



Views Impact Addendum Report

Prepared for: Mann Street Developments

Authors: Dr. Richard Lamb

13 August, 2015

DA 46272/2014

Pinnacle Residential Development 21-23 Mann Street, Gosford

View Loss and View Sharing Assessment





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13 August, 2015

The General Manager
Gosford City Council

By email: council@gosford.nsw.gov.au

Dear Sir,

DA 46272/2014, 1460 Pinnacle Residential Development

21-23 Gosford NSW 2250

Applicant: Mann Street Developments

Addendum to View Sharing Assessment

1 Purpose of this report

This report has been commissioned from Richard Lamb and Associates (RLA) by Pinnacle Construction Group, the project managers for the development of the subject property on behalf of Mann Street Developments. The report addresses a request for further information on view sharing from the Joint Regional Planning Panel (JRPP) of 30 July, 2015.

This addendum report specifically concerns further analysis of the impact of the proposed height of the building on public views. It also addresses view sharing of private domain views of some of the objectors who addressed the JRPP meeting of 30 July, 2015 and who subsequently allowed access to their properties by staff of CKDS Architects for the purpose of observing and recording existing views.

2 Additional material provided

CKDS as advised by RLA have provided a supplementary views analysis package; Dwg Nos. SK-115 – SK-121.

These are amended or additional graphics compared to those that accompanied the DA, which show in addition, where appropriate, a comparison between the proposed building



and a complying envelope on the subject site. This is in response to the request of the JRPP for that comparison to be analysed in greater detail as regards the height proposed, which exceeds the current permissible height plus a 30% bonus (31.2m above ground level).

SK-119 and SK-121 show the building as seen from public domain locations.

Dwgs SK-115 – SK-118 concern view sharing from the private domain. Dwg SK-115 depicts existing view access and the effect of the proposed building, compared to a complying envelope, on the view from 1/100 John Whiteway Drive. SK-116 – SK-118 show the same analysis for three levels in the Broadwater Apartments, at 127-129 Georgiana Terrace. SK-120 shows the analysis on views from an apartment in the Georgiana Quay building at 107-115 Henry Parry Drive.

3 Visual Effects on the Public Domain

The effective visual catchment determined for the proposal in my previous report would be primarily the same for a fully complying building, as is evident in Dwg Nos. SK-119 and SK-121, which amend the view analysis submitted with the DA. There would be some isolated locations in which the extra height proposed may be visible above foreground horizons compared to that of the complying envelope, however that would occur in the context of other tall buildings, including recently approved buildings.

The view in Dwg. SK-119 from the Brian McGowan Bridge shows the proposal in the centre panel, top row, compared to a complying envelope on its right. It is evident that the base of the proposed building occupies a horizontal extent similar to that of the complying envelope. The remainder of the tower-form building is slender and steps away from the built form to the north, leaving a substantial view corridor to the slopes of Mt Mouat beyond and a wide view corridor that benefits residences to the north and east of the subject site.

In comparison, even accepting that a building inside the complying envelope would not occupy all of its potential volume, because of constraints of floor plate size and other factors, a complying building would not offer a substantially more scenic view backdrop than the proposal, but would clearly result in poorer view share for residents north and east of it. For example, it would close out the view corridor from 100 John Whiteway Drive, which is visible to the left of the proposed building in the centre image in the panel. It would also severely limit views to the south west from the middle to upper levels of the Broadway Apartments building as a result of the decrease in separation distance.

In the view from Waterfront Park 01, middle row of the panel, the proposed building in the centre image exceeds the background horizon. However, so do most of the existing buildings in the view, as will others proposed and approved in the CBD. In addition, what appear to be the horizon of the view is composed primarily of vegetation on intervening land. In reality, only part of the tower component of the proposed building would be visible above this horizon. The part of the building proposed that is above the current height control does not cause significant view loss.

The complying envelope is only partly visible in this particular view, but it does exceed the foreground horizon noted above.

The view from Waterfront Park 01, bottom row of the panel, shows the proposed building



in the centre image. It partly exceeds the background horizon, which in this case is the side slope and vegetation on part of the Mt Mouat slopes. It leaves a corridor of scenic view to the hillsides behind, between the tower element and adjacent development to the north.

In comparison, again accepting that a building inside the complying envelope would not occupy all of its potential volume, a complying building would offer a substantially poorer scenic outcome with regard to the natural backdrop than the proposal. It would clearly result in poorer view share for residents north of it. For example, it would close out the view corridor from the Broadway Apartments building to views to the south west and indeed to the parkland itself, as a result of the decrease in separation distance between the buildings.

Dwg SK-121 shows the building in comparison to others proposed and approved as seen from Henry Parry Drive and Mann Street north. These have been analysed and assessed in my report that accompanied the DA and are not discussed further in this report.

4 Visual Effects on the Private Domain

Staff of CKDS, on my direction, attended residences in 100 John Whiteway Drive and several levels of the Broadwater Apartments. I gave instruction as to the conventions of documenting view, as follows:

- Views from interior locations were to be taken from a standing position 1m inside the glazing line.
- Views from balconies were to be taken from a standing position 1m inside the balustrade where possible.
- Photographs were to be taken using a professional quality DSLR camera of 35mm format, using a constant lens focal length of 35mm.
- Photographs could be taken to represent the full horizontal extent of the view, with an overlap between images of at least 20%.
- Panoramic images were to be prepared by electronically “stitching” overlapping images together, but noting that this would result in distortion in the foreground of the resulting image.
- Computer models of the proposed building and complying envelope were to be merged with the relevant images to give an indication of the visual effects of the proposal.
- The panoramas are intended to demonstrate the extent of view available from a single location, but not to accurately represent every part of the view, as there are distortions that occur as a result of the merging of the images.
- A computer model of a building can still be merged with an image in a panorama, but cannot be accurately merged if the images overlap the location where the model is to be placed.
- If the computer model was to be merged with a series of images that had been used to prepare a panorama, the merged model was to be confined to a single image in the series, so that in that part of the panorama, the image is not distorted.

1/100 John Whiteway Drive (SK-115)

The graphics show a balcony view, a view from inside and a view from a side window. A model of the proposed building and a complying envelope have been merged with part of a panoramic view from the balcony and inside room. The view from the side window (south west) is not affected by the proposal.

1/100 John Whiteway Drive has the highest indoor viewing place in the vicinity (see SK-119). The existing view from the balcony extends from the south to north west and includes part of Brisbane Water, the Broadwater, Point Clare, Brisbane Water National Park, Kariong, Mt Penang, West Gosford, Presidents Hill and the southern CBD.

The proposed building is shown in the centre and lower panel. The model is confined to one frame used in the panoramic image. The part of the image to its right is distorted by stitching the images together, as mentioned above. However, the effect of the proposal on the view can be accurately determined. The proposed building is above the background horizon in the view. The complying envelope is also either at or slightly above the horizon. This means that the part of the building that is above the permissible height does not cause any significant additional view loss.

It is also evident that the proposed building has a lesser effect on view loss than the complying envelope, as a view toward the Brian McGowan Bridge and West Gosford is retained in the application, but not by a complying envelope.

Broadway Apartments (SK-116)(roof level)

The view depicted is from the roof of the building. The view south is directly over the subject site. Not surprisingly, the roof provides panoramic view opportunities.

As is the case for the south facing apartments, the view south down Brisbane Water is partly directly over the subject site. The proposed building will cause some view loss. The podium level of the proposed building does not cause any view loss and the part of the building that is above the height of the complying envelope does not cause any additional view loss, other than of sky space.

With regard to the height issue, the complying envelope potentially causes greater view loss than the proposed building, as it would obscure land-water interfaces and potentially infringe on the sense of spaciousness and amenity provided by the extensive setback distance between towers. The proposal is superior in this regard.

Finally, a part of the proposed building that is above the permissible height is visible in the images, but is above the level at which the scenic items such as Brisbane Water and National Park exist, as can be seen in the existing view in the top panel. That horizon is at approximately 4 levels above the podium level in the image in SK-116. Above that level, the proposed building blocks view only of sky. If it was constrained to that height, there would be no benefit with regard to view sharing.

The effect of a complying envelope is shown in the bottom panel. The degree of view loss that it would cause is severe to devastating, in my opinion. In comparison, the proposed development retains significant view sharing.



To summarise, the proposal would cause some view loss, but retains an appropriate level of view sharing. The height of the building above the currently permissible height does not cause any additional view loss.

Broadway Apartments (SK-117)(upper level)

The apartment depicted is an upper level apartment on the south east side of the building. As can be seen from the floor plan, the apartments in this stack have expansive view opportunities in an arc from north east to west. They have a balcony that wraps around the south east side of the building and provides a total of approximately 200 degrees of view. All habitable rooms including the kitchen have extensive views.

The view from these apartments is partly directly over the subject site. However as can be seen in the images from the balcony, there are views possible from the western part of the balcony, the kitchen and the living room, toward the Broadwater, and Point Clare areas.

The proposed development (middle panel) will cause view loss toward the south, but retains views toward the parkland where a circus tent is visible in the image, the Broadwater and Point Clare areas, as a result of the widely set back tower above the "podium" level. These would be retained in the proposal.

With regard to the height issue, the part of the proposed building that is above the permissible height is not visible in the images, but in any event it is above the level at which the scenic items such as Brisbane Water and National Park exist, as can be seen in the existing view in the top panel.

The effect of a complying envelope is shown in the bottom panel. The degree of view loss that it would cause is sever to devastating, in my opinion. In comparison, the proposed development retains significant view sharing.

To summarise, the proposal would cause some view loss, but retains an appropriate level of view sharing. The height of the building above the currently permissible height does not cause any additional view loss.

Broadway Apartments (SK-118)(mid-level)

The apartment depicted is a mid-level apartment on the east side of the building. As can be seen from the floor plan, the apartments in this stack have expansive view opportunities in an arc from north east to south. They have a balcony that wraps around the east side of the building and provides a cameo view toward the south, over the subject site. Most of the interior has no view of Brisbane Water or the site.

The panoramic image from the balcony shows the extent of total view available. Part of the same view is available through the only south-facing window in the apartment (see key plan). The view directly south would be lost as a result of the proposed development (seen centre panel). The compliant envelope (bottom panel) has essentially the same effect on this view.

The view level is slightly lower than that of the "podium" component of the proposed building. As a result, the part of the proposal that is above the permissible height limit has no effect on the view available.



Georgiana Quay (SK-120)

The views depicted are for an upper level apartment. The views are single frame views. The upper panel view is orientated toward the south west and the lower, toward the west.

The proposal blocks view to the south west, but preserves a view corridor over the podium level toward the head of the Broadwater and Fegans Bay. The complying envelope causes greater view loss than the proposal, because of the lesser side setback above podium height.

The complying envelope is the same height in the view line as the background horizon, at the western side of the site. Because of the site slope, the eastern end of the envelope is higher. In relation to the view level, the part of the building that is above the envelope height does not cause any additional loss of view in relation to either the west or east envelope height. Only sky is obscured by the part of the building above that level.



7 Summary Conclusion

There are two separate but related issues that have been further addressed in this submission. The first is the overall merits of the proposed height of the building. The second is the extent to which the program for the building fosters view sharing.

Despite the potential visibility of the building, its overall height does not appear likely to cause significant negative impacts on the character or scenic quality of views. It has been further demonstrated that the increased height proposed above the current limit would not lead to significant increases in view loss in the public domain.

With regard to view loss to the private domain, any building occupying a reasonable complying envelope will have significant impacts on views from the Broadway Apartments, Georgiana Quay and 100 John Whiteway Drive buildings.

The height of the building proposed above the current height limit does not cause significant increases in view loss from the private domain. View loss is not a reasonable reason for objection to the height proposed for the building.

The remaining question is therefore whether the program for the building fosters view sharing.

The proposed building provides wider separation between residential towers than required in the DCP and the tower component increases view access for neighbours. The wide setback distance between the taller part of the building and the Broadway Apartments assists further.

In the light of future information regarding views from the adjacent buildings, I remain of the opinion that the building is successful as regards view sharing by being modelled and located on its site in such a way that it achieves satisfactory and reasonable view sharing.

In regard to the related issues of building height, in my opinion the proposal is reasonable and despite the breach of the height control that is proposed, the application can be supported.

Dr Richard Lamb
Richard Lamb & Associates



EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT



COMPLYING ENVELOPE



COMPLYING ENVELOPE

VIEW FROM BALCONY

VIEW FROM INSIDE



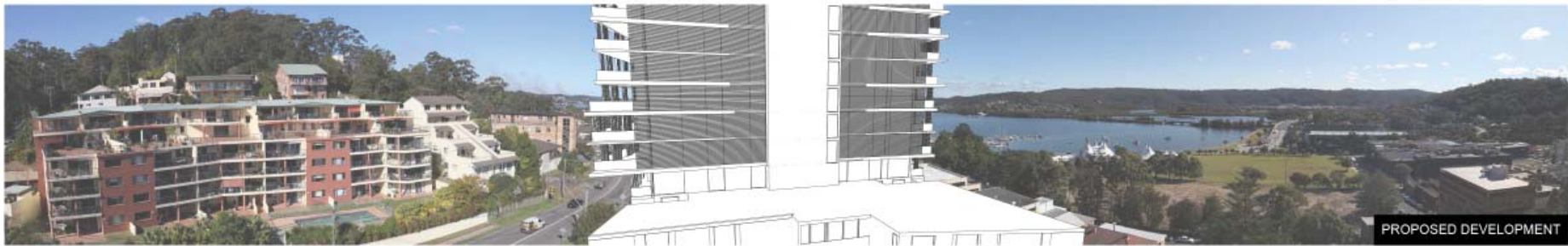
VIEW FROM SIDE WINDOW

NOTE: PANORAMIC VIEWS CREATED BY STITCHING TOGETHER MULTIPLE FRAMES, RESULTING IN SOME DISTORTION. 3D MODELLING CREATED USING SINGLE-FRAME, TO AVOID DISTORTION

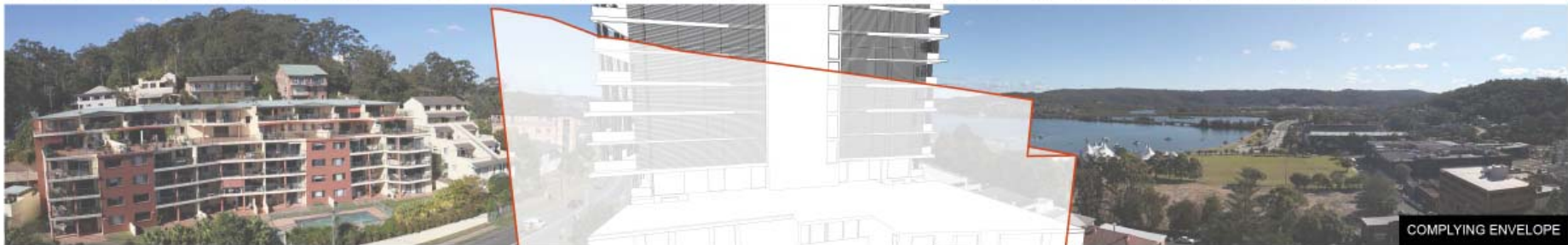
100 JOHN WHITEWAY DRIVE



EXISTING CONDITIONS

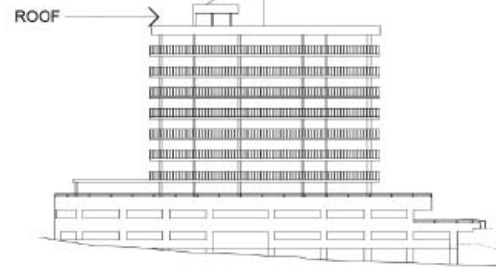
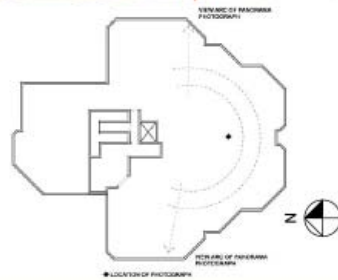


PROPOSED DEVELOPMENT



COMPLYING ENVELOPE

VIEW FROM ROOF



**BROADWATER APARTMENTS
(127 - 129 GEORGIANA TCE)**

ROOF LEVEL



EXISTING CONDITIONS



EXISTING CONDITIONS



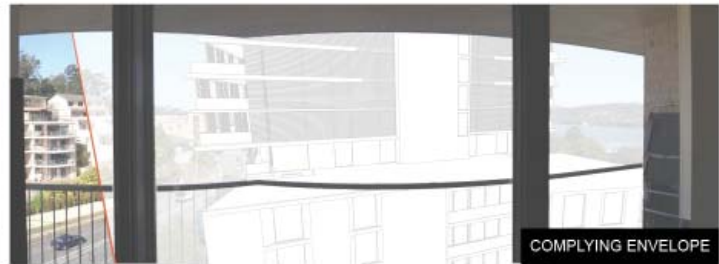
PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT



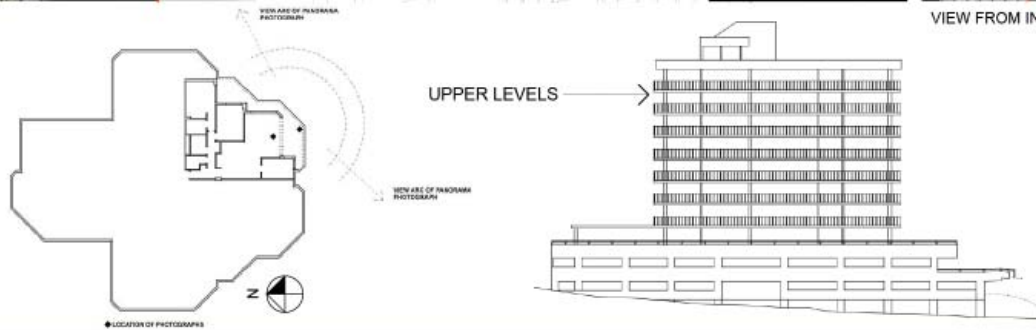
COMPLYING ENVELOPE



COMPLYING ENVELOPE

VIEW FROM BALCONY

VIEW FROM INSIDE



BROADWATER APARTMENTS
 (127 - 129 GEORGIANA TCE)
 UPPER LEVELS



EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT



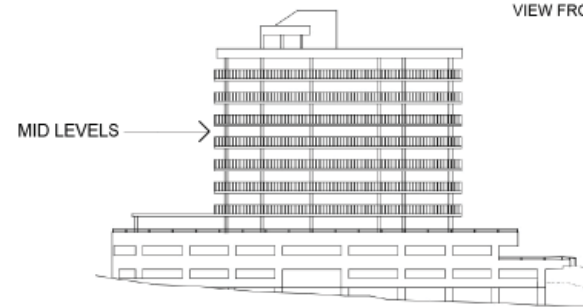
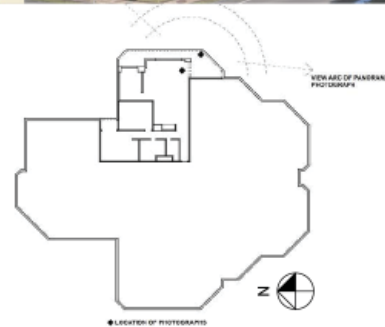
COMPLYING ENVELOPE



COMPLYING ENVELOPE

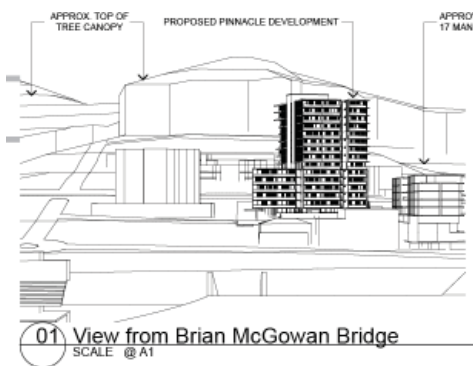
VIEW FROM BALCONY

VIEW FROM INSIDE

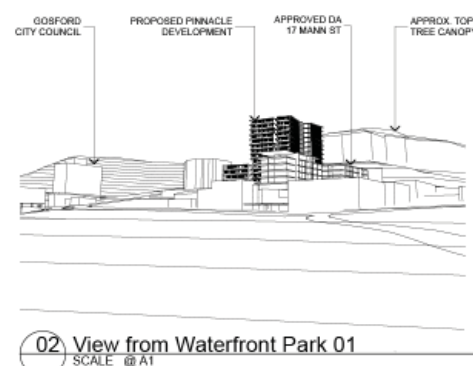


**BROADWATER APARTMENTS
(127 - 129 GEORGIANA TCE)**

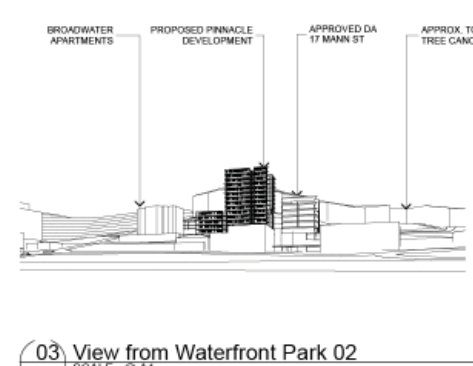
MID LEVELS



01 View from Brian McGowan Bridge
SCALE @ A1

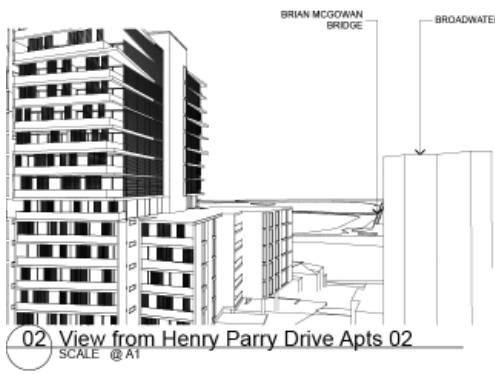


02 View from Waterfront Park 01
SCALE @ A1



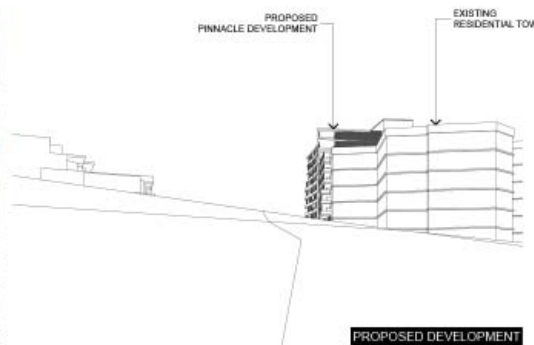
03 View from Waterfront Park 02
SCALE @ A1



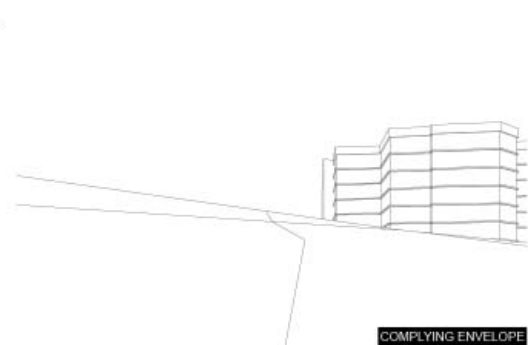




01 View from Henry Parry Dr North EXISTING
SCALE @ AT



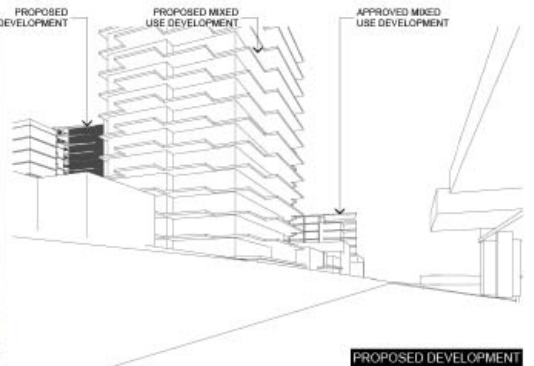
PROPOSED DEVELOPMENT



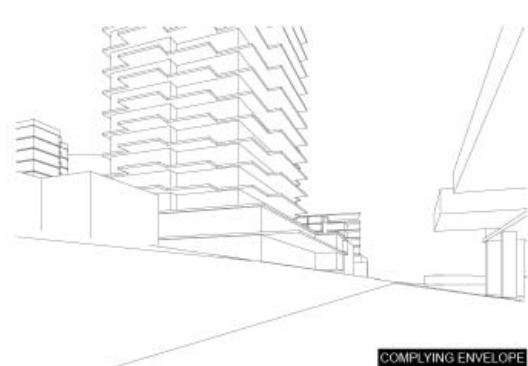
COMPLYING ENVELOPE



02 View from Mann Street North EXISTING
SCALE @ AT



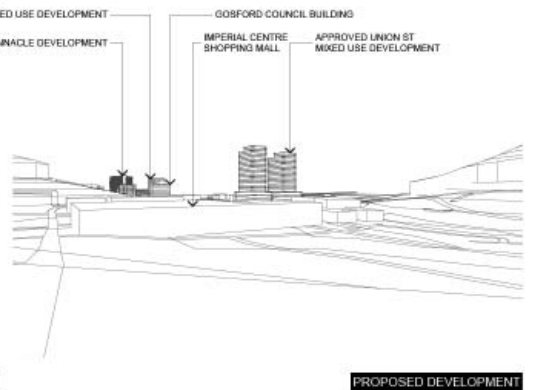
PROPOSED DEVELOPMENT



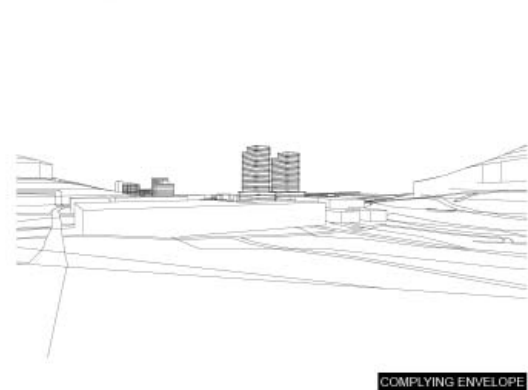
COMPLYING ENVELOPE



03 View from Henry Parry Drive EXISTING
SCALE @ AT



PROPOSED DEVELOPMENT



COMPLYING ENVELOPE