

# COOGEE BAY HOTEL

## VISUAL IMPACT ASSESSMENT REPORT

### (PUBLIC AND PRIVATE VIEWS)

PREPARED FOR THE  
**SIMMATOWN PTY LTD**  
MARCH 2023  
UPDATED FOR DA SUBMISSION



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# EXECUTIVE SUMMARY

This Visual Assessment Report (VAR) follows two previous detailed submissions prepared in relation to a former submitted DA. The previous reports included detailed baseline information, analysis and assessment from public and private view places.

This updated DA includes lower height and smaller scale built forms compared to previous massing versions.

The updated DA is based on an extensive and collaborative design development process as part of an LEC s34 conciliation process reviewed by a number of built form experts and Council officers.

The updated DA also carefully considers and responds to public and private domain views from view places reviewed and agreed by Council.

The series of design changes made over the last 6 months respond to initial feedback provided by Council and the Sydney East Planning Panel in relation to DA 437/2021.

We note that the changes as proposed are also of low visibility in close and medium distant public domain views.

Public domain views have been investigated from parts of Coogee Bay beach, its promenade and Goldstein Reserve.

The visual effects of the updated DA have been modelled and assessed from 5 key public domain locations identified by Council. Please refer to public domain photomontages for further detail.

The updated DA envelope represents a collective response to urban design and view issues which seeks to retain access the most highly valued parts of existing views for the closest and potentially most affected residents.

The updated DA's envelope includes a wide central low section of built form, that is set significantly below the height control and creates a view corridor which allows for the retention of scenic and highly valued views.

The report includes photomontages which show the proposed envelope in views from the 18 residences including representative locations selected and prepared by Urbis and additional views prepared by AE Design requested by Randwick City Council.

The massing model included in existing photographs from potentially affected dwellings, and photomontages have been prepared by Fender Katsalidis and provided to Urbis and AE Design.

AE Design were responsible for preparing supplementary photomontages from additional dwellings as directed by Council. Original photographs used to prepare those images were taken by Urbis from surveyed locations.

Photomontages show complying built form as a red translucent colour and non-complying built form in blue. All non-complying built form proposed is subject to a Clause 4.6 variation application.

The assessment of view loss in individual views and the overall view impact for each dwelling is based on observations made on site at the time of photography and photomontages which are prepared to satisfy the LECNSW requirements for accuracy.

In this regard, the massing shown and the extent of any view loss caused by the built forms proposed, is as accurate as is possible. Therefore the photomontages can be relied upon by the community and consent authorities for assessment and consideration.

27 dwellings were inspected and views from 18 dwellings were modelled using photomontages (prepared by Urbis and AED).

Views from 18 dwellings were analysed in detail and assessed against the Tenacity Planning principle. This includes the original set of views selected by Urbis for analysis and additional views requested by Council.

## Conclusions

- Views from all 18 dwellings from the original sample of 27 dwellings inspected, have been modelled to inform this assessment.
- The inclusion of the wide view corridor reduces the visual scale of built form along the length of Vicar Street and will create view sharing benefits to all elevated residential locations immediately west, south-west and north-west of the subject site.
- The view corridor successfully promotes reasonable view sharing outcomes, as it allows for the retention of south-easterly views to the majority of Wedding Cake Island from close residential dwellings.
- The view corridor also promotes access to views of open ocean and sea-sky horizon in easterly and north-easterly views that currently enjoy views to it.
- The views are described in terms of the predominant features present where the selected modelled view represents the 'worse case' view focused on the site, noting that each dwelling has access to other views to the north, north-east and south which do not include the subject site and will not be affected.
- 18 views have been modelled and assessed against the Tenacity Planning Principle to guide our assessment of overall view impacts for each whole dwelling.
- All descriptions and ratings are tabulated in the Tenacity Summary Table (Page 74).

- The minor view impact rating is reasonable and acceptable for Brook Street dwellings given that the non-complying parts of the envelope do not block scenic and highly valued features as defined in Tenacity.
- The moderate view impact for 17 Vicar Street is reasonable and acceptable given that it is entirely caused by built form which sits significantly below the LEP height control and is therefore fully compliant with controls that are relevant to view loss. Views to be lost are not considered as scenic or highly valued in Tenacity terms.
- In summary out of 27 dwelling inspections, where potential view loss was modelled for 18 dwellings and rated as minor or less in all cases except for one dwelling.
- The additional height sought in all views, blocks areas of sky or open water so that no additional scenic or highly valued features would be revealed through a further reduction in height.
- In the majority of views analysed (17 out of 18) the overall composition and scenic quality of views will not change significantly as a result of the updated DA envelope.
- The visual effects of the proposed envelope are low, the extent of view loss is minor or less for all but one dwelling, the upper and non-complying parts of the proposed envelope predominately block features that are not scenic or combine to form highly valued views as defined in Tenacity.
- Considering the likely view impacts for the immediate and wider potential visual catchment, based on the 18 representative views analysed, in our opinion the private views and 5 public views, the predominance of low view impacts and ratings, the outcome is reasonable and acceptable.
- View impact ratings for the public domain views are also low. Taking into account all relevant factors and the reasonable sharing of views both for residents, the public and the owners of the subject site, the updated DA can be supported on view sharing and view impact grounds.

# 1.0 PURPOSE OF THIS REPORT

Urbis has been commissioned by the owners of the existing Coogee Bay Hotel and the applicant to provide independent analysis and assessment of potential view-sharing outcomes in relation to the amended Development Application (pared in April 2022).

The advice has been prepared to provide an assessment of potential visual effects of the proposed development on public domain and private domain views. The lead author of this report specialises in the assessment of visual impacts, view loss, and view sharing assessments and in strategic planning for the protection of scenic resources.

This report follows previous view-sharing advice prepared in relation to a previously submitted and deferred DA for the site. This report was based on two private domain view inspections and additional Computer-generated images (CGIs) to represent views from other neighbouring dwellings.

Relevant parts of the previous report for example, descriptions of baseline factors such as visual context, visual character and potential visual catchment remain relevant and are included.

## 2.0 BACKGROUND

This report follows previous visual analysis and assessment work undertaken by Urbis and others. The previous view sharing advice was partly informed by preliminary site investigations undertaken by Dr Richard Lamb, engaged by Urbis in 2018. This advice identified the potential visual catchment of the existing built form on the site (based on visibility of the boutique hotel as the tallest built form present on the site) and residential dwellings that would be most at risk of potential view loss should the existing built form on the site change.

In this regard Dr Lamb identified neighbouring locations which based on his fieldwork observations, analysis of the visual context and likely views access, would be those most likely to be potentially affected by view loss. Views from some neighbouring dwellings were recommended for further analysis during the design development stages.

Previous work undertaken by Urbis in 2020 and 2021 included consideration of the likely effects on private domain views from two neighbouring dwellings and on other dwellings based on constructed CGI images that were used to indicate likely view sharing outcomes. The DA was referred to the Sydney Eastern City Planning Panel (SECPP) on 16 December 2021, where the SECPP deferred the determination to provide the Applicant the opportunity to address a range of issues, including additional view analysis from affected private properties and the public domain be provided. Council also advised that the view loss from private properties and the public domain is a key issue that needs to be addressed.

Council provided a list of submissions received from properties that raised view loss, either from their own property or the public domain, as a concern.

### Response to view loss objections

In response to the 180 objections made in relation to the previous DA which cited view loss or visual impacts, Urbis reviewed and mapped the geographical location of the objector's residences. GIS terrain modelling and LiDar data were used to estimate the highest floor level below the roof ridge height at each residence, in relation to the roof form of the Boutique Hotel. Based on this, Urbis determined that most objectors would either have no or limited access to views of the existing boutique hotel roof or parts of the subject site.

In this way, Urbis could separate more distant locations where although some visibility of the site (the tallest roof) may be visible, it would be highly unlikely to equate to any discernible view loss.

Subsequently, Urbis was able to reduce the scope area to the closest and potentially most affected dwellings, and hand-delivered letters requesting access to approximately 48 premises. In this regard, Urbis narrowed the assessment efforts to dwellings and residential flat buildings located in immediate mid-slope locations to the north-west, west, and south-west.

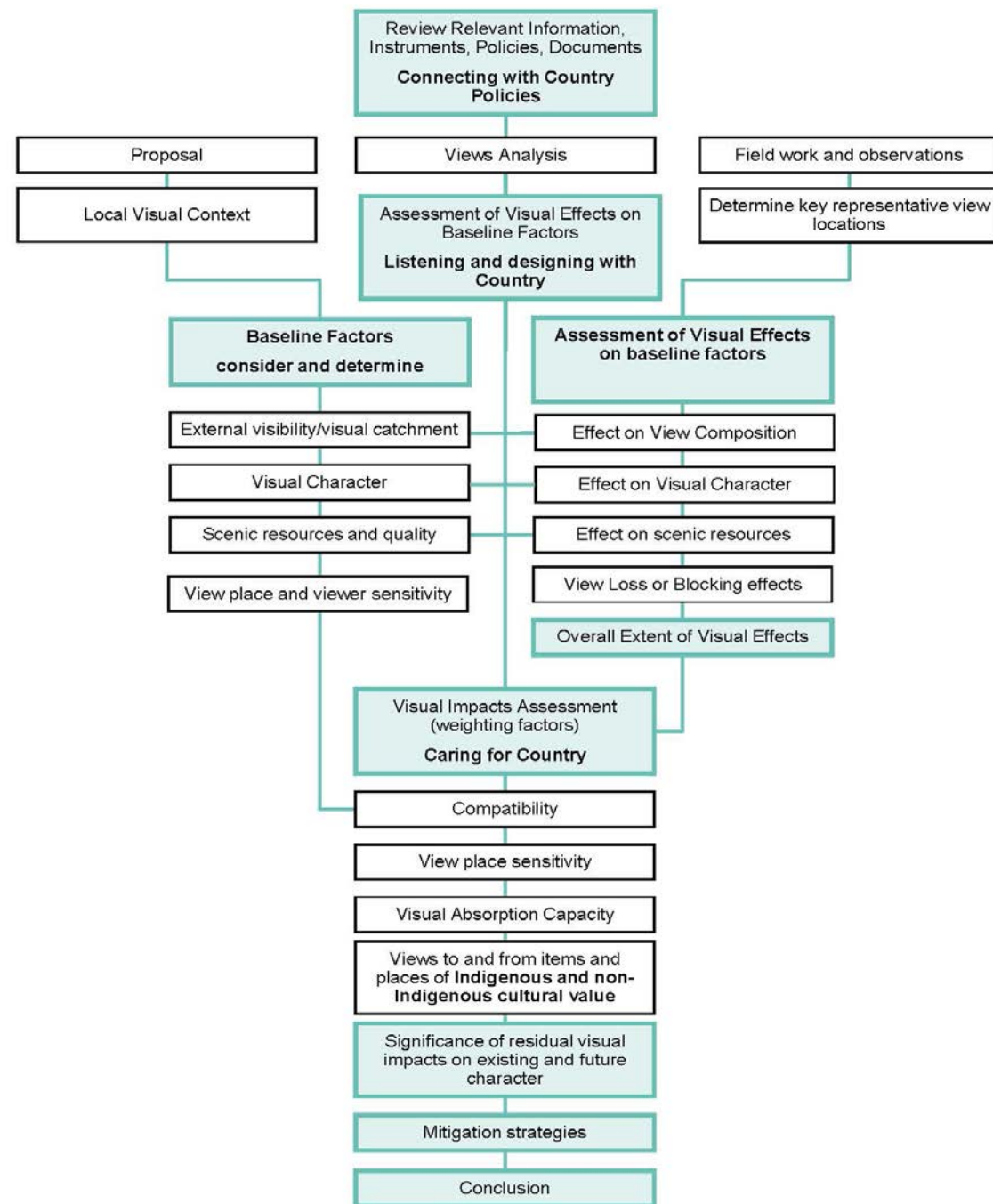
### Views Inspection and identification of view corridors

Based on the responses received, Urbis inspected views from 27 individual dwellings. Following analysis of all views inspected we determined that in simple terms, two key view corridors to scenic and highly valued features (as defined in Tenacity) from two general locations. The two key view corridors; are South-east from approximately the intersection at Coogee Bay Road and Brook Street to Wedding Cake Island, and northeast from the vicinity of Brook Street and Kidman Street to Dolphin Point headland and in particular the

land-water interface were determined to be worthy of protection. Urbis advised the applicant and consultant team that retaining access to these features and incorporating key view corridors for local residents would be reduced view impacts and improve view sharing outcomes for the majority of residents who have access to the two key view corridors and scenic and highly valued features, for example, Dolphins Point headland and Wedding Cake Island.

The view-sharing outcomes in this report have based analysis of view inspections at 5 public domain locations and inspections at 27 private domain locations. Views towards the site were documented from 27 dwellings and following a review, 12 representative views were selected for further analysis and modelling. The 12 views were used to prepare photomontages which include the revised amended DA and have been used to inform view loss, view impacts, and the overall view sharing outcomes assessed against the Tenacity Planning Principle. Urbis also reviewed and assessed the potential impact the proposal will have on five public domain views. Impact on public views is rated according to the Urbis VIA methodology (refer to figure 2 method flow chart)





**Figure 1** VIA Methodology Flowchart

## 3.0 PROPOSED DEVELOPMENT

### Project Description in Visual Terms

The site is located at 253 Coogee Bay Road, 212 Arden street, 227-233 Coogee Bay Road, 5-7 and 15a Vicar Street. This description reflects the main elements of the proposal that will be visible externally. The existing boutique hotel building at the Vicar Street western boundary will be demolished and replaced by a building that is characterised by a broadly 'C' shaped floorplate.

The key heritage components of the site will be retained, and will remain as visually prominent and distinctive elements in all private and public views inspected. The heritage building at the north-eastern corner of the site is retained where internal changes are not visible externally. We note that the changes as proposed are also of low visibility in close and medium distant views from parts of Coogee Bay beach, its promenade and Goldstein Reserve.

The updated DA architectural set of plans prepared by Fender Katsalidis (February 2023) reflects significant change compared to previous iterations of the design and a previously submitted DA.

### Reduced Built Form and View Sharing Corridors

The proposed residential flat building is contemporary in style and includes flat roof forms. The flat roof design extends the built form of the upper storeys to the north and south beyond the existing pitched roof forms, and therefore effectively occupies existing open space.

The setback of the Boutique Hotel will increase the spatial separation between the proposed development and built form along the north side of Coogee Bay road and in so doing widen the view corridor. When considered in easterly views from residences to the west, the proposed envelope will appear as a continuous built form of three storeys which present as low podium form. Above this there are two distinct forms separated by a wide spatial setback.

The northern, taller form includes part of the upper level 4 storey lift overrun which sits above the LEP height control. The wide setback from the 3rd storey roof (above Coogee Bay Road) to the north elevation of the fourth storey and including the wide spatial separation to the southern, taller form, reduce the visual scale of the building. The separation of the two taller forms at the 3rd storey roof level, is in excess of 10 linear metres, creating a generous view corridor and mechanism to promote view sharing.

We note further, than the northern form is characterised by different materialist where the vertical columns are darker in colour compared to the southern lower form. Above level 4 (its 3rd storey) above Vicar Street ground level) the northern form includes wide setbacks to its north and south elevations, so that the form decreases in scale at each storey. The setbacks, separate massing, inclusion of the wide view corridor and differentiated materiality all serve to reduce the perception of visual bulk and scale of the proposal, particularly in easterly views.



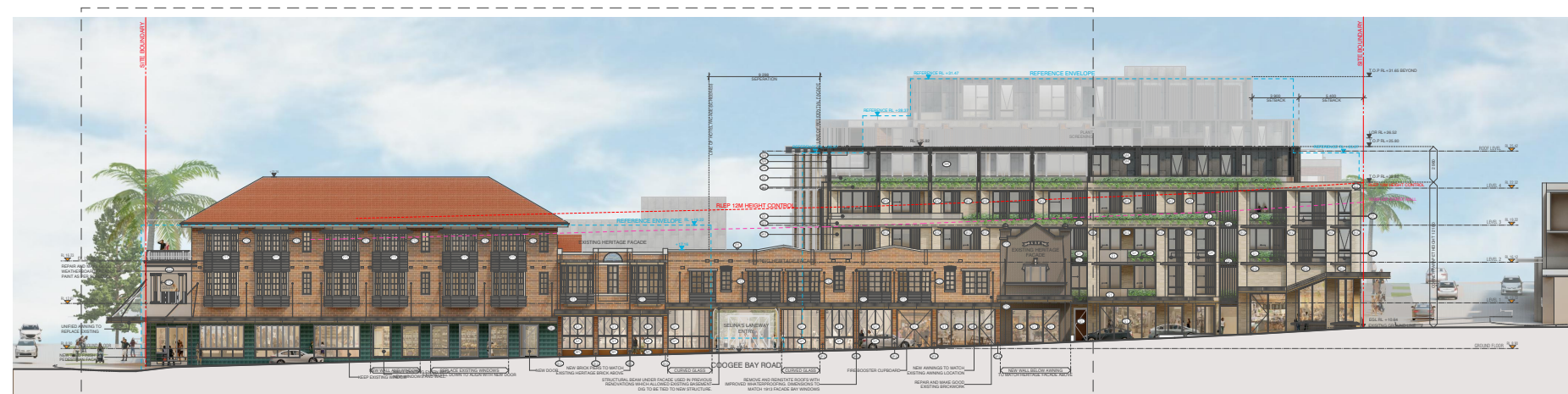


**Figure 2** Site Plan Proposed Fender Katsalidis



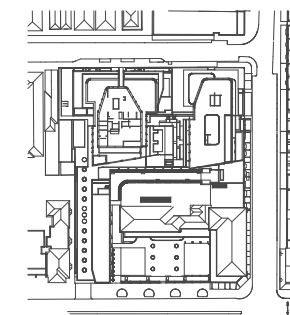


NORTH ELEVATION - HERITAGE DETAIL  
SCALE 1:750 (M)



#### MATERIALS LEGEND

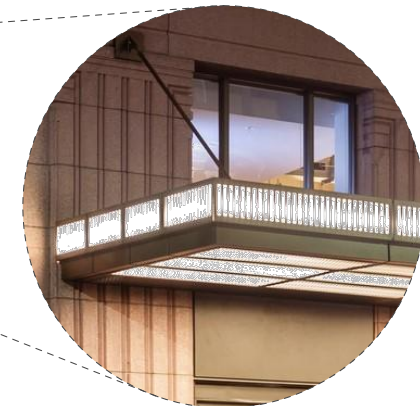
- BR1 - BRICK COLOUR MEDIUM
- BR2 - BRICK COLOUR LIGHT
- BR3 - REINSTATED HERITAGE BRICK
- CF1 - CONCRETE NATURAL GREY
- G1 - GLASS CLEAR
- G2 - TRANSLUCENT GLASS
- GS1 - ACOUSTIC GLASS SCREEN
- LV1 - METAL CLAD SHADING LOUVRE (COLOUR REF TYPICAL LOUVRE DET.)
- M1 - METAL CLAD BRONZE DARK
- M2 - METAL CLAD BRONZE MID
- M3 - METAL CLAD GREY
- M4 - METAL CLAD ZINC GREY
- PT1 - OFF-WHITE PAINT LIGHT
- PT2 - OFF-WHITE PAINT DARK
- PT3 - BRONZE PAINT
- PT4 - GREY PAINT
- ST1 - STONE COLOUR LIGHT
- TW1 - GLAZED TILE



KEY

Figure 3 North Elevation Proposed Part 1 Fender Katsalidis





### PROPOSED AWNING - PRECEDENT DETAIL



## KEY

**Figure 4** North Elevation Proposed Part 2 Fender Katsalidis



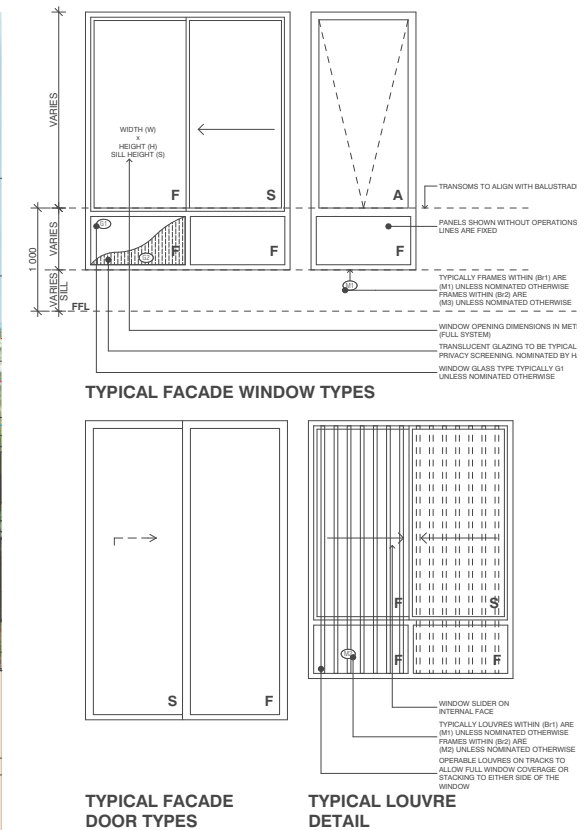
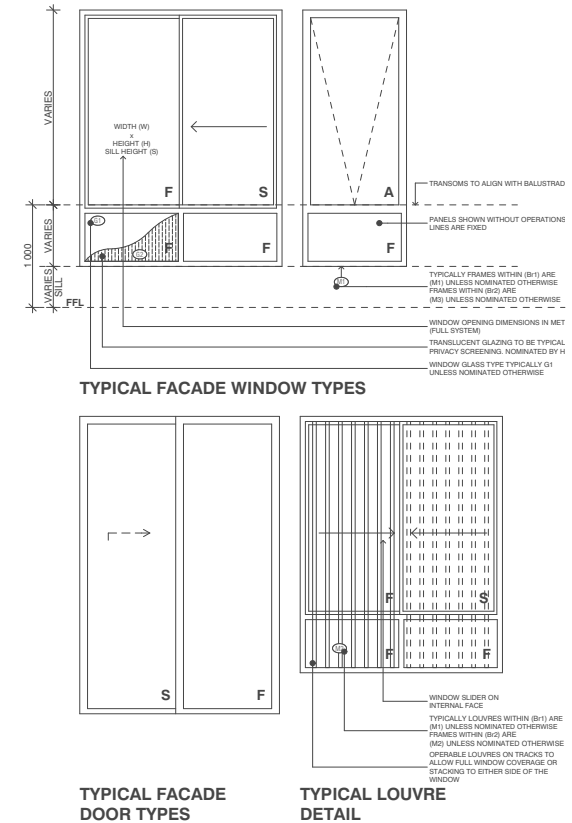


Figure 5 West Elevation Proposed Part 1 Fender Katsalidis





EAST ELEVATION  
SCALE 1:750(4)



- MATERIALS LEGEND**
- BR1 - BRICK COLOUR MEDIUM
  - BR2 - BRICK COLOUR LIGHT
  - BR3 - REINSTATED HERITAGE BRICK
  - CF1 - CONCRETE NATURAL GREY
  - G1 - GLASS CLEAR
  - G2 - TRANSLUCENT GLASS
  - GS1 - ACOUSTIC GLASS SCREEN
  - LV1 - METAL CLAD SHADING LOUVER (COLOUR REF TYPICAL LOUVER DET.)
  - M1 - METAL CLAD BRONZE DARK
  - M2 - METAL CLAD BRONZE MID
  - M3 - METAL CLAD GREY
  - M4 - METAL CLAD ZINC GREY
  - PT1 - OFF-WHITE PAINT LIGHT
  - PT2 - OFF-WHITE PAINT DARK
  - PT3 - BRONZE PAINT
  - PT4 - GREY PAINT
  - ST1 - STONE COLOUR LIGHT
  - TW1 - GLAZED TILE

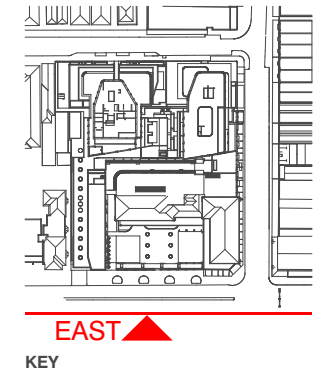


Figure 6 East Elevation Proposed Part 1 Fender Katsalidis



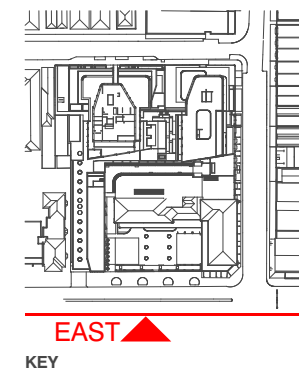
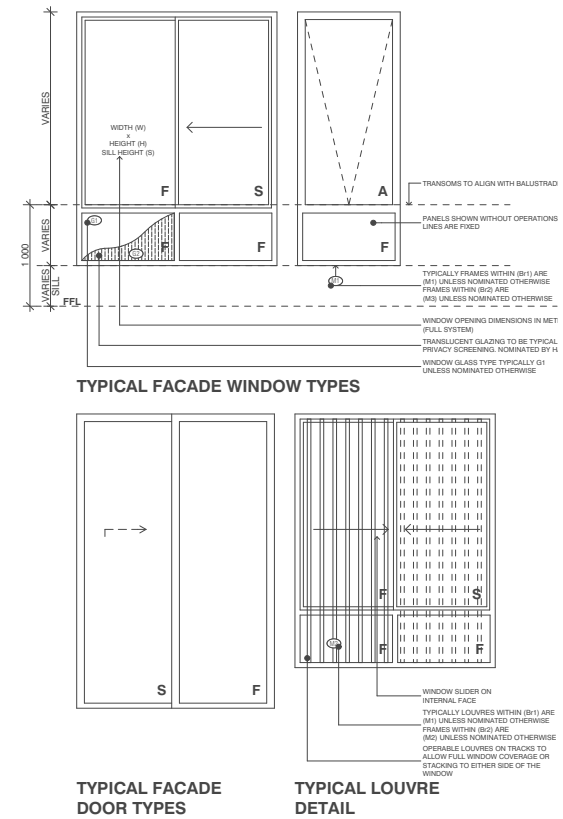


Figure 7 East Elevation Proposed Part 2 Fender Katsalidis



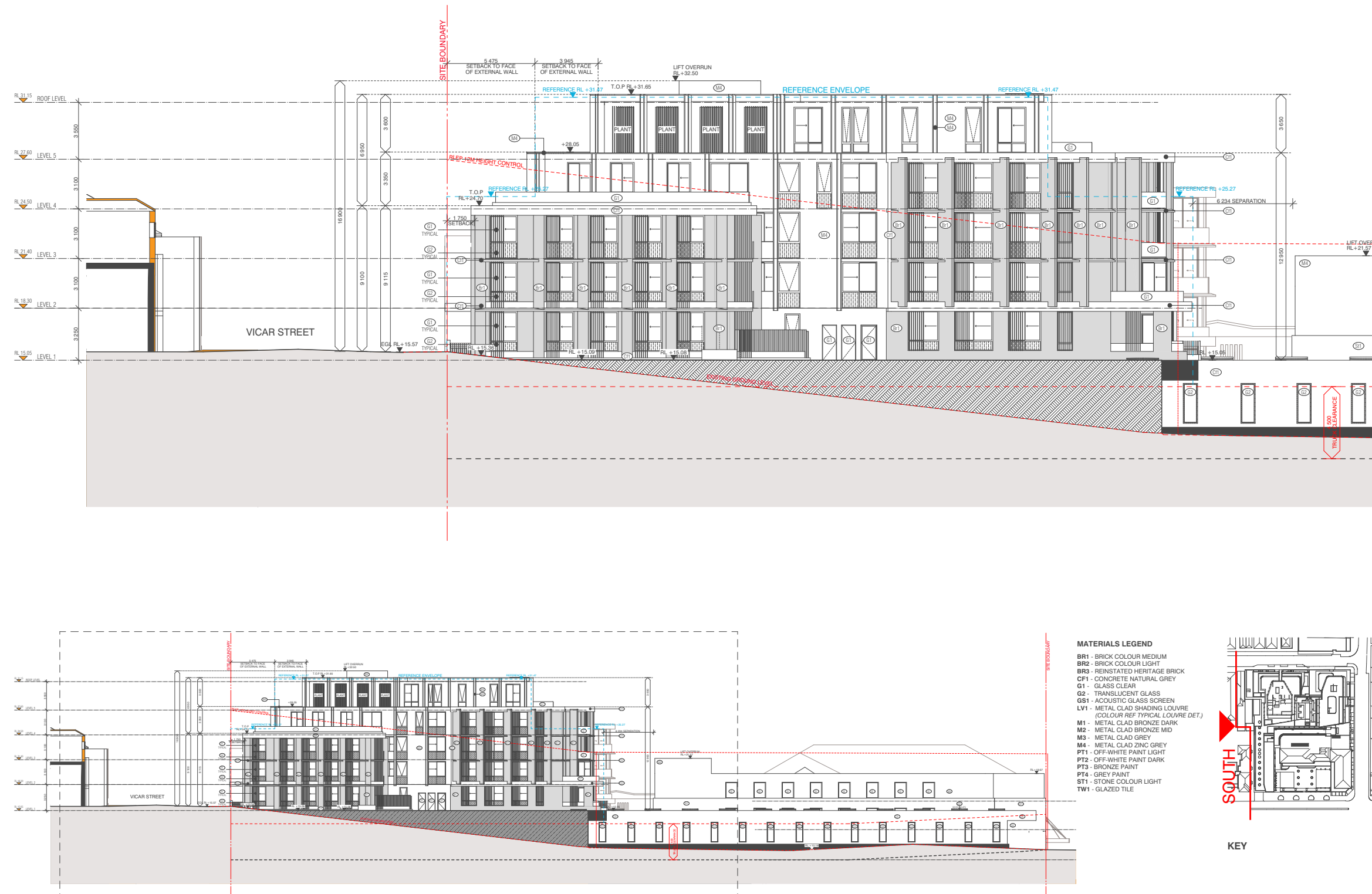


Figure 8 South Elevation Proposed Fender Katsalidis



## 4.0 THE SITE & SURROUNDS

### 4.1 EXISTING BUILT FORM ON THE SITE

The site comprises 4 allotments, 212 Arden Street, 227-233 Coogee Bay Road, 5-7 Vicar Street and 15A Vicar Street Coogee. The site has a west-east cross fall so that it slopes downwards from Vicar Street towards Arden Street and beyond to Coogee Bay to the east.

The subject site is a prominent 'landmark' site with frontages to Arden Street to the east, Coogee Bay Road to the north and Vicar Street to the south and includes a number of separate buildings, including the eastern heritage buildings (existing hotel premises).

Existing built form on the site includes a heritage building, a boutique hotel, a liquor store, a 2 storey RFB, retail and commercial businesses with shop top housing, and a through site link between Arden Street and Vicar Street on the southern boundary. The buildings range in height with the boutique hotel being the highest at RL 31.47. We observed that built form is concentrated on the eastern, northern and western boundaries, with greater visual permeability through a site link along the southern boundary of the site from Vicar Street to Arden Street.

212 Arden Street at the north-east corner is listed as a Heritage Item, Coogee Bay Hotel, in Schedule 5 of the Randwick LEP. The heritage building presents as a 1920's style hotel. Originally constructed in the late 1800s the building has been significantly altered since its inception. The building is adjacent to another heritage item which is a 2 storey sandstone rectangular building which extends parallel to Arden Street. The Arden Street site frontage includes a beer garden which is relatively open and undeveloped, characterised by moveable furniture such as umbrellas and a row of mature Phoenix Palms. We observed that additional palms are grouped at the south-east edge of the site. The existing hotel has a nil setback to Arden Street and Coogee Bay Road.

1 Vicar Street is a 3 storey shop top housing with a convenience store and restaurants on the ground floor, and two levels of residential apartments above. There is a setback between 1 and 7 Vicar Street which currently has a small parking and bin storage area. 7 Vicar Street is a 2 storey RFB with 4 units and 9 Vicar Street is a late twentieth century boutique hotel.



Figure 9 Existing built form



## 4.2 BUILT FORM IN THE IMMEDIATE CONTEXT

This description of the immediately surrounding visual context was included in preliminary advice provided by Dr Richard Lamb to the applicant and is replicated here to provide further detail as to the visual setting of the site.

*"The streetscape exposure of the site is limited by existing development, the street pattern, with Arden Street forming the east boundary and by the narrowness of Coogee Bay Road and Vicar Street, as the other two bounding streets.*

*The predominant built form in Vicar Street is interwar to early 20th century residential flat buildings. In Coogee Bay Road, other than on the Site, built form is retail at street level, with shop-top housing of mostly two-storey form other than opposite the hotel at the Arden Street Corner which is slightly higher.*

*The height of buildings in the vicinity of the site is generally lower than three of the prominent buildings on the site, the taller element of the hotel at the corner of Arden Street and Coogee Bay Road, the boutique hotel on Vicar Street near the south-west corner of the Site and the building on the corner of Vicar Street and Coogee Bay Road on the Site."*

The east side of Arden Street is occupied by public open space including Goldstein Reserve which includes an amphitheatre and boardwalk. The public reserve opposite the subject site is relatively open in nature and devoid of built form and characterised by rows of Norfolk Island Palms. The reserve extends to meet a path and retained edge before falling in elevation to meet the beach and further east Coogee Bay beach. Coogee Bay is bordered by the distinctive local headland and rock outcrop known as Dolphin Point to the north and Grant and Trenerry Reserves to the south. At low tide a rock platform known as Wedding Cake Island is visible in the south-east of the bay.



Figure 10 Aerial Site Plan





Figure 11 Streetscape view location photo reference map





4.3 STREETScape CHARACTER AND RESIDENTIAL DEVELOPMENT



Photo 1. Coogee Bay Road view east towards Coogee Bay



Photo 2. Coogee Bay Road view to south-east, including heritage buildings on the subject site



Photo 3. View south along Vicar Street to residential development along the west side



Photo 4. Side setback between 1 and 7 Vicar Street, where spatial separation allows views of sky access to the east from parts of Vicar Street



Photo 5. Surrounding residential development, detail of 2 Vicar Street. This dwelling was inspected and views recorded confirm that there is no access to scenic or highly valued views from ground or first floor rooms due to the height and form of intervening development



Photo 6. Detail of 8-10 Vicar Street





**Photo 7.** Detail of 12-14 and 18-20 Vicar Street



**Photo 8.** Detail of 23-25 Vicar Street, south of the site



**Photo 9.** Detail of 130-132 Brook Street



**Photo 10.** Detail of 128 Brook Street on the corner of Brook and Kidman Streets



**Photo 11.** Detail of 122 and 124 Brook Street



**Photo 12.** Detail of 120 Brook Street





**Photo 13.** Detail of 117 and 119 Brook Street



**Photo 14.** View east to 109-111 Brook Street from Kidman Street



**Photo 15.** Detail of 109-111 Brook Street. We note the presence of evergreen, tree canopies to the east of this development which is likely to limit views access to the east



**Photo 16.** Side setback between 197 Coogee Bay Road and Adina Apartments at 183 Coogee Bay Road



**Photo 17.** View south-west from south-eastern corner of subject site



**Photo 18.** Arden Street streetscape including 230 Arden Street and other 3 and 4 storey and taller hotel development is present





**Photo 19.** View south-west to subject site from Coogee Bay foreshore



**Photo 20.** Coogee Bay foreshore view south



**Photo 21.** View east from centre of Coogee Bay foreshore



**Photo 22.** View north-west to Dolphin Point from centre of Coogee Bay foreshore



**Photo 23.** View looking south-east from Dolphin Point towards Crown Plaza on Arden Street



**Photo 24.** View looking south-east from Dolphin Point towards subject site





**Photo 25.** Detail view of 11 Kidman Street



**Photo 26.** Detail view of 28 Kidman Street



**Photo 27.** 118 Brook Street and the east elevation of residential flat building at 197 CBH behind.



**Photo 28.** Detail view of residential flat building at 186 Coogee Bay Road from roof top at 201 Coogee Bay Road-



**Photo 29.** Detail view of 201 Coogee Bay Road



**Photo 30.** Detail view of 130-132 Brook Street





**Photo 31.** Detail view of 56 Carr Street



**Photo 32.** Detail view of 41-43 Carr Street



**Photo 33.** Detail view of Adrina residential apartments



**Photo 34.** East block of 14 Kidman Street. Views were inspected from the upper left hand units with easterly view to Coogee Bay



**Photo 35.** Streetscape view from the corner of Kidman and Brook Streets



4.4 VIEWS FROM THE TRAFFICABLE COMMON AREA ROOF TOP ACROSS THE SITE TO PARTS OF COOGEE BAY AND WEDDING CAKE ISLAND



**Photo 36.** View south-east to Wedding Cake Island from north-west corner of roof deck at 201 Coogee Bay Road

This is a view from the trafficable common area roof top across the site to Parts of Coogee Bay and Wedding Cake Island. This view was not selected for modelling given that is not a private or public domain location, and views from here are unlikely to be sustained for long periods of time. Views from other parts of the roof to the east and north-east are unaffected by the proposed development.



**Photo 37.** View east from centre of roof deck at 201 Coogee Bay Road



**Photo 38.** View east from south end of the roof deck at 201 Coogee Bay Road



# 5.0 PUBLIC DOMAIN VIEWS

Urbis inspected a wide range of public domain views from various locations within the visual catchment of the subject site. Among those inspected, Urbis were directed to analyse the visual effects and impacts of the proposal on views from 5 key locations. These are presented in the following pages where the proposed built form is modelled for analysis and has been assigned an impact rating following the application of the Urbis VIA method.

In our opinion, viability is not commensurate with a level of visual impact. A visual impact is derived by considering a number of relevant factors such as scale and nature of change, and its compatibility with the existing visual context and character, and desired future character of the area. Also whether the proposed built form would permanently negatively alter the intrinsic scenic quality of the view.



Figure 12 Public Domain View Location Map



# VIEW 01

## VIEW SOUTH-WEST FROM DOLPHIN PT

- Distance class**
- Moderate view
  - 380m

**Existing composition of the view**

This view is characterised by the foreground of native coastal planting and a memorial to victims of the 2002 Bali Bombing and midground of Semi-mature Norfolk Island Pine trees and water along the south side of Dolphin Point. Residential flat buildings and the subject site which appear to be approximately equivalent to six residential storeys in height occupy the background view composition.

**Visual effects of the proposed development on the composition as modelled**

The proposed development is of low visibility and occupies a minor extent of the existing wider view with the development forming one component of the varied background and visual context. The low and separate flat roof forms proposed are compatible with the varied background visual context.

The proposed development does not block important or sensitive views to features of high scenic quality or heritage items. As the proposed development is shown as a simple block-model, its visibility appears heightened when compared with surrounding architectural elements. Once building details including materials, colours and finishes are applied the visual compatibility of the proposed development with its surroundings will increase and therefore reduce its visibility within the visual composition and the potential visual impacts from this location.

Visual effects of proposed development	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	high
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	low
Overall Visual Impact Rating	LOW



Figure 13 Key Plan of View 2



Figure 14 View 2 - Existing





**Figure 15** View 2 - Proposed



# VIEW 02

## VIEW FROM DOLPHIN POINT ROCK PLATFORM

- Distance class**
- Moderate view
  - 350m

**Existing composition of the view**

This view is characterised by the foreground composition of Giles Baths, Coogee Bay, rock outcrops, Coogee Beach and Goldstein Reserve. The existing heritage buildings on the subject site are visible through gaps in vegetation where the boutique hotel is partially screened by intervening vegetation. Residential development, and larger built forms such as the Crowne Plaza are visible across the mid-slope locations above and south of the site. The view is characterised by significant beach side and ridgeline vegetation.

**Visual effects of the proposed development on the composition as modelled**

The upper levels of the proposed development will be visible from this location, with the Coogee Bay Hotel and Norfolk Pine trees within Goldstein Reserve filtering elements of the proposal. The proposal will block a minor extent of background residential development and when considered in the broader context, the change in form when viewed within the wider context does not significantly alter the predominant visual character or composition of the view and does not block important or sensitive views to features of high scenic quality or heritage items. We note further that visibility of the proposed development as shown in a simple block-model will be reduced following the application of materials, colours and finishes. These fine-grained details will increase the visual compatibility of the form and scale proposed and reduce the level of potential visual impacts from this location.

Visual effects of proposed development	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	high
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	low
Overall visual impact rating	LOW



Figure 16 Key Plan of View 2



Figure 17 View 2 - Existing





**Figure 18** View 2 - Proposed



# VIEW 03

## VIEW FROM GOLDSTEIN RESERVE

Distance class

- Moderate view
- 340m

Existing composition of the view

This view is predominantly characterised by open space, vegetation, parts of Coogee Beach and distant residential development and building development across the lower slopes of South Coogee.. The beach side row of Norfolk Island screens the majority of Coogee Bay Hotels heritage buildings; where parts of the roof forms remain visible among other pitched and gabled roof forms which character the immediate surrounds.

Visual effects of the proposed development on the composition as modelled

The proposed development introduces a minor extent of new built form into the view which replaces a small amount of visible built-form beyond the site. The proposed development contributes favourably to the existing visual context that is characterised by varying scale and architectural styles and does not block views to features of high scenic quality or to heritage items.

As a result of the proposed development sitting within a wider view of development, the visual composition remains largely unaffected. The proposed development is shown as a simple block-model where the visual effects of the built form would be less if considering its finished materials and colours.

Building details including materials, colours and finishes increase visual compatibility of the proposed development with its surroundings, therefore reducing its visual impact.

Visual effects of proposed development	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	high
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	low
Overall visual impact rating	LOW



Figure 19 Key Plan of View 3



Figure 20 View 3 - Existing





**Figure 21** View 3 - Proposed



# VIEW 04

## VIEW FROM GOLDSTEIN RESERVE (PUBLIC PLAZA)

Distance class

- Close view
- 40m

Existing composition of the view

The view from Goldstein reserve onto the intersection of Arden Street and Coogee Bay Road is predominantly characterised by public space and streetscape along Coogee Bay Road. The heritage buildings of the Coogee Bay Hotel are visually prominent and provide a local visual focal point along the Coogee Bay frontage.

Visual effects of the proposed development on the composition as modelled

The majority of the view is unaffected by the proposal, with the Coogee Bay Hotel and public open space remaining the dominant visual features. The proposed built form is of low visibility from this view place where its additional height cannot be easily perceived. The level of visual effects will be further reduced considering the application of materials and colours, making the flat roof form and massing visually compatible.

The proposal does not visually dominate, or block views to the heritage items on the site or to other important local features. The updated DA massing, form and scale make no significant change to the scenic quality or visual character of this view or others which may be available in the vicinity of the site.

Visual effects of proposed development	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	low
Overall visual impact rating	LOW



Figure 22 Key Plan of View 3



Figure 23 View 2 - Existing





Figure 24 View 2 - Proposed



# VIEW 05

## VIEW EAST FROM THE INTERSECTION OF MOUNT STREET AND COOGEE BAY ROAD

- Distance class**
- Moderate view
  - 340m

**Existing composition of the view**

This view is characterised by the Coogee Bay Road streetscape to the east which falls in elevation towards the beach. The subject site and existing Coogee Bay Hotel is of low visibility from this distant location. A narrow section or ocean vignette is visible above the view corridor. This is a vernacular public domain view devoid of any high scenic quality or unique values.

**Visual effects of the proposed development on the composition as modelled**

The proposed development is of low visibility from this view place, as a result of existing vegetation and buildings visible along Coogee Bay Road. A minor extent of the northern facade of the proposal will be introduced to this view composition, however does not block elements of high scenic quality.

Building details including materials, colours and finishes will further increase the visual compatibility of the proposed development with its surroundings and reduce its overall visibility, and impact on this view composition.

Visual effects of proposed development	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	nil
Viewing Period	low
Viewing Distance	high
View Loss & View Blocking Effects	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high
Compatibility/compatibility with regulatory framework and DCP objectives	low
Overall visual impact rating	LOW



Figure 25 Key Plan of View 5



Figure 26 View 2 - Existing





**Figure 27** View 2 - Proposed



## 6.0 PRIVATE DOMAIN VIEWS

The site sits in a low central 'bowl' surrounded by sloping topography which rises to the south, west and north. In this regard surrounding residential development springs from a similar or higher natural ground level relative to existing and proposed built forms on the site. This situation is likely to facilitate views access towards and across the site.

The private domain visual catchment in relation to the site, based on the external visibility of the tallest built form (boutique hotel roof form) is limited and constrained to immediate areas within Coogee Bay. This extent of visibility (visual catchment) has been tested using Lidar Data Mapping as shown in Figure 35 and 36 and includes residential development west, north-west and south-west of the subject site.

Residential development surrounding the site is predominantly characterised by two to three storey residential flat buildings, isolated individual two storey dwellings and shop top housing on Coogee Bay Road.

Our assessment of likely view access is based on our fieldwork observations regarding relative heights, orientation, window and balcony placement and spatial separation between buildings.

Analysis of images taken from Dolphin Point towards the site highlighted residential lots on Vicar and Brook Streets that may have potential views to the proposed development and beyond to notable scenic features including Dolphins Point and Coogee Bay.

We have inspected views from 27 dwellings within immediate visual context. Viewplace locations are shown at Figure 28.

### URBIS PHOTOMONTAGE VIEW LOCATIONS



Figure 28 View location map



# VIEW PLACE 8 - 1/113 BROOK STREET

## EXISTING VIEW



**Figure 29** Existing view east from 1/113 Brook Street

This view is from the main open-plan living room which occupies the length of the east elevation of this dwelling. Notwithstanding the dwelling is single storey, the views are available from a height that is approximately equivalent to one residential storey above natural ground due to the underlying topographical cross-fall. The view composition is predominantly characterised by foreground vegetation and residential development including dwellings at 14 and 16 Vicar Street. A short section of the distant background between roof forms includes open, undifferentiated water and sea-sky horizon. Open undifferentiated water although 'scenic' in nature, in isolation and as a partial view is not considered as highly valued in *Tenacity* terms. No other views are available from this dwelling that will be affected by the proposed development.

# PROPOSED VIEW

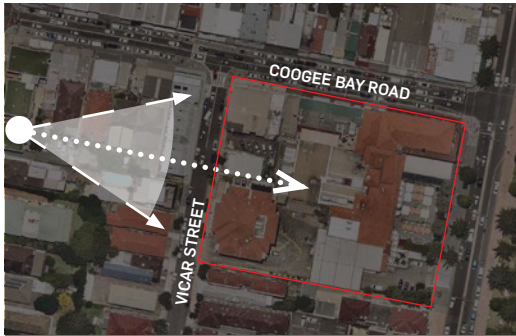


**Figure 30** Proposed view from 1/113 Brook Street. No other views to the east are available from this dwelling.

All of the scenic features in the view are blocked by the lower height and complying parts of the proposed built form. The majority of the built form proposed is located to the north and is heavily screened by dense evergreen vegetation located in neighbouring properties.

Dwelling Address	Description	Photomontage number	<i>Tenacity</i> Step 1, Existing views to be affected?	<i>Tenacity</i> Step 2, From where are the views available?	<i>Tenacity</i> Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in <i>Tenacity</i> - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
1/113 Brook Street	Single storey Federation style semi-detached villa.	View Place 8	A minor part of the view includes a partial water view which is considered to be of some value in <i>Tenacity</i> terms.	Views are gained across a rear boundary, where access to such views should be considered for retention, views are gained from standing positions where more limited views are available from seated positions.	<b>Minor</b>	1,2,3	The view impact rating is minor when all relevant factors are considered. This includes consideration of the quantum and scenic quality of view loss, how the views are obtained etc and compliance with controls. Notwithstanding that access to the partial water view may be valued by the resident, in <i>Tenacity</i> terms the view to be lost is not highly valued relative to other types of views identified in the planning principle. The partial view of open undifferentiated water, is not part of a whole view that is predominantly characterised by scenic or highly valued feature such as land-water interface, icons or locally known unique features such as Dolphin Point or Wedding Cake Island. All water views (scenic features) are blocked by lower complying parts of the proposed development. The additional height sought as part of the Clause 4.6 variation application, creates minimal view loss and no significant amenity impacts for this dwelling. The view sharing outcome is reasonable and acceptable.

**Figure 31** Tenacity Table Summary





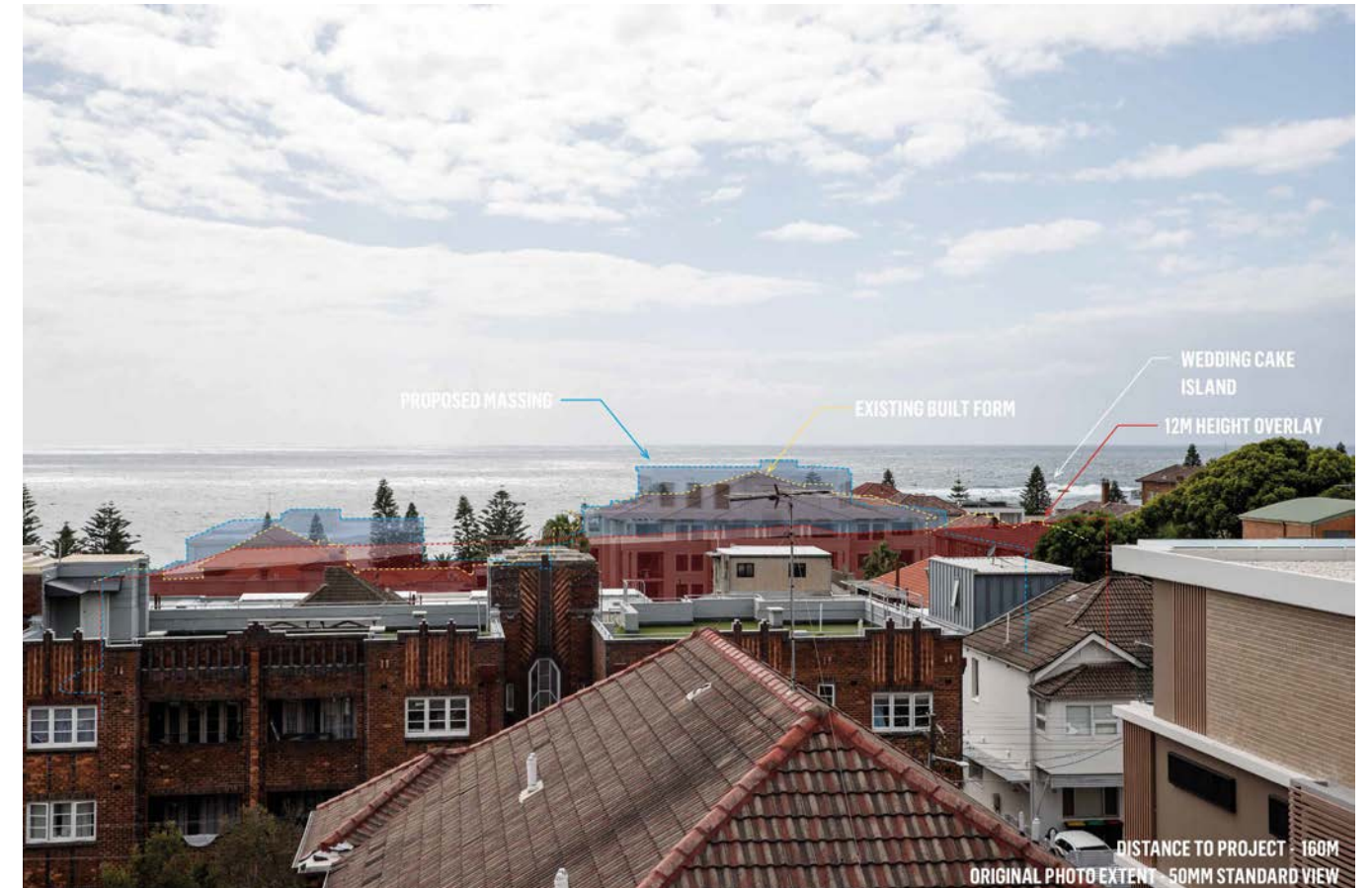
## VIEW PLACE 9B - UNIT 19, LEVEL 5, 183 COOGEE BAY ROAD EXISTING VIEW



**Figure 32** Existing view east from unit 19 living room's balcony - level 5 - 183 Coogee Bay Road

This is an easterly view from the east edge of a wide balcony associated with living areas. The foreground of the view is characterised by pitched and flat roof forms of 118 and 120 Brooke Street. The midground composition predominately includes residential dwellings in Brook Street, the existing Coogee Bay Boutique hotel and some vegetation, including the upper parts of the beach side Norfolk Island Pine Trees which indicate the edge of Goldstein Reserve. The background distant view includes open water in Coogee Bay, a section of Wedding Cake Island when available at low tide and a wide section of sea-sky horizon.

## PROPOSED VIEW



**Figure 33** Proposed view

There is no change to the foreground composition or spatial arrangement of built forms in close views. The proposed development introduces a new built form into the mid-ground composition and replaces part of the existing built forms on the site, occupying space which is currently under-developed. The lower complying parts of the proposed development will block a narrow horizontal section of the view including parts of the beach side tree canopy and open water within and beyond Coogee Bay. The additional height sought as shown in blue rises to a height approximately defined by the existing boutique hotel ridgeline and extends to the north and south beyond this existing roof form, to block a minor extent of open and undifferentiated water and some beach-side vegetation. The non-complying upper parts of the proposed development do not block locally significant visual features such as Wedding Cake Island or Dolphin Point. The non-complying upper parts of the proposed development do not dominate the view, significantly alter the scenic quality of the whole view and create a minor extent of view loss. The composition to be lost is not considered as iconic, scenic or highly valued in isolation or a 'whole view' the meaning and formation of which is described in *Tenacity*.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 19, LEVEL 5, 183 COOGEE BAY ROAD



Photo 39 . Existing view north from unit 19 living room's balcony - level 5 - 183 Coogee Bay Road



Photo 40. Existing view northeast from unit 19 living room's balcony - level 5 - 183 Coogee Bay Road



Photo 41 . Existing view east from unit 19 living room's balcony - level 5 - 183 Coogee Bay Road

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
19/183 Coogee Bay Road	Level 5, east facing unit within the Adina Apartment development.	View Place 9B	The view to be lost includes vegetation, building development and areas of open water, features that are of some value as defined in Tenacity	Standing and seated views over a formal side boundary. We acknowledge that this is considered as a primary view from the dwelling by the resident.	Negligible-minor	1,2,3	The view impact is negligible due to the limited extent of view loss created either side of the Boutique hotel roof form. The limited extent of view loss occurs within a much wider view available from some parts of an expansive balcony and living areas. The majority of the wide arc of view available will remain unaffected by the non-complying built form proposed where views to be lost do not include highly-valued features such as whole views formed by water and land-water interface, icons or locally known unique features such as Dolphins Point or Wedding Cake Island. The proposed development, including the additional height sought as part of the Clause 4.6 variation application, creates minimal view loss and no significant amenity impacts for this dwelling. A reduction in height to meet the LEP control would not reveal more scenic or highly valued features and would not significantly reduce amenity impacts. The view sharing outcome is reasonable and acceptable.

Figure 34 Tenacity assessment table



## VIEWPLACE 9A - UNIT 21, LEVEL 5, 183 COOGEE BAY ROAD EXISTING VIEW



**Figure 35** Existing view east from unit 21 balcony - level 5 - 183 Coogee Bay Road

This is an easterly view from the east edge of a wide balcony associated with living areas. The foreground of the view is characterised by pitched and flat roof forms of 118 and 120 Brooke Street. The mid-ground composition predominately includes residential dwellings in Brook Street, the existing Coogee Bay Boutique hotel and some vegetation, including the upper parts of the beach side Norfolk Island Pine Trees which indicate the edge of Goldstein Reserve. The background distant view includes open water in Coogee Bay, a section of Wedding Cake Island when available at low tide and a wide section of sea-sky horizon

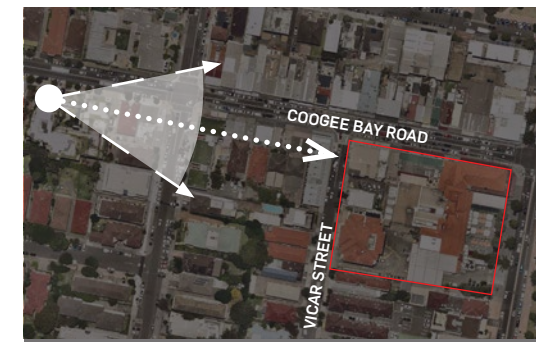
## PROPOSED VIEW



**Figure 36** Proposed View

There is no change to the foreground composition or spatial arrangement of built forms in close views. The proposed development introduces two separate low forms into the mid-ground composition and replaces part of the existing built forms on the site, occupying space which is currently under-developed. The lower complying parts of the proposed development will block a narrow horizontal section of the view including parts of the beach side tree canopy and open water within and beyond Coogee Bay. The two forms are spatially well separated creating a wide view corridor, which reduces the perception of bulk and scale of the proposal.

The additional height sought as shown in blue rises to a height defined approximately by the existing boutique hotel ridgeline and extends to the north and south beyond this existing roof form, to block a minor extent of open and undifferentiated water and the upper canopy of some beach-side vegetation. The non-complying upper parts of the proposed development do not block locally significant visual features such as Wedding Cake Island or Dolphin Point. The non-complying upper parts of the proposed development do not dominate the view, significantly alter the scenic quality of the whole view and create a minor extent of view loss. The composition to be lost is not considered as iconic, scenic or highly valued in isolation or a 'whole view' the meaning and formation of which is described in *Tenacity*.





ADDITIONAL VIEWS AVAILABLE FROM UNIT 21, LEVEL 5, 183 COOGEE BAY ROAD



Photo 42. View east from unit 21 balcony - level 5 - 183 Coogee Bay Road



Photo 43. View northeast from unit 21 balcony - level 5 - 183 Coogee Bay Road



Photo 44. View north from unit 21 balcony - level 5 - 183 Coogee Bay Road

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
21/183 Coogee Bay Road	Level 5, east facing unit within the Adina Apartment development.	View Place 9A	The view to be lost includes vegetation, building development and areas of open water, features that are of some value as defined in Tenacity	Standing and seated views over a formal side boundary. We acknowledge that this is considered as a primary view from the dwelling by the resident.	Negligible-minor	1,2,3	The view impact is negligible due to the limited extent of view loss created either side of the Boutique hotel roof form. The limited extent of view loss occurs within a much wider view available from some parts of an expansive balcony and associated living areas. The majority of the wide arc of view available will remain unaffected by the non-complying built form proposed where views to be lost do not include highly-valued features such as whole views formed by water and land-water interface, icons or locally known unique features such as Dolphins Point or Wedding Cake Island. The proposed development, including the additional height sought as part of the Clause 4.6 variation application, creates minimal view loss and no significant amenity impacts for this dwelling. A reduction in height to meet the LEP control would not reveal more scenic or highly valued features and would not significantly improve views or amenity. The view sharing outcome is reasonable and acceptable.

Figure 37 Tenacity assessment table



## VIEW PLACE 14B - UNIT 5, LEVEL 3, 180-186 COOGEE BAY ROAD EXISTING VIEW



**Figure 38** Existing view east from unit 5 balcony - level 3 - 180 Coogee Bay Road

This is a north-easterly view from a level three unit balcony, associated with kitchen and living areas. The balcony extends along the entire east and south elevation of the unit, offering expansive views to the north, north-east, and south. The composition is predominantly characterised by a foreground and mid-ground of development including two to four storey buildings. The upper parts of the existing boutique hotel are visible to the south-east. The distant mid-ground and back ground include the Norfolk Island tree canopies along Goldstein Reserve promenade, which filter views of Wedding Cake Island and the wide section of open undifferentiated water and sea-sky horizon beyond.

## PROPOSED VIEW



**Figure 39** Proposed view - including view corridor below the LEP height control to maintain views to Wedding

There is no change to the foreground composition or spatial arrangement of built forms in close views. The central low part of the built form proposed sits significantly below the LEP height control and creates a view corridor through which access to Wedding Cake Island is retained. The view corridor has been designed for this purpose between the northern and southern taller forms, where the resultant re-massing has been located north and south to increase the height of built form above the height control. The additional height sought either side of the designed view corridor blocks a minor amount of open water and vegetation. The additional height sought as shown in blue rises to a height approximately defined by the existing boutique hotel ridgeline and extends to the north of the view corridor blocking a short central section of sea-sky horizon and open areas of sky. We note that sections of sea-sky horizon will be retained within the central view corridor and to the north. The non-complying upper parts of the s34 proposed envelope do not block locally significant features and as such views to be lost are not considered to be iconic, scenic or highly valued in isolation or a 'whole view' the definition of which is described in *Tenacity*. The wider views available to the north-east, north, south and west from this dwelling including to Dolphins Point and Dunningham Reserve are unaffected by the proposed development.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 5, LEVEL 3, 180-186 COOGEE BAY ROAD



Photo 45. View east from unit 5 living room - level 3 - 180 Coogee Bay Road



Photo 46. View northeast from unit 5 dinning room balcony - level 3 - 180 Coogee Bay Road



Photo 47. View east from unit 5 dinning room's balcony - level 3 - 180 Coogee Bay Road

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
Unit 5 180-186 Coogee Bay Road, Coogee	Level 3 top floor unit located at the north-east edge of this residential flat building. The unit presents elevations to the east and south	View Place 14B	Views affected include a partial view characterised by scenic features	Views are obtained across the formal side boundary of this residential flat building, which has a formal presentation to Coogee Bay Road. We acknowledge that this is considered as a primary view from the dwelling by the resident. Views are available from standing and some seated positions on the balcony and within the dwelling.	<b>Minor -negligible for the whole dwelling.</b>	1,2,3	<p>The view impact rating is minor-negligible, when all relevant factors are considered. This includes consideration of the quantum and quality of view loss caused by the lower and fully complying parts of the proposed development. The parts of the dwelling from which views are affected are accessed via the side boundary and the wider and unaffected views available to scenic compositions including for example all of Dolphins Point headland which are unaffected by the proposed development. The most scenic parts of the south-easterly view to Wedding Cake Island are retained due to the inclusion of a 'view corridor' and built form that sits significantly below the LEP height control.</p> <p>The non-compliant upper parts of the built form proposed do not block views to highly-valued features and predominantly block a minor amount of undifferentiated water and sky. A reduction in height to meet the LEP height control would not reveal more scenic or highly valued features as defined in <i>Tenacity</i>, and would not significantly improve views or amenity. The view sharing outcome is equitable, reasonable and acceptable.</p>

Figure 40 Tenacity assessment table



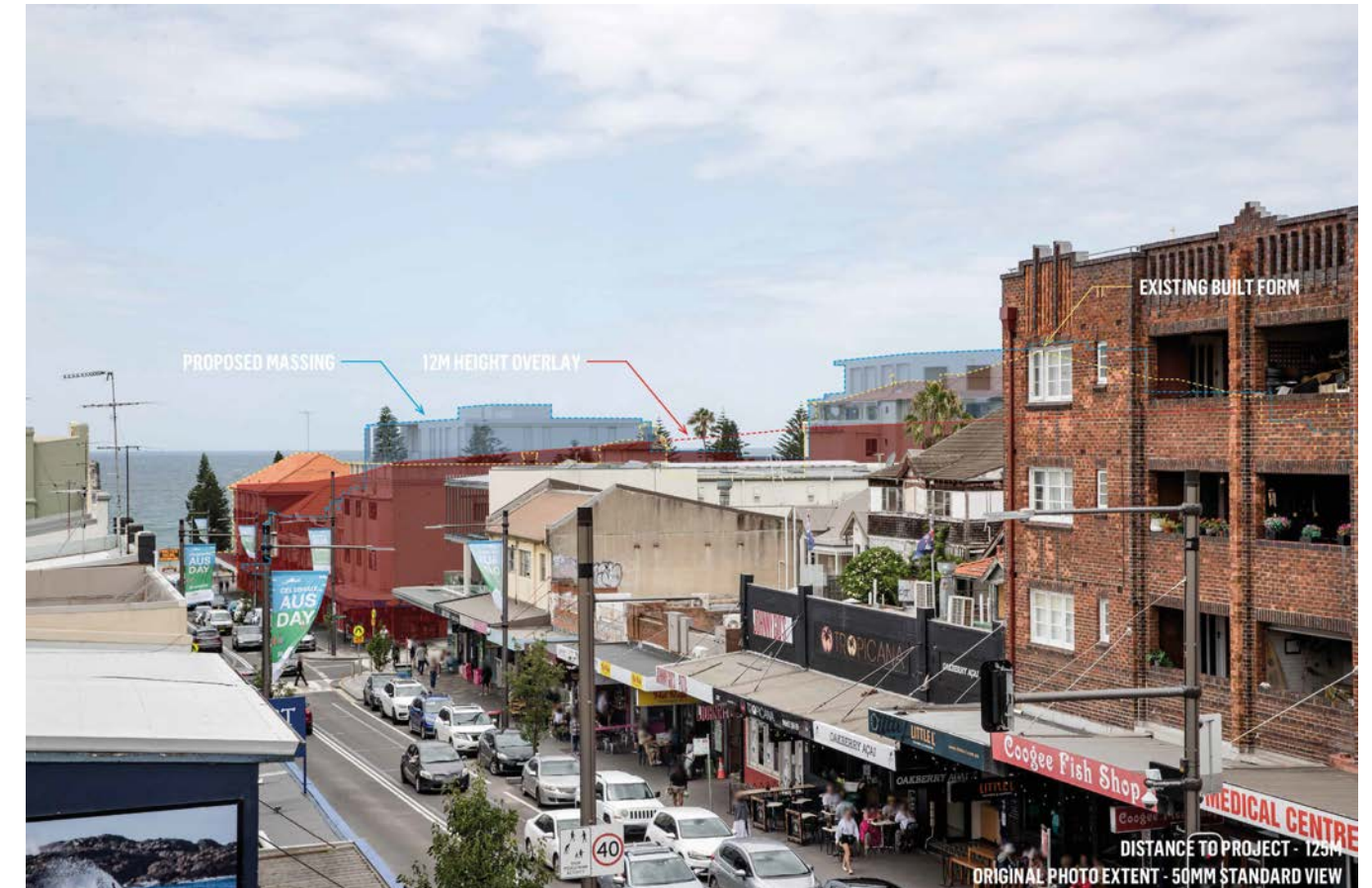
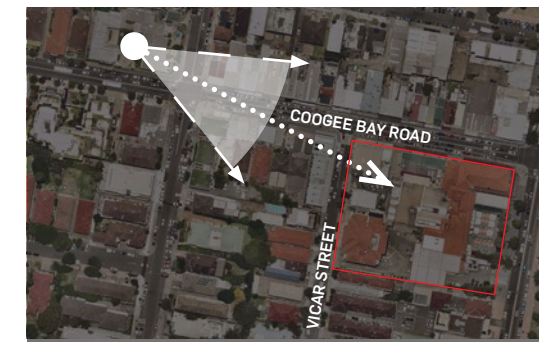
## VIEW PLACE 14A - UNIT 1, LEVEL 2, 180-186 COOGEE BAY ROAD EXISTING VIEW



**Figure 41** Existing view north-east from unit 1 balcony - level 2 - 180 Coogee Bay Road

This is a north-easterly view from a level two unit balcony, associated with kitchen and living areas. The balcony extends along the entire east and south elevation of the unit, offering expansive views to the north, north-east and east. The composition is predominantly characterised by a foreground and mid-ground of development including two to four storey buildings. The upper parts of the existing boutique hotel are visible to the south-east. The distant mid-ground and back ground include the Norfolk Island tree canopies along Goldstein Reserve promenade, which filter views a section of open undifferentiated water and sea-sky horizon beyond.

## PROPOSED VIEW



**Figure 42** Proposed View including central view corridor which sits below the LEP height control and maintains access to a central section of sea-sky horizon.

There is no change to the foreground composition or spatial arrangement of built forms in close views. The lower complying parts of the proposed development will replace buildings roof forms where a short section of sea-sky horizon and beach side tree canopy to the north is retained via the view corridor. The additional height sought either side of the view corridor as shown in blue rises approximately to the height of the existing boutique hotel ridgeline and extends to the north beyond this existing roof form, to block a minor additional section of sea-sky horizon and open areas of sky. The non-complying upper parts of the proposed development do not block locally significant visual features. The composition to be lost is not considered as iconic, scenic or highly valued in isolation or a 'whole view' as described in *Tenacity*. The wider views available to the north-east, north, south and west from this dwelling remain unaffected by the proposed development.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 1, LEVEL 2, 180-186 COOGEE BAY ROAD



Photo 47. View northeast from unit 1 balcony - level 2 -180 Coogee Bay Road



Photo 48. View east from unit 1 living room - level 2 -180 Coogee Bay Road



Photo 49. View south from unit 1 balcony - level 2 -180 Coogee Bay Road

Dwelling Address	Description	Photomontage number	<i>Tenacity</i> Step 1, Existing views to be affected?	<i>Tenacity</i> Step 2, From where are the views available?	<i>Tenacity</i> Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in <i>Tenacity</i> - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
Unit 1 180-186 Coogee Bay Road	Level 2 mid-level unit, directly below level 5 located at the east end of the residential flat building.	View Place 14A	Views affected include a partial view characterised by sea sky horizon and sky. These features are not considered as highly valued in <i>Tenacity</i> .	Views are obtained across the formal side boundary of this residential flat building, which presents to Coogee Bay Road. A similar view composition is available from some seated positions and more limited, constrained views in relation to open-plan living and kitchen areas.	<b>Negligible-minor</b>	1,2,3	The view impact rating is negligible-minor as a result of the combination of the quantum and quality of view loss, retention of other views from the dwelling including to Dolphins Point headland and land-water interface which will remain unaffected by the proposed development. The non-compliant upper parts of the built form proposed do not block views to highly-valued features where the additional height sought (as part of the Clause 4.6 variation application) predominantly blocks areas of sky and a short additional section of sea-sky horizon north of the section blocked by the complying development. The additional height sought blocks a minor extent of view that is not considered as highly valued in <i>Tenacity</i> terms. A reduction in height to meet the LEP height control would not reveal more scenic or highly valued features and would not significantly improve views or amenity. The view sharing outcome is reasonable and acceptable.

Figure 43 *Tenacity* assessment table



## VIEW PLACE 16 - 17 VICAR STREET EXISTING VIEW



**Figure 44** Existing view east from 17 Vicar Street master bedroom's balcony - level 1

Easterly views are available from both floors at this dwelling. The modelled view is from the main living area. The foreground is constrained by the south elevation brick wall of 15 Vicar Street which bounds the site, low vegetation and the west end of the 3 storey residential flat building at 230 Ardern Street. The gap between built forms reveals a narrow view corridor which includes beach side Norfolk Pines, a section of Coogee Beach and distant open water and sea sky horizon. The lower part of the view includes flat roof forms on the subject site.

## PROPOSED VIEW



**Figure 45** Proposed view

The proposed development includes the demolition of 15 Vicar Street, which is replaced by significantly lower built form including the south arm of the proposed development. The proposed envelope extends to the east sitting well below the LEP height control so that all parts proposed development are fully complying. The complying parts of the proposed development will block the lower part of the view but the long section of sea-sky horizon is retained.



ADDITIONAL VIEWS AVAILABLE FROM 17 VICAR STREET



Photo 50. View northeast from 17 Vicar Street balcony - ground floor



Photo 51. Standing view east from 17 Vicar Street living room - ground floor



Photo 52. Seated view northeast from 17 Vicar Street living room ground floor

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
17 Vicar Street, Coogee	Two storey dwelling, individual dwelling immediately adjacent to the subject site.	View Place 16	Views affected include a partial open water view	Views are available obliquely, across the side boundary from standing positions at both floors and some seated positions from the first floor.	Minor	1, 2, 3	<p>All view loss is caused by built form that is fully complying with the LEP height control and sits significantly below it. No parts of the additional height sought as part of the Clause 4.6 variation are visible. Notwithstanding, view loss will be experienced from a living area and first floor bedroom. Views across side boundaries are acknowledged as being more difficult . The lower part of the partial view of open undifferentiated water will be lost, however the long section of sea-sky horizon will be retained.</p> <p>The partial view of open undifferentiated water is not part of a whole view that is predominantly characterised by scenic or highly valued feature such as land-water interface, icons or locally known unique features such as Dolphin Point or Wedding Cake Island. All water views (scenic features) are blocked by lower complying parts of the proposed development. On balance notwithstanding a moderate view impact rating overall, the view sharing outcome is acceptable.</p>

Figure 46 Tenacity assessment table



## VIEW PLACE 15 - UNIT 9, LEVEL 3, 41-43 CARR STREET EXISTING VIEW



**Figure 47** Existing view east from unit 9, level 3, living room's balcony - 41 Carr Street

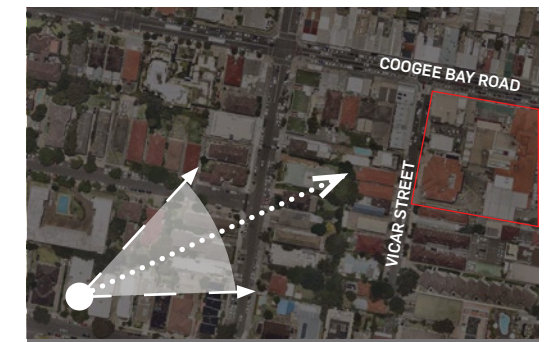
This is a distant easterly view from the eastern balcony associated with the living area and across the side boundary of the development. The foreground includes a variety of vegetation which filters existing views to the open water. The mid-ground view is predominately characterised by residential dwellings and various roof forms. The background view includes open water in Coogee Bay, a wide section of sea-sky horizon and heavily filtered partial views to Dolphins Point. Similar but more constrained compositions are available from a living room window, and bedroom located along the east elevation of the unit.

## PROPOSED VIEW



**Figure 48** Proposed view

There will be no change to the foreground or spatial arrangement of the view. The complying parts of the proposed development will occupy a minor part of the mid-ground composition blocking existing built form. The south end of the non-complying central flat roof blocks a minor extent of water and lower part of a rock platform, south of the boutique hotel roof form. The majority of the section of land-water interface south of Dolphin Point and the extensive section of sea-sky horizon remain visible and unaffected by the proposed development.





ADDITIONAL VIEWS AVAILABLE FROM UNIT 9, LEVEL 3, 41-43 CARR STREET



Photo 56. View east from unit 9 living room - level 3 -41 Carr Street



Photo 57. View east from unit 9 dinning room - level 3 -41 Carr Street



Photo 58. Standing view east from unit6 bedroom - level 3 - 41 Carr Street

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
9/41-43 Carr Street Coogee	2nd level, 3rd storey north end unit within a residential flat building located along the elevated north side of Carr Street.	View Place 15	Built form, triangular sections of water south of the boutique hotel	Balcony associated with a living area and partial views from bedrooms and partial seated view from living room. All views are gained over a side boundary.	<b>Negligible-minor in relation to complying built form and minor in relation to non-complying built form.</b>	1,2,3	The majority of the proposed development including the additional height sought is heavily screened by vegetation. In this regard the proposal blocks a minor extent of view that is not predominantly characterised by scenic and highly valued items in Tenacity terms . A reduction in height would not significantly improve views or amenity. The view sharing outcome is reasonable and acceptable.

Figure 49 Tenacity assessment table



## VIEW PLACE 17A - UNIT 5, 14 KIDMAN STREET EXISTING VIEW



**Figure 50** Existing view northeast from unit 5 balcony - 14 Kidman Street

This is an oblique view is from the north eastern balcony. The foreground composition is characterised by vegetation, roof forms and residential dwellings and part of the Coogee Bay Boutique Hotel. The background view includes Dunngingham Reserve and open water in Coogee Bay, in addition to a Dolphin Point and associated land-water interface. Views from the balcony are available in a wide arc from west to east, such that the proposed development will occupy only a minor part of the much wider panoramic view.

## PROPOSED VIEW



**Figure 51** Proposed view

The height and scale of the complying parts of the proposed development block existing built form and a minor extent of open water to the south as the LEP height plane increases along Vicar Street. The additional height sought as shown in blue will introduce a new contemporary flat-roof form into the mid-ground composition. The non-complying parts of the proposed development block built form, vegetation and a minor extent of open water to the north and south of the Boutique Hotel roof form. All of the scenic and highly valued parts of the view as defined in *Tenacity* are unaffected by the built form proposed.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 5, 14 KIDMAN STREET



Photo 59 . View north from unit 5 balcony - 14 Kidman Street



Photo 60 . View north-west from unit 5 balcony - 14 Kidman Street



Photo 61. View west from unit 5 balcony - 14 Kidman Street

Dwelling Address	Description	Photomontage number	<i>Tenacity</i> Step 1, Existing views to be affected?	<i>Tenacity</i> Step 2, From where are the views available?	<i>Tenacity</i> Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in <i>Tenacity</i> - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
5/14 Kidman Street, Coogee	Three storey dwelling, north end unit, within an expansive residential flat building.	View Place 17A	Views affected include scenic features as defined In <i>Tenacity</i>	Standing and seated views over a formal (technical) property side boundary.	<b>Negligible or less</b>	1,2,3	The proposed development, including the additional height sought as part of the Clause 4.6 variation, does not create any significant view loss or view impacts. A reduction in height to meet the LEP height control would not reveal more scenic or highly valued features and would not significantly improve views or amenity. The negligible view impact is reasonable and the view sharing outcome is acceptable and supportable in our opinion.

Figure 52 *Tenacity* assessment table



## VIEW PLACE 17B - UNIT 3, 14 KIDMAN STREET EXISTING VIEW



**Figure 53** Existing view east from unit 3 balcony - 14 Kidman Street

This view is from the north eastern balcony that has an expansive view from north to south. The foreground composition is characterised by vegetation, roof forms and residential dwellings and a portion of the Coogee Bay Boutique Hotel in the distance. The background view includes Dunningham Reserve and open water in Coogee Bay, in addition to a highly scenic view to Dolphin Point. Views from the balcony are available in a wide arc from west to east, such that the proposed development will occupy only a minor part of the much wider panoramic view.

## PROPOSED VIEW



**Figure 54** Proposed view

The height and scale of the complying parts of the proposed development block existing built form and minor extent of water in the north part of Coogee Bay. The additional height sought as shown in blue will introduce a new contemporary flat-roof form into the mid-ground composition. The non-complying parts of the proposed development including the highest central flat-roof section block existing built form, vegetation and a very minor extent of open water to the north and south of the Boutique Hotel's existing roof form. All of the scenic and highly valued parts of the view as defined in *Tenacity* are unaffected by the built form proposed.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 3, 14 KIDMAN STREET



Photo 61. View northeast from unit 3 balcony - 14 Kidman Street



Photo 62. View north from unit 3 balcony - 14 Kidman Street



Photo 63. View north-west from unit 3 balcony - 14 Kidman Street

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
3/14 Kidman Street, Coogee	Three storey dwelling, north end unit, within an expansive residential flat building.	View Place 17B	Views affected include scenic features as defined In Tenacity	Standing and seated views over a formal (technical) property side boundary.	Negligible or less	1,2,3	The proposed development, including the additional height sought as part of the Clause 4.6 variation, does not create any significant view loss or view impacts. A reduction in height to meet the LEP height control would not reveal more scenic or highly valued features and would not significantly improve views or amenity. The negligible view impact is reasonable and view sharing outcome is acceptable and supportable in our opinion.

Figure 55 Tenacity assessment table



## VIEW PLACE 18 - UNIT 5, LEVEL 2, 119 BROOK STREET EXISTING VIEW



**Figure 56** Existing close view northeast from unit 5 balcony - level 2 - 119 Brook Street

This view is from the north end of an external balcony of a unit that presents to the north. A similar view is available from the west end of the balcony. The foreground to the east, is characterised by dense vegetation and mid-ground to the north-east by pitched roof forms including neighbouring residential dwellings and the upper levels of the existing Coogee Bay Boutique Hotel. The distant background to the north-east includes the upper topography and vegetation in Dunningham Reserve, isolated residential flat buildings and two sections of sea-sky horizon either side of the Boutique Hotel pitched roof. The northern section reveals wave action in relation to rockshelves and platform north of Dolphin Point. The scenic features available form a partial view, where the wider view available is not predominantly characterised by highly valued scenic features, icons or whole views as defined in *Tenacity*.

## PROPOSED VIEW



**Figure 57** Proposed view

The lower complying parts of the proposed development will replace views of the existing boutique hotel. The additional height sought as shown in blue rises to a similar height to the existing boutique hotel ridgeline but reduces in height as it extends to the north beyond this existing sloped roof. An additional section of distant rock face and wave action will be revealed as a result of the proposed envelope. The non-complying parts of the proposed development block a minor extent of a scenic composition including a section of sea-sky horizon but do not block views to rock outcrops or Dunningham Reserve. The updated DA retains the scenic parts of the view including Dolphin Point headland and distant rock outcrops. The expansive views available to the north-east, north, south and west from this dwelling remain unaffected by the proposed development. Notwithstanding the non-compliant form blocks a section of open water and sea-sky horizon, it does not block a whole view predominantly characterised by highly valued scenic features, icons as defined in *Tenacity*.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 5, LEVEL 2, 119 BROOK STREET



Photo 64 . Seated view east from unit 5 balcony - 119 Brook Street



Photo 65 . View northeast from unit 5 balcony - 119 Brook Street



Photo 66 . View northeast from unit 5 bedroom - 119 Brook Street

Dwelling Address	Description	Photomontage number	<i>Tenacity</i> Step 1, Existing views to be affected?	<i>Tenacity</i> Step 2, From where are the views available?	<i>Tenacity</i> Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in <i>Tenacity</i> - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
5/119 Brook Street	2nd level centrally located unit along the north elevation of this three storey residential flat building.	View Place 18	Views affected include a partial view which includes valued and scenic features as defined In <i>Tenacity</i> .	Standing and seated oblique views from balcony and bedroom across a side boundary. We acknowledge that this is considered as a primary view from the dwelling by the resident.	<b>Negligible in relation to non-complying and complying built form.</b>	1,2,3	The view impact rating is minor when considering all relevant factors including the quantum of view loss, the room types to be affected and availability of other, unaffected views from the whole dwelling and access via the side boundary and compliance with controls. A minor part of the view will be lost where new built form replaces existing built form and a short section of open water. The s.34 envelope reveals additional scenic parts of Dolphin Point via the view corridor where the additional height sought as part of the Clause 4.6 variation application predominantly blocks areas of undifferentiated water and a section of sea-sky horizon. These features are not considered to be scenic or highly valued in <i>Tenacity</i> terms compared to highly scenic whole views. The view impact for the whole dwelling is acceptable in the context of the wider views available, which remain unaffected.

Figure 58 *Tenacity* assessment table



## VIEW PLACE 7 - PENTHOUSE BALCONY, 57-63 ST PAUL STREET EXISTING VIEW



**Figure 59** Existing view east from unit 79 Penthouse balcony - 57-63 St Paul Street

This view is from the penthouse balcony at the Grove. The view is expansive from north to west, where the immediate foreground is occupied by rooftop and balcony areas. The northerly mid-ground composition includes a range of low-height and density residential development which springs from lower elevation relative to the view place, so that expansive views to the east and north are available including to parts of Randwick and Coogee. The background composition includes a wide arc of view and long section of uninterrupted sea-sky horizon.

## PROPOSED VIEW



**Figure 60** Proposed view

The proposal is of low visibility in this view and others from this dwelling. The complying height envelope blocks a minor amount of open water and is of low visibility from this distance. The proposed development is visible in the distant background at the east end of Coogee Bay Road where it occupies a negligible amount of the view. The height and scale of the proposed development is not highly visible, does not dominate the view or change the predominant visual character or scenic quality of the view. The Proposed development does not block a whole view characterised by scenic features.



ADDITIONAL VIEW AVAILABLE FROM 57-63 ST PAUL STREET



Photo 67. Existing view northeast from unit 79 Penthouse balcony - 57-63 St Paul Street

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
The Grove 57-63 St Paul Street, Randwick	Five storey aged care dwelling	View Place 7	Water feature	Balcony associated with living areas. Similar views are not available from inside the dwelling.	Negligible or less	1	The proposed development, including the additional height sought as part of the Clause 4.6 variation application, creates minimal view loss and no significant amenity impacts for this dwelling. The view sharing outcome is reasonable and acceptable.

Figure 61 Tenacity assessment table



# 7.0 ADDITIONAL VIEWS REQUESTED BY COUNCIL

201 COOGEE BAY ROAD ROOFTOP

UNIT 3, LEVEL 3, 130 BROOK STREET

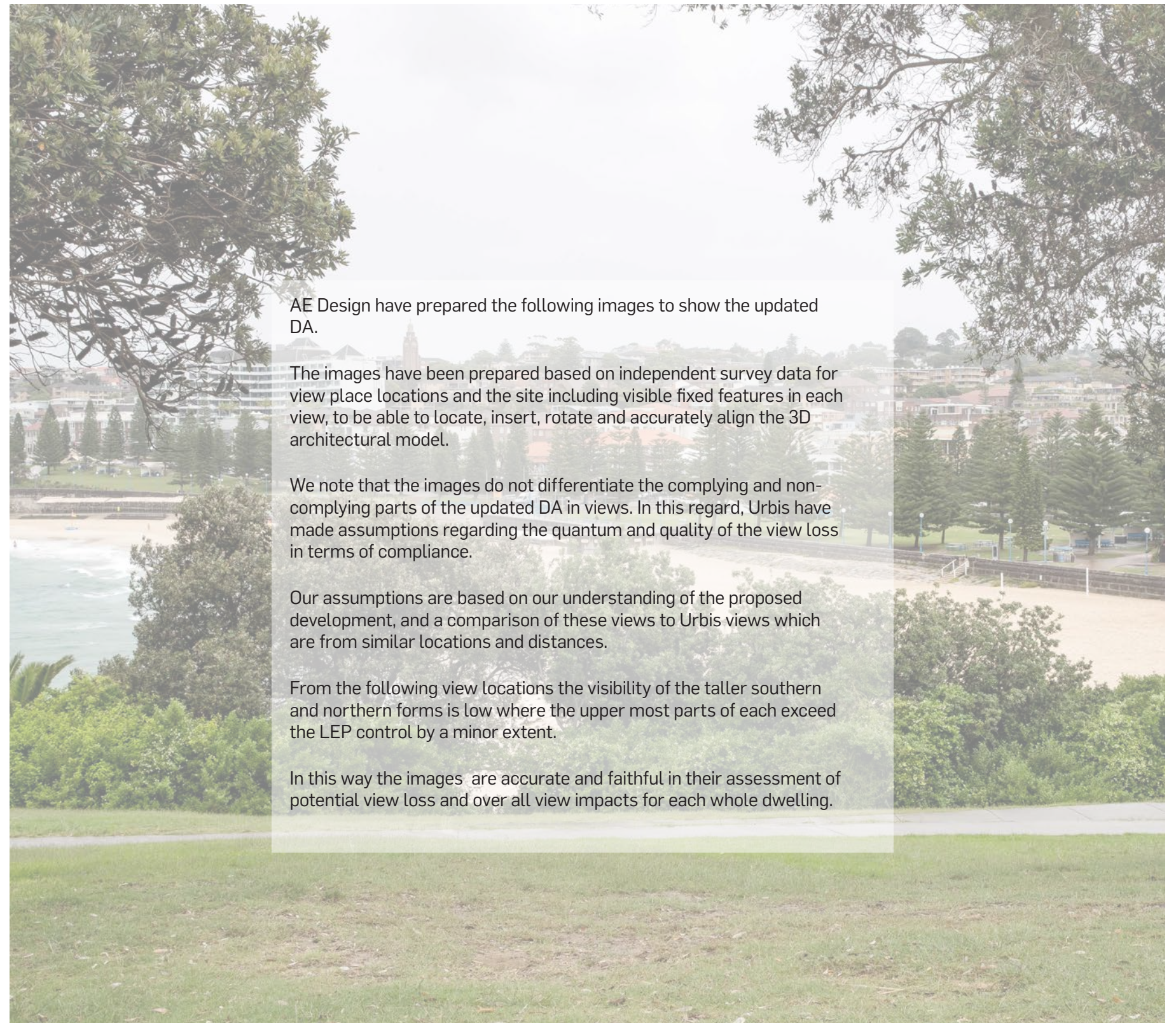
UNIT 16, LEVEL 3, 201 COOGEE BAY ROAD

UNIT 5, LEVEL 3, 134 BROOK STREET

UNIT 12A, LEVEL 3, 28 KIDMAN STREET

UNIT 15, LEVEL 3, 28 KIDMAN STREET

UNIT 22, LEVEL 6, 183 COOGEE BAY ROAD



AE Design have prepared the following images to show the updated DA.

The images have been prepared based on independent survey data for view place locations and the site including visible fixed features in each view, to be able to locate, insert, rotate and accurately align the 3D architectural model.

We note that the images do not differentiate the complying and non-complying parts of the updated DA in views. In this regard, Urbis have made assumptions regarding the quantum and quality of the view loss in terms of compliance.

Our assumptions are based on our understanding of the proposed development, and a comparison of these views to Urbis views which are from similar locations and distances.

From the following view locations the visibility of the taller southern and northern forms is low where the upper most parts of each exceed the LEP control by a minor extent.

In this way the images are accurate and faithful in their assessment of potential view loss and over all view impacts for each whole dwelling.



AE DESIGN PHOTOMONTAGE VIEW LOCATIONS



Figure 62 AE View Location Map



## 201 COOGEE BAY ROAD ROOFTOP EXISTING VIEW



**Figure 63** Existing view looking east towards

Close direct views from the three individual roof top areas to the subject site are available. The foreground composition is predominantly characterised by two and three storey commercial buildings along Coogee Bay Road, including the existing heritage hotel and boutique hotel to the south-east. The mid-ground includes a vignette to Coogee Bay beach and the distinctive columnar Norfolk Island tree canopies and to the north-east the upper parts of Dunningham Reserve at Dolphins Point. The background view includes open undifferentiated water in Coogee Bay, and at low tide wave action associated with the rock platform Wedding Cake Island. This view is only available from the north-eastern most corner of the north roof, where views from the other roof tops do not include Wedding Cake Island

## PROPOSED VIEW



**Figure 64** Proposed view

The complying built form proposed blocks existing development. The additional height sought blocks vegetation, areas of open water where the wide spatial separation between non-complying taller parts of the s.34 envelope creates a view corridor. Inclusion of the view corridor allows for the retention of views from this shared roof top corner to the majority of Wedding Cake Island (when visible at low tide).



ADDITIONAL VIEWS AVAILABLE FROM 201 COOGEE BAY ROAD ROOFTOP



Photo 68. View east from east rooftop

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness
5/201 Coogee Bay Road, Coogee	Shared common trafficable roof space, north-east edge.	View requested by Council -overlay prepared by AED	Water views	Standing views from one location from the north-eastern most edge of a roof top over a rear property boundary	Negligible-minor	1,2,3	The impact is reasonable given the access to this view is limited, unlikely to be viewed for sustained periods of time and is not from a private dwelling. The inclusion of the view corridor allows for retention of views to Wedding Cake Island. In addition all other expansive views from the majority of all three roof decks will remain unaffected by the proposed development. Views to Dolphin Point and the beach front and land-water interface visible along the Coogee Bay Road corridor will be unaffected. The view sharing outcome is reasonable and acceptable.

Figure 65 Tenacity assessment table



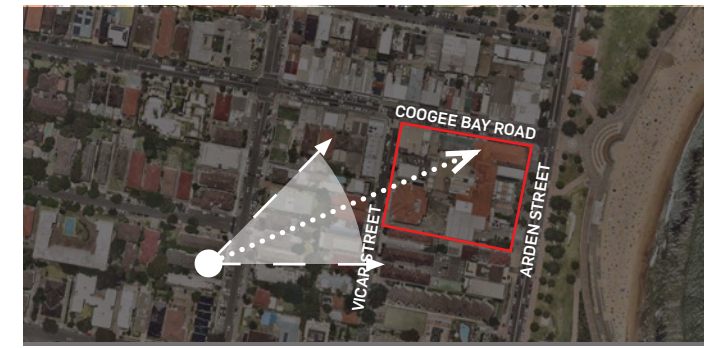
## UNIT 3, LEVEL 3, 130 BROOK STREET EXISTING VIEW



**Figure 66** Existing view looking east from living room balcony

This is a north-easterly view from a level three unit balcony . The foreground composition predominately consists of residential development and vegetation along Brook Street. The mid-ground view includes pitched and flat roof forms including the upper part of the boutique hotel roof form. The background view is expansive and includes parts of Dolphin Point headland, land-water interfaces further north beyond Dunningham Reserve and open water beyond Coogee Bay. Other expansive views are available to the north, north-west and east which will be unaffected by the proposed development.

## PROPOSED VIEW



**Figure 67** Proposed view

The height and scale of the proposed development block existing built form. The additional height sought as shown in blue will introduce a new contemporary flat-roof form into the mid-ground composition. The upper-most parts of the proposed development project to the north and south beyond the existing pitched roof, blocking vegetation, a minor extent rock outcrop and short section of open water to the south of the Boutique Hotel roof form. All of the scenic and highly valued parts of the view as defined in *Tenacity* including rock outcrops above the built form proposed, are unaffected by the s.34 proposed envelope and remain visible.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 3, LEVEL 3, 130 BROOK STREET



Photo 69. View north-east from living room terrace



Photo 70. View north from living room terrace

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness
3/130 Brook St Coogee	Third floor unit located in a mid-slope location approximate 200m west of the subject site.	View requested by Council -overlay prepared by AED	Land and water views	Standing views from an external balcony	Negligible	1,2,3	The view impact is negligible due to the limited extent of view loss created either side of the Boutique hotel roof form. The limited extent of view loss occurs within a much wider view available. The majority of the wide arc of view available will remain unaffected by the non-complying built from proposed where views to be lost do not include highly-valued features such as whole views formed by water and land-water interface, icons or locally known unique features such as Dolphins Point or Wedding Cake Island. The proposed development, including the additional height sought as part of the Clause 4.6 variation application, creates minimal view loss and no significant amenity impacts for this dwelling. A reduction in height to meet the LEP control would not reveal more scenic or highly valued features and would not significantly reduce view or amenity impacts. The view sharing outcome is reasonable and acceptable.

Figure 68 Tenacity assessment table



# UNIT 16, LEVEL 3, 201 COOGEE BAY ROAD

## EXISTING VIEW



**Figure 69** Existing view looking east from kitchen

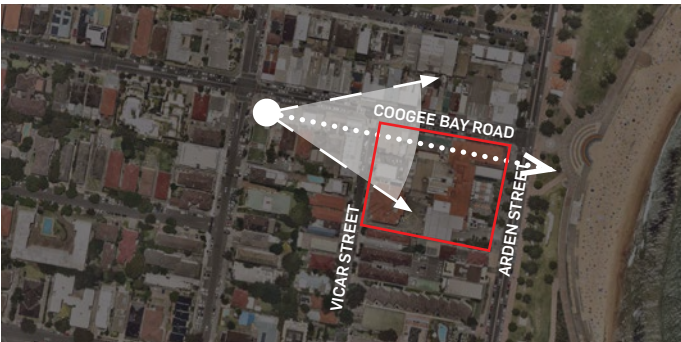
This view is from the kitchen of the dwelling at level three. The foreground is predominantly characterised by vegetation, neighbouring dwellings and pitched roofs. The mid-ground view includes residential dwellings and the existing Coogee Bay Boutique Hotel. The background includes a minor part of Dunningham Reserve, vegetation located at Coogee Beach and the ocean to sky horizon.

# PROPOSED VIEW



**Figure 70** Proposed view

The height and scale of the proposed development block existing built form. The additional height sought as shown in blue will introduce two widely spaced, separate sections of contemporary flat-roof form into the mid-ground composition. The upper parts of the proposed development block vegetation, open water between tree canopy and areas of open sky. The upper built form largely blocks or replaces existing built from and does not block features or compositions that are defined as scenic or highly valued in *Tenacity* terms.





ADDITIONAL VIEWS AVAILABLE FROM UNIT 16, LEVEL 3, 201 COOGEE BAY ROAD



Photo 71. View east from bedroom window

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness
16/201 Coogee Bay Road	Upper floor south-end unit living room	View requested by Council -overlay prepared by Fenders Katsalidis	Partial open water view	Standing views only from the kitchen only in this dwelling	Negligible or less	N/A	The view impact is negligible or less for the whole dwelling . The proposed development, including the additional height sought as part of the Clause 4.6 does not block scenic and highly valued compositions, creates minimal view loss and no significant amenity impacts for this dwelling. A reduction in height to meet the LEP control would not reveal more scenic or highly valued features. The view sharing outcome is reasonable and acceptable.

Figure 71 Tenacity assessment table



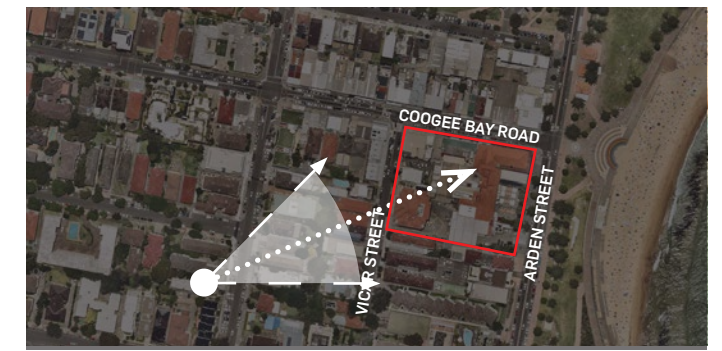
## UNIT 5, LEVEL 3, 134 BROOK STREET EXISTING VIEW



**Figure 72** Existing view looking east from balcony

This view is from the third floor balcony associated with the living area. The view is expansive including a wide arc from north to south with a foreground composition predominately characterised by residential dwellings at Brook Street. The mid-ground is characterised by roofs and vegetation, where the distant background consists of Dunningham Reserve, land water interface and open water.

## PROPOSED VIEW



**Figure 73** Proposed view

The lower and upper parts of the proposed development are not visible in this view. Access to the subject site is blocked by intervening development. There are no visual effects or view loss caused by the proposed development



ADDITIONAL VIEWS AVAILABLE FROM UNIT 5, LEVEL 3, 134 BROOK STREET



Photo 72. View east from balcony



Photo 73 . View east from living room

Dwelling Address	Description	Photomontage number	TenacityStep 1, Existing views to be affected?	TenacityStep 2, From where are the views available?	TenacityStep 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness
5/134 Brook Street, Coogee	Three storey dwelling, east end unit occupying the full length of the upper floor.	View requested by Council -overlay prepared by AED	N/A	N/A	Nil no view loss	N/A	N/A

Figure 74 Tenacity assessment table



# UNIT 12A, LEVEL 3, 28 KIDMAN STREET EXISTING VIEW



Figure 75 Existing view looking north-east from living room

Views towards the site are available to the east from two rooms via the eastern side boundary. The views from the living room and kitchen are similarly characterised by a foreground of residential development and roofs, mid-ground development including parts of the subject site which are screened by dense vegetation. The distant background includes parts of Dunningham Reserve, a wide section of open water and sea-sky horizon and taller built form to the south.

# PROPOSED VIEW

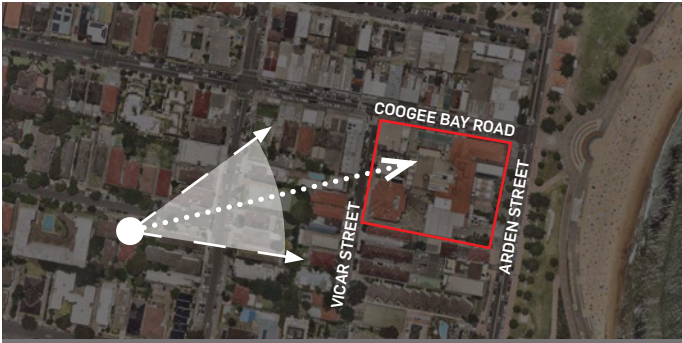


Figure 76 Proposed view

A minor extent of the envelope is visible in the distant background, and is of low visibility where no substantive view loss in either qualitative or quantitative will occur.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 12A, LEVEL 3, 28 KIDMAN STREET



Photo 74      View east from living room



Photo 75.      View east from kitchen

Dwelling Address	Description	Photomontage number	<i>Tenacity</i> Step 1, Existing views to be affected?	<i>Tenacity</i> Step 2, From where are the views available?	<i>Tenacity</i> Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in <i>Tenacity</i> - where threshold test is met	Step 4 - summary statement, reasonableness
12a/28 Kidman St Coogee	Three storey residential flat building dwelling in a mid slope location approximately 200m west of the subject site	View requested by Council -overlay prepared by AED	Open water view	Standing views from kitchen and living area	<b>Negligible or less</b>	N/A	The view impact is negligible or less for the whole dwelling . The proposed development, including the additional height sought as part of the Clause 4.6 does not block scenic and highly valued compositions, creates minimal view loss and no significant amenity impacts for this dwelling. A reduction in height to meet the LEP control would not reveal more scenic or highly valued features. The view sharing outcome is reasonable and acceptable.

Figure 77 *Tenacity* assessment table



# UNIT 15, LEVEL 3, 28 KIDMAN STREET EXISTING VIEW



Figure 78 Existing view looking north-east from living room

Views towards the site are available to the east from two rooms via the eastern side boundary. The views from the living room and kitchen are similarly characterised by a foreground of residential development and roofs, mid-ground development including parts of the subject site the majority of which is heavily screened by dense vegetation. The distant background includes parts of Dunningham Reserve, a section of open water and sea-sky horizon and taller built form to the south.

# PROPOSED VIEW



Figure 79 Proposed view

A limited extent of the proposed built form is visible in the distant background, where no substantive view loss in either qualitative or quantitative will occur.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 15, LEVEL 3, 28 KIDMAN STREET



Photo 76. Close view north-east from kitchen

Dwelling Address	Description	Photomontage number	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness
Unit 15 28 Kidman Street	Three storey residential flat building dwelling in a mid slope location approximately 200m west of the subject site	View requested by Council -overlay prepared by Fenders Katsalidis	Open water view	Standing views from living room	Negligible or less	N/A	The view impact is negligible or less for the whole dwelling . The proposed development, including the additional height sought as part of the Clause 4.6 does not block scenic and highly valued compositions, creates minimal view loss and no significant amenity impacts for this dwelling. A reduction in height to meet the LEP control would not reveal more scenic or highly valued features. The view sharing outcome is reasonable and acceptable.

Figure 80 Tenacity assessment table



# UNIT 22, LEVEL 6, 183 COOGEE BAY ROAD

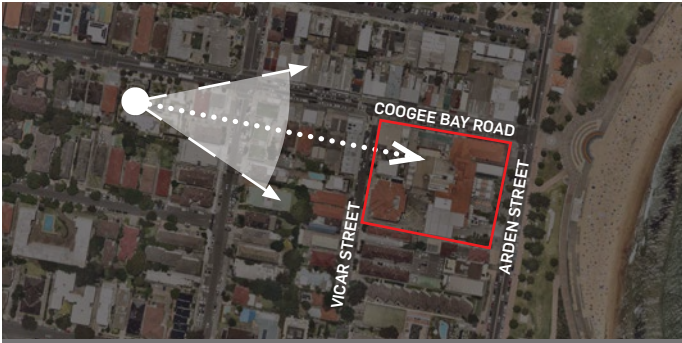
## EXISTING VIEW



**Figure 81** Existing view looking east from balcony

This view is from the level seven balcony, associated with living areas providing an expansive view from north to east. Notwithstanding the view is potentially expansive, tall box hedging included in foreground planter boxes, blocks the majority of standing views to the east.

# PROPOSED VIEW



**Figure 82** Proposed view

The proposed development introduces a narrow horizontal section of built form into the view. The lower parts of the massing proposed are not visible. The additional height sought as shown in blue rises approximately to a height defined by the existing boutique hotel ridgeline and extends to the north and south beyond this existing form, blocking a minor extent of open and undifferentiated water and the upper canopy of some beach-side vegetation. These features are not considered as scenic or highly valued in *Tenacity* terms. The upper parts of the proposed development do not block locally significant visual features such as Wedding Cake Island or Dolphin Point. The upper parts of the proposed development do not dominate the view, significantly alter the scenic quality of the whole view and create a minor or less extent of view loss.



ADDITIONAL VIEWS AVAILABLE FROM UNIT 22, LEVEL 6, 183 COOGEE BAY ROAD



Photo 77. View north from balcony



Photo 78 View north east from balcony.

Dwelling Address	Description	Photomontage number	TenacityStep 1, Existing views to be affected?	TenacityStep 2, From where are the views available?	TenacityStep 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)	Steps in Tenacity - where threshold test is met	Step 4 - summary statement, reasonableness in the context of non-compliance.
22/183 Coogee Bay Road	Penthouse Level east facing unit	View requested by Council -overlay prepared by Fenders Katsalidis	A short, narrow horizontal section of existing built form, open water and vegetation	Standing views only from an external balcony, via a side property boundary	Negligible or less	1,2,3	The proposed development, including the additional height sought as part of the Clause 4.6 variation application, creates minimal view loss and no significant amenity impacts for this dwelling. The view sharing outcome is reasonable and acceptable.

Figure 83 Tenacity assessment table



# 8.0 RELEVANT PLANNING PRINCIPLES

## 8.1 *TENACITY*

View loss is a term which refers to the extent to which a new built form will block an existing view or part of the composition of a view that is currently enjoyed by others. Where a proposed development is likely to adversely affect views from private property, view sharing outcomes are routinely assessed against the Planning Principle established in the Land and Environment Court; *Tenacity* Consulting v Warringah Council [2004] NSWLEC 140 (*Tenacity*).

*Tenacity* is the most widely used and referenced planning principle in relation to the assessment of impacts on private views and view sharing.

The planning principle is described by the Court as a statement of a 'desirable outcome' aimed at reaching a planning decision and defines a number of appropriate matters to be considered in making that decision. Therefore, the importance of the principle is in outlining all relevant matters and or the relationships of those factors to be considered and is not simply a process of listing features in a composition that may be lost and is not limited to an assessment of view loss as shown in a particular view.

In other words, *Tenacity* is a 'recipe' designed to guide decision-making where the end goal is to reach an equitable and reasonable view-sharing outcome.

Prior to undertaking Step 1 of the assessment, Roseth discusses in paragraph 25 the notion of view sharing as quoted below.

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

The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process in *Tenacity*, a development that takes the view away from another may notwithstanding be considered reasonable. This is important because it also means that a severe or devastating level of impact can nevertheless be reasonable.

*Tenacity* includes a four-step threshold test, which we understand the steps are sequential and conditional, so that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold test are not met. In other words, view loss may meet the threshold test for Step 1 or 2 but if the view loss is negligible

in quantitative or qualitative terms there may be no utility or purpose served in continuing the assessment and in this regard, *Tenacity* has no work to do. We are aware that in the context of a Clause 4.6 variation, that view or amenity impacts are a determinative criteria and as such all Steps in *Tenacity* should be applied no matter the extent or nature of the view loss.

*Tenacity* does not clearly distinguish between extent (quantity) of view loss and in fact dissuades the use of quantifying view loss, but tends to equate view loss with impact, where the significance or importance of the loss is a matter of judgement and consideration of various relevant factors.

## 8.2 *TENACITY* RATINGS

In arriving at an over all view impact rating it is important to consider all relevant factors in Steps 1, 2 and 3 for the whole dwelling, not just potential view loss as shown in one selected photomontage. In general across the dwellings inspected only views in one direction to the east are affected, where the majority of dwellings enjoy expansive views to the north, north-east, south-east and south.

We have described whole views and partial views, where a 'whole view' is based on the intent described by Senior Counsel Roseth in *Tenacity* as follows;

The *Tenacity* Planning Principle includes a description of what makes a whole view, as being based on the combination of the main scenic features present in the view. This combination of the predominant features in the foreground, mid-ground and background form a whole view.

Further Roseth states that water on its own is of less value compared to compositions where water is combined with land-water interface. For example the loss of a part of Dolphin Point or Wedding Cake island where water and landforms are combined would be considered of greater value than a section of open undifferentiated water in isolation.

Roseth does not refer to a whole view being simply a whole view of a particular, individual feature or even an icon, noting that the presence of part or all of an icon is still relevant.

The views of Coogee Bay including the locally known topographical features of Dolphin Point (rock platforms, cliff and land-water interfaces and Wedding Cake Island visible at low tide) are not in our



## 4.0 *TENACITY* ASSESSMENT SUMMARY

opinion, considered to be 'Iconic' in the sense that they are regionally or internationally recognisable as unique or iconic items. In other words views to Coogee Bay which include those features are not iconic, but rather are highly valued in a holistic sense as part of the wider scenic quality of the view.

It is illogical for a view of low relative scenic quality based on the main characteristics present including existing building development in the foreground and mid-ground (as is the case for many of the views modelled) that an inconsequential extent of view loss could lead to anything other than minor or negligible view impact ratings.

Further to applying the *Tenacity* rating scale, I refer to Roseth's own use of the rating scale in that matter, regarding the loss of a what he describes as a 'magnificent view' available from 7 Bellevue Place. We note that Roseth also clearly defines the 'whole' view this instance as being "the view to the ocean and Manly"

Paragraph 30 of the planning principle is quoted below;

*I would classify the view to the ocean and Manly as highly valuable, what most people would describe as magnificent. It is now available from four levels from the rear. The proposal would obliterate views from the lower three levels from sitting and standing positions. From the fourth level it would obliterate it from sitting positions and reduce it from standing positions. In my opinion, the impact would be severe.*

In this matter, Roseth rates a significant extent of view loss from 3.5 floors and multiple rooms within a dwelling, that is available across a rear boundary from seated and standing positions. Notwithstanding this significant loss of a 'magnificent view' to a whole view characterised by scenic and highly valued features, from all four levels of the dwelling, the view impact is only severe.

Urbis have used this guidance to inform our view impact ratings for each dwelling.



TENACITYASSESSMENT TABLE - ALL VIEWS MODELLED

Dwelling Address	<i>Overall view impact for whole of dwelling</i> <i>Tenacity</i> Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)
1/113 Brook Street	Minor
19/183 Coogee Bay Road	Negligible-minor
19/183 Coogee Bay Road	Negligible-minor
Unit 5 180-186 Coogee Bay Road, Coogee	<b>Minor in relation to non-complying built from proposed.</b> Negligible in relation to complying built form.  Negligible-Minor
Unit 1 180-186 Coogee Bay Road	Negligible-minor
17 Vicar Street, Coogee	Minor
9/41-43 Carr Street Coogee	Negligible-minor
5/14 Kidman Street, Coogee	Negligible or less
3/14 Kidman Street, Coogee	Negligible or less
5/119 Brook Street	Minor in relation to non-complying and minor complying built form.
The Grove 57-63 St Paul Street, Randwick	Negligible or less



ADDITIONAL VIEWS REQUESTED BY COUNCIL	
Dwelling Address	<i>Tenacity</i> Step 3, Extent of view impacts for whole dwelling (consider room type and use and unaffected views)
5/201 Coogee Bay Road, Coogee	Negligible-minor
3/130 Brook St Coogee	Negligible or less
16/201 Coogee Bay Road	Negligible or less
5/134 Brook Street, Coogee	N/A
12a/28 Kidman St Coogee	N/A
Unit 15 28 Kidman Street	Negligible or less
22/183 Coogee Bay Road	Negligible or less
VIEWS INSPECTED BUT NOT MODELLED	
2/57 St Paul's Street, Randwick	N/A
Unit 4 11 Kidman Street	N/A
18/201 Coogee Bay Road, Coogee	N/A
18/201 Coogee Bay Road, Coogee	N/A
2 Vicar Street	N/A
6/14 Kidman Street, Coogee	N/A
Unit 8 23-25 Vicar Street Unit 8	N/A
Unit 29 23-25 Vicar Street	N/A



# PRIVATE VIEWS INSPECTED

## UNIT 4 - 11 KIDMAN STREET



Photo 1. View east from unit 4 balcony - level 2 - 11 Kidman Street

## UNIT 5- 11 KIDMAN STREET



Photo 2. View northeast from unit 5 balcony - level 3 - 11 Kidman Street

## UNIT 16/201 COOGEE BAY ROAD



Photo 3. View east from unit 16 kitchen's window - level 3 - 201 Coogee Bay Road



Photo 4. View east from unit 16 east bedroom's window - level 3 - 201 Coogee Bay Road



UNIT 12A - 28 KIDMAN STREET



Photo 79 . View east from unit 12A level 3, living room



Photo 80 . View east from unit 12A, 28 Kidman Street



Photo 81 View east from the kitchen 12A level 3 - 28 Kidman Street

UNIT 15 - 28 KIDMAN STREET



Photo 82`. View east from unit 15 living room - level 3 - 28 Kidman Street.



Photo 83 View northeast from unit 15 living room - level 3 - 28 Kidman Street



Photo 84. Close view northeast from unit 15 kitchen - level 3 - 28 Kidman Street



UNIT 18 - 201 COOGEE BAY ROAD



Photo 85. Close view east from unit 18 living room's window - level 3 - 201 Coogee Bay Road



Photo 86 . View east from unit 18 living room's window - level 3 - 201 Coogee Bay Road



Photo 87 . View east from unit 18 kitchen's window - level 3 - 201 Coogee Bay Road

UNIT 3/130 BROOK STREET



Photo 88 . View east from unit 3 living room terrace, level 3, 130 Brook Street



Photo 89 . View northeast from unit 3 living room terrace - level 3 - 130 Brook Street



Photo 90 . View north from unit 3 living room terrace - level 3 - 130 Brook Street



UNIT 5/134 BROOK STREET



Photo 91. View east from unit 5 balcony, level 3, 134 Brook Street



Photo 92 . View east from unit 5 balcony - level 3 - 134 Brook Street



Photo 93 . View east from unit 5 living room- level 3 - 134 Brook Street

2 VICAR STREET



Photo 94 . View east from 2 Vicar Street kitchen balcony - level 2



Photo 95 . Close view east from 2 Vicar Street bedroom balcony - level 3



Photo 96 View east from 2 Vicar Street living room balcony - level 3



201 COOGEE BAY ROAD EAST ROOFTOP



Photo 97 . View east from 201 Coogee Bay Road east building roof top

UNIT 6/14 KIDMAN STREET



Photo 98 . View east from unit 6 bedroom window at 14 Kidman Street

UNIT 5/119 BROOK STREET



Photo 99 . View northeast from living room balcony at 119 Brook Street-level 2

UNIT 8/23-25 VICAR STREET



Photo 100. View north-west from unit 8 balcony at 23-25 Vicar Street



UNIT 22/183 COOGEE BAY ROAD



**Photo 101.** View north from balcony at 183 Coogee Bay Road-level 6



**Photo 102.** View northeast from balcony at 183 Coogee Bay Road- level 6



**Photo 103** View east from balcony at 183 Coogee Bay Road- level 6



## 9.0 SUMMARY & CONCLUSION

The scheme analysed in this Revised View Sharing report is based on an 'agreed-in-principle' maximum building envelope (the s34 proposed envelope). This envelope has been prepared as part of ongoing without prejudice s34 conference discussions in relation to LECNSW Class 1 appeal case number 2021/00322119, between the applicant and respondent's urban design experts AE Design and GMU respectively.

The proposed envelope modelled by Urbis in photomontages and in overlays prepared by AE Design, shows the visual effects of the proposed development in selected views from 18 dwellings.

The proposed massing has been reduced in height and scale to minimise view loss and improve amenity for dwellings in Coogee Bay. In particular the proposed envelope includes a view corridor where built form sits below the LEP height control and provides for the retention of views to Wedding Cake Island and Dolphin Point in south-easterly and north-easterly views respectively.

Inclusion of the view corridor will benefit the closest and potentially most affected residents whom currently enjoy views to those local, scenic and highly valued.

The updated photomontages show the visual effects of a permissible height form according to the LEP height control of 12m. The complying development is shown in a red colour wash and the upper parts which exceed the height control are shown in a blue colour wash.

The two separate and taller parts of built form included in the proposed envelope which exceed the control are massed to allow for the view corridor and lower section between, as a means to promote a positive and reasonable view sharing outcome for local residents.

The significance of the view loss caused by each component has been assessed in the context of the *Tenacity* Planning Principle.

The s34 proposed envelope overall is reduced in horizontal extent in views from the west where the spatial separation created by the view corridor creates visual permeability through and across the site in relation to mid-slope easterly views.

The inclusion of the wide view corridor, visually reduces the scale along the length of Vicar Street and will create view sharing benefits to all elevated residential locations immediately west, south-west and north-west of the subject site including for example views from residential flat buildings in Brook Street (including those not inspected), Carr Street and units within the Adina Apartments.

Views from all 18 dwellings from the original sample of 27 dwellings inspected, have been modelled in either certifiable photomontages prepared by Urbis or accurate architectural overlays prepared by AE Design as requested by Council and the Court.

The views are described in terms of the predominant features present where the selected modelled view represents the 'worse case' view focussed on the site, noting that each dwelling has access to other views that do not include the subject site and will not be affected.

18 views have been modelled and assessed against the *Tenacity* Planning Principle to guide our assessment of overall view impacts for each whole dwelling.

All descriptions and ratings are tabulated in the *Tenacity* Summary Table above where Urbis found that there would be NIL impacts for 1 dwelling, negligible or less view impacts for 8 dwellings, negligible-minor view impacts for 6 dwellings, minor view impacts for 2 dwellings and a moderate view impact for one dwelling at 17 Vicar Street.

The view impact rating has been carefully considered using SC Roseth's own guidelines as to what constitutes a severe or greater impact. A severe impact is generated when all scenic and highly valued features that form a whole views, from all parts and of a dwelling, are likely to be lost.

This is not the case for any of the dwellings inspected, where the majority of views from each dwelling are largely unaffected, view loss is minor or less, and the scenic quality of the views are not predominantly characterised by highly valued features as defined in *Tenacity*.

Three dwellings most affected by potential view loss include 5/119 and 1/113 Brook Street and 17 Vicar Street, which are all rated as minor. The minor view impact rating is reasonable and acceptable for Brook Street dwellings given that the non-complying parts of the proposed envelope do not block scenic and highly valued features as defined in *Tenacity*.

The minor view impact for 17 Vicar Street is reasonable and acceptable given that it is entirely caused by built form which sits significantly below the height control therefore is fully compliant with controls that are relevant to view loss. Views to be lost are not considered as scenic or highly valued in *Tenacity* terms.

In summary out of 27 dwelling inspections, where potential view loss was modelled for 18 dwellings and rated as minor or less in all cases except for one dwelling.

Considering the likely view impacts across the subject site's immediate and wider potential visual catchment, based on the 18 representative views analysed and the low view impact ratings, in our opinion the view sharing outcome is reasonable and acceptable.

Visual impacts in all public domain views modelled is low and acceptable.



# 10.0 APPENDICES

## APPENDIX 1 PREPARATION OF URBIS PHOTOMONTAGES

### Verification of accuracy- Key Steps

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

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

In addition the model must fit realistically into a photographic representation of the site in its context. Fender Katsalidis Architects prepared the 3D model of the proposed development using 3DSMax 2022 with Arnold 5.0 (3D Modelling and Render Engine), AutoCAD 2021, Globalmapper 23 (GIS Data Mapping / Processing) and Photoshop CC 2022 software and provided the model to Urbis , for insertion into base photographs.

### Photographs

Each modelled view was captured by a professional photographer who attended each dwelling and was directed by Urbis Staff. Modelled views were captured with a Canon EOS 1D Mark 2 full frame camera, using 24mm, 35mm and 50mm focal lengths. This camera was mounted on a tripod at approximately 1.6m

The images are of sufficiently high resolution and taken with a variable lens of low distortion. The focal length of the lens used is appropriate for the purpose and has been standardised and stated to assist the photomontage artist. All photomontages are based on a the standardised 35mm focal length lens (FL) using single frame images. Single frame photographs are recommended for modelling as they have one centre of perspective and therefore included limited peripheral distortion at the outer edges of the image. Single frame photographic images are also recommended as the perspective in the 3D model of the proposed development that is generated by the computer, is most closely aligned to the perspective that occurs in a single frame photograph.

The reasons for using a specific focal length is determined by the vertical and horizontal scale of the subject of the view as well as the need to minimise apparent distortion of the images. The subject of the views commonly contains elements of vastly different horizontal and vertical scale, all of which must ideally be visible in each photograph. Given that the most instructive views of the proposed development are from close locations it was not practical to use a 50mm lens due to the horizontal extent of the proposed works could not fit into a single image.

### Certification of accuracy

Urbis have reviewed the photomontages and is satisfied that the above requirements were met. In this regard Urbis can certify, based on the methods used and taking all relevant information into account, that the photomontages comply with the requirements for the preparation of photomontages as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.



# **COOGEE BAY HOTEL, COOGEE, NSW**

## **VIEW ANALYSIS - PHOTO-SIMULATIONS**

PREPARED FOR

**SIMMATTOWN PTY LTD**

MARCH 2023



**PHOTO-SIMULATIONS PREPARED BY:**

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

**DATE PREPARED :**

1 March 2023

**VISUALISATION ARTIST :**

Ashley Poon, Urbis – Lead Visual Technologies Consultant

Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

**LOCATION PHOTOGRAPHER :**

Grant Leslie - PerfectImages Photography

under direction from Jane Maze-Riley, Urbis - Associate Director, National Design

**CAMERA :**

Canon EOS 1D X Mark II - 20 Megapixel digital SLR camera (Full-frame sensor)

**CAMERA LENS AND TYPE :**

Canon EF 24-70mm f/2.8L II USM

**SOFTWARE USED :**

- 3DSMax 2022 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

**DATA SOURCES :**

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Sydney 2020-05
- Aerial photography from Nearmap - 2021-12-21
- Site feature survey received via client - survey dated 2020-02-28
- Proposed 3D model received from Architect - 2023-02-06
- 12m height overlay 3D model received from Architect - 2022-05-23
- Surveyed locations of photo viewpoint locations - 2022-01-19 to 2022-01-20

**METHODOLOGY :**

Photo-simulations provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photo-simulations are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken with the camera mounted to a tripod, at a standing height of 1.55m above natural ground level or above floor level. A surveyor has also been engaged to record the locations of the camera setup at each viewpoint location. Photos have been taken at a standard focal length of 50mm. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photo-simulation, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photo-simulation is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photo-simulation.









50MM STANDARD VIEW - REFERENCE

ORIGINAL PHOTO EXTENT - 35MM VIEW











**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP1 : (PHOTO 1114989) LOOKING WSW, DOLPHINS POINT | PHOTO-SIMULATION

**DISTANCE TO PROJECT - 380M**  
**ORIGINAL PHOTO EXTENT - 35MM VIEW**













DISTANCE TO PROJECT - 380M  
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP2 : (PHOTO 1114998) LOOKING WSW, DOLPHINS POINT ROCK PLATFORM | PHOTO-SIMULATION

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_2C  
REV: -





50MM STANDARD VIEW - REFERENCE

ORIGINAL PHOTO EXTENT - 35MM VIEW







**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP3 : (PHOTO 11I5017) LOOKING WSW, GOLDSTEIN RESERVE | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_3B  
REV: -







**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP3 : (PHOTO 11I5017) LOOKING WSW, GOLDSTEIN RESERVE | PHOTO-SIMULATION

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_3C  
REV: -



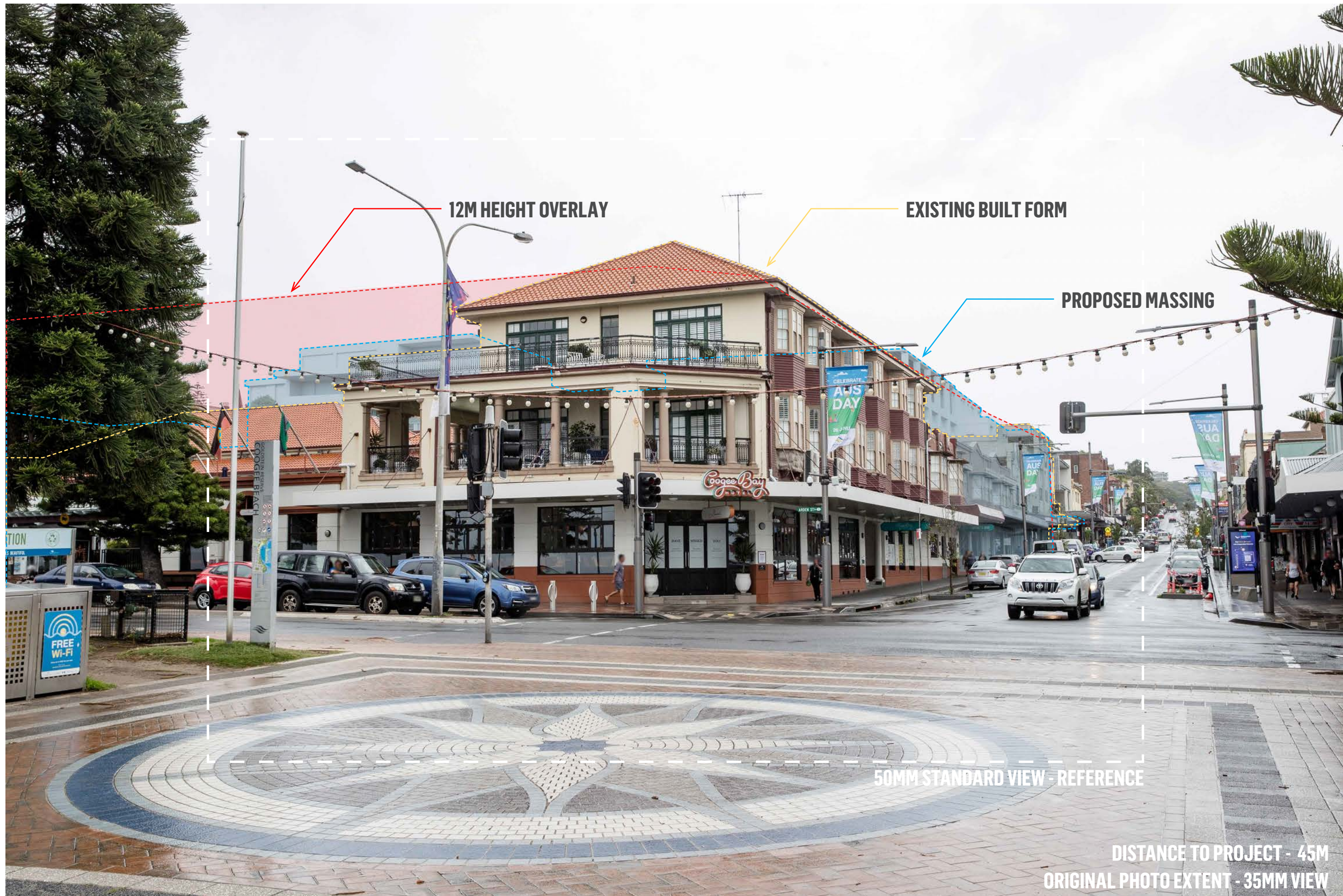












**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP4 : (PHOTO 11I5029) LOOKING WSW, COOGEE BEACH | PHOTO-SIMULATION

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_4C  
REV: -





50MM STANDARD VIEW - REFERENCE

ORIGINAL PHOTO EXTENT - 35MM VIEW















ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW















ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW











DISTANCE TO PROJECT - 70M  
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP8 : (PHOTO 11I5060) LOOKING EAST, 1/113 BROOK ST | PHOTO-SIMULATION

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_8C  
REV: -





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP9A : (PHOTO 11I5075) LOOKING ESE, 21/183 COOGEE BAY RD - LVL 6 | EXISTING PHOTO : 2022-01-20 8:40 AEDT

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_9A\_A  
REV: -













ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP9B : (PHOTO 11I5080) LOOKING ESE, 19/183 COOGEE BAY RD - LVL 5 | EXISTING PHOTO : 2022-01-20 8:52 AEDT

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_9B\_A  
REV: -





3D POINT CLOUD

SURVEY DATA

DIGITAL ELEVATION  
MODEL

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



## COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT

VP9B : (PHOTO 11I5080) LOOKING ESE, 19/183 COOGEE BAY RD - LVL 5 | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_9B\_B  
REV: -









ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW







**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP14A : (PHOTO 11I5140) LOOKING ESE, 1/180-196 COOGEE BAY RD - LVL 2 | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_14A\_B  
REV: -











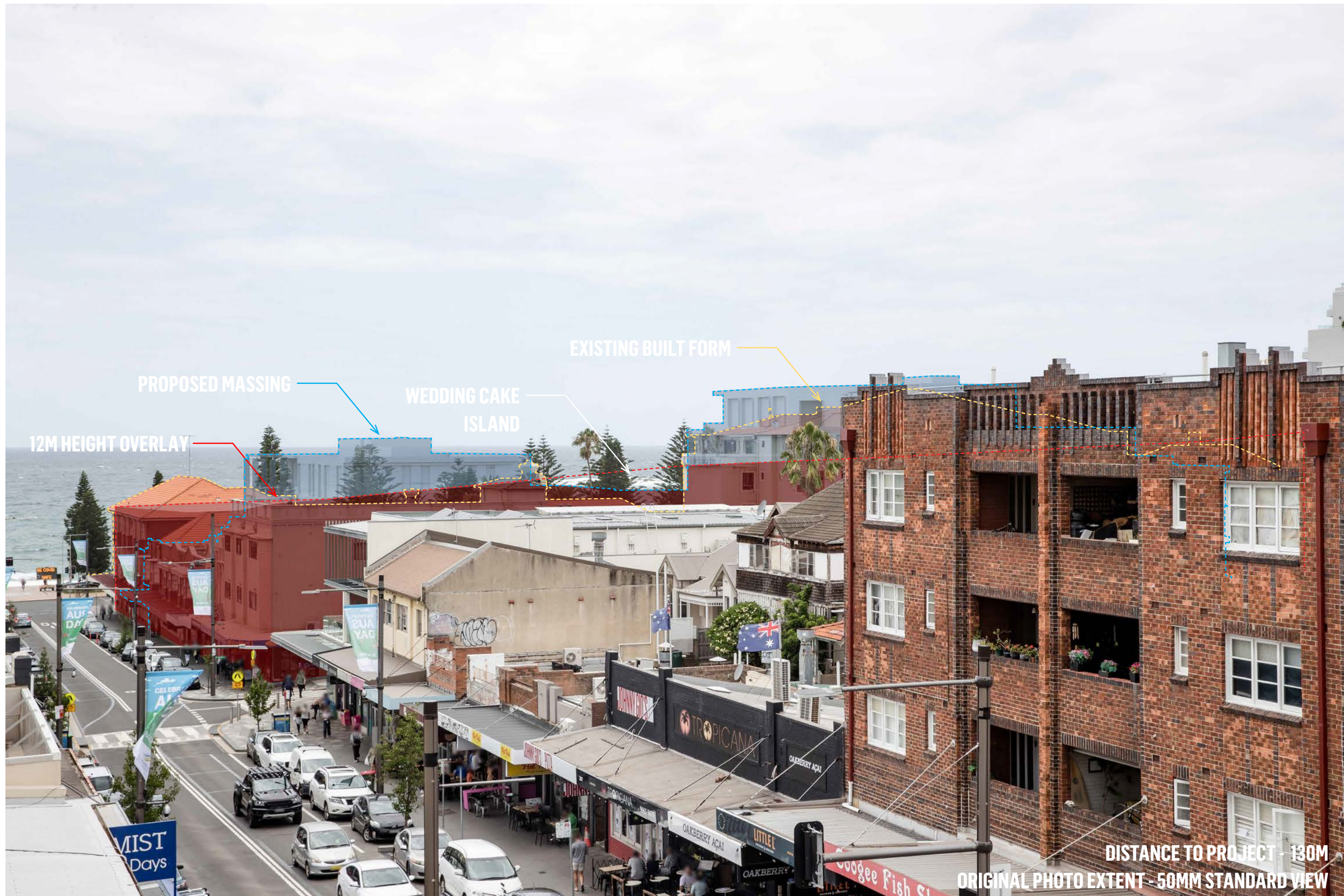
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW















ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



## COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT

VP15 : (PHOTO 11I5181) LOOKING ENE, 9/41-43 CARR ST - LVL 3 | EXISTING PHOTO : 2022-01-20 13:33 AEDT

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_15A  
REV: -









EXISTING BUILT FORM

PROPOSED MASSING

12M HEIGHT OVERLAY

DISTANCE TO PROJECT - 220M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



## COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT

VP15 : (PHOTO 11I5181) LOOKING ENE, 9/41-43 CARR ST - LVL 3 | PHOTO-SIMULATION

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_15C  
REV: -





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW







3D POINT CLOUD

SURVEY DATA

DIGITAL ELEVATION  
MODEL

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



# COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT

VP16 : (PHOTO 11I5174) LOOKING EAST, 17 VICAR ST | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_16B  
REV: -





# COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT

VP16 : (PHOTO 11I5174) LOOKING EAST, 17 VICAR ST | PHOTO-SIMULATION

DATE: 2023-03-01  
 JOB NO: P0037817  
 DWG NO: VP\_16C  
 REV: -





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW







ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP17A : (PHOTO 11I5200) LOOKING EAST, 5/14-24 KIDMAN ST | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_17A\_B  
REV: -









ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**COOGEE BAY HOTEL, COOGEE NSW - VIEW SHARING ASSESSMENT**  
VP17B : (PHOTO 11I5207) LOOKING EAST, 3/14-24 KIDMAN ST | EXISTING PHOTO : 2022-01-20 14:30 AEDT

DATE: 2023-03-01  
JOB NO: P0037817  
DWG NO: VP\_17B\_A  
REV: -













ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

















# APPENDIX 2 AE DESIGN PHOTOMONTAGES



15 September 2022

Jane Maze-Riley  
Urbis  
Level 8 Angel Place, 123 Pitt Street  
Sydney NSW 2000

Dear Jane,

**SIMMATTOWN & CHEUNG PROPERTIES v RANDWICK CITY COUNCIL - PHOTOMONTAGES**  
**Coogee Bay Hotel**

This letter has been prepared to accompany the Photomontages dated 14 September 2022 prepared by ae design partnership to assist with the NSW Land and Environment Court Proceedings 2021/00322119. I confirm that photomontages have been produced in accordance with the NSW Land and Environment Court Photomontage Policy.

Photographs were provided by Urbis and were taken from a height of 1.55m above ground at each vantage point with a *Canon EOS 1D X Mark – 20 Megapixel digital SLR camera (Full-frame sensor)* and lens model *Canon EF 24-70mm f/2.8L II USM* at 24mm, 35mm and 50mm focal lengths.

The data sources used to assist in preparing the photomontages and alignment of the wireframes are:

Data Object	Source
Contours and cadastre	NSW Government Spatial Services
3D aerial	Nearmap
Site survey	Client
Camera location survey	Urbis
12m height blanket 3D model	Fender Katsalidis
Proposed 3D model	Fender Katsalidis

Virtual cameras for each vantage point were created to prepare the photomontages based on the associated camera survey location coordinates and photo focal length in Rhino 7. From these virtual cameras, rendered views have been generated and photomontage into the existing photos using photoshop.

Should you have any further queries regarding the above matter, please contact me on 0419 245 956 or via email on [rohan@aedesignstudio.com.au](mailto:rohan@aedesignstudio.com.au).

Sincerely,  
ae design partnership Pty Ltd

**Rohan Dickson**  
Director



# Coogee Bay Hotel

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Additional Views Requested By Council







EXISTING WIREFRAMES



PROPOSED WIREFRAMES



PROPOSED MODEL

PHOTO LOCATION



LEGEND

- Existing Building Wireframes
- Proposed Building Wireframes



COOGEE BAY HOTEL

WITHOUT PREJUDICE

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LOCATION: Unit 5, 201 Coogee Bay Road

FOCAL LENGTH: 35mm

VANTAGE  
POINT  
1

DATE  
15/09/2022  
ISSUE  
A  
SHEET  
01





EXISTING WIREFRAMES

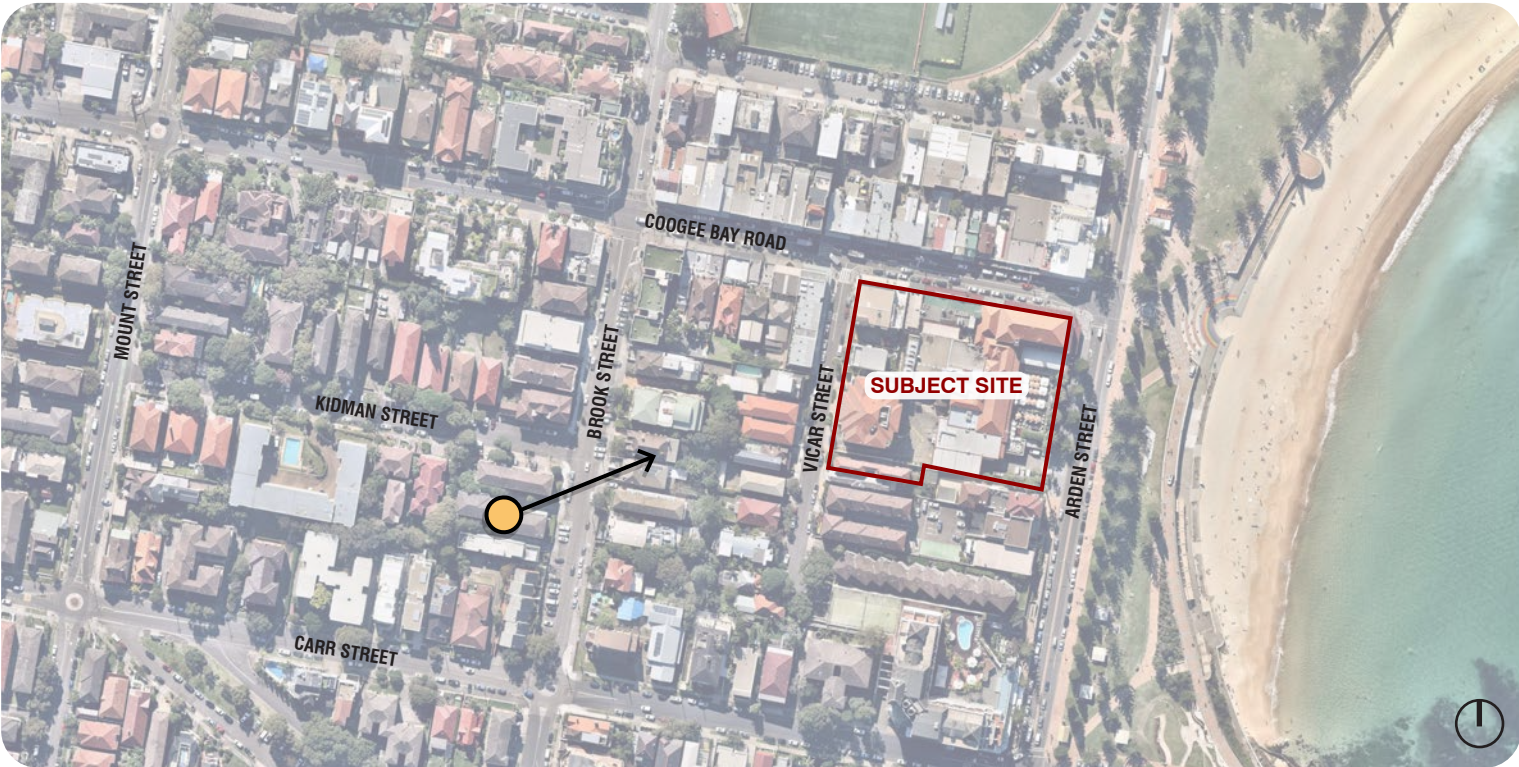


PROPOSED WIREFRAMES



PROPOSED MODEL

PHOTO LOCATION



LEGEND

- Existing Building Wireframes
- Proposed Building Wireframes





EXISTING WIREFRAMES



PROPOSED WIREFRAMES



PROPOSED MODEL

PHOTO LOCATION



LEGEND

- Existing Building Wireframes
- Proposed Building Wireframes





EXISTING WIREFRAMES



PROPOSED WIREFRAMES



PROPOSED MODEL

PHOTO LOCATION



LEGEND

- Existing Building Wireframes
- Proposed Building Wireframes



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LOCATION: Unit 5, 134 Brook Street

FOCAL LENGTH: 35mm

VANTAGE  
POINT  
4

DATE  
15/09/2022  
ISSUE  
A  
SHEET  
04





EXISTING WIREFRAMES



PROPOSED WIREFRAMES



PROPOSED MODEL

PHOTO LOCATION



LEGEND

- Existing Building Wireframes
- Proposed Building Wireframes



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LOCATION: Unit 12A, 28 Kidman Street

FOCAL LENGTH: 35mm

VANTAGE  
POINT  
5

DATE  
15/09/2022  
ISSUE  
A  
SHEET  
05





EXISTING WIREFRAMES

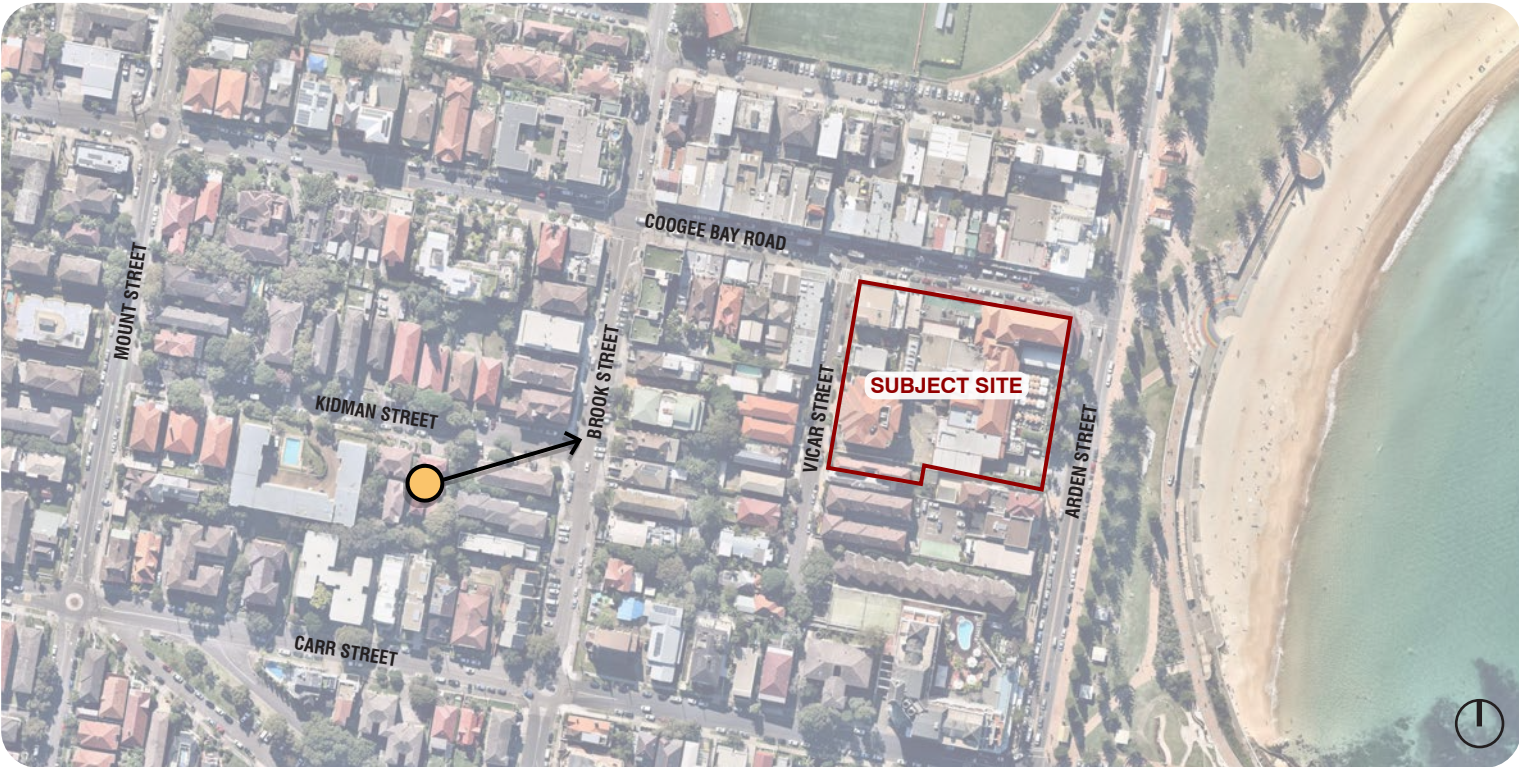


PROPOSED WIREFRAMES



PROPOSED MODEL

PHOTO LOCATION



LEGEND

- Existing Building Wireframes
- Proposed Building Wireframes



COOGEE BAY HOTEL

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LOCATION: Unit 15, 28 Kidman Street

FOCAL LENGTH: 24mm

VANTAGE  
POINT  
6

DATE  
15/09/2022  
ISSUE  
A  
SHEET  
06





EXISTING WIREFRAMES

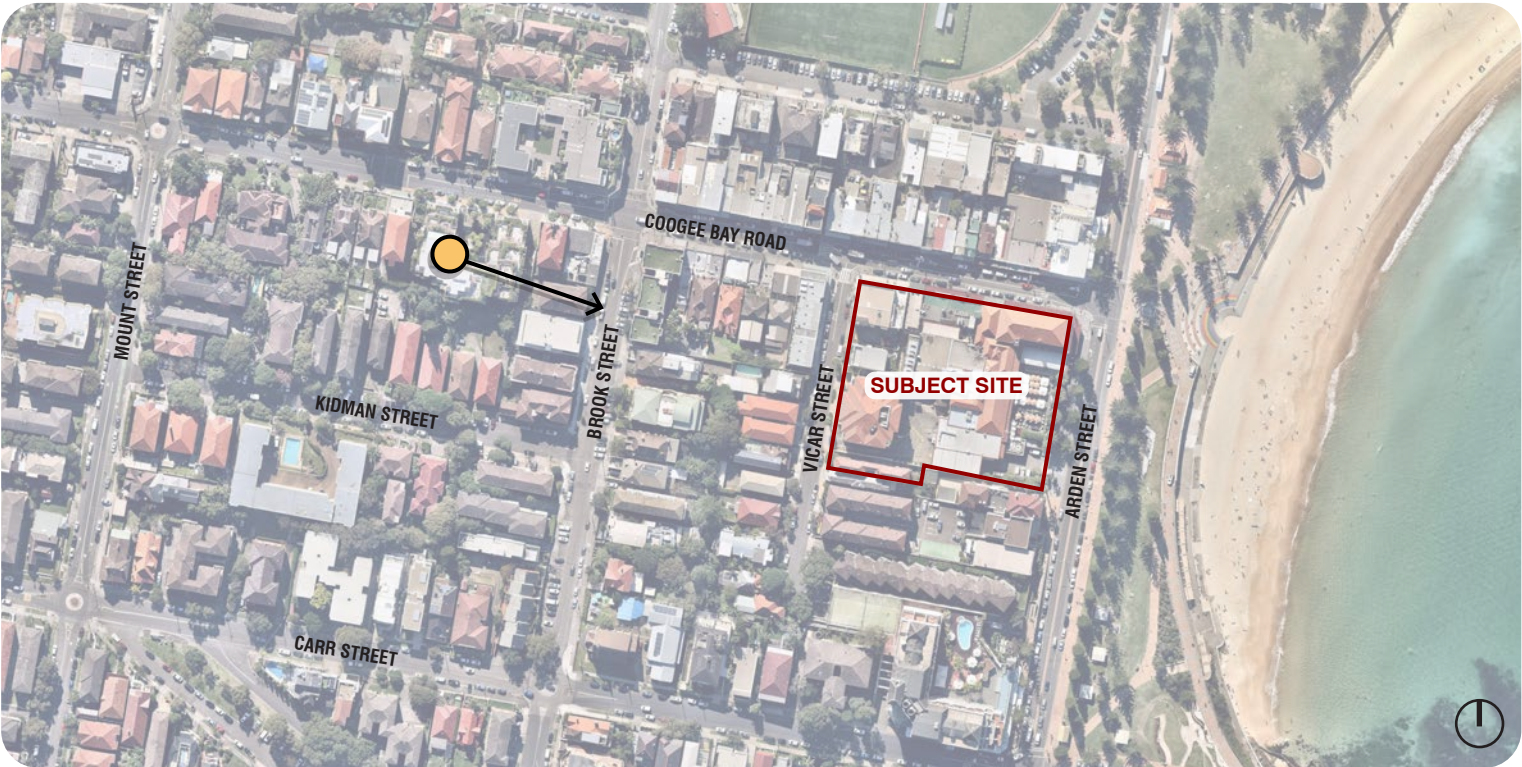


PROPOSED WIREFRAMES



PROPOSED MODEL

PHOTO LOCATION



LEGEND

- Existing Building Wireframes
- Proposed Building Wireframes



COOGEE BAY HOTEL

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LOCATION: Unit 22, 183 Coogee Bay Road

FOCAL LENGTH: 35mm

VANTAGE  
POINT  
7

DATE  
15/09/2022  
ISSUE  
A  
SHEET  
07



## APPENDIX 3 NEIGHBOURING DWELLINGS



**Photo 7.** Side setback between 1 and 7 Vicar Street, where spatial separation allows views of sky access to the east from parts of Vicar



**Photo 5.** Surrounding residential development, detail of 2 Vicar Street. This dwelling was inspected and views recorded confirm that there is no access to scenic or highly valued views from ground or first floor rooms due to the height and form of intervening development



**Photo 6.** Detail of 8-10 Vicar Street





**Photo 8.** Detail of 12-14 and 18-20 Vicar Street



**Photo 9.** Detail of 23-25 Vicar Street, south of the site



**Photo 10.** Detail of 130-132 Brook Street



**Photo 11.** Detail of 128 Brook Street on the corner of Brook and Kidman Streets



**Photo 12.** Detail of 122 and 124 Brook Street



**Photo 13.** Detail of 120 Brook Street





**Photo 14.** Detail of 117 and 119 Brook Street



**Photo 15.** View east to 109-111 Brook Street from Kidman Street



**Photo 16.** Detail of 109-111 Brook Street. We note the presence of evergreen, tree canopies to the east of this development which is likely to limit views access to the east



**Photo 17.** Side setback between 197 Coogee Bay Road and Adina Apartments at 183 Coogee Bay Road



**Photo 18.** View south-west from south-eastern corner of subject site



**Photo 19.** Arden Street streetscape including 230 Arden Street and other 3 and 4 storey and taller hotel development is present





**Photo 20.** Detail view of 11 Kidman Street



**Photo 21.** Detail view of 28 Kidman Street



**Photo 22.** 118 Brook Street and the east elevation of residential flat building at 197 CBH behind.



**Photo 23.** Detail view of residential flat building at 186 Coogee Bay Road from roof top at 201 Coogee Bay Road-



**Photo 24.** Detail view of 201 Coogee Bay Road



**Photo 25.** Detail view of 130-132 Brook Street





**Photo 26.** Detail view of 56 Carr Street



**Photo 27.** Detail view of 41-43 Carr Street



**Photo 28.** Detail view of Adina residential apartments



**Photo 29.** East block of 14 Kidman Street. Views were inspected from the upper left hand units with easterly view to Coogee Bay



**Photo 30.** Streetscape view from the corner of Kidman and Brook Streets



# EASTERLY VIEWS FROM TRAFFICABLE ROOFTOP 201 COOGEE BAY ROAD



**Photo 31.** View south-east to Wedding Cake Island from north-west corner of roof deck at 201 Coogee Bay Road



**Photo 32.** View east from centre of roof deck at 201 Coogee Bay Road



**Photo 33.** View east from south end of the roof deck at 201 Coogee Bay Road

This is a view from the trafficable common area roof top across the site to Parts of Coogee Bay and Wedding Cake Island. This view was not selected for modelling given that is not a private or public domain location, and views from here are unlikely to be sustained for long periods of time. Views from other parts of the roof to the east and north-east are unaffected by the proposed development. Views from further south as shown in photos 31 and 31 do not include parts of Wedding Cake Island. This view has been modelled by Fender Katsalidis (refer to Photo 82).



