



VIEW IMPACT STUDY

500-520 PACIFIC HWY
ST LEONARDS

Qmedia

Prepared for:

NEW HOPE | VIMG

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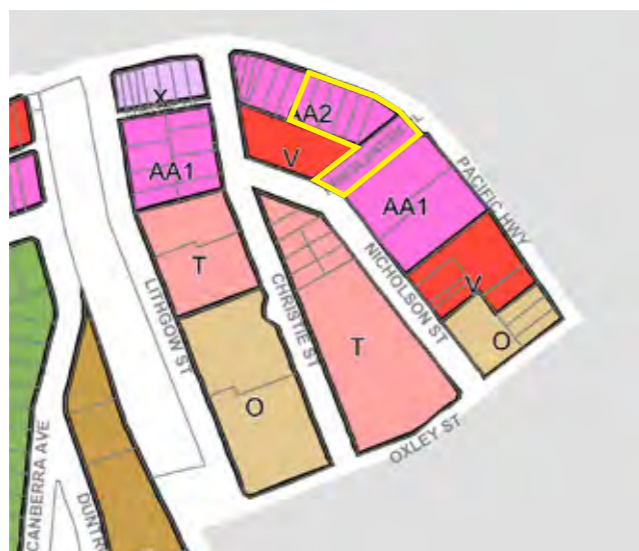
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04.	VIEW STUDY FROM THE TOWER OF THE ABODE
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INTRODUCTION



Maximum Building Height (m)

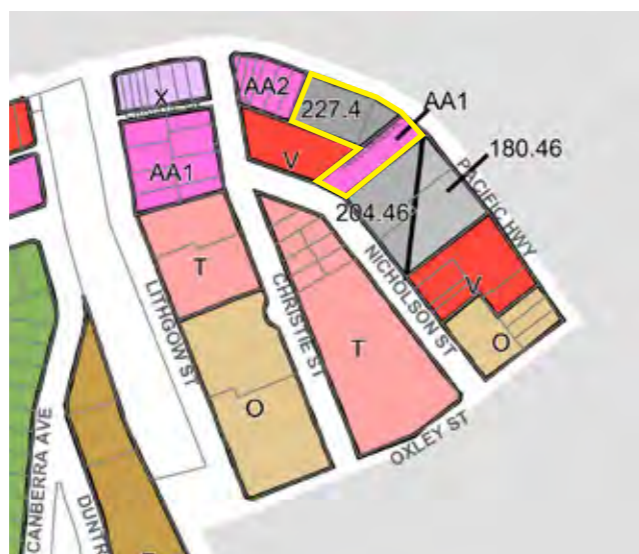
J	9.5
L	11.5
M	12
N	14.5
O	15
P1	17.5
P2	18
R	21
T	25
U	30
V	36
X	45
AA1	65
AA2	72



Lane Cove Local Environmental Plan 2009 (Amendment No 11)

Maximum Building Height (RL m)

62.8
180.46
204.46
227.4



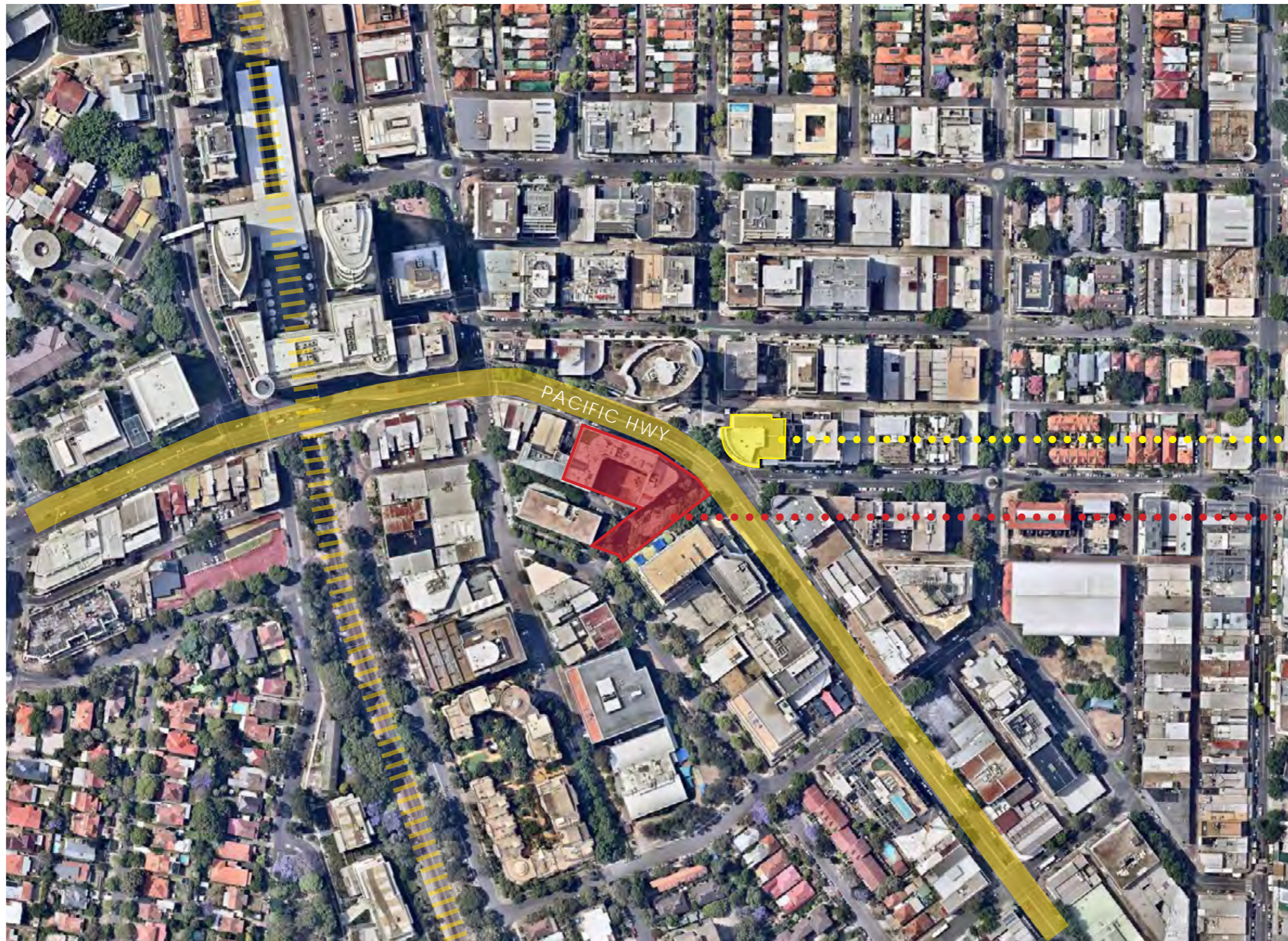
Lane Cove Local Environmental Plan 2009 (Amendment No 17)

No. 504 and 500 Pacific Hwy – if amalgamated			
These two sites must be amalgamated as a condition of development consent in order for the controls below to apply.			
	CONTROL	PROVISION	NOTES
1	Site Area Approx.	2,268 m2	
2	Height	138 metres max.	Above ground level Pacific Hwy
3	Building Floor Plate	1,075 m2 max.	Excluding balconies
4	Setbacks – All Levels	0 m min. from rear lane	
5	Setbacks – Residential	4.0 m min from Pacific Hwy 7.0 m min. from western boundary with No.530	
6	Building Length	51 m max. measured along the central east-west axis of the amalgamated site.	To a max. 10 m east of the eastern boundary of 504 Pacific Hwy. Rounded or stepped building form required – see diagrams.

Lane Cove DCP 2010

A+ design group have been engaged to prepare a view analysis viewing from the Abode Building at 599 Pacific Highway, St Leonards. The intent is to understand potential view impact of the proposed building against the previous commercial building control envelope in Lane Cove LEP 2009 as well as the current mixed use building control envelope in DCP 2010 (Amendment 18 at May 2015) envelope.

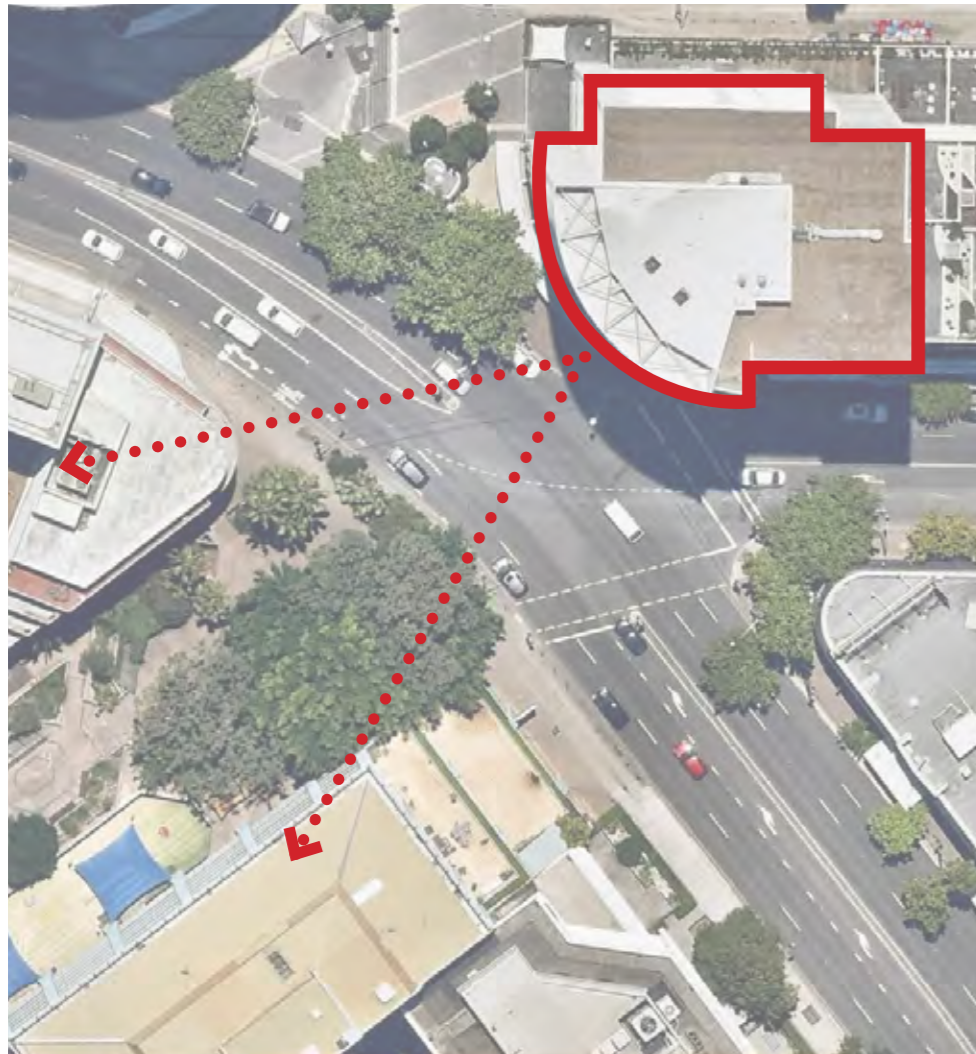
LOCATION



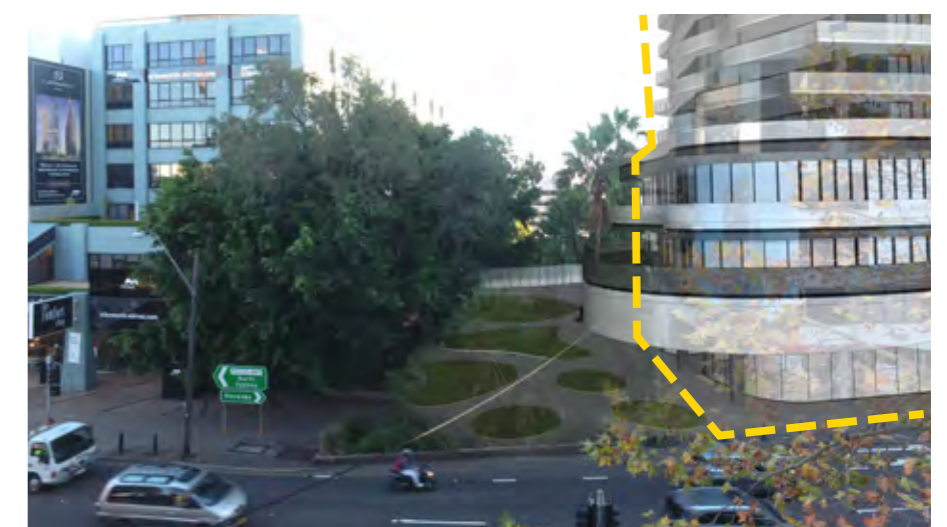
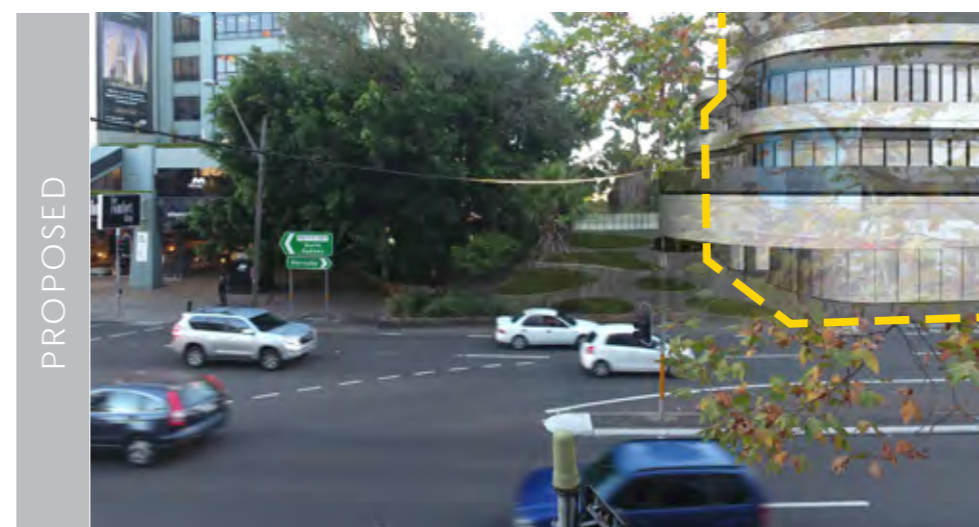
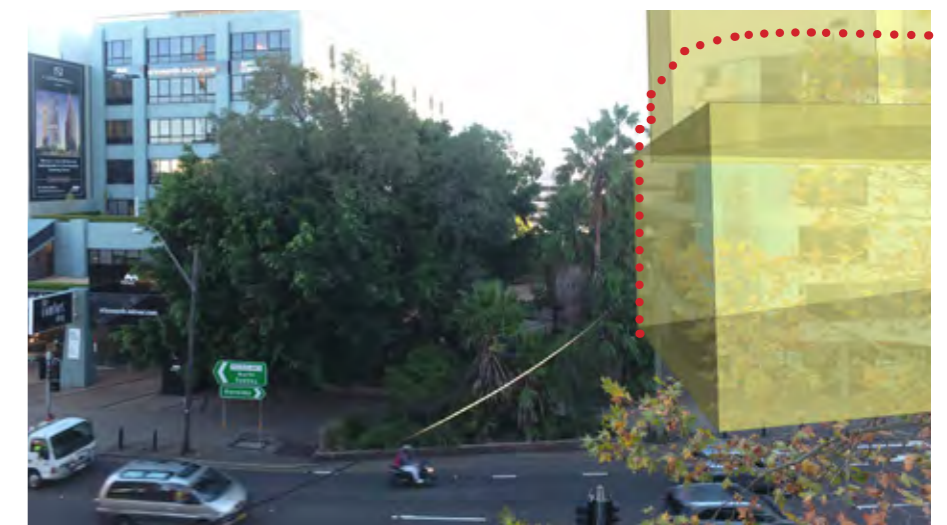
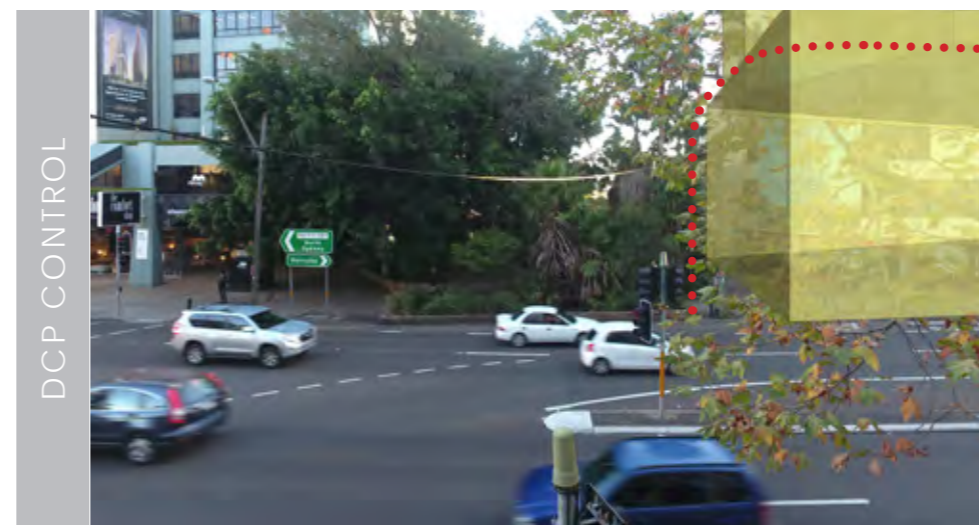
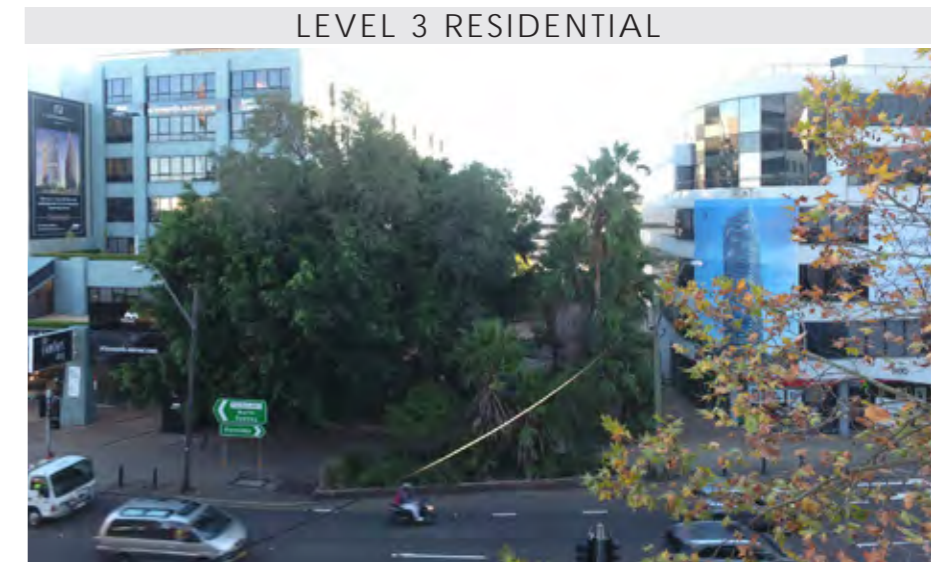
THE ABODE - 599 PACIFIC HWY

500-520 PACIFIC HWY

VIEW STUDY FROM THE PODIUM OF THE ABODE, 599 PACIFIC HWY - L1-3 LOOKING AT FRIEDLANDER PLACE



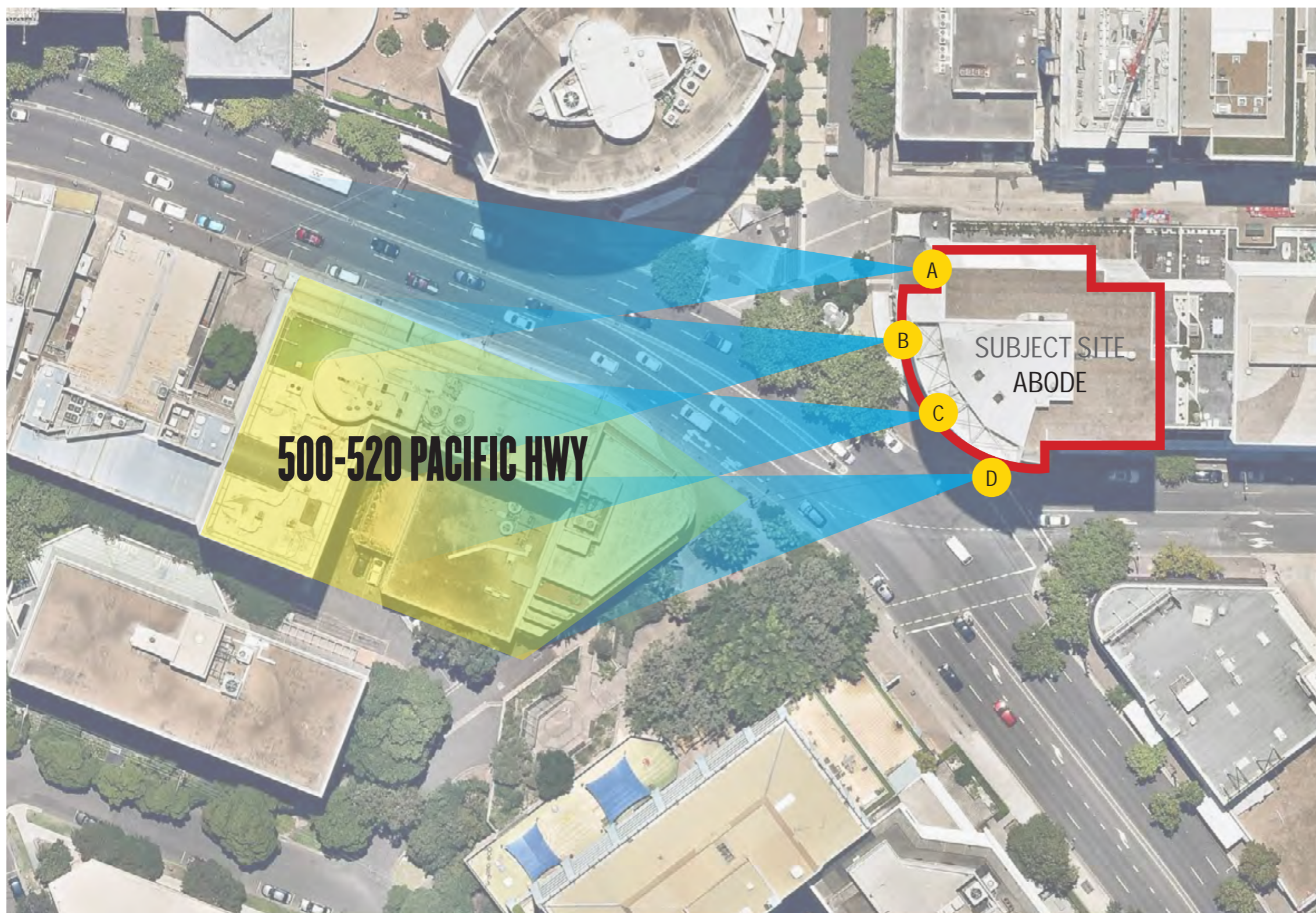
THE ADDITIONAL PODIUM CANOPY ENCROACHING INTO FRIEDLANDER PLACE HAS NEGLIGIBLE VISUAL IMPACT ON LOWER FLOOR OCCUPANTS OF ABODE, 599 PACIFIC HWY.



..... OUTLINE OF EXISTING BUILDING

--- OUTLINE OF DCP ENVELOPE

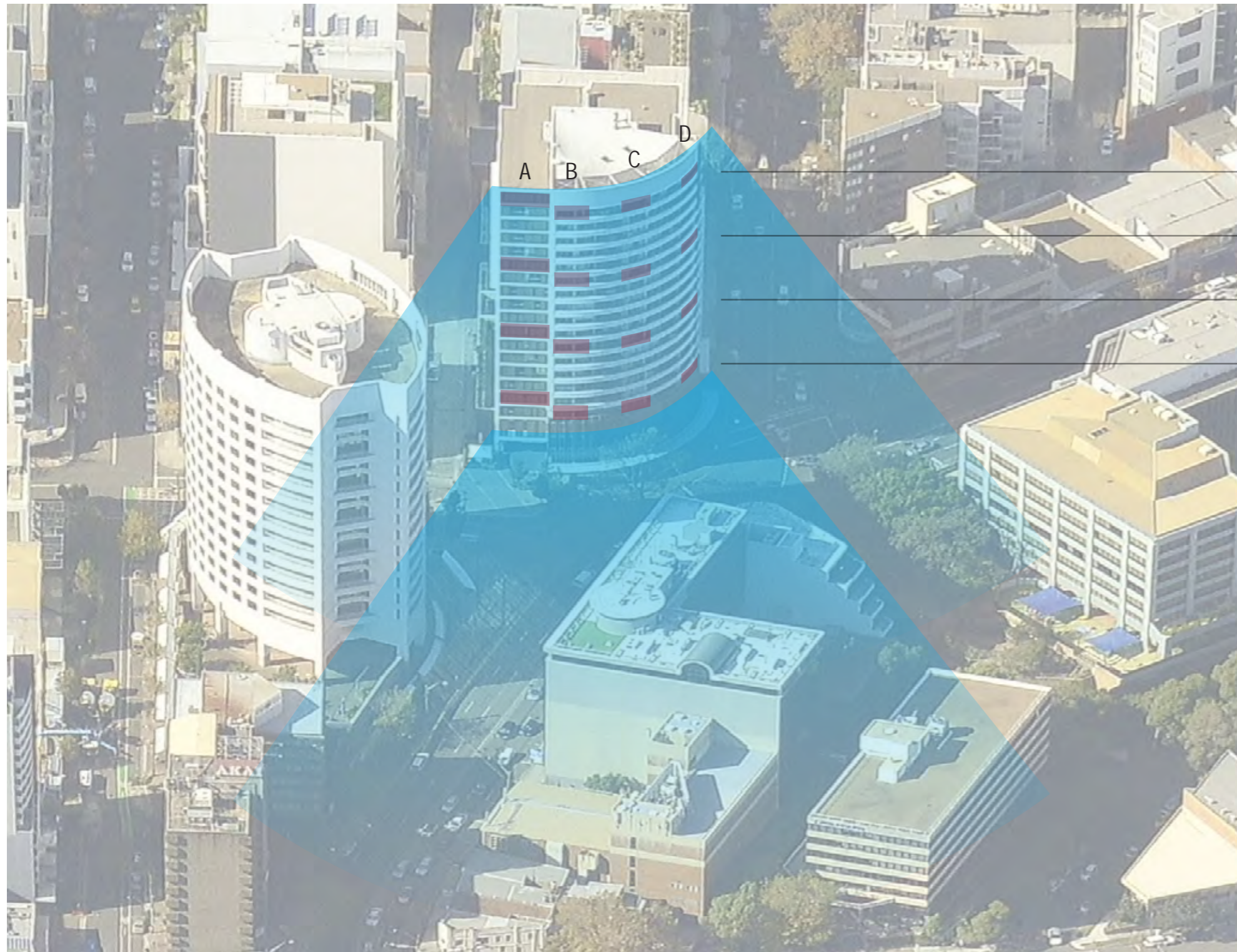
VIEW STUDY FROM THE TOWER OF THE ABODE, 599 PACIFIC HWY



Methodology

1. Photographs have been taken using a drone camera, which represent views from 4 key locations from the Abode Building. The 4 locations are from podium (L4), low-rise (L9), mid-rise (L14) and high-rise (L19) levels of the building.
2. A 3D model of the proposed development, Lane Cove LEP 2009 envelope as well as the DCP 2010 (Amendment at 24 February 2016) envelope have been produced in Sketchup, the location and height of which have been verified with respect to surveyed features of the existing development site and surrounding environment.
3. A 3D model of the existing building on the site based on the survey has also been prepared to assure close fit of the model of the proposed building and DCP envelope in the drone photographs.
4. The 3D models are then merged with digital images of the existing environment from key viewing places to produce a photomontage.

VIEW STUDY - The Abode, 599 Pacific Hwy



LEVEL 19 RL141

LEVEL 14 RL136

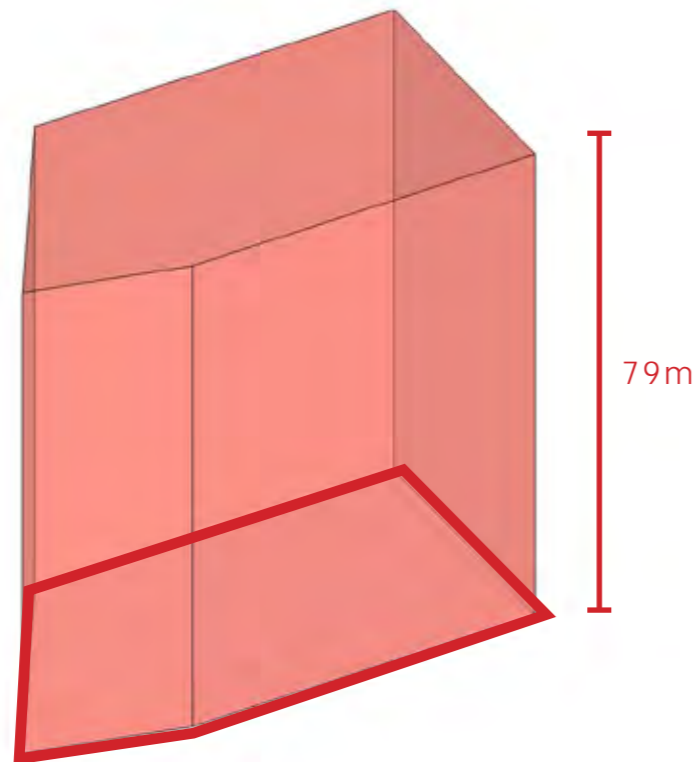
LEVEL 9 RL121

LEVEL 4 RL106

LC LEP 2009 ENVELOPE

PREVIOUS COMMERCIAL BUILDING CONTROL ENVELOPE

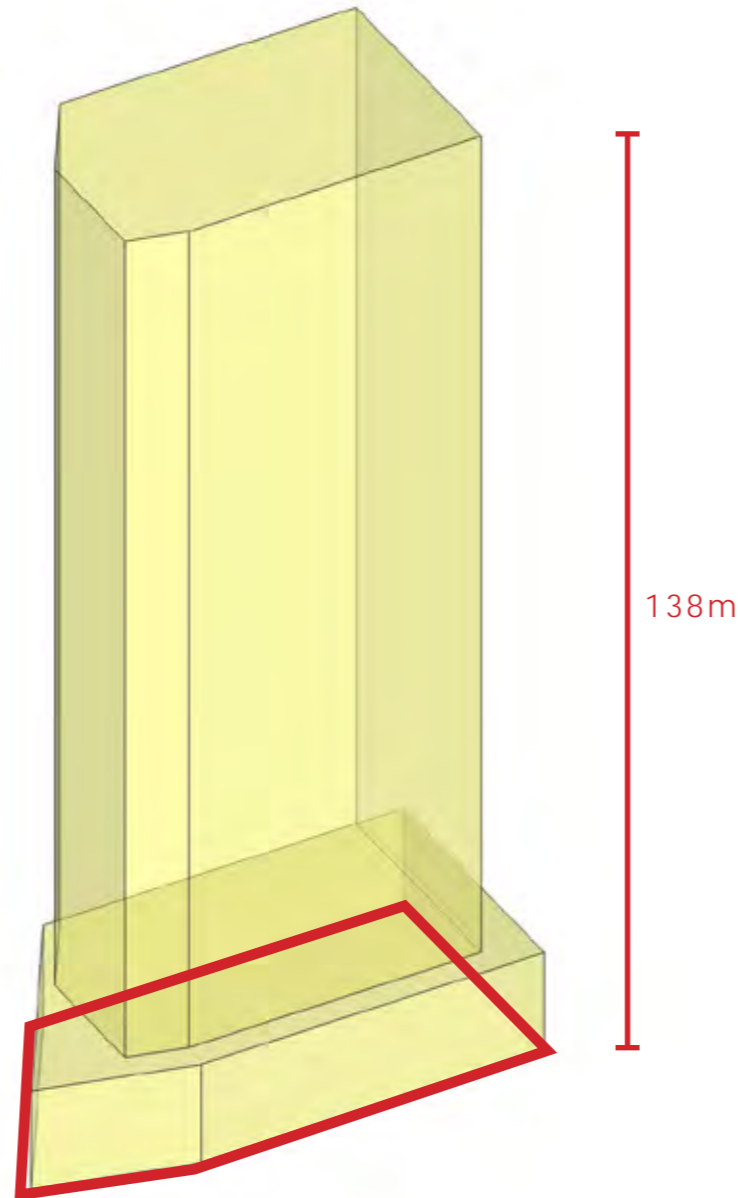
This envelope is informed by the site specific planning controls that were applicable to the site prior to gazettal of LEP Amendment No.18 in May 2015 and demonstrates the scale of building that could have been constructed on the site prior to the change in planning controls.



LC DCP 2010 ENVELOPE

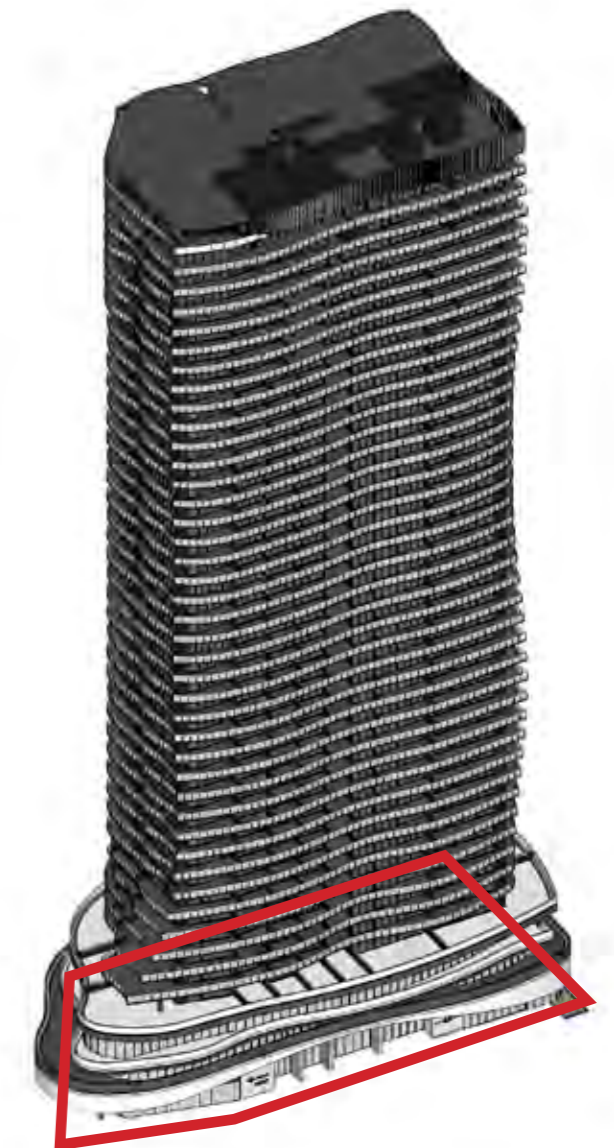
CURRENT MIXED USE BUILDING CONTROL ENVELOPE

This envelope is informed by the LEP height standard and site specific DCP controls applicable to the site adopted by LEP Amendment No.18 in May 2015



AMENDED DA ENVELOPE

PROPOSED BUILDING ENVELOPE



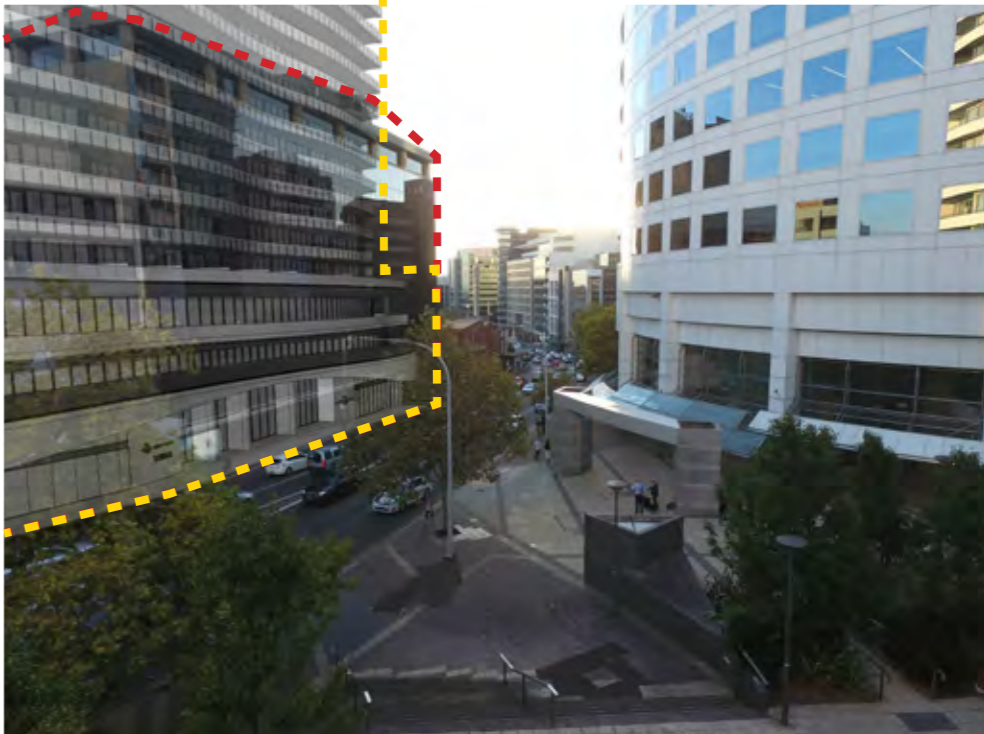
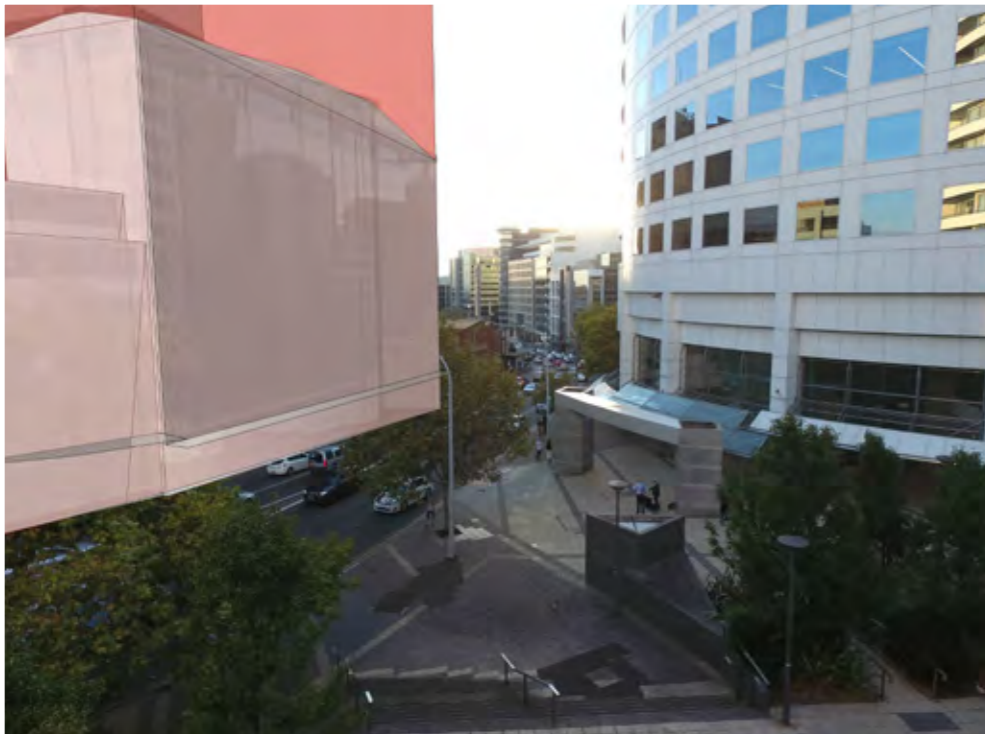


LEVEL 4 RL106

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



 EXISTING BUILDING ENVELOPE

 LC DCP 2010 ENVELOPE

DISCLAIMER: A+ design group does not own or control any of the adjacent or surrounding land depicted in the view and so the final views available from the apartments may differ significantly from these depicted views.
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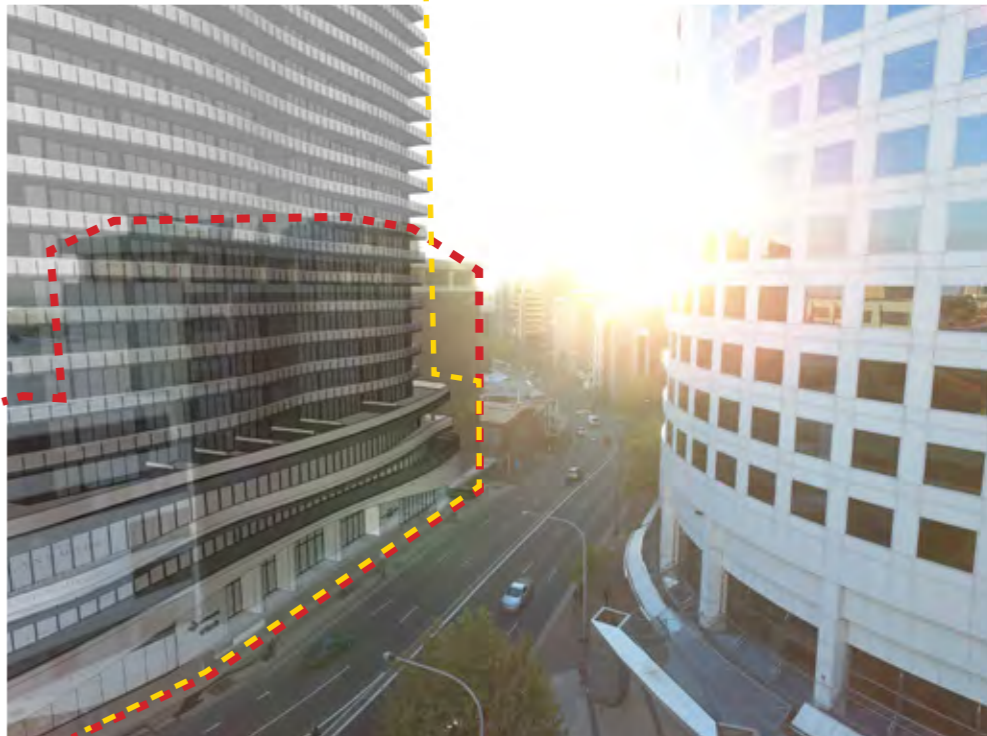
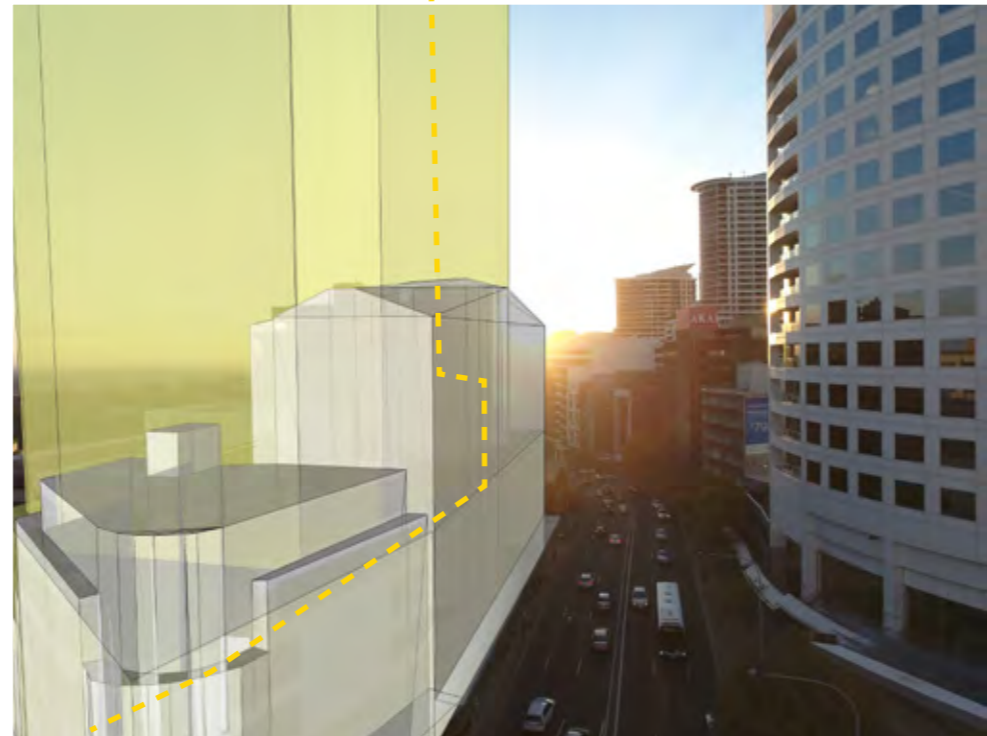


LEVEL 9 RL121

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



 EXISTING BUILDING ENVELOPE

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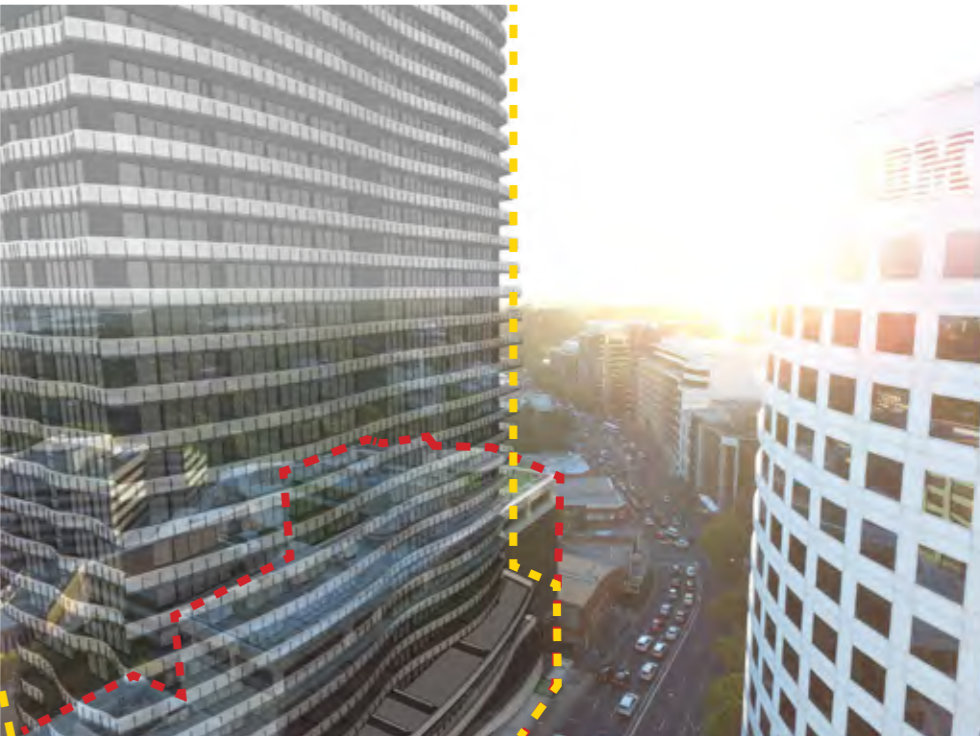


LEVEL 14 RL136

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

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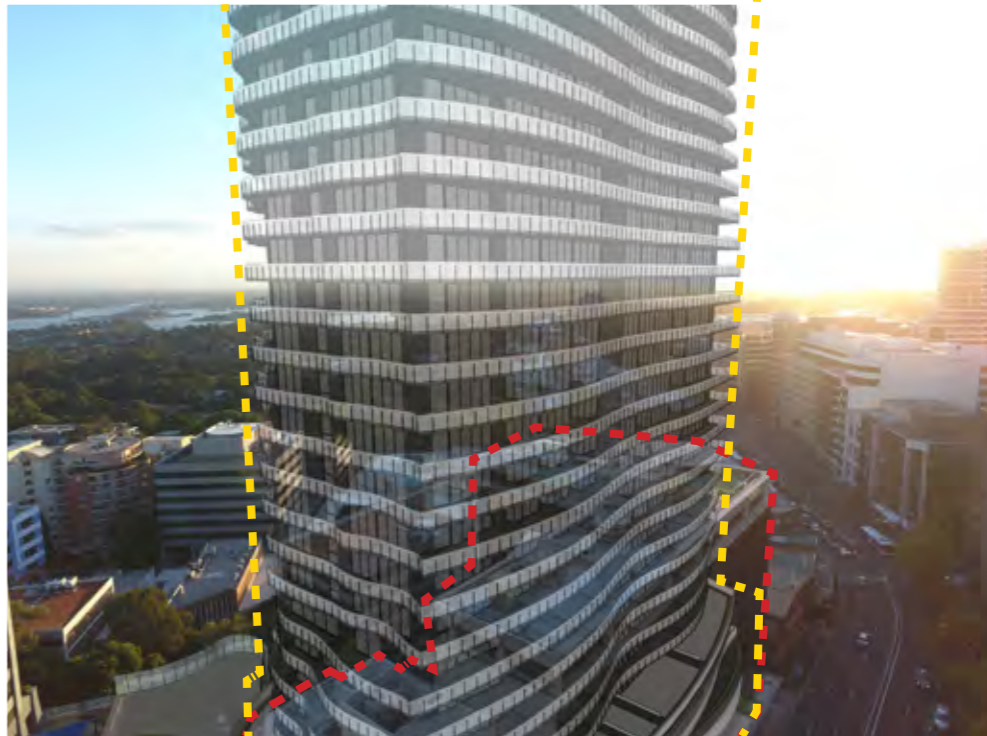
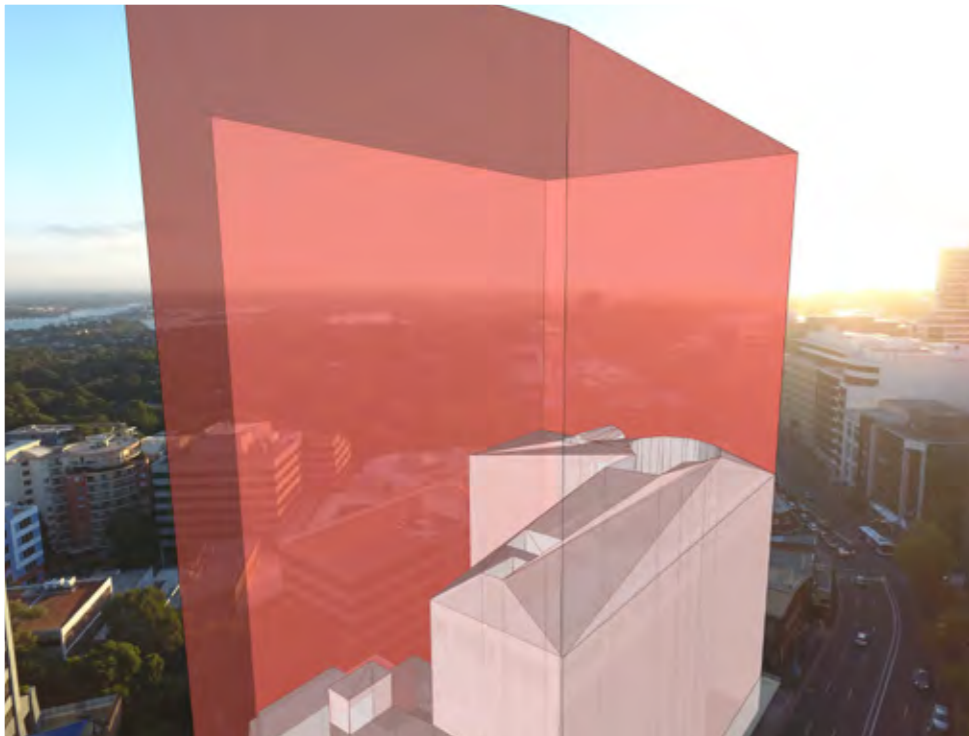


LEVEL 19 RL141

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



EXISTING BUILDING ENVELOPE

LC DCP 2010 ENVELOPE

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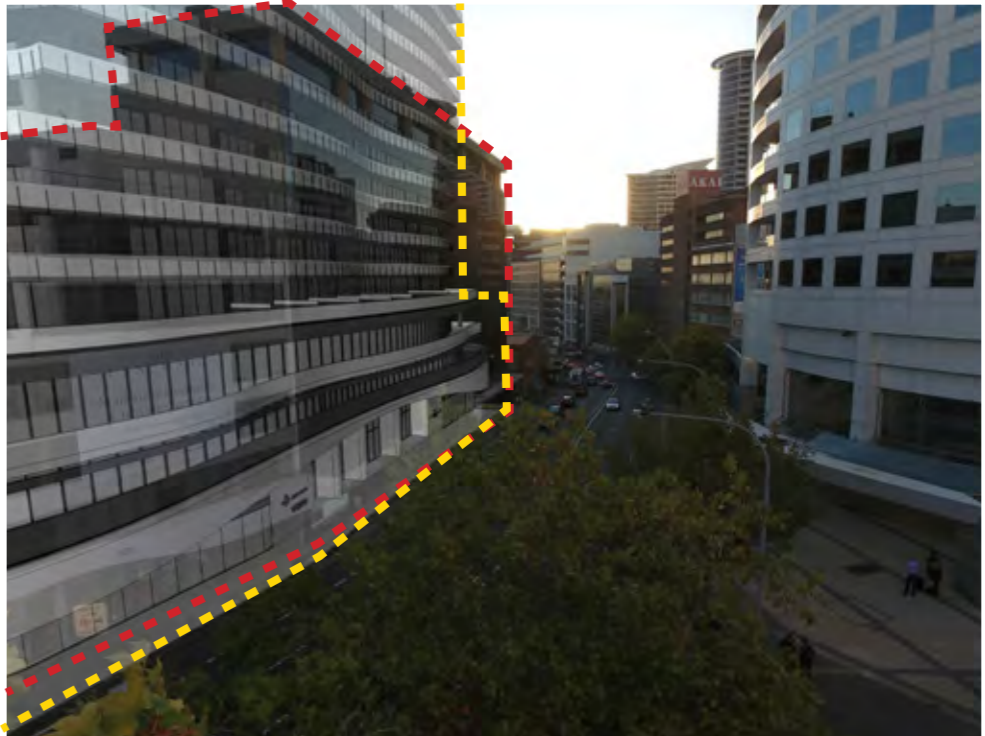
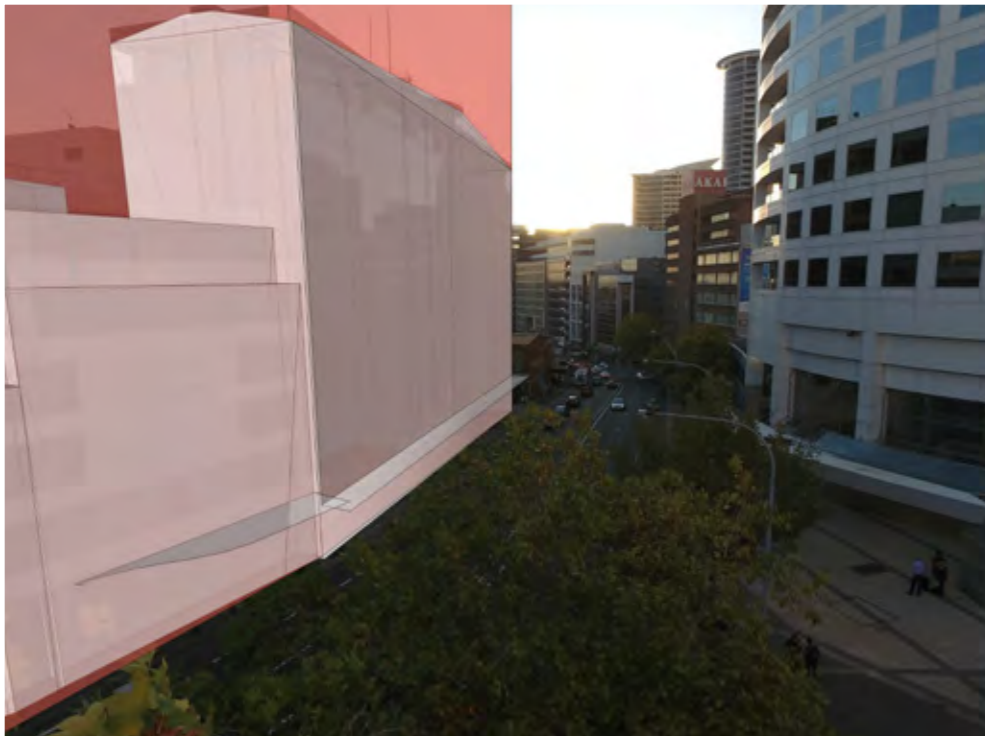
B

LEVEL 4 RL106

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



 EXISTING BUILDING ENVELOPE

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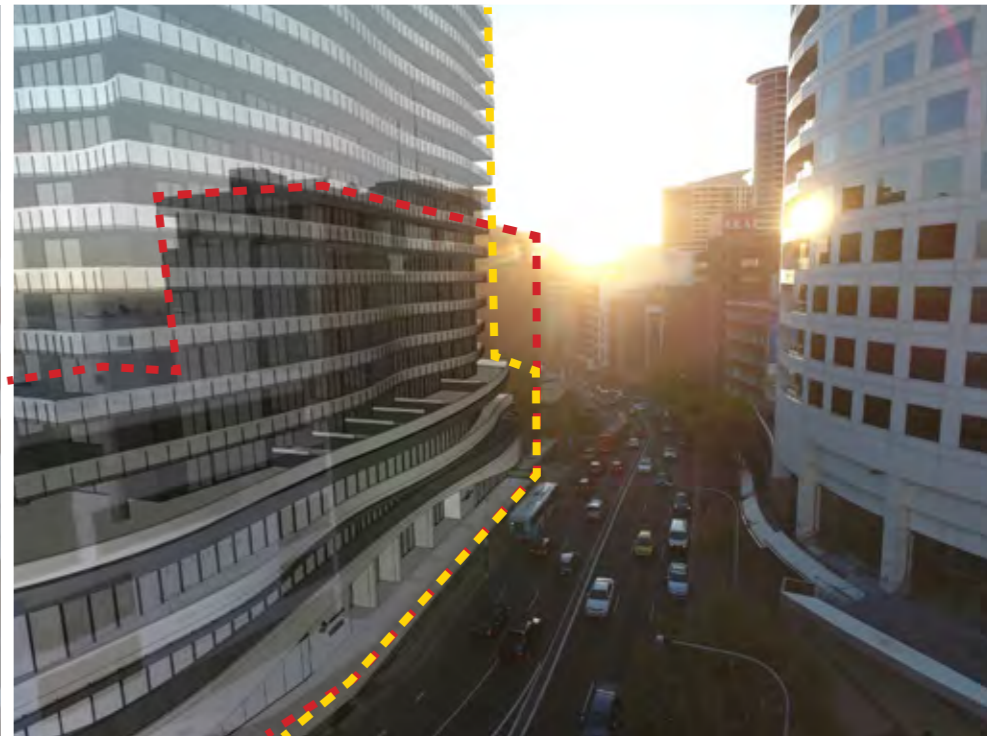
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LEVEL 9 RL121

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



EXISTING BUILDING ENVELOPE

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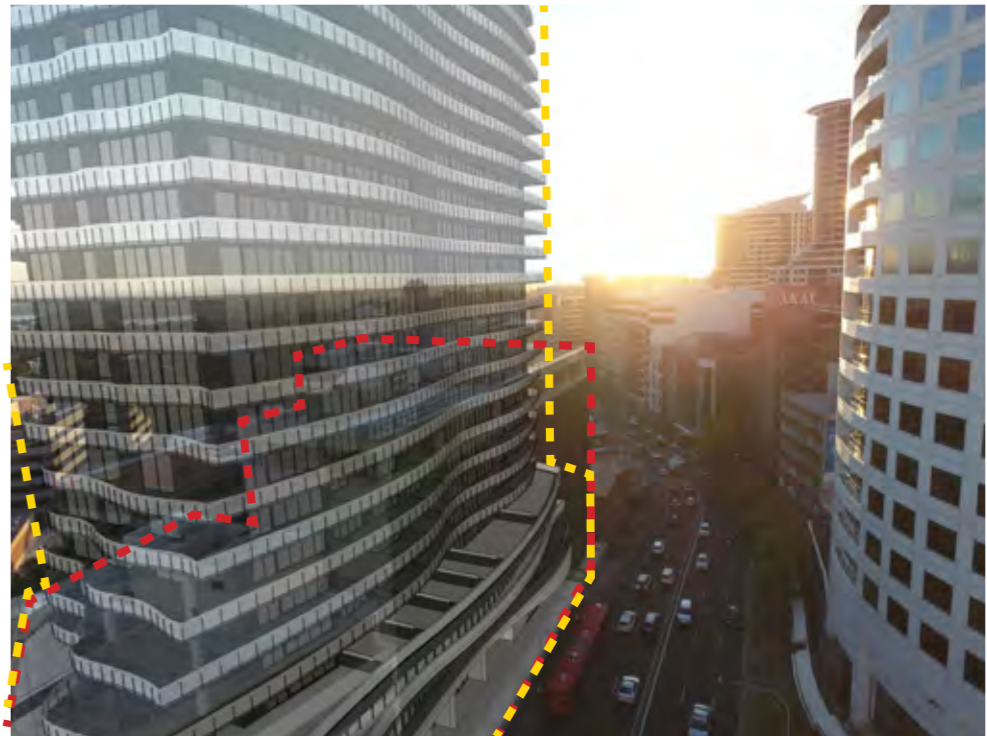
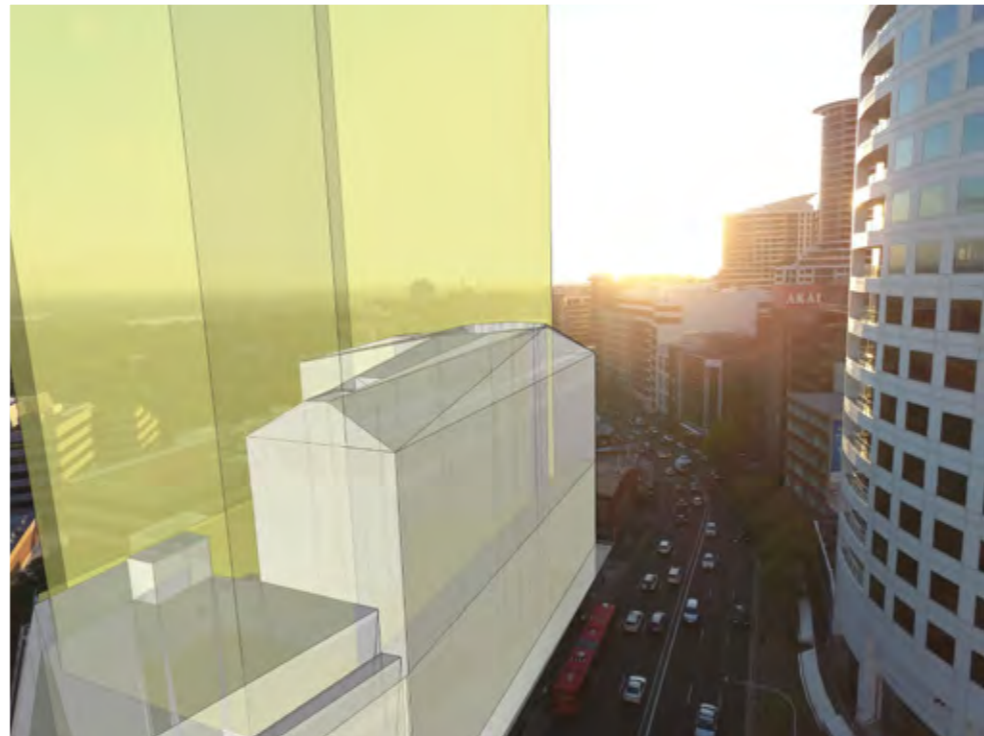
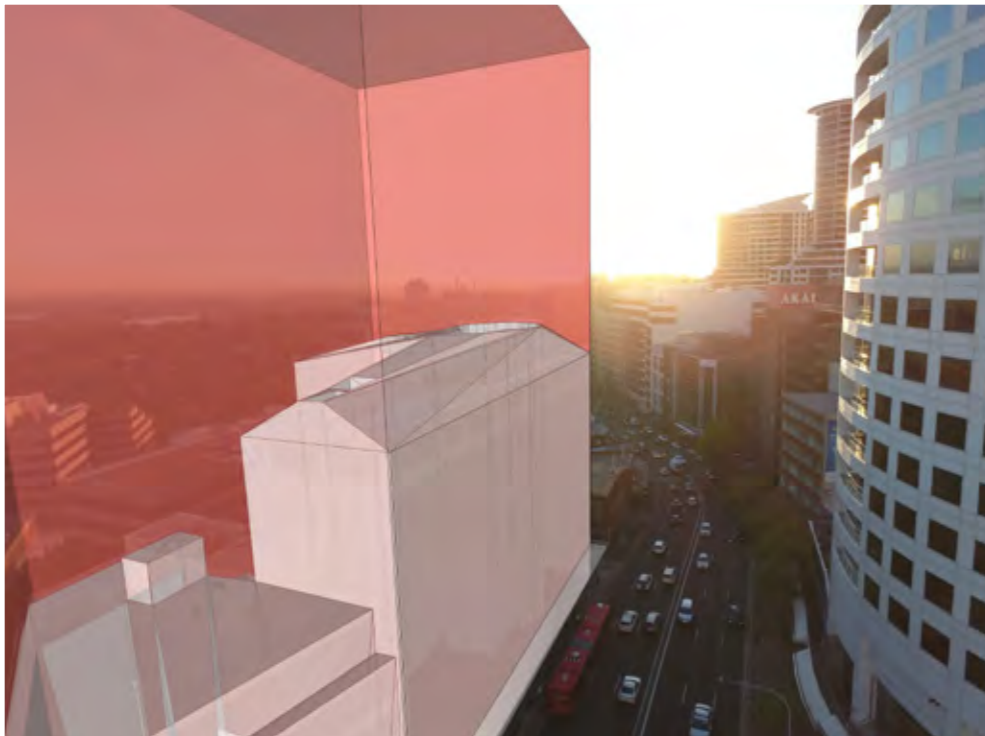
B

LEVEL 14 RL136

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



EXISTING BUILDING ENVELOPE

LC DCP 2010 ENVELOPE

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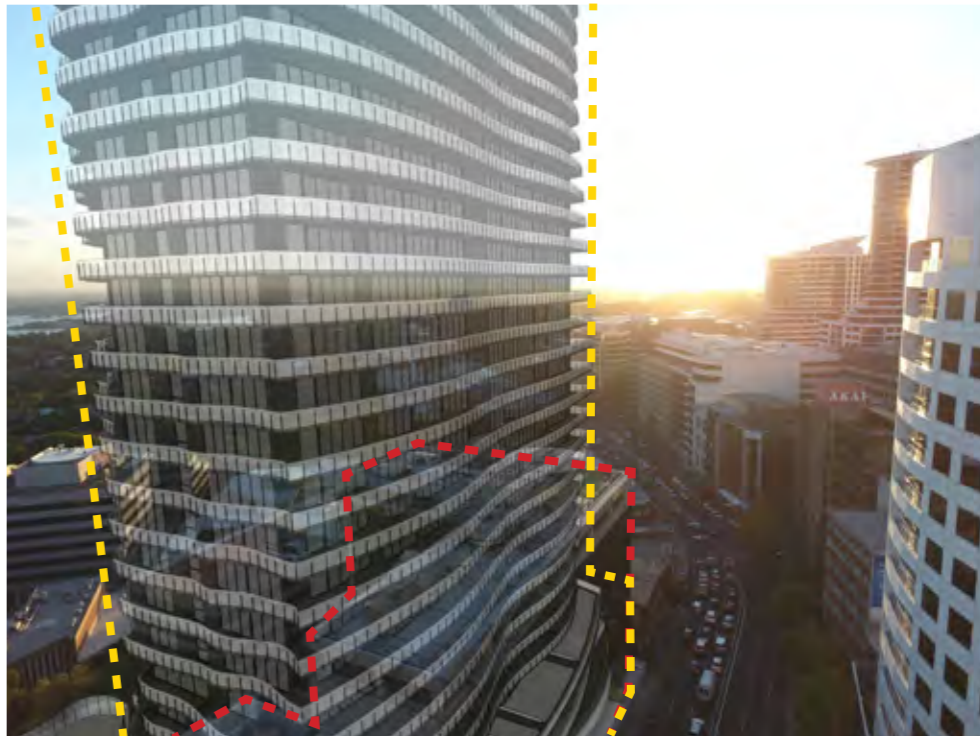
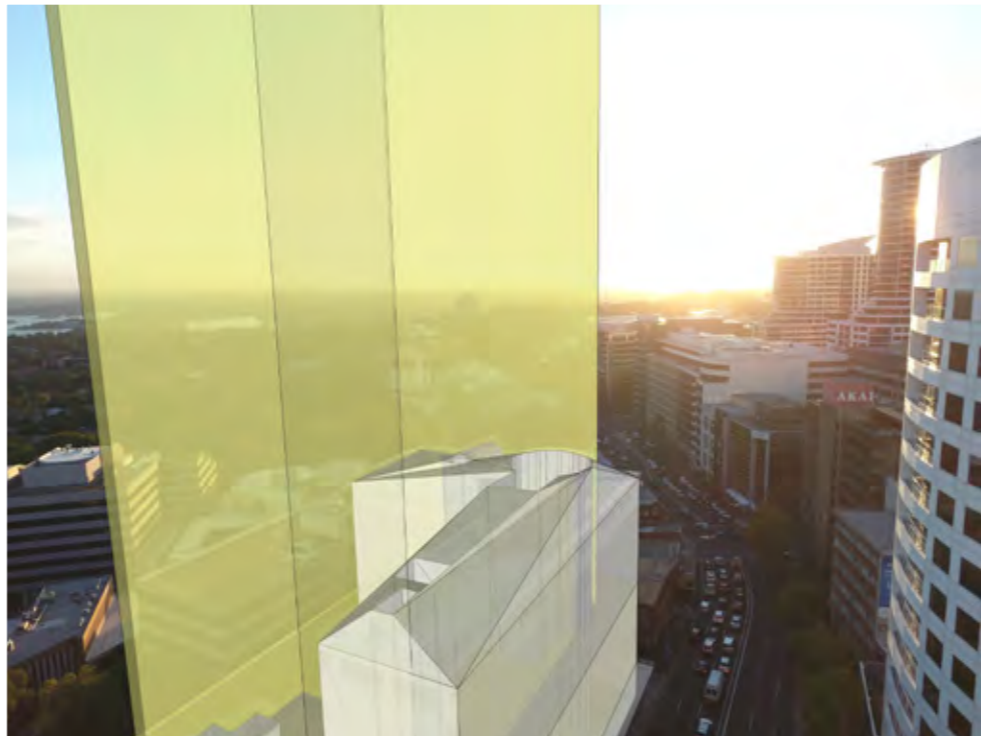
B

LEVEL 19 RL141

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



EXISTING BUILDING ENVELOPE

LC DCP 2010 ENVELOPE

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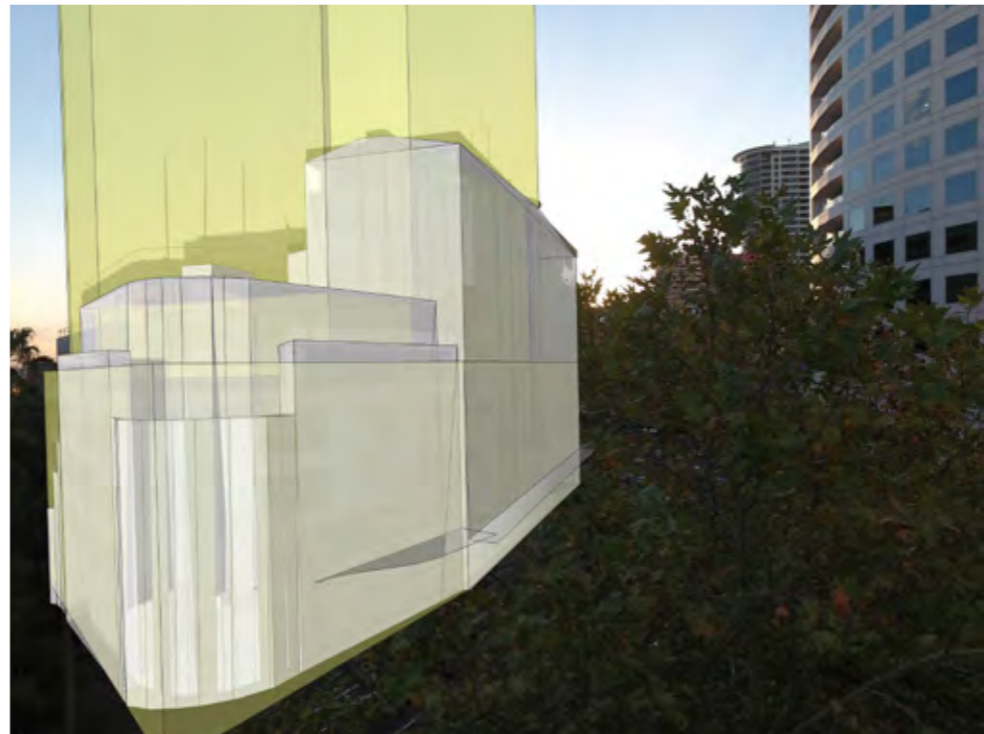
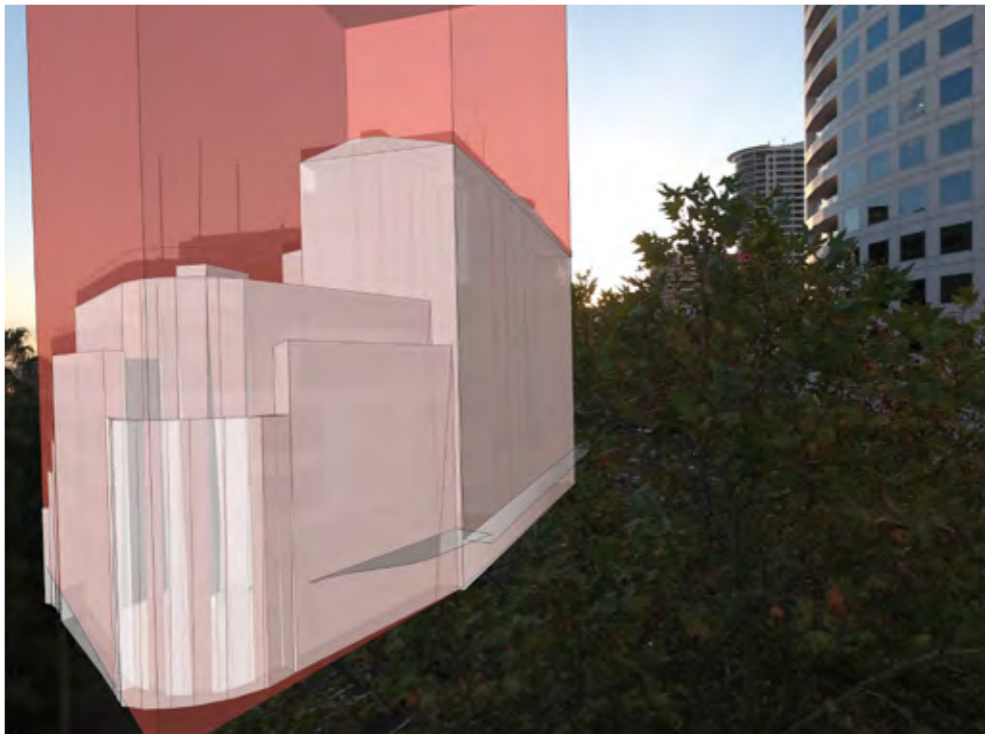


LEVEL 4 RL106

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



 EXISTING BUILDING ENVELOPE

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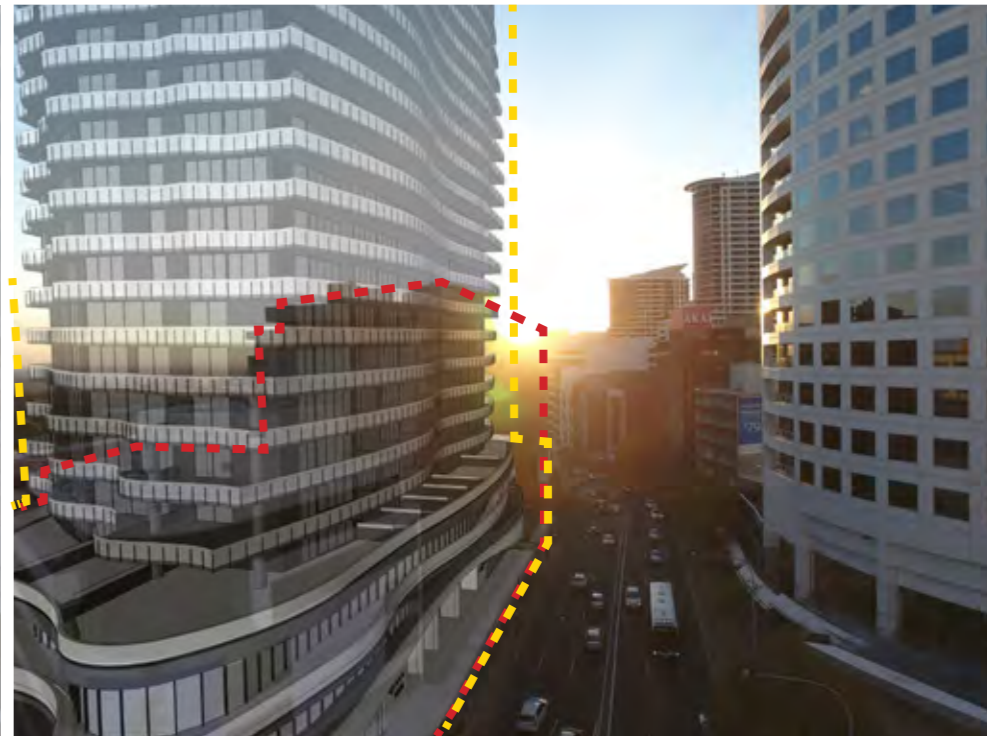
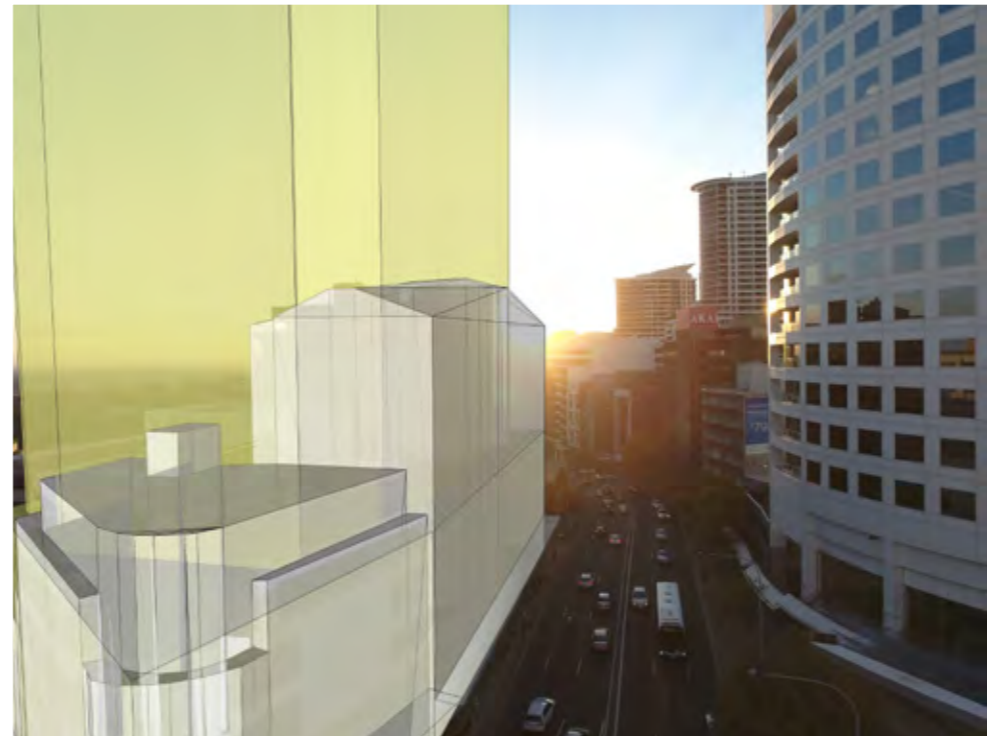
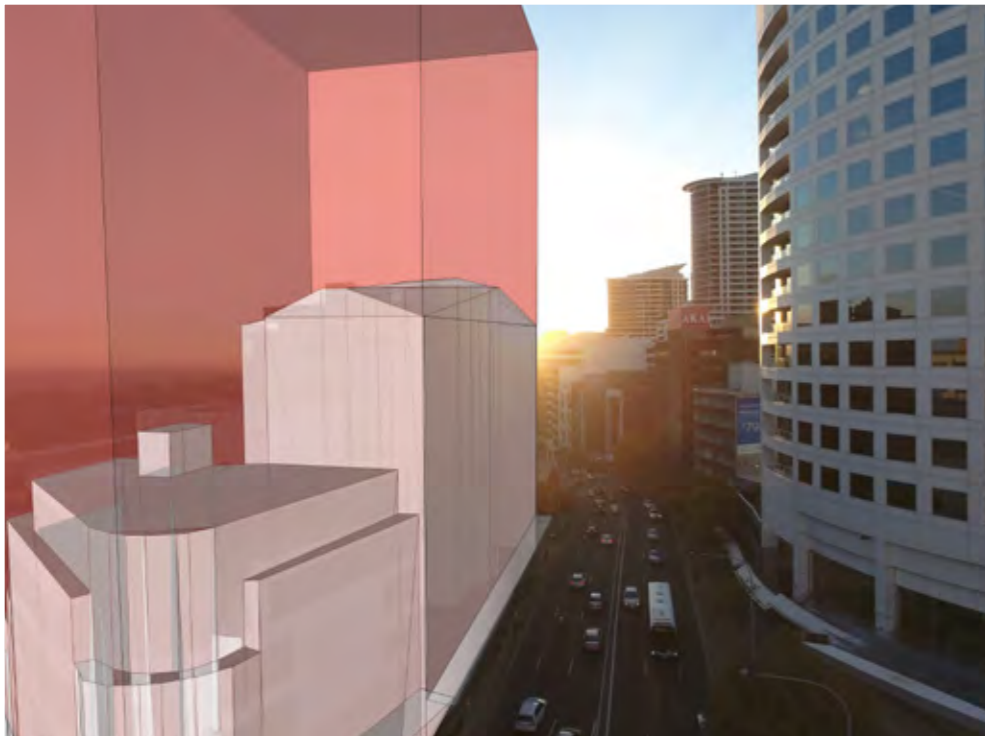


LEVEL 9 RL121

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

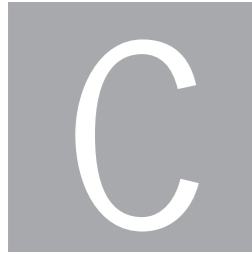
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EXISTING BUILDING ENVELOPE

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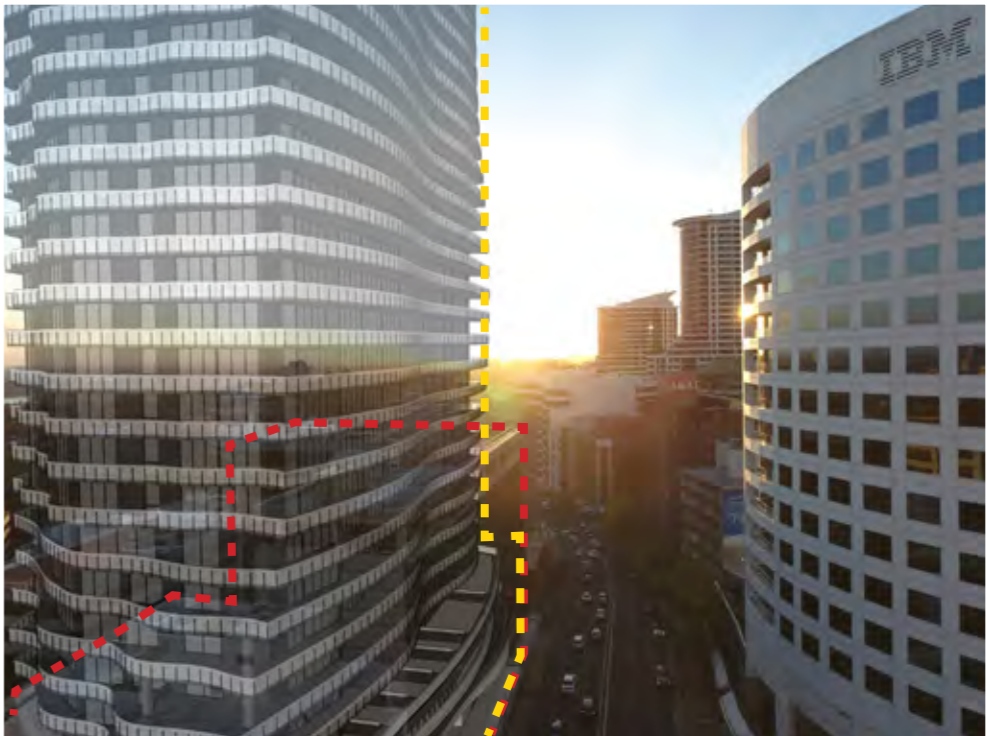
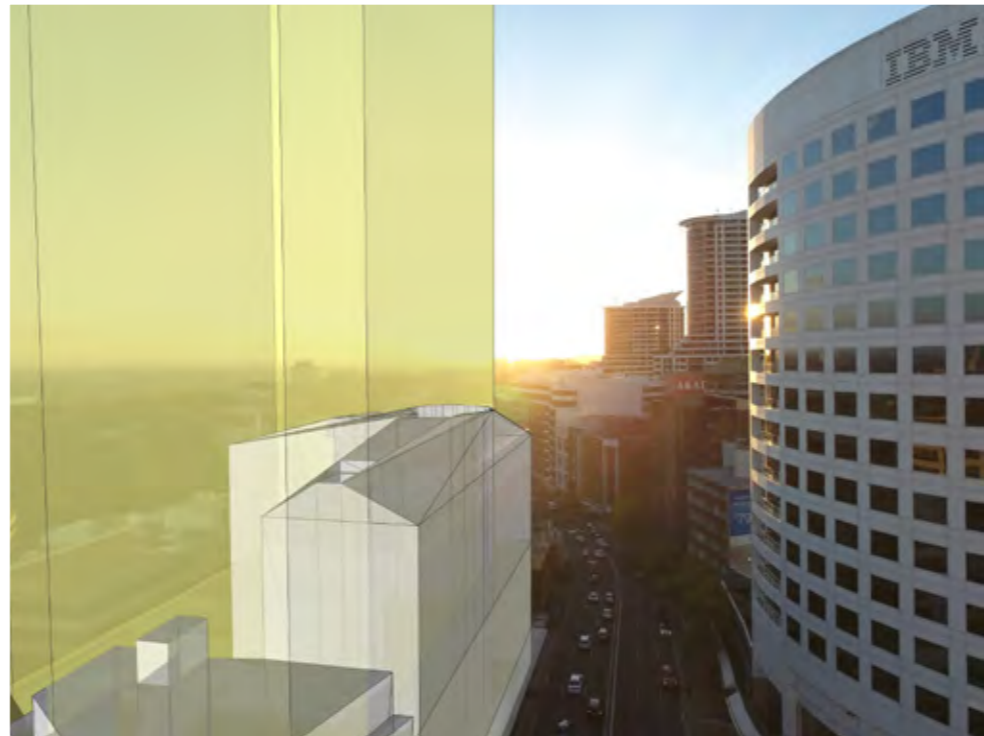
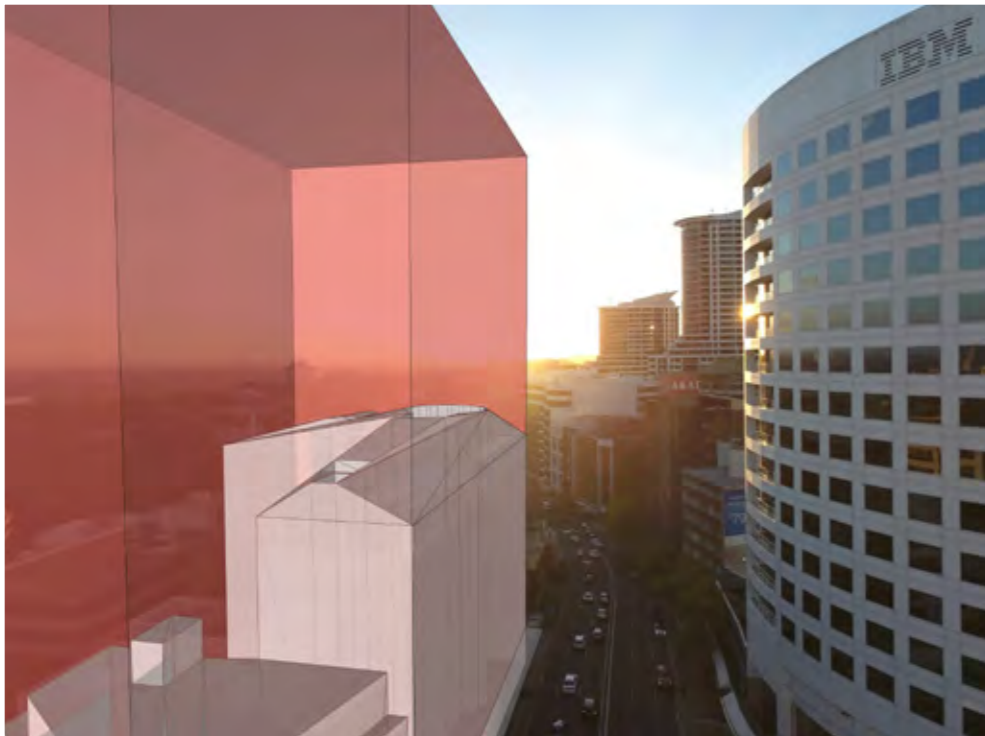


LEVEL 14 RL136

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

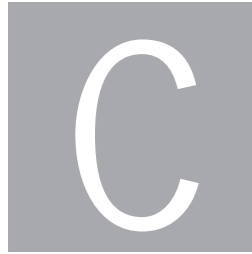
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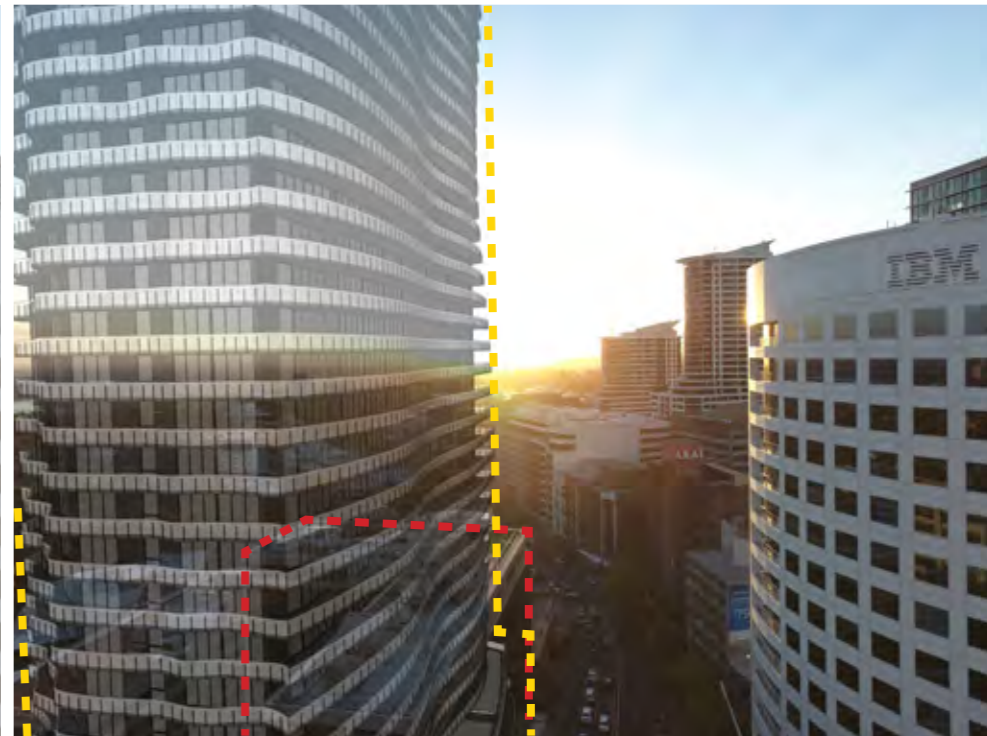
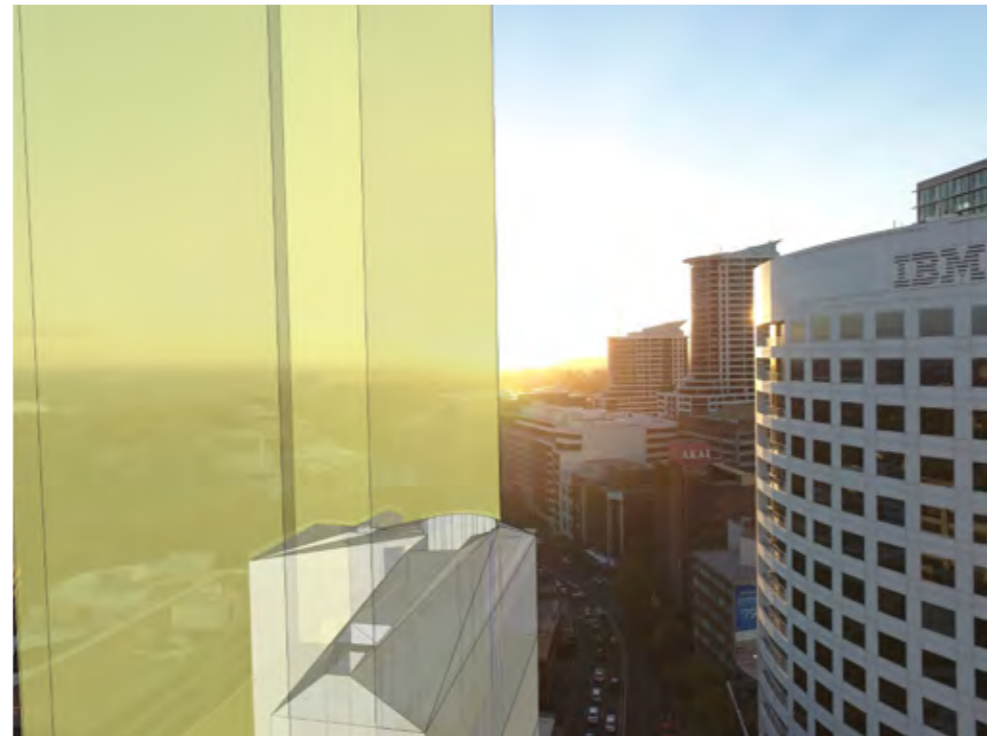
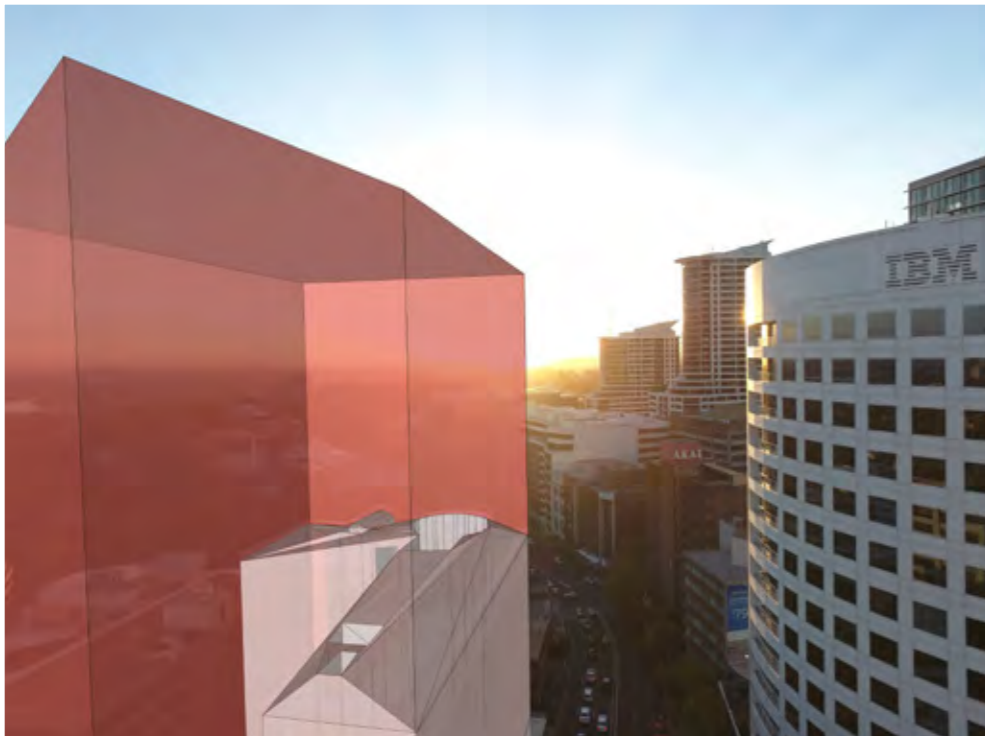


LEVEL 19 RL141

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

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EXISTING BUILDING ENVELOPE

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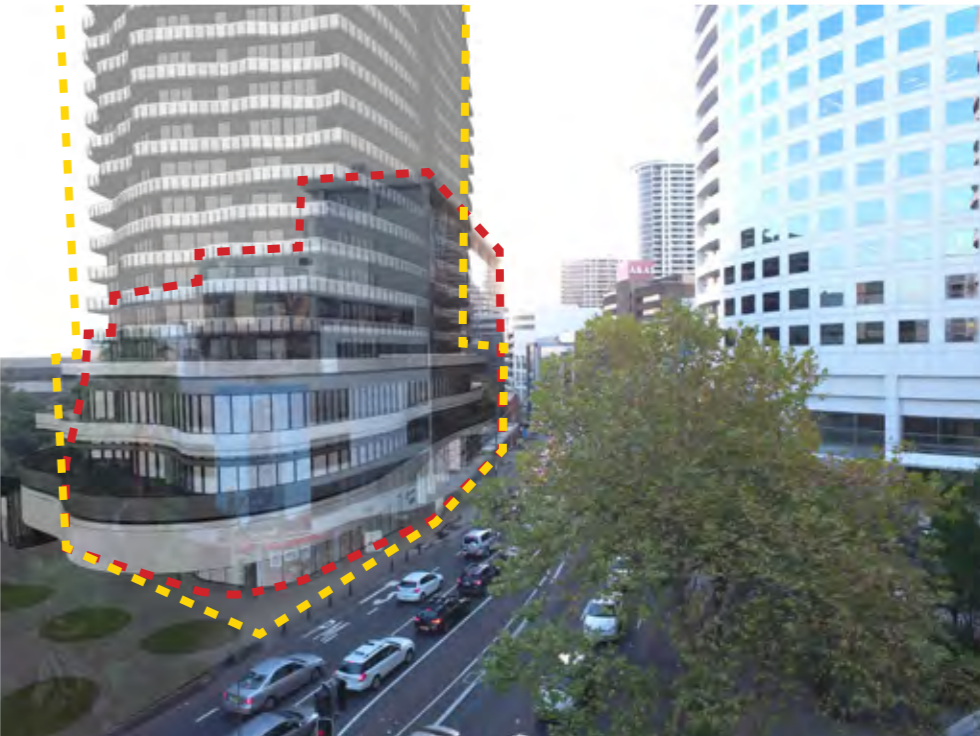
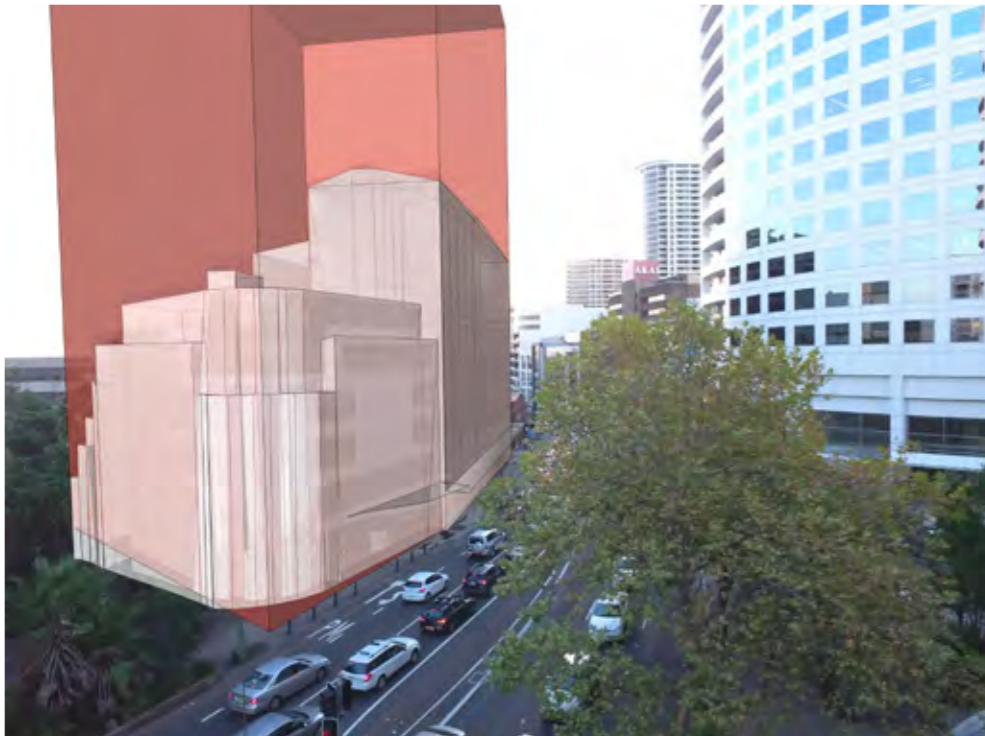
D

LEVEL 4 RL106

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

AMENDED DA ENVELOPE



EXISTING BUILDING ENVELOPE

LC DCP 2010 ENVELOPE

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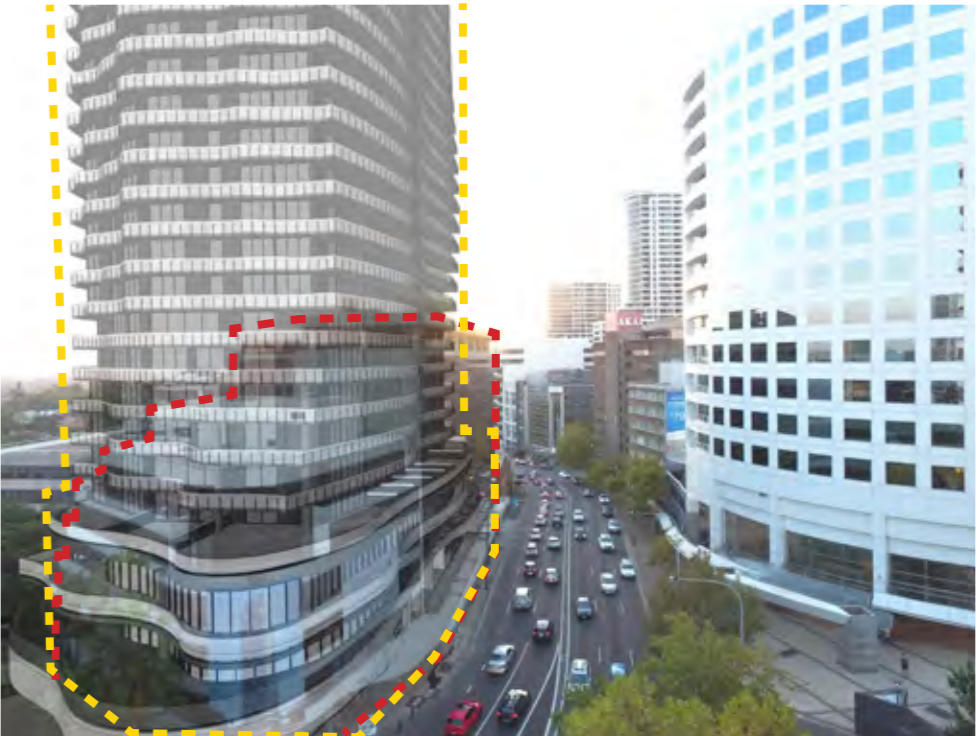
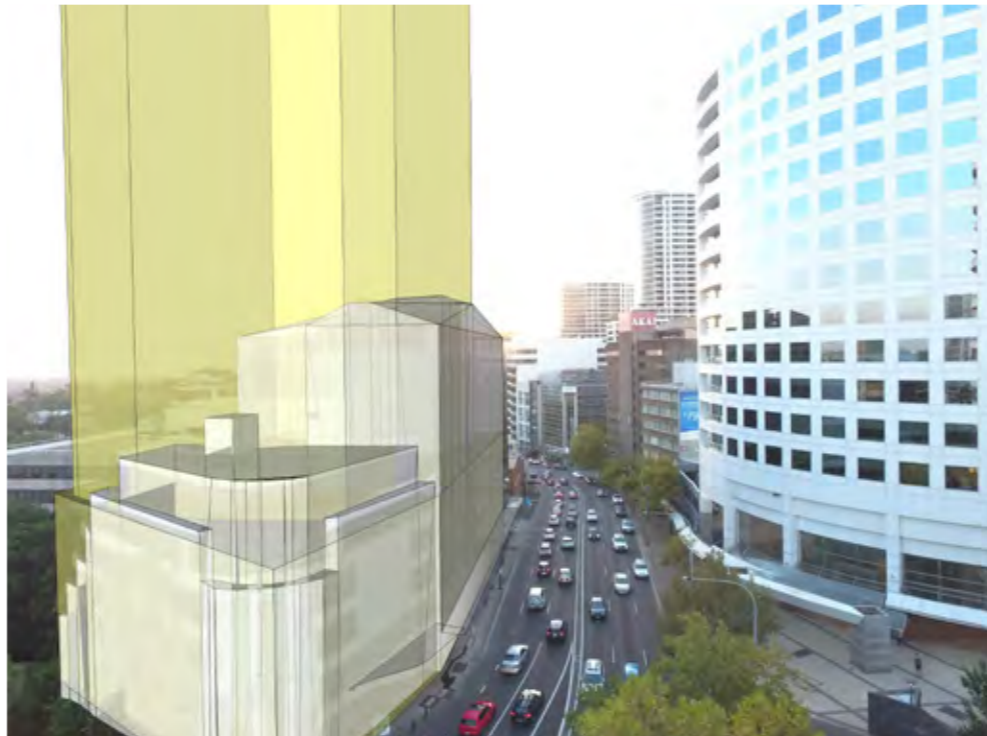
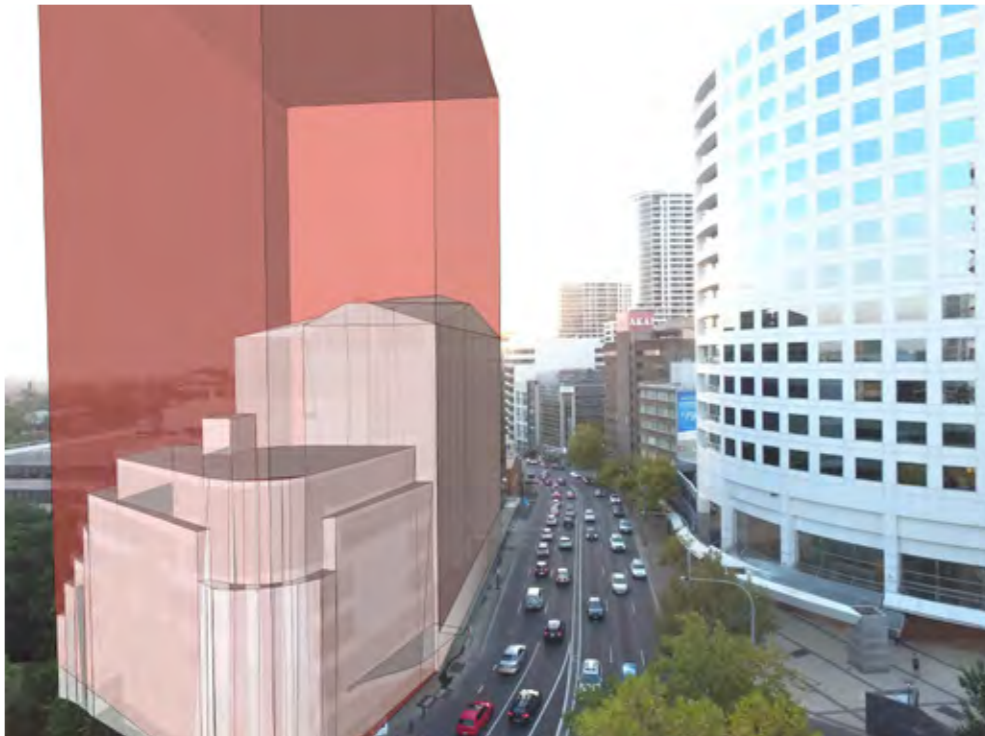
D

LEVEL 9 RL121

LC LEP 2009 ENVELOPE

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 EXISTING BUILDING ENVELOPE

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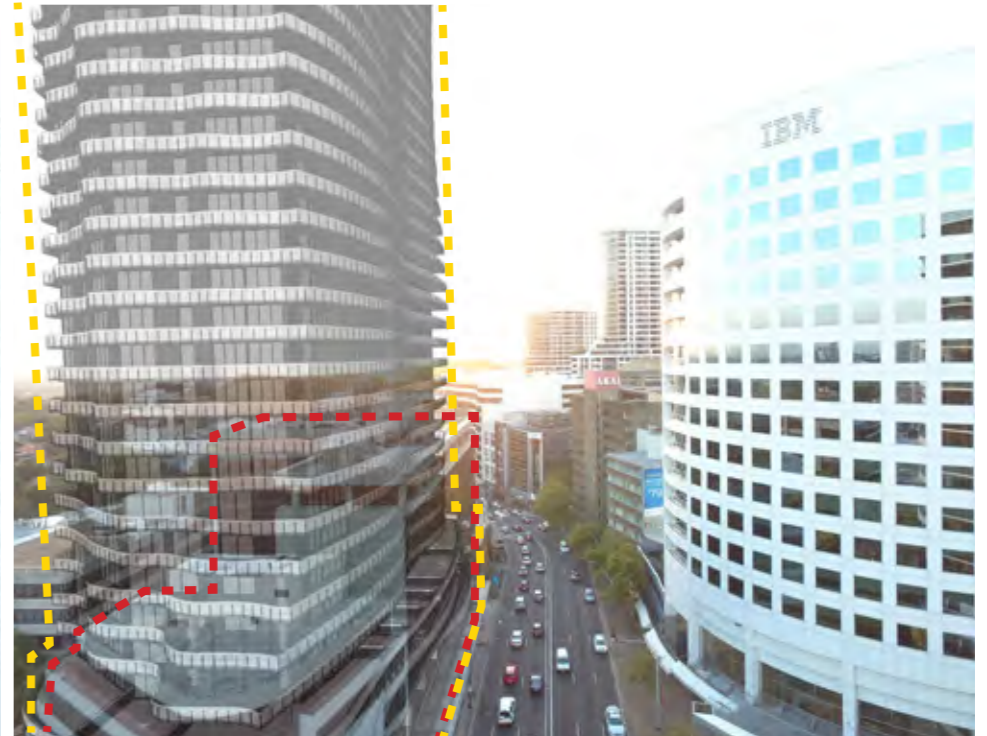
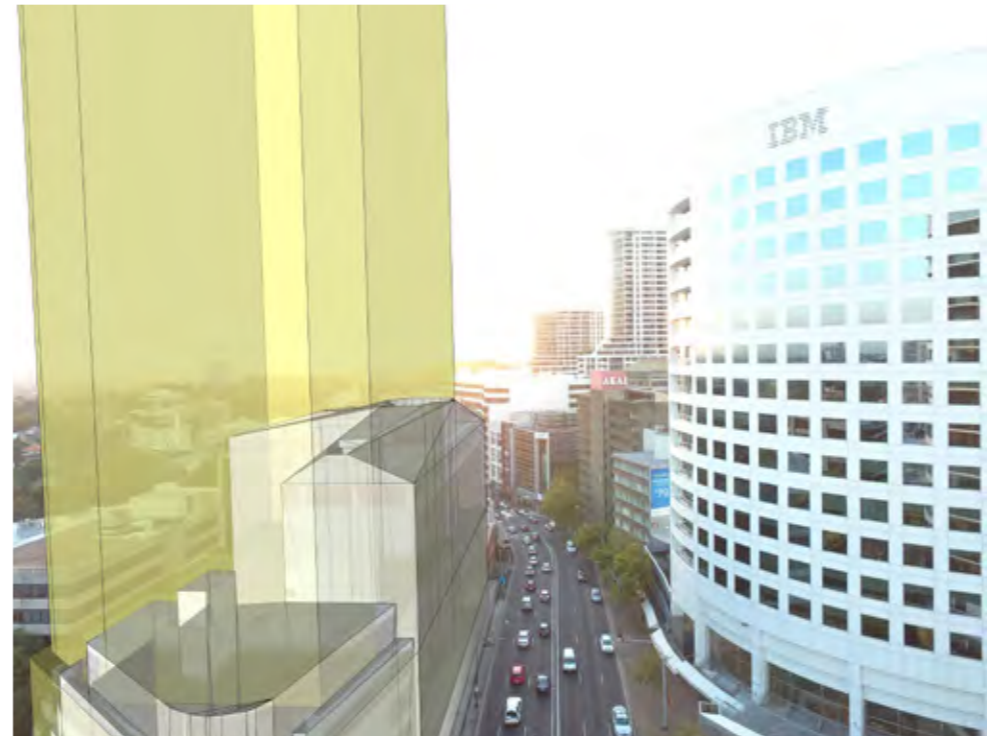


LEVEL 14 RL136

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

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EXISTING BUILDING ENVELOPE

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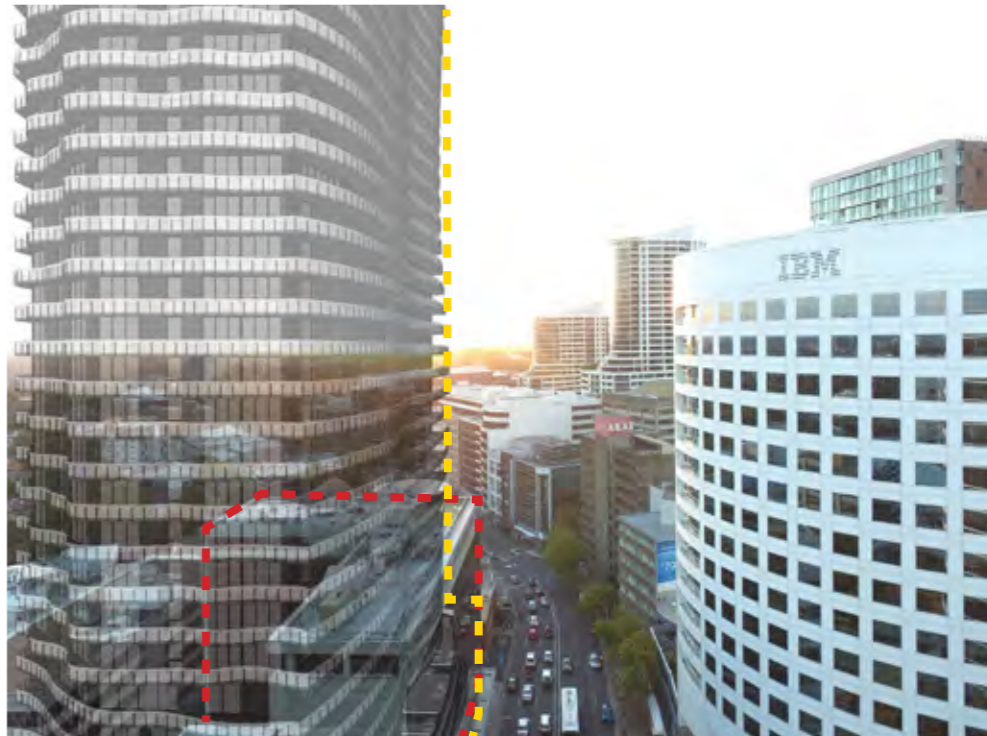
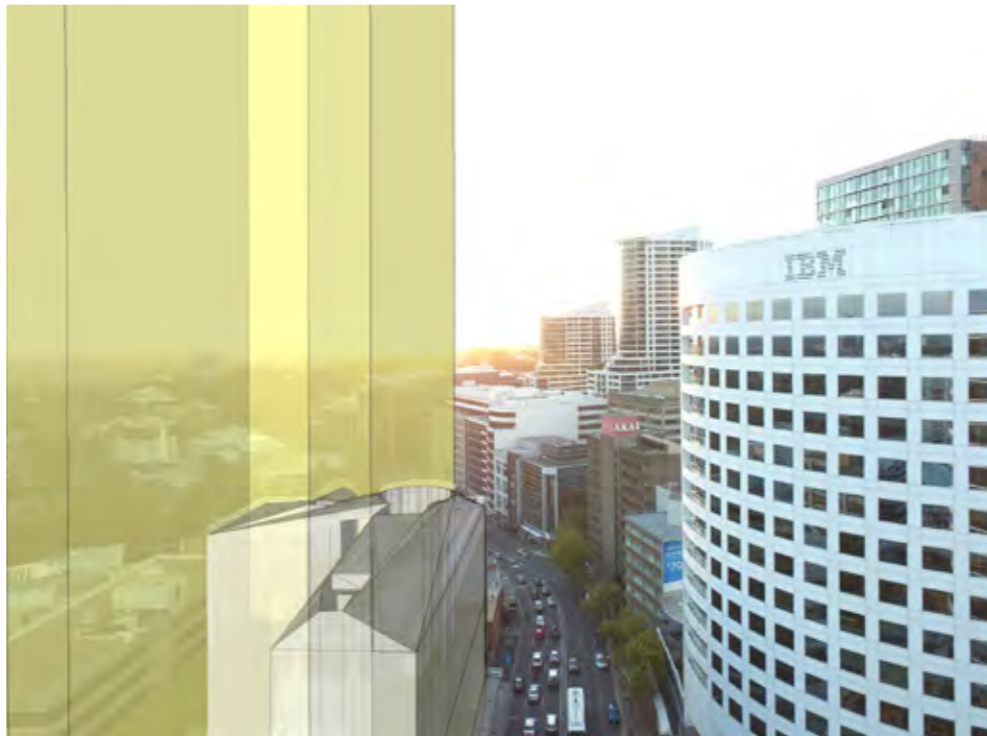
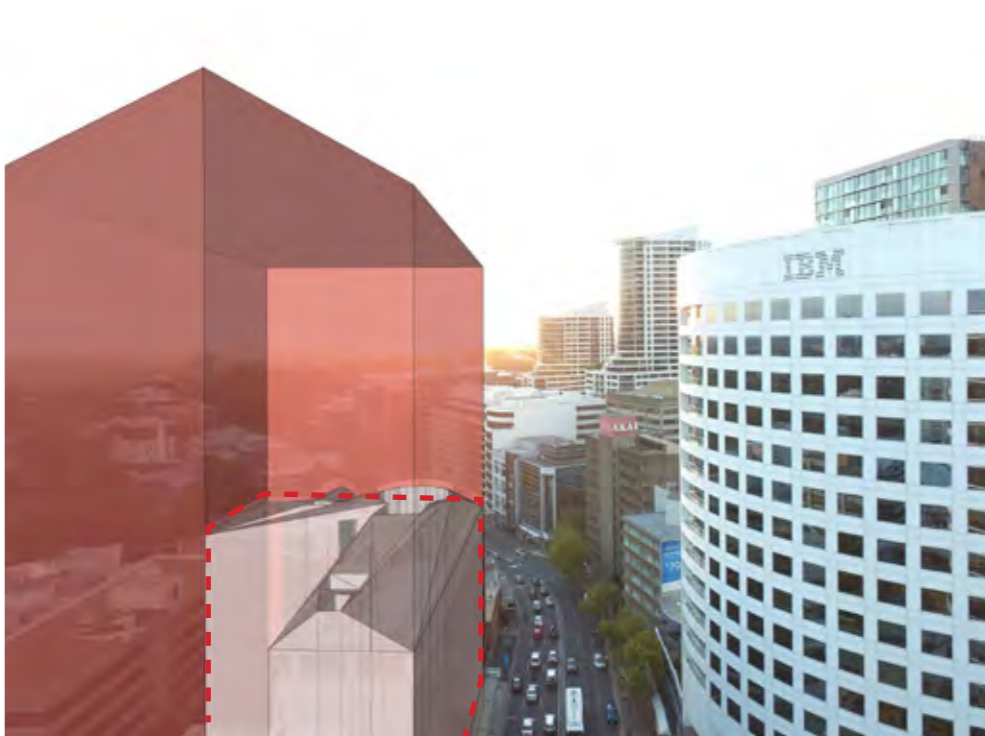
D

LEVEL 19 RL141

LC LEP 2009 ENVELOPE

LC DCP 2010 ENVELOPE

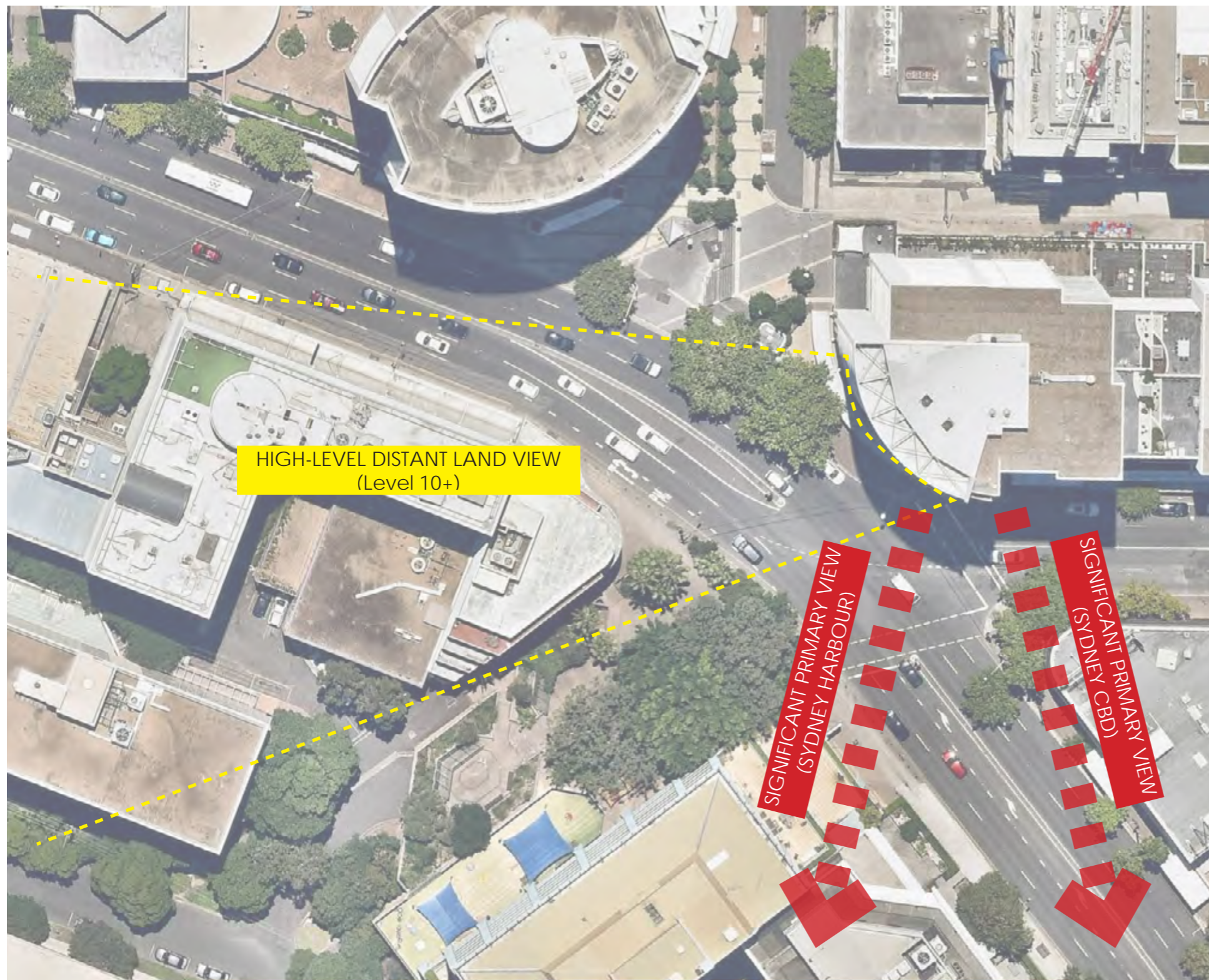
AMENDED DA ENVELOPE



EXISTING BUILDING ENVELOPE

LC DCP 2010 ENVELOPE

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Conclusion

As demonstrated in the view impact study, the impact of the proposed development on the current view environment is negligible on the basis that,

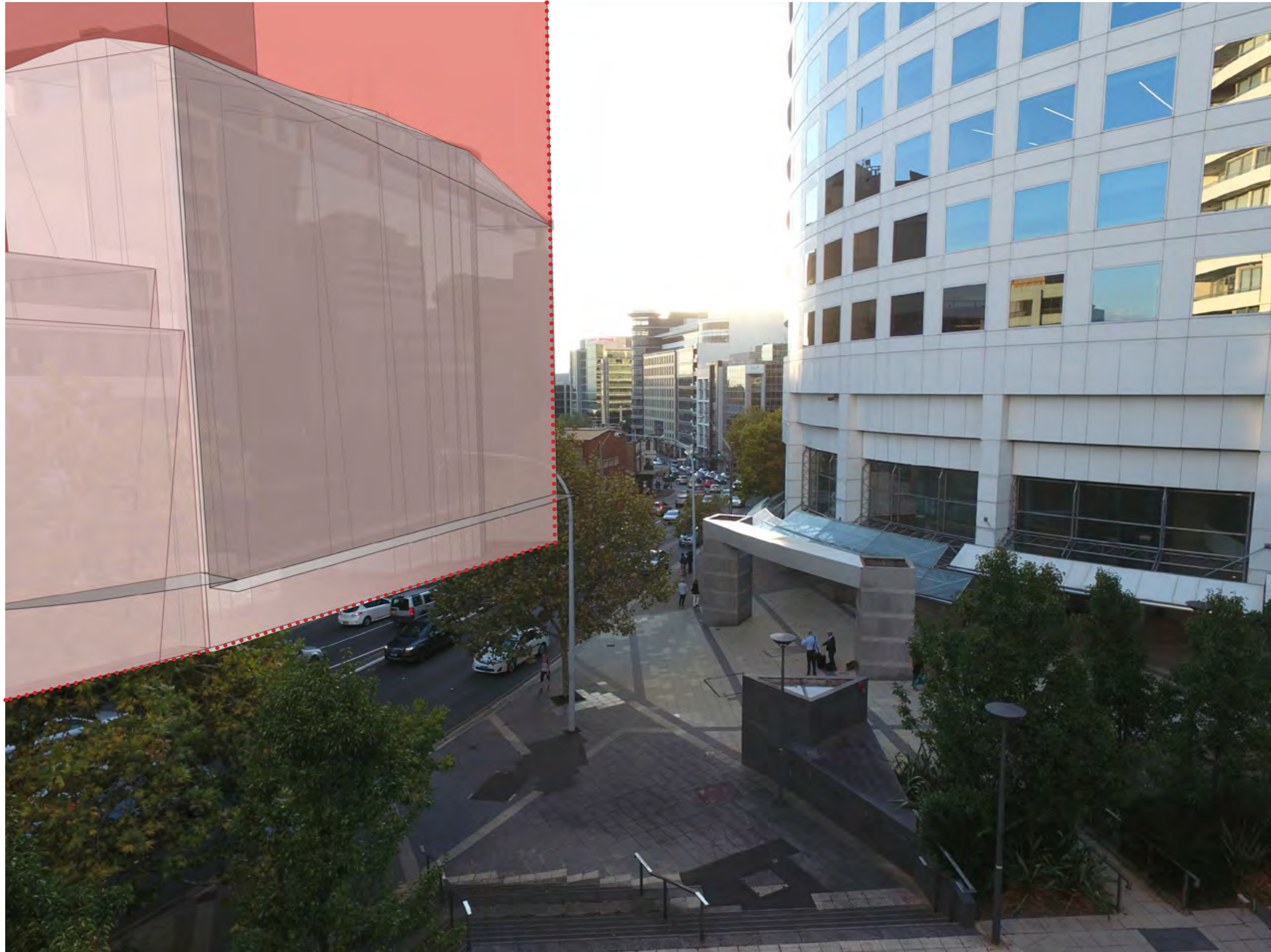
1. Affected views from Abode Building are generally high level land views, which are valued less highly than significant iconic city and harbour views towards the south;
2. The proposal is reasonable as it complies generally with the current mixed use building control envelope contained within Lane Cove DCP 2010, and hence it is considered acceptable and view sharing reasonable.

From a view impact perspective, the previous commercial building control envelope in LEP 2009 (which is the same height as the Abode Building) has demonstrated to be the building envelope having the greatest view loss impact on the Abode Building, as this envelope contains the widest footprint when compared to the current mixed use building control envelope in DCP 2010 (Amendment at 24 February 2016).

The proposed building, as depicted on revised DA plans dated 29 April 2016, is generally in line and has an overall reduced impact than what would have been generated by the current DCP envelope.

In conclusion, we believe the current proposed building as documented (dated 29 April 2016) has overall less view impact when compared to both LEP 2009 and DCP 2010 (Amendment at 24 February 2016) planning control envelopes.

APPENDIX



LEVEL 4 RL106

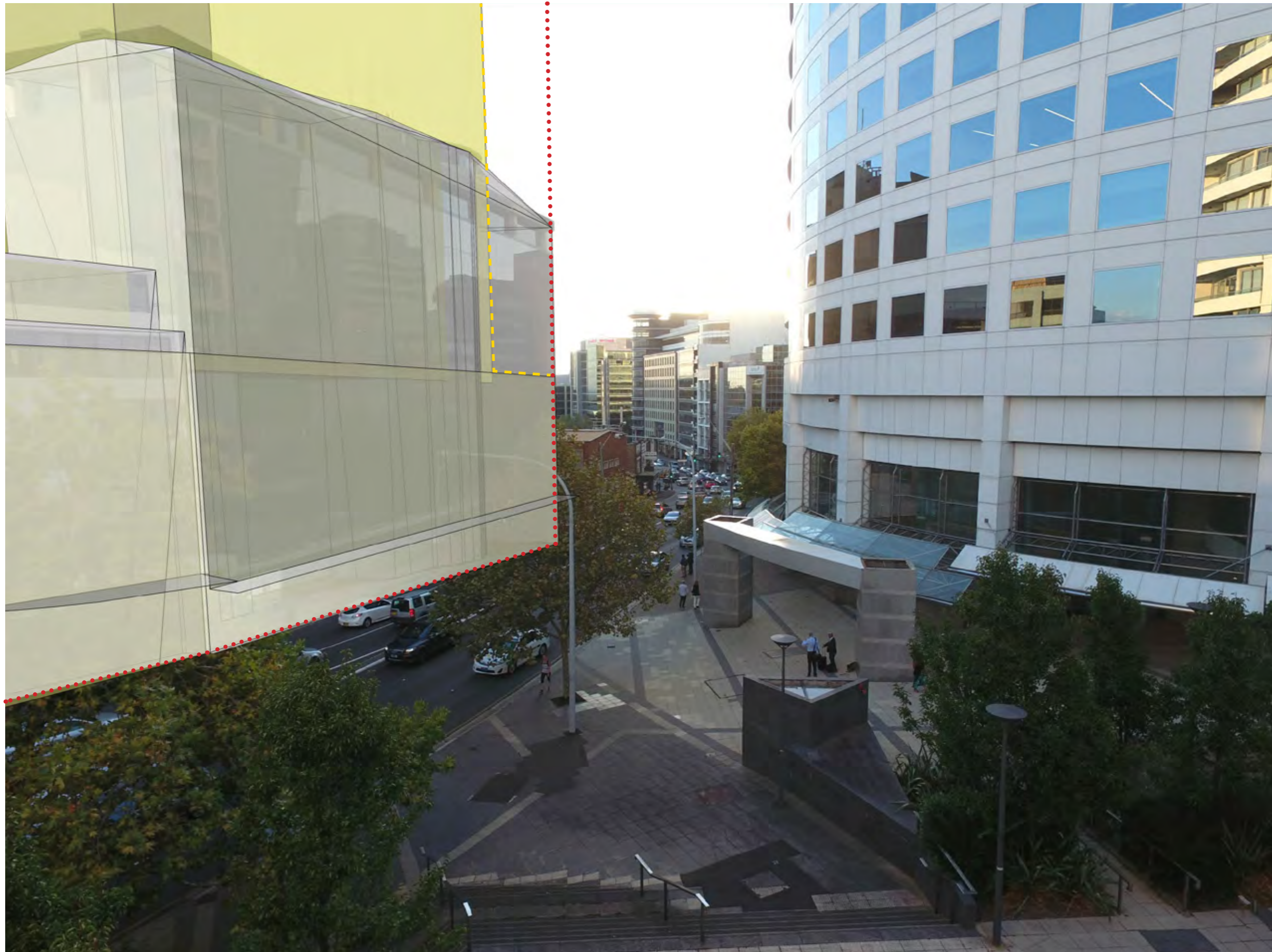
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

—— LC DCP 2010 ENVELOPE

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LEVEL 4 RL106

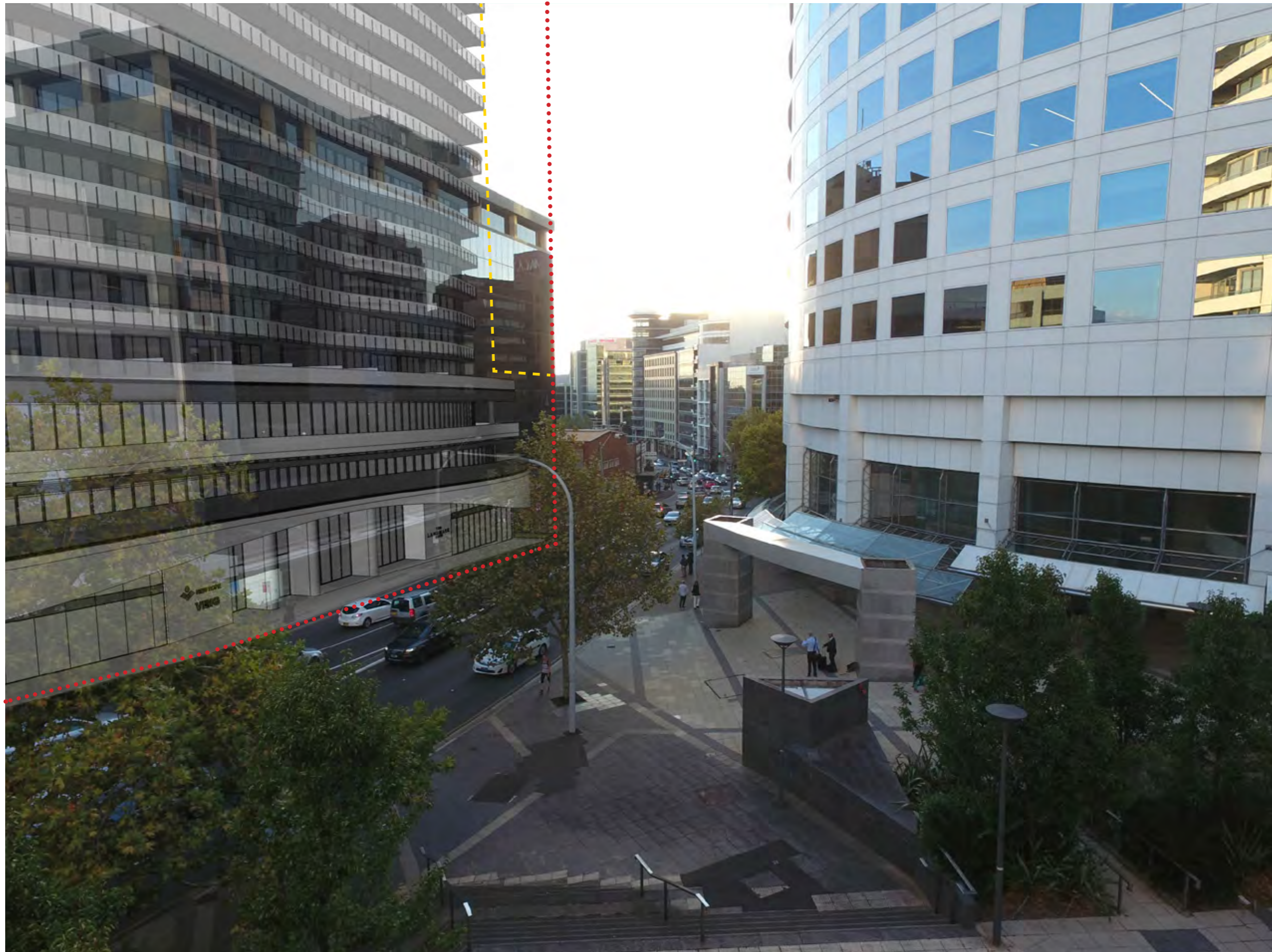
LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

—— LC DCP 2010 ENVELOPE

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LEVEL 4 RL106

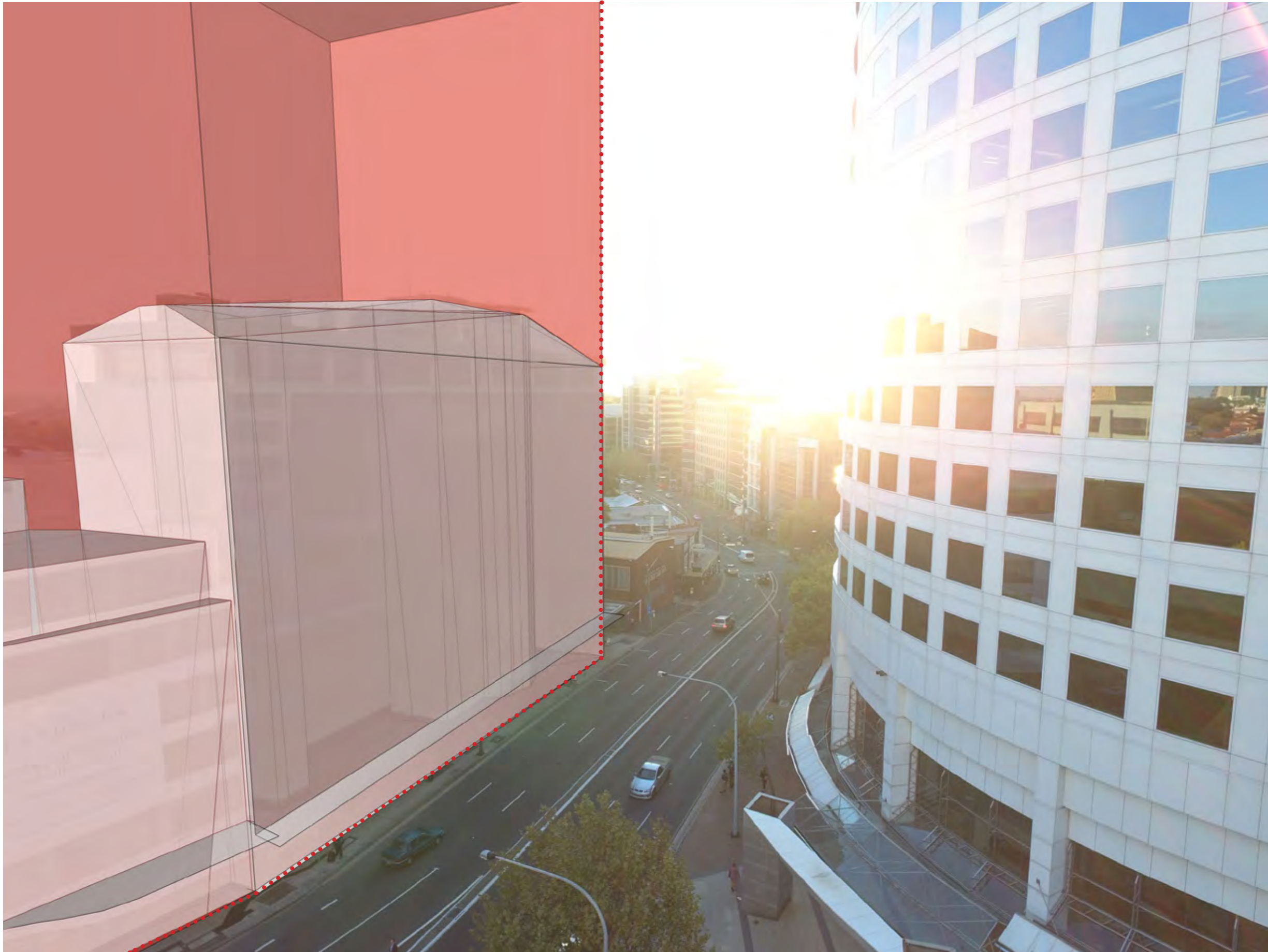
DA SUBMITTED ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

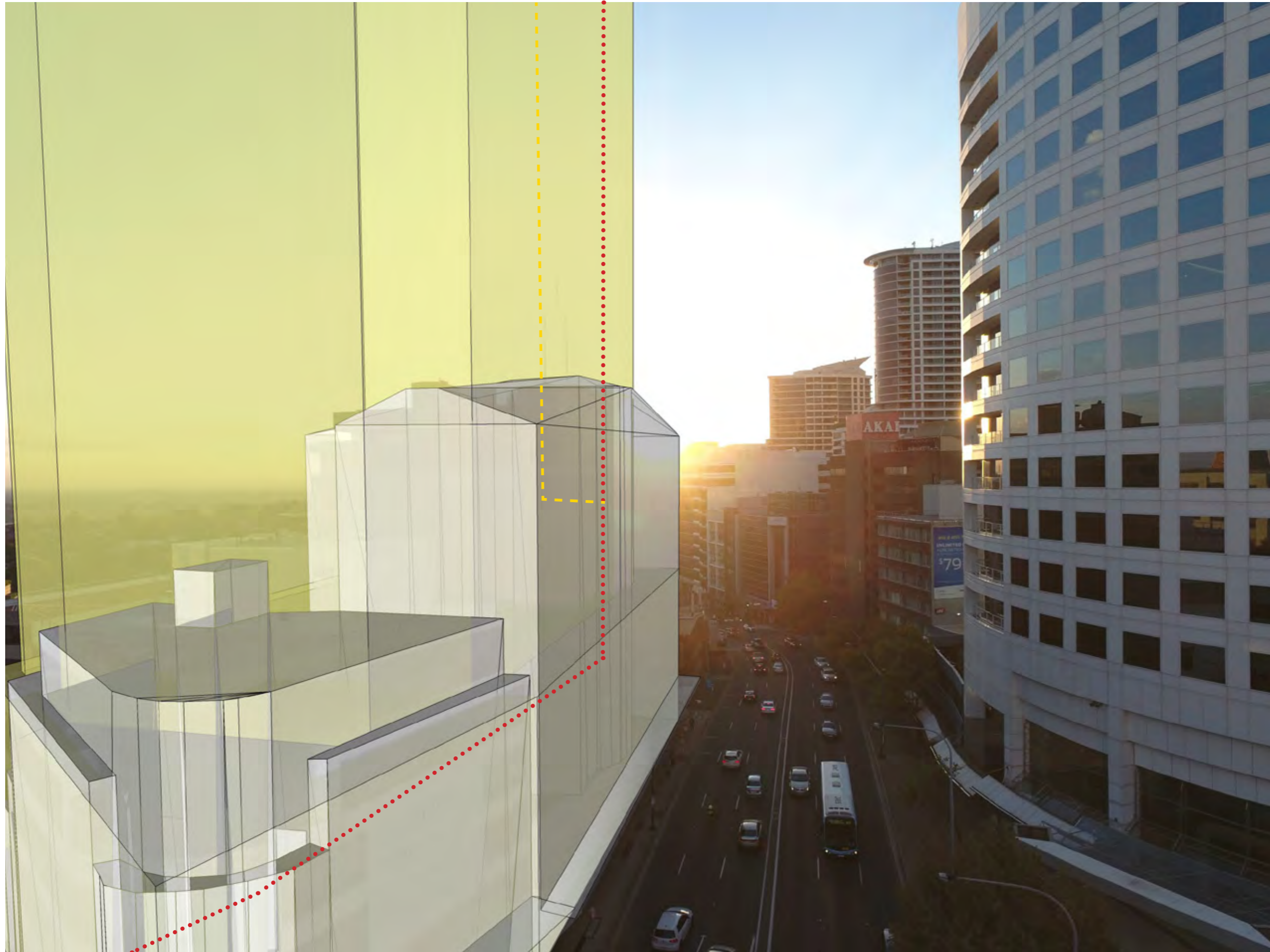
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

----- LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

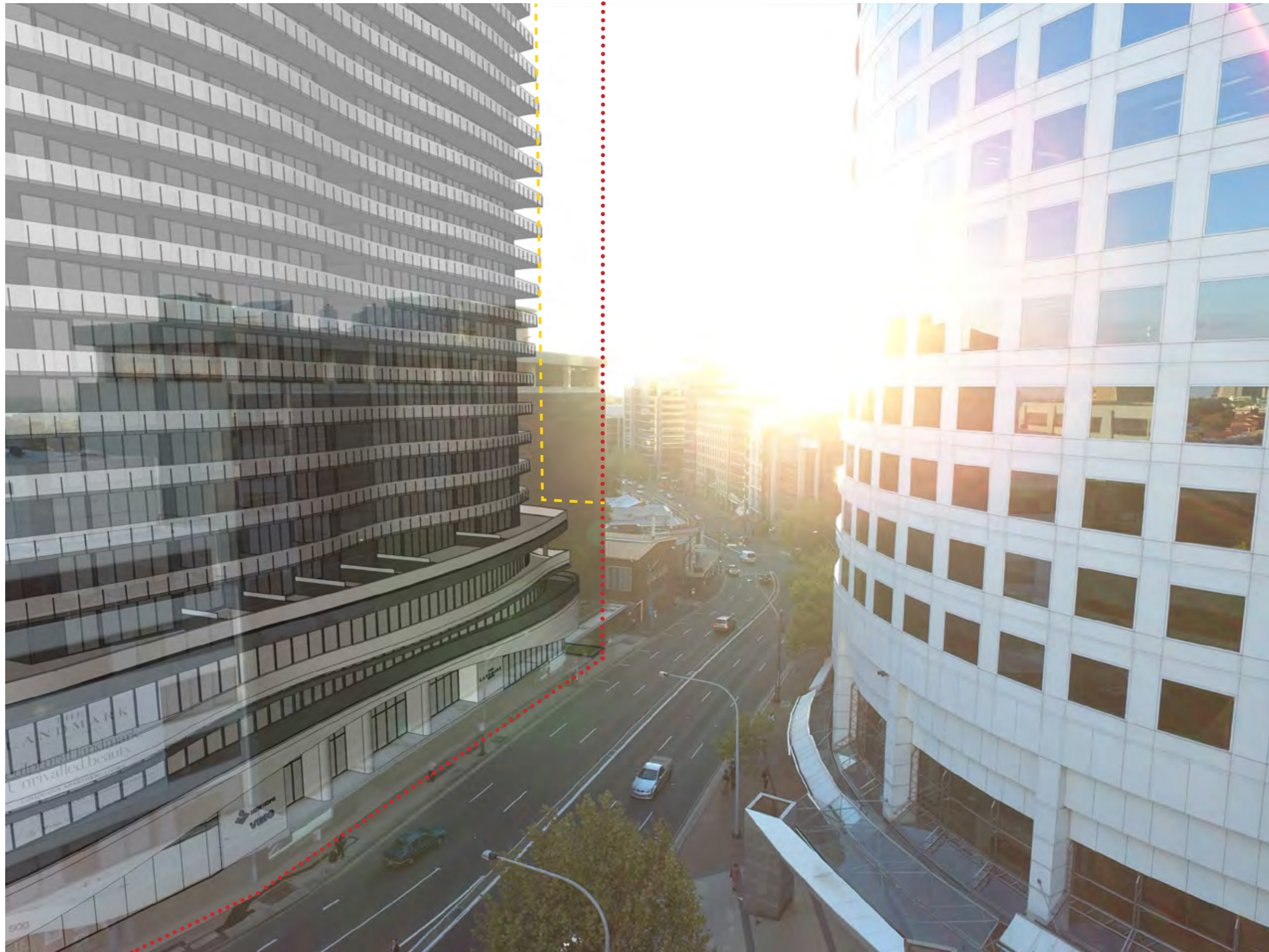
LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

--- LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

DA SUBMITTED ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - - LC DCP 2010 ENVELOPE

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LEVEL 14 RL136

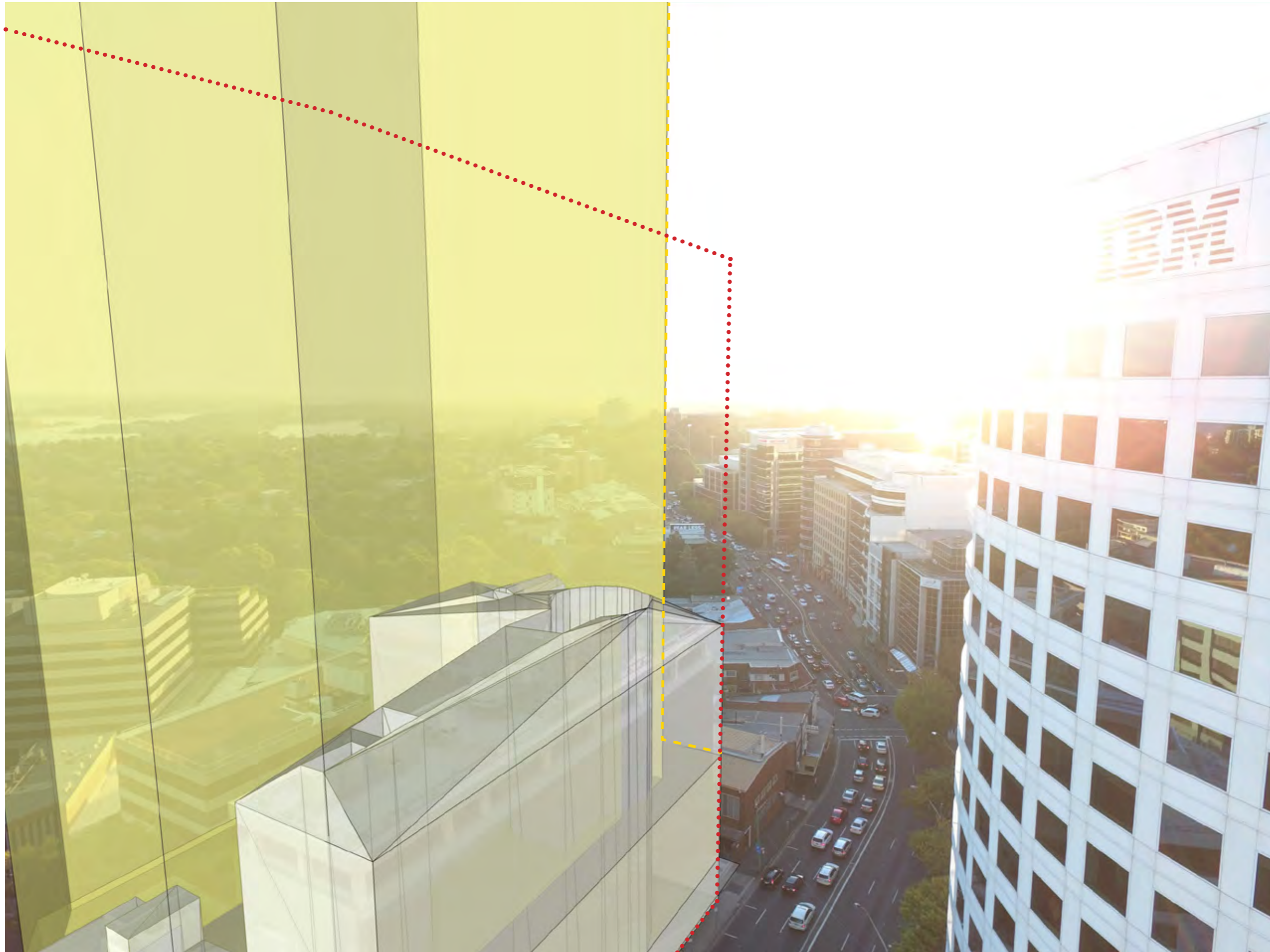
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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LEVEL 14 RL136

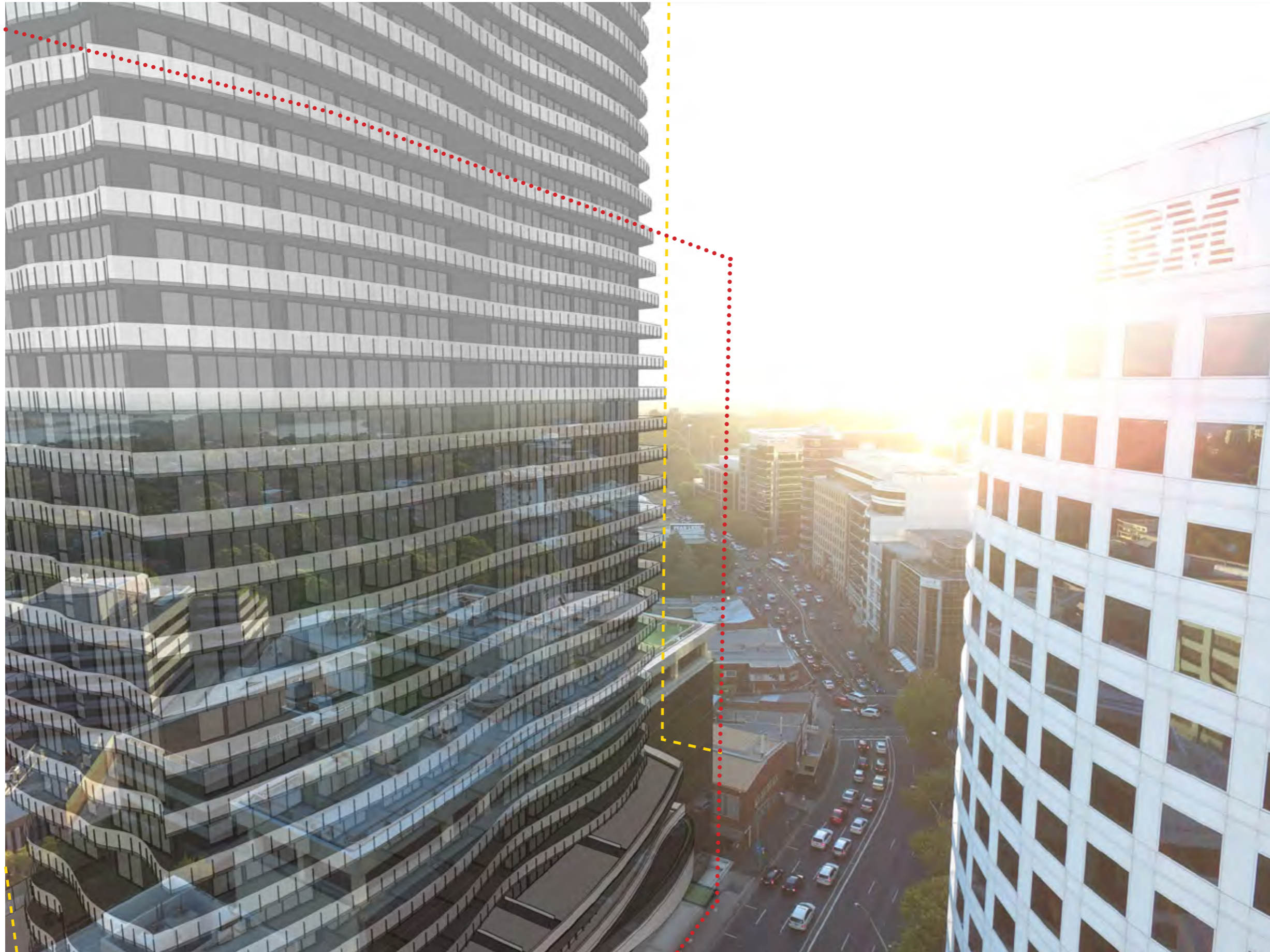
LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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LEVEL 14 RL136

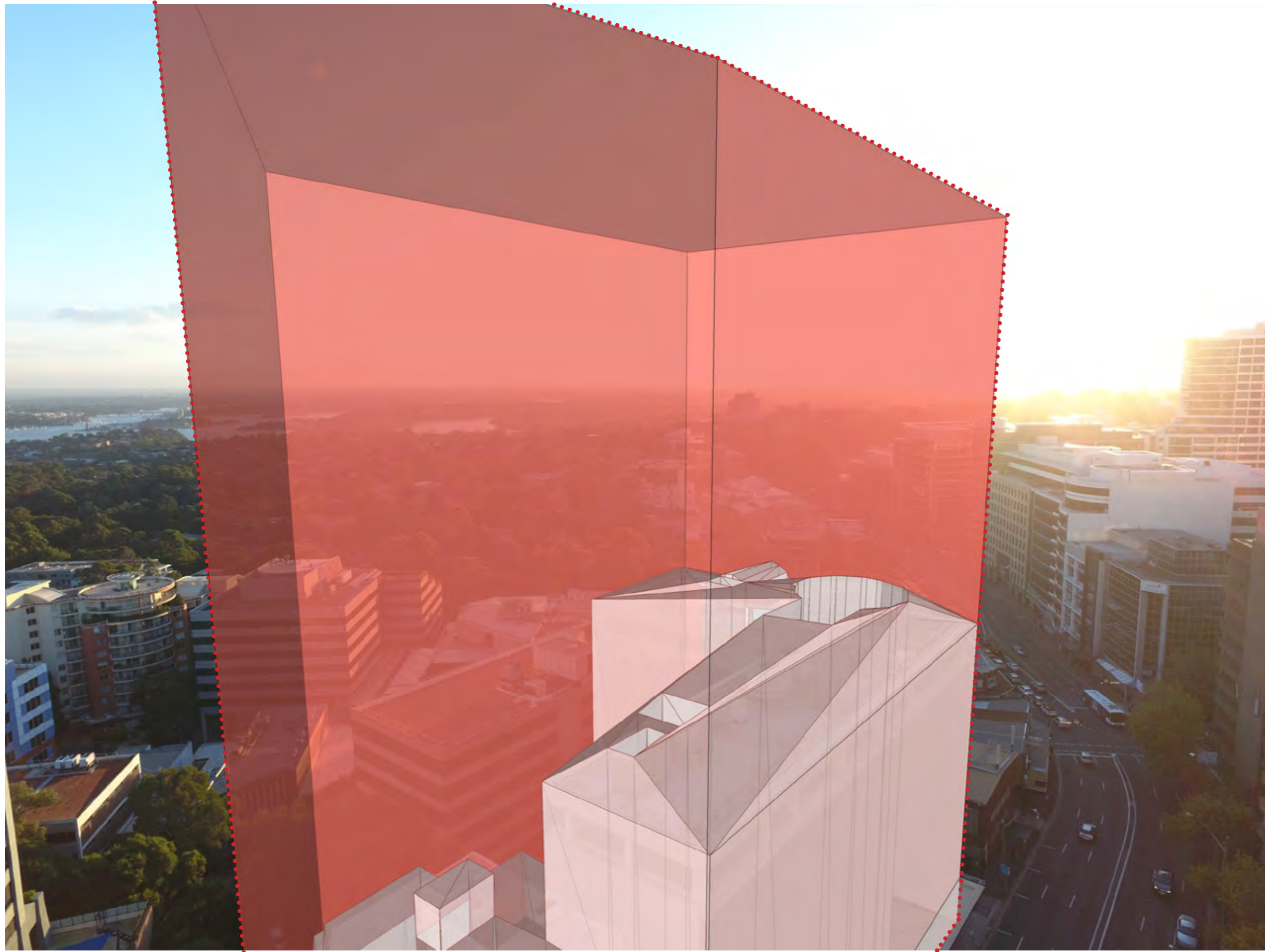
DA SUBMITTED ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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LEVEL 19 RL141

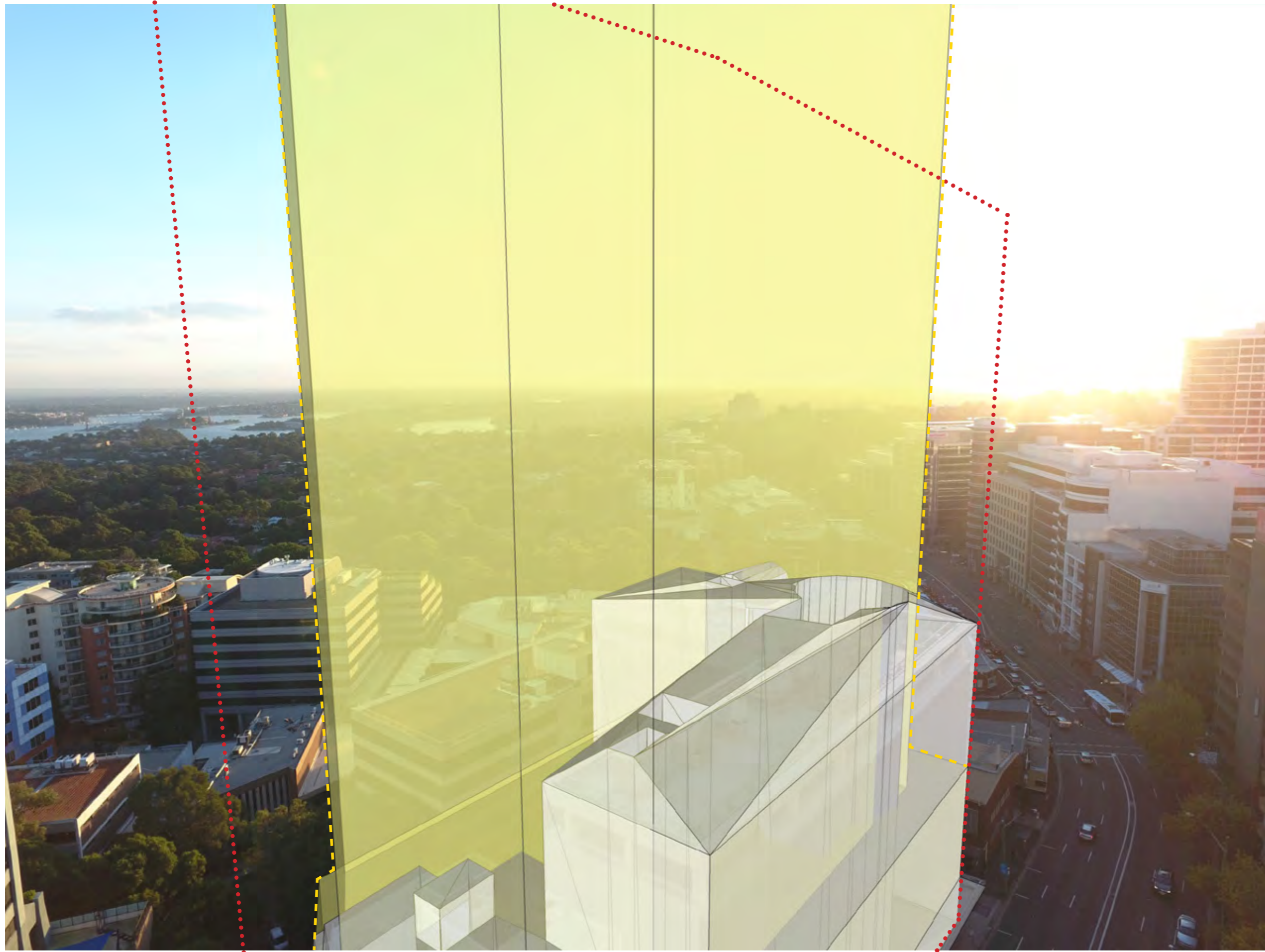
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

—— LC DCP 2010 ENVELOPE

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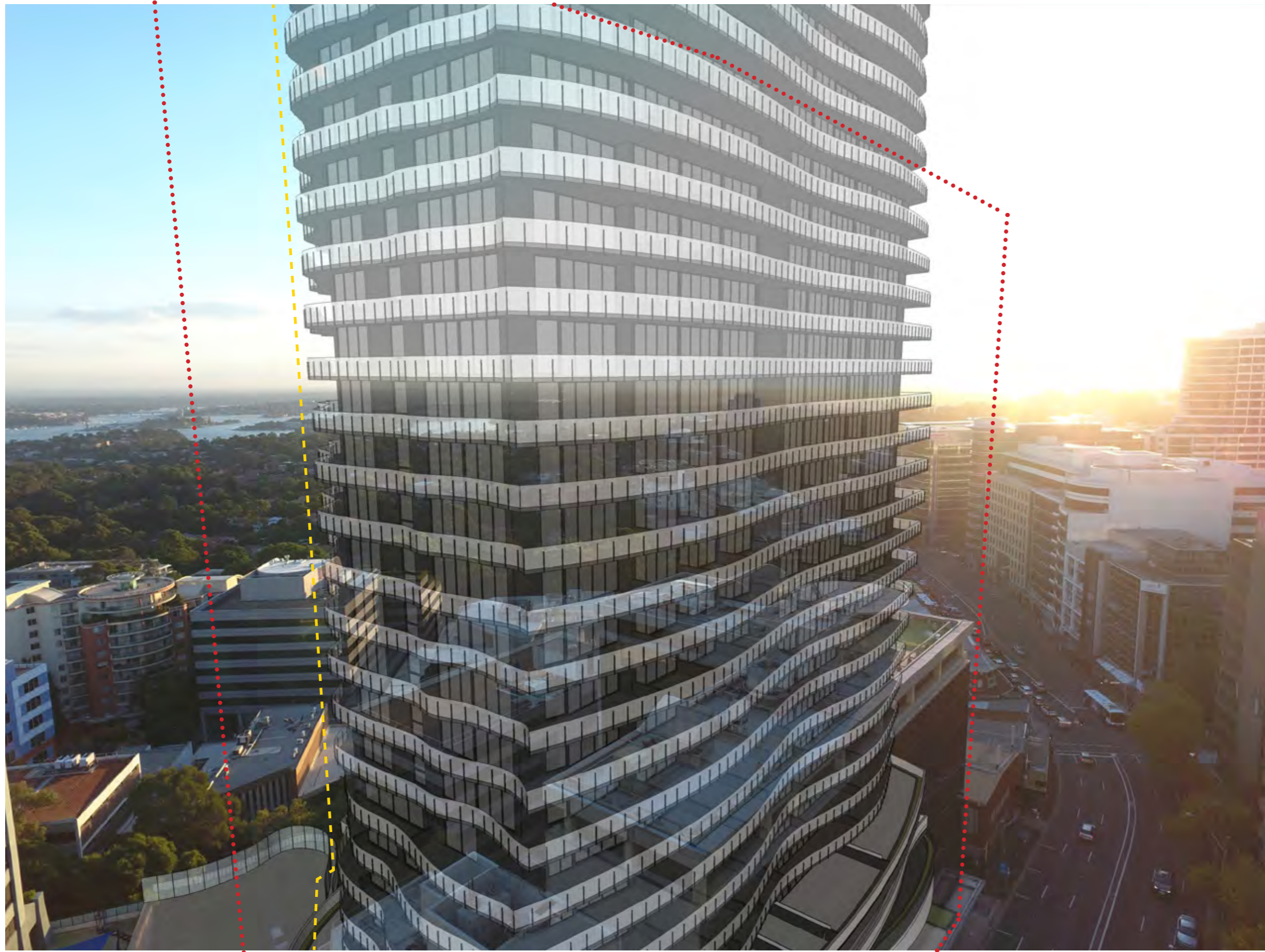
LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - - LC DCP 2010 ENVELOPE

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LEVEL 19 RL141

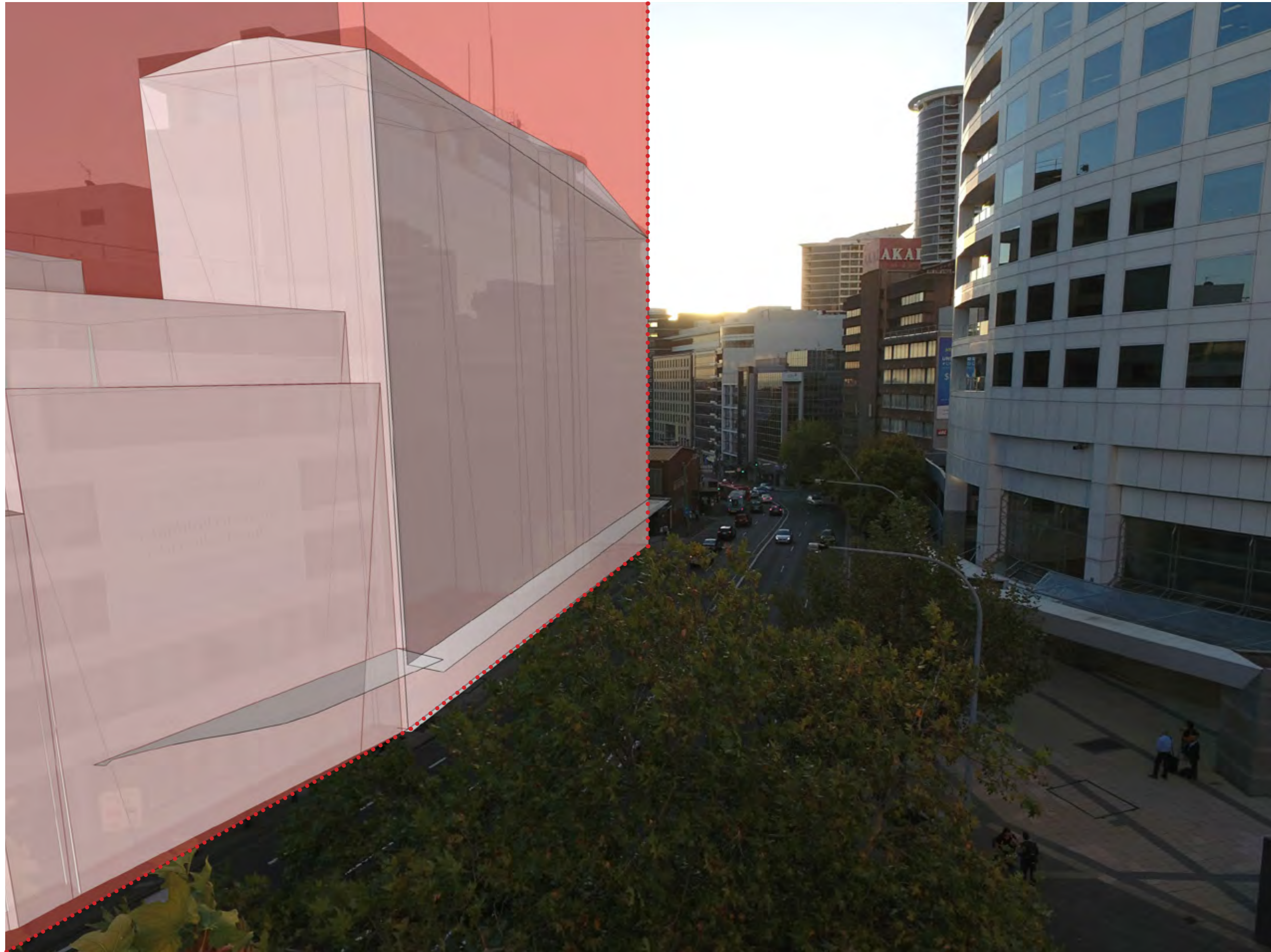
DA SUBMITTED ENVELOPE

..... LC LEP 2009 ENVELOPE

----- LC DCP 2010 ENVELOPE

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B

LEVEL 4 RL106

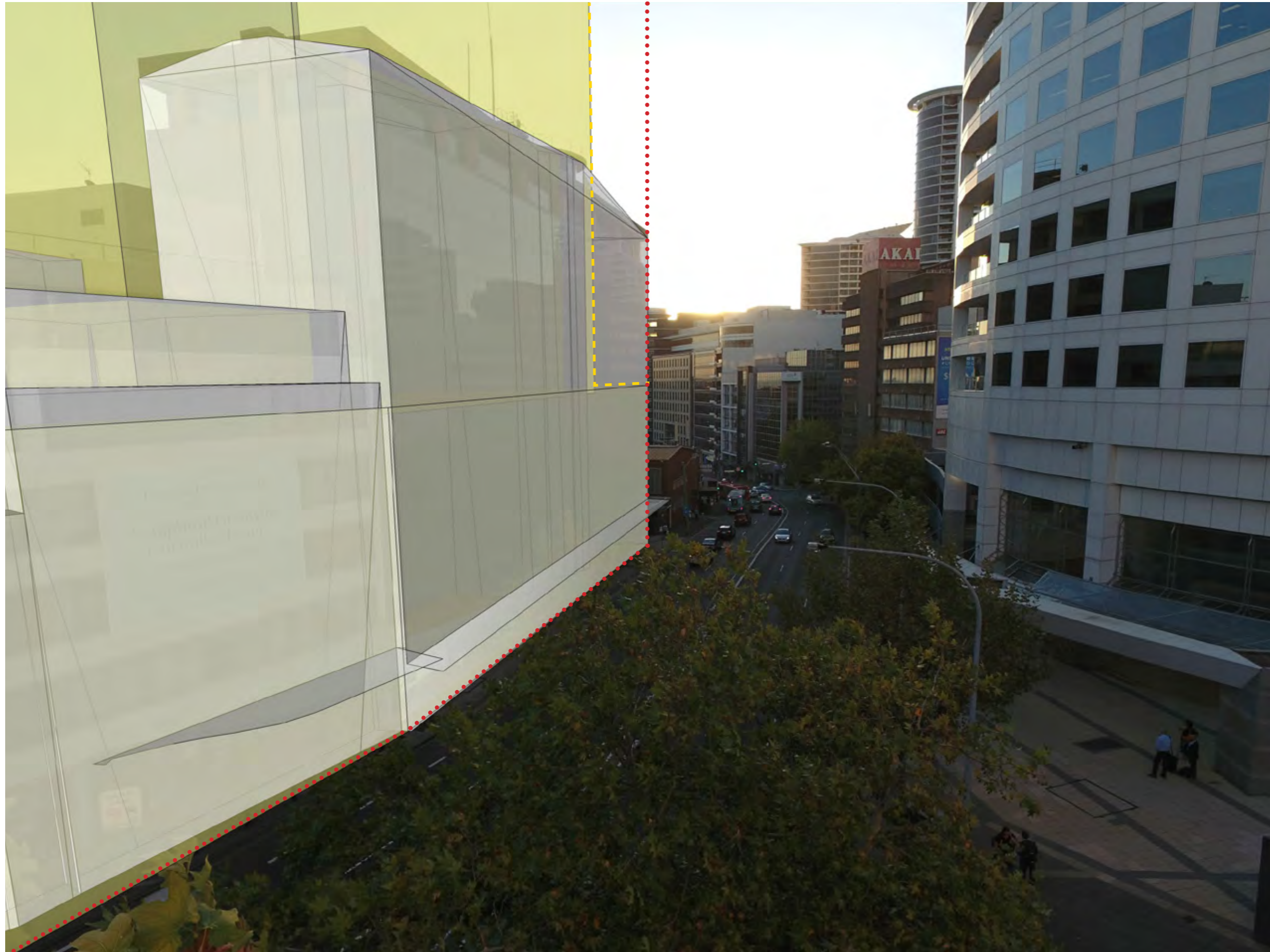
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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B

LEVEL 4 RL106

LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - - LC DCP 2010 ENVELOPE

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B

LEVEL 4 RL106

DA SUBMITTED ENVELOPE

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- - - LC DCP 2010 ENVELOPE

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B

LEVEL 9 RL121

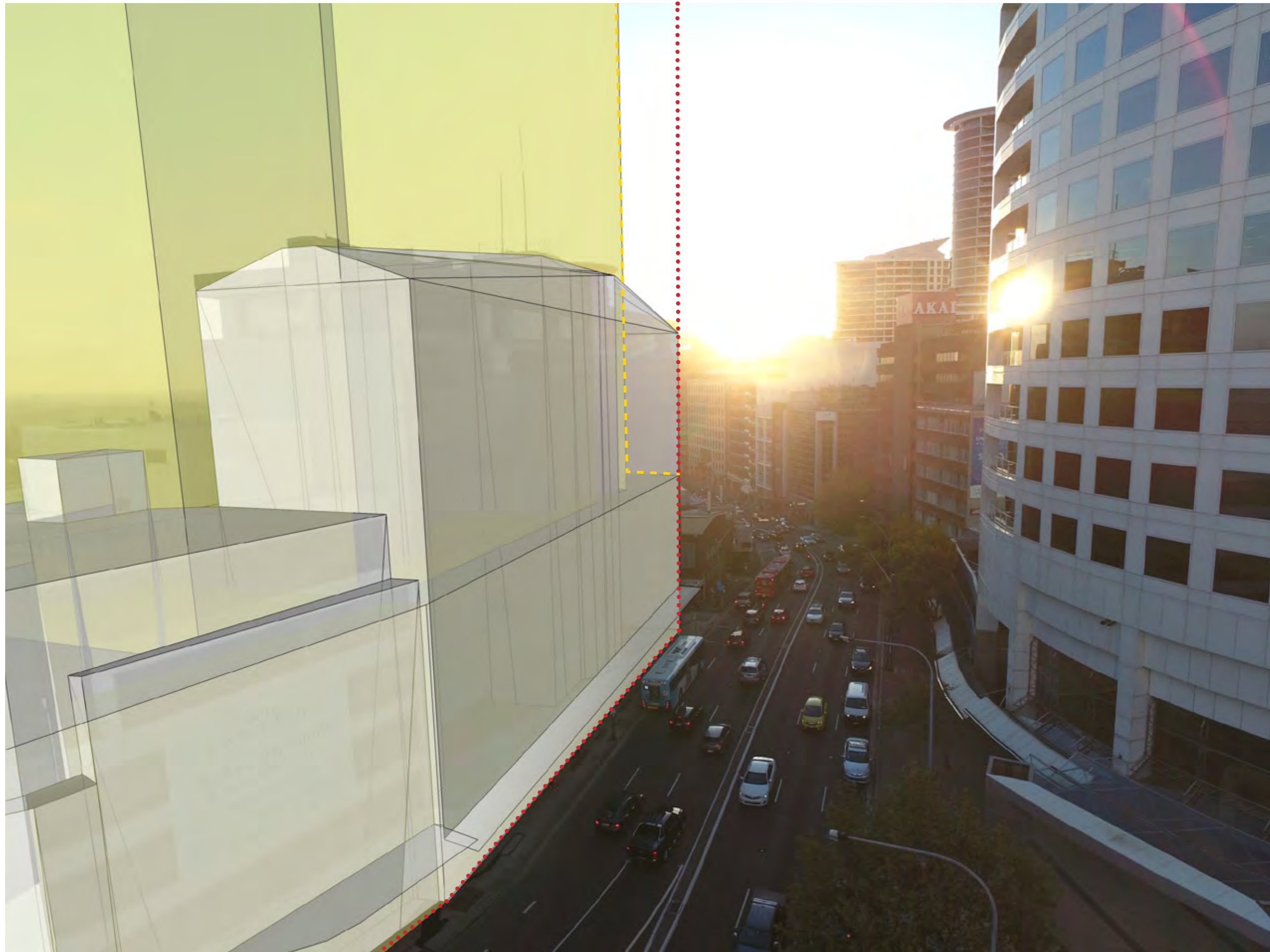
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - - LC DCP 2010 ENVELOPE

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B

LEVEL 9 RL121

LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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B

LEVEL 9 RL121

DA SUBMITTED ENVELOPE

..... LC LEP 2009 ENVELOPE

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B

LEVEL 14 RL136

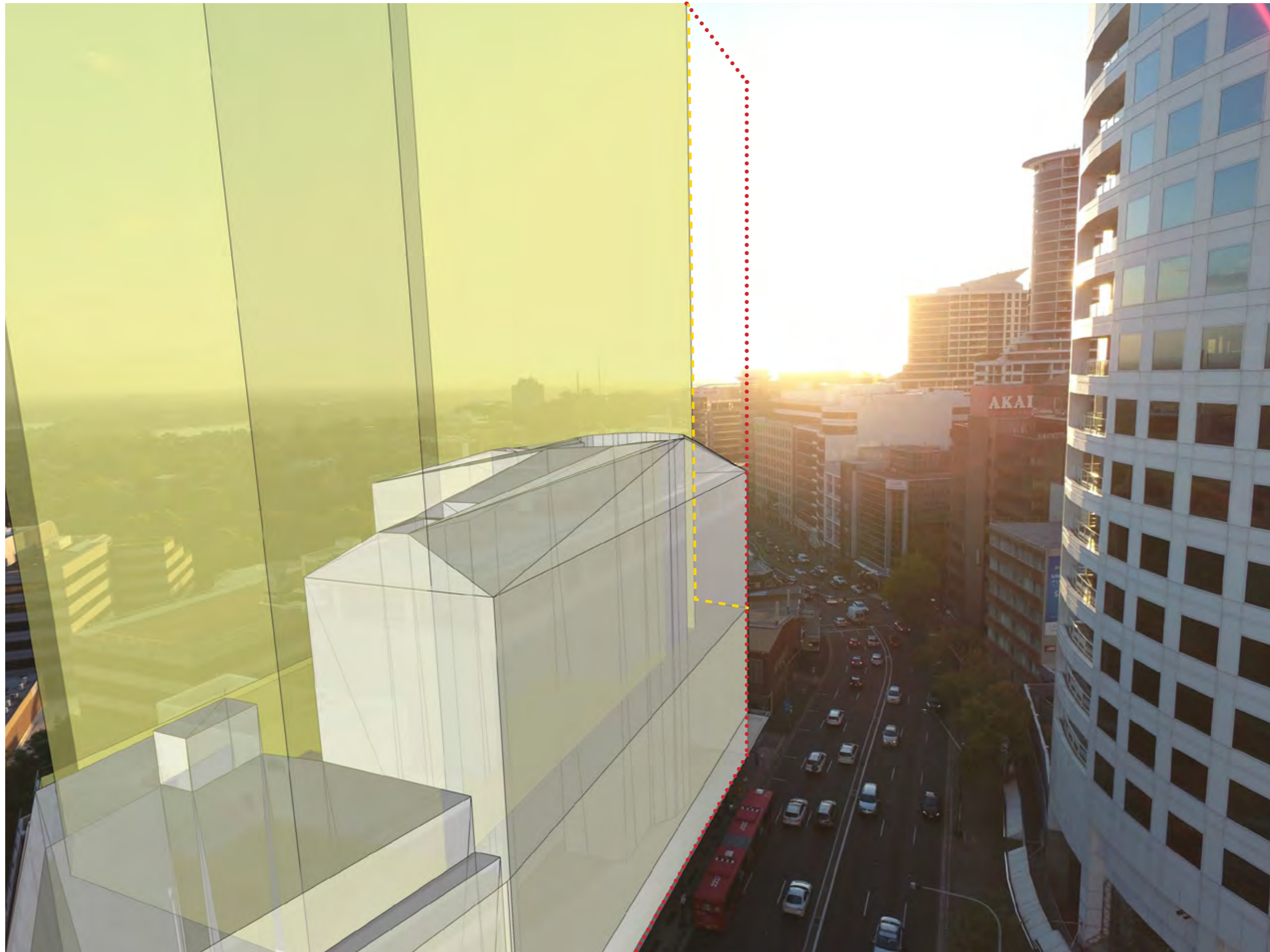
LC LEP 2009 ENVELOPE

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—— LC DCP 2010 ENVELOPE

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B

LEVEL 14 RL136

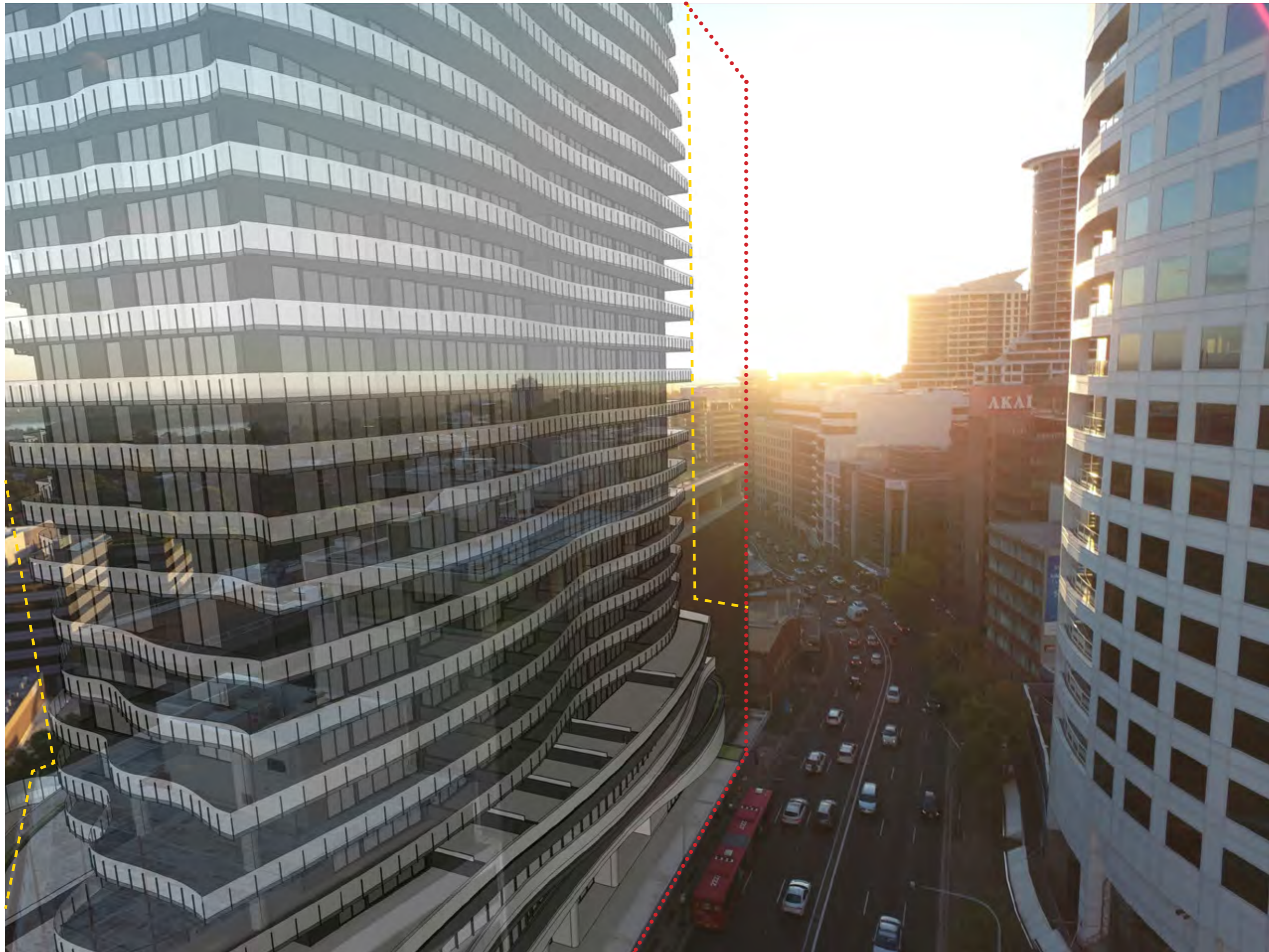
LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

--- LC DCP 2010 ENVELOPE

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B

LEVEL 14 RL136

DA SUBMITTED ENVELOPE

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LEVEL 19 RL141

LC LEP 2009 ENVELOPE

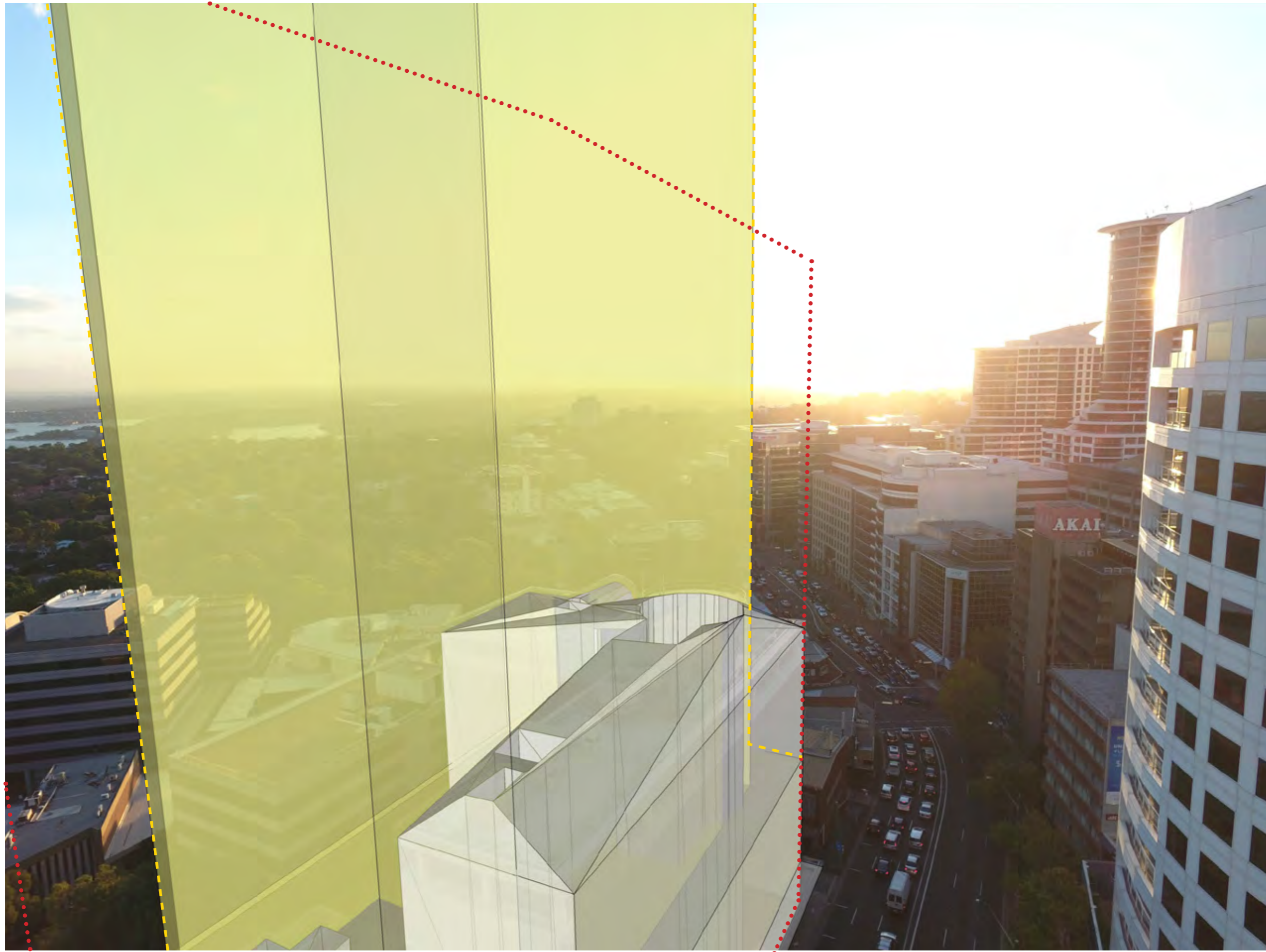


..... LC LEP 2009 ENVELOPE

—— LC DCP 2010 ENVELOPE

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LEVEL 19 RL141

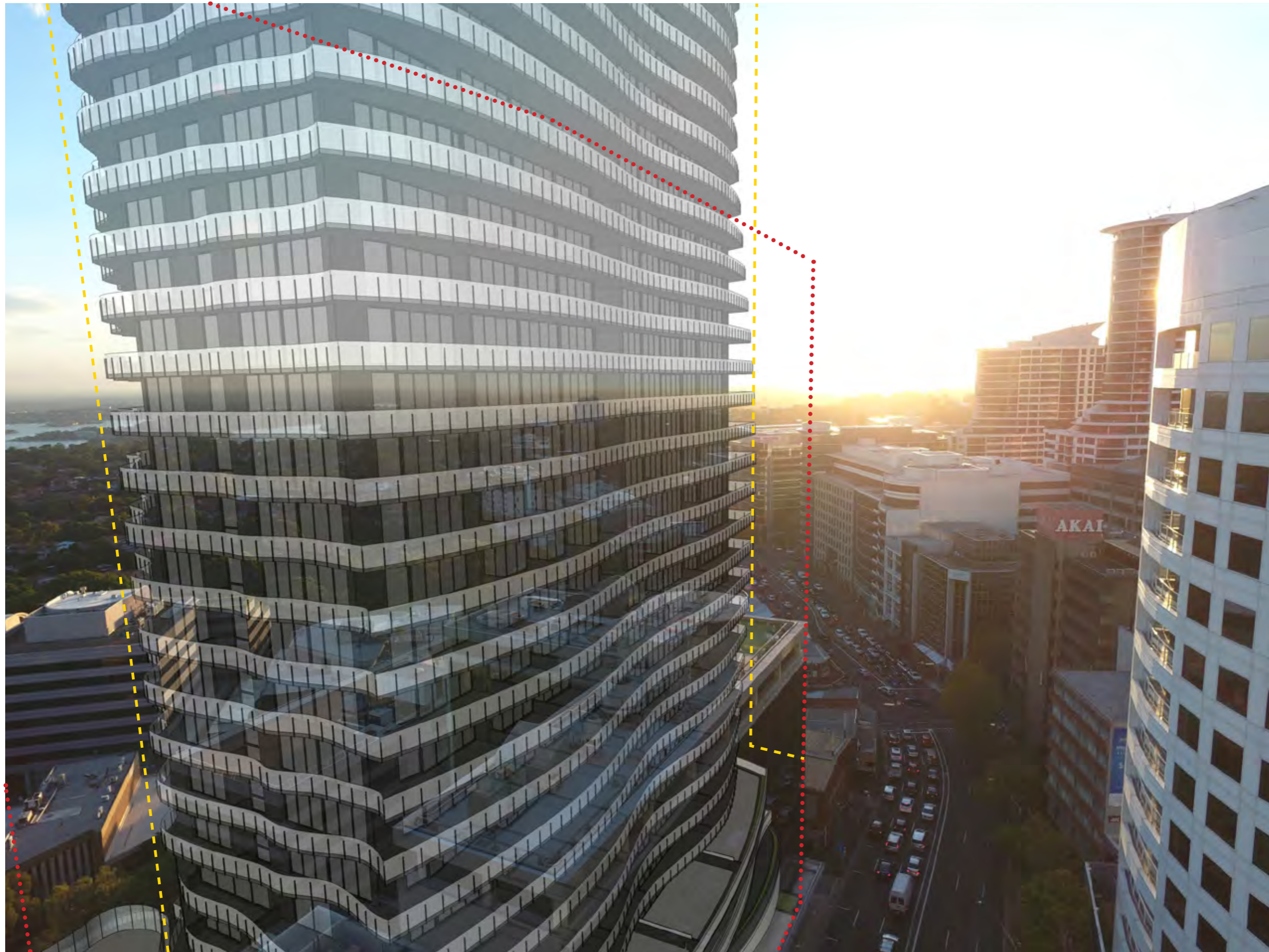
LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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LEVEL 19 RL141

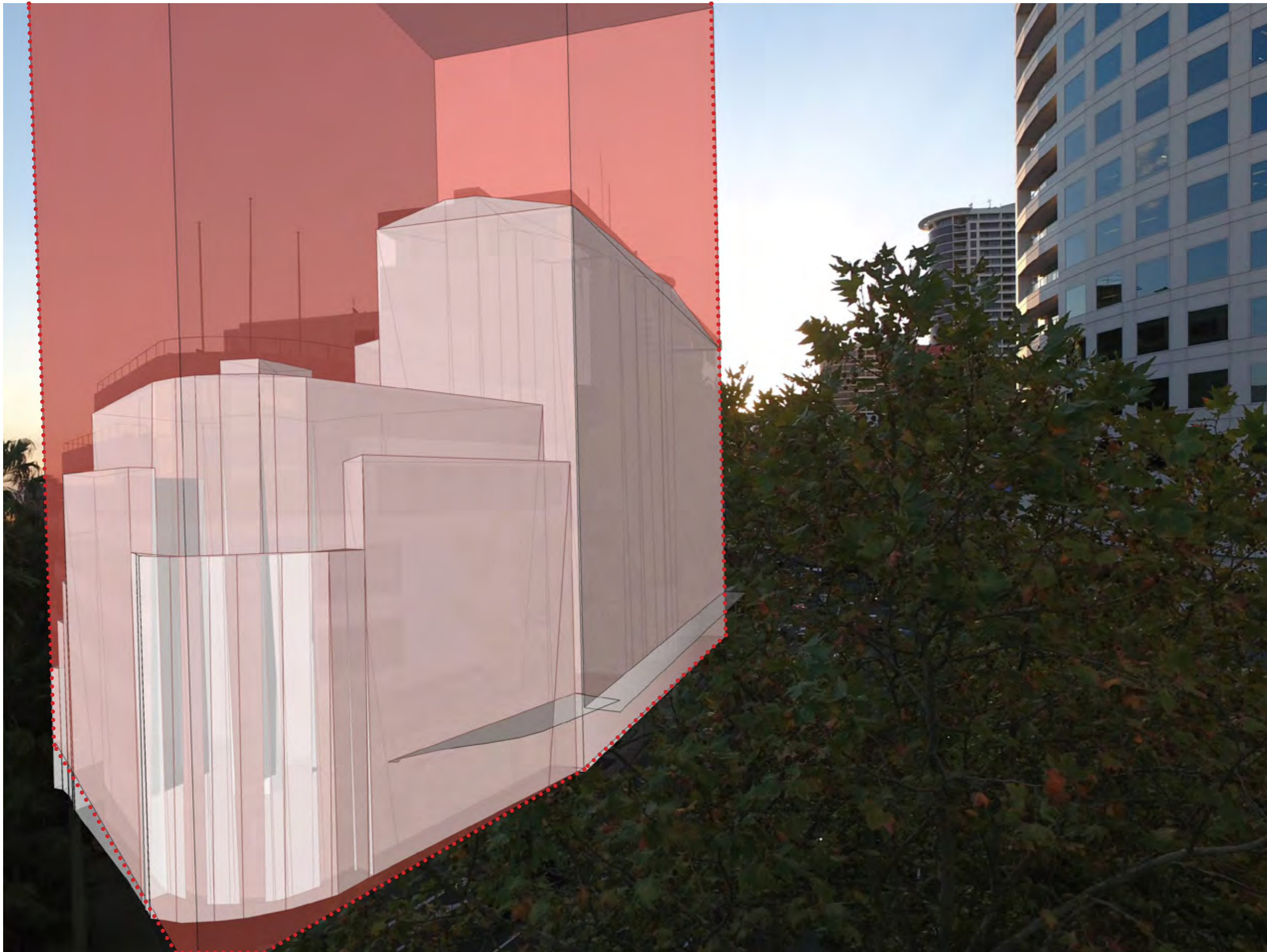
DA SUBMITTED ENVELOPE

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- - - - LC DCP 2010 ENVELOPE

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LEVEL 4 RL106

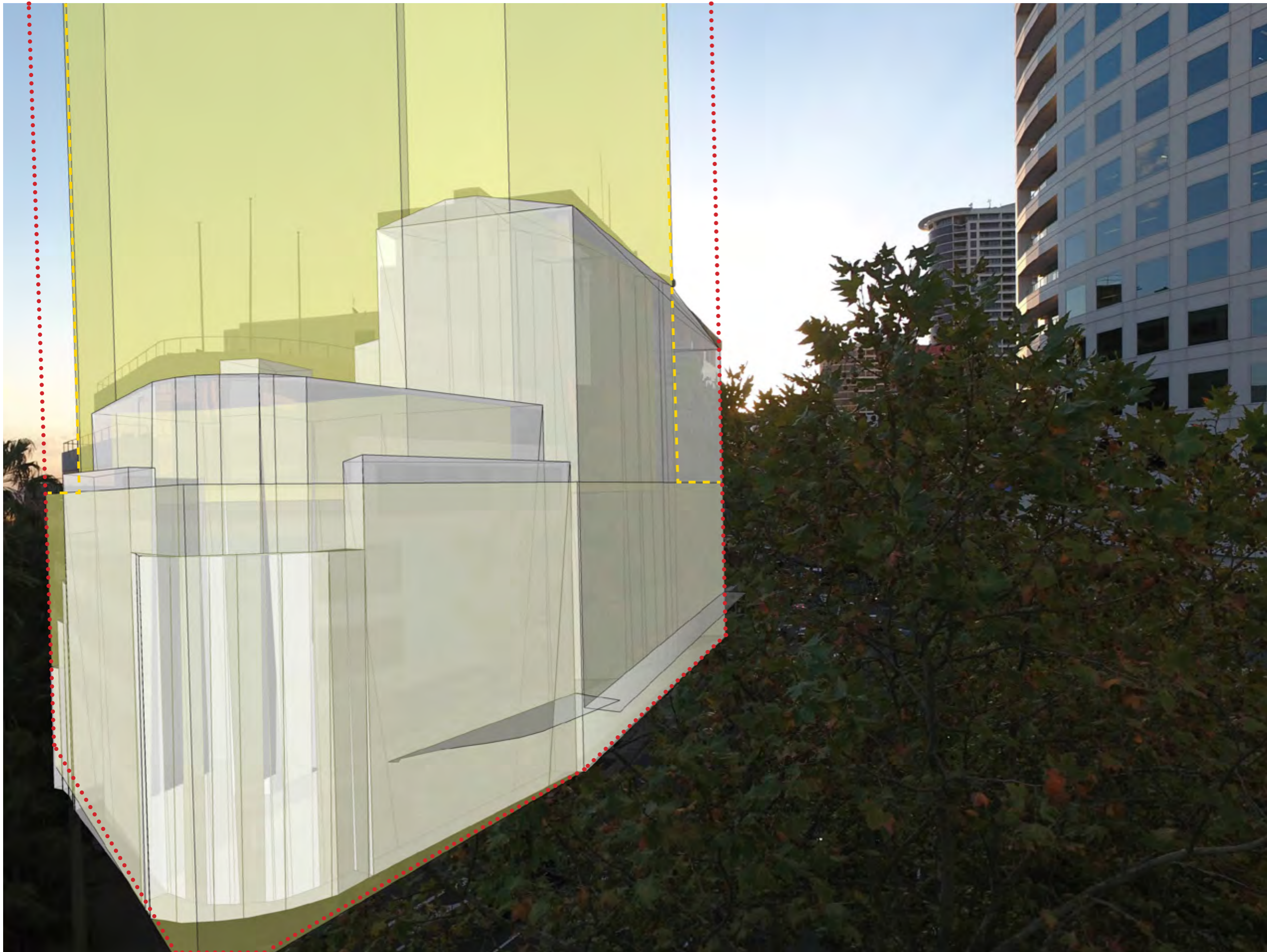
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

—— LC DCP 2010 ENVELOPE

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LEVEL 4 RL106

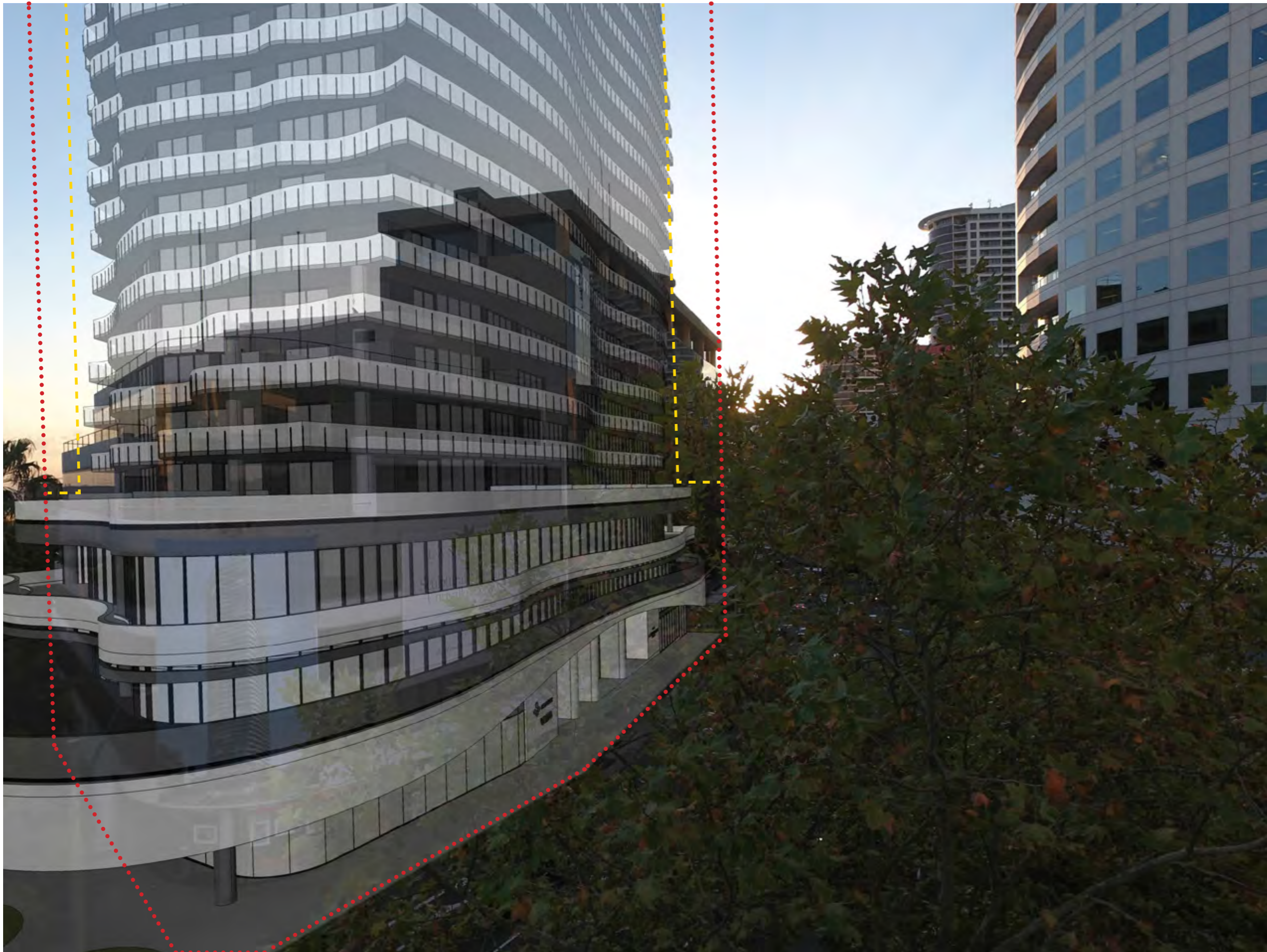
LC DCP 2010 ENVELOPE

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--- LC DCP 2010 ENVELOPE

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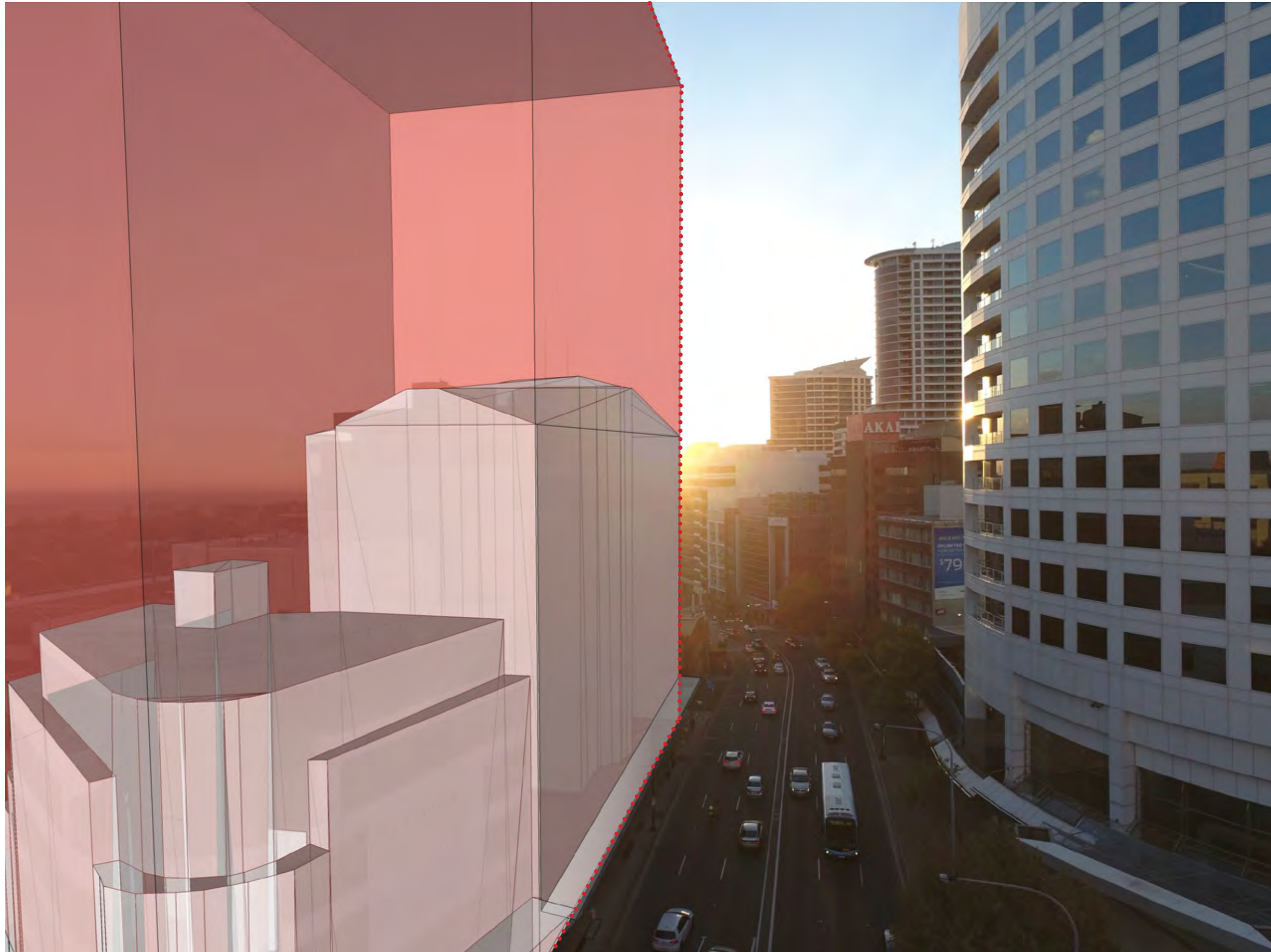
DA SUBMITTED ENVELOPE

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--- LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

LCLEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

----- LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

--- LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

DA SUBMITTED ENVELOPE

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LEVEL 14 RL136

LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

—— LC DCP 2010 ENVELOPE

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LEVEL 14 RL136

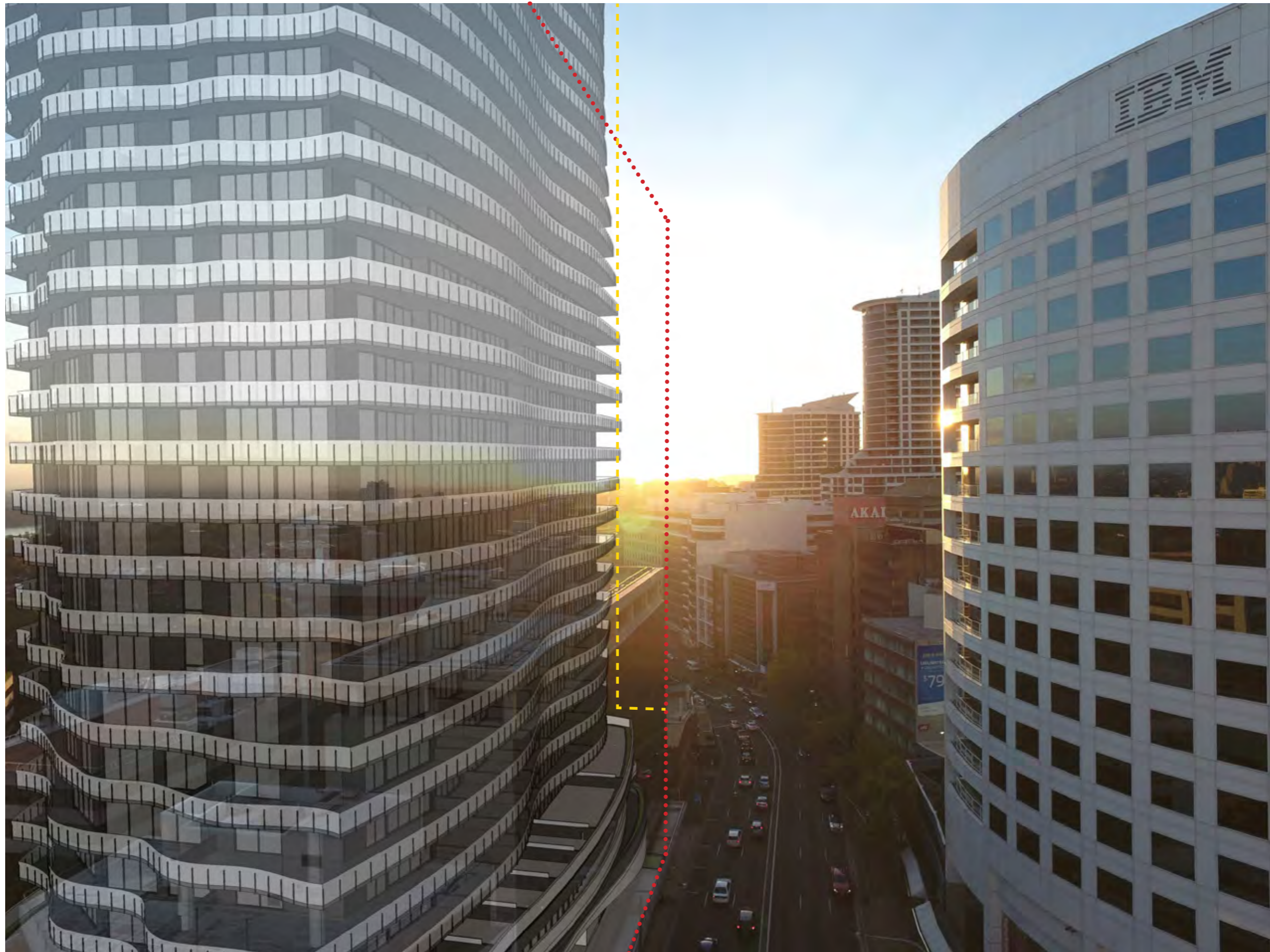
LC DCP 2010 ENVELOPE

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- - - LC DCP 2010 ENVELOPE

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LEVEL 14 RL136

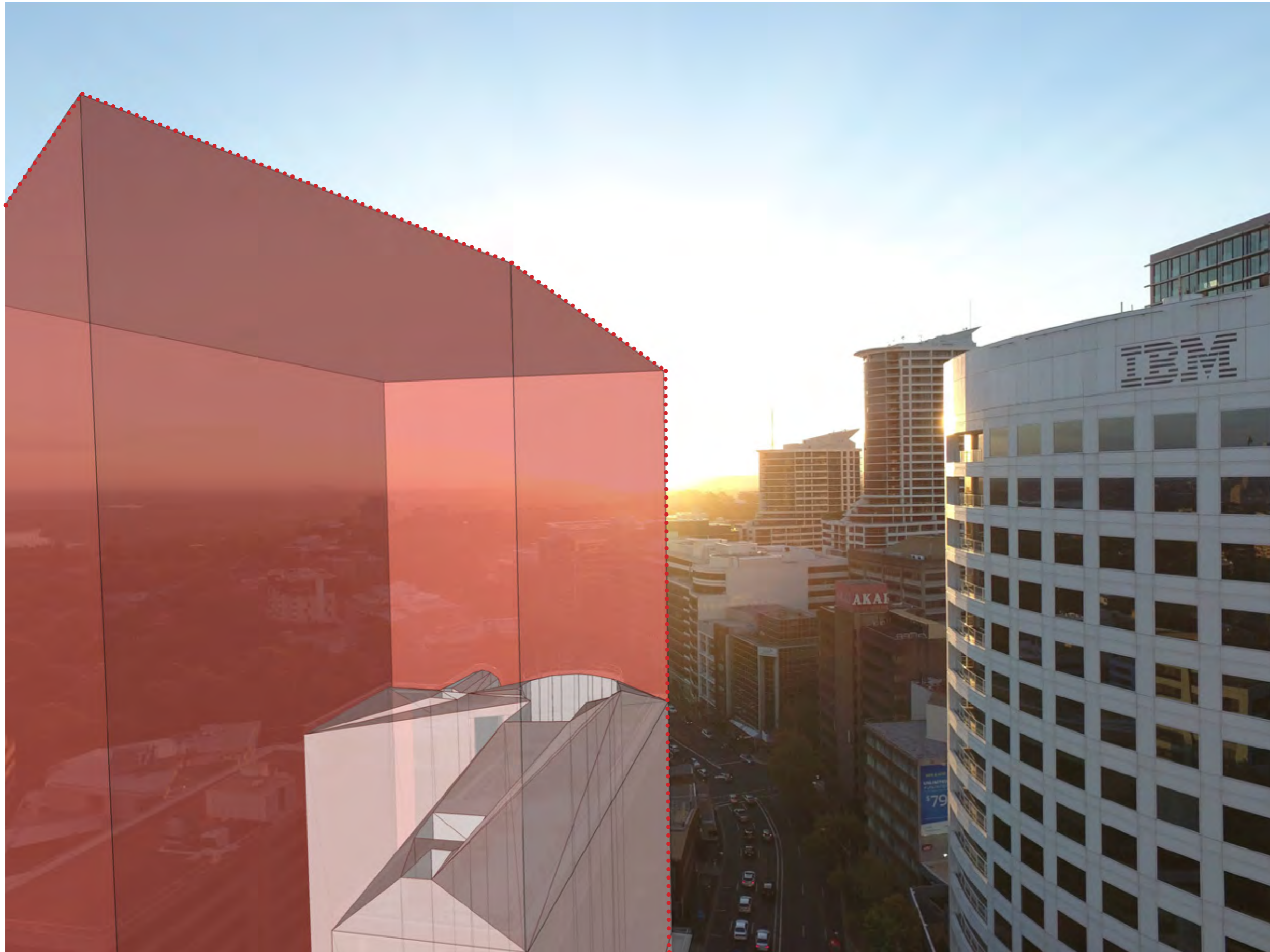
DA SUBMITTED ENVELOPE

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LEVEL 19 RL141

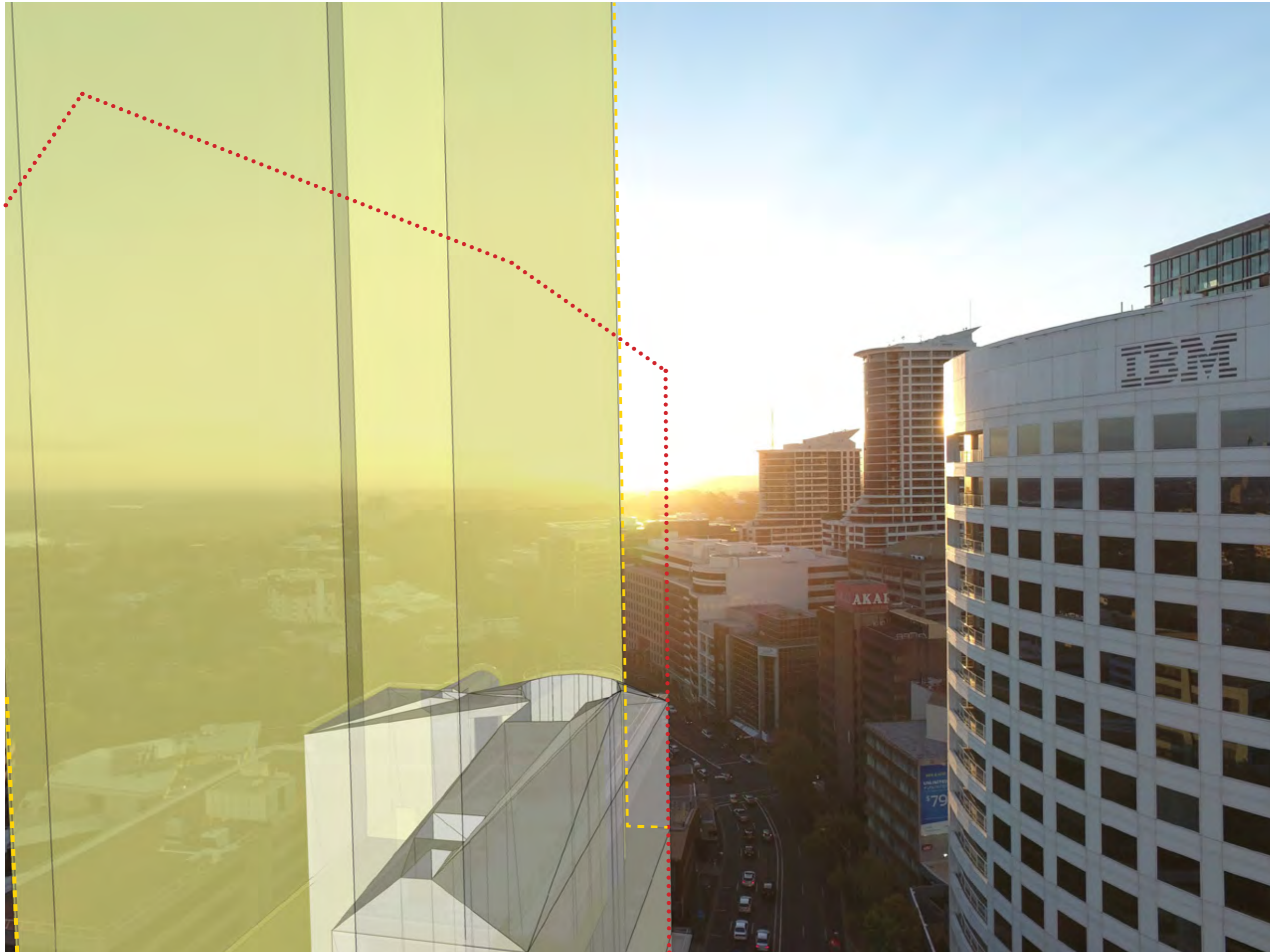
LC LEP 2009 ENVELOPE

..... LC LEP 2009 ENVELOPE

—— LC DCP 2010 ENVELOPE

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LEVEL 19 RL141

LC DCP 2010 ENVELOPE

..... LC LEP 2009 ENVELOPE

- - - LC DCP 2010 ENVELOPE

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LEVEL 19 RL141

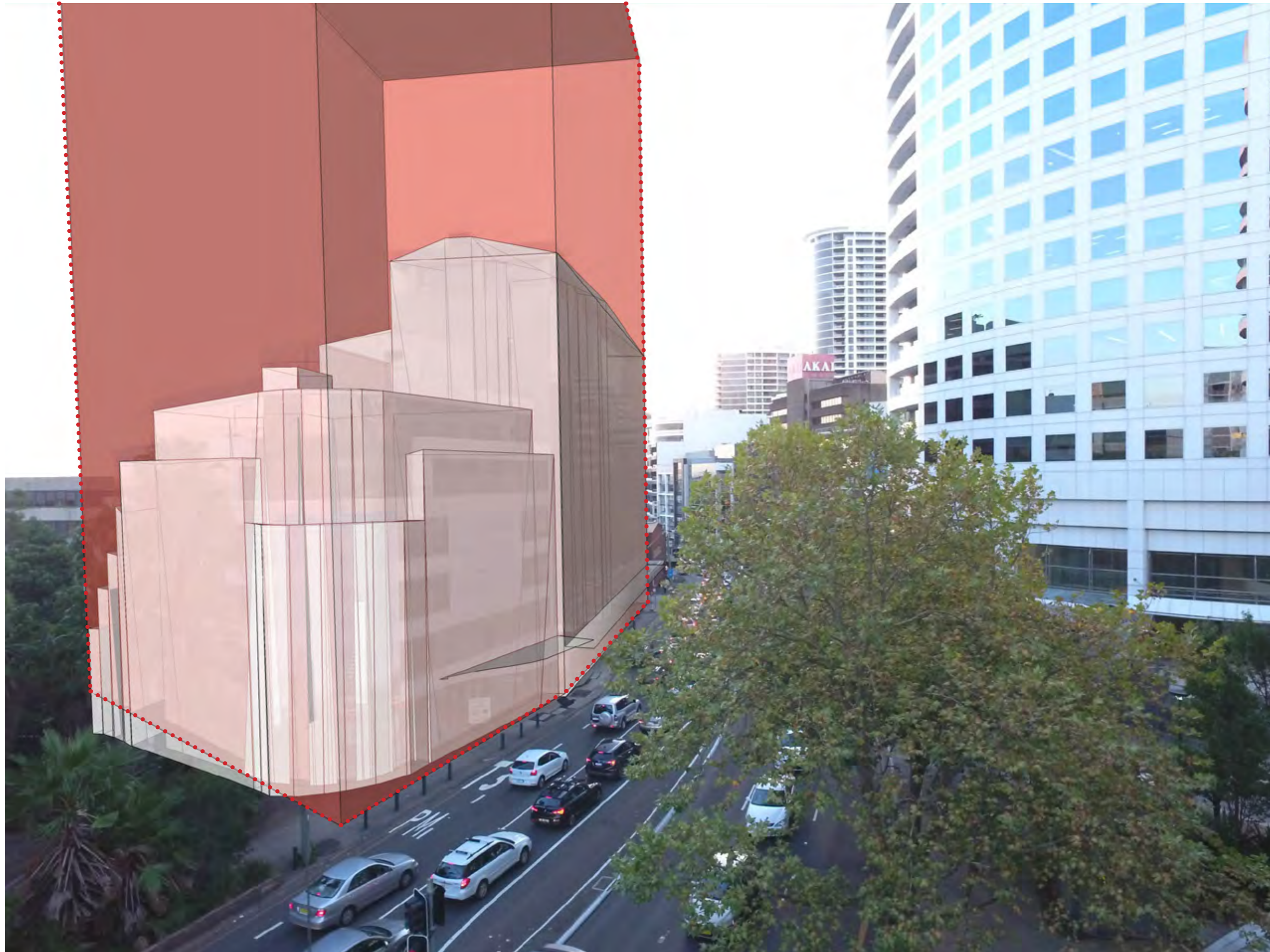
DA SUBMITTED ENVELOPE

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LEVEL 4 RL106

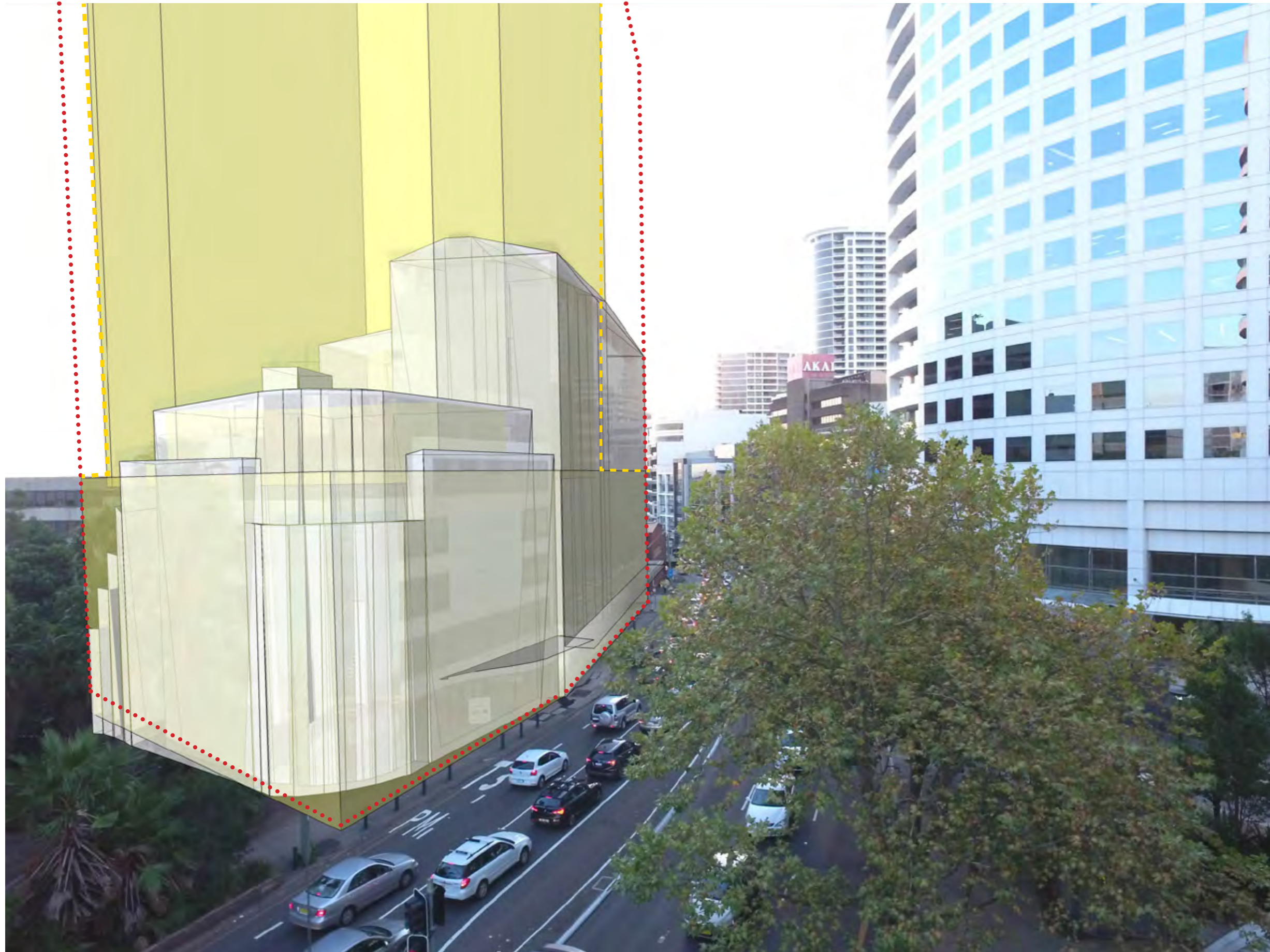
LC LEP 2009 ENVELOPE

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LEVEL 4 RL106

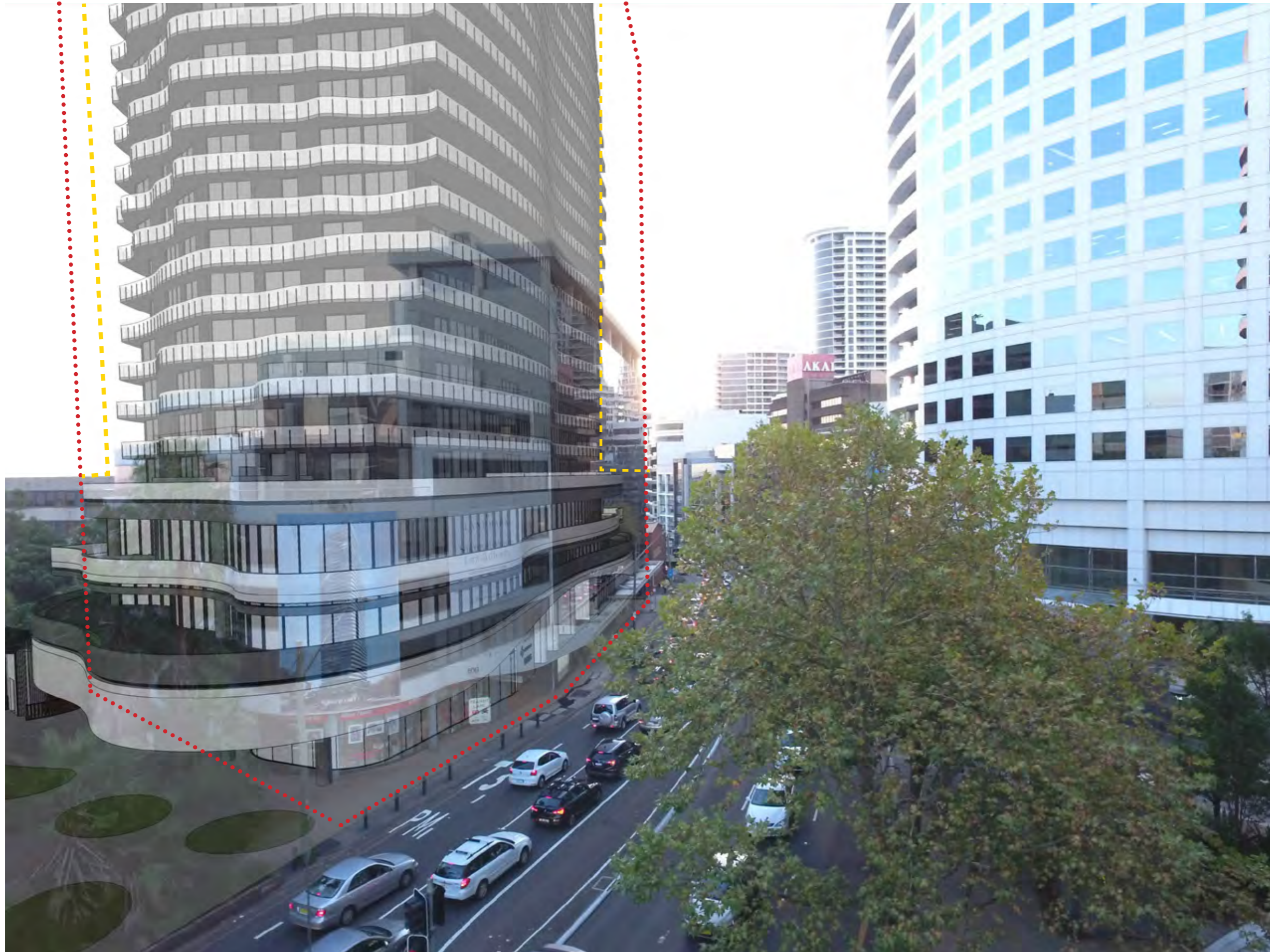
LC DCP 2010 ENVELOPE

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LEVEL 4 RL106

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D

LEVEL 9 RL121

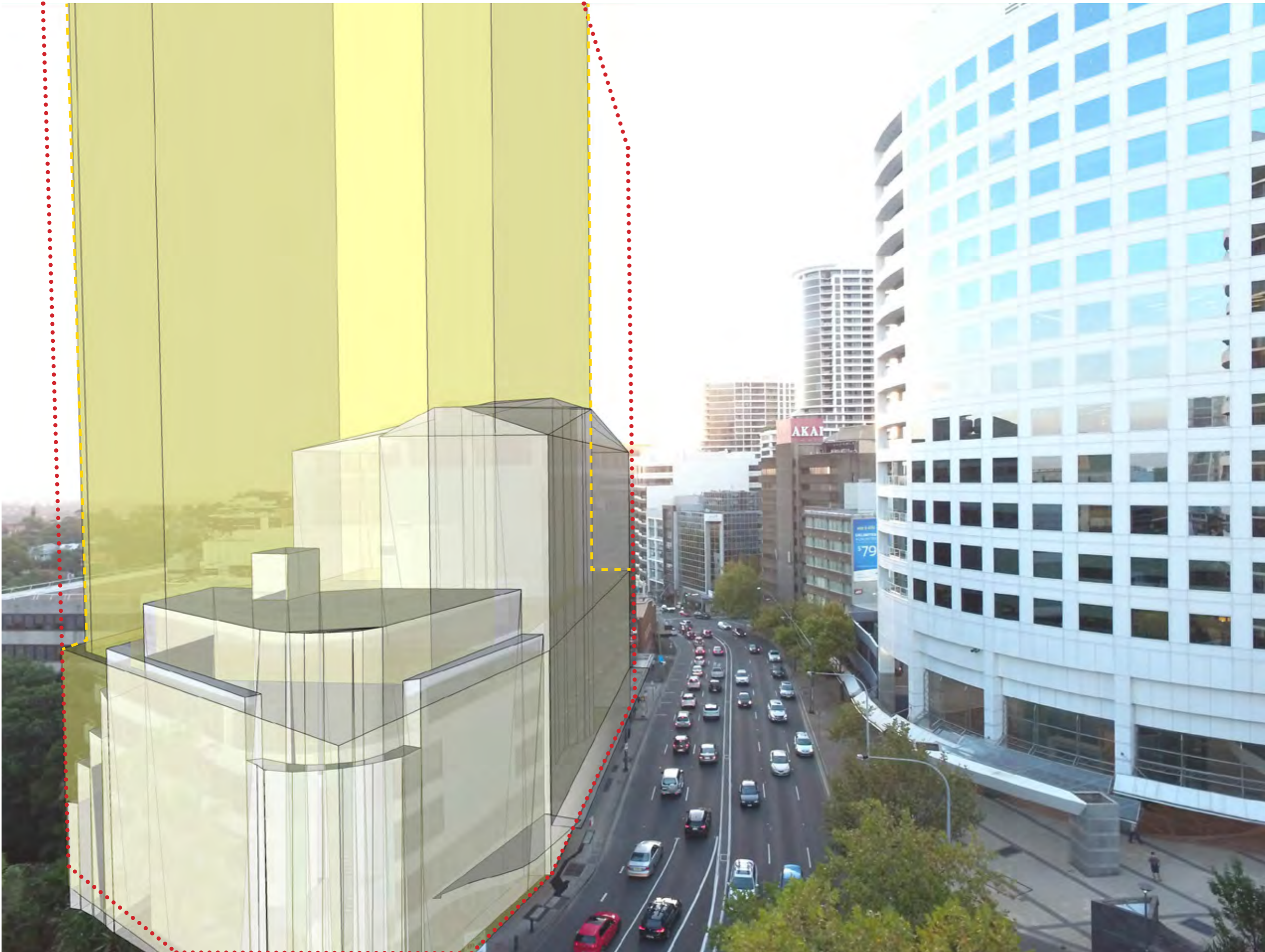
LC LEP 2009 ENVELOPE

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- - - - LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

LC DCP 2010 ENVELOPE

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LEVEL 9 RL121

DA SUBMITTED ENVELOPE

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LEVEL 14 RL136

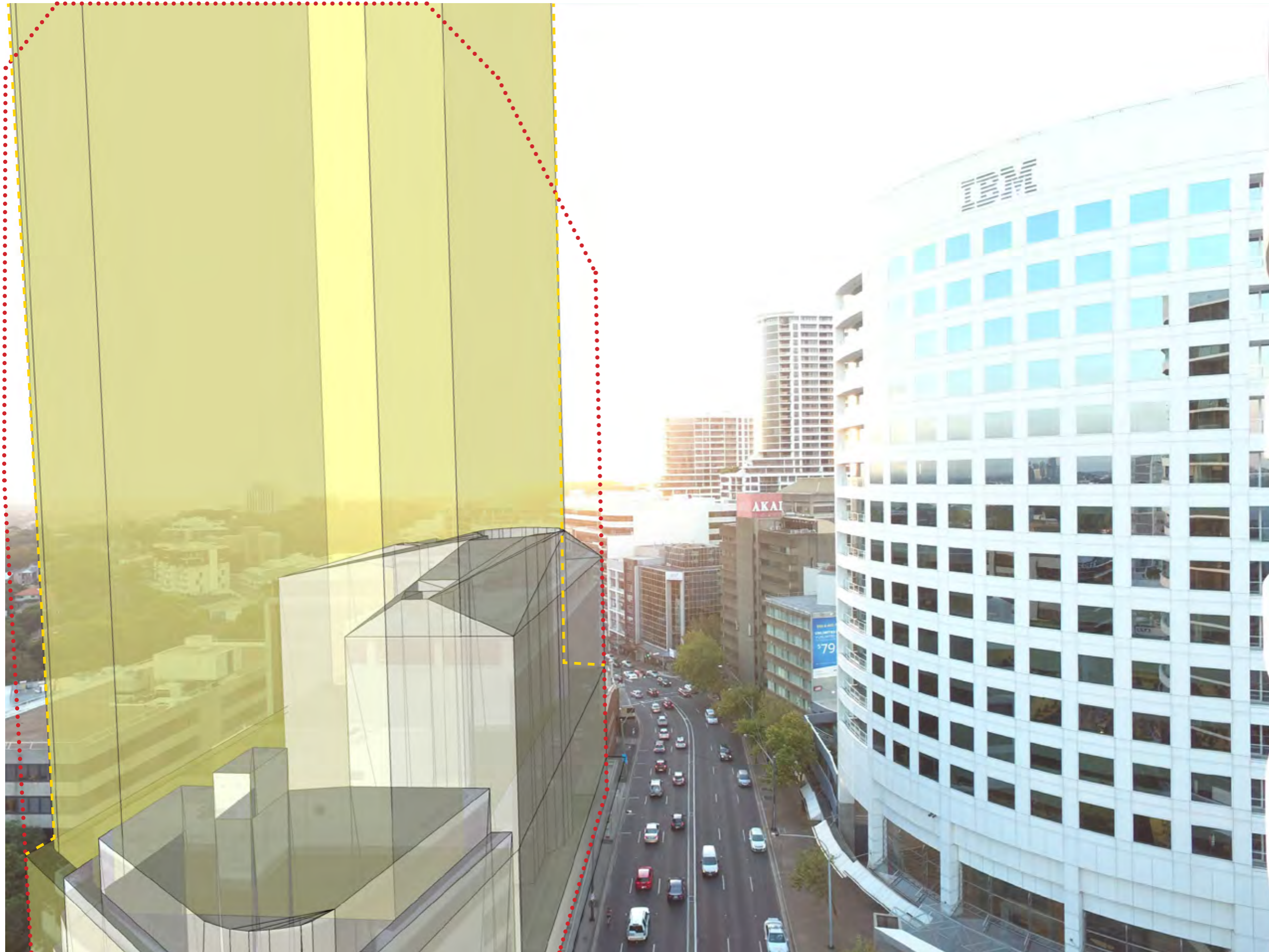
LC LEP 2009 ENVELOPE

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D

LEVEL 14 RL136

LC DCP 2010 ENVELOPE

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LEVEL 14 RL136

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LEVEL 19 RL141

LC LEP 2009 ENVELOPE

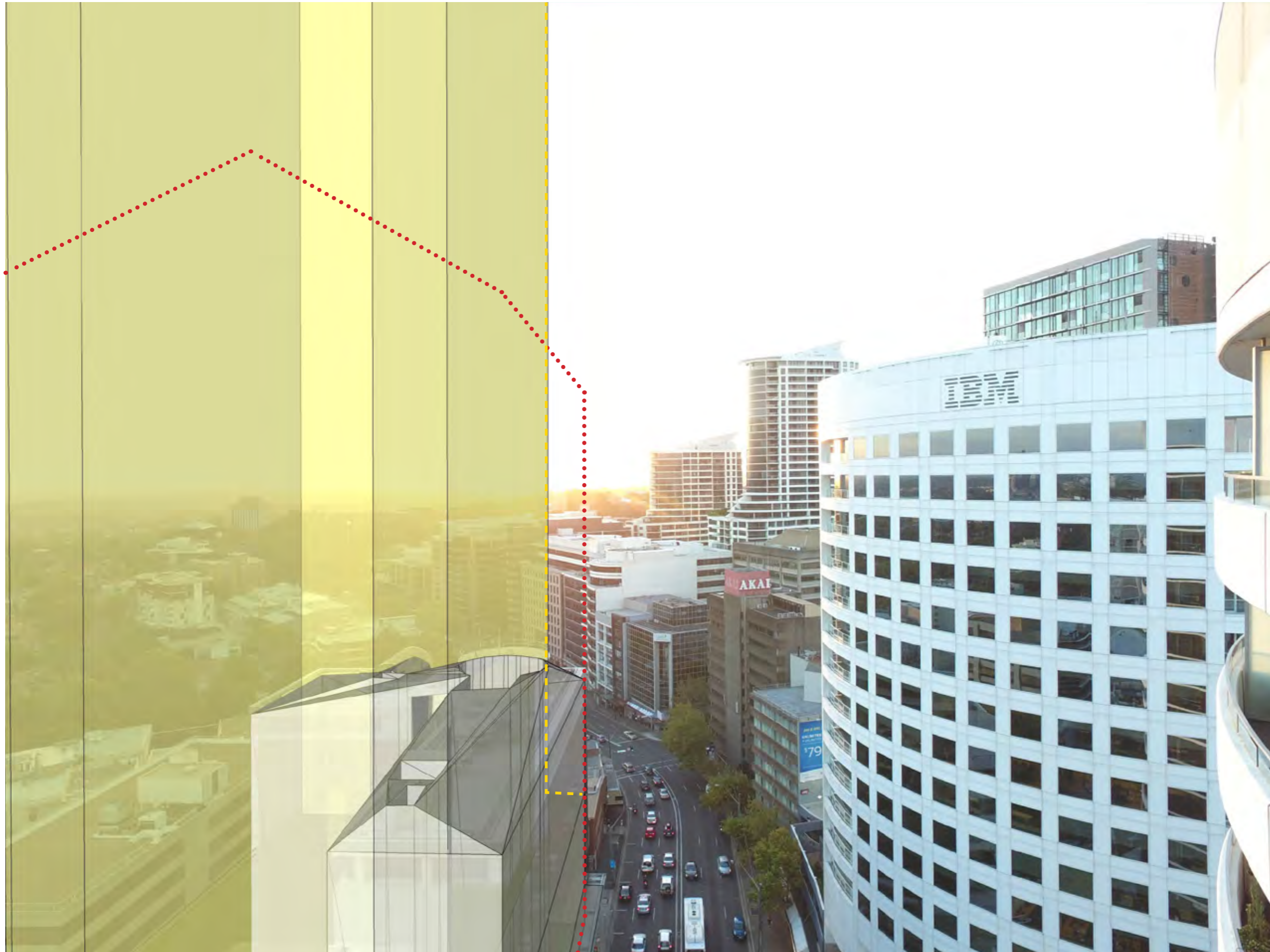


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LEVEL 19 RL141

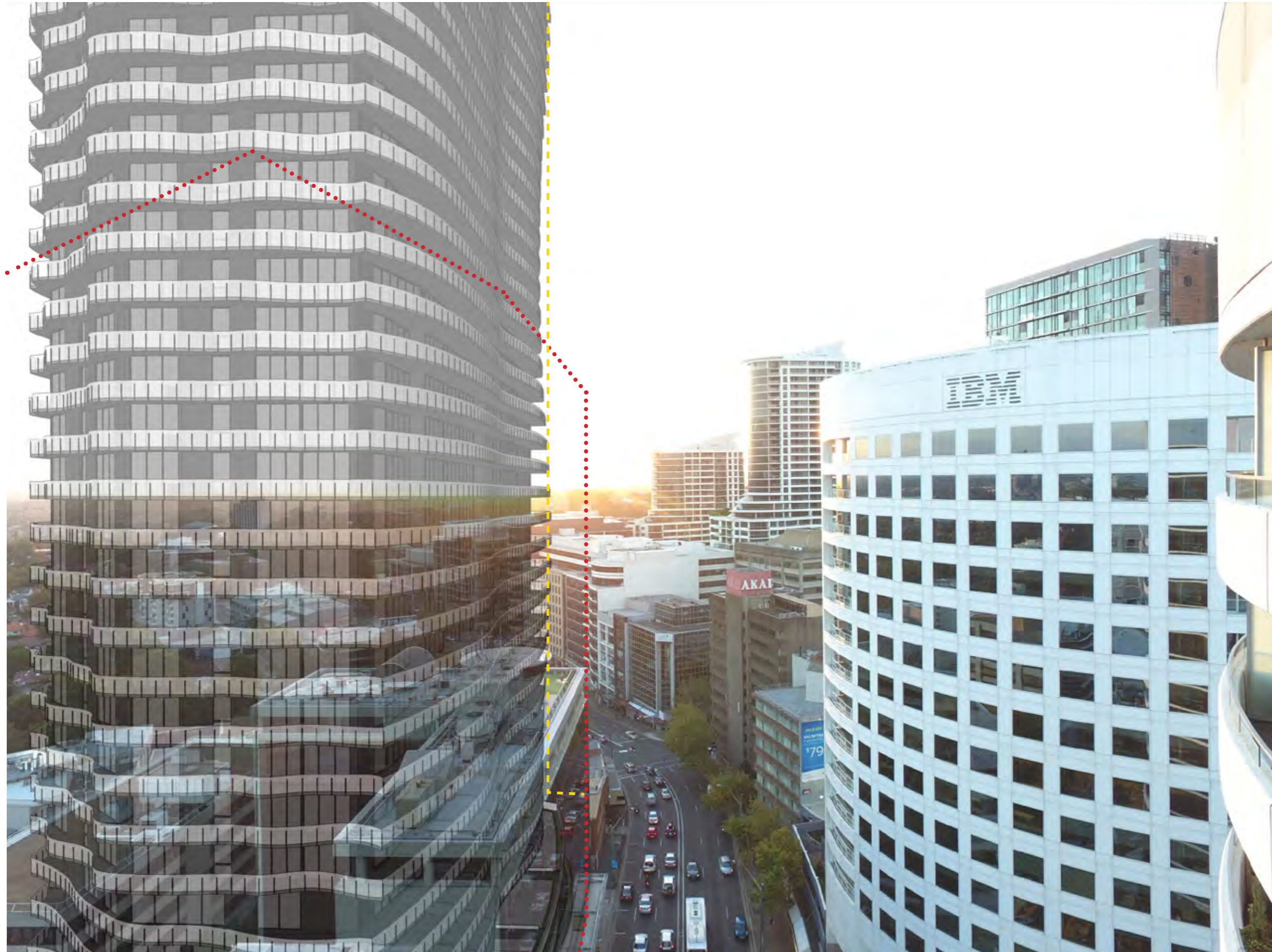
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