



DA 47046/2015

Proposed mixed use development

50-70 Mann Street and 114 Georgiana Terrace

'The Waterside', Gosford

Visual Impact Assessment

Prepared for: Hong Kong Macau Australian Pty Ltd

Author: Dr. Richard Lamb

17 July, 2015



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17 July, 2015

The General Manager
Gosford City Council
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NSW 2250

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

Dear Sir,

DA 47046/2015, Proposed mixed use development

50-70 Mann Street and 114 Georgiana Terrace, 'The Waterside'

Applicant: New Hong Kong Macau Australian Pty Ltd

View Sharing Assessment

1 Purpose of this report

This report has been commissioned from Richard Lamb and Associates (RLA) by CKDS Architecture, the project architects for the development of the subject property on behalf of their client New Hong Kong Macau Australian Pty Ltd. The report addresses a request for further information on view sharing from Gosford City Council. In their letter dated 19 March 2015, Council request that additional information be supplied in relation to a view catchment analysis including views from important public spaces and vantage points and an assessment of visual impacts on views as follows

A view catchment analysis taking in views from various vantage points at ground level including at least views from within the CBD, Brisbane Water, the waterfront reserve, Kibble Park, Presidents Hill and Rumbalara Reserve must be included with the application.

The author of this report is Dr Richard Lamb, whose CV can be viewed on the People page of the RLA website at www.richardlamb.com.au.

2 Form and Height of the proposed Development

The proposed development is at 50-70 Mann Street and 114 Georgiana Terrace, Gosford (the site). The site of the proposal is approximately 'L' shape and fills the width of the block between Mann Street and Baker Street with a projection of the site to the south to meet Georgiana Terrace. The site has a significant cross fall from east to west of approximately 7-8m which is evident along its Georgiana Terrace frontage. The proposal includes 3 tower forms above podium height of up to 34 levels in total, or up to approximately 119m in height. The tallest is Tower 1 at 29 storeys above podium height located adjacent to the Mann Street frontage. Tower 2 north west of this location is 26 storeys above the podium and has a frontage to Baker Street. The lowest tower, Tower 3, is located in the southern part of the site at 114 Georgiana Terrace. The tower forms are ovoid in plan with contemporary curved facades and are widely spaced, arrayed around a central open space.

Height controls in the Gosford Local Environmental Plan 2014 (GLEP) indicate that two different height controls apply to the site. The Mann Street frontage or eastern part of the site is limited to 48m whilst a control of 24m applies to the western half of the site which presents either to Baker Street or Georgiana Terrace. Clause 8.9 of the LEP and an 'incentive' provision permits the control to be exceeded by up to 30%. The maximum permissible height is therefore 63m or 18 levels. The Mann Street Tower is proposed to be 119m in height, or a total exceedance of 56m, or 92%.

The application is accompanied by a request to vary the maximum permissible building height. This assessment does not address the technical or merit based arguments for exceeding the statutory height limit, but considers whether the non-compliance with the limit would be likely to lead to significant visual effects or potential impacts in the public or private domain.

3 Visual Exposure of the Proposal

An analysis of the effective visual catchment was conducted to identify the potential visual exposure of the proposed development and the likely exposure to views from the local visual catchment. Likely visibility of the proposed development was determined based on a desk top review of survey, topographical and mapping information available on line. We identified the closest residential development adjacent to the site, such as the Broadwater Apartments building at 127-129 Georgiana Terrace, Georgiana Quay building at 107-115 Henry Parry Drive and 87-99 John Whiteway Drive.

Other residential development is located some distance from the site north and west of the Gosford railway line and railway station and north and east of the Gosford town centre along the lower parts of the Gosford valley floor. Direct views of the proposed development are unlikely to be available from either areas. North of Etna Street views to the site are blocked by landform including the lower western slopes which rise towards Mt Mouat and undulating intervening topography. If residual glimpses or filtered views exist from the north east, they will be seen in the context of public buildings, facilities and infrastructure as well as existing low tower forms which exist along Mann Street and Watt Street. We note that two sites approved for tower development also exist north of the project site and would be seen within the composition of views from the north. One of these is known as the Union Street mixed use development, which includes two approved tall tower forms.

Filtered views from north west of the site, west of the railway and station may exist from isolated vantage points. A small residential precinct in the vicinity of Showground Road which rises in elevation, exists to the north. We note the presence of roadside vegetation along the lower and eastern side of this road which provides screening effects in views towards the Gosford CBD and the subject site. If the tops of the proposed tower forms are present in views they will be seen in the context of commercial and retail within the central area of Gosford including the CBD. This is beyond the immediate foreground composition which includes the railway, Gosford Station, the Gosford Showground, Blue Tongue Stadium, the Central Coast Highway and the Brian McGowan Bridge.

The proposed development would be widely visible from within parts of the public domain in central Gosford, from the southern part of the CBD and from a wider catchment to the south west and west, including the northern section of Brisbane Waters, the western foreshores including Point Clare and Fagans Bay, the southern part of West Gosford and from foreshore parks and reserves around the Broadwater. It would also be visible from the Kariong and Mount Penang area and from high points in Brisbane Water National Park to the west and south west of the sites. It would also be partly visible from lookouts and bushland reserves on Rumbalara Reserve and Mount Mouat and possibly partly visible from the Presidents Hill area.

It would be visible along part of the Central Coast Highway between the Brian McGowan Bridge and Racecourse Road, in the vicinity of Grahame Park, and between Vaughan Avenue and Massons Parade near Lyons Park. Close views would be possible in Mann Street and a short section of Henry Parry and John Whiteway Drives.

4 Buildings' relationships to surrounding residential dwellings

The site is on the lower side slopes of steep topography on the foot slopes of Mt Mouat. The topography slopes upward to the east and the lower hillside features a built form dominated by residential flat building of 1970s to 1980s origin, with a wide range in bulk, height and horizontal scale. A small number of detached residences remain. To the west, the adjacent context is commercial.

The area in which residences exist that could be affected by view loss is relatively small and is confined to two approved but not yet constructed residential towers located north of the site at Union Street and one building south east of the site. Other apartment blocks are located south east of the site on lower western slopes which rise to Rumbalara Reserve but are a significant distance from the subject site. The catchment in this direction is confined by the topography and disposition of buildings on the slopes.

South east of the site is an eight-storey residential building that is elevated above a basement carpark level, Broadway Apartments, at 127-129 Georgiana Terrace. The building rises to 48.85m AHD. To the south east of the site is a mixed development at 11 Mann Street, under construction, a twin tower seven-storey development. The Gosford Public School and Gosford waterfront City Park are located on the south side of Georgiana Terrace south of the development site.

In response to the steep topography, the roads follow the contours immediately to the east of the site (Henry Parry and John Whiteway Drives), with the dead-end Mouat Lane between them. The roads are significantly elevated relative to the site and are intermittently lined

with street trees and vegetation within residential lots boundaries. Due to the elevation and orientation of residential development across the western slopes it is likely that expansive panoramic views to the north west, west, south west and south will exist from parts of some dwellings. It is possible for the same reasons that some residential development in this vicinity is exposed to views of the site. However we observe that the site is located in the north west sector of this potential visual catchment, and in our opinion would not form part of the composition of the primary views from residential dwellings in this vicinity. The settlement pattern, notwithstanding the curvilinear alignment of Henry Parry and John Whiteway Drives indicates that dwellings are generally orientated towards the west and south west (south of the subject site) to the more scenic views towards Brisbane Water and Brisbane Water National Park which would not be affected by the proposed development.

5 Potential effects of the development on public domain views

RLA have assessed the potential visual impact of the proposed development using online resources, field assessment, Google street view, our knowledge and experience of the visual context of the site and architectural plans as well as three dimensional graphics prepared by CKDS architects in 2015.

We are familiar with the visual context of central Gosford and the wider Gosford sub regional context and scenic features and landforms within it and which may be affected by the potential view blocking effects of this or similar proposed developments. A significant issue in this regard is the relative levels of viewing places to the proposed development, its height and its horizontal extent in the view lines.

5.1 View Study Analysis

View studies are analysed and discussed below. These have been prepared by CKDS in 2015 (Dwgs A-411 to A-415). These represent the potential perspective presentation of the proposed buildings in the context of the existing landscape as would be seen from selected public domain viewing locations. They are based on a 3D terrain model of relevant parts of Gosford city.

In the legend to each of the graphics is a key map to the locations from which views were taken, represented by photographs. Accompanying each photograph on its left is a perspective model of the proposed development where the podium and towers forms can be clearly seen in black outline.

These images are indicative only and do not accurately fit with the accompany photographs. They are however able to provide a sense of bulk, scale and height relative features of the surrounding environment, including existing and proposed buildings and topography. The topographic information available does not include the tree canopy which clothes the natural landscape features such as Mount Mouat, which is visible above and behind the buildings in some views.

Corner of Baker Street and Donnison Street (Drawing No A 421)

This is an axial view along Baker Street from the north west which shows that the upper parts of the 3 tower forms will be visible above the podium and behind lower scale development in the foreground. The two tallest forms of the Mann Street tower (Tower 1) and Baker Street tower (Tower 2) are the most visible with Tower 2 obscuring the bulk of the Georgiana Terrace tower (Tower 3). The spatial separation between Towers 1 and 2 is such that open space above the podium allows the tower forms to stand alone widely separated by sky. The forms will contribute new slim vertical features to the composition to this view but will not block or compete with any important or scenic views.

Corner of Mann Street and Donnison Street (Drawing No A 421)

This is an axial view along Mann Street from the north which shows that from street level most the upper parts of the tower forms will be visible above the street wall and podium. Towers 1 and 2 are the most visible with the lowest, Tower 3, largely being obscured from view by intervening lower height building development. The spatial composition between Towers 1 and 2 is such that open space above the podium allows the tower forms to stand alone separated by sky. The forms will contribute new slim vertical features to the composition to this view but will not block or compete with any important or scenic views.

Mann Street (South) (Drawing No A 421)

This is a view from the east side of Mann Street looking north, where Tower 1 and the Georgiana Terrace Tower will be visible components and Tower 2 will largely be obscured. This view is depended on the location of the viewer due to the presence of mature street trees and vegetation which exists in the foreground and blocks views towards the north. For this reason it appears that no views to the proposed development will exist from this vicinity from the western pedestrian footpath.

We note that angle of Tower 3 increases its width in this view to a scale similar to but more compact compared to proposed towers located south east of the development along Mann Street and Henry Parry Drive. In our opinion in this context the bulk and scale of Tower 3 is not out of place in the existing and emerging streetscape or within the desired future character of the Gosford CBD. Tower 1 stands as a slim solitary form and whilst it will contribute a new vertical feature to the composition to this view it will not block or compete with any important or scenic views.

Etna Street (drawing A-422)

This is an axial view from the approximately 5 street blocks north along Mann Street. The majority of the proposed development will be obscured from view by the proposed Union Street Towers which appear in the context of this view to be of a similar height and scale. These are widely spaced prismatic forms between which only a part of Tower 2 and the lower Tower 3 will be visible. The proposed development is located further south of the proposed Union Street development and displays a different form. Tower 2's angular roof feature and the lower Tower 3 form provide interest and variety to the background in this view.

The two proposed developments as seen in this view will provide a new visual 'heart' or collective landmark to the emerging visual character of the CBD. In our opinion the proposed development will not block or compete with any important or scenic views and will be in keeping with the wider visual context of the CBD and the desired future character for Gosford.

Henry Parry Drive (drawing A-422)

This is a wide contextual view including most of the Gosford CBD seen from an elevated location north east of the site along Henry Parry Drive. The proposed development will provide new closely massed taller forms in the view of the centre of the CBD area and will be seen to the west and immediately adjacent to the proposed Union Hotel and residential tower.

It appears that collectively the proposed development and other new tall built form will block some views to the other urban areas and to the background horizon, which in this case is formed by the hills and landforms within Brisbane Waters National Park. The view available is from a moving viewing location and therefore the blocking effects of the proposed development are transitory in that views to the background distant hills will be available further south and north along the drive. It is also clear that any building complying with the current height controls including the bonus provisions that apply would have similar effects on views.

In our opinion the desired future character of Gosford established by existing approved taller built forms and the Council's recent bonus height awards in relation to a number of proposed development and approved developments, indicates that the this kind of high density, contemporary mixed use development is a desired outcome of redevelopment of the Gosford CBD. The proposed development is of a type appropriate within and compatible with the existing and emerging visual context and will block a small part of a much wider background view to scenic elements. This view will remain unaffected in the majority of public domain views from this general vicinity.

View from Kibble Park (drawing A-422)

This view from the north east of the subject site shows that the lower parts of the proposed development including the podium form will be blocked by intervening built forms. The upper parts of Towers 1 and 2 will appear above this development appearing to be at a similar height to the approved development as Union Tower. From this viewing angle the proposed development will block a small area of open sky and will not block or compete with any important or scenic views.

Gosford Pool (drawing A-423)

This is a view north towards the site whereby Tower 1 and Tower 3 will be visible whilst Tower 2 is largely obscured by Tower 3. The development sits centrally within the Gosford CBD and between two slopes which provide the sides to the composition that contains the Gosford Valley floor. Each of the three towers will appear to rise to just above the height of the surrounding landform.

The landscape in the background of the view and north of the proposed development is low-lying and urban in character. In our opinion the development will not block or compete with any important scenic views when seen from this vicinity. The development will be seen in the context of the existing and emerging CBD and its contemporary form will in our opinion be compatible with and make a positive contribution to the desired future character of Gosford.

Waterfront Park A (drawing A-423)

This is a wide contextual view which takes in most of the Gosford CBD from a low-lying location south of the site. The proposed development will provide new closely massed taller forms in view to the centre of the CBD area within the wider background landscape of the Gosford Valley.

We note that the proposed development will be seen in the context of other existing, approved and proposed developments along Mann Street such as The Pinnacle and Union Towers. In this view the proposed development will block mid ground views of the commercial and retail context of Gosford but no important views beyond this which may include the low lying landscape of the upper valley and suburban development on the lower side slopes. We comment that the visual effects of the development will depend primarily on the location of the viewer within the park, which is extensive. The view of local landmarks such as Presidents Hill and the general location of Rumbalara Reserve on Mt Mouat may be partially obscured seen from some from individual locations, however access to the same features is likely to remain available from many other locations in the park. The same effect will occur as a result of construction of approved tall buildings in the CBD.

In our opinion the proposed development is compatible with the existing and desired future character of the Gosford CBD

Waterfront Park B (drawing A-423)

This is another wide contextual view which takes in most of the Gosford CBD from a low-lying location south west of the site. The proposed development will provide new closely massed taller forms in view the centre of the CBD area and will be seen to the west and immediately adjacent to the proposed Union Hotel and residential tower.

As with the other Waterfront Park views discussed above, we note that the proposed development will be seen in the context other existing approved and proposed developments along Mann Street, eg. The Pinnacle would be seen to the south and Union Towers will be seen to the north. In this view the proposed development will block mid ground views of the commercial and retail context of Gosford but no important views beyond this which may include the low lying landscape of the valley and suburban development on the lower side slopes. As noted above, the view of local landmarks such the general location of Rumbalara Reserve on Mt Mouat may be partially obscured seen from some from individual locations. The same effect will occur as a result of construction of approved tall buildings in the CBD.

Point Clare (drawing A-424)

This is a view to the north east from the western side of the upper Brisbane Waters shoreline. The proposed development will appear as a new group of tall forms in the centre of the Gosford CBD area in the context of existing, approved and proposed tower development. Although the tower forms are not spatially separated in this view, the varying heights of each tower are evident. Tower 1 appears to be the tallest form within the existing visual context and will extend to what appears to be a height similar to the landform to the east within Rumbalara Reserve on Mount Mouat. It should be noted however that the actual height of the built form is significantly less than the topography in the background in reality. Figure 1 below, which is view from Rumbalara looking in the general direction of Point Clare, shows that the development would be significantly lower than the view lines from the Rumbalara Reserve.

In this view from Point Clare, the proposed development will block some views of the commercial and retail context of Gosford to the north, but no important or scenic views beyond the subject site.

In our opinion the proposed development is compatible in this view with the existing and desired future character of the Gosford CBD.

Brian McGowan Bridge (drawing A-424)

This is an axial view east towards the proposed development from an elevated section of the Central Coast Highway fly-over. The upper parts of each tower will be visible in the east sitting behind the Blue Tongue Stadium. Tower 1 appears to be the tallest form within the existing visual context, partly because it is closer to the viewer than the proposed Union Tower development and Tower 2 is separated from the other towers by a sliver of open sky space. Although the tower forms are not spatially separated in this horizontal field of view the varying heights of each tower are evident although less so from this elevated viewing location, compared to other views.

The proposed development will appear as a new group of tall forms in the composition of the view in the centre of the Gosford CBD area in the context of existing, approved and proposed tower development. In our opinion the form and scale of such a development is compatible with the existing and desired future character of the Gosford CBD and will make a positive contribution to it.

View from Union Street Tower West and East (RL75m) (Drawing A- 425)

This is a simulation of the view south from an approved mixed use (residential and hotel) development at Union Street. The proposal presents to view as tall slim forms of the Towers 1 and 2 which will be visible as will be parts of the podium and public landscaped open space. A significant through-site view corridor exists between Towers 1 and 2. The extent of this potential view depends on whether it is viewed from the west or east Union Street tower, which according to the viewing angle will expose more or less of Tower 3. For example views from south facing windows in the eastern-most tower looking towards the south west will include more of Tower 3.

The development will be seen within the context of the commercial, retail and institutional heart of Gosford and will add new slim vertical forms into the mid-ground of the view. In most cases the view corridor will allow the new forms to stand isolated in space. The upper parts of each tower will block views of sky and part of the continuous existing horizon which is currently formed by the areas west of Brisbane Water. The horizontal quantum of space blocked is only a small part of a much wider panoramic view potentially available to elevated apartments in the development. Despite the potential visibility of the forms, the overall height of the towers does not appear likely to cause significant negative impacts on the character or scenic quality of views.

View from Rumbalara Reserve (Plate 1)

Google Earth photographs and topographical information available online show that panoramic views to the west are available from near the lookout and along the top of west facing slopes in the reserve. Standing views include a view of the Gosford CBD in the mid ground and vegetated ridgelines of the Brisbane Waters National Park to the west and of the Kariong and Mount Pengang Plateau in the background. The slim tower forms will be visible in views from this vicinity, where gaps in vegetation within the reserve allow.

The extent to which this kind of existing view exists is potentially affected will depend on the viewing location, angle and relative height above the development of the specific viewing place considered. Potential views to the development will fill only a small part of a much wider view and will reach a height significantly below the viewer's eye level, as can be seen in Plate 1. The height of the towers is significantly below that of the horizon in the view and the part of the towers that is above the current permissible height blocks only a small part of the view toward the suburb of Point Clare. This means that views to the western horizon formed by ridgelines in the National Park to the south west and in the Kariong and Mt Penang areas will remain and be unaffected by the development.

On balance in our opinion, the change in the composition of the view and potential blocking effects of the upper parts of the tower form will cause a minor visual effect on views within the wider visual context. Notwithstanding potential blocking effects and potential visual impact this development is of a kind which is suitable in form and scale within similar visual contexts and is will sit comfortably within the desired future character of Gosford.

View from Kariong lookout (Plate 2)

Plate 2 is a view taken from a lookout in Kariong, looking east toward the Gosford CBD. It has been 'zoomed' with a telephoto lens so details of the proposed building forms and adjacent landscape can be more easily seen. Existing buildings in the Gosford CBD are visible against the vegetated ridgelines of Mt Mouat and Mt Elliott.

The proposed tower forms will be clearly visible in views from this vicinity, which is approximately mid-way up the western escarpment below the Kariong Plateau. The computer model of the proposal has been superimposed on the photograph to give an indication of the relative heights of the buildings to the surrounding topography and backdrop created by the Gosford Hills.

Potential views to the development will fill only a very small part of a much wider view

and will reach a height significantly below the viewer's eye level, as can be seen in Plate 2. The height of the towers is significantly below that of the background horizon in the view and the part of the towers that is above the current permissible height blocks only a small part of the view toward the side slopes of Mt Mouat. This means that views to the eastern horizon formed by ridgelines in the Mt Mouat, Ridgeway and Mt Elliott will remain and be unaffected by the development.

Notwithstanding the height and bulk of the tower forms, they will not result in a significant change in the composition of the view and will not cause blocking of views of scenic landmarks. In the context of the scale of the views, the tower forms will cause a minor visual effect on views. In our opinion, the proposal will sit comfortably within the desired future character of Gosford.

View from Presidents Hill

Presidents Hill was visited in an attempt to provide images to answer the request from Council for an analysis of views. The lookout area is organised and orientated toward views of Brisbane Water and the landscape to the south and south west. Although there are isolated glimpses toward the general vicinity of the proposed development site, these are heavily screened or effectively blocked in the foreground by vegetation canopy and it was not possible to either photograph or create useful graphics to represent the likely effects of the proposal on the views.

6 Assessment against Relevant Planning Principles

6.1 Address to the planning principles in *Tenacity*

In relation to private domain views and equitable view sharing in our opinion the principles established by Senior Commissioner Roseth of the Land and Environment Court of NSW in the judgement in *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity)* which concern view loss are not required to be addressed in this case. *Tenacity* is specific to view loss and provides a method of assessment..

Tenacity contains a series of threshold tests, the first of which precedes Step 1. The first threshold test is whether a development blocks significant views to its own benefit and if the effect on private views is unreasonable. It is only if the answers to this question are yes that the planning principle requires proceeding through the four steps that follow.

In this case, we do not believe the first threshold test in *Tenacity* has been met. In addition, in Step 1 of *Tenacity* we are asked to describe the view to be affected. Roseth SC in *Tenacity* points out that water views are valued more highly than land views as are whole views and those containing iconic features. In this case the potential views to be affected in the private domain are from the nearest residential neighbour located at Broadway Apartments 127–129 Georgiana Terrace, or future residents of tall towers at Union Street a greater distance away. The views affected for the Broadway Apartments include part of the Gosford commercial and retail context, possibly the Brian McGowan Bridge, Blue Tongue Stadium and the Pacific Highway Road corridor. Areas of water and the Brisbane Waters foreshore would not be

affected by the proposed development as they are located south of the development and remain in the existing direct view line of this residential apartment. Views from the Union Street towers are discussed above. The height that exceeds the existing controls is not responsible from blocking significant scenic items or water views.

Therefore no highly valued views, scenic or important or iconic views would be lost as a result of the extent to which the proposed development exceeds the existing controls. Furthermore, in our opinion any potential visual amenity impacts are minor because of the significant spatial separation between the proposed development and the nearest residential neighbours. In this regard we have not assessed the proposed development against the remaining *Tenacity* tests in Steps 2 to 4.

6.2 Address to the planning principles in *Davies*

The second assessment that I have made of the effects on amenity considers the planning principles in *Pafburn v North Sydney Council [2005] NSWLEC 444* as amended in *Davies v Penrith City Council [2013] NSWLEC 1141*. *Pafburn* summarises several judgements at Paragraph 19 that provided principles to be applied to the assessment of impacts on neighbouring properties. It states that five common themes run through the principles and for each theme there is a corresponding question to be answered. The second theme and question considered the necessity for and reasonableness of a proposal. This question was amended by Senior Commissioner Moore in *Davies* to remove consideration of necessity, as this was considered anthropocentric and not appropriate as the basis of a planning principle.

The first theme is that change in impact may be as important as the magnitude of the impact. The question posed is:

How does the impact change the amenity of the affected property? How much view is lost as well as how much is retained?

The question being posed here is whether the impact significantly changes the amenity of the affected property, even if it is a small change.

Comment: In this case, there will be an impact on views that will be minor considered in relation to the planning controls that apply to the locality and the site. Views lost will be upwards sky views for a small horizontal section of a much wider panoramic view. Most of the panoramic downward views to water and scenic items, horizontal view to mid ground landforms and upward sky views will remain unaffected by the proposal. Therefore in our opinion, the amenity effects and impacts generated by the proposed development will be minor. Further we consider such effects to be minor in the context of the future intended for the views available from this vicinity in that controls including the 30% height bonus are intended to allow taller building forms to be constructed in this part of Gosford.

The second theme is that in assessing an impact, one should balance the magnitude of the impact with the reasonableness of the proposal that creates it. An impact that arises from a reasonable proposal should be assessed differently from an impact of the same magnitude that arises from an unreasonable proposal. The question posed is:

How reasonable is the proposal causing the impact?

Comment: In our opinion, the proposal is reasonable within the physical, visual and statutory planning context, notwithstanding there is some view lost. There is likely to be only a minor impact on private views arising from the proposed tower forms for a small immediate private domain catchment as discussed above in relation to *Tenacity*. There is a likely to be only a minor impact on views arising from the proposed tower forms from within the public domain.

The third theme is that in assessing an impact one should take into account the vulnerability of the property receiving the impact. The question to be posed is:

How vulnerable to the impact is the property receiving the impact? Would it require the loss of reasonable development potential to avoid the impact?

Comment: The dwellings affected are not highly vulnerable to view loss impacts, as they have access to other panoramic views to the west, south west and south. In addition, the site is subject to height controls that anticipate that views up to at least 48m in height or to 63m in height including the 30% bonus allowance would not be expected to be protected. In that context, the degree of vulnerability is reduced.

The fourth theme is that the skill with which a proposal has been designed is relevant to the assessment of the impacts. Even a small impact should be avoided if a more skillful design can eliminate it. The question to be posed is:

Does the impact arise out of poor design? Could the same amount of floor space or amenity be achieved by the proponent while reducing the impact on neighbours?

Comment: The impact in the current application does not arise out of a poor design solution. As discussed above in relation to the first theme, some level of impact to views is anticipated in the context of the zone height controls and a 30% height bonus. The part of the development which is above that control includes slim tower forms which are spatially separated above low podium forms. In many views space will appear to flow between the forms and only areas of sky will be blocked. In our opinion this type of arrangement of the urban forms is an appropriate design response within this visual context. The exceedance of the height controls that is sought is not responsible for any significance further loss of view than is contemplated by the controls.

The fifth theme is that an impact that arises from a proposal that fails to comply with planning controls is much harder to justify than one that arises from a complying proposal. People affected by a proposal have a legitimate expectation that the development on adjoining properties will comply with the planning regime. The question to be posed is:

Does the proposal comply with the planning controls? If not, how much of the impact is due to the non-complying elements of the proposal?

Comment: In regard to view loss, in our opinion the application can be justified as reasonable, when the desired character intended to be created by the planning

controls for the locality are taken into account. The development is not compliant as regards height, but the impacts of this non-compliance are minor given that no important scenic or iconic views will be blocked within the private and public domain. The impacts of the part of the development that is above 63m in our opinion will cause blocking effects to a small part of a much wider upward view of sky.

It is also important to note that the extra height is being offered as an incentive to new development. In that context, the incentive is in the nature of a statement of desired future character. As the desired character is for greater height to be attained, the visual effects of the extra height should be given less weight in determining the reasonableness of the proposal.

In summary, in my opinion the proposal is consistent with the planning principles in *Davies*.

6.3 Address to the planning principles in *Veloshin*

With regard to compatibility and therefore the question of skilful design and reasonableness, the judgement in *Veloshin v Randwick Council* [2007] NSWLEC 428 is of relevance with regard to assessing the impacts of height, bulk and scale in the context of the existing planning controls.

It is not within my expertise to analyse the whole suite of statutory and strategic planning controls that may apply to the application of *Veloshin* and I leave consideration of this level to those with the appropriate expertise. I comment only on the visual issues that apply.

Veloshin puts forward a planning principle concerning the assessment of height and bulk as a series of questions to be answered, as follows:

Are the impacts consistent with the impacts that may be reasonably expected under the controls? It is noted that for a non-complying development, the question cannot be answered unless the difference between the impacts of a complying and non-complying development is quantified.

The proposal is permissible in the zone. The proposal exceeds the height limit and a 30% height bonus and therefore is technically inconsistent with the impacts that may reasonably be expected under the controls. However the site is subject to height controls that anticipate that views up to at least 48m in height or to 63m in height including the 30% bonus allowance would not be expected to be protected. In addition, it appears that Council is receptive to applications that exceed the existing controls including the bonus provisions, indicating that what can reasonably be expected under the controls is more than is described by the quantitative controls.

The analysis above also satisfies the second proviso in this part of the planning principle in *Veloshin*, which is that the difference between a complying and non-complying development should be quantified before the first question can be answered. In my opinion, as regards impacts on views, the part of the development that is above what is currently contemplated by the controls does not cause significant additional impacts on views.

How does the proposal's height and bulk relate to the height and bulk desired under the relevant controls?

The analysis of the relevant controls on bulk is a matter for those with town planning expertise to address. In regard to view impacts which relate to height, I have considered the matter of height above. In our opinion, the height of the buildings does cause some view loss, however significance loss is inevitable as is contemplated by the controls. Higher buildings are a feature of desired character and in that regard the proposal is satisfactory. As discussed in sections 5, 6.1 and 6.2 above, the part of the tower forms that exceeds the current controls including bonus height, does not block significant private or public domain views.

Does the area have a predominant existing character and are the planning controls likely to maintain it?

Does the proposal fit into the existing character of the area?

The proposed development is located in a B2 mixed use zone which encourages the development of residential tower forms above commercial and retail-based podiums. The site is located within the Gosford CBD which is experiencing renewed growth and development evidenced by the recent number of approved and proposed mixed use tower developments including Union Tower and The Pinnacle on Mann Street. Development has been encouraged by Gosford Council with the recent 30% bonus height allowance which presumably has been designed to enhance the existing predominant character of the centre of Gosford. In our opinion the proposed development's contemporary curvilinear tower forms and high quality architectural design and detailing will contribute positively to the existing and emerging character of the area.

In answer to the second part of the question, the proposal fits very well into this existing character of the area, for reasons explained below.

Is the proposal consistent with the bulk and character intended by the planning controls?

The analysis of the relevant controls in relation to bulk is again a matter for those with town planning expertise to address. Roseth SC notes in *Veloshin* in relation to this last question that if there is an absence of planning controls related to bulk and character, the assessment of a proposal should be based on whether the planning intent for the area appears to be the preservation of the existing character or the creation of a new one. In this case it is the latter, in that this part of Gosford is evolving into a contemporary and high quality mixed use environment.

In my opinion, taking all things into account in relation to *Veloshin*, the proposal is satisfactory as regards the application of the planning principle to views.

7 Design Features which minimise visual impacts

The proposed building has five programming features that are intended to foster view sharing with the neighbouring buildings, ie.

- the ovoid plan and skewing of each of the tower forms combined with their location close to each site boundary facilitates wide spatial separation between Towers 1, 2 and 3 and provides generous through-site view corridors from north to south and east to west.
- Street level pedestrian entry points from Mann Street and Baker Street and wide curvilinear staircases allow physical and visual permeability through the site from all three road frontages.
- A number of discrete and larger landscaped public open spaces link the wide pathways and flights of stairs and increase the potential for internal permeability and legibility of the development at podium level.
- The height of the tower forms has resulted in a reduction in the potential bulk of each and contributes to the elegant slim form now evident in the plans.

The benefits provided by these features reduce the potential blocking effects of the development in public views as analysed above in section 5.1.

Being required to adhere to the existing height control of 63m would in our opinion have no lesser impact on views from within the public domain. Further height as proposed in most cases has no further effect on view loss or visual amenity other than loss of view of the sky.

8 Summary Conclusion

There are two separate but related issues that have been 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 development of three towers generates visual effects within the public domain or view losses to the private domain.

Despite the potential visibility of the forms, the overall height of the towers does not appear likely to cause significant negative impacts on the character or scenic quality of views. In the context of incentives to foster greater building heights, approvals of buildings exceeding the existing height controls in the CBD and of other applications currently before the Council proposing an uplift, the buildings would be appear to be satisfactory and neither out of scale nor incompatible with desired character.

With regard to the visual effects of height, rather than urban design considerations, in our opinion the increased height proposed above the benchmark height of 63m plus the 30% bonus would not lead to significant increases in view loss in the public domain.

With regard to view loss to the private domain, the buildings would be on a site which has provided fortuitous views for nearby residents as a result of its effectively undeveloped nature. A site of this size with no vertical development in the vicinity of the CBD is almost an anachronism in contemporary Gosford.

Any building occupying a reasonable complying envelope will have significant impacts on views from the an immediate residential visual catchment however in this case there are no existing residential dwellings immediately adjacent to the subject site and sufficient spatial separation to the closest apartments including the Broadway Apartments and Georgiana Quay buildings located in the south east ensures minor view impacts would occur. In this regard impacts on visual amenity are considered acceptable.

The height of the building proposed above the benchmark height does not cause significant increases in view loss from within the public domain. The extra height component would obscure views of sky or in more distant views obscure a small part of a wider horizontal view. Therefore, view loss is a not a reasonable reason for objection to the height proposed for the building. No extra weight should be given to the extent of view loss in Step 4 of *Tenacity* as a result of non-compliance with the height limit.

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

The proposed building provides ovoid tower footprints and wide separation between them which provide significant view corridors when viewing the proposed development from most directions.

I have analysed the extent to which the buildings promote view sharing, above. In my opinion the buildings area successful as regards view sharing by being modelled and located on the site in such a way that they achieves satisfactory view sharing to the extent that is reasonable to expect.

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



Plate 1:

Photograph taken from Rumbalara Reserve looking south west, with proposal superimposed

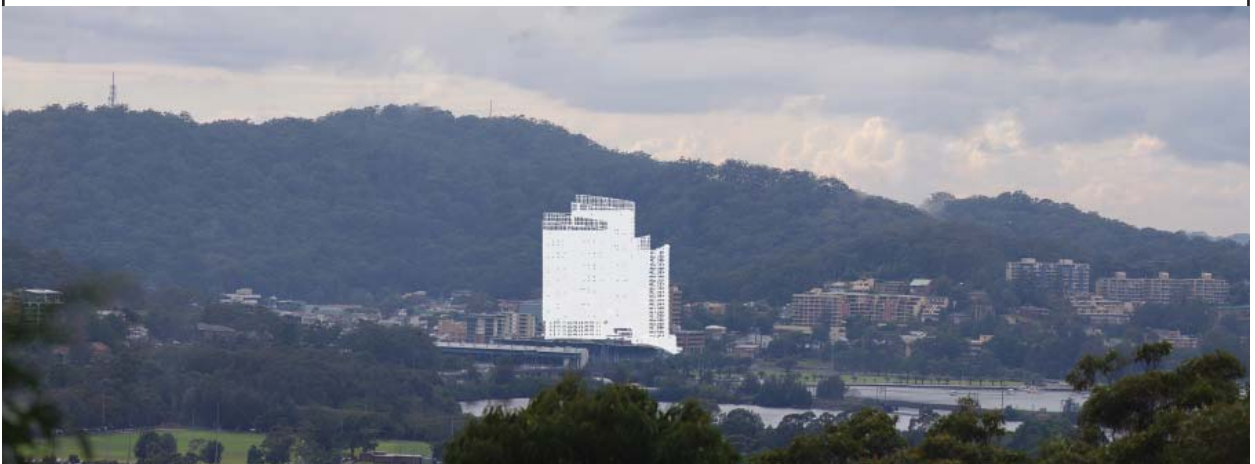
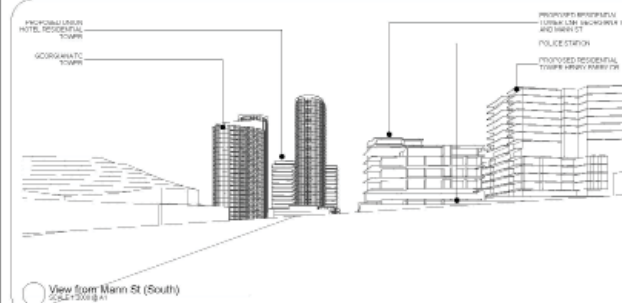
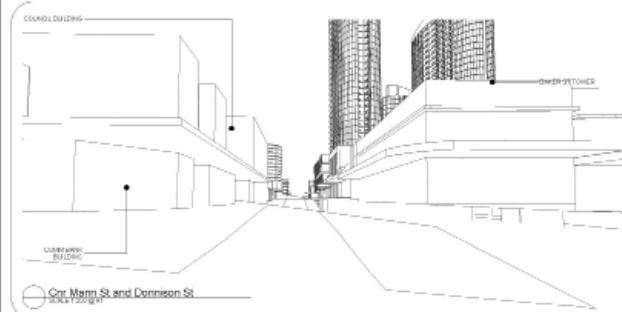
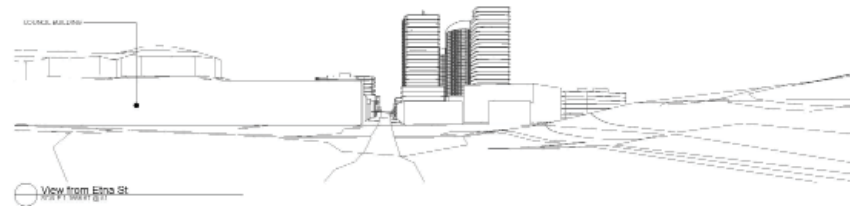
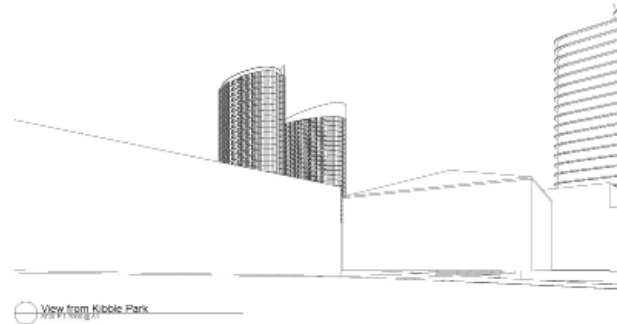
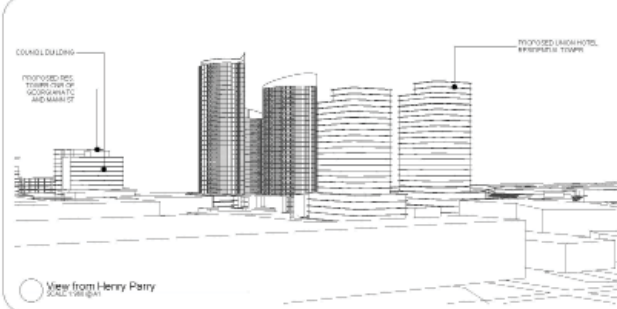


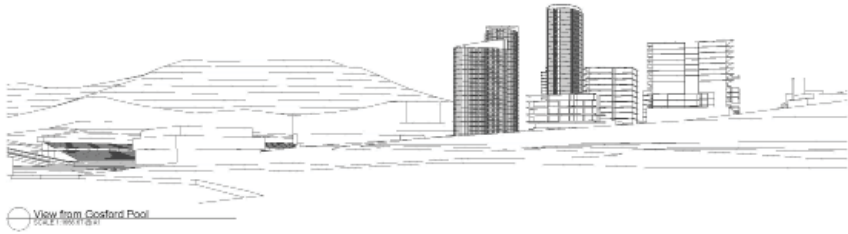
Plate 2:

Photograph taken from Kariong Lookout, zoomed view, looking east, with proposal superimposed



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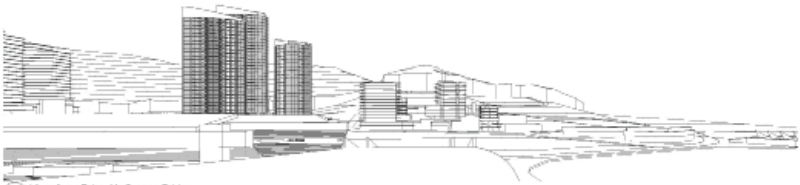
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Lot 1 DP 17113, Lot 1 DP 43305, Lot 1 & 2 DP 21905
15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/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View from Brian McCowan Bridge
SCALE 1:1000 (P. 65)



View from Point Clare
SCALE 1:1000 (P. 65)



1. The Client has approved the design and construction of the development.
2. The Client has approved the design and construction of the development.
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Scale	Author	Check	Approved	Key Plan
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Client	Jian Lin WANG
Address	1000 Hong Kong Street, Auckland City, NZ
City	Shanghai, China

CKOS ARCHITECTURE
 PO Box 4400
 1000 Hong Kong Street, Auckland City, NZ
 PH: 09 432 1553 432 1553
 ALX 128 231 288 www.ckos.com.au

1485 Waterside Mixed Use Development
 Lot 1 DP 151513, Lot 1 DP 433000, Lot 1 & 2 DP 210000
 10-70 Marine Street
 Auckland, NZ 1010

Views View Study

Project Number	Project Location	Issue
1485	A-424	Issue

[illegible]

Appendix C: Curriculum Vitae

Company Profile and Curriculum Vitae: Dr Richard Lamb

Summary

I am a professional consultant specialising in landscape heritage and visual impacts assessment and the principal of Richard Lamb and Associates (RLA). I was a senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney for 28 years and Director of the Master of Heritage Conservation program. I have taught and specialised in environmental impact assessment and visual perception studies for 30 years.

As the principal of RLA I provide professional services, expert advice and landscape heritage and aesthetic assessments in many different contexts. I carry out strategic planning studies to protect and enhance scenic quality and heritage values, conduct scenic and aesthetic assessments in contexts from rural to urban, provide advice on view loss and view sharing and conduct landscape heritage studies. I act for various client groups on an independent basis, including local councils, government departments and private clients to whom I provide impartial advice. I provide expert advice, testimony and evidence to the Land and Environment Court of NSW and the Planning and Environment Court of Queensland in various classes of litigation. I have appeared in over 200 cases and made submissions to several Commissions of Inquiry. I have been the principal consultant for over 500 consultancies concerning the visual impacts and landscape heritage area of expertise during the last ten years.

At the University of Sydney I had the responsibility for teaching and research in my areas of expertise, which are visual perception and cognition, aesthetic assessment, landscape assessment and conservation of heritage items and places. I taught postgraduate students in these areas and also gave specialised elective courses in aesthetic heritage assessment. I supervise postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). The latter field is based around empirical research into human aspects of the built environment, in particular, in my area of expertise, aspects of visual perception, landscape preference and environmental cognition.

I have a number of academic research publications in local and international journals that publish research in EBS, environmental psychology and cultural heritage management. I have developed my own methods for landscape heritage assessment, based on my education, knowledge from research and practical experience.

Qualifications

- Bachelor of Science, First Class Honours, University of New England (Botany and ecology double major).
- Doctor of Philosophy, University of New England in 1975.
- Visiting lecturer, University of New South Wales, School of The Built Environment
- Principal of Richard Lamb and Associates and Director of Lambcon Associates Pty Ltd.

Employment History

- Tutor, Botany and Ecology, School of Botany, UNE (1968-1974)
- Lecturer in Resource Management, School of Life Sciences, UTS (1975-1980)
- Lecturer, Foundation Program in Landscape Architecture, Faculty of Architecture, University of Sydney (1980-1989)
- Lecturer and Senior Lecturer, Architecture and Heritage Conservation, University of Sydney (1989-2011)

Since 1975 I pursued research related to my teaching responsibilities and professional practice. My research works are in:

- Plant ecology
- Landscape heritage assessment
- Visual perception
- Social and aesthetic values of the natural and built environment

Publications and presentations relevant to visual perception and assessment of landscapes are listed at the end of this CV.

Affiliations

Professional

Chartered Biologist, Institute of Biology (UK)

International Journals for which papers have been refereed

- Landscape & Urban Planning
- Journal of Architectural & Planning Research
- Architectural Science Review
- Journal of the Australian & New Zealand Association for Person Environment Studies
- Journal of Environmental Psychology
- Australasian Journal of Environmental Management
- Ecological Management & Restoration
- Urban Design Review International

Recent experience in Categories listed on:

Richard Lamb and Associates website (www.richardlamb.com.au)

Landscape Planning

Assessment and Advice

Private Clients

- Advice on merits of proposal for SEPP HSPD development, Pokolbin.
- Advice on visual impacts of alternative building footprint locations, Foxground Road, Foxground.
- Advice on visual impacts of proposed residential development at Cambewarra.
Report on strategic planning issues related to Scenic Preservation hatching and Draft LEP specific to visual quality protection, Cambewarra Village.
- Advice on visual impacts of proposed subdivision and draft submission to Gosford Council, The Scenic Road, MacMasters Beach.
- Aesthetic assessment and evaluation of REF for proposed wind farm by Pacific Power and Partners, Crookwell.
- Assessment of visual impacts of proposed development and submission to Shoalhaven City Council, Bendeela Road, Kangaroo Valley.
- Heritage and visual impacts assessment as part of statement of environmental effects, proposed monastery at Mangrove Mountain, City of Gosford
- Independent assessment and advice concerning identification of viewing places and presentation of visual impact scenarios, Harrington Park Stage II, Camden.
- Initial advice concerning visual resources of site and potential to accommodate large scale institutional development, Campbelltown Road, Denham Court.
- Landscape assessment and evaluation of alternative building sites, Saddleback Mountain, Kiama.
- Landscape character analysis and visual assessment in relation to "Gateway" concept, The Northern Road, Glenmore Park.
- Landscape constraints and development capability assessment for potential residential development, Governors Way, Macquarie Links.
- Landscape planning strategy and visual impacts assessment, proposed cemetery and crematorium, Elizabeth Drive, Luddenham.
- Landscape visual constraints and capability assessment for potential for residential development, Shellharbour Road, Dunmore.
- Landscape visual constraints and capability assessment for potential residential development, Old Princes Highway, Dunmore.
- Landscape visual constraints and capability assessment of a land proposed to be rezoned for residential development, Cooby Road, Albion Park

- Landscape visual constraints and capability assessment of a parcel of land proposed for rezoning, Ashburton Drive, Albion Park
- Landscape visual constraints and capability assessment of parcels of land proposed for rezoning to residential use within the urban fringe area, Albion Park.
- Pre DA advice and statement of visual exposure, seniors living proposal, Cobbitty, Camden municipality.
- Pre DA advice on constraints and development envelopes, strategy and advice, Windang, Lake Illawarra.
- Pre-DA advice and visual impact assessment of proposed rezoning of rural land for potential residential development, Corner Kirkham Lane and Macquarie Grove Road, Kirkham.
- Pre-DA advice on design, visual and streetscape impacts assessment, proposed Islamic school, Burragorang and Cawdor Roads, Camden
- Pre-DA advice on visual impacts of proposed SEPP 5 development at Cambewarra.
- Report on visual impacts and effects on adjoining zones of a proposed subdivision, Glenhaven Road, Glenhaven.
- Pre DA advice and advocacy on proposed rural residential subdivision, The Northern Road, Glenmore Park.
- Statement of visual impact to accompany rezoning application, Old Northern Road, Castle Hill.
- Strategic planning advice concerning development potential, Fernhill, Mulgoa.
- Strategic planning and 3D modelling study to establish visibility constraints on zone boundaries, East Leppington Urban Release Area.
- Submission of feasibility study for re-zoning of land and subdivision for rural residential uses, Macquarie Grove Road, Kirkham.
- Submission to NSW Department of Planning against proposed extension of Catherine Hill Bay, Mooney Village and Gwandalan for residential development by Asquith & Dewitt Pty Ltd for Rosecorp Ltd.
- Visual and environmental impact assessment, proposed new dwelling, Dora Creek.
- Visual and heritage landscape assessment of impacts of proposed additions on the locality and Landscape Conservation Area, Benedictine Abbey, Jamberoo Pass.
- Visual and scenic impacts advice both pre- and post-DA, SEPP 5 Development, Old Northern Road, Castle Hill.
- Visual and scenic resources management study and visual impact assessment of a Concept Plan for Mixed Use Development, Tallawarra Lands, Tallawarra.
- Visual assessment and development strategy for proposed re-zoning of land partly for cemetery purposes, Varroville, Campbelltown.
- Visual assessment and development strategy for proposed re-zoning of land partly for residential purposes, Grange Hills, Campbelltown.
- Visual assessment and statement of environmental effects, proposed rezoning and

subdivision, Cooranbong, Lake Macquarie.

- Visual assessment of proposed Town Centre land, Nambucca Drive, Scotts Head.
- Visual impact advice and report regarding location of dwellings on subdivided lots, Princes Highway, Kiama.
- Visual impact advice for proposed location of new dwelling, Weir Street, Kiama.
- Visual impact assessment and scenic amenity statement, proposed rural residential development, Dido Street, Kiama.
- Visual impact assessment for Jack Nicklaus Golf Resort, Rothbury, Hunter Valley
- Visual impact assessment for proposed Seniors Living Development, Pokolbin, Hunter Valley.
- Visual impact assessment of potentially unsightly landscape features vis-à-vis the Local Government Act definition in the vicinity of Vacy Downs Estate subdivision, Vacy.
- Visual impact assessment of proposed new dwelling, Pheasant Point Drive, Kiama.
- Visual impact assessment of proposed rezoning of land for urban residential use, Blue Seas Parade, Lennox Head.
- Visual impact assessment of proposed subdivision, Hillcrest Road, Mirrabooka, Lake Macquarie.
- Visual impact assessment, assessment against the provisions of Wingecarribee DCP 53 and advice concerning merits of proposed new dwelling location and design, Bibbys Lane, Werai Junction, Southern Highlands.
- Visual impact assessment, residential subdivision and development application, Scotts Head.
- Visual impact assessment, strategic planning analysis and peer review of proposed Forde Masterplan, Canberra.
- Visual impacts assessment of the proposed residential subdivision, Old Northern Road, Castle Hill.
- Visual resources and visual constraints study to accompany DA for establishment of new necropolis, Berrima district, Southern Highlands of NSW.
- Visual resources and visual constraints study, design advice and advocacy for potential DA, proposed resort and seniors living development, Glossodia.

Government Clients

▪ *Camden Council*

Camden Scenic and Cultural Landscape Study, Local Government Area of Camden.
Report on strategic planning for landscape protection based on the Camden Scenic and Cultural Landscape Study, for the Camden Rural Lands Study.

▪ *Dungog Council*

Assessment of visual and heritage impacts, scenic protection controls and heritage impact performance standards, proposed rezoning and rural residential development, Paterson, Upper Hunter Valley.

- *Shellharbour City Council*

Strategic planning study for identification, protection and conservation of landscapes of natural and cultural heritage significance, Shellharbour Local Government Area.

- *The Joint Old Growth Forest Project*

Empirical study to assess the feasibility of including cultural and aesthetic values in the evaluation of old growth forest.

- *The Resources and Conservation Council of New South Wales (RaCAC)*

Aesthetic values audit of the Upper North East region of NSW.

Expert workshop on integrating heritage values into the CRA/RFA process for evaluation of Australian forests.

- *Wingecarribee Shire Council*

Preparation of Development Control Plan No.53 for sighting of dwellings in rural zones.

Land and Environment Court Proceedings

Australian Native Landscapes v Warringah Council: s82A Review of conditions of consent, retail nursery, Mona Vale Road, Terrey Hills.

Baevski v Wingecarribee Shire Council: proposed covered dressage arena, Myra Vale Road, Robertson.

Baulkham Hills Council ats Gelle: proposed extension to existing caravan park, KoVeda Caravan Park, Wisemans Ferry.

Broken Bay Pty Ltd v The National Parks and Wildlife Service of NSW: valuation matter concerning acquisition of land, Hawke Head Road, Killcare.

CD Barker Pty Ltd for Eodo Pty Ltd v Council of the City of Blue Mountains: proposed subdivision and detached residential development, Heather Road, Winmalee.

Design Collaborative Pty Ltd v Wingecarribee Shire Council: proposed spring water extraction facility, Governors Street, Bundanoon.

Erolmore Park Pty Ltd v Maitland City Council: proposed industrial development, New England Highway, Thornton.

Flower and Samios v Shoalhaven Council: proposed Seniors Living Development, Main Road, Cambewarra.

Heathcote Gospel Trust v Sutherland City Council: proposed place of worship, Forum Drive, Heathcote.

Hornsby Shire Council

- *ats Haoushar*, proposed attached dual occupancy dwellings, Crosslands Road, Galston.

- *ats Momentum Architects*, proposed SEPP5 development, Old Northern Road, Kenthurst.

- *ats M&R Civil*, proposed SEPP5 development, Old Northern Road, Kenthurst.

Kiama Council ats Moss: proposed new residence in rural land, Alne Bank Road, Gerringong.

Liverpool City Council ats Kira Holdings Pty Ltd: proposed subdivision and low density residential development, Hoxton Park.

Luke Tappouras v Lake Macquarie City Council: proposed Heritage College, Ironbark Road, Morisset.

Marsim (Queensland) Pty Ltd and Gold Coast City Council ats Hoffman & Ors: proposed neo-traditional settlement development, Killowill Avenue, Paradise Point, Gold Coast.

Molusso J v Gosford Council: proposed apartment building, Grosvenor Road, Terrigal.

Penrith City Council

- *ats Pacific Waste Management Pty Ltd*, proposed waste facility, Elizabeth Drive, Badgery's Creek.
- *ats Penrith Waste Services Pty Ltd*, prosecution for alleged breaches of conditions of consent, Mulgoa Quarry.
- *ats Sydney Anglican Schools Corporation*, proposed rural school construction, Homestead Road, Orchard Hills.

Pope Shenouda Coptic Christian Centre v Campbelltown City Council: proposed redevelopment of religious and community facilities, Wills Road, Long Point.

RTA ats Scollard: valuation matter concerning compulsory acquisition of land, Olympic Way, Gerogery.

Sangha Holdings Pty Ltd v Kiama Council: proposed subdivision, Cooby Road, Albion Park.

Save Hawkesbury's Unique River Environment (SHURE) ats Consensus Developments: proposed tourist accommodation facility, Kangaroo Point, Brooklyn.

Seaview Gardens Pty Ltd v Port Stephens Shire Council: proposed medium density residential development, One Mile Close, Boat Harbour, Port Stephens.

Sherringham v Baulkham Hills Council: proposed retail nursery, Old Northern Road, Dural.

Sutherland Shire Council: primary submission to Commission of Inquiry into land use, Helensburgh.

The Coffs Harbour Environment Centre v the Minister for Planning: proposed rezoning of Look at Me Now Headland for the purpose of sewage treatment plant and outfall, Coffs Harbour.

The Jehovah's Witnesses Congregations v Penrith Council: proposed place of worship, Homestead Road, Orchard Hills.

Tony Fidler as Trustee for Howship Holdings v Port Stephens Shire Council: valuation matter concerning acquisition of land, Lily Hill, Nelson Bay.

Townsend W & D v Lake Macquarie City Council: proposed rural dwelling, Chelston Street, Warners Bay.

Warringah Council ats Vigor Master: proposed dwelling construction, Brooker Avenue, Beacon Hill

Wingecarribee Shire Council

- *ats Knox*, prosecution for illegal construction of earth bank, Range Road, Kangaloon.
- *ats Webb*, proposed rural dwelling, Silver Springs Hill, Burrawang.
- *ats Allen*, proposed rural dwelling Greenhills Road, Berrima.

Visual Impacts

Assessment and Advice

Private Clients

- Advices and visual impact assessment of a proposed aged care facility, McLaren Street, North Sydney.
- Advices and visual impact assessment of the proposed concept plan for a medium density residential development, Belmore Street, Ryde.
- Advices and visual impact assessment of the proposed new dwelling and swimming pool, Mountain Road, Austinmer.
- Advices and visual impact assessment of the proposed retirement resort, Oakey Creek Road and Marrowbone Road, Pokolbin.
- Advices on potential visual impacts of the proposed driveway and basement car park, Musgrave Street, Mosman.

Advice on potential visual impacts of proposed amendments to existing consent, Minamurra Road, Northbridge.

- Assessment and advice on visual effects of lighting from adjacent parking garage, Ocean Street, Woollahra
- Assessment of visual impacts of additions and alterations to existing retirement village, Jersey Road, Paddington.
- Assessment of visual impacts of proposed subdivision, Bantry Bay Road, Frenchs Forest.
- Landscape assessment, curtilage study and heritage impact assessment as part of a Local Environmental Study, curtilage of Duckenfield House, Duckenfield, Hunter Valley.
- Local environmental study, proposed subdivision and residential development, Berkeley Vale, Wyong Shire.
- Report on strategic planning issues and submission to Shoalhaven City Council related to Scenic Preservation hatching being proposed over the locality of Cambewarra Village, North Nowra.
- Scenic resources and visual constraints study, proposed seniors living proposal involving concurrent rezoning, Milton, South Coast.
- Strategic planning and visual impact assessment for proposed rezoning and master plan application, Riverlands Golf Course, Milperra.
- Strategic planning study for Stage 1 Master Plan, visual impact assessment for rezoning applications, principles for siting of buildings and mitigation of potential impacts, Boydtown, Eden region.

- Submission to Council against a proposed industrial development on Burley Road, Horsley Park on the visual amenity, Capitol Hill Drive, Mt Vernon.
- Submission to Council against a proposed industrial development on Burley Road, Horsley Park on the visual amenity, Greenway Place, Horsley Park.
- Submission to Waverley Council concerning visual impacts of proposed amended DA, Birrell Street, Tamarama.
- ▪ Urban design and visual impact study, Beach Street, Coogee.
- Urban design and visual impacts assessment, proposed Trinity Point Marina and tourism development Concept Plan, Lake Macquarie.
- Visual and landscape strategic planning assessment of proposed draft amendment to Wingecarribee LEP 1989, Burradoo, Moss Vale
- Visual constraints and residential development strategy advice, Lennox Head. Advocacy concerning strategic planning process and proposed rezoning of land, Lennox Head.
- Visual impact and view loss assessment for proposed seniors living development, former Loreto site, Bronte Road, Bronte
- Visual impact assessment and advice on building height controls for Greystanes Estate, Southern Employment Land, Greystanes.
- Visual Impact Assessment and advices on rural subdivision, The Northern Road, Glenmore Park.
- Visual impact assessment and strategic planning for proposed rezoning and subdivision of land at Menangle Road, Menangle
- Visual impact assessment as part of the Review of Environmental Factors for Shellharbour Waste Water Treatment Works.
- Visual impact assessment for subdivision application, The Northern Road, Glenmore Park.
- Visual impact assessment of land proposed for rezoning to support a proposed clay target shooting facility, Bong Bong Road, Huntley.
- Visual impact assessment of new school house, Kingswood Road, Orchard Hills.
- Visual impact assessment of proposed amendments to existing consent, Tulloch Avenue, Concord
- Visual impact assessment of proposed residential development, Bray Street, Mosman.
- Visual impact assessment of proposed residential subdivision, mitigation measures and advice on conditions for site specific DCP, Scarborough Gardens, Bonnells Bay
- Visual impact assessment of proposed seniors living development, St Albans Street, Abbotsford.
- Visual impact assessment of the proposed mixed use development, Columbia Precinct, Parramatta Road and Columbia Lane, Homebush.
- Visual impact assessment of the proposed residential townhouses development including preparation and certification of photomontages, Johnston Street, Annandale.

- Visual Impact Assessment Part 3A Concept Plan application. Old Canterbury Road, Lewisham.
- Visual impact evaluation of a series of possible locations for dwelling sites, Menai.
- Visual impacts assessment of proposed residential developments, Thomas and Dumbarton Streets, McMahon's Point.

Government Clients

- *Ashfield City Council*

Ashfield Town Centre, Study of Building Heights to be incorporated into the Town Centre Development Control Plan.

Review of DA for Abacus Ashfield Mall Redevelopment, against the performance standards of Building Heights Study.

- *Brisbane City Council*

Cultural Mapping exercise, for Quality Urban Corridors Program, Logan Road, Lutwyche/ Gympie Roads, in association with Archimix Brisbane.

- *Brisbane City Council and the Department of Natural Resources, Queensland*
Protection of Scenic Landscapes Study; Regional landscape study to develop a methodology for the documentation of scenic values of the South East Region of Queensland.

South East Queensland Regional Organisation of Councils
advice on Scenic Amenity Study

- *Council of the City of Gosford*

City Wide Visual Quality Study in association with David Kettle Consulting Services.
Development Control Plan-Scenic Quality.
Local Environmental Study, The Scenic Highway, Terrigal.

- *Department of Infrastructure, Planning and Natural Resources and The Uniting Church of Australia*

Visual impact assessment for subdivision of land at Ingleside Road, Ingleside.

- *Hastings Shire Council*

Review and redrafting of DCPs 9 and 20 relating to scenic and heritage resource protection, Port Macquarie.

Visual resources and scenic conservation study as part of Camden Haven River Estuary Processes Study, in association with Patterson Britton and Partners.

- *Kuringgai Council*

Brief development for municipality wide neighbourhood visual and streetscape study.
Local Environmental Study: scenic quality of South Turramurra.

- *Landcom*

Strategic planning advice and visual impact assessment for proposed NSW Police Facilities on former Sydney Water land, Potts Hill.

- *Manly Council*

advice on and provision of certified photomontages of proposed Major Projects developments in Manly Town Centre.

- *Pittwater Council*

Scenic qualities, landscape resources and visual constraints study, potential rezoning and

land swap exercise, Council Works Depot site, Ingleside.

- *Sydney Water*

Review of visual environmental effects for Wongawilli Reservoir proposal, West Dapto, Illawarra.

- *Road Transit Authority*

Review of visual environmental effects for Oak Flats Highway Interchange proposal, Oak Flats to Dunmore section, Princes Highway, Illawarra.

- *Office of Marine Administration and Department of Environment and Planning*

Methodology for assessment of visual issues and design guidelines for the DCP to accompany SREP 22 and 23, Sydney and Middle Harbours and Parramatta River: and Part 5 checklist.

- *Rockdale City Council*

Development control strategy and advice for Draft DCP, Rocky Point Road, Ramsgate.

- *Singleton City Council*

Visual impact assessment of proposed temporary accommodation village, Putty Road, Singleton.

- *Shoalhaven City Council*

East Nowra Local Environmental Study.

Old Erowal Bay visual quality study.

Brief for Mollymook Local Environmental Study: Visual Impacts.

- Visual impacts assessment relating to land swap and rezoning proposals, Milton and Narrawallee.

- Sutherland Shire Council, jointly with Wollongong City Council.

Commission of Inquiry into rezoning, primary submission on visual impacts, Helensburgh.

- *Wingecarribee Shire Council*

Preparation of Development Control Plan No 53 for the siting of buildings in rural zones.