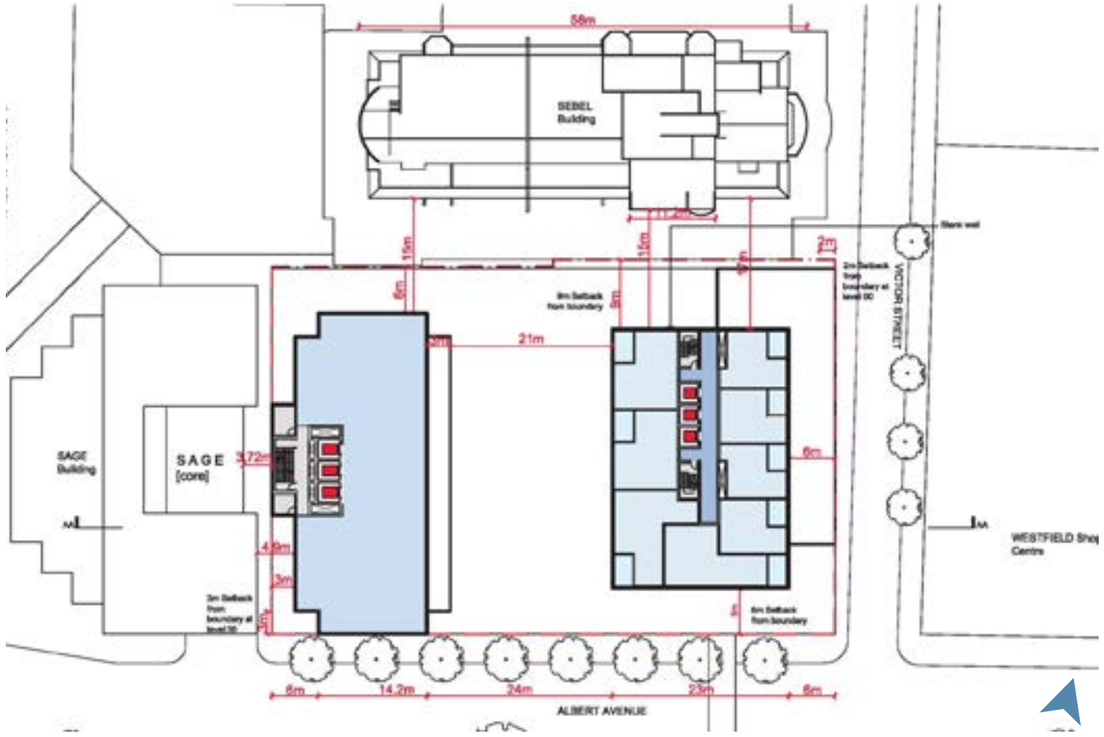


FIGURE 2 SUBJECT SET BACKS

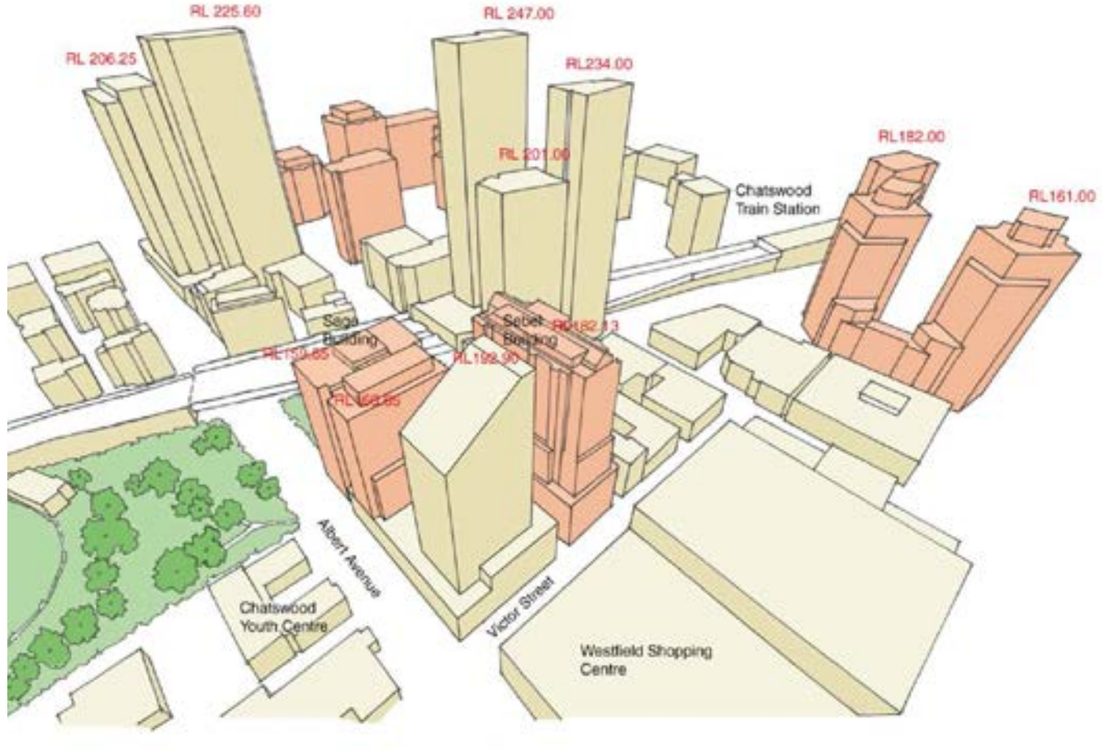


FIGURE 3 SUBJECT SITE PLAN AND SURROUNDING CONTEXT

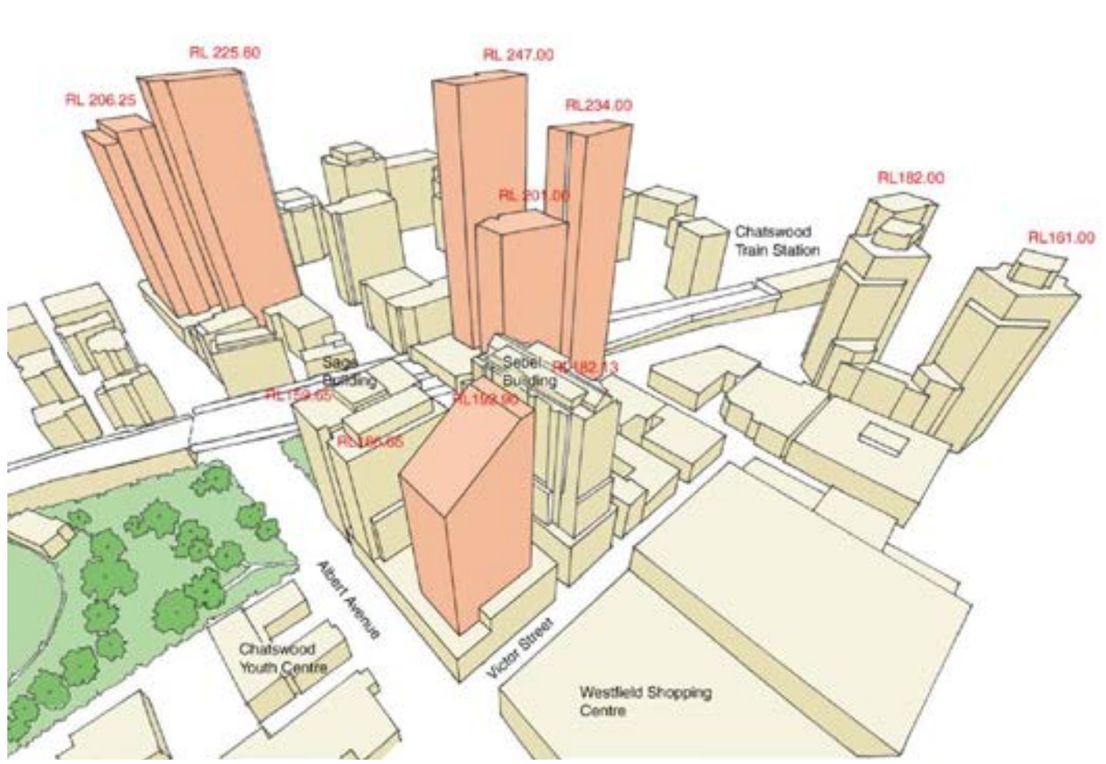


FIGURE 4 SURROUNDING HEIGHT CONTEXT

4.0 VISUAL CONTEXT

PRIVATE DOMAIN VISUAL CATCHMENT

Urbis considers the private domain visual catchment of the site to be small and constrained to the closest neighbouring residential buildings. This conclusion is based on Urbis' fieldwork observations undertaken in June 2020 from Chatswood Oval, Chatswood Mall, surrounding Streets and the Mandarin Centre roof top regarding relative heights, orientation, the spatial separation and arrangement of buildings surrounding the subject site and on real estate photographs which show views from the Sebel. In Urbis' opinion private domain views from the Sebel building are those most likely to be affected by potential view loss in relation to the Planning Proposal.

THE SEBEL

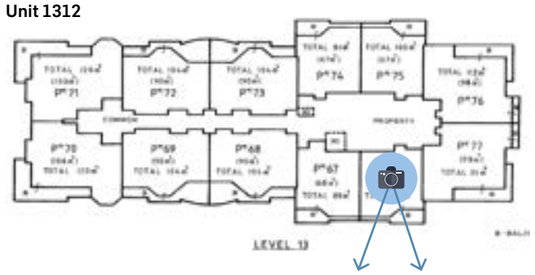
'The Sebel' is a 28 storey building located immediately north and adjacent to the subject site with a formal street address to 31 Victor Street. The building occupies virtually all of its rectangular-shaped block and includes a narrow setback from its southern site boundary and minor setback from the podium to the tower. The Sebel Building's longest elevations present to the north and south and therefore to the subject site. Urbis notes unusually, that solar access and access to natural light, amenity and views for south-facing apartments at the Sebel building, relies solely on access via its southern side boundary and across the under-developed subject site. Urbis notes further that this existing arrangement has allowed for a long period of fortuitous view access to the south across the Mandarin Site.

The Sebel comprises permanent, long and short stay accommodation with approximately 60 of the 202 apartments being managed by the Accor Hotel Group under the Sebel brand. I understand that the short stay hotel apartments occupy lower and mid-level floors approximately from level 6 to level 13, above which are private residential apartments. The south elevation of the Sebel changes in detail above level 14 as does the internal layout of units along this elevation and their internal layouts.

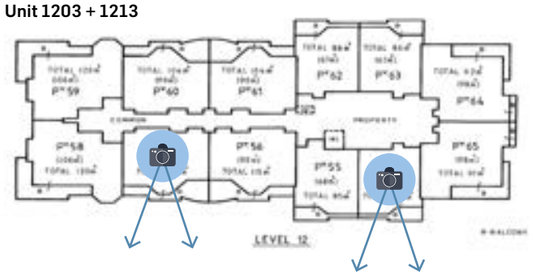
Willoughby Council occupies office space in the podium and lower levels of the building. Observations made during initial fieldwork from the roof top of the Mandarin Centre indicate the likely view access from low and mid-level south-facing apartments and provides some insight in relation to the internal floor plate and uses of spaces. All south-facing units at all levels include large floor to ceiling windows, doors and external balconies.

Subsequent to Urbis' fieldwork, Urbis was provided access to the unit title strata plans at the Sebel so that internal uses from both inspected and non-inspected dwellings is known. This information has assisted Urbis in forming an opinion as to the rating and importance of view loss and view sharing outcomes.

Unit 1312



Unit 1203 + 1213



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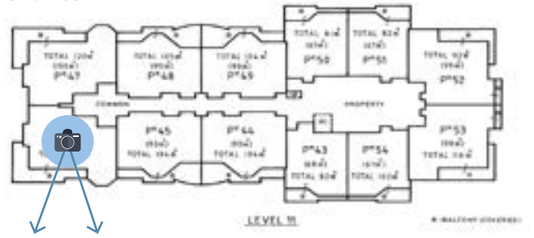
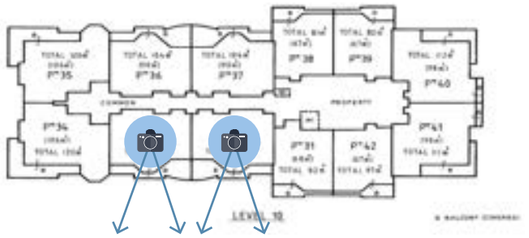


Unit 1002 + 1003



Unit 803

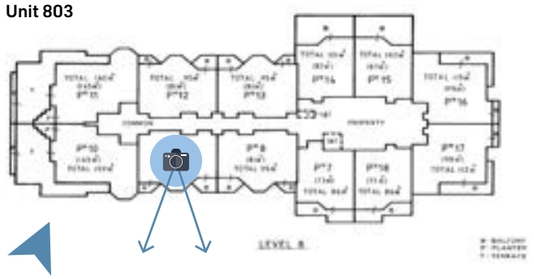
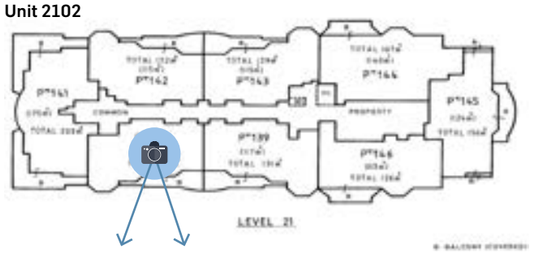
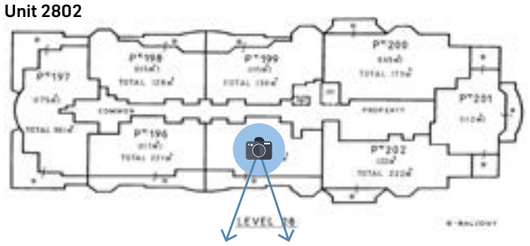


FIGURE 5 LOCATION MAPS - PLAN
REFER TO "APPENDIX 1 - PREPARATION OF PHOTOMONTAGES BY VIRTUAL IDEAS", WHICH SHOWS THE SURVEYED PHOTOMONTAGE VIEW LOCATION FOR EACH DWELLING

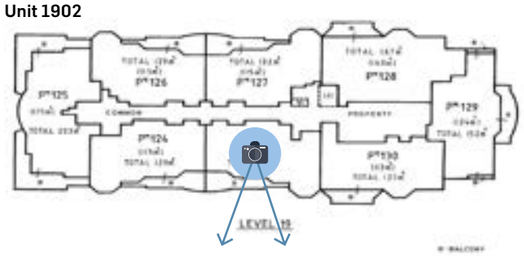
Unit 2102



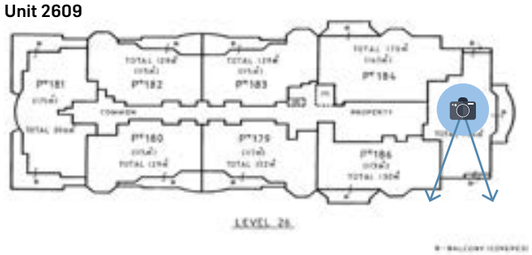
Unit 2802



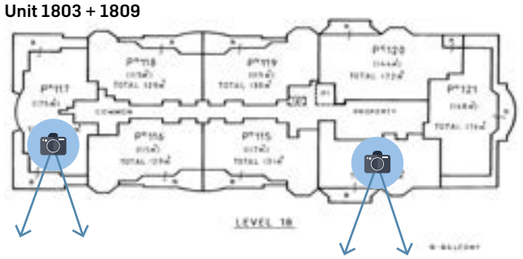
Unit 1902



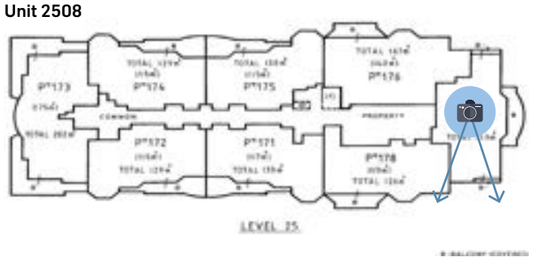
Unit 2609



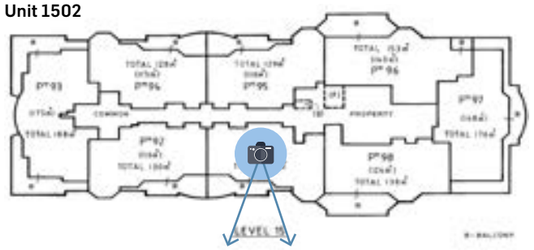
Unit 1803 + 1809



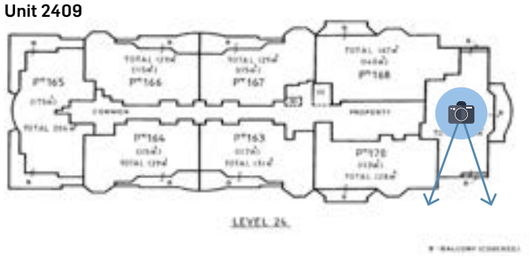
Unit 2508



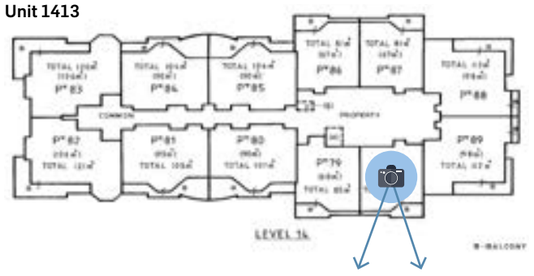
Unit 1502



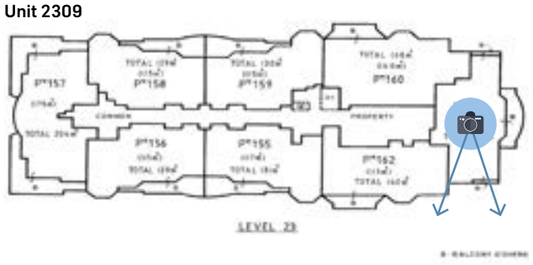
Unit 2409



Unit 1413



Unit 2309



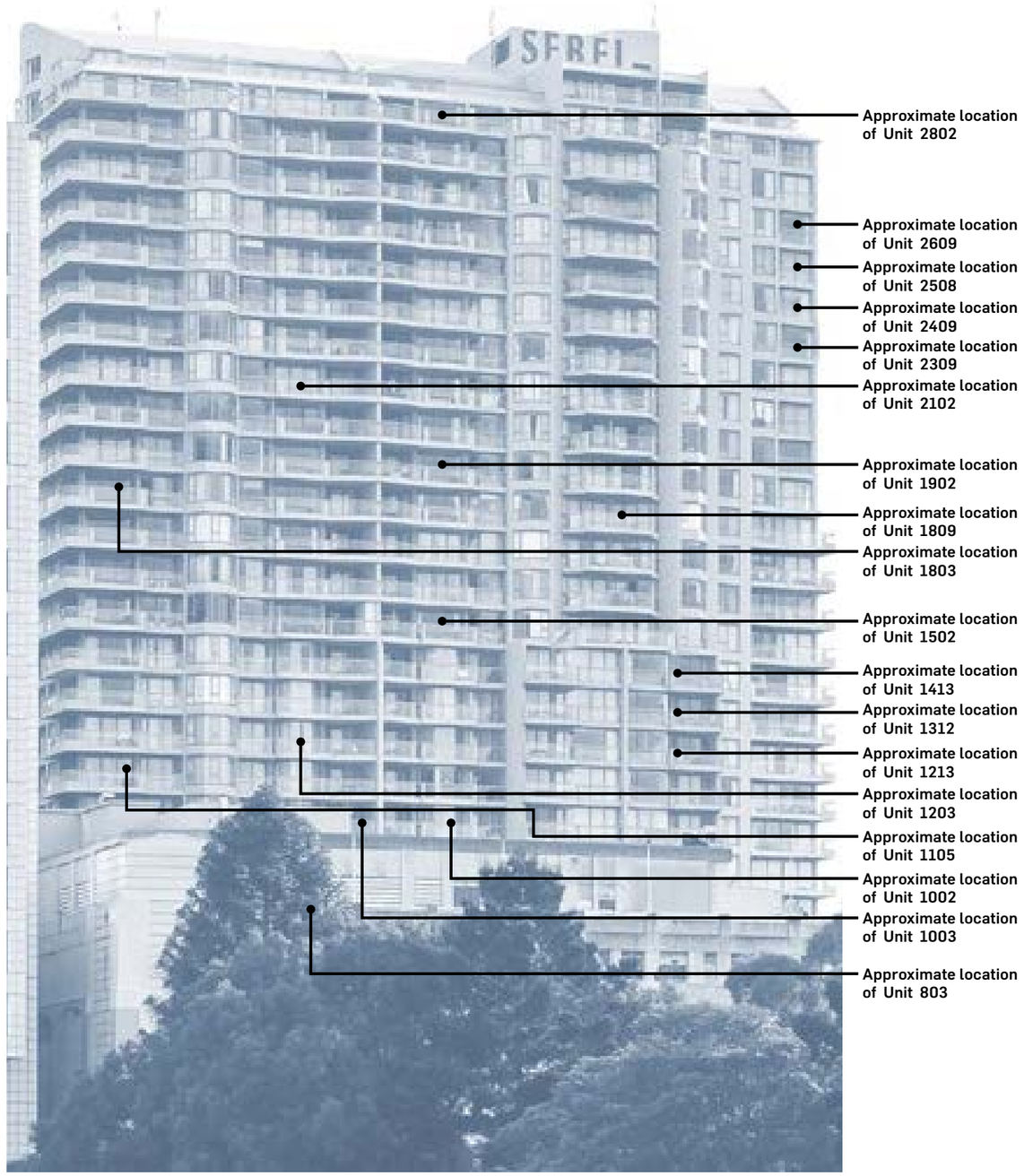


FIGURE 6 LOCATION MAP - SOUTH ELEVATION
REFER TO "APPENDIX 1 - PREPARATION OF PHOTOMONTAGES BY VIRTUAL IDEAS", WHICH SHOWS THE SURVEYED PHOTOMONTAGE VIEW LOCATION FOR EACH DWELLING

VIEW INSPECTIONS AT THE SEBEL

Table 1 Summary of Visual Effects

	EXISTING VIEWS	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON EXISTING VIEWS	NUMBER AND TYPE OF ROOMS IN THE DWELLING TO BE AFFECTED	RATING OF THE EXTENT OF VIEW LOSS USING *TENACITY* RATINGS OF NEGLIGIBLE, MINOR, MODERATE, SEVERE AND DEVASTATING	*TENACITY* STEPS WHERE THRESHOLD CRITERIA IS MET	SUMMARY OF VISUAL EFFECTS AND RATING OF VIEW SHARING OUTCOME
Unit 1002	This is a two bedroom unit centrally located along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is set back deeper into the apartment so that access to the view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. A wide central view corridor or part of the whole view is retained which includes icons e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline . Urbis observed that other views to the west and east from parts of the balcony will remain accessible for example if the viewer stands at the west end and south edge of the west bedroom balcony, it is likely that more of the view to the south-east will be visible for example access to North Head.	Views are accessible from 3 south facing rooms, including two bedrooms and the open plan living - kitchen area. Views from all rooms would be affected.	Living, bedroom and balcony views = moderate Kitchen views = minor	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	A wide central corridor of the existing view is retained. The extent of view loss is rated as moderate overall and the level of view sharing achieved is considered reasonable in the context of a permissible commercial envelope under the CBD Strategy which would result in the loss of all views to the south.
Unit 1203	This is a two bedroom unit centrally located along the south elevation of the Sebel that includes a balcony which extends along the majority of the dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is set back deeper into the apartment so that access to this view is constrained compared to the balcony views to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. A wide central view corridor or part of the whole view is retained which includes icons e.g. the central arch of Sydney Harbour Bridge. Urbis observed that other views to the west and east from parts of the balcony will remain accessible for example if the viewer stands at the west end and south edge of the balcony, it is likely that more of the view to the south-east will be revealed for example access to North Head.	Views are accessible from 3 south facing rooms, including two bedrooms and the open plan living - kitchen area. Views from all rooms would be affected.	Living, bedroom and balcony views = moderate Kitchen views = minor	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	A wide central corridor of the existing view is retained. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. An example of the view loss caused by a permissible commercial envelope has been modelled in relation to unit 2802.

	EXISTING VIEWS	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON EXISTING VIEWS	NUMBER AND TYPE OF ROOMS IN THE DWELLING TO BE AFFECTED	RATING OF THE EXTENT OF VIEW LOSS USING *TENACITY* RATINGS OF NEGLIGIBLE, MINOR, MODERATE, SEVERE AND DEVASTATING	*TENACITY* STEPS WHERE THRESHOLD CRITERIA IS MET	SUMMARY OF VISUAL EFFECTS AND RATING OF VIEW SHARING OUTCOME
Unit 1312	This is a two bedroom unit which occupies the south-east corner of the Sebel and includes an 'L' shaped balcony from which a wide arc of view is available including to the north-east, east and south-east, south and south-west. Urbis observed that the kitchen is set back further into the apartment so that access to this view is constrained compared balcony views. The composition to the east, beyond the commercial/retail development is characterised by low density residential development, tree canopy, distant vegetated ridge lines and North Head topography and harbour. The view to the south is predominately characterised by foreground of urban forms for example the Mandarin roof top, parts of the Westfield car park and mid-ground characterised by medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards a short section of the arch of Sydney Harbour Bridge is visible. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into the west side which blocks parts of the expansive view to the south and south-west, including to St Leonards and the short section of the Sydney Harbour Bridge. The eastern half of the view including access to North Head and distant vegetated ridge lines will remain unaffected by the proposed development.	Views are accessible from 1 bedroom and the open plan living - kitchen area. Views from the south facing balcony would also be affected.	Living, bedroom and balcony views = moderate Kitchen views = minor	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	Approximately half of the expansive view available will be retained. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site which is outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. An example of the view loss caused by a permissible commercial envelope has been modelled in relation to unit 2802.
Unit 1413	This is a one bedroom unit located close to the eastern end of the south elevation at the Sebel and directly aligned to the proposed east tower. This unit includes a balcony along the length of the entire dwelling. View access extends in an arc, broadly from the south-south-west to the south-south-east. Balcony views to the south-south-east are constrained by a projecting party wall which also constrains views from the internal living and kitchen areas. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers a short central section of the arch of Sydney Harbour Bridge is visible. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposed tower form will introduce a new contemporary built form into the immediate composition of the view and block existing access to scenic and valued features directly to the south. Items lost include the distant background which includes part of an individual iconic item (the arch of the Sydney Harbour Bridge) as described in *Tenacity* for example . Urbis observed that other views to the west and east from parts of the balcony will remain accessible and unaffected by the proposed built forms. This includes south-easterly views towards vegetated ridge lines and North Head.	Both south-facing rooms in the dwelling would be affected by view loss including the living - kitchen area and bedroom	View loss to all rooms would be rated at the highest level using the *tenacity* rating of - devastating. Retention of some views from the balcony either side of the residential tower reduces the rating of view loss from the balcony to severe.	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	Access to all scenic views from internal areas of the dwelling will be lost. Access to some scenic parts of the view will be retained and unaffected such as views from the balcony to the south-east and west. Notwithstanding the rating of severe to devastating view loss, the significance of the view sharing outcome must be considered in the context of its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

	EXISTING VIEWS	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON EXISTING VIEWS	NUMBER AND TYPE OF ROOMS IN THE DWELLING TO BE AFFECTED	RATING OF THE EXTENT OF VIEW LOSS USING *TENACITY* RATINGS OF NEGLIGIBLE, MINOR, MODERATE, SEVERE AND DEVASTATING	*TENACITY* STEPS WHERE THRESHOLD CRITERIA IS MET	SUMMARY OF VISUAL EFFECTS AND RATING OF VIEW SHARING OUTCOME
Unit 1502	This is a two bedroom unit centrally, slightly west of centre along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to a wide central view corridor or part of the whole view is retained which includes part of an individual icon e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline. Urbis observed that other views to the west and east from parts of the balcony will remain accessible for example if the viewer stands near the edge of the balcony some views to the east-south-east are likely to be retained.	Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.	Living, bedroom, kitchen views = moderate Balcony views = moderate	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	A wide central corridor of the existing view is retained. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.
Unit 1803	This is a three bedroom apartment which occupies the west end of the Sebel and comprises two rooms that present to the south and other rooms that present to the west. The primary views to the south extend across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to part of the central view composition will be retained albeit at a slightly oblique angle. The inclusion of the view corridor will maintain view access to part of the Sydney CBD and areas to its east and south-east. Urbis observed that other views to the west from the western balcony will be unaffected by the proposal.	Views to be affected are available from two rooms including the living area and kitchen.	Living room and Kitchen = moderate -severe	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	Part of the existing central view composition via the spatial separation between towers, is retained. The extent of view loss is rated as moderate -sever given that the majority of the scenic and valued features in the view will be lost. Notwithstanding overall the view sharing outcome achieved is considered to be reasonable in the context of other relevant information. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

	EXISTING VIEWS	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON EXISTING VIEWS	NUMBER AND TYPE OF ROOMS IN THE DWELLING TO BE AFFECTED	RATING OF THE EXTENT OF VIEW LOSS USING *TENACITY* RATINGS OF NEGLIGIBLE, MINOR, MODERATE, SEVERE AND DEVASTATING	*TENACITY* STEPS WHERE THRESHOLD CRITERIA IS MET	SUMMARY OF VISUAL EFFECTS AND RATING OF VIEW SHARING OUTCOME
Unit 1809 - View 1 + 2	This is a two bedroom unit located close to the eastern end of the Sebel and is directly aligned with the proposed location of the residential tower. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the eat-in kitchen has a bay window that presents to the south and south-east. It is set back deeper into the apartment so that access to this view is constrained compared to the balcony views to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposed tower form will introduce a new contemporary built form into the immediate foreground composition and block existing access to scenic and valued features directly to the south. Some parts of the distant background to be lost includes part of an individual iconic item (the arch of the Sydney Harbour Bridge) as described in *Tenacity* and the Sydney CBD skyline. Urbis observed that other views to the west and east from parts of the balcony and from the kitchen to the east will remain partly accessible including from the kitchen towards vegetated ridge lines and North Head.	Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.	Living and bedroom views = devastating Balcony and kitchen views = severe	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	Access to the majority of scenic and valued views from internal areas of the dwelling will be lost. Access to some scenic parts of the view will be retained and unaffected such as views from the balcony and kitchen to the south-east, east-south-east including to North Head and oblique views to the west. Notwithstanding the rating of severe to devastating view loss, the significance of the view sharing outcome must be considered in the context of its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.
Unit 2102	This is a two bedroom unit centrally, slightly west of centre along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to a wide central view corridor or part of the whole view is retained which includes part of an individual icon e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline. Urbis observed that other views to the west and east will remain partly accessible as the viewer moves to different locations on the balcony.	Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.	Living, bedroom, kitchen views = moderate Balcony views = moderate	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	A wide central part of the view is retained via the spatial set back between towers. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

	EXISTING VIEWS	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON EXISTING VIEWS	NUMBER AND TYPE OF ROOMS IN THE DWELLING TO BE AFFECTED	RATING OF THE EXTENT OF VIEW LOSS USING *TENACITY* RATINGS OF NEGLIGIBLE, MINOR, MODERATE, SEVERE AND DEVASTATING	*TENACITY* STEPS WHERE THRESHOLD CRITERIA IS MET	SUMMARY OF VISUAL EFFECTS AND RATING OF VIEW SHARING OUTCOME
Unit 2409	This is a two bedroom unit located close to the eastern end of the Sebel and is directly aligned with the proposed location of the residential tower. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the eat-in kitchen has a bay window that presents to the south and south-east. is set back deeper into the apartment so that access to this view is constrained compared to the balcony views to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposed tower form will introduce a new contemporary built form into the immediate foreground composition and block existing access to scenic and valued features directly to the south. Some parts of the distant background to be lost includes part of an individual iconic item (the arch of the Sydney Harbour Bridge) as described in *Tenacity* and the Sydney CBD skyline. Urbis observed that other views to the west and east from parts of the balcony and from the kitchen to the east will remain partly accessible including from the kitchen towards vegetated ridge lines and North Head.	Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.	Living and bedroom views = devastating Balcony and kitchen views = severe	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	Access to the majority of scenic and valued views from internal areas of the dwelling will be lost. Access to some scenic parts of the view will be retained and unaffected such as views from the balcony and kitchen to the south-east, east-south-east including to North Head and oblique views to the west. Notwithstanding the rating of severe to devastating view loss, the significance of the view sharing outcome must be considered in the context of its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.
Unit 2508	This is a three bedroom unit that occupies the eastern end of the Sebel where two bedrooms present to the south. The unit's balcony presents to the east and narrows to form only a 'Juliet' to the south that is not accessible. Expansive views from the kitchen and living areas extend from the north-east to the south-east, and from the south facing bedrooms from the south-east to the south-west. Urbis observed that views form the kitchen and living areas are only to the east and will not include or be affected by the proposal. The composition to the east, beyond the commercial/retail development is characterised by low density residential development, tree canopy, distant vegetated ridge lines and North Head topography and harbour. The view to the south is predominately characterised by foreground of urban forms for example the Mandarin roof top, parts of the Westfield car park and mid-ground characterised by medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards a short section of the arch of Sydney Harbour Bridge is visible. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into part of the immediate foreground and will block parts of the expansive view to the south and south-west, including part of the western edge of the Sydney CBD. The short section of the Sydney Harbour Bridge will remain accessible in views. The eastern half of the view including access to North Head and distant vegetated ridge lines will remain unaffected by the proposed development.	Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.	Bedroom views = moderate - minor East balcony views = minor	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	The majority of the view to the south and south-east available from two bedrooms will be retained. The extent of view loss is rated as moderate-minor overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site which is outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. An example of the view loss caused by a permissible commercial envelope has been modelled in relation to unit 2802.

	EXISTING VIEWS	VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON EXISTING VIEWS	NUMBER AND TYPE OF ROOMS IN THE DWELLING TO BE AFFECTED	RATING OF THE EXTENT OF VIEW LOSS USING *TENACITY* RATINGS OF NEGLIGIBLE, MINOR, MODERATE, SEVERE AND DEVASTATING	*TENACITY* STEPS WHERE THRESHOLD CRITERIA IS MET	SUMMARY OF VISUAL EFFECTS AND RATING OF VIEW SHARING OUTCOME
Unit 2802	This is a two bedroom unit centrally, slightly west of centre along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).	The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to a wide central part of the whole view via the spatial separation of the towers and their tapering forms is retained which includes part of an individual icon e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline. Urbis observed that other views to the west and east from parts of the balcony will remain accessible for when the viewer stands near the edge of the balcony.	Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.	Living, bedroom, kitchen and balcony views = moderate	The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.	A wide central part of the view is retained via the spatial set back between towers. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. The extent of view loss that would be caused by the construction of building occupying the maximum permissible commercial envelope across the site is indicated by a translucent red block.

5.0 ANALYSIS OF PHOTOMONTAGES

EXISTING VIEWS AND VISUAL EFFECTS

UNIT 1002

Existing Views

This is a two bedroom unit centrally located along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is set back deeper into the apartment so that access to the view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. A wide central view corridor or part of the whole view is retained which includes icons e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline. Urbis observed that other views to the west and east from parts of the balcony will remain accessible for example if the viewer stands at the west end and south edge of the west bedroom balcony, it is likely that more of the view to the south-east will be visible for example access to North Head.

Number and Type of Rooms in the Dwelling to be Affected

Views are accessible from 3 south facing rooms, including two bedrooms and the open plan living - kitchen area. Views from all rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

Living, bedroom and balcony views = moderate
Kitchen views = minor

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in Tenacity.

Summary of Visual Effects and Rating of View Sharing Outcome

A wide central corridor of the existing view is retained. The extent of view loss is rated as moderate overall and the level of view sharing achieved is considered reasonable in the context of a permissible commercial envelope under the CBD Strategy which would result in the loss of all views to the south.

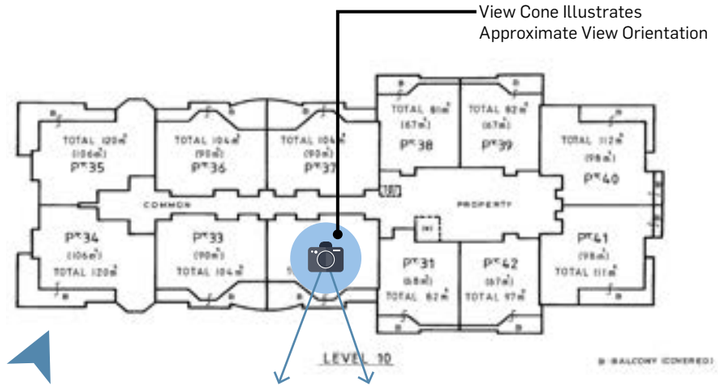


FIGURE 7 VIEW LOCATION MAP - PLAN

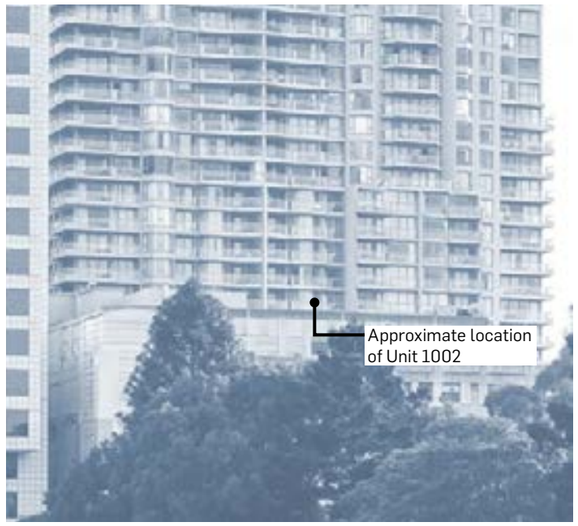


FIGURE 8 VIEW LOCATION MAP - ELEVATION

FIGURE 9 ORIGINAL PHOTOGRAPH

FIGURE 11 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 10 ADDITIONAL VIEW FROM KITCHEN/LIVING ROOM

FIGURE 12 ADDITIONAL VIEW SOUTH FROM BEDROOM BALCONY - VIEW CONSTRAINED BY WALL

FIGURE 13 ADDITIONAL VIEW SOUTH EAST FROM LIVING ROOM BALCONY

UNIT 1203

Existing Views

This is a two bedroom unit centrally located along the south elevation of the Sebel that includes a balcony which extends along the majority of the dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is set back deeper into the apartment so that access to this view is constrained compared to the balcony views to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. A wide central view corridor or part of the whole view is retained which includes icons e.g. the central arch of Sydney Harbour Bridge. Urbis observed that other views to the west and east from parts of the balcony will remain accessible for example if the viewer stands at the west end and south edge of the balcony, it is likely that more of the view to the south-east will be revealed for example access to North Head.

Number and Type of Rooms in the Dwelling to be Affected

Views are accessible from 3 south facing rooms, including two bedrooms and the open plan living - kitchen area. Views from all rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

Living, bedroom and balcony views = moderate
Kitchen views = minor

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome

A wide central corridor of the existing view is retained. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. An example of the view loss caused by a permissible commercial envelope has been modelled in relation to unit 2802.

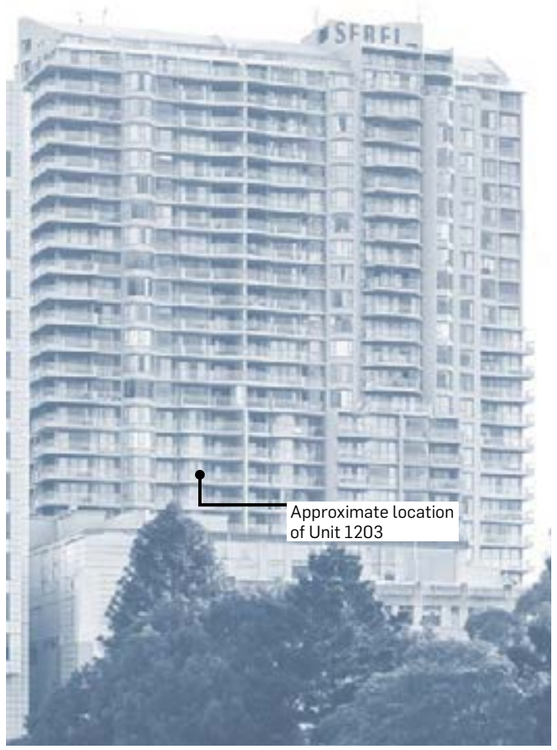


FIGURE 14 VIEW LOCATION MAP - ELEVATION

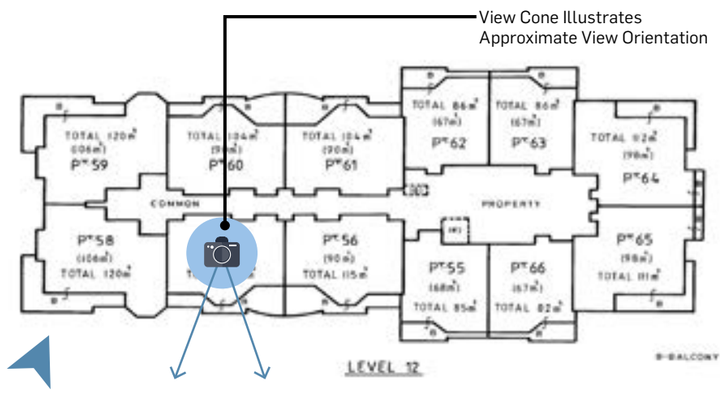


FIGURE 15 VIEW LOCATION MAP - PLAN

FIGURE 16 ORIGINAL PHOTOGRAPH

FIGURE 18 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 17 ADDITIONAL VIEW SOUTH FROM BEDROOM BALCONY

FIGURE 19 ADDITIONAL VIEW SOUTH FROM WEST BEDROOM BALCONY

FIGURE 20 ADDITIONAL VIEW SOUTH FROM LIVING ROOM BALCONY

UNIT 1312

Existing Views

This is a two bedroom unit which occupies the south-east corner of the Sebel and includes an 'L' shaped balcony from which a wide arc of view is available including to the north-east, east and south-east, south and south-west. Urbis observed that the kitchen is set back further into the apartment so that access to this view is constrained compared balcony views. The composition to the east, beyond the commercial/retail development is characterised by low density residential development, tree canopy, distant vegetated ridge lines and North Head topography and harbour. The view to the south is predominately characterised by foreground of urban forms for example the Mandarin roof top, parts of the Westfield car park and mid-ground characterised by medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards a short section of the arch of Sydney Harbour Bridge is visible. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposal will introduce new built forms into the west side which blocks parts of the expansive view to the south and south-west, including to St Leonards and the short section of the Sydney Harbour Bridge. The eastern half of the view including access to North Head and distant vegetated ridge lines will remain unaffected by the proposed development.

Number and Type of Rooms in the Dwelling to be Affected

Views are accessible from 1 bedroom and the open plan living - kitchen area. Views from the south facing balcony would also be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

Living, bedroom and balcony views = moderate
Kitchen views = minor

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome

Approximately half of the expansive view available will be retained. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site which is outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. An example of the view loss caused by a permissible commercial envelope has been modelled in relation to unit 2802.

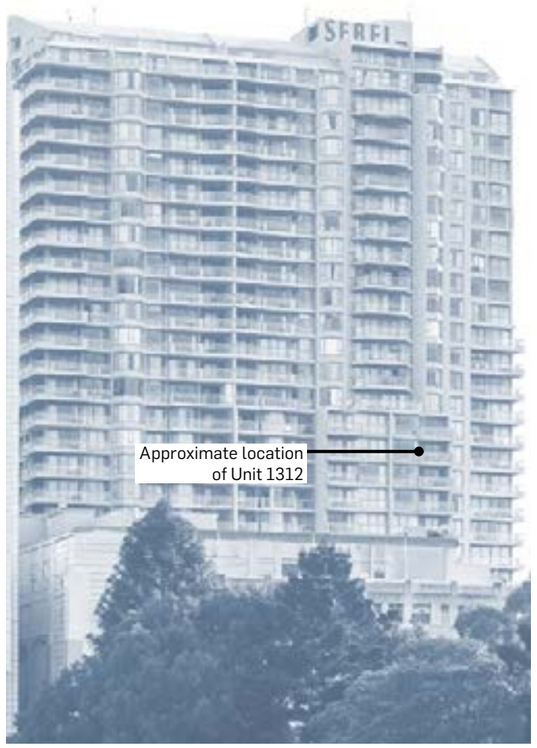


FIGURE 22 VIEW LOCATION MAP - ELEVATION

FIGURE 21 ADDITIONAL VIEW SOUTH FROM WEST BEDROOM

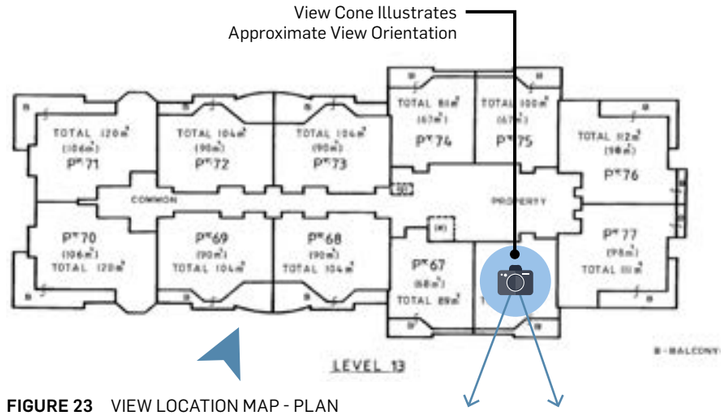


FIGURE 23 VIEW LOCATION MAP - PLAN

FIGURE 24 ORIGINAL PHOTOGRAPH

FIGURE 26 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 25 ADDITIONAL VIEW SOUTH EAST FROM WEST END BALCONY

FIGURE 27 ADDITIONAL VIEW EAST FROM KITCHEN - UNAFFECTED

FIGURE 28 ADDITIONAL VIEW SOUTH FROM LIVING ROOM

UNIT 1413

Existing Views

This is a one bedroom unit located close to the eastern end of the south elevation at the Sebel and directly aligned to the proposed east tower. This unit includes a balcony along the length of the entire dwelling. View access extends in an arc, broadly from the south-south-west to the south-south-east. Balcony views to the south-south-east are constrained by a projecting party wall which also constrains views from the internal living and kitchen areas. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers a short central section of the arch of Sydney Harbour Bridge is visible. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposed tower form will introduce a new contemporary built form into the immediate composition of the view and block existing access to scenic and valued features directly to the south. Items lost include the distant background which includes part of an individual iconic item (the arch of the Sydney Harbour Bridge) as described in *Tenacity* for example . Urbis observed that other views to the west and east from parts of the balcony will remain accessible and unaffected by the proposed built forms. This includes south-easterly views towards vegetated ridge lines and North Head.

Number and Type of Rooms in the Dwelling to be Affected

Both south-facing rooms in the dwelling would be affected by view loss including the living - kitchen area and bedroom

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

View loss to all rooms would be rated at the highest level using the *tenacity* rating of - devastating. Retention of some views from the balcony either side of the residential tower reduces the rating of view loss from the balcony to severe.

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome

Access to all scenic views from internal areas of the dwelling will be lost. Access to some scenic parts of the view will be retained and unaffected such as views from the balcony to the south-east and west. Notwithstanding the rating of severe to devastating view loss, the significance of the view sharing outcome must be considered in the context of its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

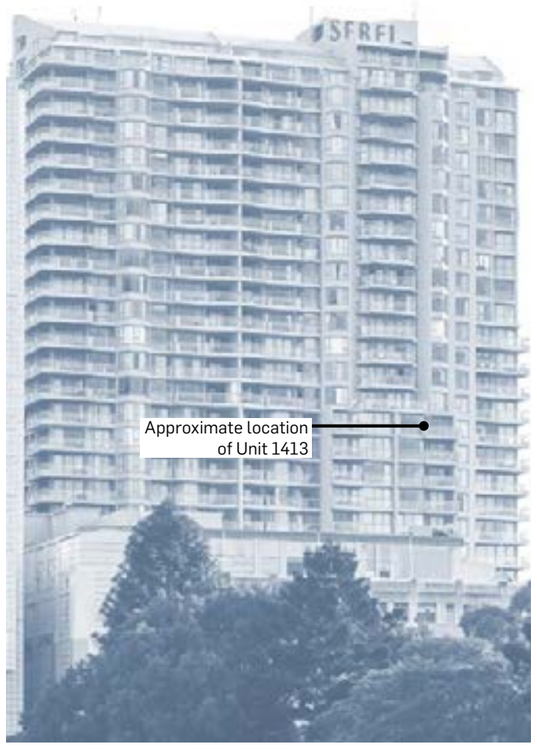


FIGURE 29 VIEW LOCATION MAP - ELEVATION

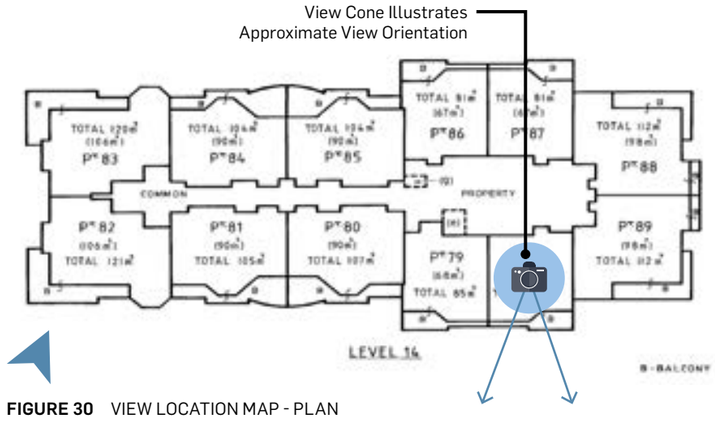


FIGURE 30 VIEW LOCATION MAP - PLAN

FIGURE 34 ORIGINAL PHOTOGRAPH

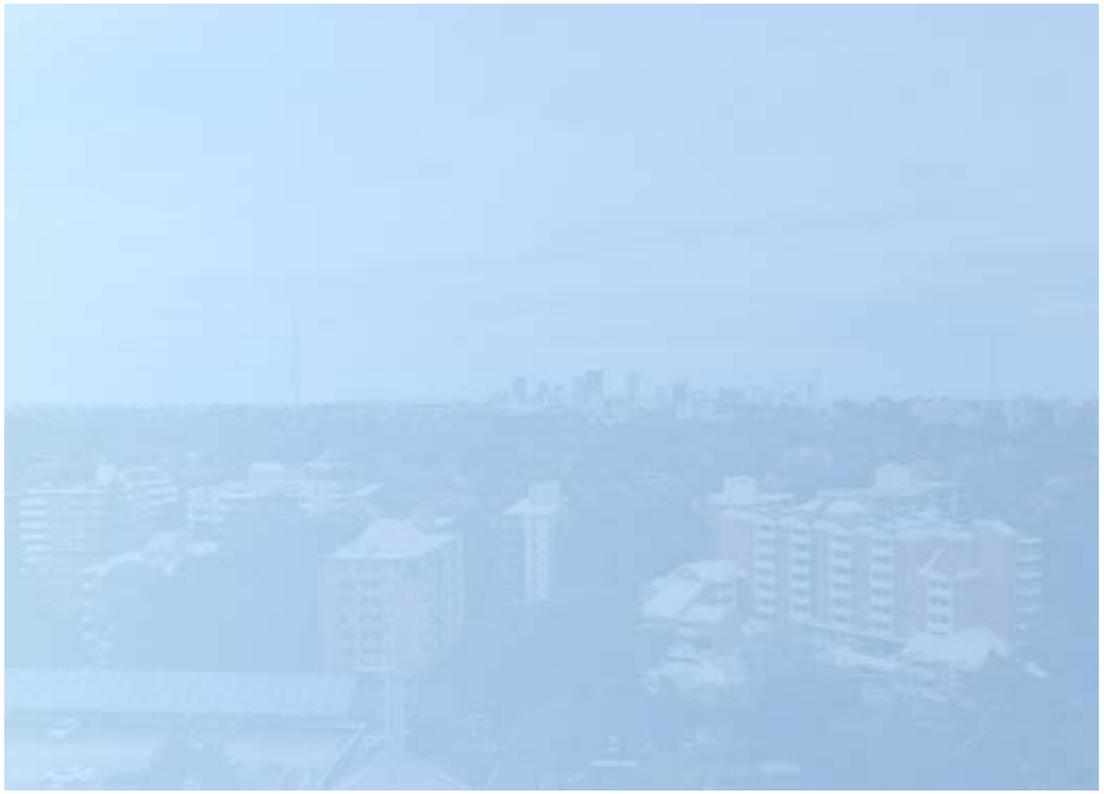


FIGURE 35 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 31 ADDITIONAL VIEW SOUTH - SOUTH WEST FROM BEDROOM BALCONY

FIGURE 32 ADDITIONAL VIEW SOUTH EAST FROM EAST END BALCONY

FIGURE 33 ADDITIONAL VIEW FROM INTERNAL LIVING ROOM

UNIT 1502

Existing Views
This is a two bedroom unit centrally, slightly west of centre along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views
The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to a wide central view corridor or part of the whole view is retained which includes part of an individual icon e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline. Urbis observed that other views to the west and east from parts of the balcony will remain accessible for example if the viewer stands near the edge of the balcony some views to the east-south-east are likely to be retained.

Number and Type of Rooms in the Dwelling to be Affected
Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating
Living, bedroom, kitchen views = moderate
Balcony views = moderate

Tenacity Steps where Threshold Criteria is Met
The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome
A wide central corridor of the existing view is retained. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

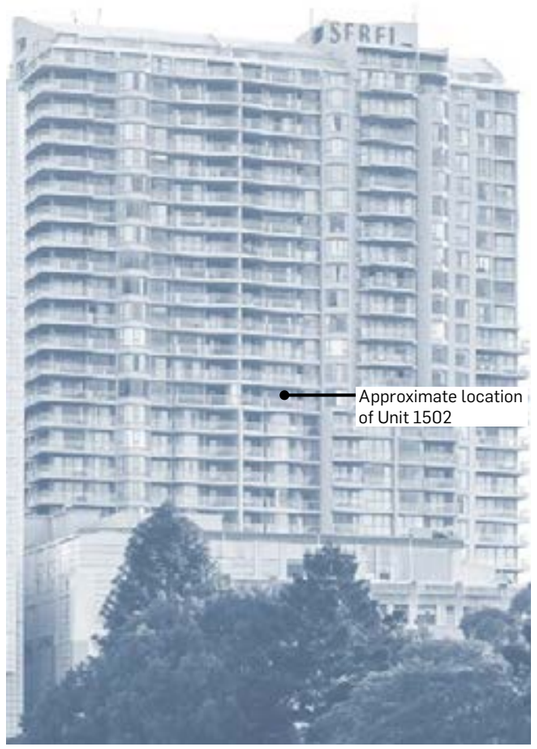


FIGURE 36 VIEW LOCATION MAP - ELEVATION

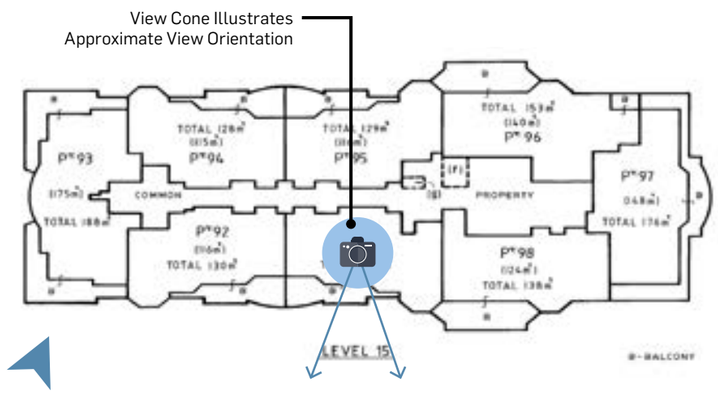


FIGURE 37 VIEW LOCATION MAP - PLAN

FIGURE 41 ORIGINAL PHOTOGRAPH

FIGURE 42 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 38 ADDITIONAL VIEW SOUTH FROM BEDROOM BALCONY

FIGURE 39 ADDITIONAL VIEW NORTH EAST FROM BEDROOM BALCONY

FIGURE 40 ADDITIONAL VIEW FROM INTERNAL LIVING ROOM

UNIT 1803

Existing Views
This is a three bedroom apartment which occupies the west end of the Sebel and comprises two rooms that present to the south and other rooms that present to the west. The primary views to the south extend across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east.
The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views
The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to part of the central view composition will be retained albeit at a slightly oblique angle. The inclusion of the view corridor will maintain view access to part of the Sydney CBD and areas to its east and south-east. Urbis observed that other views to the west from the western balcony will be unaffected by the proposal.

Number and Type of Rooms in the Dwelling to be Affected
Views to be affected are available from two rooms including the living area and kitchen.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating
Living room and kitchen = moderate -severe

Tenacity Steps where Threshold Criteria is Met
The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome
Part of the existing central view composition via the spatial separation between towers, is retained. The extent of view loss is rated as moderate -sever given that the majority of the scenic and valued features in the view will be lost. Notwithstanding overall the view sharing outcome achieved is considered to be reasonable in the context of other relevant information. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

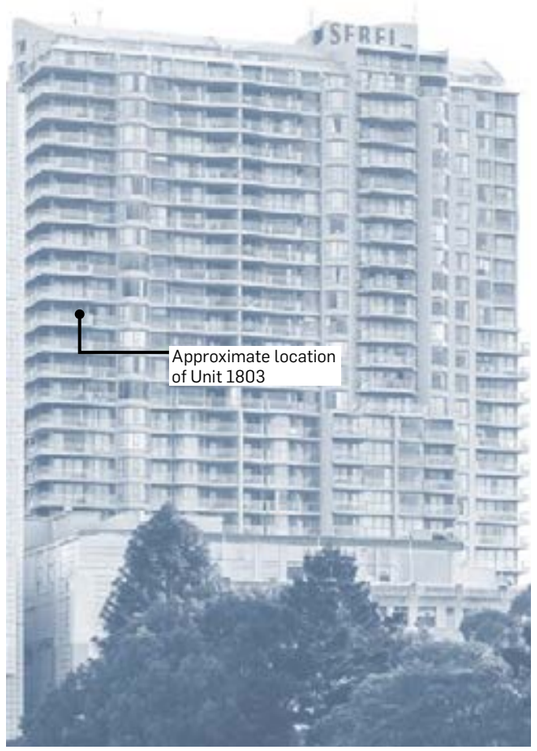


FIGURE 43 VIEW LOCATION MAP - ELEVATION

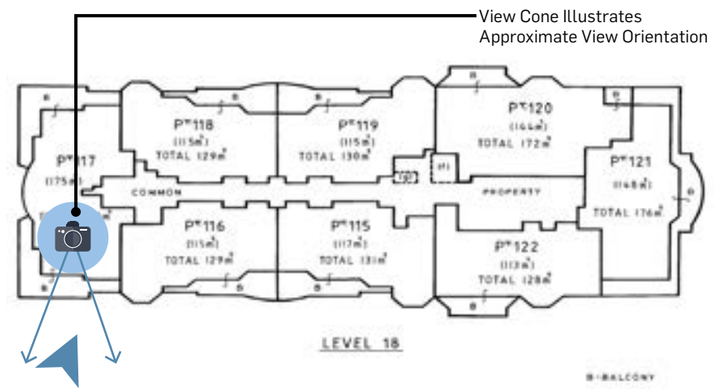


FIGURE 44 VIEW LOCATION MAP - PLAN

FIGURE 48 ORIGINAL PHOTOGRAPH

FIGURE 49 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 45 ADDITIONAL VIEW FROM KITCHEN BALCONY

FIGURE 46 ADDITIONAL VIEW EAST FROM LIVING ROOM BALCONY

FIGURE 47 ADDITIONAL VIEW WEST FROM LIVING ROOM BALCONY

UNIT 1809

Existing Views

This is a two bedroom unit located close to the eastern end of the Sebel and is directly aligned with the proposed location of the residential tower. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the eat-in kitchen has a bay window that presents to the south and south-east. It is set back deeper into the apartment so that access to this view is constrained compared to the balcony views to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposed tower form will introduce a new contemporary built form into the immediate foreground composition and block existing access to scenic and valued features directly to the south. Some parts of the distant background to be lost includes part of an individual iconic item (the arch of the Sydney Harbour Bridge) as described in *Tenacity* and the Sydney CBD skyline. Urbis observed that other views to the west and east from parts of the balcony and from the kitchen to the east will remain partly accessible including from the kitchen towards vegetated ridge lines and North Head.

Number and Type of Rooms in the Dwelling to be Affected

Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

Living and bedroom views = devastating
Balcony and Kitchen views = severe

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome

Access to the majority of scenic and valued views from internal areas of the dwelling will be lost. Access to some scenic parts of the view will be retained and unaffected such as views from the balcony and kitchen to the south-east, east-south-east including to North Head and oblique views to the west. Notwithstanding the rating of severe to devastating view loss, the significance of the view sharing outcome must be considered in the context of its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

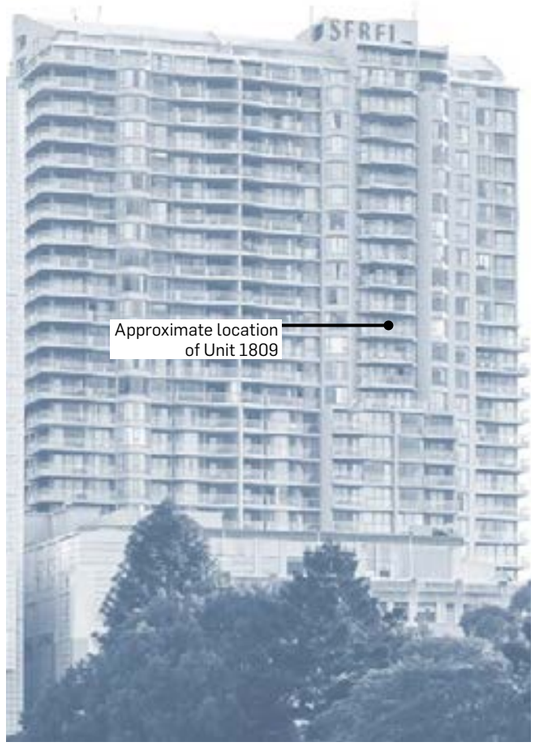


FIGURE 50 VIEW LOCATION MAP - ELEVATION

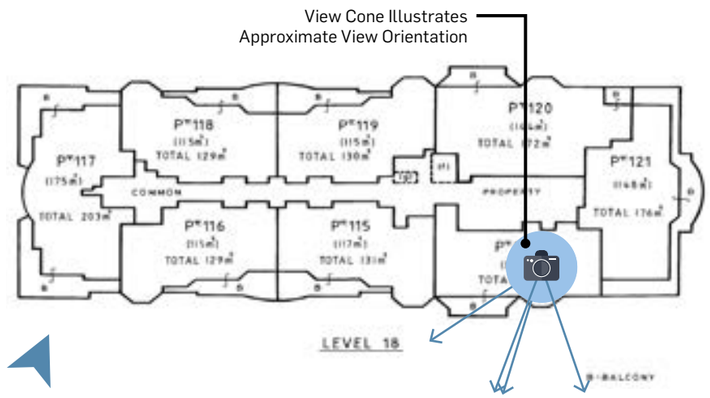


FIGURE 51 VIEW LOCATION MAP - PLAN

FIGURE 54 ORIGINAL PHOTOGRAPH

FIGURE 55 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 52 ORIGINAL PHOTOGRAPH

FIGURE 53 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

UNIT 2102

Existing Views
This is a two bedroom unit centrally, slightly west of centre along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views
The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to a wide central view corridor or part of the whole view is retained which includes part of an individual icon e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline. Urbis observed that other views to the west and east will remain partly accessible as the viewer moves to different locations on the balcony.

Number and Type of Rooms in the Dwelling to be Affected
Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating
Living, bedroom, kitchen views = moderate
Balcony views = moderate

Tenacity Steps where Threshold Criteria is Met
The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome
A wide central part of the view is retained via the spatial set back between towers. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

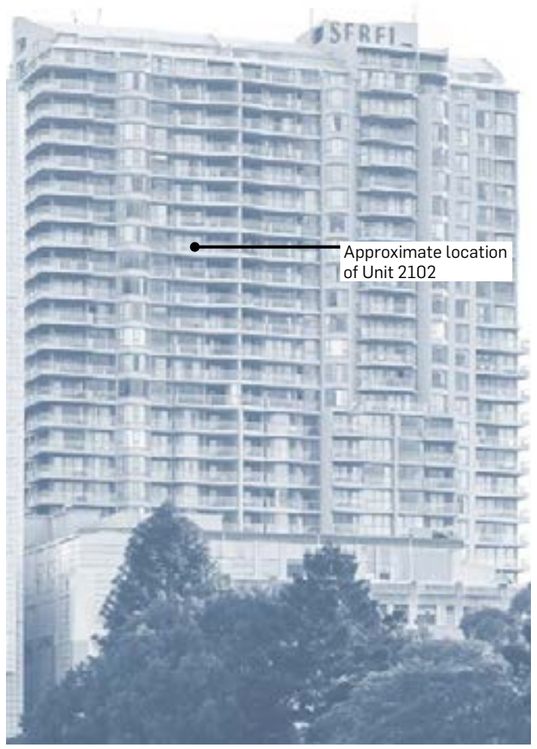


FIGURE 56 VIEW LOCATION MAP - ELEVATION

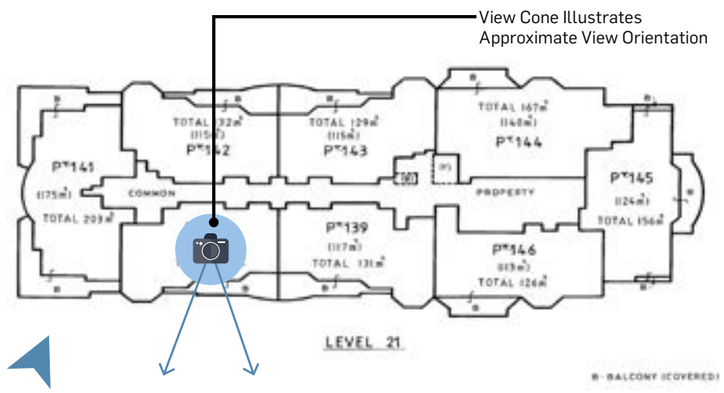


FIGURE 57 VIEW LOCATION MAP - PLAN

FIGURE 61 ORIGINAL PHOTOGRAPH

FIGURE 62 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 58 ADDITIONAL VIEW FROM EAST BEDROOM BALCONY

FIGURE 59 ADDITIONAL VIEW FROM KITCHEN

FIGURE 60 ADDITIONAL VIEW SOUTH EAST FROM EAST BEDROOM

UNIT 2409

Existing Views

This is a two bedroom unit located close to the eastern end of the Sebel and is directly aligned with the proposed location of the residential tower. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the eat-in kitchen has a bay window that presents to the south and south-east. is set back deeper into the apartment so that access to this view is constrained compared to the balcony views to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposed tower form will introduce a new contemporary built form into the immediate foreground composition and block existing access to scenic and valued features directly to the south. Some parts of the distant background to be lost includes part of an individual iconic item (the arch of the Sydney Harbour Bridge) as described in *Tenacity* and the Sydney CBD skyline. Urbis observed that other views to the west and east from parts of the balcony and from the kitchen to the east will remain partly accessible including from the kitchen towards vegetated ridge lines and North Head.

Number and Type of Rooms in the Dwelling to be Affected

Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

Living and bedroom views = devastating
Balcony and Kitchen views = severe

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome

Access to the majority of scenic and valued views from internal areas of the dwelling will be lost. Access to some scenic parts of the view will be retained and unaffected such as views from the balcony and kitchen to the south-east, east-south-east including to North Head and oblique views to the west. Notwithstanding the rating of severe to devastating view loss, the significance of the view sharing outcome must be considered in the context of its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy.

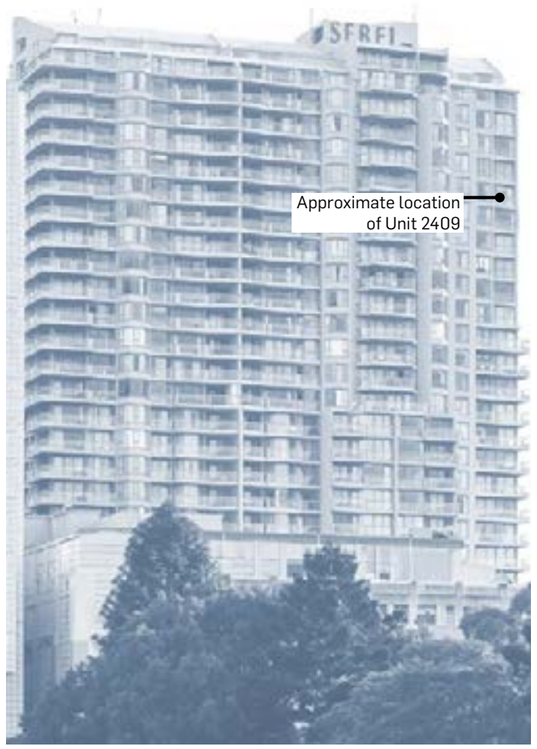


FIGURE 63 VIEW LOCATION MAP - ELEVATION

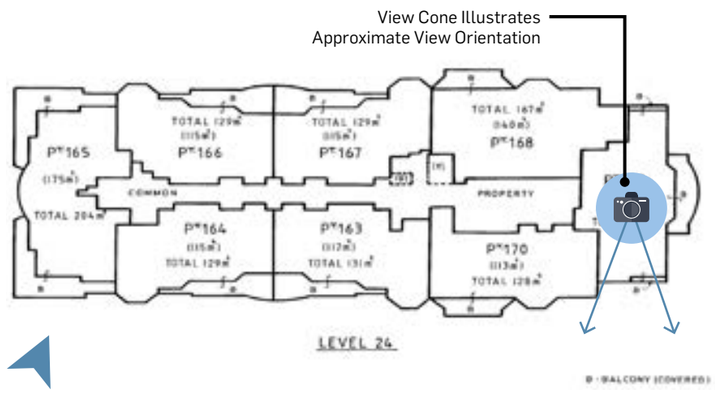


FIGURE 64 VIEW LOCATION MAP - PLAN

FIGURE 68 ORIGINAL PHOTOGRAPH

FIGURE 69 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 65 ADDITIONAL VIEW SOUTH - SOUTH WEST FROM LIVING ROOM BALCONY

FIGURE 66 ADDITIONAL VIEW SOUTH - SOUTH EAST FROM LIVING ROOM BALCONY

FIGURE 67 ADDITIONAL VIEW EAST FROM KITCHEN BALCONY

UNIT 2508

Existing Views

This is a three bedroom unit that occupies the eastern end of the Sebel where two bedrooms present to the south. The unit's balcony presents to the east and narrows to form only a 'Juliet' to the south that is not accessible. Expansive views from the kitchen and living areas extend from the north-east to the south-east, and from the south facing bedrooms from the south-east to the south-west. Urbis observed that views form the kitchen and living areas are only to the east and will not include or be affected by the proposal. The composition to the east, beyond the commercial/retail development is characterised by low density residential development, tree canopy, distant vegetated ridge lines and North Head topography and harbour. The view to the south is predominately characterised by foreground of urban forms for example the Mandarin roof top, parts of the Westfield car park and mid-ground characterised by medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards and North Sydney which are characterised by tall tower forms. Beyond and between the towers in St Leonards a short section of the arch of Sydney Harbour Bridge is visible. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposal will introduce new built forms into part of the immediate foreground and will block parts of the expansive view to the south and south-west, including part of the western edge of the Sydney CBD. The short section of the Sydney Harbour Bridge will remain accessible in views. The eastern half of the view including access to North Head and distant vegetated ridge lines will remain unaffected by the proposed development.

Number and Type of Rooms in the Dwelling to be Affected

Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

Bedroom views = moderate - minor
East Balcony views = minor

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome

The majority of the view to the south and south-east available from two bedrooms will be retained. The extent of view loss is rated as moderate-minor overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site which is outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. An example of the view loss caused by a permissible commercial envelope has been modelled in relation to unit 2802.

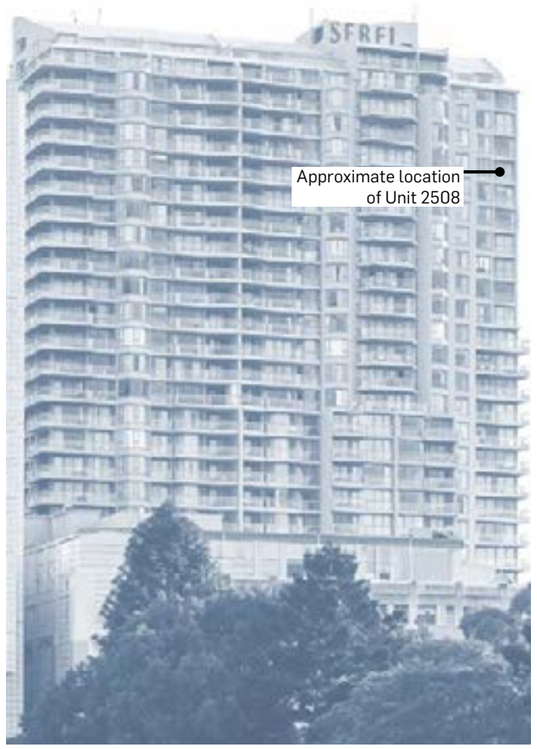


FIGURE 70 VIEW LOCATION MAP - ELEVATION

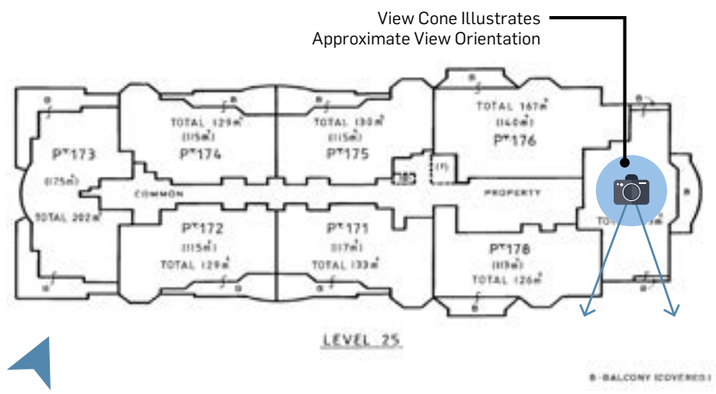


FIGURE 71 VIEW LOCATION MAP - PLAN

FIGURE 75 ORIGINAL PHOTOGRAPH

FIGURE 76 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

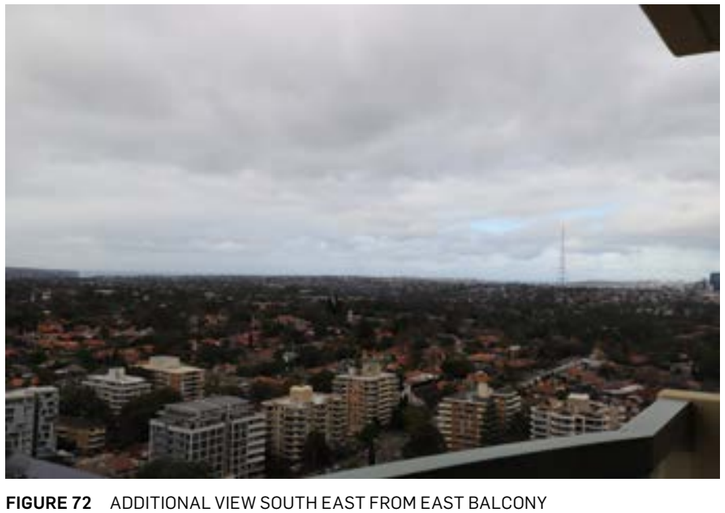


FIGURE 72 ADDITIONAL VIEW SOUTH EAST FROM EAST BALCONY

FIGURE 73 ADDITIONAL VIEW

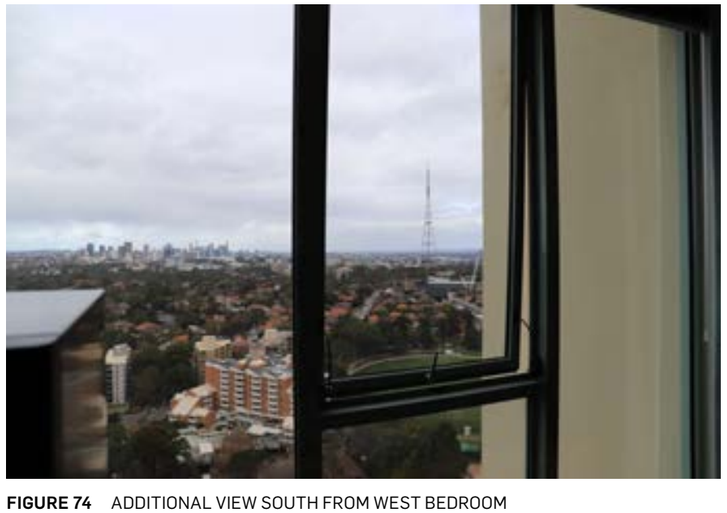


FIGURE 74 ADDITIONAL VIEW SOUTH FROM WEST BEDROOM

PENTHOUSE 2802

Existing Views

This is a two bedroom unit centrally, slightly west of centre along the south elevation of the Sebel that includes a balcony along the length of the entire dwelling. View access extends across a wide arc, broadly from the south-south-west to the south-south-east. Urbis observed that the kitchen is presents a window to the south elevation and enjoys southerly views towards the CBD view is constrained to the south-west and south-east. The composition includes a foreground of roof top and built form of the Mandarin Centre and mid-ground of medium-density and low density residential development set within tree canopy. The distant background includes the typology of St Leonards (approximately 3km to the south-east) and North Sydney (approximately 5km to the south-east) which are characterised by tall tower forms. Beyond and between the towers in St Leonards, the composition includes a short central section of the arch of Sydney Harbour Bridge. Part of the Sydney CBD skyline is visible approximately 6.5 km to the south including notable isolated features of the Centre Point Tower and Barangaroo (under construction).

Visual Effects of the Proposed Development on Existing Views

The proposal will introduce new built forms into the foreground of the view which will block parts of the wider more expansive view to the south-east and south-west. Access to a wide central part of the whole view via the spatial separation of the towers and their tapering forms is retained which includes part of an individual icon e.g. the central arch of Sydney Harbour Bridge and the majority of the City of Sydney skyline. Urbis observed that other views to the west and east from parts of the balcony will remain accessible for when the viewer stands near the edge of the balcony.

Number and Type of Rooms in the Dwelling to be Affected

Views are accessible from 4 south facing rooms, including two bedrooms and the open plan living area and separate kitchen. Views from all internal rooms would be affected.

Rating of the Extent of View Loss using *Tenacity* Ratings of Negligible, Minor, Moderate, Severe and Devastating

Living, bedroom, kitchen and Balcony views = moderate

Tenacity Steps where Threshold Criteria is Met

The extent of visual effects of the proposal meets the threshold test for all steps in *Tenacity*.

Summary of Visual Effects and Rating of View Sharing Outcome

A wide central part of the view is retained via the spatial set back between towers. The extent of view loss is rated as moderate overall, where the view sharing outcome achieved is considered reasonable. The significance of the view sharing outcome is influenced by its compliance with the desired future character for this strategic site as outlined in the Chatswood CBD Strategy. Urbis notes that the proposal facilitates a more reasonable and equitable view sharing outcome as modelled, compared to the view blocking effects that would be caused by a permissible commercial envelope under the Chatswood CBD Strategy. The extent of view loss that would be caused by the construction of building occupying the maximum permissible commercial envelope across the site is indicated by a translucent red block.

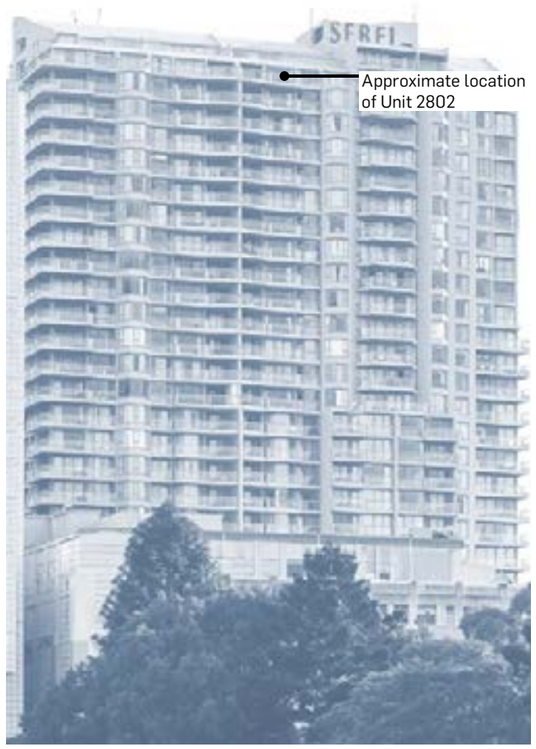


FIGURE 77 VIEW LOCATION MAP - ELEVATION

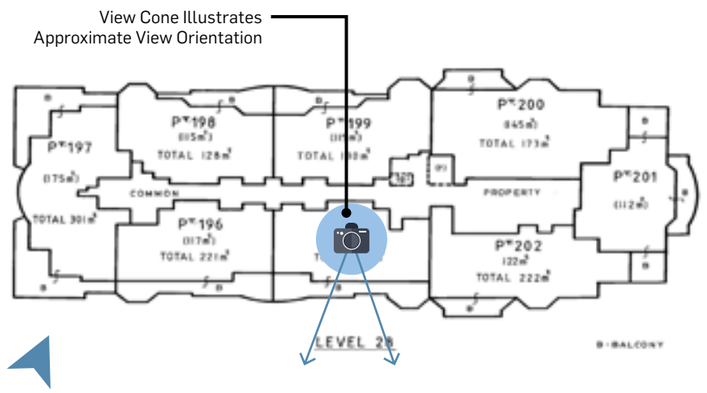


FIGURE 78 VIEW LOCATION MAP - PLAN

FIGURE 82 ORIGINAL PHOTOGRAPH

FIGURE 83 PHOTOMONTAGE OF PROPOSED INDICATIVE DEVELOPMENT

FIGURE 79 ADDITIONAL VIEW SOUTH EAST FROM PENTHOUSE LIVING ROOM BALCONY

FIGURE 80 ADDITIONAL VIEW SOUTH - SOUTH WEST FROM LIVING ROOM BALCONY

FIGURE 81 ADDITIONAL VIEW

6.0 ADDITIONAL DOCUMENTED VIEWS

In Urbis' opinion the extent of view loss modelled for various apartment types provides an indication of the likely visual effects that would be experienced by other dwellings which share the same internal layout of the proposal. It should be noted that in all cases whilst parts of the view including scenic and valued items as described in *Tenacity* may be lost, that other views albeit arguably less scenic will be retained.

UNIT 803

FIGURE 84 VIEW LOCATION MAP - ELEVATION

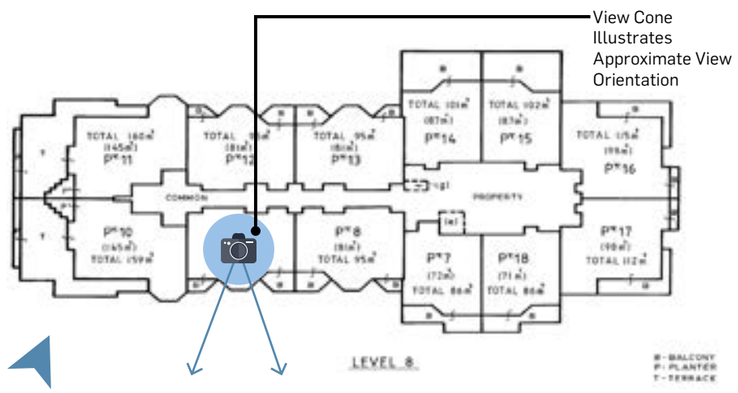


FIGURE 85 VIEW LOCATION MAP - PLAN

FIGURE 86 ADDITIONAL VIEW SOUTH FROM BEDROOM BALCONY

FIGURE 87 ADDITIONAL VIEW SOUTH EAST FROM BEDROOM BALCONY

UNIT 1003

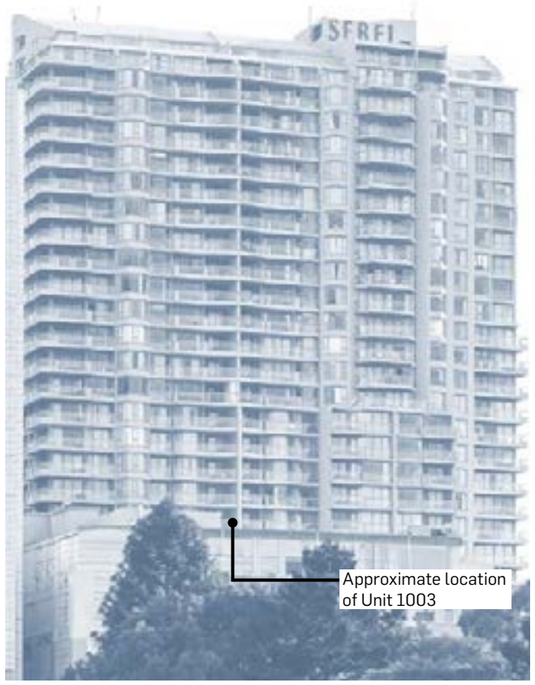


FIGURE 88 VIEW LOCATION MAP - ELEVATION

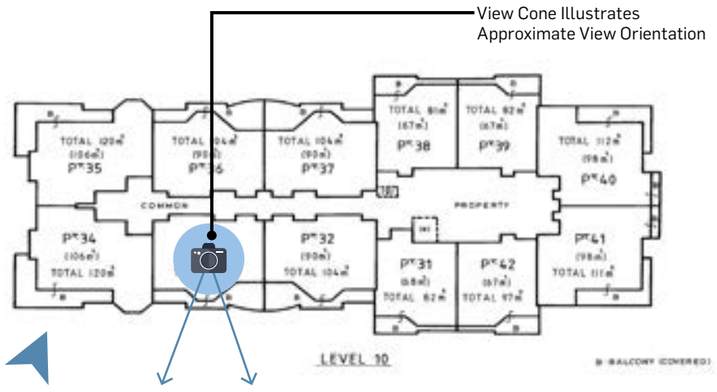


FIGURE 89 VIEW LOCATION MAP - PLAN

FIGURE 90 ADDITIONAL VIEW SOUTH EAST FROM LIVING ROOM BALCONY

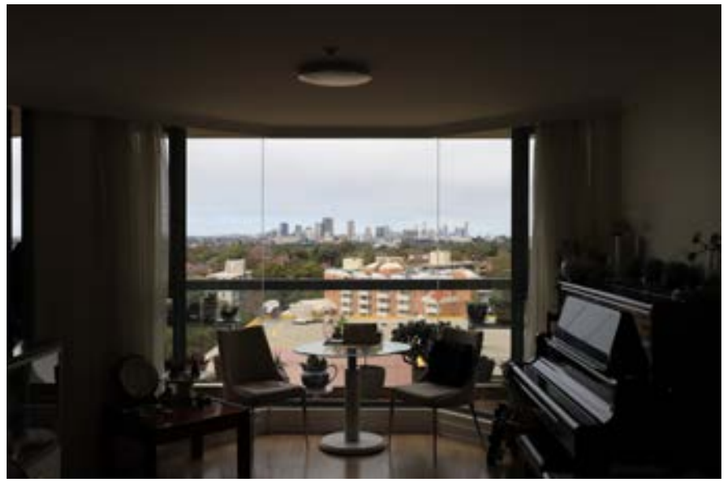


FIGURE 91 ADDITIONAL VIEW FROM INTERNAL KITCHEN/LIVING ROOM

UNIT 1105

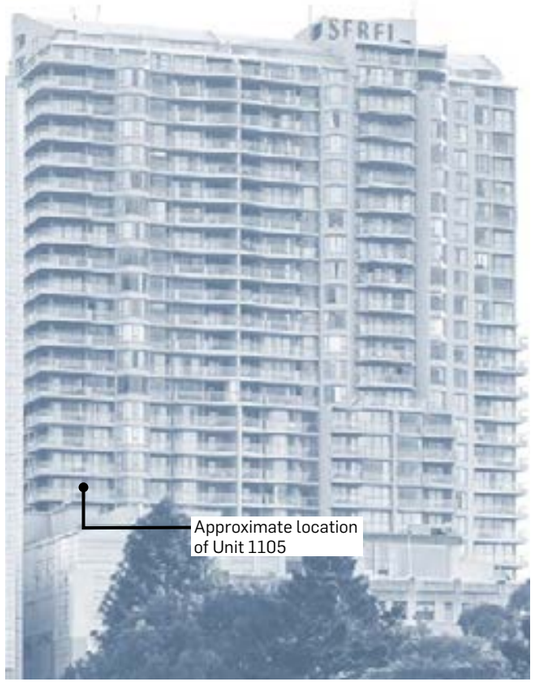


FIGURE 92 VIEW LOCATION MAP - ELEVATION

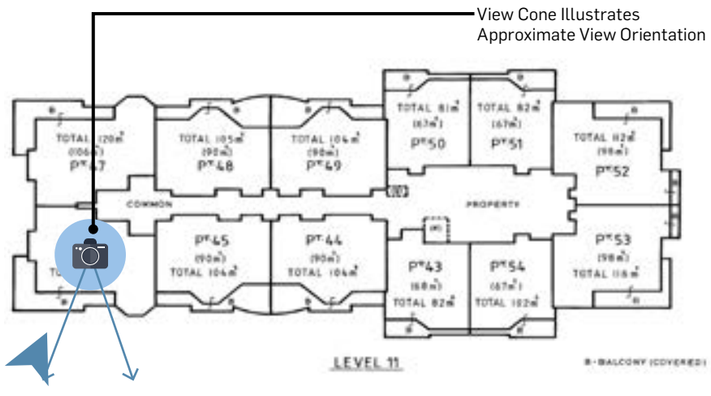


FIGURE 93 VIEW LOCATION MAP - PLAN

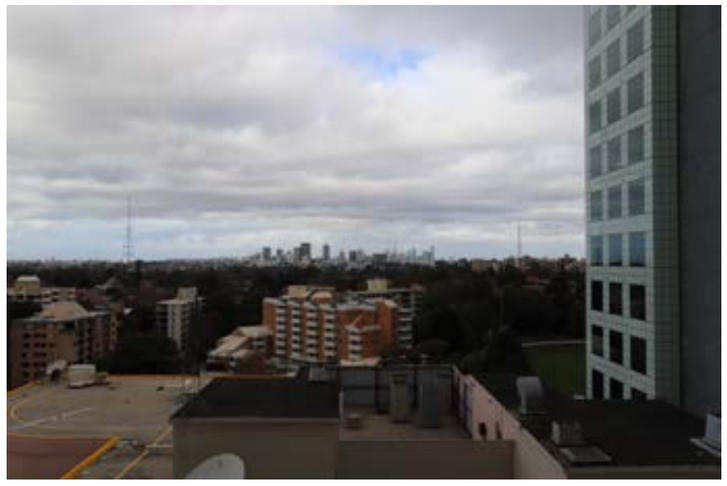


FIGURE 94 ADDITIONAL VIEW

FIGURE 95 ADDITIONAL VIEW WEST FROM LIVING ROOM BALCONY

UNIT 1213

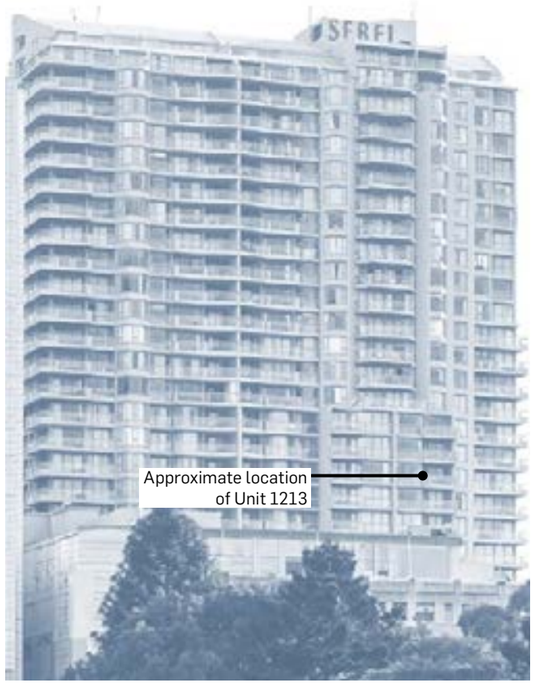


FIGURE 96 VIEW LOCATION MAP - ELEVATION

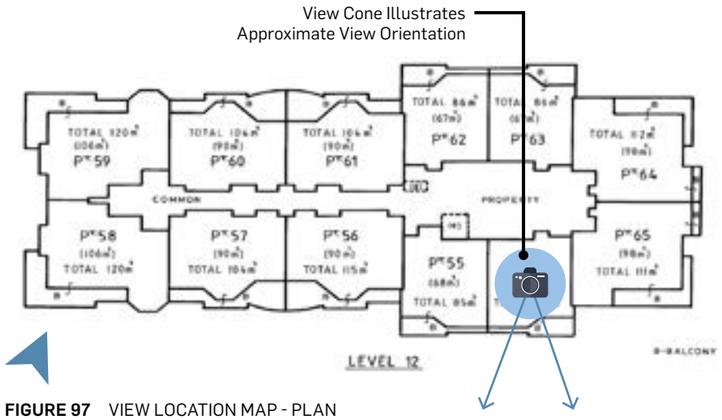


FIGURE 97 VIEW LOCATION MAP - PLAN

FIGURE 98 ADDITIONAL VIEW SOUTH EAST FROM LIVING ROOM

FIGURE 99 ADDITIONAL VIEW SOUTH FROM INTERNAL KITCHEN

UNIT 1902

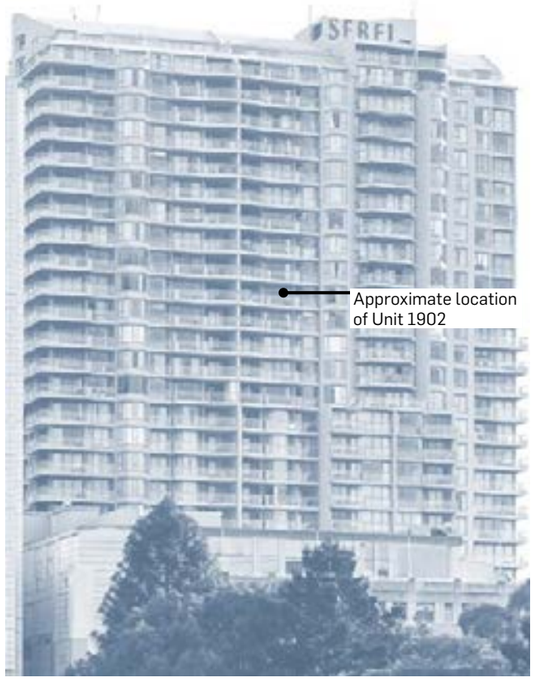


FIGURE 100 VIEW LOCATION MAP - ELEVATION

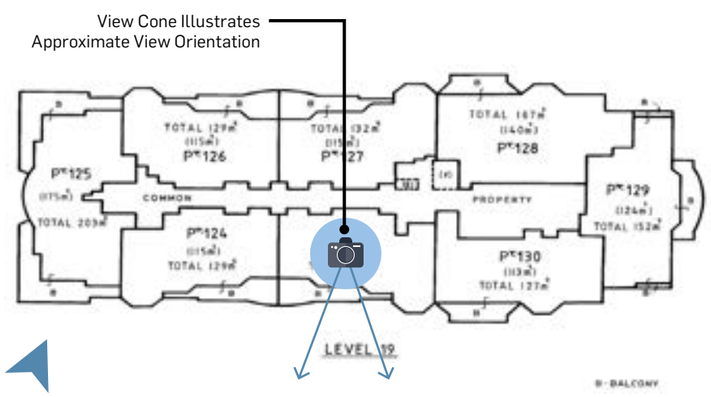


FIGURE 101 VIEW LOCATION MAP - PLAN

FIGURE 104 ADDITIONAL VIEW FROM KITCHEN/DINING ROOM

FIGURE 102 ADDITIONAL VIEW SOUTH FROM INTERNAL LIVING

FIGURE 103 ADDITIONAL VIEW SOUTH EAST FROM KITCHEN BALCONY

UNIT 2309

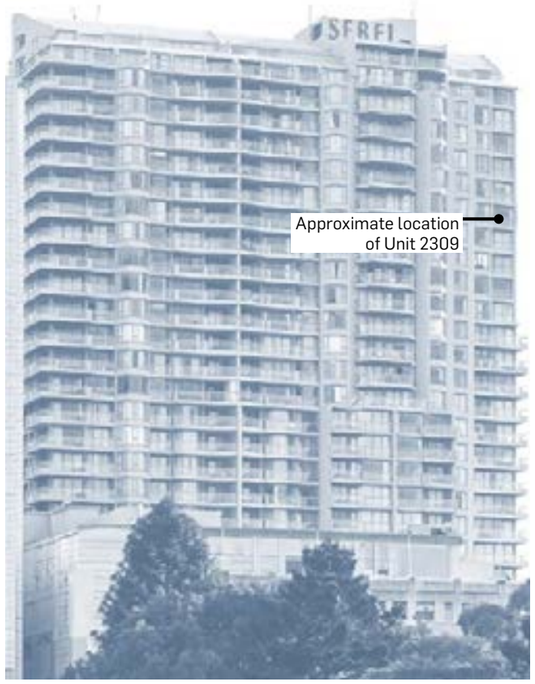


FIGURE 105 VIEW LOCATION MAP - ELEVATION

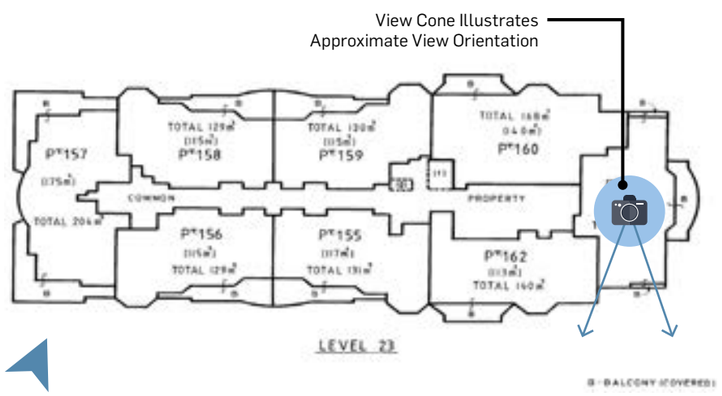


FIGURE 106 VIEW LOCATION MAP - PLAN

FIGURE 109 ADDITIONAL VIEW SOUTH EAST FROM EAST END LIVING ROOM BALCONY

FIGURE 108 ADDITIONAL VIEW SOUTH-SOUTH WEST FROM LIVING ROOM BALCONY

FIGURE 107 ADDITIONAL VIEW FROM KITCHEN

UNIT 2609

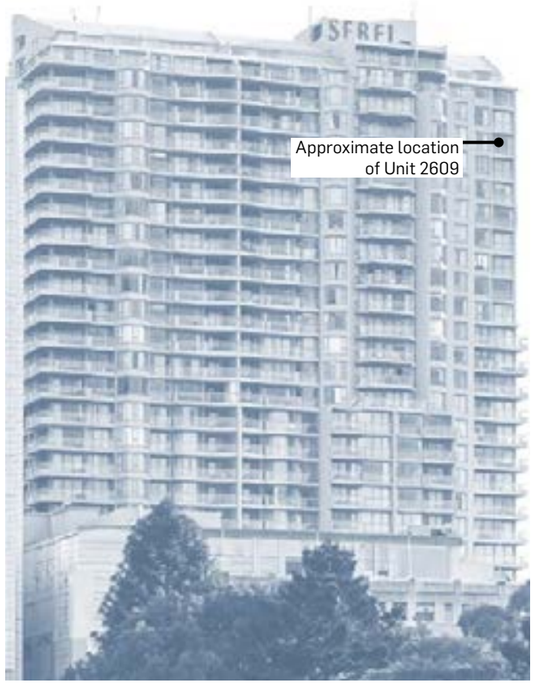


FIGURE 110 VIEW LOCATION MAP - ELEVATION

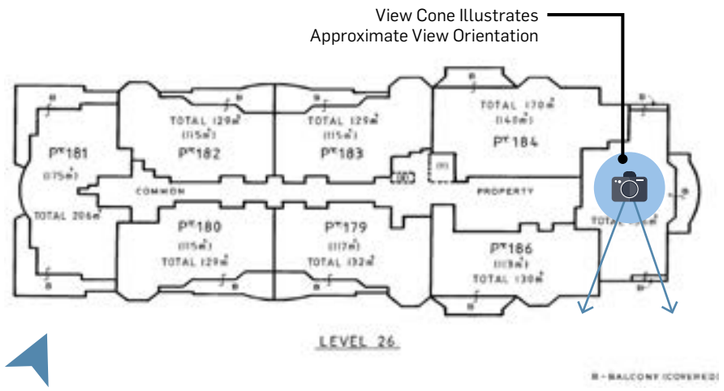


FIGURE 111 VIEW LOCATION MAP - PLAN

FIGURE 112 ADDITIONAL VIEW SOUTH WEST FROM LIVING ROOM BALCONY

FIGURE 113 ADDITIONAL VIEW SOUTH - SOUTH WEST FROM LIVING ROOM BALCONY

FIGURE 114 ADDITIONAL VIEW FROM INTERNAL LIVING ROOM

FIGURE 115 ADDITIONAL VIEW SOUTH - SOUTH EAST FROM LIVING ROOM BALCONY

7.0 PLANNING PRINCIPLES

The most relevant planning principle to private domain view loss is *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity).*

TENACITY

View loss or blocking effects refers to the extent to which a proposal is responsible for blocking access to an existing view or part of the composition of a view. *Tenacity* concerns private domain view loss and describes what features are considered as scenic and valuable. The principle also describes the extent of view loss using a qualitative scale and takes into consideration the value of features in each composition and from where the views are available.

The planning principle in *Tenacity* is not case law but provides guidance as to how view loss can be assessed. The planning principle is described by the Court as a statement of a 'desirable outcome' aimed at reaching a planning decision and defines a number of appropriate matters to be considered in making the planning decision. Therefore, the importance of the principle is in outlining all relevant matters and or the relationships of factors to be considered throughout the process and is not simply to list features that could be lost.

ARNOTT

The use of *Tenacity* for assessment should be considered in the context of another judgement in *Arnott v City of Sydney (2015) NSWLEC 1052 (Arnott).*

Commissioner O'Neill in Arnott agrees that notwithstanding the presence of an icon or part of an icon in the view composition, the whole view which includes an individual or isolated iconic element, may not be considered as an iconic view according to criteria in Tenacity. Therefore the presence of a short section of the arch of the Sydney Harbour Bridge or a particular building form for example Centrepoint Tower, may not be sufficient to describe the views available as 'iconic'.

Arnott also addresses the reasonableness of view loss caused by a complying development. The Mandarin Centre, in the context of strategic controls for site for example the Chatswood CBD Strategy in my opinion would be considered as a complying development given that the proposed development falls within the height, bulk and scale that is permissible in the CBD Strategy for a commercial tower.
The fourth step in *Tenacity* refers to the skilful design of the proposed development. This step is only applicable if the proposed development complies with all relevant controls. The so called 'test' is not about whether a design is skilful, in the sense of the architect's expertise in creating a successful architectural composition; instead the intent of the fourth step is to look for opportunities within the massing and form of the proposal to minimise the impact on views across the site, whilst maintaining the capacity to reasonably develop the site.

Further Arnott also cites the difficulty and utility in applying a *Tenacity* assessment to individual units in a residential flat building where the potential to re-mass the proposed development in a way that improves view sharing in relation to views from that adjoining residential flat building, difficult or would limit the development potential of the site. The current design which includes towers that are spatially well separated creating a wide view corridor, in my opinion provides for a reasonable level of view sharing and at the same time the realisation of the sites development potential. Therefore according to the intention in Step 4 of Tenacity, the proposed development in Urbis' opinion would be considered as skilful.

"Dr Roseth's own words at paragraph 29 of the *Tenacity* planning principle, 'whether a more skilful design could provide the applicant with the same development potential and amenity' It is partly for this reason that the *Tenacity* planning principle is less helpfully applied to impacts on views from individual apartments within residential apartment buildings, as there are generally more limited opportunities to rearrange massing to preserve what is often a singular orientation to a view. For this reason, it is also appropriate to consider the residential apartment building as a whole in assessing view impacts."

OTHER PLANNING MATTERS

Views and view sharing is referred to in the Willoughby Development Control Plan (WLEP) 2006 in section D.1.4 Character, Design, Streetscape and View sharing objectives and performance criteria in the WLEP DCP.

Objective 3; To encourage the sharing of views, while not restricting the reasonable development potential of the site

Urbis comment; The proposed development satisfies this objective with its inclusion of a wide spatial separation between towers where the resultant view corridor facilitates the retention of southerly views from centrally located apartments at all levels of the Sebel.

Performance criteria 3); New development must have regard to; the sharing of views

Urbis comment; The proposed development satisfies this performance criteria given that view sharing has been considered and facilitated by the separation of towers and the creation of a wide view corridor.

8.0 PRIVATE DOMAIN VIEW INSPECTIONS

This section of the report provides an assessment of view loss against *Tenacity* based on a representative sample of views from apartments at various locations and different levels along the south-facing elevation of the Sebel building. In Urbis' opinion the sample of views inspected adequately represents the range and variety of the types of views, orientations and compositions that are available from south-facing dwellings at the Sebel. Some of the views inspected were selected for modelling via the preparation of accurate and verifiable photomontages which form the basis of Urbis' assessment.

On behalf Mandarin Developments Pty Ltd and Blue Papaya Pty Ltd (the proponent) Urbis requested access to inspect views from units at the Sebel. Urbis prepared a draft letter for residents requesting access to inspect views which explained the benefits in terms of assessment of allowing Urbis to inspect views.

The letters were hand delivered by the proponent to all south-facing units at the Sebel with 18 responses being received. Site visits were arranged and agreed at the convenience of residents on Wednesday 15th July and Thursday 16th July 2020. A copy of the letter of request for access is attached at "Appendix 2 - Letter of Request for Access".

Urbis were granted consent to inspect views at 18 dwellings at the Sebel in the presence of a professional photographer and surveyor. Urbis inspected a range of one, two and three-bedroom units at different heights along the south elevation of the Sebel. In additional to one surveyed location at each dwelling Urbis documented other views available from each apartment including from bedrooms, kitchens, living areas and balconies. A selection of non-surveyed and non-modelled additional photographs are included for each unit inspected to provide an indication of the existing views available from each dwelling. Urbis notes that some views in some direction from the majority of units inspected will not include the proposed development.

Both the additional documented views (non-surveyed) and surveyed views were taken as full frame single images from places in each dwelling indicated by the resident. Given the positive response by residents and the large number of inspections undertaken it was not practical or feasible to be able to survey all view location within a dwelling or model each view as a photomontages for detailed analysis.

In each case Urbis have selected the ‘worst-case’ view from the location in the dwelling that is closest to the proposed development for example, views from external balconies have been selected given that they are not constrained by foreground features of enclosure such as walls, doors and windows. In all cases the view to the south is likely to be the most affected

Photos were taken using a 24mm, 35mm and 50mm focal length lens (FL) by a professional photographer under the supervision of Urbis. Urbis checked the composition of each view and documented other views from each dwelling. Given the proximity of the neighbouring dwellings to the subject site, a 35mm FL was typically selected to be modelled given that the whole site could not in be included in the composition of views using a narrower field of view for example 40mm FL.

Geographic coordinates for the location of the camera lens at each modelled view location were captured by CMS surveyors. Survey data is included at "Appendix 3 - Survey data for view locations Provided By CMS Surveyors". The architectural model of the proposed development was prepared by Bates Smart and supplied in 3DS Max software format to Virtual Ideas. Further information regarding the process of preparation of photomontages is included in "5.0 Analysis of Photomontages" and in "Appendix 1 - Preparation of Photomontages by Virtual Ideas"

ASSESSMENT AGAINST *TENACITY*

Roseth SC in *Tenacity* defines a four-step process to assist in determining the significance of the extent of visual effects of a private development on private domain views. The steps are sequential and conditional, meaning that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold are not met in each view considered. Prior to undertaking the assessment however Roseth discusses the notion of view sharing as follows:

“The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four step assessment”.

In Step 1, *Tenacity* includes descriptions of views and whole views based on the particulars of that matter, for example Roseth cites scenic features, icons, water, whole views or land-water interfaces as being scenic, valued items.
However the principle goes further than simply requiring steps to be followed or items and features which may be lost, to be listed. The

principle is focussed on 'view sharing' and discovering what is valued about the view and how much of the view could be shared. Therefore 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 beyond.

Urbis' analysis of existing views, proposed views and ratings of view loss for each unit is included alongside photomontages which show the extent of visual effects.

STEP 1 - VIEWS TO BE AFFECTED

"The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (e.g. 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, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured".

STEP 2

"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."

All views potentially affected by view loss are available from the units located along the south and side boundary of the Sebel and rooms and balconies along this elevation. Notwithstanding that views are technically gained across a side boundary and as described in *Tenacity* are more difficult to protect, as a conservative approach Urbis considers views gained from south-facing units constitute their main view or views across their own front boundary. Urbis notes that Arnott expresses the limitations of applying *Tenacity* to units in residential flat buildings that have limited view access to alternative view compositions that do not include the development site.

STEP 3

"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."

The view compositions described individually and shown in photomontages from each unit can be gained from sitting and standing positions in relation to all south-facing views from all apartments inspected including those from which views were not selected for modelling. The extent of view loss at each dwelling has been objectively analysed based on an assessment of photomontages and has been rated using the *Tenacity* scale outlined above.

It should be noted that in each case the 'worst case' view has been modelled. In other words, the modelled view is from an external part of the dwelling that is not constrained by intervening features such as internal walls and window frames etc. and is also closer to the subject site and proposed development compared to views from internal locations. In addition, less significance is attached to views from bedrooms and bathrooms compared to living areas and associated open spaces.

STEP 4

"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 skilful 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 reasonableness of the proposed development is required to be assessed in Step 4, if the proposal complies with the statutory controls that apply to the site. Urbis acknowledges that the existing and proposed built forms on the site do not comply with the WLEP height control of 27m. Urbis is informed that the existing height control is somewhat of an anomaly within this highly urbanised physical and visual context and in the context of the desired future character for this part of Chatswood. Urbis notes that the existing height control limits the height of any development on the site to the status quo. In other words the existing height control allows only for replacement of a building of the same height and bulk and does not allow for the realisation of the inherent development potential of the site.
Given the Gateway determination from the DPIE for the planning proposal which includes two tower envelopes and the DPIEs partial endorsement of the Chatswood CBD Strategy, in Urbis' opinion this provides weight to the argument that the LEP height control is not the most relevant framework to be applied when considering Step 4 in *Tenacity*.

In this regard Urbis considers that the built forms proposed are indeed complying with the most relevant and strategic controls that apply to the site and therefore with a permissible commercial tower envelope under the Chatswood CBD strategy.

In this regard the 'resonablenss' of the view sharing outcome has been addressed for each unit where views were modelled and assessed.

SUMMARY OF VIEW SHARING EFFECT

- All units inspected have access to expansive views to the south from the majority of their internal rooms and balconies which include scenic and valued items as described in *Tenacity*
- Based on an assessment of accurate and certifiable photomontages, all units inspected will be exposed to some level of view loss subsequent to the approval of this Planning Proposal and construction of built forms which comply with the envelopes proposed.
- Views from 12 units have been modelled including 2 views from unit 1809. The visual effects were rated as minor to moderate for 8 units and severe to devastating for 4 units.
- Units that occupy the east end of the residential flat building will be exposed to minor to moderate visual effects.
- Unit types 02, 03 and 12 below level 15 will be exposed to minor to moderate view loss.
- Unit types 02, 03, 08 above level 15 will experience minor to moderate views loss.
- Unit at all levels that are aligned directly with either of the tower envelopes proposed at the west and east ends of the Sebel will be exposed to the greatest extent of visual effects rated at severe to devastating view loss.
- From the most affected units at the west and east end of the Sebel some views to the west and east and south-east will remain unaffected by the proposed development.
- A similar extent of view loss to that shown can be anticipated in relation to other units types along the south elevation of the Sebel, which have not been modelled.

9.0 CONCLUSION

- This part of Chatswood is highly urbanised and is predominantly characterised by low to medium height, podium-style built forms however in line with the desired future character for this site and surrounds, will transition to include taller built forms.
- The proposed development once constructed will cause some private domain view loss in respect of units located along the south elevation at the Sebel.
- All units inspected have access to expansive views to the south from the majority of their internal rooms and balconies which include scenic and valued items as described in *Tenacity*
- Notwithstanding all threshold steps in *Tenacity* are met at all units inspected, the usefulness of applying a *Tenacity* assessment is questioned in the planning principle established in Arnott which notes the limitations of the process in relation to views from a residential flat building or apartment complex.
- The extent of view loss from each unit inspected has been objectively assessed and informed by photomontages which have been prepared following the Land and Environment Court of New South Wales practice direction for the use of such visual aids in the Court.
- The accuracy of the photomontages has been certified by Urbis.
- The views lost include parts of icons or scenic features that are present in a wide, expansive view composition and are a significant distance from the subject site.
- The distance of the scenic features from the subject site, limits the ability to effectively retain access to such views, given the intervening development for example tower clusters at St Leonards and North Sydney which are subject to continual change and uplift.
- To limit the development potential on the subject site and other intervening sites located in the southerly-scenic view would ignore the strategic value that has been attributed to this site by the DPIE and Willoughby Council.
- In addition to limit such development potential on intervening sites would be to contravene the objective of the planning principle in *Tenacity* which seeks to establish a level of view sharing whilst having regard for all relevant information including allowing for the development potential of a site to be realised.
- The scale and massing of the towers proposed has received Gateway Determination and is consistent with the DPIE endorsed Chatswood CBD Strategy.
- The Gateway Determination and Chatswood CBD Strategy anticipate view loss from dwellings at the Sebel.
- Urbis notes that according to the Chatswood CBD strategy, significantly taller built form would be permissible on the site and could include a commercial office block that would fill the entire footprint of the site.
- A permissible commercial envelope could occupy the equivalent height of the residential tower (eastern tower) and only minor 6m setbacks to both Victor Street and Albert Avenue.
- When the visual effects of the built forms proposed are compared to the extent of view loss that would be caused by the construction of a permissible commercial tower envelope, the proposed development provides a more equitable view sharing outcome for residents at the Sebel.
- In Urbis' opinion, in all views modelled the visual effects of a permissible envelope would create 'devastating' view loss using the *Tenacity* scale and therefore would generate a significantly worse private domain view sharing outcome.
- In the context of all relevant controls, the strategic value and planning context of the subject site and a detailed assessment of potential view loss from a selection of dwellings at the Sebel, in Urbis' opinion the visual effects caused by the proposal and subsequent construction of two towers is considered to be reasonable and acceptable.
- In this regard Urbis can support the level of view sharing occasioned by the planning proposal

10.0 PREPARATION OF PHOTOMONTAGES

VERIFICATION OF ACCURACY- KEY STEPS

The fundamental requirement to be able to certify photomontages is that there is a 3D architectural model of the proposed development which can accurately located within the composition of a photograph.

In order to be able to certify the accuracy of the photomontage resulting from merging the 3D model and photographs is being able to demonstrate that the 3D model of the proposed building has a good fit to known surveyed markers for example using the existing building and other fixed features of the site or locality which are shown on the survey plan.

In addition the model must fit realistically into a photographic representation of the site in its context. The block-model of the proposed building envelopes was created in 3D studio Max by Bates Smart and provided to Urbis and Virtual Ideas.

PHOTOGRAPHS

The high resolution photographs were taken professionally by Virtual Ideas using a full frame Nikon D810 camera under the Guidance of Urbis who inspected the view composition at each dwelling. The final location to be surveyed and modelled was selected in consultation with residents in attendance.

The camera images for the photomontages are of sufficient resolution taken with a lens of low distortion. The focal length used (and field of view FOV) for each base photograph was selected so that the proposed built forms were able to fit into the view composition and was standardised at 35mm using single frame images. Single frame photographs are recommended for modelling as they have one centre of perspective and therefore included limited peripheral distortion at the outer edges of the image. Single frame photographic images are also recommended as the perspective in the 3D model of the proposed development that is generated by the computer, is most closely aligned to the perspective that occurs in a single frame photograph.

The reasons for using a specific focal length is determined by the vertical and horizontal scale of the subject of the view as well as the need to minimise apparent distortion of the images. The subject of the views commonly contains elements of vastly different horizontal and vertical scale, all of which must ideally be visible in each photograph. Given the close proximity of the view places to the subject site, it was not practical to use a 50mm FL lens as the horizontal extent of the proposal and a sufficient amount of surveyed visual context, could not fit into a single image.

INDEPENDENT SURVEY DATA

The locations and RLs of the lens of the camera used to document the views were established by independent survey by CMS registered surveyors. Urbis observed the photography and survey at each location noting that the camera was mounted and standardised at 1.6m above the floor level, which is adopted to represent typical standing height. The survey data is included in "Appendix 3 - Survey data for view locations Provided By CMS Surveyors".

A wire frame image is required to be presented in relation to photomontages used in the Land and Environment. The RL of surveyed fixed features used for alignment are shown along side each block-model photomontage. This level of detail replaces the use of a wire frame image which in this instance cannot be accurately presented given that ground level RLs and other subject site data is not visible in the majority of views. In this regard reference points including roofs and parapets of neighbouring buildings have been identified and used to align the 3D architectural model of the proposed development in each view. In addition in some views where sufficient CBD features are visible the AAM 2018 Surveyed Sydney City Model is shown in red. Surveyed reference points included the AAM 2018 model are linked to the site survey to be able to cross check the alignment. When examined closely for example the Centrepoint Tower, it can be seen that the alignment of the model with visible features in the view is excellent and includes minor if any discrepancy or distortion.

MERGING OF THE 3D MODEL

The 3D architectural model shown in a translucent light grey block-model colour was merged with each digital photographic image of the existing environment, using the independently surveyed features on the subject site and adjoining sites to accurately align and position the model in each view.

The purpose of the detailed surveying/modelling, and independently surveyed camera locations is to enable a 3D virtual version of the site to be created in CAD software. If this has been done accurately, it is then possible to insert the selected photo into the background of the 3d view, position the 3d camera in the surveyed position and then rotate the camera around until the surveyed 3d points match up with the correlating real world objects visible in the photo. This is a self-checking mechanism – if the camera position or the survey data

is out by even a small distance then good fit becomes impossible. It is however important to note that it is not possible for a 100% perfect fit to occur for the following reasons:

- Variance between measured focal length compared to stated focal length,
- Minor lens distortion which varies from lens to lens and manufacturer to manufacturer,
- Absence of a suitable range of reference points on site/visible through lens
- Allowing for these limitations, Virtual Ideas demonstrated that the alignment was achieved to a high degree of accuracy.

The accuracy of the locations of the 3D model of the proposed development with respect to the photographic images was checked by Urbis as follows;

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images taken by Virtual Ideas.
2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations, the AAM 2018 Surveyed Sydney City Model and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs were reviewed by Urbis.
3. The alignment of the model in relation to surveyed site features, as demonstrated by the reference points and use of the AAM 2018 surveyed model were used to cross-check the accuracy.
4. No significant discrepancies were identified between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be reasonable in the circumstances.

11.0 CERTIFICATION STATEMENT

Urbis have reviewed the photomontages and are satisfied that the above requirements were met. In this regard Urbis can certify, based on the methods used and taking all relevant information into account, that the photomontages comply with the requirements for the preparation of photomontages as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales. The photomontages can be considered as being accurate and verifiable and can be relied upon by the Department for assessment.

12.0 APPENDICES

APPENDIX 1 - PREPARATION OF PHOTOMONTAGES BY VIRTUAL IDEAS

VIRTUAL IDEAS

Mandarin Centre, Chatswood

Visual Impact Photomontage and Methodology Report

Visual Impact Photomontage and Methodology Report - Mandarin Centre, Chatswood

BACKGROUND

This document was prepared by Virtual Ideas and includes a methodology of the processes used to create the visual impact photomontages and illustrate the accuracy of the results.

Virtual Ideas is an architectural visualisation company that is highly experienced at preparing visual impact assessment media to a level of expertise that is suitable for both council submission and use in court. Virtual Ideas is familiar with the court requirements to provide 3D visualisation media that will accurately communicate a proposed development's design and visual impact.

Virtual Ideas' methodology and results have been inspected by various experts in relation to previous visual impact assessment submissions and have always been found to be accurate and acceptable.

OVERVIEW

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

We capture site photographs from specified positions on location. The camera positions are surveyed to identify the MGA coordinates at each position. Additional reference points are also surveyed at each camera location to assist in aligning our 3D camera to the real world camera position.

Cameras are then created in the 3D scene to match the locations and height of where the photographs were taken from. The lens data stored in the metadata of the photograph is also referenced for accuracy.

The cameras are then aligned in rotation so that the surveyed points of the 3D model align with the corresponding objects that are visible in the photograph.

A realistic sun and sky lighting system is then created in the 3D scene and matched to the precise time and date of when each photograph was taken.

3D renderings of the indicative new building or envelope are then created from the selected cameras at the exact pixel dimensions and aspect ratio of the original digital photograph.

The 3D renderings are then placed into the digital photography to show the envelope of the proposed building in context.

DESCRIPTION OF COLLECTED DATA

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

This includes the following:

1) 3D models of proposed building envelope
   - Supplied by: Urbis
   - Format: 3DS Max

2) Camera location and alignment point surveyed data (Appendix A)
   - Created by: CMS Surveyors
   - Format: PDF and DWG files

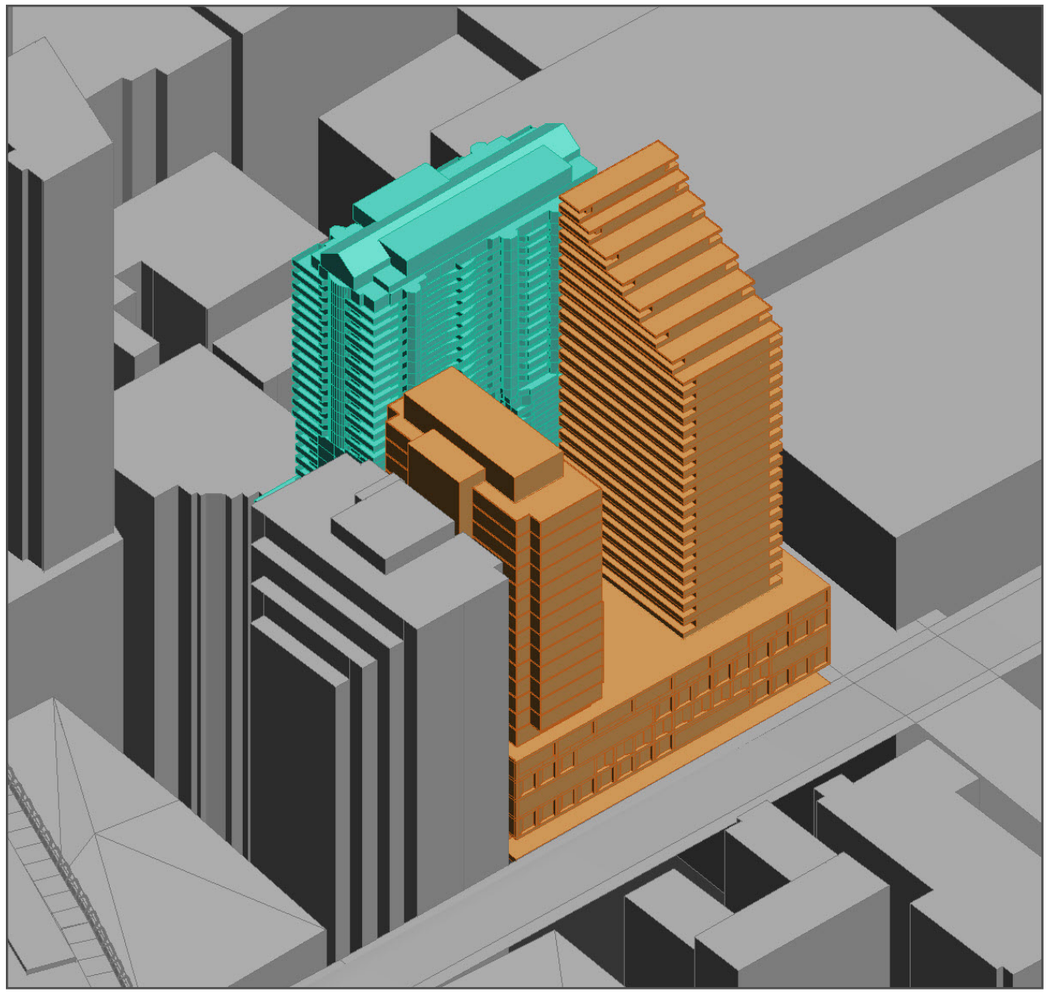
3) Site Survey (Appendix B)
   - Created by: Denny Linker & Co Consulting Surveyors
   - Format: PDF files

4) Site photography
   - Created by: Virtual Ideas
   - Format: JPEG and NEF files

NOTES ON 3D MODELS INCLUDED IN THE PHOTOMONTAGES

Proposed indicative buildings for the Mandarin Centre (shown in orange).

Photography was taken from The Sebel (shown in cyan) looking south towards the city.



METHODOLOGY

Site Photography

Site photography was taken from predetermined positions as directed by Urbis. The photographs were taken using a Nikon D810 camera.

The positions of the photographs were surveyed and then used to create a survey drawing in DWG format.

3D Model

Using a combination of the imported site survey drawing from Denny Linker & Co and the cadastral lot boundaries from the CMS survey into our 3D software (3DS Max) as reference, we then imported and positioned the supplied 3D model of the proposed indicative buildings.

Alignment

The positions of the real world photography were located in the 3D scene. Cameras were then created in the 3D model to match the locations and height of the position from which the photographs were taken from. They were then aligned in rotation so that the points of the 3D model aligned with their corresponding objects that are visible in the photograph.

Renderings of the building massing were then created from the aligned 3D cameras and montaged into the existing photography at the same location. This produces an accurate representation of the scale and position of the proposed building envelope with respect to the existing surroundings.

In conclusion, it is my opinion as an experienced, professional 3D architectural and landscape renderer, that the images provided accurately portray the level of visibility and impact of the proposed buildings.

Yours sincerely,

Grant Kolln

CV of Grant Kolln, Director of Virtual Ideas

Personal Details

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

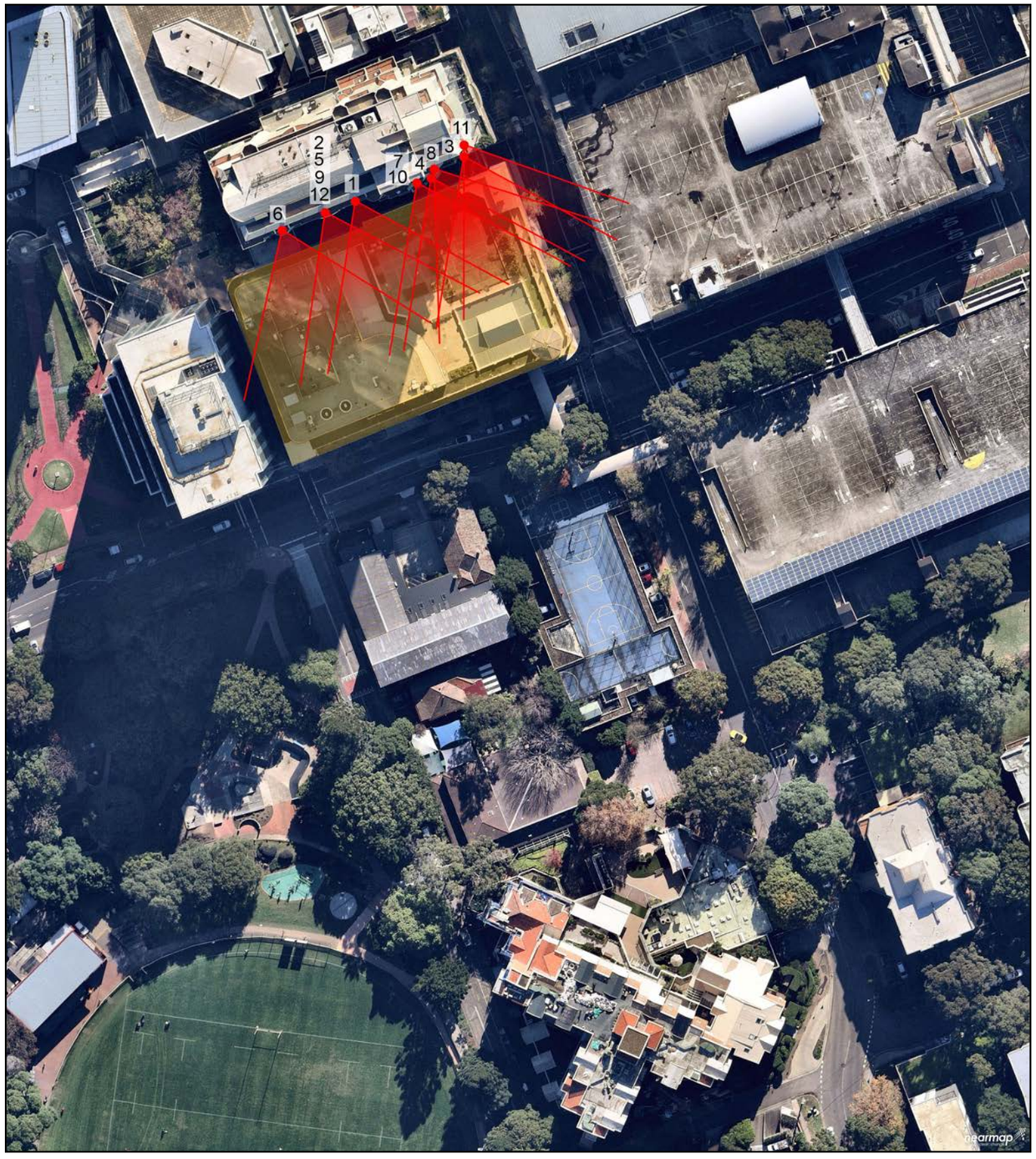
Relevant Experience

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

Relevant Education / Qualifications

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

Key map indicating location of photography positions



1. Apartment 1002 (FFL 127.28m)
2. Apartment 1203 (FFL 132.68m)
3. Apartment 1312 (FFL 135.68m)
4. Apartment 1413 (FFL 138.06m)
5. Apartment 1502 (FFL 140.74m)
6. Apartment 1803 (FFL 148.83m)
7. Apartment 1809_1 (FFL 148.84m)
8. Apartment 1809_2 (FFL 148.79m)
9. Apartment 2102 (FFL 156.93m)
10. Apartment 2409 (FFL 165.01m)
11. Apartment 2508 (FFL 167.69m)
12. Apartment 2802 (FFL 175.84m)

Original photograph

Photomontage indicating proposed indicative buildings

Photograph details

Photo Date
16th July 2020

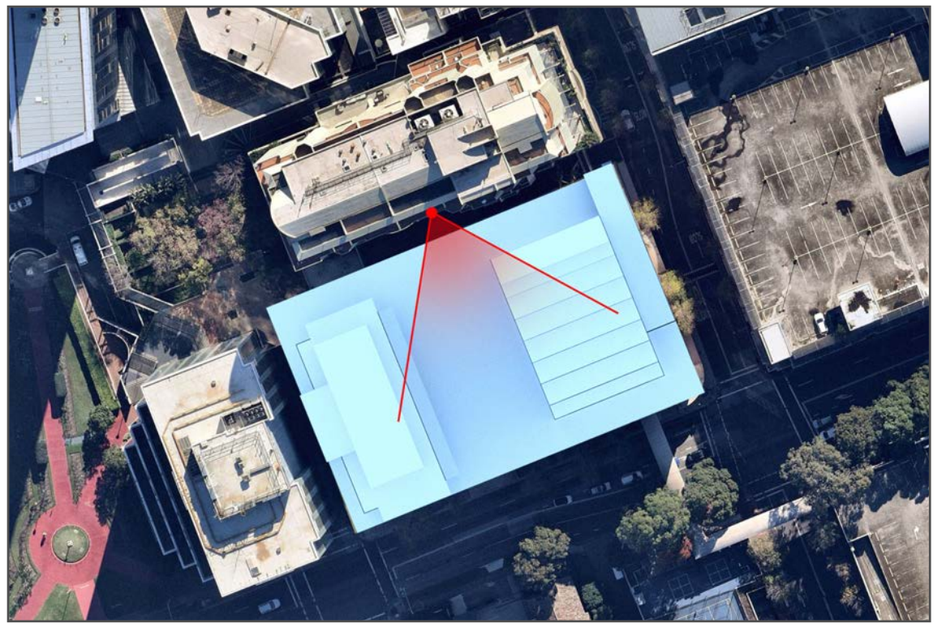
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

Focal length in 35mm Film
35mm

Original photo with surveyed reference points

Camera position 1




50mm lens frame


50mm lens frame
Proposed indicative buildings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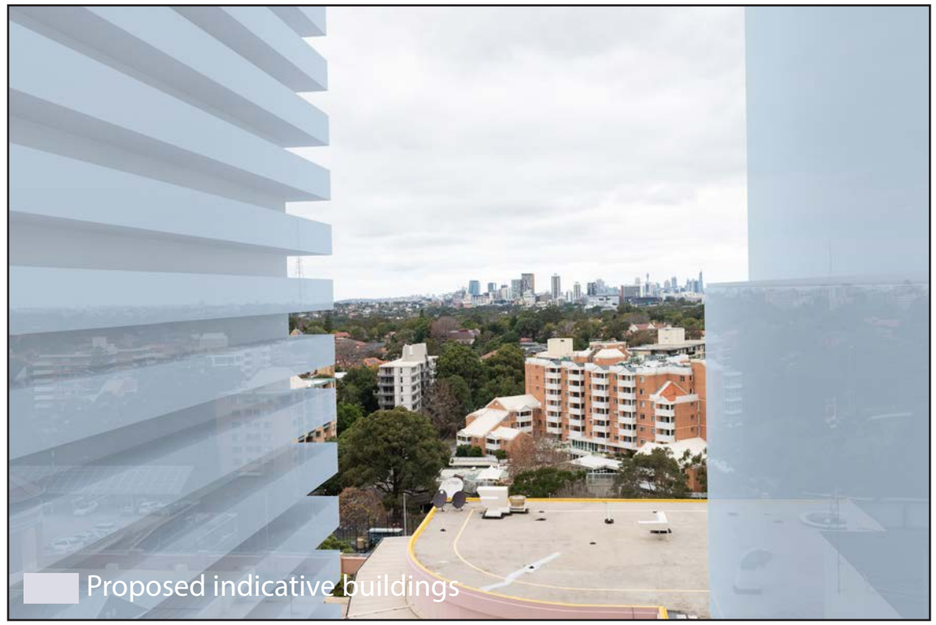
Original photograph

Photomontage indicating proposed indicative buildings



Photograph details

Photo Date
16th July 2020

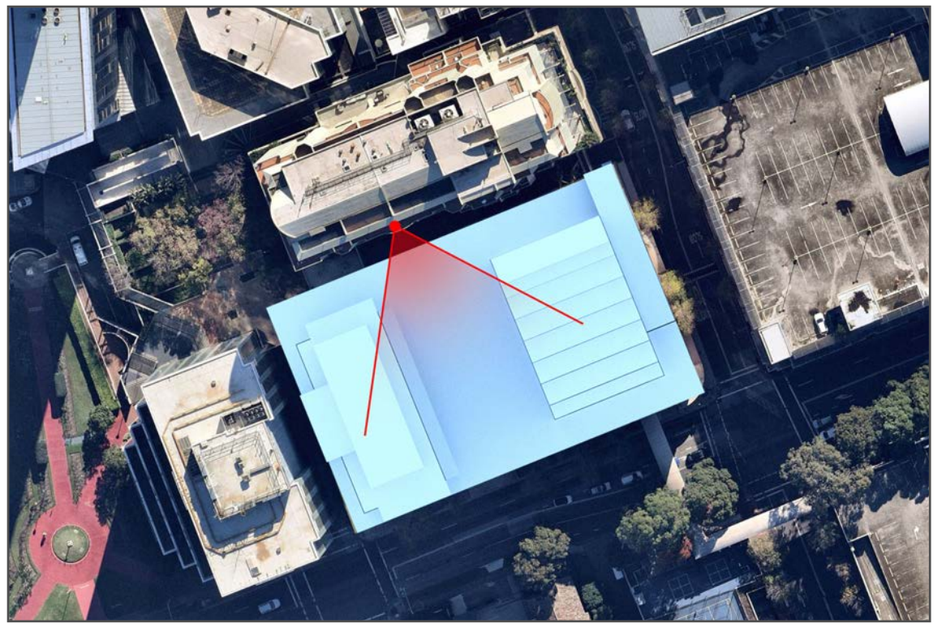
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

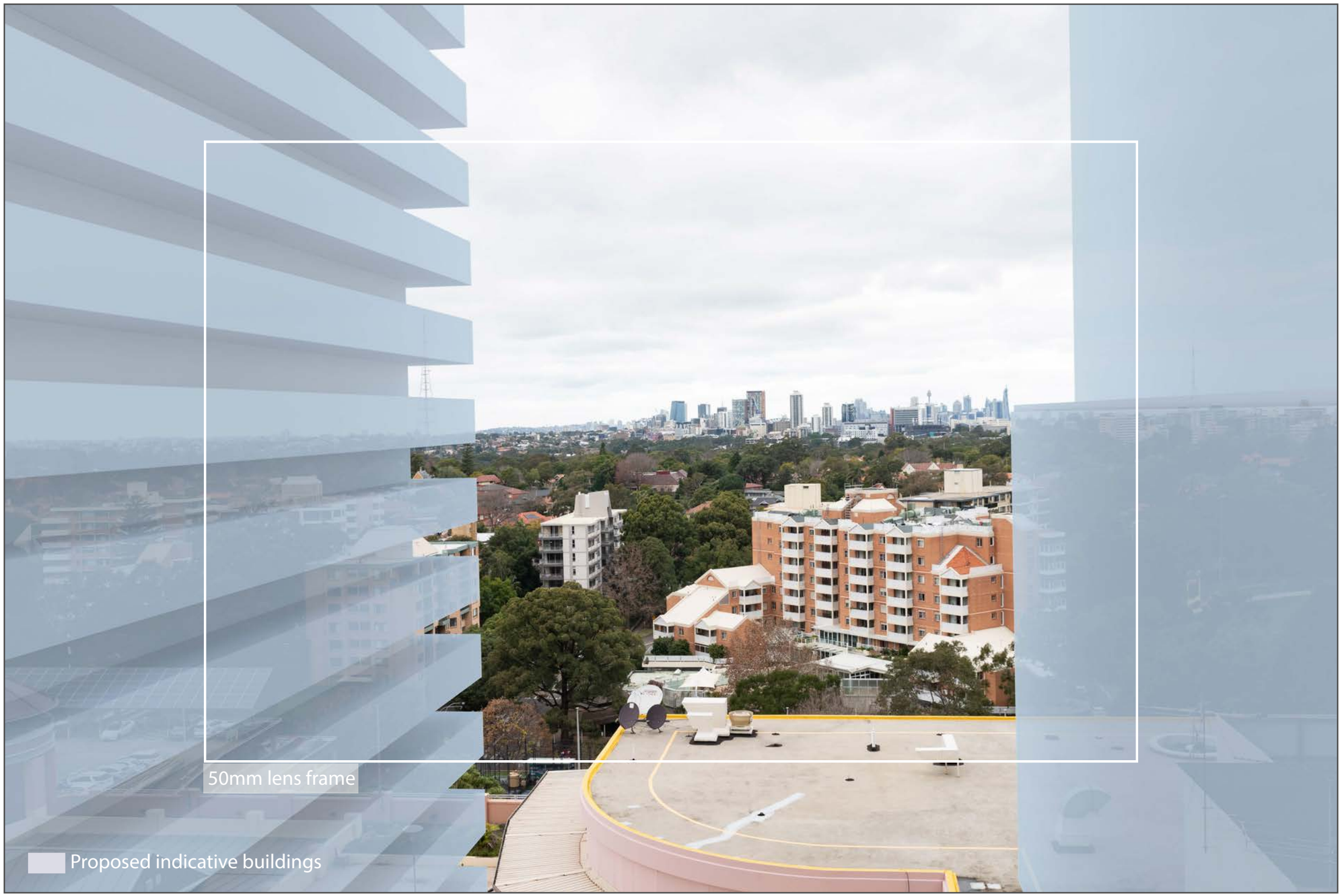
Focal length in 35mm Film
35mm

Original photo with surveyed reference points

Camera position 2




50mm lens frame


50mm lens frame
Proposed indicative buildings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Original photograph

Photomontage indicating proposed indicative buildings

Photograph details

Photo Date
16th July 2020

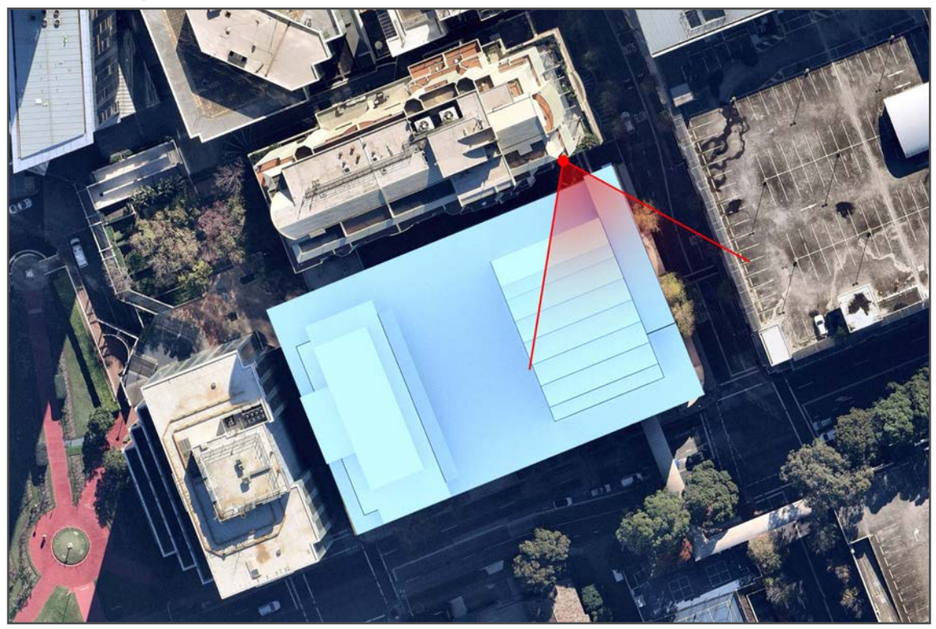
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

Focal length in 35mm Film
35mm

Original photo with surveyed reference points

Camera position 3

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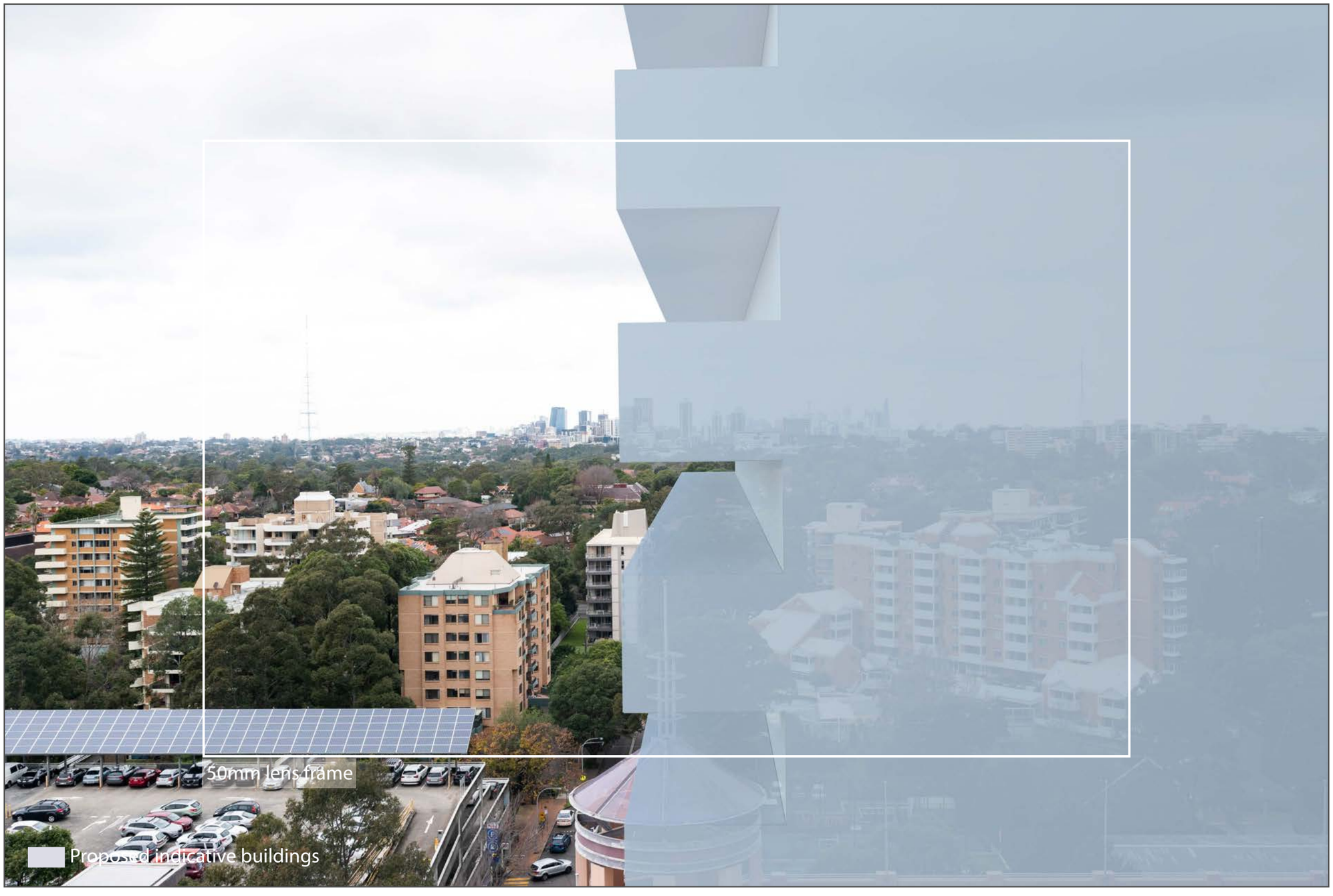
50mm lens frame
Proposed indicative buildings


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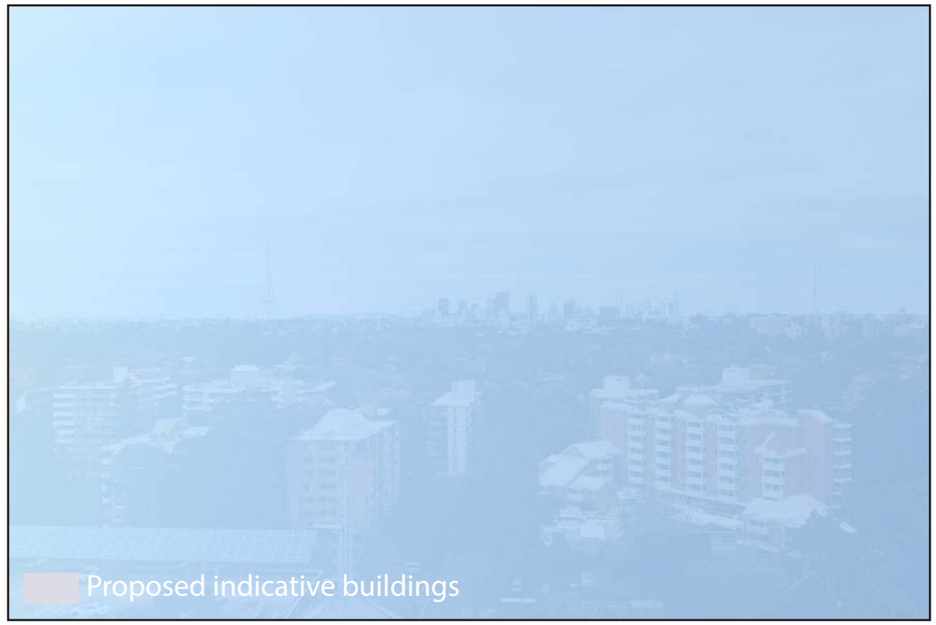
Original photograph

Photomontage indicating proposed indicative buildings



Photograph details

Photo Date
16th July 2020

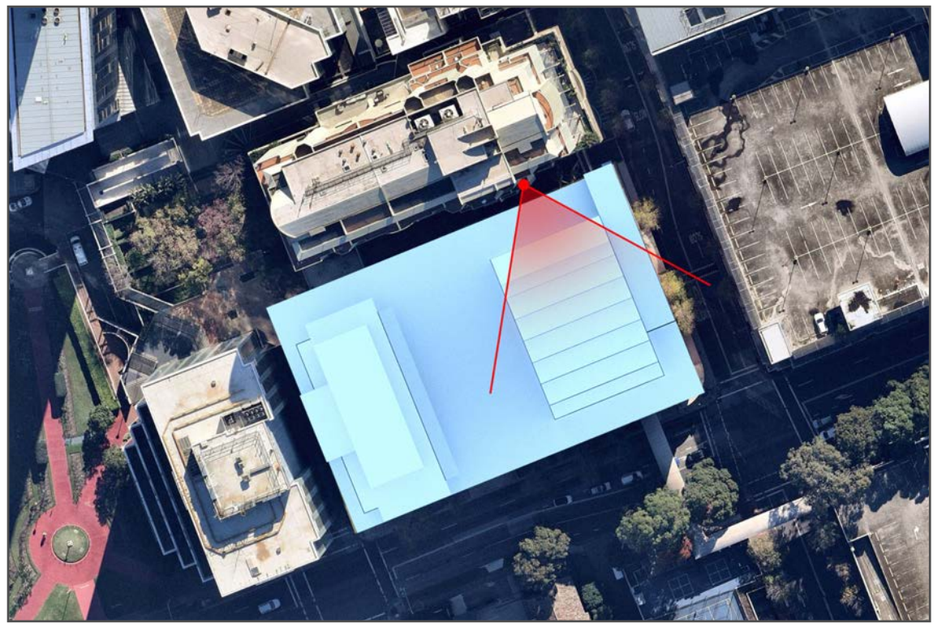
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

Focal length in 35mm Film
35mm

Original photo with surveyed reference points

Camera position 4

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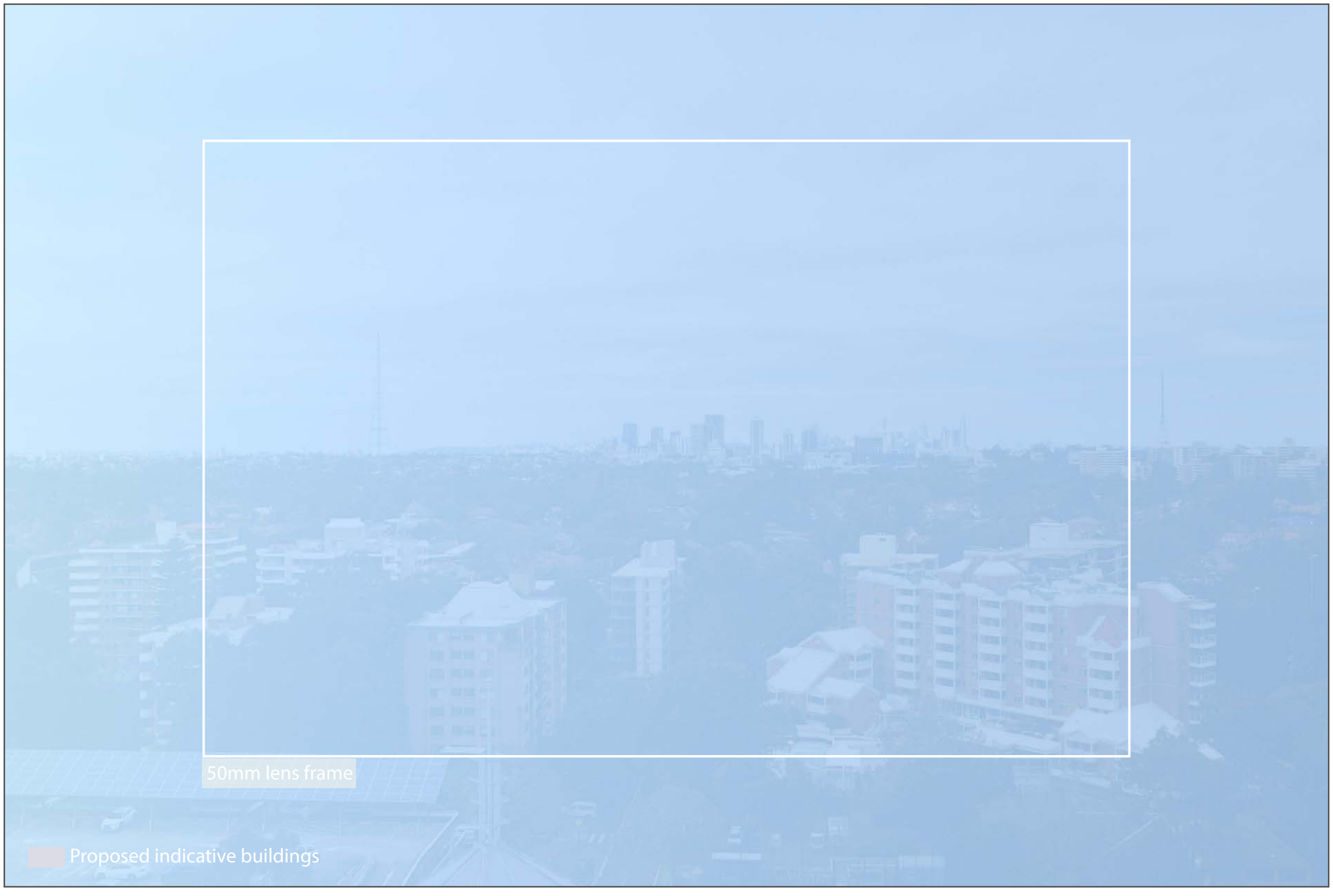
50mm lens frame
Proposed indicative buildings


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Original photograph

Photomontage indicating proposed indicative buildings

Photograph details

Photo Date
16th July 2020

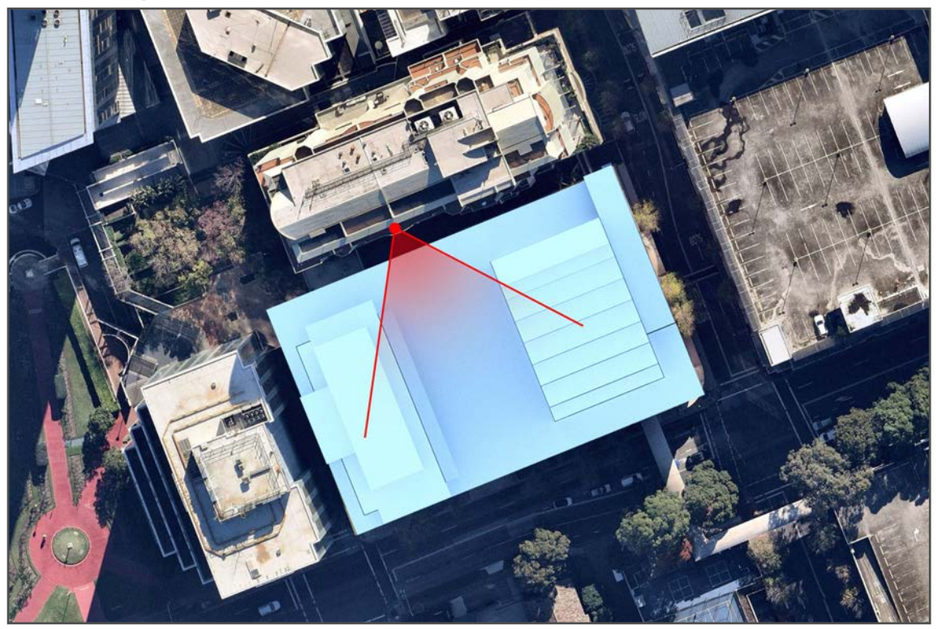
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

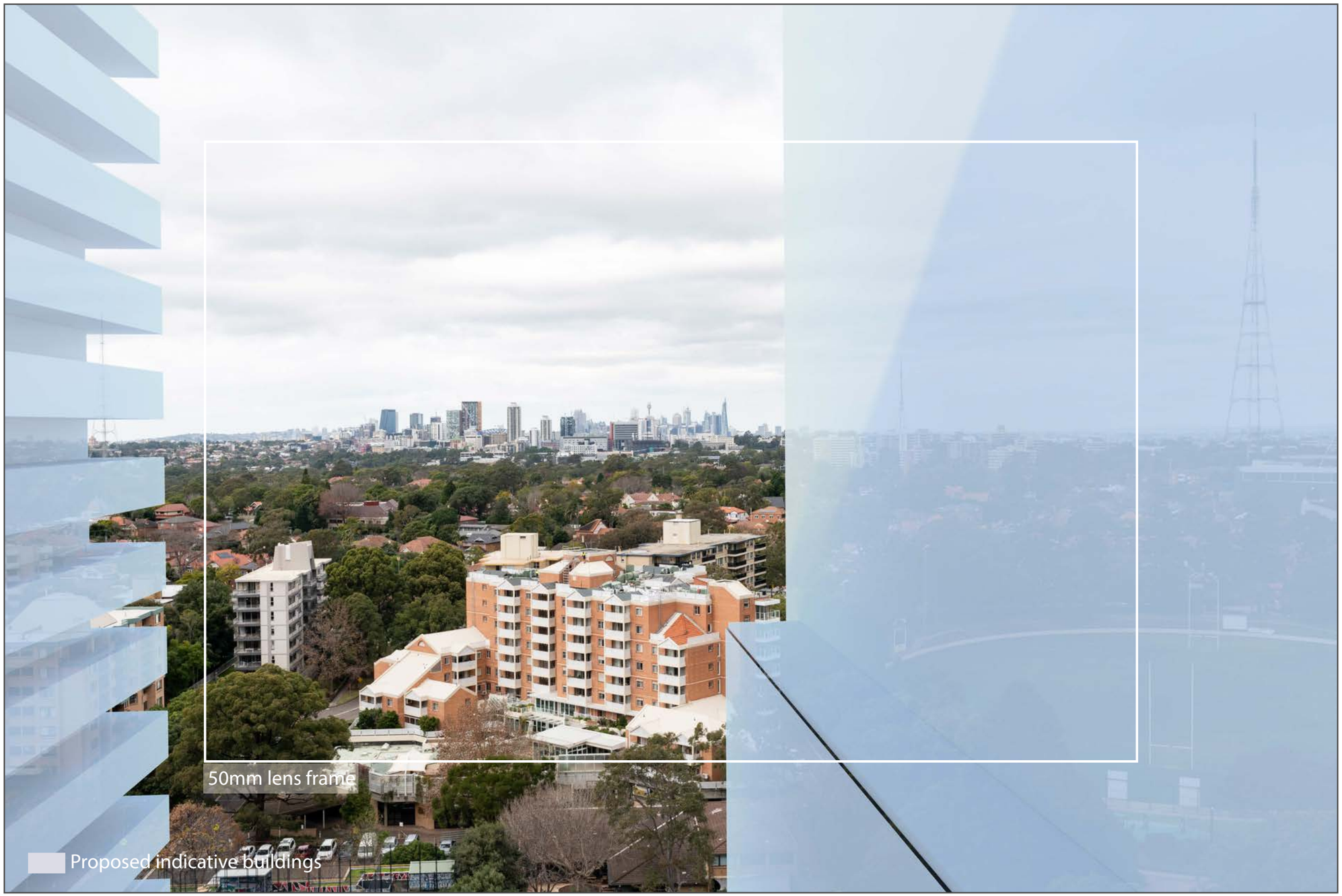
Focal length in 35mm Film
35mm

Original photo with surveyed reference points

Camera position 5




50mm lens frame


50mm lens frame
Proposed indicative buildings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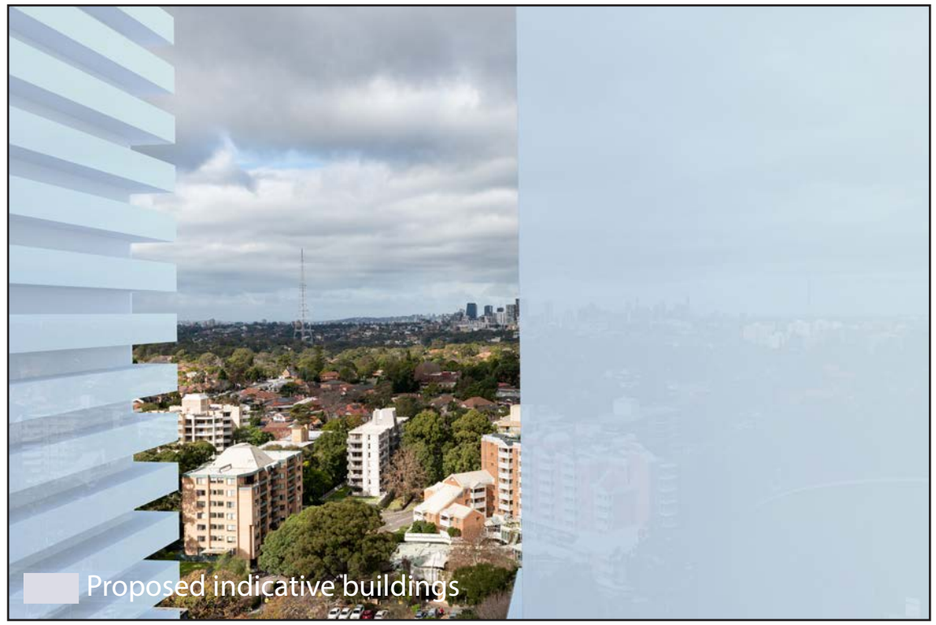
Original photograph

Photomontage indicating proposed indicative buildings



Photograph details

Photo Date
16th July 2020

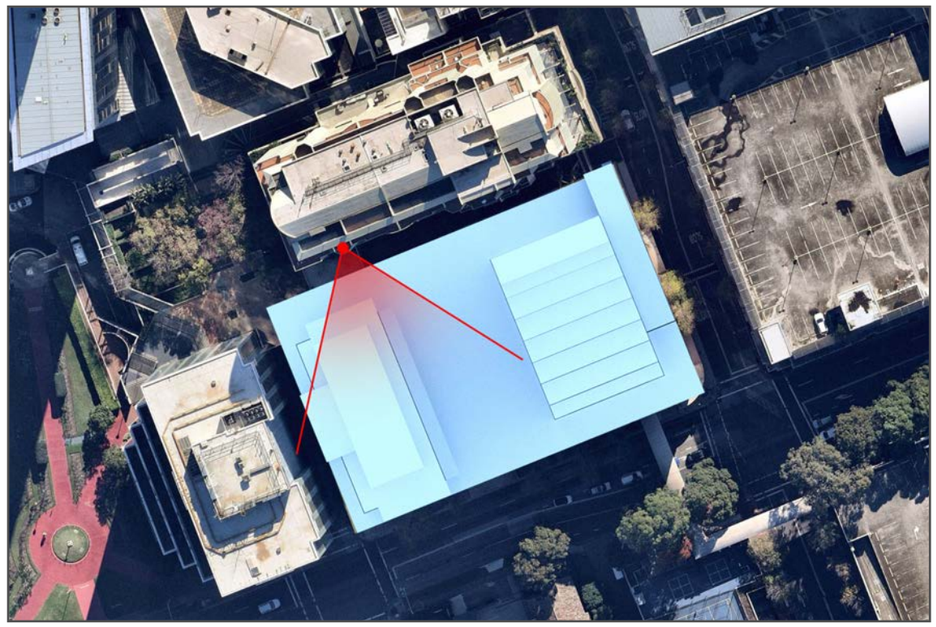
Camera Used
Nikon D810

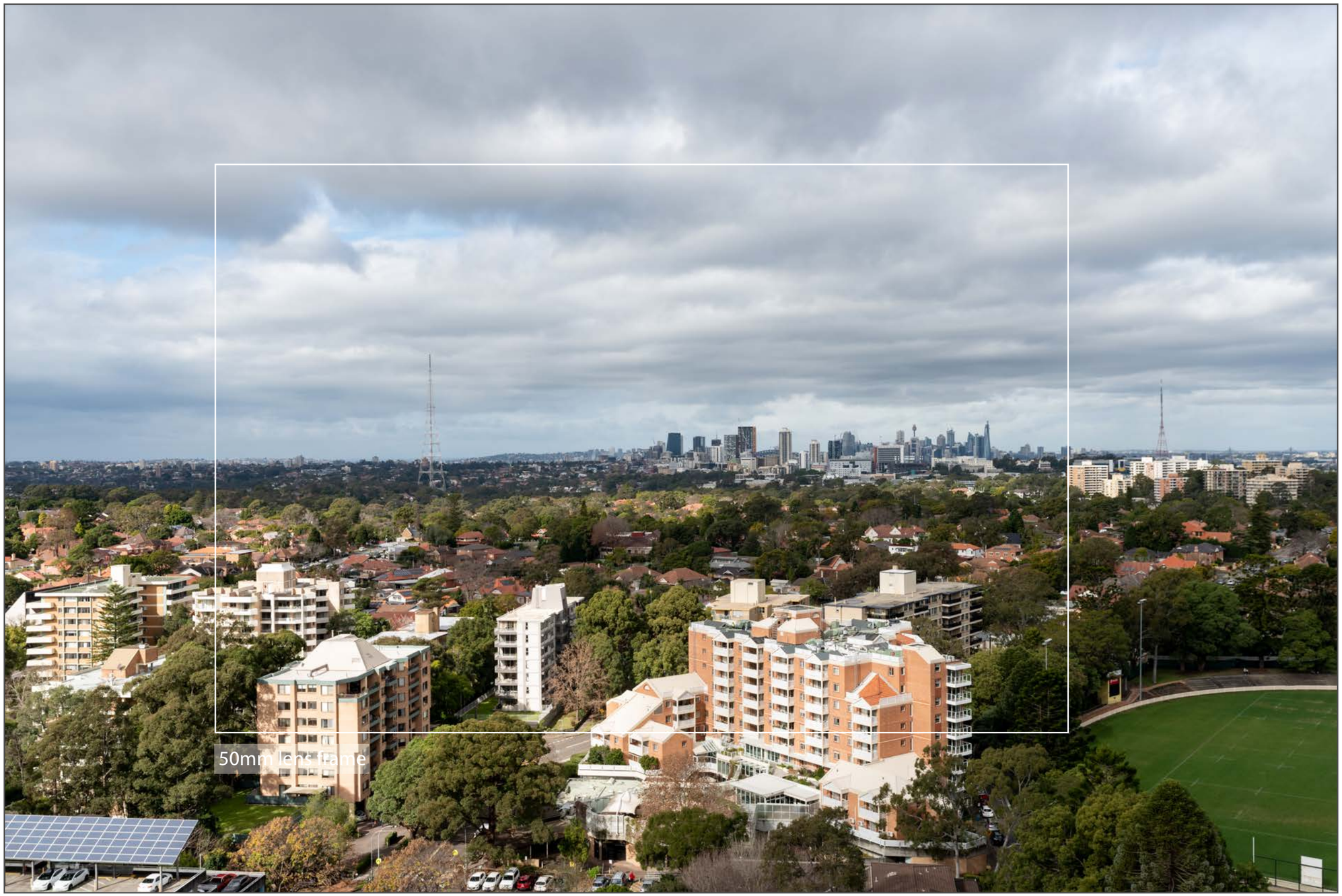
Camera Lens
Tamron SP 24-70mm

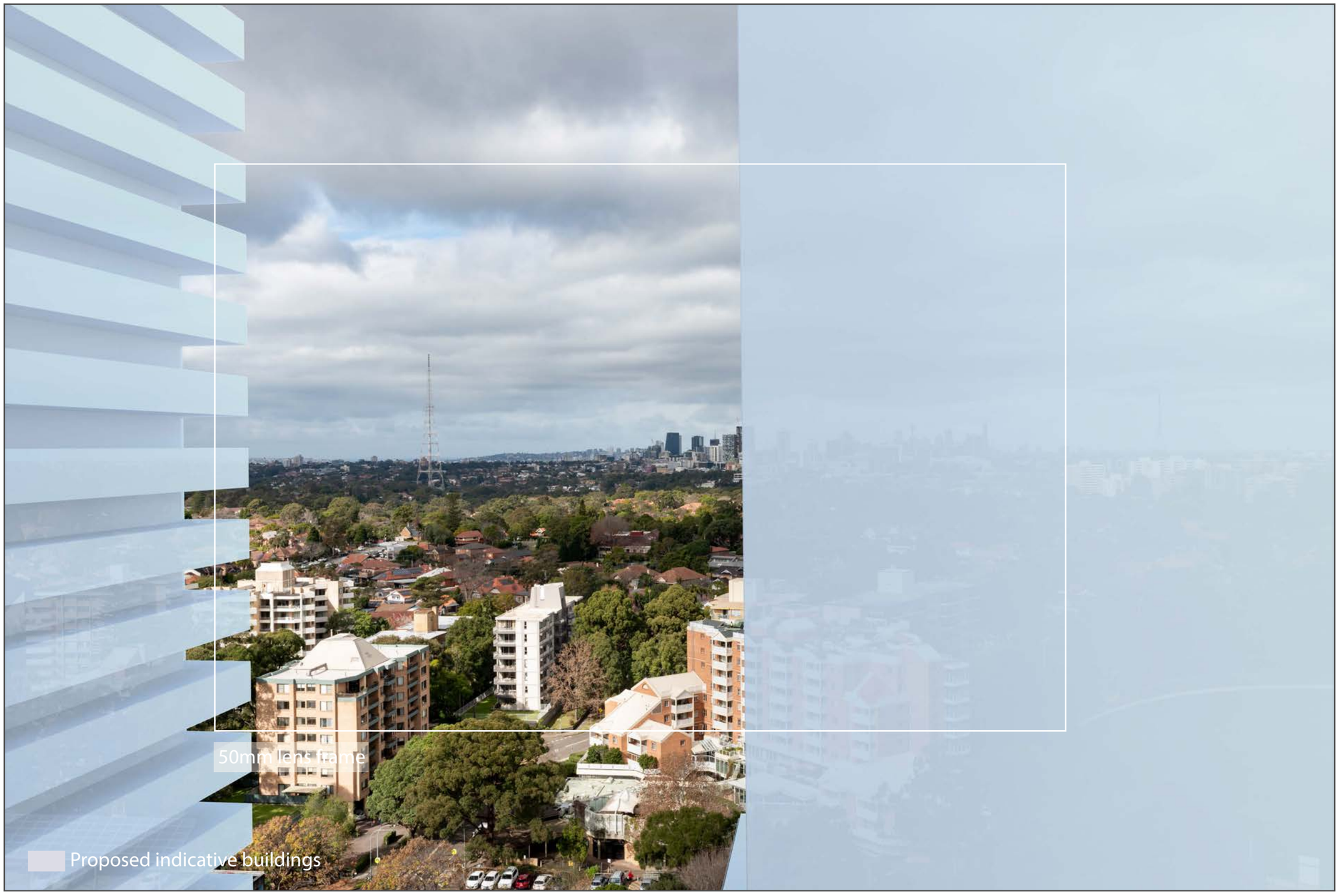
Focal length in 35mm Film
32mm

Original photo with surveyed reference points

Camera position 6




50mm lens frame


50mm lens frame
Proposed indicative buildings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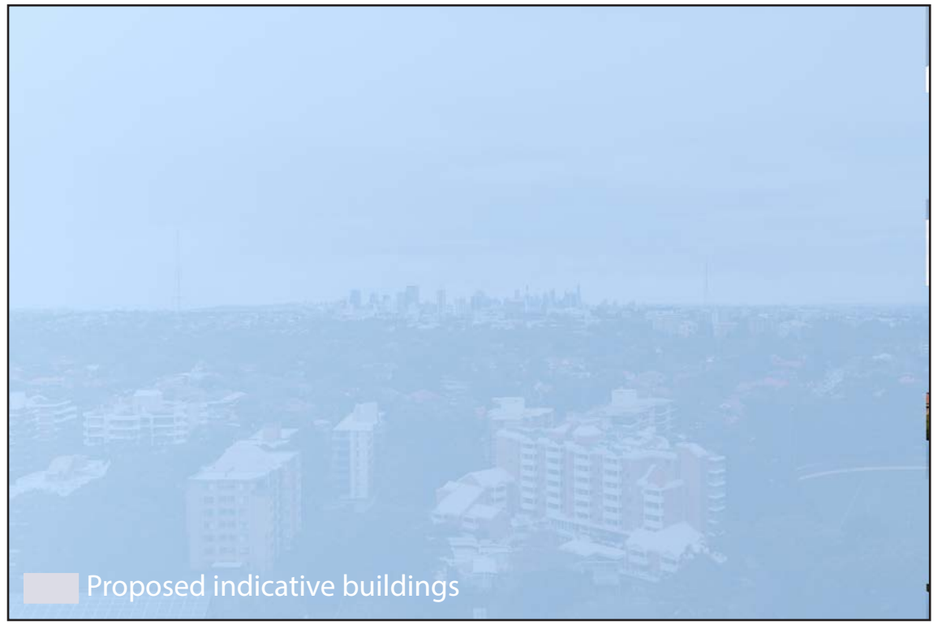
Original photograph

Photomontage indicating proposed indicative buildings



Photograph details

Photo Date
16th July 2020

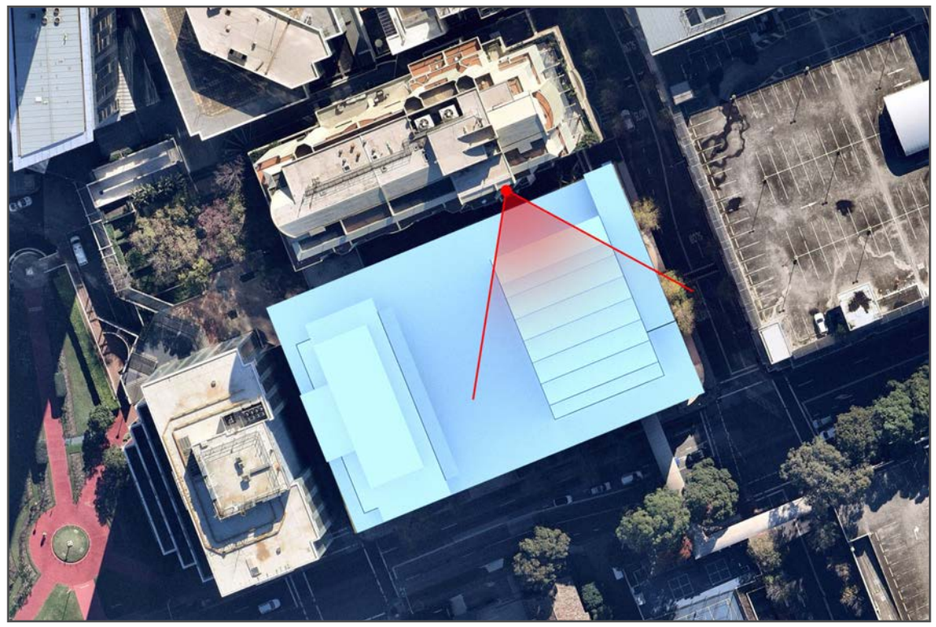
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

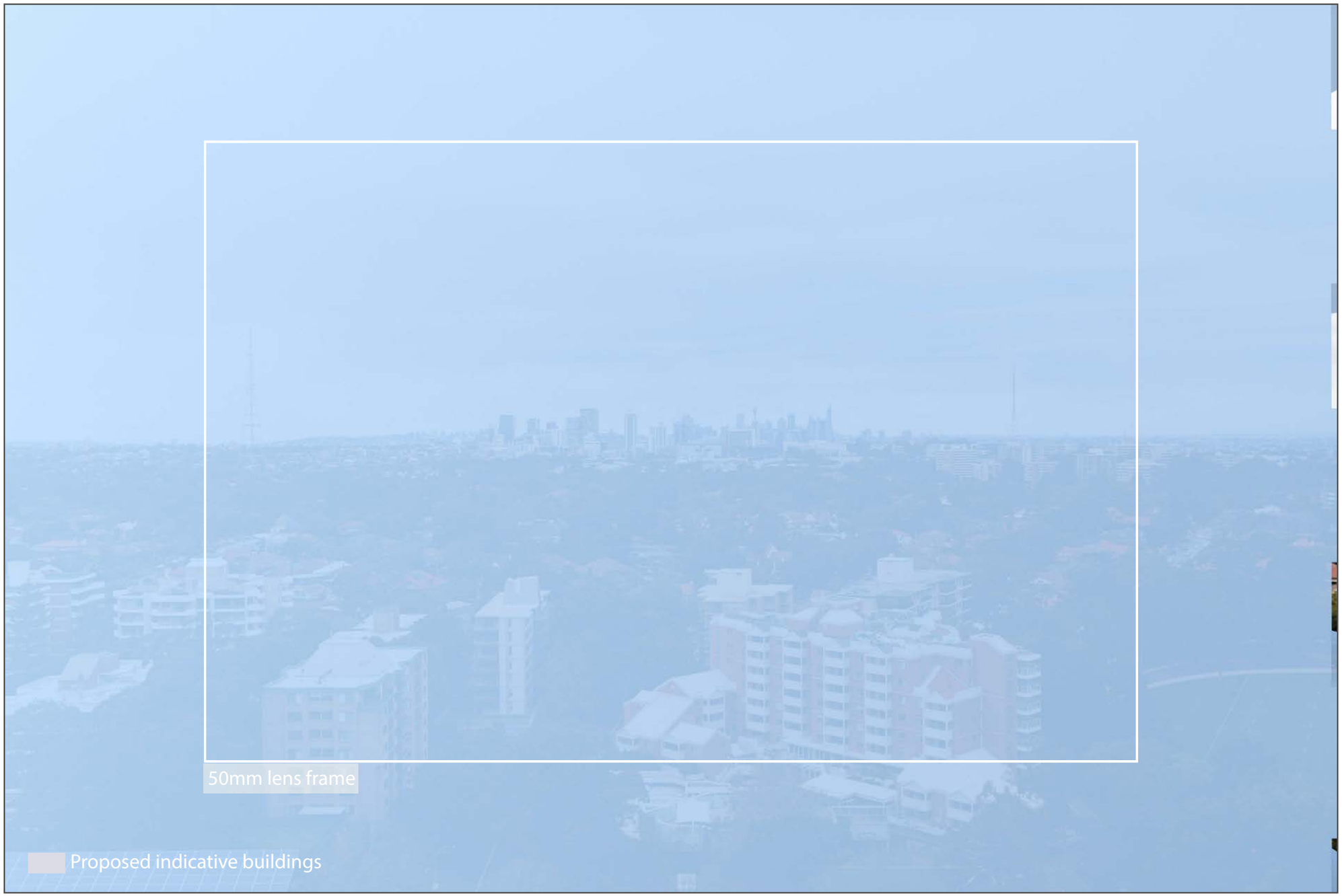
Focal length in 35mm Film
35mm

Original photo with surveyed reference points

Camera position 7




50mm lens frame


50mm lens frame
Proposed indicative buildings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Original photograph

Photomontage indicating proposed indicative buildings

Photograph details

Photo Date
16th July 2020

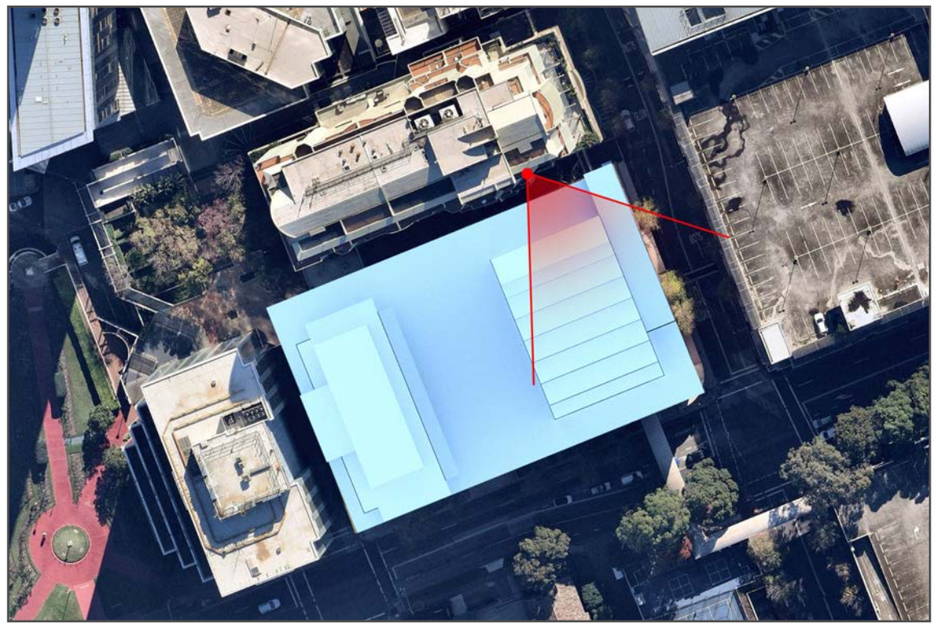
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

Focal length in 35mm Film
35mm

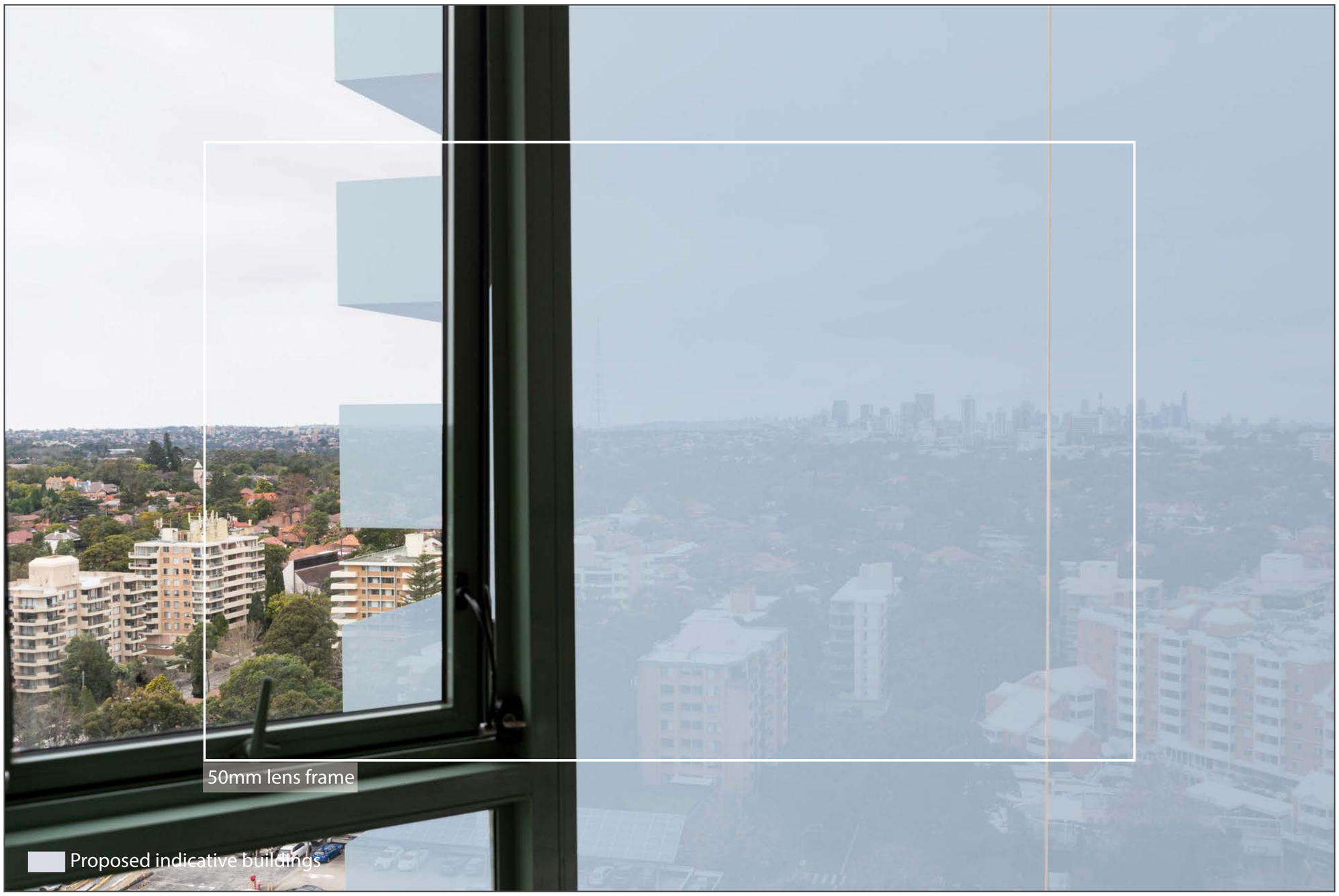
Original photo with surveyed reference points

Camera position 8




50mm lens frame

8. Apartment 1809_2 (FFL 148.79m) - Photomontage indicating proposed indicative buildings

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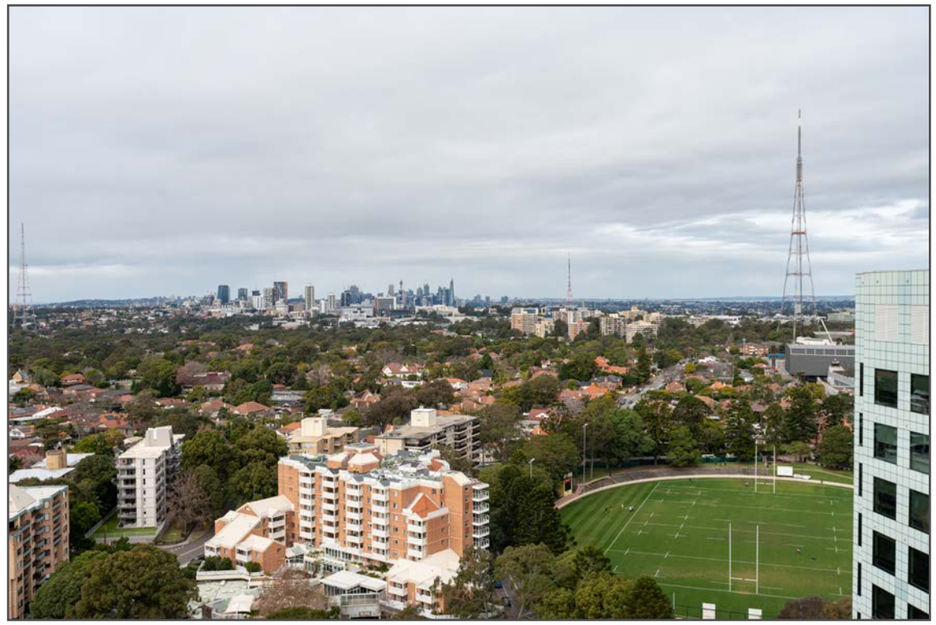
Original photograph



Photomontage indicating proposed indicative buildings

Photograph details

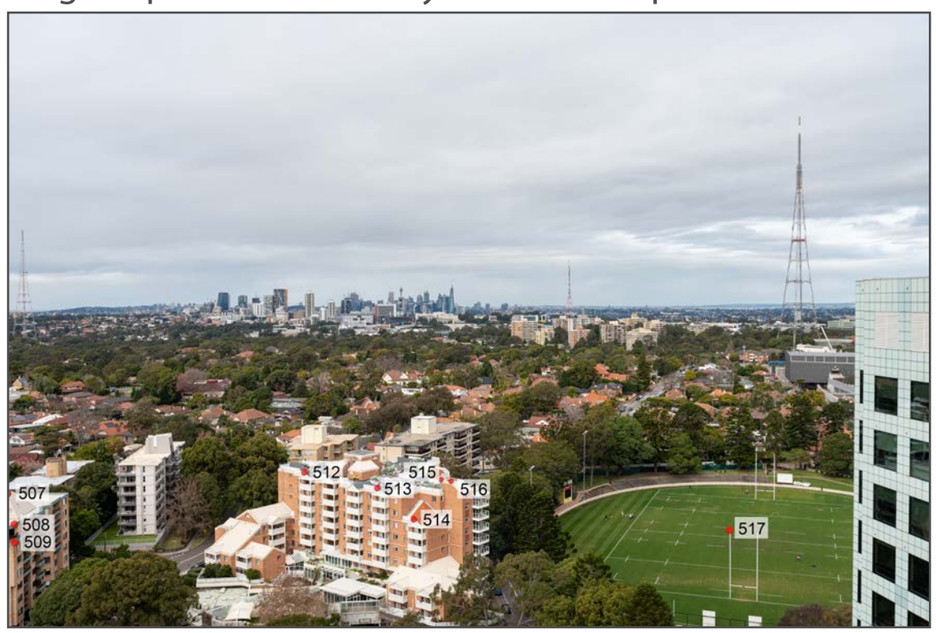
Photo Date
16th July 2020

Camera Used
Nikon D810

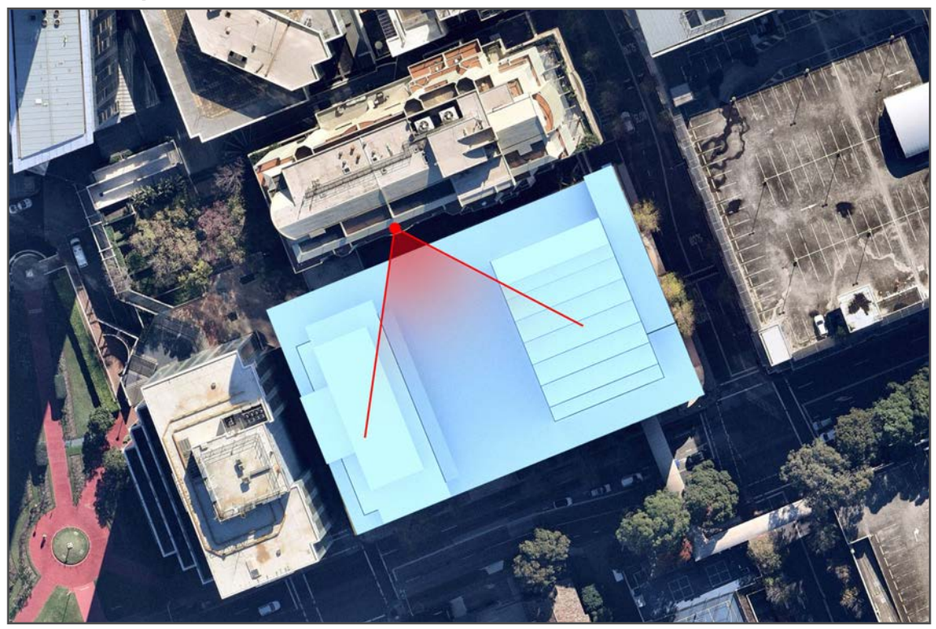
Camera Lens
Tamron SP 24-70mm

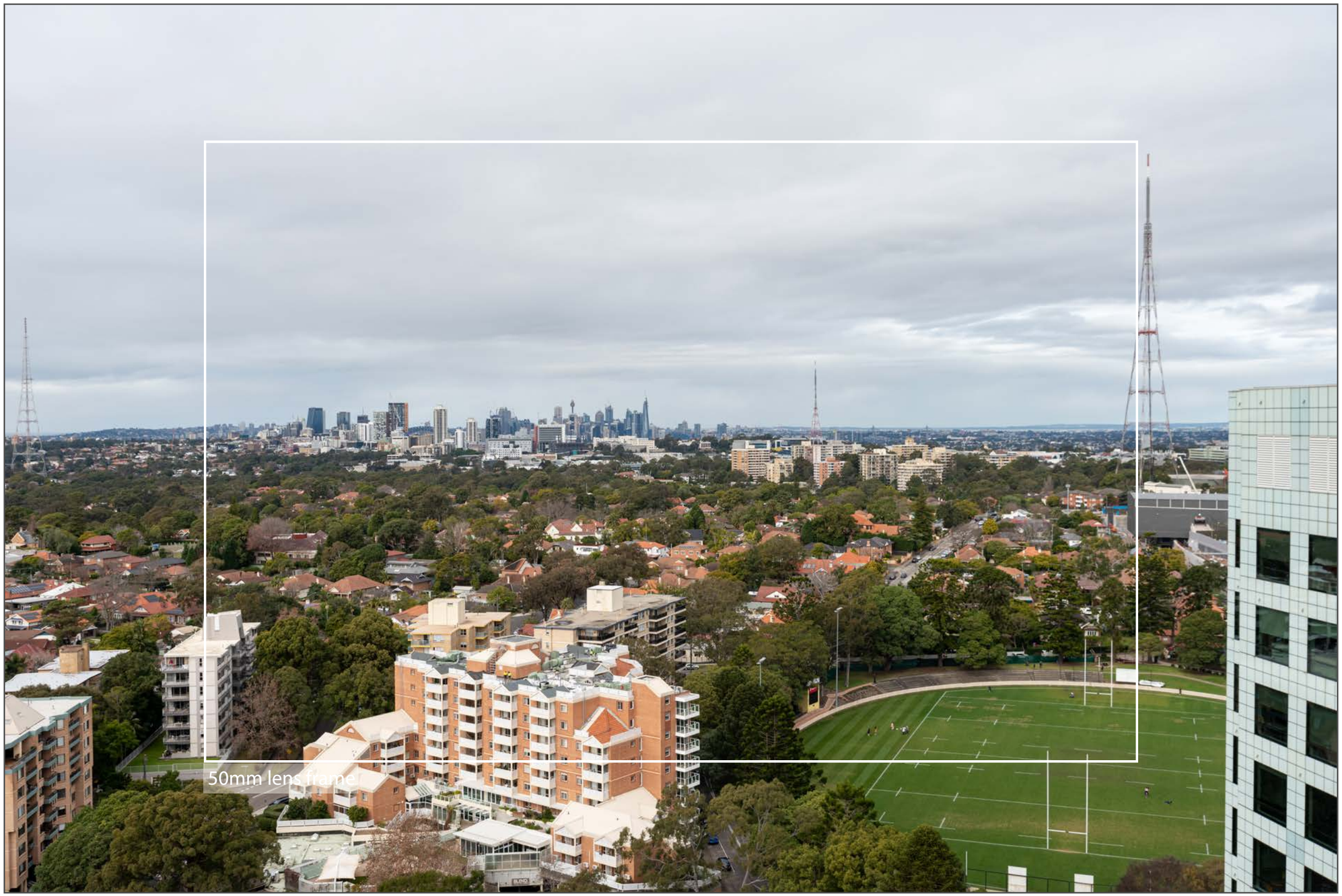
Focal length in 35mm Film
35mm

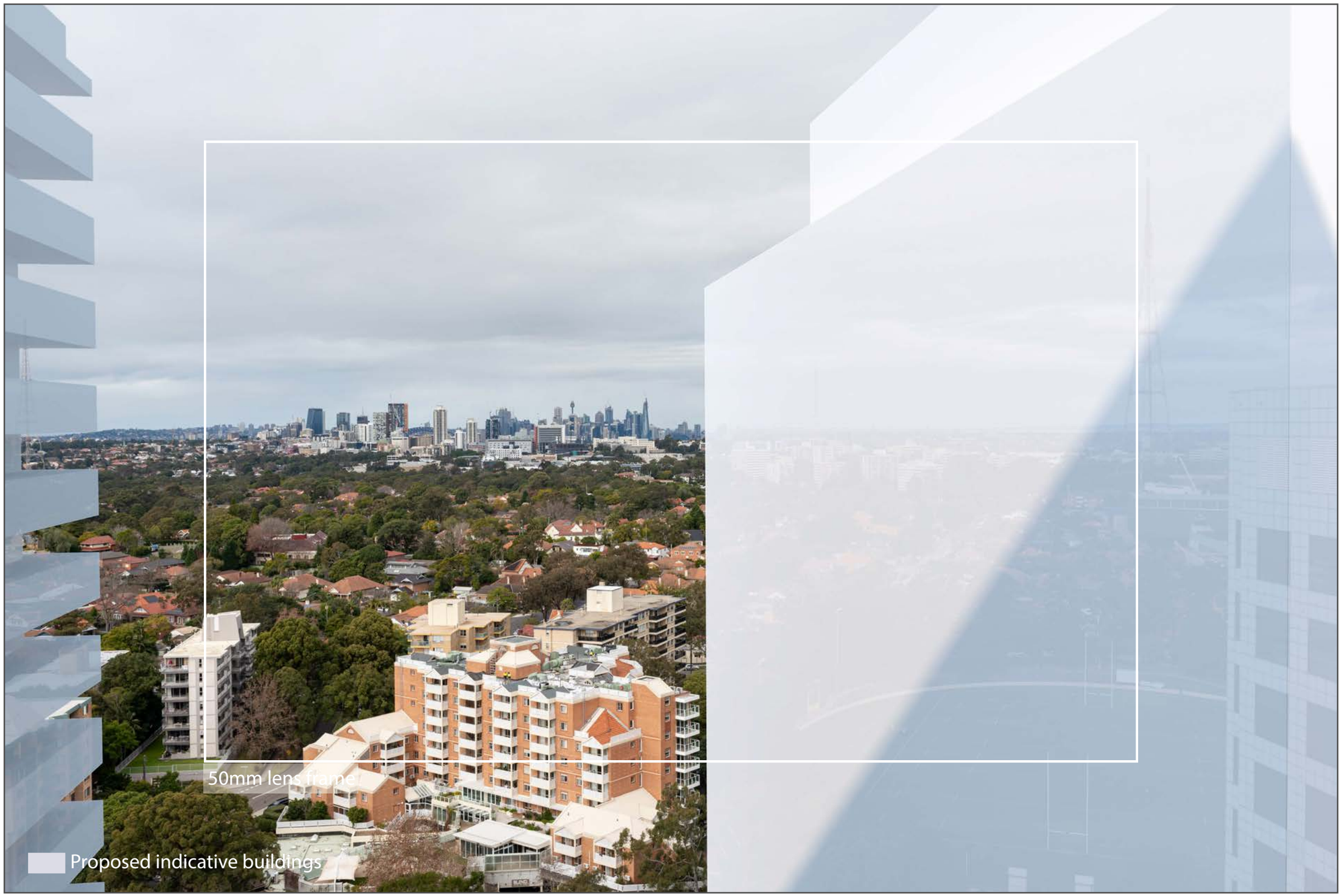
Original photo with surveyed reference points



Camera position 9




50mm lens frame


50mm lens frame
Proposed indicative buildings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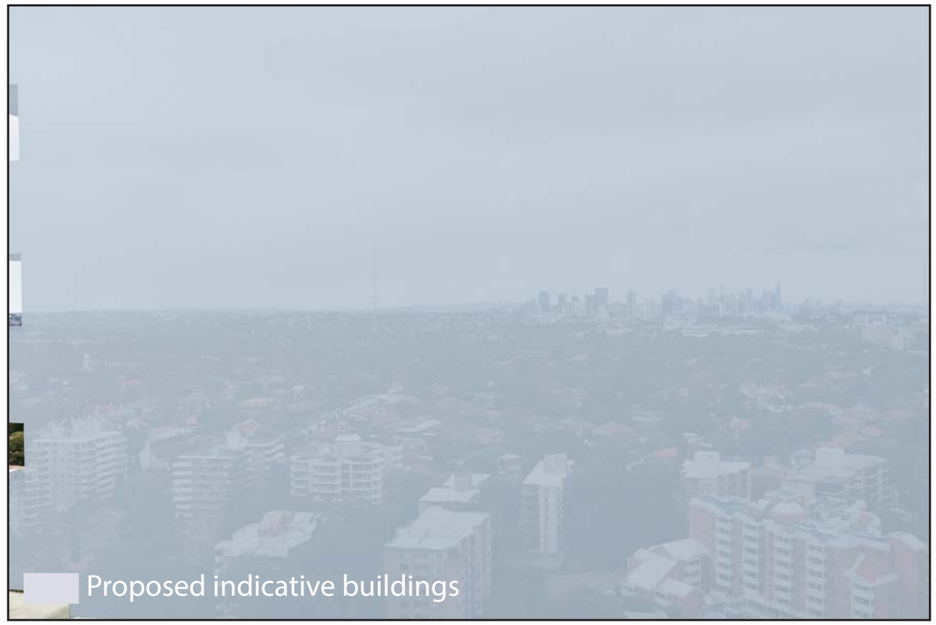
Original photograph

Photomontage indicating proposed indicative buildings



Photograph details

Photo Date
16th July 2020

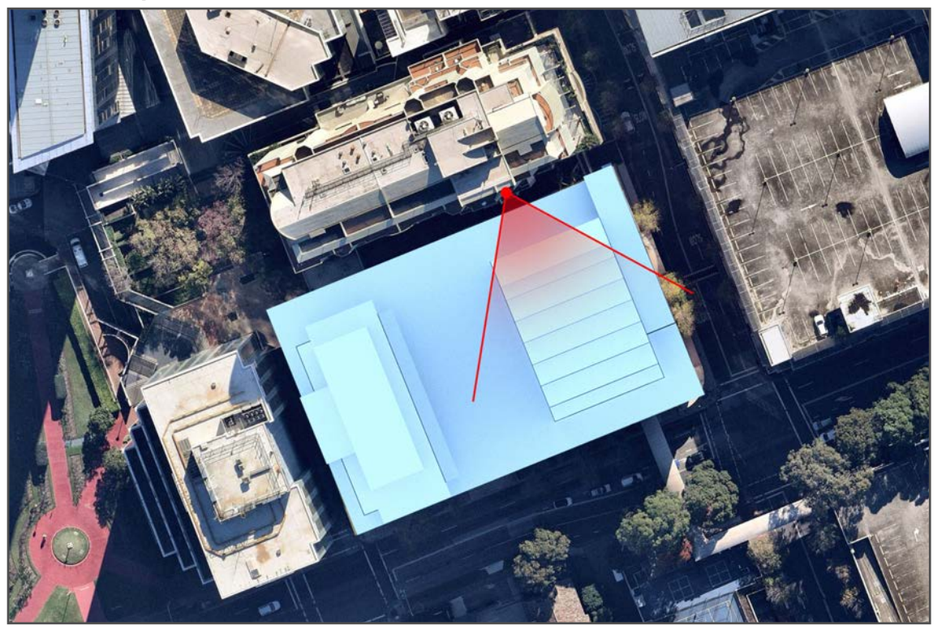
Camera Used
Nikon D810

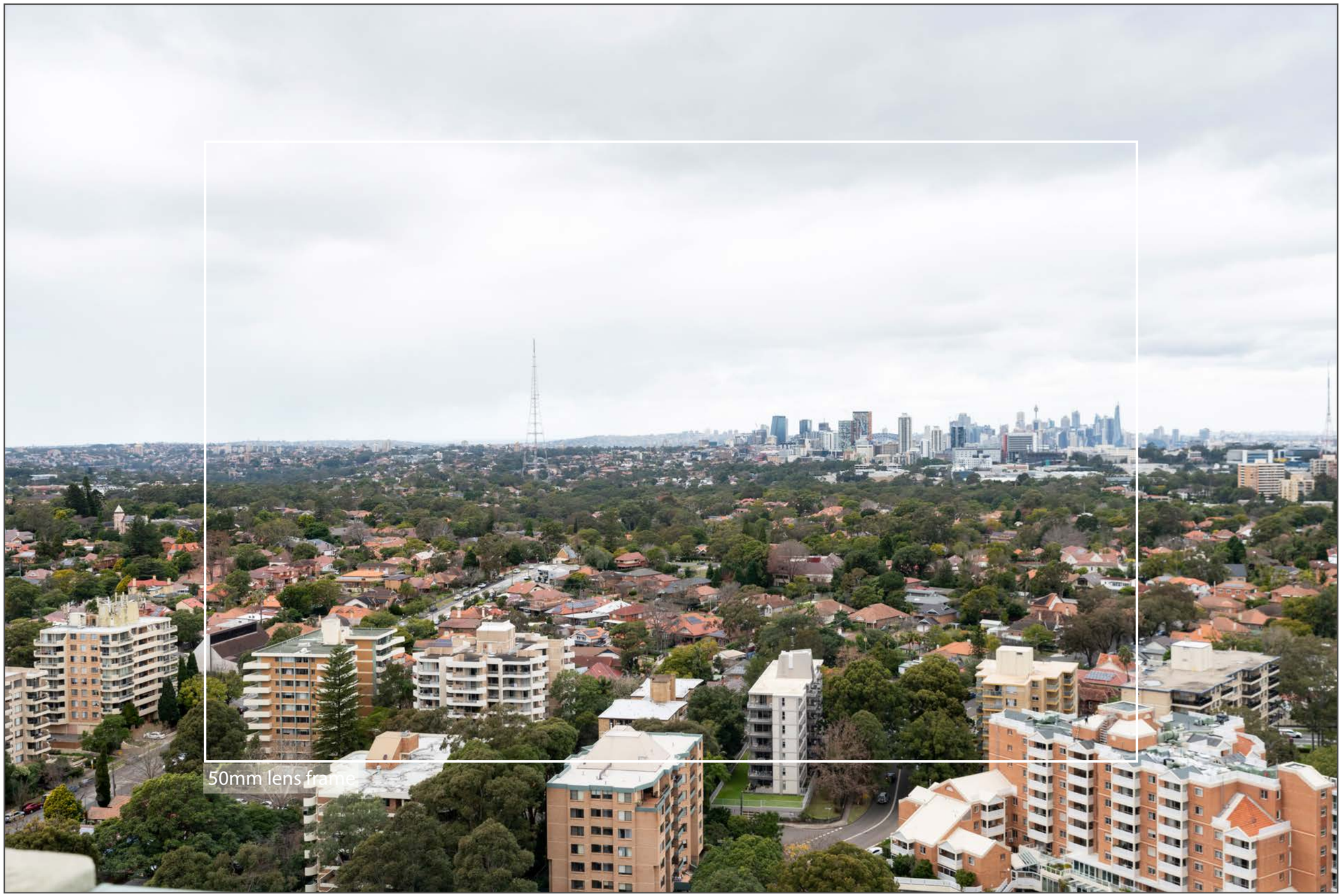
Camera Lens
Tamron SP 24-70mm

Focal length in 35mm Film
35mm

Original photo with surveyed reference points

Camera position 10

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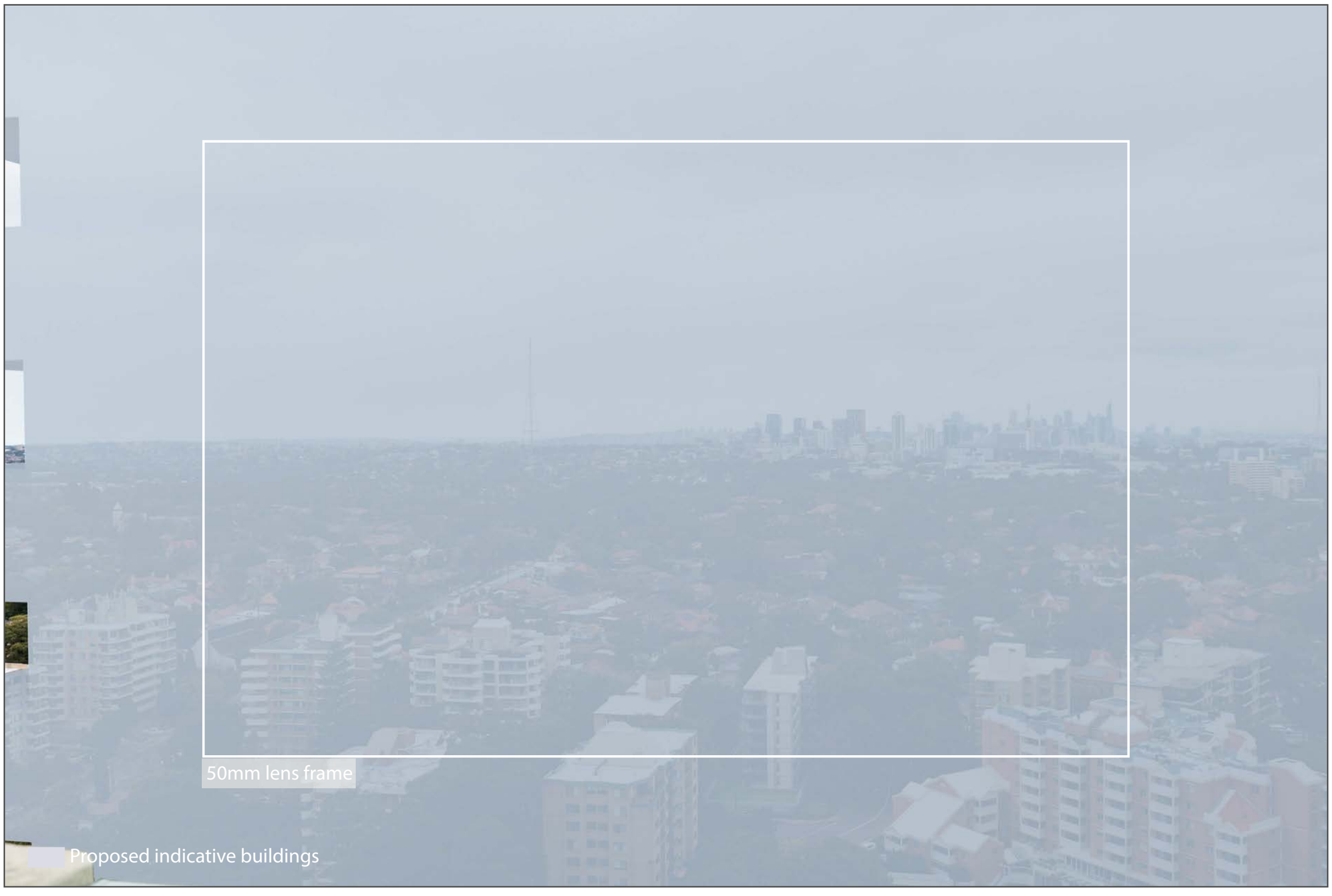
50mm lens frame
Proposed indicative buildings


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Original photograph

Photomontage indicating proposed indicative buildings

Photograph details

Photo Date
16th July 2020

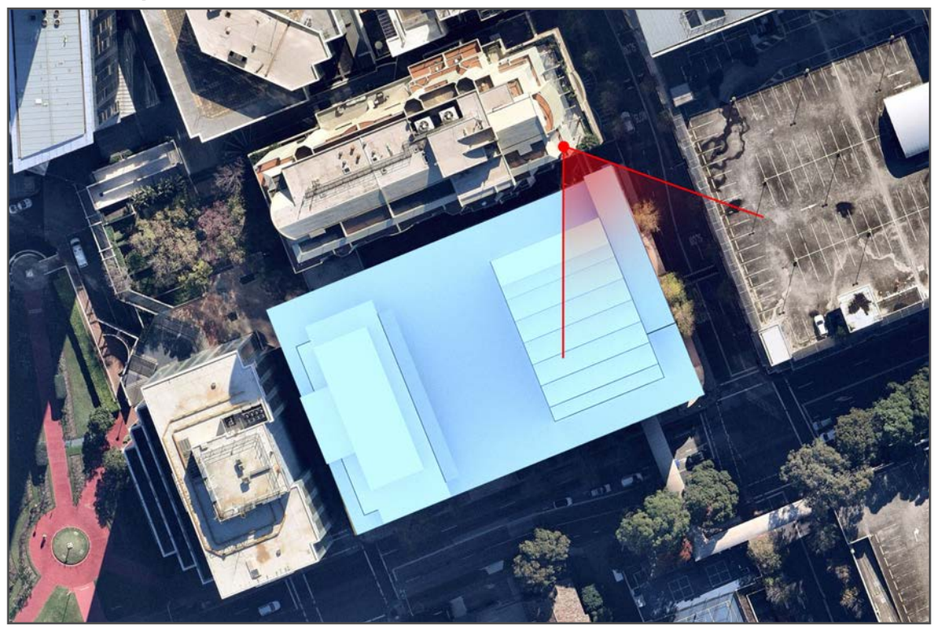
Camera Used
Nikon D810

Camera Lens
Tamron SP 24-70mm

Focal length in 35mm Film
35mm

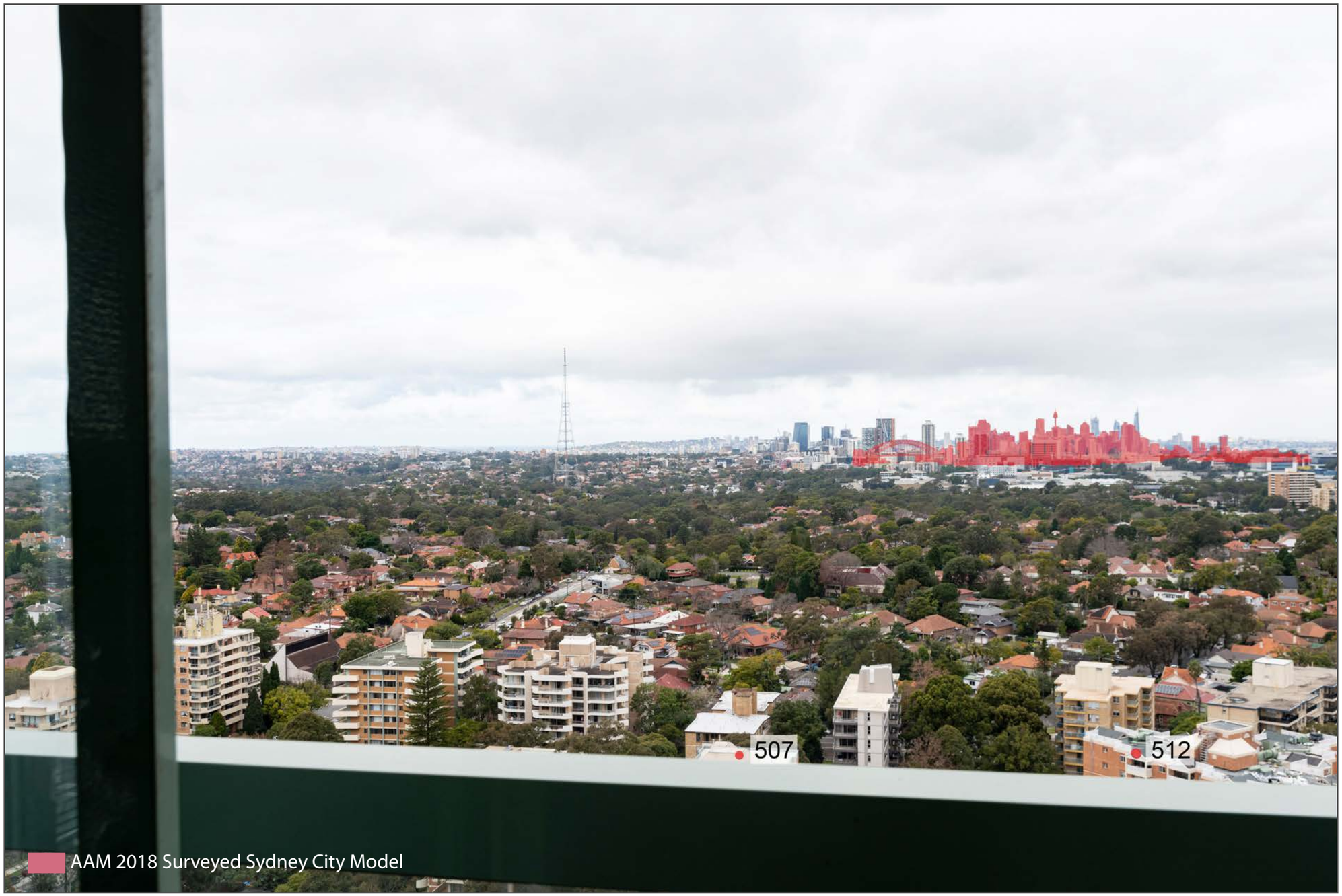
Original photo with surveyed reference points

Camera position 11




50mm lens frame


50mm lens frame
Proposed indicative buildings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AAM 2018 Surveyed Sydney City Model

Original photograph

Photomontage indicating proposed indicative buildings

Photograph details

Photo Date
16th July 2020

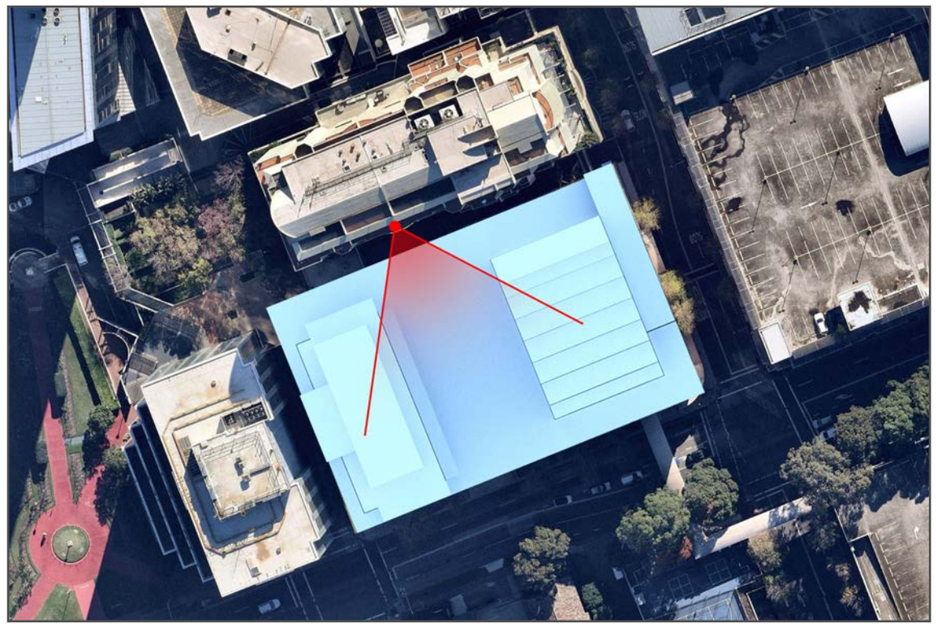
Camera Used
Nikon D810

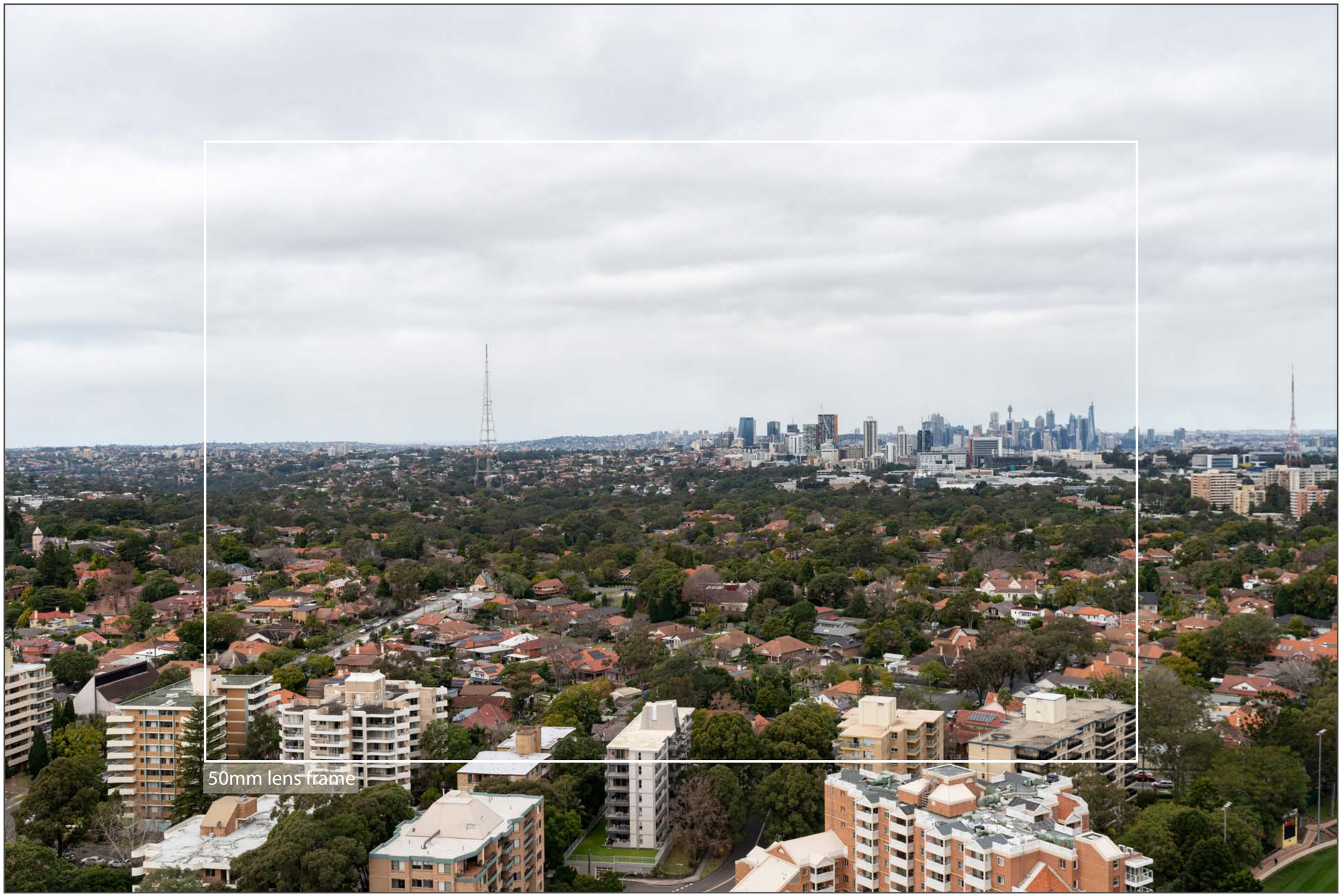
Camera Lens
Tamron SP 24-70mm

Focal length in 35mm Film
35mm

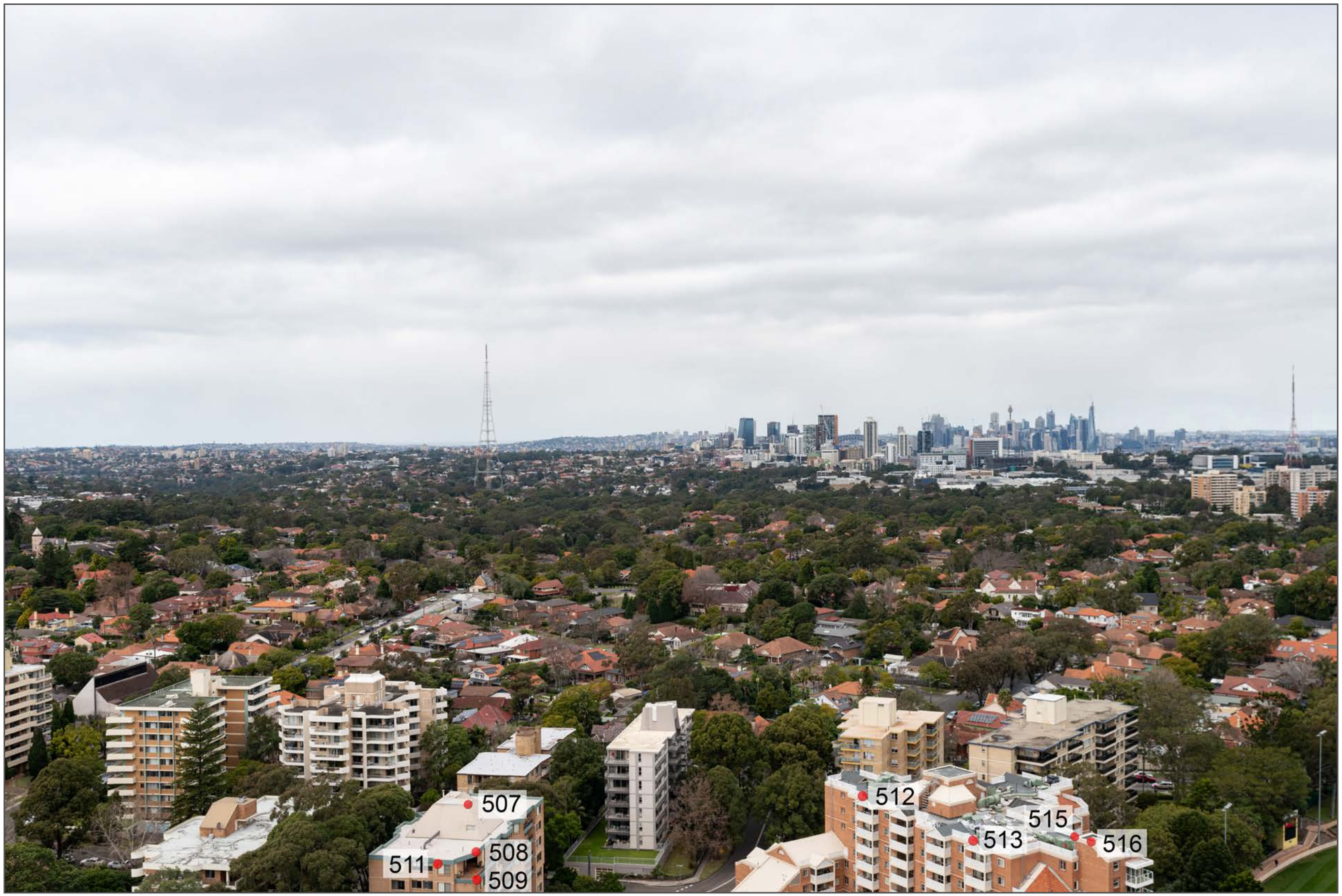
Original photo with surveyed reference points

Camera position 12




50mm lens frame


50mm lens frame
LEP Permissible commercial envelope
Proposed indicative buildings


507
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516

APPENDIX 2 - LETTER OF REQUEST FOR ACCESS

URBIS

ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

1 July 2020

Dear Sebel Resident,

LETTER OF REQUEST TO ACCESS YOUR DWELLING

The owners of the Mandarin Centre at 85 Albert Avenue are preparing a Planning Proposal for the redevelopment of the site. The Planning Proposal seeks to increase the height of built forms that are permissible on the site. A Gateway Determination provided by NSW Department of Planning, Industry and Environment (DPIE) means that the Planning Proposal can proceed to a further step of assessment, a condition of which requires the applicant (the owners of the Mandarin Centre) to prepare a visual impact assessment, specifically from the Sebel building.

Condition 1f)

"The preparation of a visual impact assessment, specifically from the residences of the 'Sebel' building directly to the north of the site, to the Department's satisfaction"

This assessment will be reviewed by the Department and will inform their assessment of the visual effects and potential impacts of the proposed built form proposed, on views from apartments at the Sebel.

Urbis have been engaged to undertake this visual assessment and report. Our urban design team have substantial experience in the assessment of visual effects, visual impacts and view sharing principles that are established in the Land and Environment Court of New South Wales. As part of our analysis photomontages will be prepared following the practice direction for the use of such material also established in the Land and Environment Court of New South Wales.

The preparation of highly accurate photomontages relies on being able to access, inspect and document views from your dwelling. Photographs of your existing views and the block-model photomontages based on those photographs, will allow the Department to accurately assess how your existing views may be potentially affected by the proposed development. The location of the photographs taken from your dwelling will be independently surveyed at the time of photography. This survey information assists in the accurate placement of the 3D model of the proposed development, into the photograph of your view.

VIEW ANALYSIS

Allowing us to enter your dwelling, inspect and document the views available is entirely optional and at your discretion. It will however allow Urbis to represent your views accurately for assessment by the Department. A surveyor, photographer and Urbis staff member will need to be present in your apartment for approximately 20 minutes to undertake this work and will be happy to inspect views from any room or location within your dwelling as directed by you or your representative.

COVID-19 PROTOCOLS

We understand that you may be reluctant to let people into your home at this time. Urbis staff are following all advice and guidelines issued by the Australian Government and World Health Organisation (WHO).

In line with social distancing measures, our team members must report that they have no symptoms of Coronavirus, have had no contact with confirmed cases, and are not in a risk group for the virus before undertaking this work.

URBIS

TO BOOK AN APPOINTMENT

The process takes approximately20 – 30 minutes, depending on the number of view locations in your premises that you would like photographed.

To book an appointment, please phone Alka on 0449938170 with your preferred date and time (see below). Please contact us before 5pm Friday 10th July 2020.

Given the southerly aspect of the majority of views and the sun angle and height at this time of year photography is best undertaken around mid-day.

We are available for appointments at follows:

Wednesday 15th July 11am-1pm

Thursday 16th July 2020 11am -1pm

To ensure your safety, and in line with Go-vernment regulations, we will step you through the safety regulations we adhere to and ask you a few questions to also ensure the safety of our team when you book an appointment.

Kind regards,

Jane Maze-Riley
Associate Director National Design

The Subject Site

View analysis - request for access the Sebel

APPENDIX 3 - SURVEY DATA FOR VIEW LOCATIONS PROVIDED BY CMS SURVEYORS

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

CMS SURVEYORS

Date: 17-07-2020
Our Ref: 19515 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Reena Dhupar,

RE: PHOTO LOCATIONS – MANDARIN CENTRE CHATSWOOD

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

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

Measurements were taken using theodolite and GNSS measurements.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
100	331703.561	6258785.129	FLOOR RL 148.83	PHOTO 1803-1
101	331700.862	6258783.552	FLOOR RL 148.82	PHOTO 1803-2
102	331701.290	6258783.810	FLOOR RL 129.95	PHOTO 1105
103	331713.732	6258788.528	FLOOR RL 140.74	PHOTO 1502
104	331712.772	6258790.939	FLOOR RL 121.81	PHOTO 803
105	331736.430	6258796.314	FLOOR RL 170.42	PHOTO 2609
106	331736.438	6258796.315	FLOOR RL 165.01	PHOTO 2409
107	331713.787	6258788.532	FLOOR RL 132.68	PHOTO 1203
108	331713.651	6258789.019	FLOOR RL 151.54	PHOTO 1902
109	331747.121	6258802.497	FLOOR RL 135.36	PHOTO 1312
110	331739.883	6258796.330	FLOOR RL 132.68	PHOTO 1213
111	331713.633	6258789.078	FLOOR RL 156.93	PHOTO 2102
112	331715.658	6258789.986	FLOOR RL 127.26	PHOTO 1003
113	331720.468	6258792.099	FLOOR RL 127.28	PHOTO 1002
114	331739.563	6258796.424	FLOOR RL 138.06	PHOTO 1413
115	331713.692	6258789.220	FLOOR RL 175.84	PHOTO 2802
116	331736.306	6258796.113	FLOOR RL 148.84	PHOTO 1809-1
117	331739.860	6258799.662	FLOOR RL 148.79	PHOTO 1809-2
118	331746.832	6258804.804	FLOOR RL 167.69	PHOTO 2508

Consulting Surveyors NSW
ISNSW THE INSTITUTION OF SURVEYORS NSW INC

HEAD OFFICE
2/99A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802 Fax: 02 9971 4822
Email: info@cmssurveyors.com.au
Web: www.cmssurveyors.com.au

INCORPORATING
A.C.GILBERT & Co.
(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au

ISO 9001:2008 REGISTERED FIRM

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
119	331736.191	6258796.292	FLOOR RL 162.33	PHOTO 2309
500	331715.421	6258778.331	122.41	PARAPET
501	331740.872	6258744.976	122.40	PARAPET
502	331718.486	6258756.238	125.72	PARAPET
503	331715.410	6258763.847	125.72	PARAPET
504	331767.972	6258756.049	130.80	POST
505	331815.102	6258697.841	106.02	SOLAR PANEL
506	331817.060	6258692.991	109.08	SOLAR PANEL
507	331854.441	6258630.062	117.57	ROOF
508	331846.035	6258637.934	113.49	PARAPET
509	331843.392	6258640.848	110.57	TOP OF WALL
511	331848.763	6258643.430	112.78	WINDOW
512	331801.532	6258594.930	117.68	ROOF RIDGE
513	331778.431	6258608.068	117.68	ROOF RIDGE
514	331768.802	6258612.333	112.37	ROOF RIDGE
515	331764.933	6258604.551	119.40	PARAPET
516	331762.358	6258605.672	119.40	PARAPET
517	331703.474	6258588.983	107.80	POST

PHOTO 1803 indicates photo taken at unit 1803.

The height of camera is 1.6m.

Note: This should be added to the supplied RL of each corresponding photo location.

Yours faithfully,
CMS Surveyors Pty Limited

Damon Roach

Consulting Surveyors NSW
ISNSW THE INSTITUTION OF SURVEYORS NSW INC

HEAD OFFICE
2/99A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
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(Roseville)
MBS GREEN & ASSOCIATES
(Mona Vale)

COOTAMUNDRA
Incorporating PENGELLY & GRAY
90 Wallendoon St, COOTAMUNDRA NSW 2590
Ph: 02 6942 3395 Fax: 02 6942 4046
Email: coota@cmssurveyors.com.au

ISO 9001:2008 REGISTERED FIRM

PLAN FORM 2

Plan Drawing only to appear in this space

SIGNATURES, AND SEALS ONLY

THE COMMON SEAL OF THE COUNCIL OF THE CITY OF WILLOUGHBY WAS HERETO AFFIXED ON THE 25TH DAY OF FEBRUARY 2002.

MAYOR

GENERAL MANAGER

SOLE DIRECTOR - EDWARD LITHER
MANDARIN INVESTMENTS P/L
ACN 096 111 867

FELIX NELSON - SOLE DIRECTOR
MANDARIN INVESTMENTS P/L
ACN 096 111 867

MACQUARIE BANK LIMITED ACN 008 583 542

D. J. Scheer A. Simon

its Attorneys who hereby state that at the time of their executing this instrument they have no notice of the revocation of the Power of Attorney registered in Land Titles Office Book 4217 No. 78 under authority of which they execute this instrument.

Crown Lands Office Approval

PLAN APPROVED ..... Authorised Officer

Land District .....

Paper No. .....

Field Book ..... pages.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed

..... subdivision ..... set out hereon

* (insert 'subdivision' or 'new road')

.....

* Authorised Person/Accredited Person/Accredited Certifier

Consent Authority : Willoughby City Council

Date of endorsement : 25.2.2002

Accreditation no :

Subdivision Certificate no : 44/77

File no : 001/0746

Note:
When the plan is to be lodged electronically in the Land Titles Office it should include a signature in an electronic or digital format approved by the Registrar-General

* Delete if inapplicable.

NOTE 1:
POSITION OF SSM 88252 ESTABLISHED VIDE CONNECTIONS SHOWN ON DENNY LINKER & CO FIELD NOTES DATED 19/01/98

NOTE 2:
THE SUBJECT LAND EXCLUDES THE SPLAY CORNER WHICH IS PUBLIC ROAD BETWEEN THE LEVEL PLANES AS SHOWN ON SECTION 'A'–'A'.

NOTE 3:
LOTS 1, 2, 3 & 4 ARE STRATUM LOTS LIMITED IN HEIGHT &/OR DEPTH TO THE LEVEL & SLOPING PLANES AS SHOWN ON THE FOLLOWING PLANS, SECTIONS & NOTES. THE LOTS WILL BE SUBJECT TO A BUILDING MANAGEMENT STATEMENT.

SURVEY PRACTICE REGULATION 2001: CLAUSE 32(2)

MGA CO-ORDINATES							H	V
MARK	EAST	NORTH	ZONE	CLASS	R.L.	CLASS	ORDER	
SSM 88980	331 711.850	6 258 708.712	56	B	92.738	B	U	2
SSM 88250	331 994.088	6 258 837.065	56	B	87.313	B	U	2
SSM 88265	331 813.849	6 258 953.775	56	B	89.726	LB	U	L2

SOURCE: MGA COORDINATES ADOPTED FROM SCIMS 25/07/01
COMBINED SCALE FACTOR 0.999934
ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS SSM 58980

LEVEL PLANE R.L.93.4

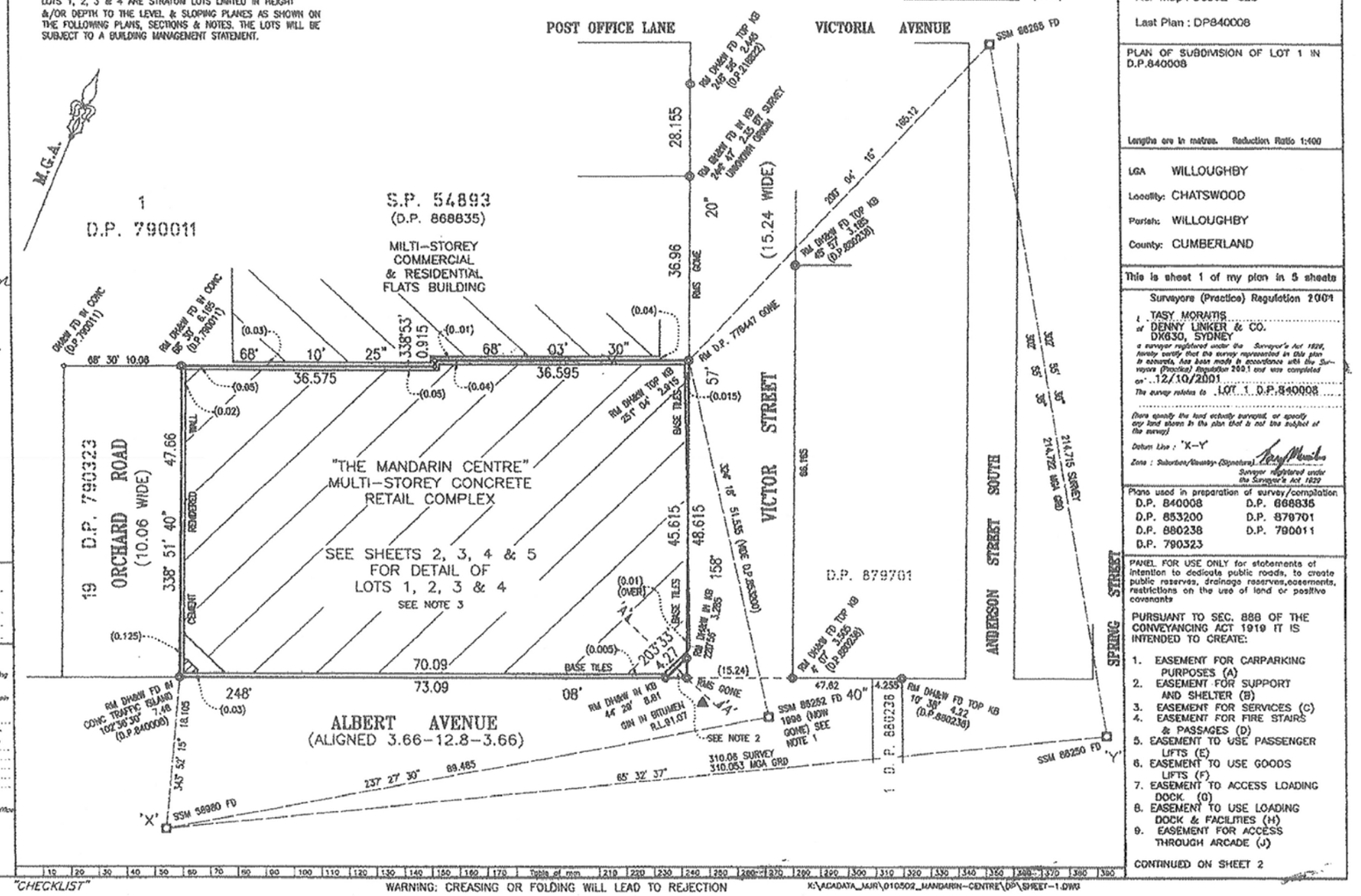
SEE SHEETS 2, 3 & 4 FOR INTERNAL DETAIL

VICTOR STREET & ALBERT AVENUE

FOOTPATH R.L.91.21

LEVEL PLANE R.L.91.14

SECTION 'A'–'A' (N.T.S.)



DP1035379

Registered: 11-4-2002

CA : SEE CERTIFICATE

Title System : TORRENS

Purpose : SUBDIVISION

Ref Map : U0952-323

Last Plan : DP840008

PLAN OF SUBDIVISION OF LOT 1 IN D.P.840008

Lengths are in metres. Reduction Ratio 1:400

LGA WILLOUGHBY

Locality: CHATSWOOD

Parish: WILLOUGHBY

County: CUMBERLAND

This is sheet 1 of my plan in 5 sheets

Surveyors (Practice) Regulation 2001

I, TASY MORANTIS of DENNY LINKER & CO. DX630, SYDNEY

a surveyor registered under the Surveyor's Act 1929, hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practice) Regulation 2001 and was completed on 12/10/2001

The survey relates to LOT 1 D.P.840008

(Here specify the land actually surveyed, or specify any land shown in the plan that is not the subject of the survey)

Datum Line : 'X–Y'

Zone : Suburban/Rural (Signature) Surveyor registered under the Surveyor's Act 1929

Plans used in preparation of survey/compilation

D.P. 840008	D.P. 868835
D.P. 853200	D.P. 879701
D.P. 880238	D.P. 790011
D.P. 790323	

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants

PURSUANT TO SEC. 888 OF THE CONVEYANCING ACT 1919 IT IS INTENDED TO CREATE:

1. EASEMENT FOR CARPARKING PURPOSES (A)
2. EASEMENT FOR SUPPORT AND SHELTER (B)
3. EASEMENT FOR SERVICES (C)
4. EASEMENT FOR FIRE STAIRS & PASSAGES (D)
5. EASEMENT TO USE PASSENGER LIFTS (E)
6. EASEMENT TO USE GOODS LIFTS (F)
7. EASEMENT TO ACCESS LOADING DOCK (G)
8. EASEMENT TO USE LOADING DOCK & FACILITIES (H)
9. EASEMENT FOR ACCESS THROUGH ARCADE (J)

CONTINUED ON SHEET 2

SURVEYOR'S REFERENCE: 010502 DP "CHECKLIST"

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

K:\ACADATA_MJR\010502_MANDARIN-CENTRE\DP\SHEET-1.DWG

Req:R920361 /Doc:DP 1035379 P /Rev:12-Apr-2002 /Sts:SC.OK /Prt:11-Jul-2007 10:54 /Pgs:ALL /Seq:1 of 5
Ref:07/0334 NN /Src:M

DIGITAL CAMERA LENSES FOR PHOTOMONTAGES AND VISUAL IMPACT ASSESSMENTS

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

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

Field of View of the Human Eye

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

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

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

The Perspective of the human eye

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

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

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

DIGITAL CAMERA LENSES FOR PHOTOMONTAGES AND VISUAL IMPACT ASSESSMENTS

Changing the field of view on a digital camera

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

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

Summary

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

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

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

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

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

URBIS

URBIS.COM.AU