

Contents

1	Introduction	5
2	View Selection and Methodology	6
Private view sharing Visual Impact Assessment views		9
Public Domain Visual Impact Assessment views		19



Introduction

Purpose of this report

This Visual Impact Assessment (VIA) has been prepared by Architectus to inform the proposed planning controls for the two (2) Council car parks, Wilberforce Avenue Car Park and Ian Street Car Park, located at the intersection of New South Head Road and Dover Road in Rose Bay.

Site location and context

The site is located in Rose Bay, a suburb strategically placed 7km east from the Sydney CBD. Rose Bay has beautiful harbour views of the city, a predominately residential character, and a number of federal and state significant heritage buildings, with good ferry connections to both Central Sydney and the Eastern suburbs.

The site occupies seven (7) lots over two blocks situated in the south-eastern part of the main town centre area. The two sites have street frontages to Wilberforce Ave, Dover Road, Ian Street and Ian Lane.

Description of the project

Key features of the concepts that would be permissible through the planning proposal are:

- Four (4) storeys with a community centre, commercial space, and 268 public parking spaces on the Wilberforce Ave site car park; and,
- Four (4) storeys with retail/commercial uses, residential apartments, and 37 public parking spaces on the Ian Street site car park.

View Selection and Methodology

Viewpoints

Viewpoints were initially nominated for visual impact assessment based on their relative importance and likelihood to be of value to the community for a variety of leisure, recreation, residential or employment activities. They typically represent locations in the public domain where a relatively significant number of people are likely to congregate or pass, and potentially, experience a view of the proposal. In addition, some viewpoints were chosen because of their public prominence and to assess whether the site can be seen from the viewpoint location.

View 1 specifically was chosen to test private view sharing from the adjacent residential flat building to the proposed development, with comparison to what views are impacted by the subject site.

Significant vegetation has been included in views based on the survey prepared by S J Dixon Surveyors Pty Ltd.

The proportions have been assumed from site visits and modelling by AJC.

This report has not included a visitation to individual properties and documentation of actual existing views.

Standards for photography

All individual photographs have been taken at a 35mm format (lens) at a 35mm and 50mm focal length. This is the accepted standard of the New South Wales Land and Environment Court for approximating the normal human depth of field, so that the size of the image approximates the size of the object as seen by the eye from the same location.

All the views have a 35mm focal length as the base, with a 50mm focal length overlayed on top.

Preparation of the masked outline overlays involved the following steps:

- Digital photographs were taken from each of the selected viewpoints in the direction of the proposed development;
- Each viewpoint was surveyed for a precise location and reduced level (RL) by a surveyor;
- A computer generated 3D model of the proposed building was prepared;
- The 3D model was inserted into the photographs from the key vantage points using the same 50mm or 35mm focal length;
- The precise RL of the location (plus 1.55m to represent eye height), and;
- A mask is placed over the location of the 3D model, illustrating its extent in the view.



TABLE OF PHOTOGRAPHIC CONTROL

Legend

- 3D model terrain
- Site areas
- Key locations and view direction

No.	DESCRIPTION	EASTING	NORTHING	R.L.
1	OUTSIDE APARTMENT "2 IAN STREET" LOCATED ON IAN LANE	340104.2	6250882.5	13.1
2	ON THE PEDESTRIAN PATH OPPOSITE 54 BLAKE STREET	340823.8	6250666.6	62.3
3	NEW SOUTH HAD ROAD, FOOTPATH OVERLOOKING THE KAMBALA COLLEGE FIELD	340194.2	6251527.3	49.8
4	500m OFFSHORE, ROSE BAY	339639.8	6251470.5	0



Private view sharing Visual Impact Assessment views

View 1: 2-4 Ian Street, Rose Bay,
Private view sharing

Private views
This diagram represents the views towards the city and harbour from 2-4 Ian Street, Rose Bay (see image on page 19).

The landmark building indicated by the red asterisk is one of the taller buildings (8 storeys) within the immediate area, and is clearly visible within the skyline.

This building acts as a frame for the private views of 2-4 Ian Street, with the significant harbour and city view corridor situated north of the landmark building.





This page has intentionally been left blank

View 1: 2-4 Ian Street, Rose Bay,
Private view sharing



Location key View

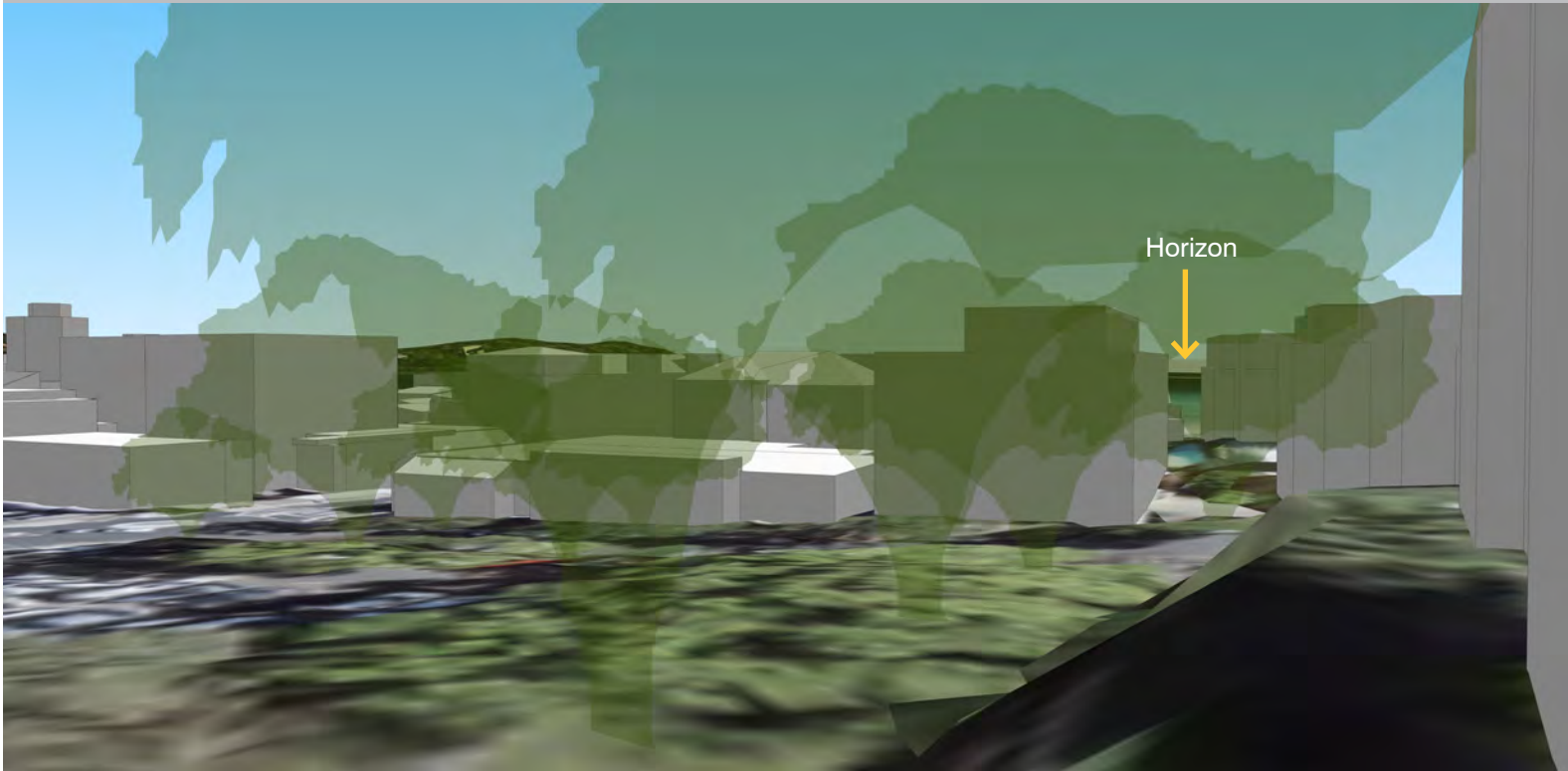
View 1 section from 2-4 Ian Street shows private primary living spaces (indicated green) and of secondary living spaces (indicated orange) facing the Ian Street car park development. Views have been obtained from key balconies in the development which potentially could be impacted by the proposed development (Locations indicated by red dots).

- Legend
- Primary living space
 - Secondary living space
 - Non-habitable/ wall
 - Proposed height controls

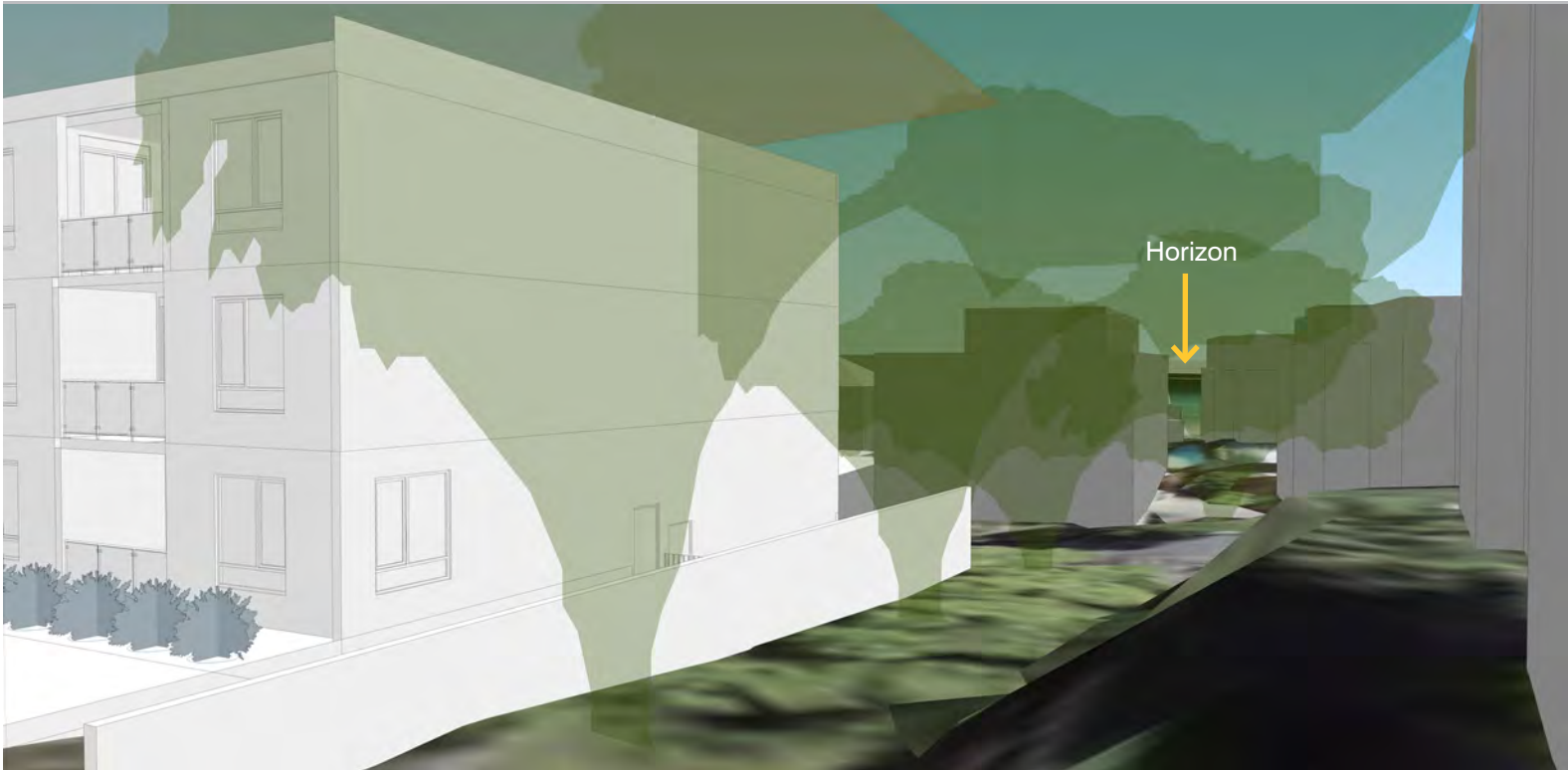
View 1: 2-4 Ian Street, Rose Bay,
Private view sharing



Location 1 - Existing
(Ground level)



Key plan



Location 1 - Proposed

View 1: 2-4 Ian Street, Rose Bay,
Private view sharing



Key plan

Location 2 - Existing
(Level 1)



Location 2 - Proposed



View 1: 2-4 Ian Street, Rose Bay,
Private view sharing

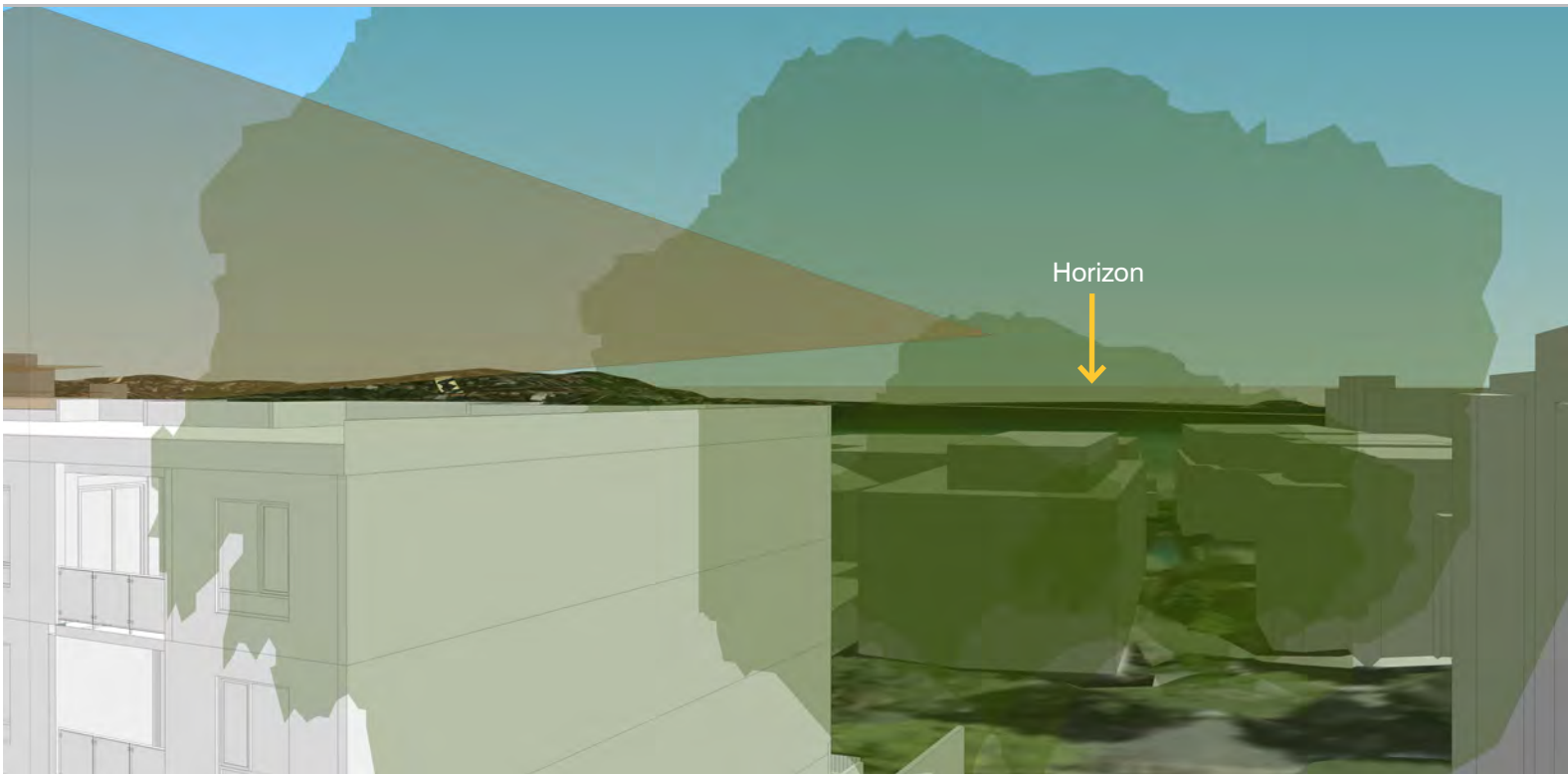


Key plan

Location 3 - Existing
(level 2)



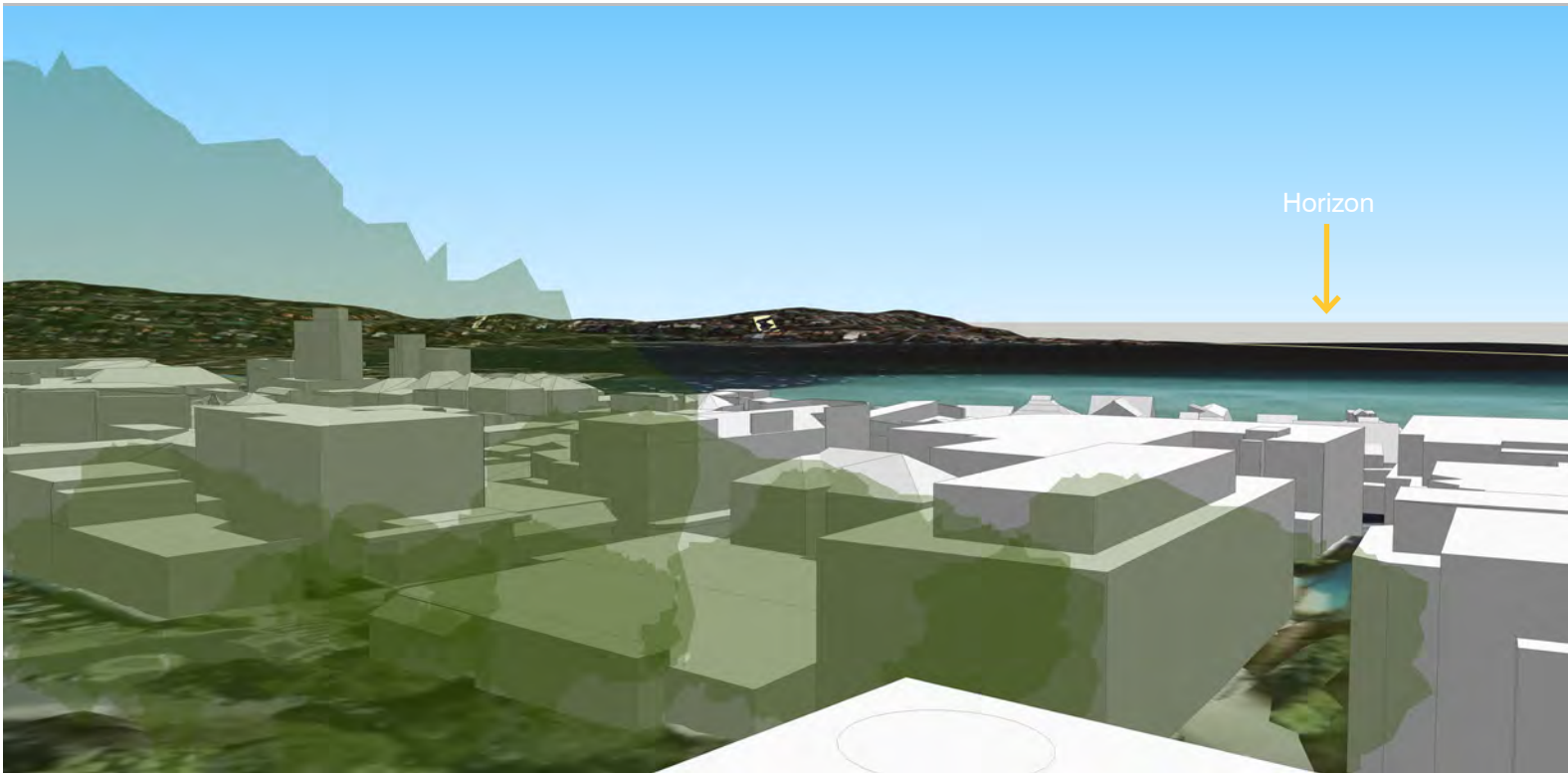
Location 3 - Proposed



View 1: 2-4 Ian Street, Rose Bay,
Private view sharing

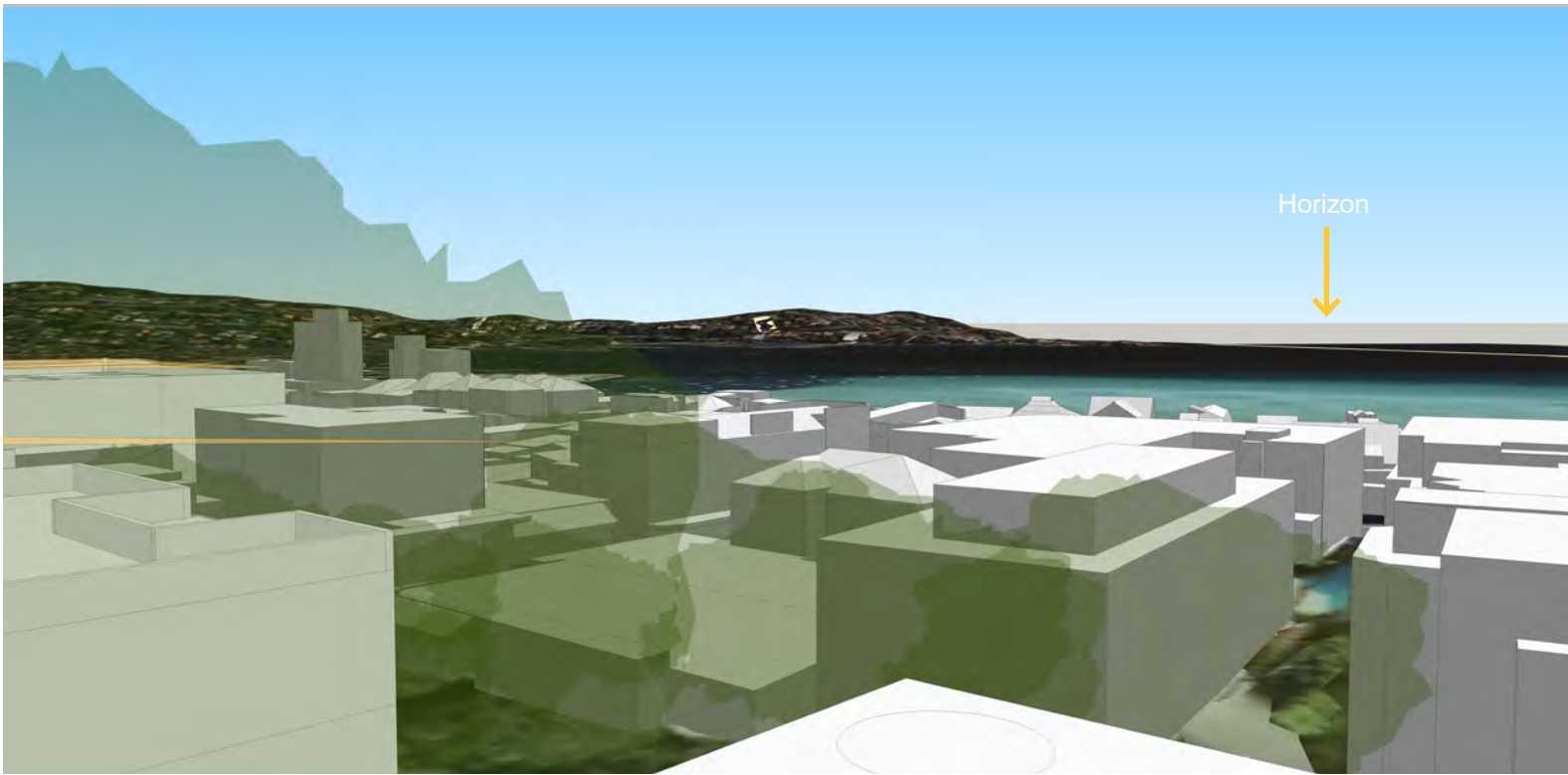


Location 4 - Existing
(Rooftop level)



Key plan

Location 4 - Proposed





Public Domain Visual Impact Assessment views

View 2: Blake Street, Dover Heights, looking towards the centre



Existing view



Proposed building envelope and development concept view



View 3: The public domain on New South Head Road, to the centre over Kambala



Existing view



Proposed building envelope and development concept view



View 4: Sydney Harbour, 500m out, looking towards the centre



Existing view





Proposed building envelope and development concept view



architectus™