Urbaine Design Group Pty Ltd, 19c/74 , The Corso, Manly, NSW 2095

urbaine
DESIGN GROUP

VISUAL IMPACT ASSESSMENT

DEVELOPMENT APPLICATION
57-69 STRATHALLEN AVENUE NORTHBRIDGE 2063

JUNE 20 2025

Project Type: Development Application

Lot: 1/-/DP726736, 1/-/DP172561, 4B/-/DP305190, 4A/-/DP305190, 5/3/DP7122, 6/3/DP7122

Address: Nos.57-69 Strathallen Avenue Northbridge 2063

CONTENTS

APPENDIX A: Assessment Images - panoramic **(additional PDF)**

1. INTRODUCTION

1.1. Scope and Purpose of Report

This Visual Impact Report has been prepared for SJD NB Pty Ltd and is submitted to the Willoughby City Council in support of a Development Application (DA) for a Residential Flat Building at Nos.57-69 Strathallen Avenue Northbridge 2063 (the site). The report provides an analysis of the proposed development's visual impact in relation to its visual and statutory contexts and is to be read in conjunction with the drawings and other material submitted with the development application.

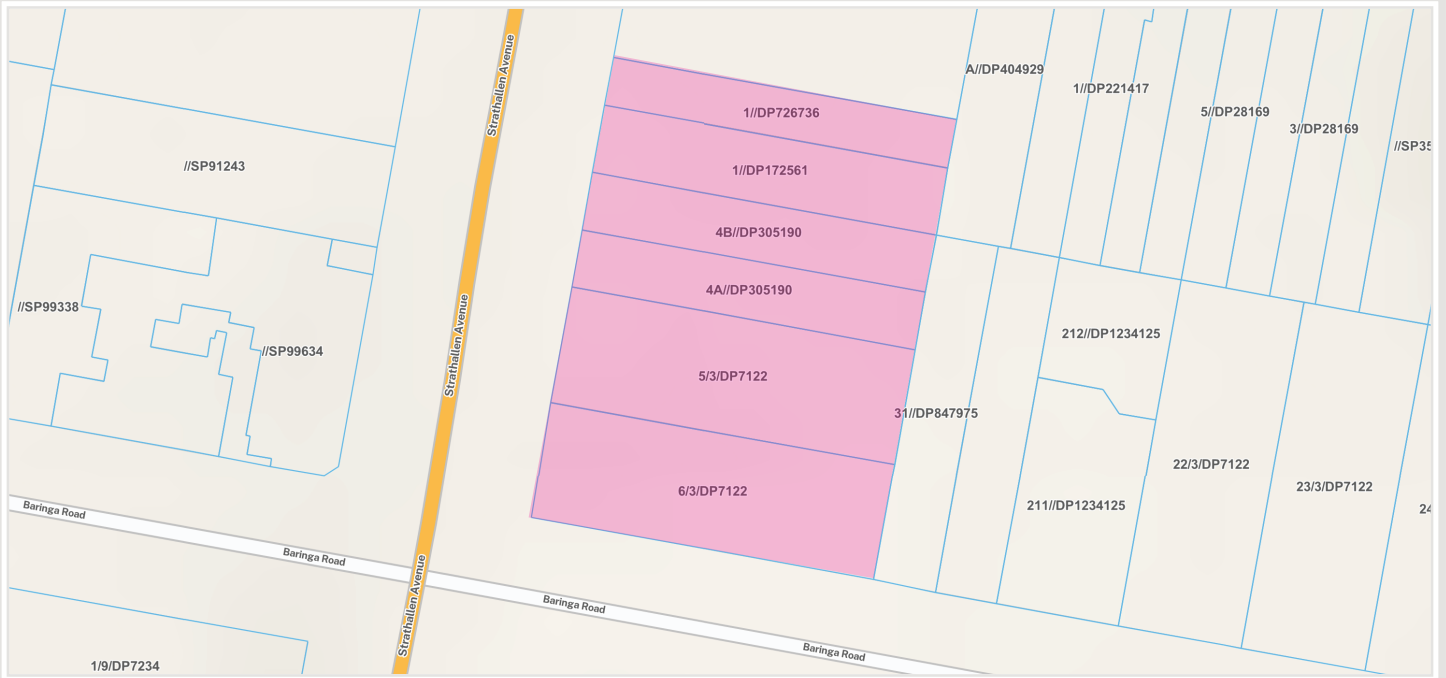


Figure 1 – Site location shown in magenta

1.2. The Proposed Development

Consistent with council's vision for the site, as identified in Part L of the Willoughby Development Control Plan 2023, the design proposes a shoptop housing development comprising boutique residential dwellings above ground level retail tenancies, public landscaped courtyard and through site link, improving ground plane activation. and connectivity.

1.2.1. The Site and existing property

The site is located at 57-69 Strathallen Avenue, on the corner of Strathallen Avenue and Baringa Road.

The site has frontages to Strathallen Avenue - a major road accessing the suburb of Northbridge from the south - and Baringa Road - a quiet, residential road. The site is less than 300m to Northbridge Plaza shopping centre and less than 700m to Shore Playing Fields. North Sydney is 3km to the south and Chatswood is less than 6km to the north west. The 2,428m2 corner site has a primarily northsouth orientation, with street frontages of 56.9m and 42.67m and a sloping topography from north east to south west. The site has been identified as a 'prominent marker' site for vehicles entering the suburb of Northbridge from the south via Strathallen Avenue.

The site is zoned as E1 Local Centre under the Willougbhy LEP 2012. The neighbouring areas to the east and south of the site are zoned as R2 Low Density Residential.

The neighbouring buildings consist of a mix of low density, single residential dwellings, shoptop housing, and terrace houses converted into retail & commercial tenancies. The site sits between all three conditions. None of the existing buildings on the site, or neighbouring buildings, are heritage listed. An existing laneway at 134 Sailors Bay Road runs adjacent to the northern end of the eastern boundary of the site, but does not connect to the site itself.

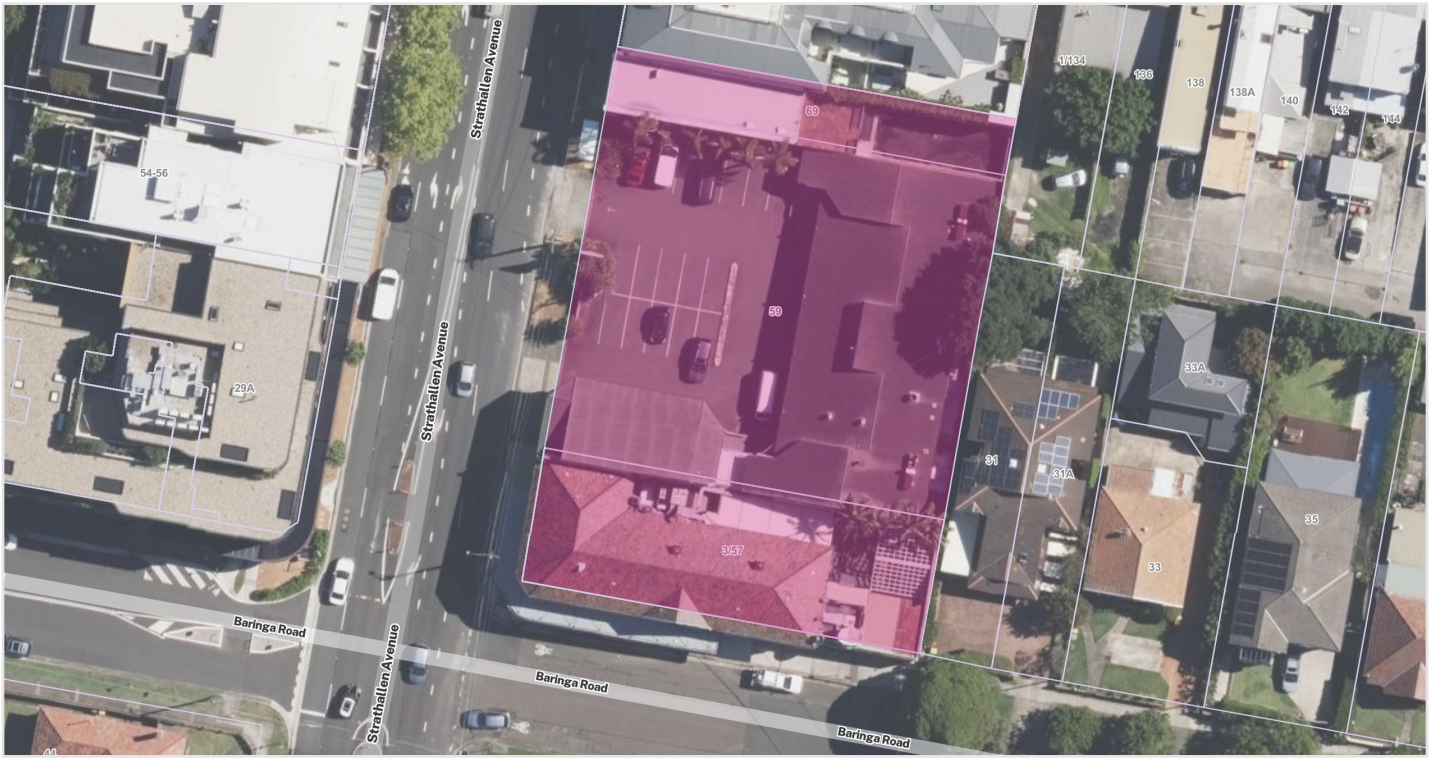


Figure 2 – Subject site shown in magenta overlay

1.3. Proposed Land Use and Built Form

In summary, the development proposes:

- *Demolition of all existing structures on site,*
- *Preparation of the site and excavation works for 2 basement levels (including up to 7-8m below existing ground level)*
-

Construction of a 5 storey shop top housing development, configured as follows:

- *Basement levels: Basement: 2 levels of basement, comprising carparking (residential and retail) over two levels for 51 car spaces, 6 accessible spaces, 5 motorcycle spaces, and 3 bicycle spaces, 2 EV charging stations, plant rooms, residential waste rooms, pump rooms, fire storage tank, building managers office, switch room, comms room, OSD tank, grease arrestor room, WCs, and residential storage rooms.*
- *Ground: 6 x retail tenancies (972m2 retail GFA), 3 x retail visitor bicycle spaces, residential lobby with lifts, mail room, servicing cupboards, loading dock, retail waste room, basement entry, substation, driveway, and landscaped courtyard including provision for future through site link to Sailors Bay Road.*
- *Levels 1 to 4: 24 apartments comprising 1 x 2-bed, 15 x 3-bed and 8 x 4-bed apartments located from level 1 to level 4, lifts, waste cupboard and servicing cupboards.*
- *Provisions for communal open space which may in the future connect to a public through site link from Strathallen Avenue, should that ever eventuate. This DA does not include connection to 134 Sailors Bay Road, and only provides treatment of the future through site link within the site boundary.*
- *629m2 communal open space with associated landscaping and central public open space (709m²) in the form of a landscaped courtyard, and private open space in the form of balconies to each apartment,*
- *Public domain works along Strathallen Avenue including planting of street trees and awnings above the ground level retail units, consistent with the adjacent existing development.*

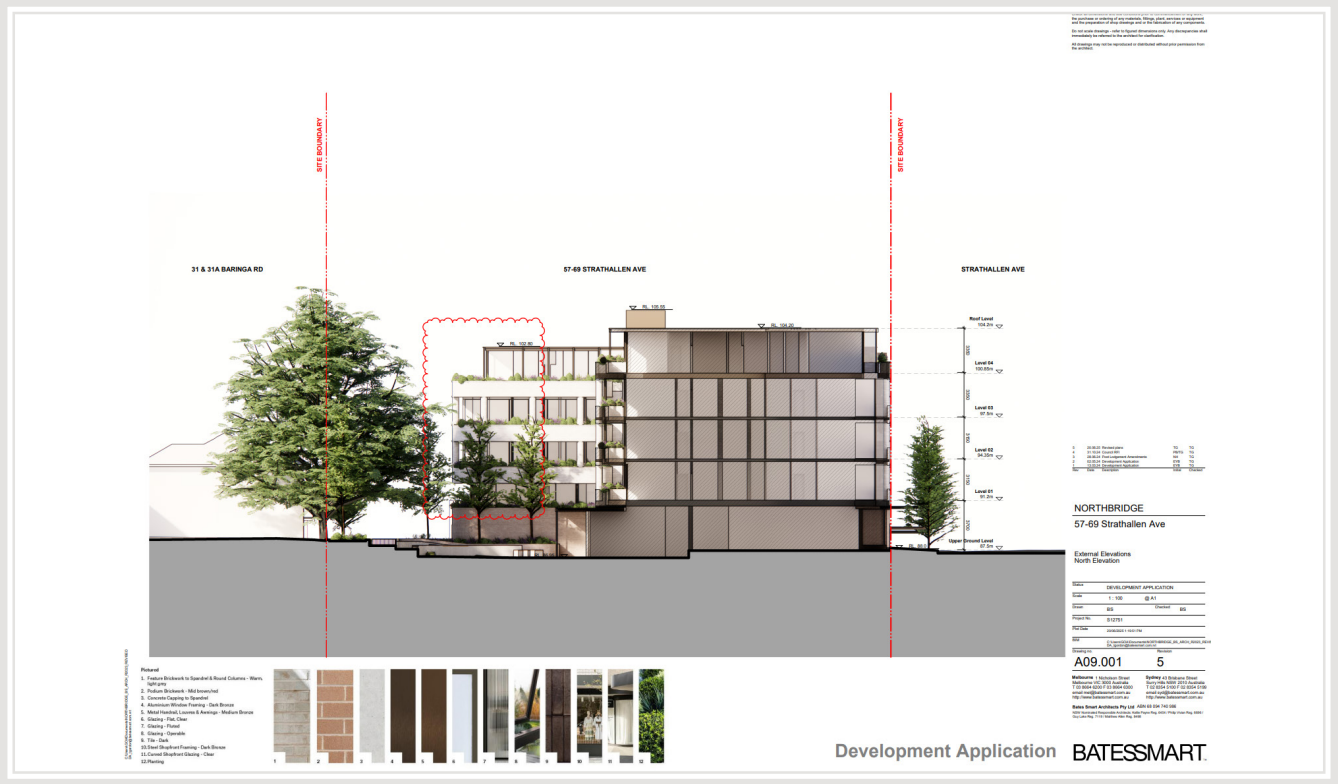


Figure 3 – Elevations of the proposed design by Bates Smart Architects

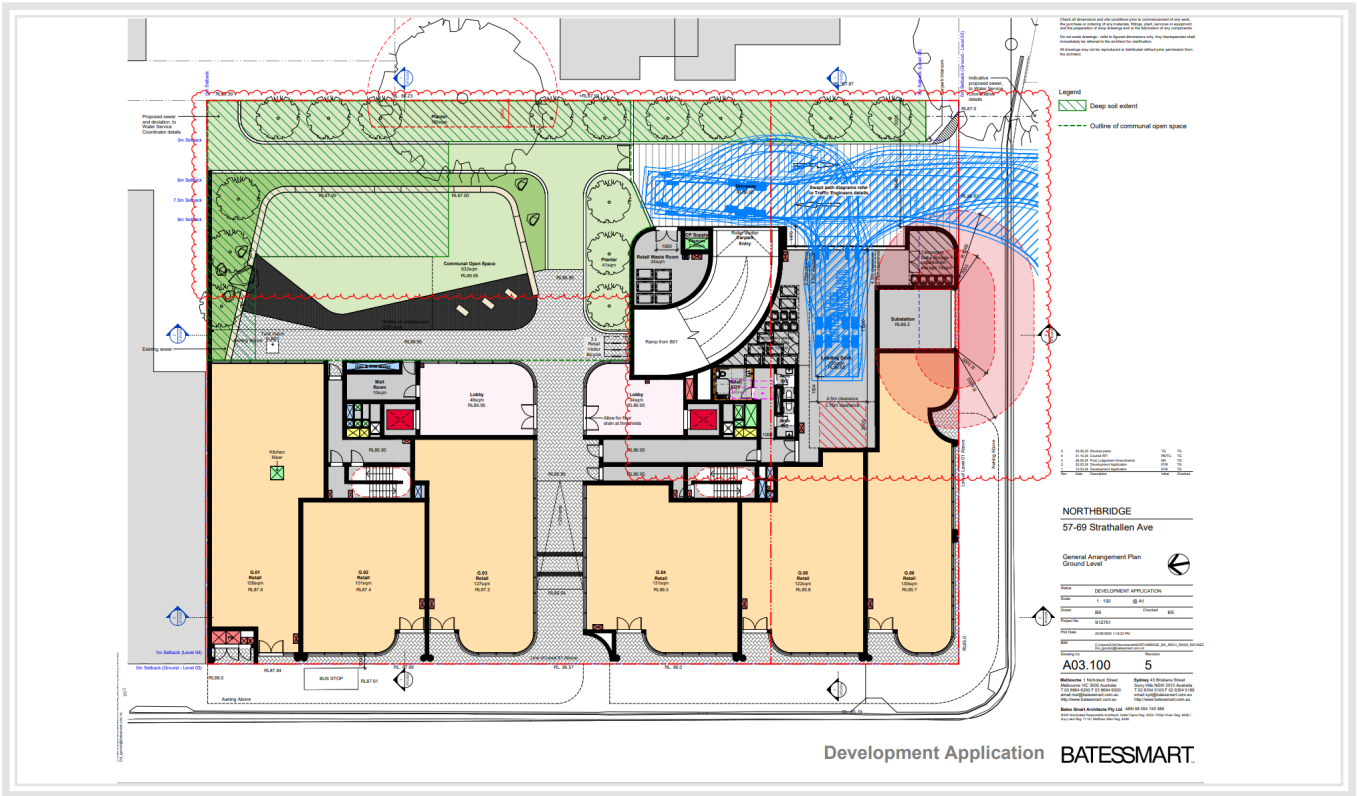


Figure 4 – Typical floor plan of the proposed design by Bates Smart Architects

1.4. Methodology of Assessment

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix A. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report.

1.4.1. Process

Survey, plans, elevations and model of the proposal were sourced from the architect , Bates Smart Architects and aligned to the scene using the survey information which accompanies the DA submission.

A drone assessment was undertaken and triangulated into a 3D point cloud which was aligned to ground control points using a RTK GNSS rover with NTRIP corrections. This was placed into the scene and further verified against the survey DWG.

Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site using a survey provided. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment at standing height 1600mm.

The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. For the purposes of statutory requirements, the images within the report are of a standard lens format.

1.4.2. Assessment Methodology

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based.

Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

- *Step 1: assessment of views to be affected.*
- *Step 2: consider from what part of the property the views are obtained.*
- *Step 3: assess the extent of the impact.*
- *Step 4: assess the reasonableness of the proposal that is causing the impact.*

However, there is no peer review system for determining the accuracy of the base material used for visual impact assessments. As a result, Urbaine Group provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix A.

The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- *Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);*
- *Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);*
- *Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);*

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal.

Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

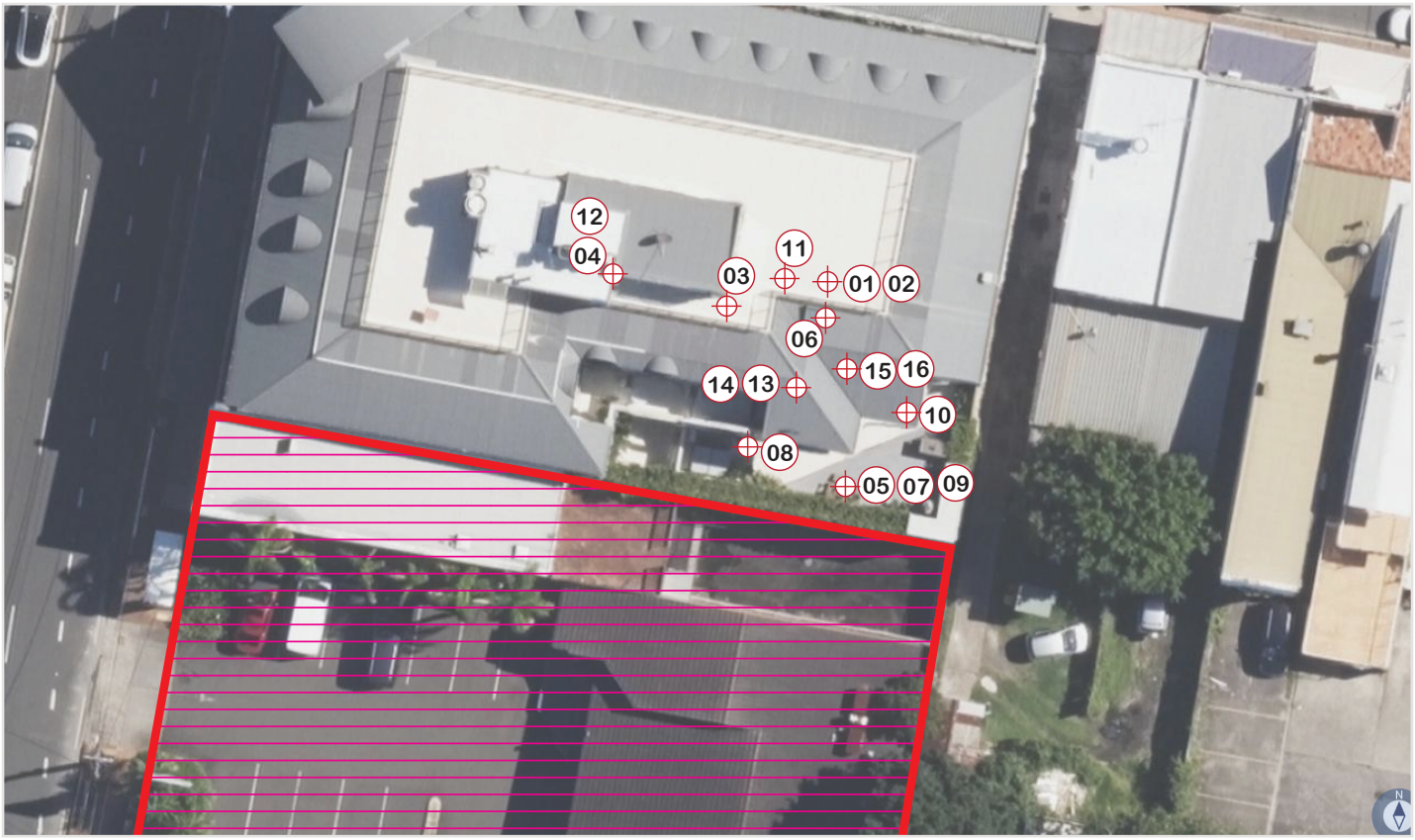


Figure 5: Selected private viewpoint locations for visual impact assessments with site outlined in red

1.4.3. Site Inspections

The first set of photographs for assessment, within this report, were provided by GYDE Consulting, taken by Council staff. A second visit was arranged on 11th June, 2025 for photography by Urbaine. These photographs are contained within the later section of the report. The map, see figure 5, indicates chosen locations for site photography.

Virtual analysis was also undertaken to asses the potential for high value view loss base on relative height of the proposal and current site, see figure 6.

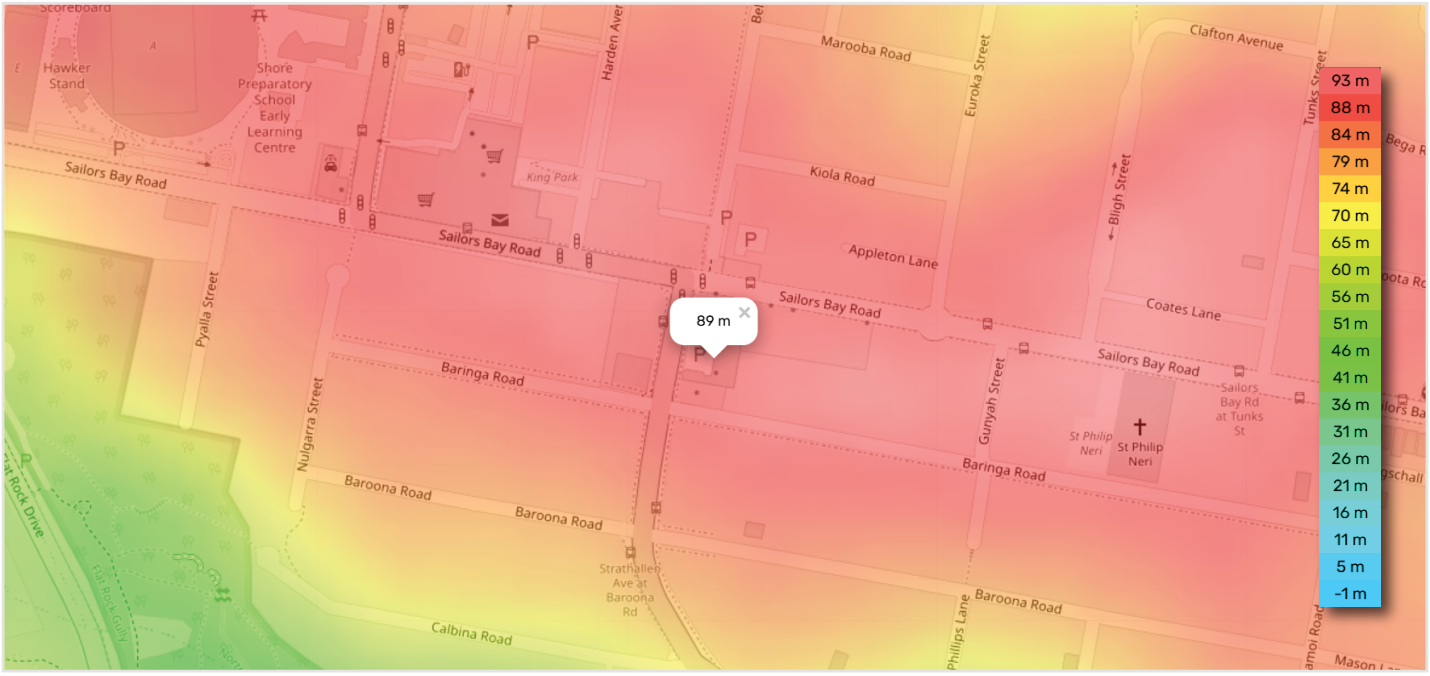


Figure 6: Subject area topographical map.

1.4.4. Contextual Analysis:

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

1.4.5. Visual Impact Analysis:

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

1.4.6. Statutory Planning Assessment:

The results of the local view impact assessment are included in Section 3 of this report.

1.5. References

The following documentation and references informed the preparation of this report:

- *Design Documentation*
- *The design drawings and information relied upon for the preparations of this report were prepared by Bates Smart Architects*
- *Willoughby DCP 2023*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *Willoughby Local Environmental Plan 2012*
- *Willoughby Development Control Plan 2023*

Figure 7: Land zoning map, indicating site with blue outline.

2. THE SITE AND THE VISUAL CONTEXT

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.

Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be

the area identified on in the topographical area map, Figure 8.

Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings.

The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.

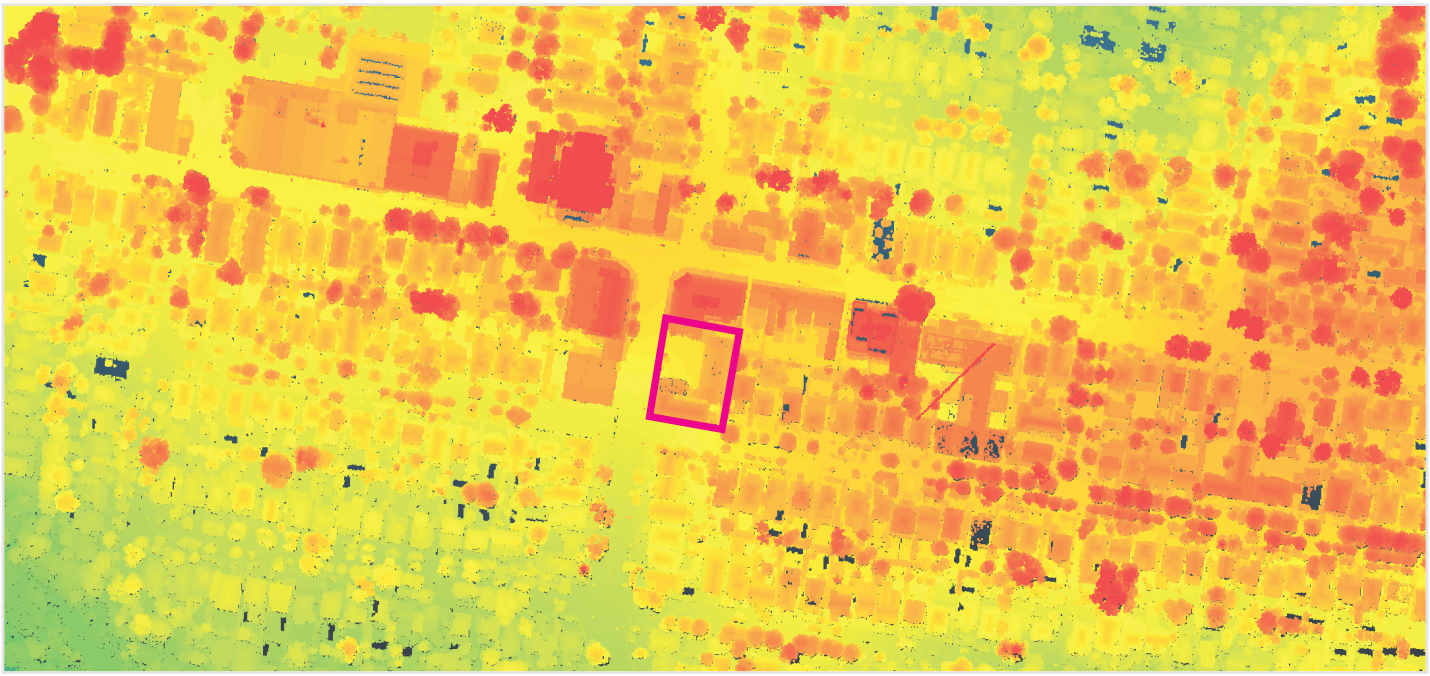


Figure 8: Lidar Point cloud including trees and buidlings with gradient ramp to show topography, proposed site in magenta.

The ’Neighbourhood Context’ provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique “sense of place” may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual ’legibility’ of a development and its relationship to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The ‘Town / City Context’ provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood’s character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1. The Visual Context

The immediate surroundings of the site feature a diverse range of residential options, including terrace houses,

apartments within residential complexes, and standalone dwellings. These buildings showcase a blend of architectural styles, encompassing both traditional and contemporary designs. The area's development history spans different eras, leading to a mixture of construction materials and finishes. As a result, the buildings exhibit varying setbacks from the public domain, contributing to the overall eclectic character of the neighbourhood.

The locality has a residential, leafy character characterised by a streetscape quality of side setbacks and predominant landscape. The building heights reinforce the existing streetscap in response to the undulating character of the area.

2.2. Visual Features and Local Landmarks

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:

The focus of all the properties is to the west, towards the water element of Fig Tree Cove across residential Northbridge and towards the urban panorama of The Spit and subsequently, Beauty Point.

2.3. Streetscapes

Within the immediate and surrounding areas, the streetscapes are typical of the inner north suburbs, being a mixture of individual houses and small residential flat buildings of varying scales, commercial and retail buildings. The landscaping is predominantly mature and well established.

2.4. The selected view locations for the local view analysis

As a result of the site’s topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site. A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and public viewing locations.

2.5. Context of View

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case here, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6. Extent of View

The extent to which various components of a development would be visible is critical. For example, if the visibility assessment is of a multi-storey development proposal in a low-density context of 2 to 3 storey buildings, it would be considered to have a significant local scale visual impact, whereas if a development proposal is located in an area of a CBD containing buildings of a similar scale and height, it may be considered to have a lower scale visual impact.

The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT

3.1. Visual Impact Assessments viewpoint locations

Visual Impact Assessments from 16 viewpoint locations – from No.128 Sailors Bay Road, Northbridge.

3.1.1. Method of Assessment

In order to allow a quantitative assessment of the visual impact locations where view impact and view loss, a Canon EOS Full Frame Digital Camera with fixed focal length 24mm lens was used to take all viewpoint photos, at an eye level of 1600mm. The first collection of photos were provided by Council staff and interpolated, through a point-cloud survey, for accurate camera placement.

The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 8 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 9.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

TENACITY / SCALE / VALUE		VISUAL IMPACT	VISUAL QUALITY
NIL	0	**NEGLIGIBLE** No negative impact on the pre-existing visual quality of the view	N/A
NEGILIBLE	1	**LOW** A minor negative impact on the pre-existing visual quality of the view Examples: minor impact on natural landscapes no impact on iconic views impact on small number of receivers significant distance between the development and receiver	Predominant presence of low quality man made features Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Uniformity of land forms
	2		
	3		
MINOR	4		
	5		
	6	**MEDIUM** A medium negative impact on the pre-existing visual quality of the view Examples: moderate impact on iconic views or natural landscapes impact on moderate number of receivers located nearby the receiver	Presence of some natural features mixed with manmade features Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)
MODERATE	7		
	8		
	9		
SEVERE	10		
	11	**HIGH** A high negative impact on the pre-existing visual quality of a view Examples: loss of iconic vie impact on significant number of receivers owershadowing effect directly adjacent the receiver	Predominantly natural features Minimal manmade features, however if present of a high architectural standard Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.) Presence of iconic regional views of landmark features
	12		
DEVASTATING	13		
	14		
	15		

Figure 9: Urbaine Group Assessment Table

With reference to the above table, Iconic elements within Sydney currently include: The Harbour Bridge, The Sydney Opera House, Shark Island, Clark Island, Sydney CBD (only in its entirety, not partial views), North and South Head.

3.1.2. Assessment at selected viewpoints

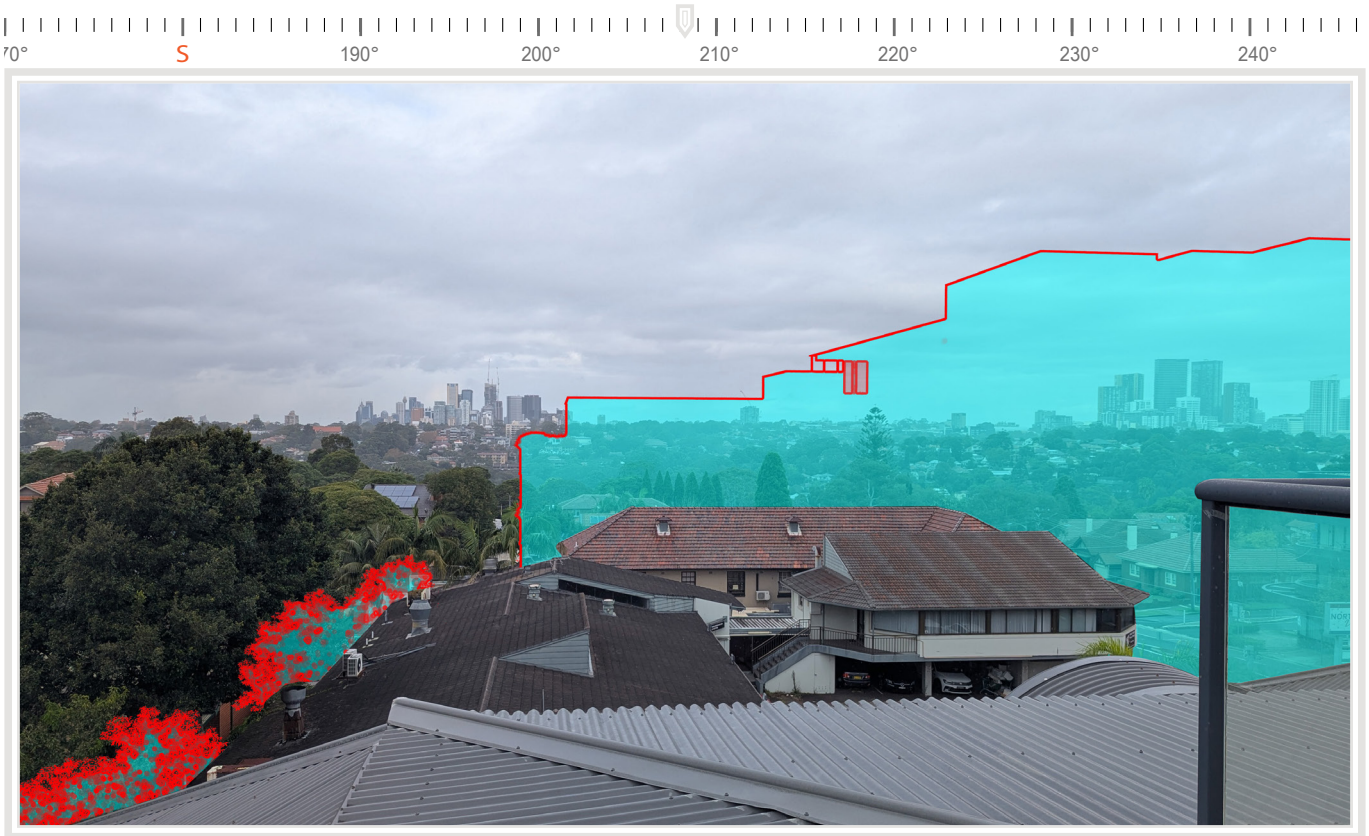
VIEWPOINT 01

Existing site photo - No.128, Sailors Bay Road - roof terrace

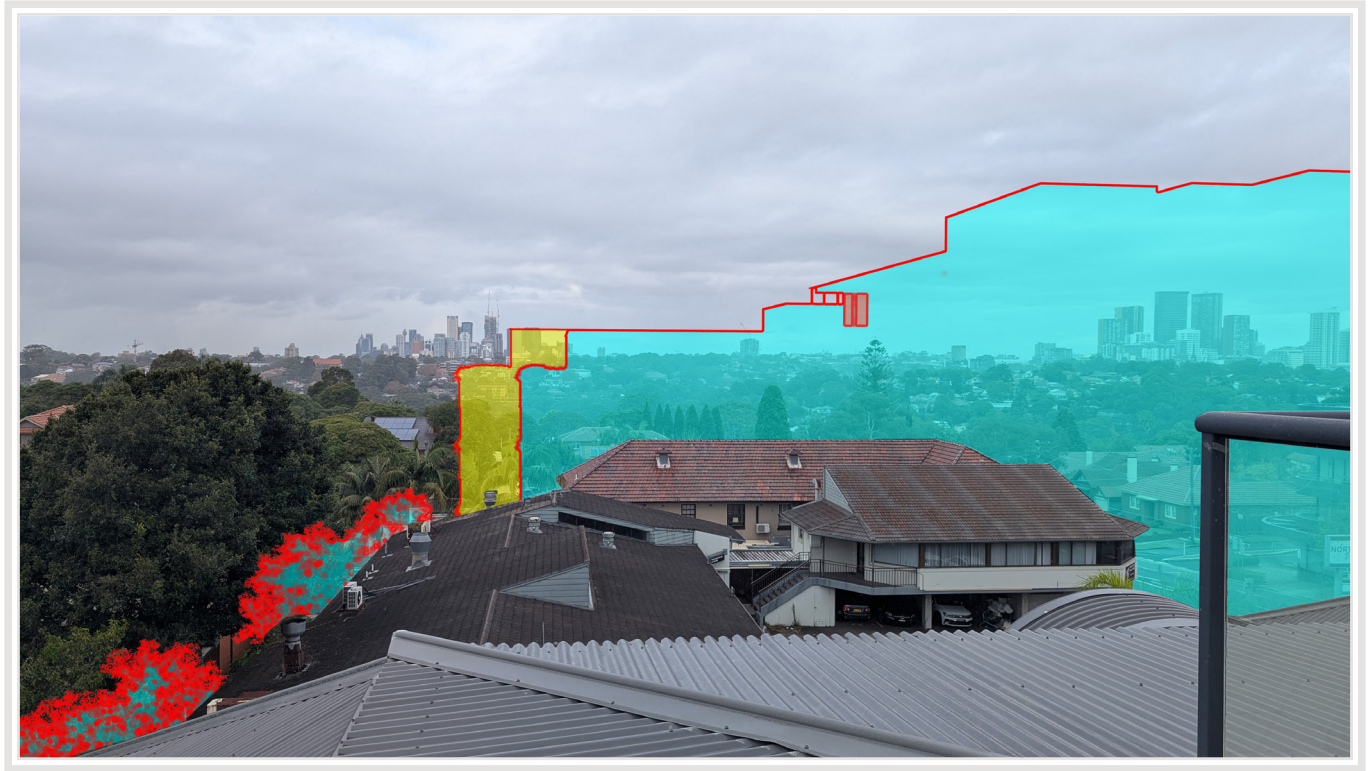
From sitting position on the border of the communal space.
RL + 101.36m - Distance to site boundary 11.47m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow



Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - additional view loss (including buildings) : sky view loss: 63% : 37%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 9 /15*

This is a static, private (communal) open roof top view from the external communal space, within the mixed-use dwelling at No.128, Sailors Bay Road, looking south, at sitting height. The foreground extends across the property's lower roof elements, to the site boundary and then, towards the southern residential areas of Northbridge.
In the midground, a linear arrangement of similarly elevated buildings is observed, on the eastern and southern perimeter boundaries of the subject site, from nos.57-69, Strathallen Avenue. Beyond the subject site, to the south, the view then follows the descending topography toward Tunks Park, where dense landscaping obscures many visual elements. In the far distance, to the south, beyond district views, the Sydney and North Sydney CBDs are observed in their entirety, with a partial view of St Leonards to the south-southwest. Large, mature trees align the eastern site boundary, within the property lot of no.31, Baringa Road.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. The St Leonards CBD is impacted, while views to North Sydney and the CBD are entirely maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate.

The modified design proposal opens up the view from this location, of the highest value elements to the south. The full extent of North Sydney CBD and Sydney CBD is now visible, in addition to a greater extent of the midground district view to the north of this.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High*
- *View location:Communal open space - secondary living area.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the revised proposal can be deemed acceptable, since the highest value views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, at a sitting height, from a shared communal area (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

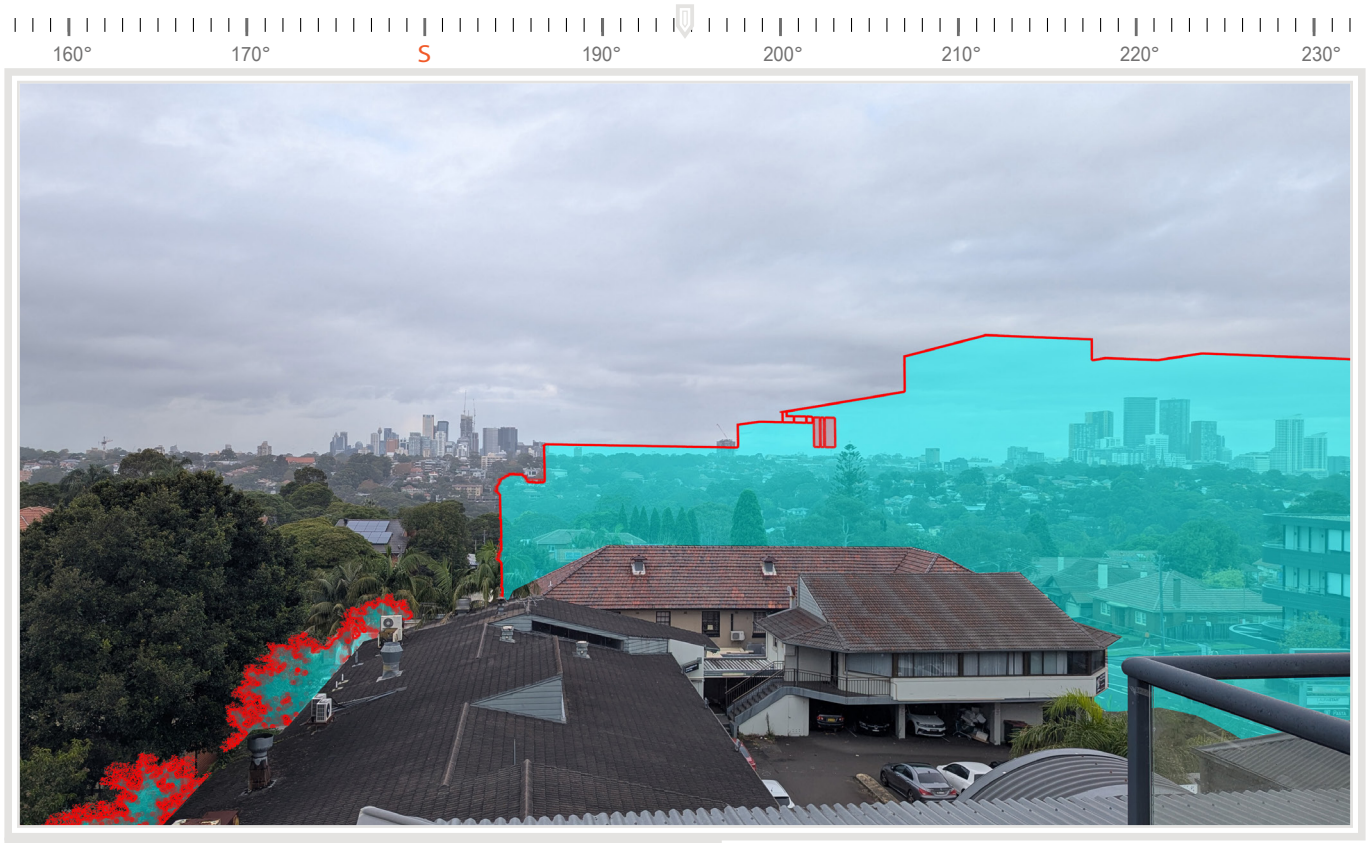
VIEWPOINT 02

Existing site photo - No.128, Sailors Bay Road - roof terrace

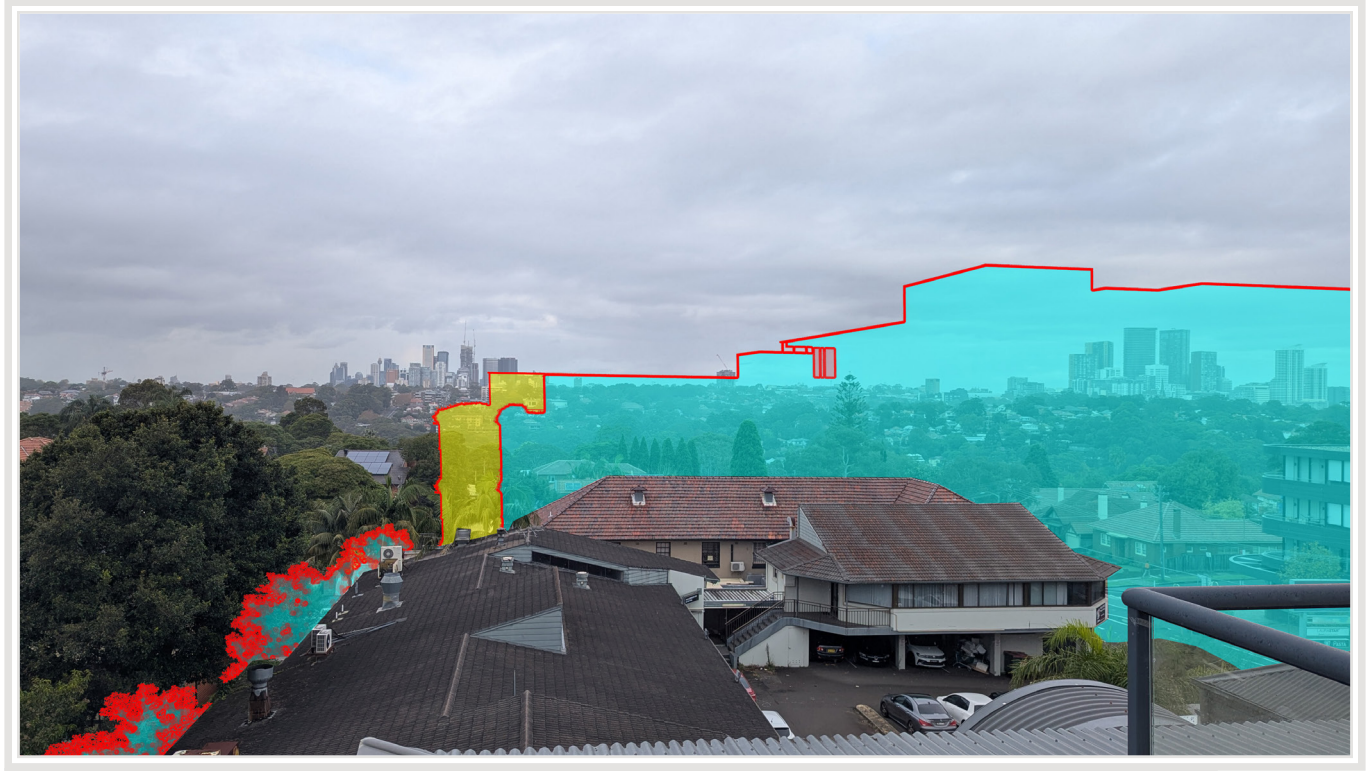
From standing position inside the communal open space.
RL + 102.29m - Distance to site boundary 13.32m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow



Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 32%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 73% : 27%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 8 /15*

This is a static, private (communal) open roof top view from the external communal space, within the mixed-use dwelling at No.128, Sailors Bay Road, looking south, at standing height. This is at the same location as Viewpoint no.1. The foreground extends across the property's lower roof elements, to the site boundary and then, towards the southern residential area of Northbridge.
In the midground, a linear arrangement of similarly elevated buildings is observed, on the eastern and southern perimeter boundaries of the subject site, from nos.57-69, Strathallen Avenue. Beyond the subject site, to the south,the view then slopes down towards an increased, elevated view of Tunks Park, where dense landscaping obscures many visual elements. In the far distance, to the south, beyond district views, the Sydney and North Sydney CBDs are observed in their entirety, with a partial view of St Leonards to the south-southwest. Large, mature trees align the eastern site boundary, within the property lot of no.31, Baringa Road and there is an increase in partial property views in this direction, between the landscape elements.

The visual impact of the proposal, from this location would result in an amount of view loss, similar to Viewpoint 1, but with an elevated perspective, resulting in a lower silhouette profile of the proposal. The visual obstruction occurs to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. The St Leonards CBD is impacted, while views to North Sydney and the CBD are now entirely maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate.

The modified design opens up the view from this location, to the highest value elements. The full extent of North Sydney CBD and Sydney CBD is now visible, in addition to a greater extent of the midground district view to the north of this.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location:Communal open space.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the highest value views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, at a sitting height, from a shared communal area (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

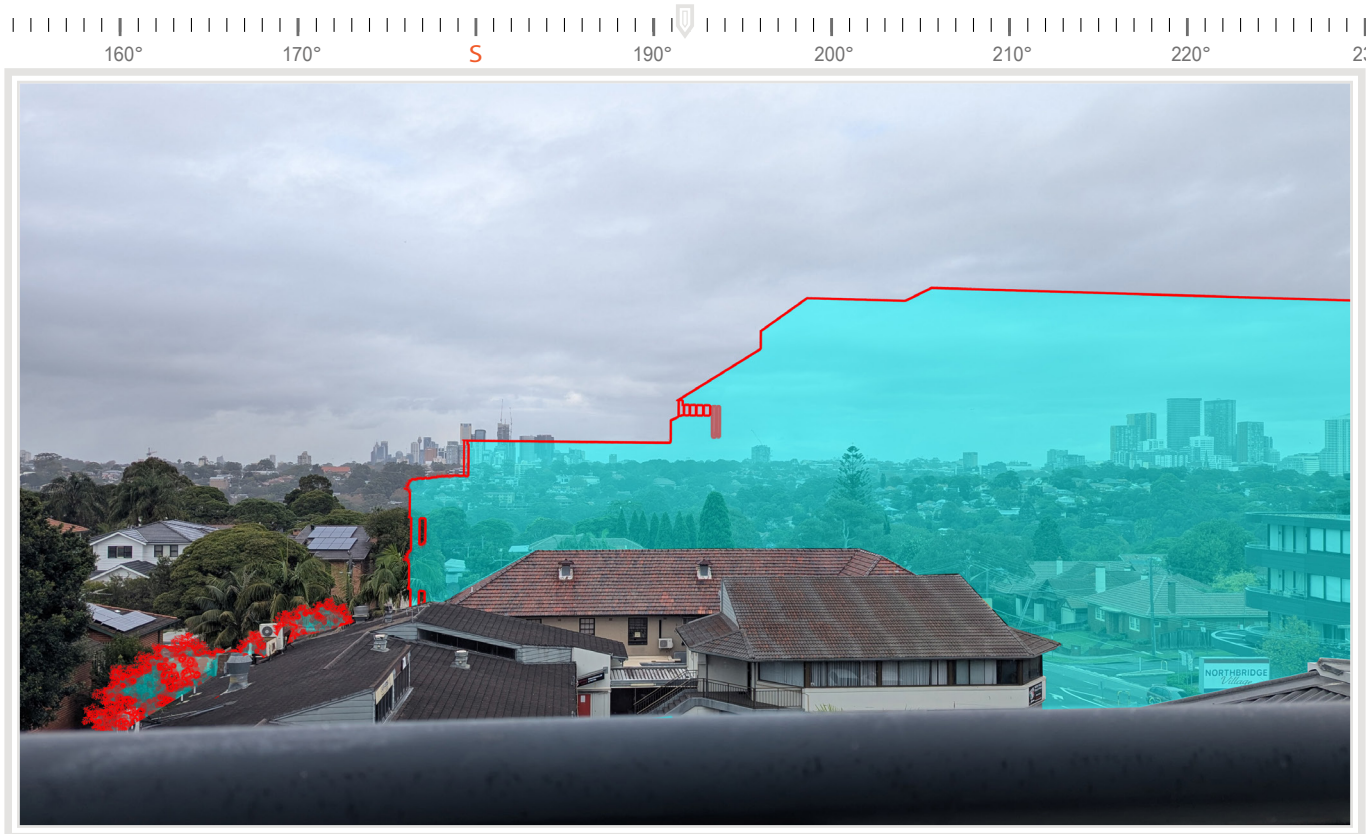
VIEWPOINT 03

Existing site photo - No.128, Sailors Bay Road - roof terrace

From sitting position inside the communal open space.
RL + 101.50m - Distance to site boundary 12.13m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 29%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 64% : 36%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no:10 /15*

This is a static, private (communal) open roof top view from the external communal space, within the mixed-use dwelling at No.128, Sailors Bay Road, looking south, at sitting height. This view is approximately 8 metres to the west of Viewpoints 1 & 2. The foreground extends across the property's lower roof elements, to the site boundary and then, towards the southern residential area of Northbridge.
In the midground, a linear arrangement of similarly elevated buildings is observed, on the eastern and southern perimeter boundaries of the subject site, from nos.57-69, Strathallen Avenue. Beyond the subject site, to the south,the view then slopes down toward Tunks Park, where dense landscaping obscures many visual elements. In the far distance, to the south, beyond district views, the Sydney and North Sydney CBDs are observed in their entirety, with a partial view of St Leonards to the south-southwest. Large, mature trees align the eastern site boundary, within the property lot of no.31, Baringa Road.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. The St Leonards CBD is impacted, while views to North Sydney and the CBD are significantly maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate-to-Severe.

The modified design opens up the view from this location, to the highest value elements. A significant extent of North Sydney CBD and Sydney CBD is now visible, in addition to a greater amount of the midground district view to the north of this.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location:Communal open space.*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the highest value views to the south are partially maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, at a sitting height, from a shared communal area (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

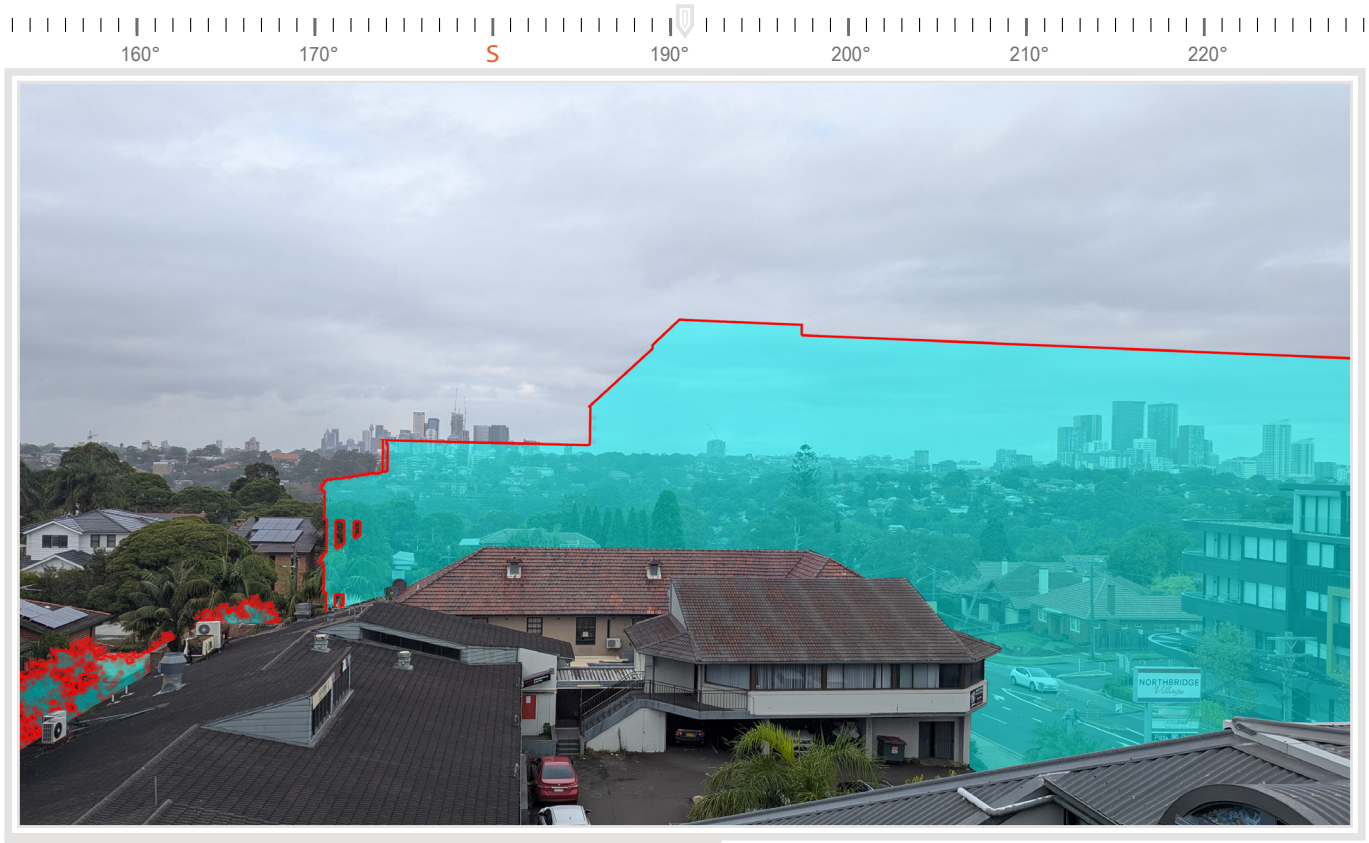
VIEWPOINT 04

Existing site photo - No.128, Sailors Bay Road - roof terrace

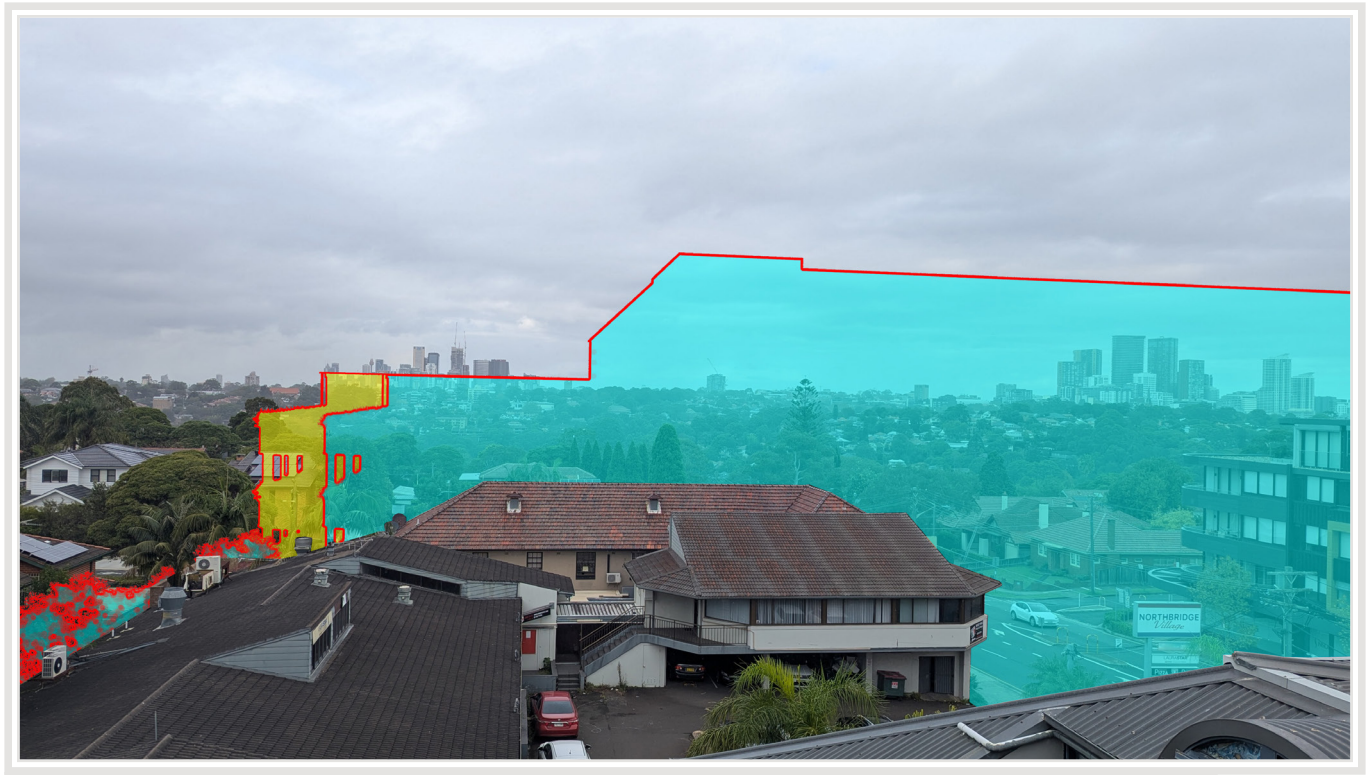
From standing position inside the communal open space
RL + 102.37m - Distance to site boundary 12.55m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow



Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 34%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 71% : 29%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 9 /15*

This is a static, private (communal) open roof top view from the external communal space, within the mixed-use dwelling at No.128, Sailors Bay Road, looking south, at standing height. This is at the same location as Viewpoint no.1. The foreground extends across the property's lower roof elements, to the site boundary and then, towards the southern residential area of Northbridge.
In the midground, a linear arrangement of similarly elevated buildings is observed, on the eastern and southern perimeter boundaries of the subject site, from nos.57-69, Strathallen Avenue. Beyond the subject site, to the south,the view then slopes down towards an increased, elevated view of Tunks Park, where dense landscaping obscures many visual elements. In the far distance, to the south, beyond district views, the Sydney and North Sydney CBDs are observed in their entirety, with a partial view of St Leonards to the south-southwest. Large, mature trees align the eastern site boundary, within the property lot of no.31, Baringa Road and there is an increase in partial property views in this direction, between the landscape elements.

The visual impact of the proposal, from this location would result in an amount of view loss, similar to Viewpoint 1, but with an elevated perspective, resulting in a lower silhouette profile of the proposal. The visual obstruction occurs to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. The St Leonards CBD is impacted, while views to North Sydney and the CBD are now significantly maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate.

The modified design opens up the view from this location, to the highest value elements. A large proportion of North Sydney CBD and Sydney CBD is now visible, in addition to a greater extent of the midground district view to the north of this.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location:Communal open space.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the highest value views to the south are partially maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, at a sitting height, from a shared communal area (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

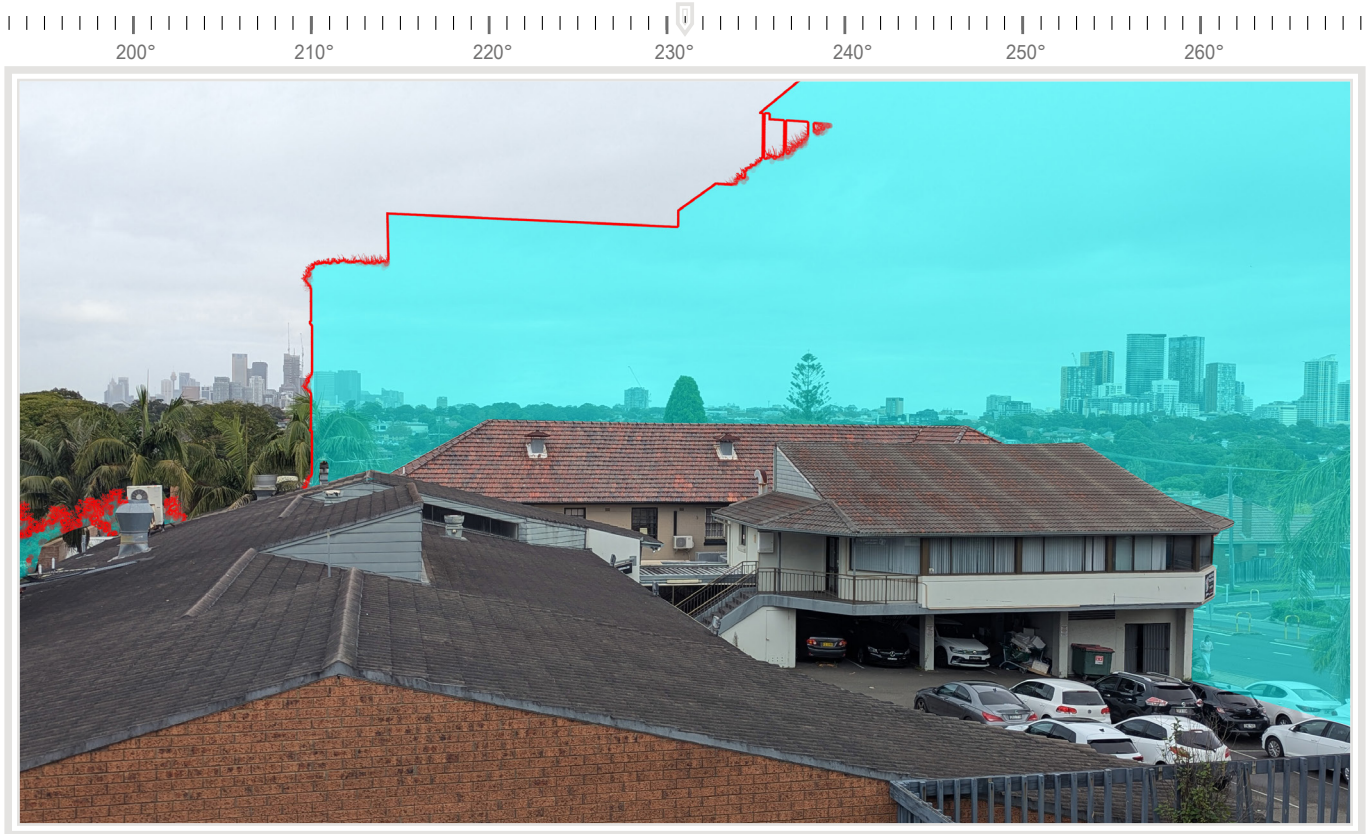
VIEWPOINT 05

Existing site photo - No.128, Sailors Bay Road Unit 214

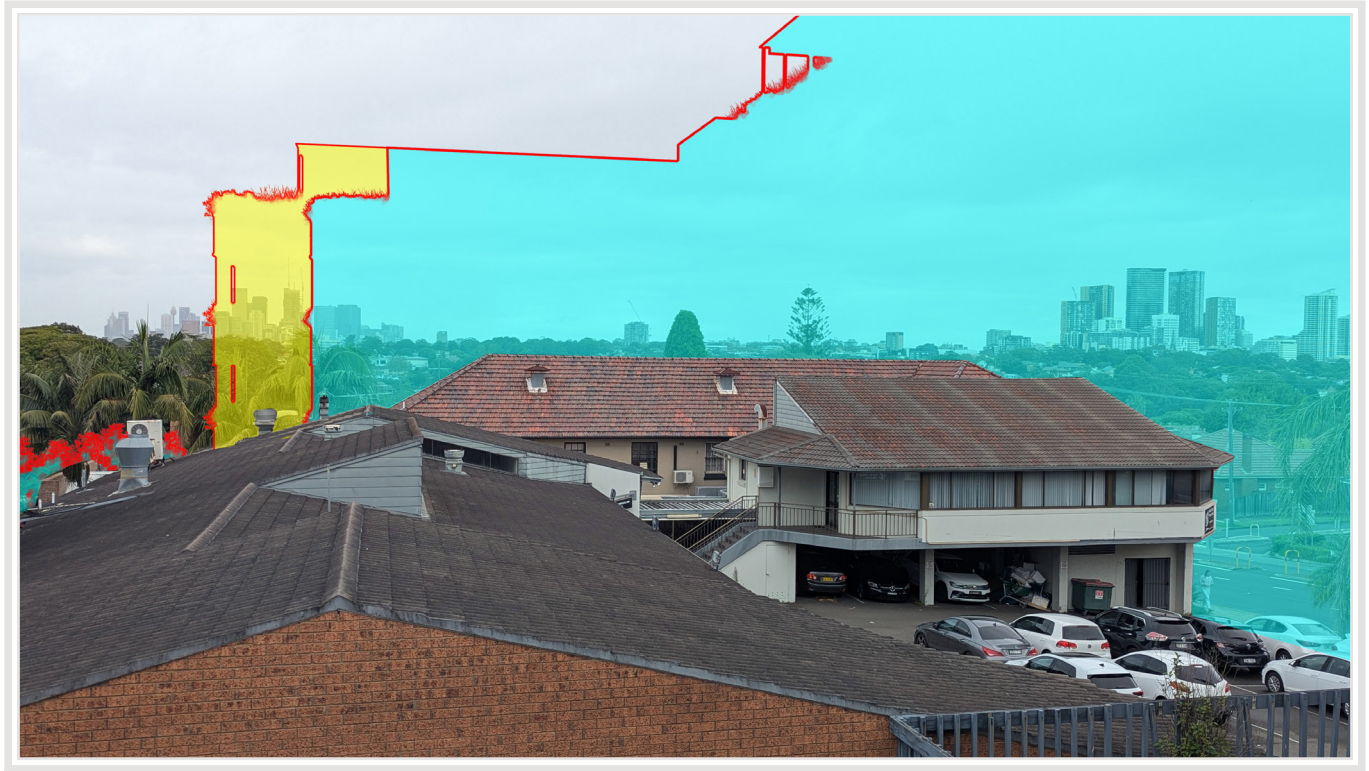
From sitting position on Unit 214 balcony
RL + 95.99m - Distance to site boundary 6.55m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow



Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 38%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 23% : 77%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, private balcony view, from Unit 214, approximately 1m back from the balustrade at No.128, Sailors Bay Road, looking south, at sitting height. The foreground extends across the property's southern site boundary and the roofs of the existing buildings on the subject site. From there, the view continues towards the southern residential area of Northbridge.
Beyond the subject site, to the south, the view then slopes down toward Tunks Park, where dense landscaping obscures many visual elements. The lower altitude of this viewpoint, in comparison to the upper floors, creates a more elevational aspect of the district views to the south. In the far distance, to the south, beyond district views, the Sydney and North Sydney CBDs are observed in their entirety, with a partial view of St Leonards to the south-southwest.
Althpugh not visible within the extents of this photography, large, mature trees align the eastern site boundary, within the property lot of no.31, Baringa Road. These trees terminate the view in the southeasterly direction.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. St Leonards CBD is impacted, while views to Sydney CBD are significantly maintained (North Sydney CBD partially), with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate-to-Severe.

The modified design opens up the view from this location, to the highest value elements. The full extent of Sydney CBD and partial extent of North Sydney CBD are now visible, in addition to a greater extent of the midground district view to the north of this..

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location:Private balcony*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, at a sitting height, from a balcony (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

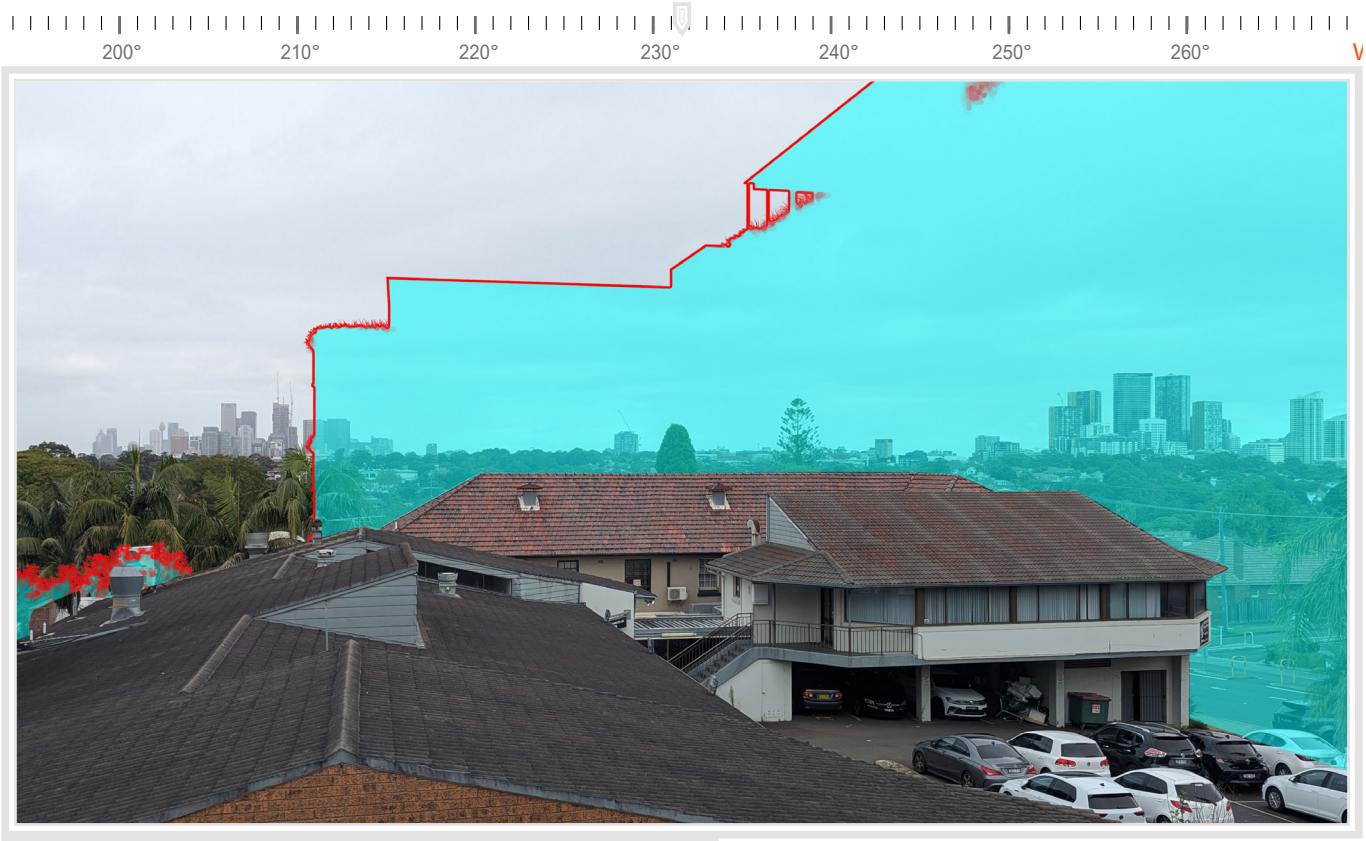
VIEWPOINT 06

Existing site photo - No.128, Sailors Bay Road Unit 214

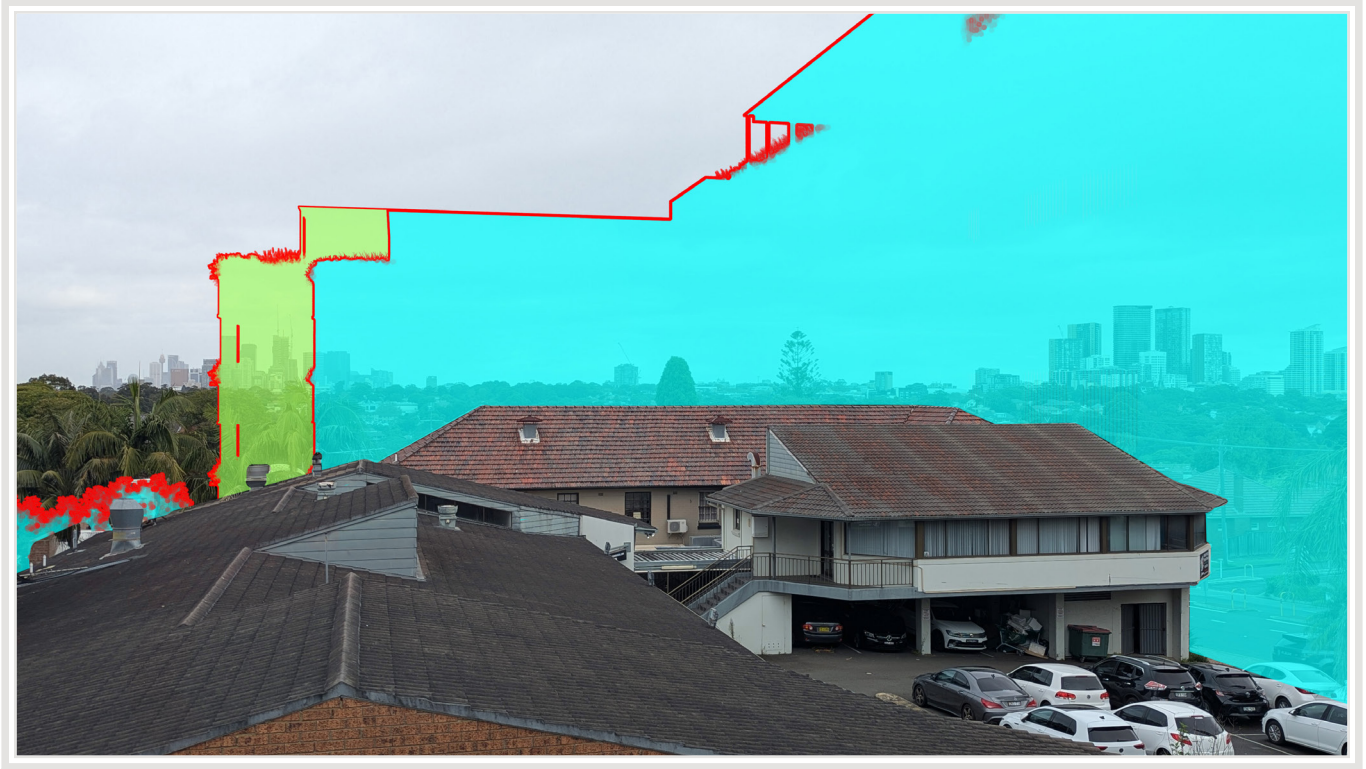
From standing position on 214 balcony terrace
RL + 95.85m - Distance to site boundary - 6.42m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow



Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 37%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 37% : 63%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, private balcony view, from Unit 214 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the balustrade.

The foreground view extends across the property's boundary toward the residential area of Northbridge. In the mid-ground view, a linear arrangement of structurally uniform dwellings is observed, with Strathallen Avenue roadway seen to the southwest. To the southeast, No. 65 Strathallen Avenue is visible, with the tiled roof of No.59 Strathallen Avenue dominating the foreground view to the east. Overlooking these rooftops, No. 57 Strathallen Avenue and the subject site, is observed. The landform then descends toward Tunks Park, where dense landscaping obscures many of the individual visual elements. The tiled roof of No.57, blocks the central portion of the middle distance view to the south, with only tree tops visible above. In the far distance, the view offers expansive panoramas of the southern and mid CBD of St Leonards and North Sydney beyond this, to the southwest. Sydney CBD is observed in the far distance, beyond these, to the south. Glimpses of the residential towers of the inner Eastern Suburbs are also obtained in a south-southeasterly direction.

The visual impact of the proposal, from this location would result in a lateral view loss, causing in turn a screening of all visual components in the southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as much of the urban panoramas in the far distance. The St Leonards CBD panorama is entirely impacted, while the views to North Sydney CBD are partially obscured by the new development. Sydney CBD is fully visible beyond this, to the south. Much of the middle distance landscaping is also not now seen. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate-to-Severe.

The proposed structural addition to the already proposed plan will result in a an additional view loss relative to residential views and an estimated higher level of concealment of urban panoramas of the far distance. As such, the extent of impact itself is elevated , and can be assessed as Moderate-to-Severe from this location.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location: Private balcony*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, at a sitting height, from a balcony (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

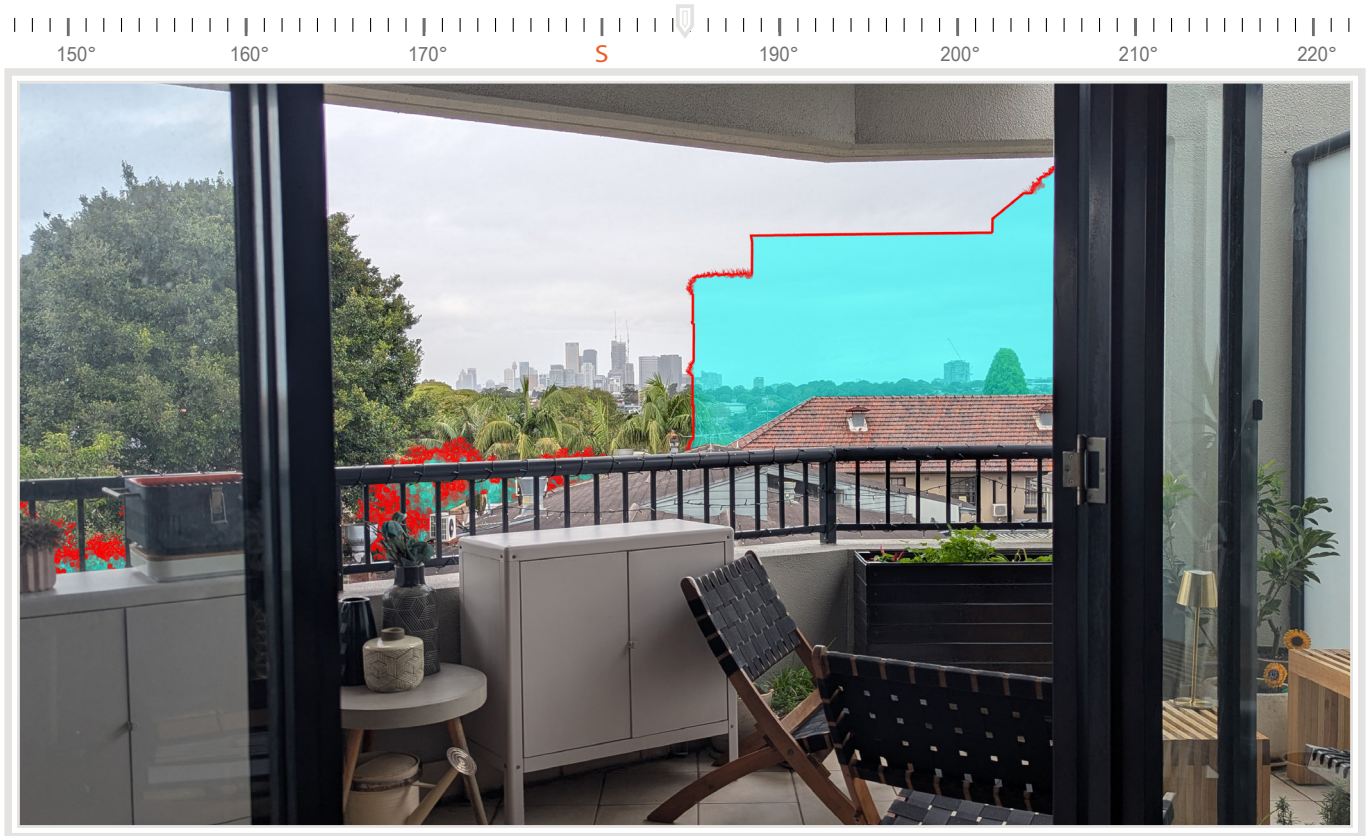
VIEWPOINT 07

Existing site photo - No.128, Sailors Bay Road Unit 214

From standing position inside the living room area.
RL + 96.11m - Distance to site boundary 7.16m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 19%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 19% : 81%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 7 /15*

This is a static, private living room view, from Unit 214 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the glazing line.

The foreground view extends across the property's boundary toward the residential area of Northbridge. In the mid-ground view, a linear arrangement of structurally uniform dwellings is observed, with Strathallen Avenue roadway seen to the southwest. To the southeast, No. 65 Strathallen Avenue is visible, with the tiled roof of No.59 Strathallen Avenue dominating the foreground view to the east. Overlooking these rooftops, No. 57 Strathallen Avenue and the subject site, is observed. The landform then descends toward Tunks Park, where dense landscaping obscures many of the individual visual elements. The tiled roof of No.57, blocks the central portion of the middle distance view to the south, with only tree tops visible above. In the far distance, the view offers expansive panoramas of the southern and mid CBD of St Leonards and North Sydney beyond this, to the southwest. Sydney CBD is observed in the far distance, beyond these, to the south. Glimpses of the residential towers of the inner Eastern Suburbs are also obtained in a south-southeasterly direction.

The visual impact of the proposal, from this location would result in a lateral view loss, causing in turn a screening of all visual components in the southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as much of the urban panoramas in the far distance. The St Leonards CBD panorama is entirely impacted, while the views to North Sydney CBD are only marginally obscured by the new development. Sydney CBD is fully visible beyond this, to the south. Much of the middle distance landscaping is also not now seen. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate.

The proposed structural addition to the already proposed plan will result in a an additional view loss relative to residential views and an estimated higher level of concealment of urban panoramas of the far distance. As such, the extent of impact itself is elevated , and can be assessed as Moderate from this location.

Tenacity Assessment Summary:

- *Value of view: Medium*
- *View location:Living room area*
- *Extent of impact: Moderate.*

Reasonableness of proposal: The extent of this view is already compromised by the structural elements and the large, boundary trees. However, within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since high value views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is already significantly cropped by the window aperture and balcony flanking walls

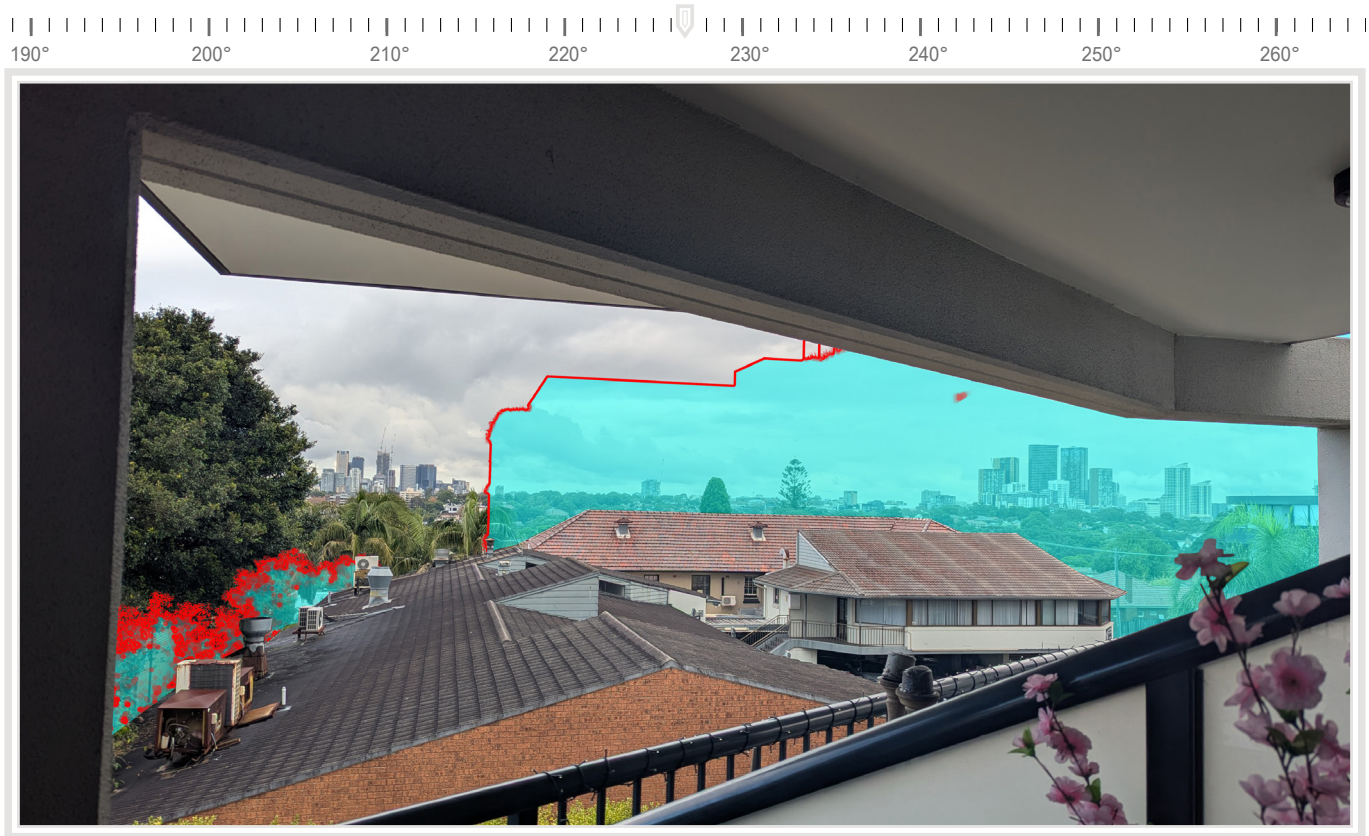
VIEWPOINT 08

Existing site photo - No.128, Sailors Bay Road Unit 213

From standing position on Unit 213 balcony
RL + 96.88m - Distance to site boundary 11.01m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 32% : 68%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, private balcony view, from Unit 213 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the balustrade and to the east of Viewpoint No.5.

The foreground view extends across the property's boundary toward the residential area of Northbridge. In the mid-ground view, a linear arrangement of structurally uniform dwellings is observed, with Strathallen Avenue roadway seen to the southwest. To the southeast, No. 65 Strathallen Avenue is visible, with the tiled roof of No.59 Strathallen Avenue dominating the foreground view to the east. Overlooking these rooftops, No. 57 Strathallen Avenue and the subject site, is observed. The landform then descends toward Tunks Park, where dense landscaping obscures many of the individual visual elements. The tiled roof of No.57, blocks the central portion of the middle distance view to the south, with only tree tops visible above. In the far distance, the view offers expansive panoramas of the southern and mid CBD of St Leonards and North Sydney beyond this, to the southwest. Sydney CBD is observed in the far distance, beyond these, to the south. Glimpses of the residential towers of the inner Eastern Suburbs are also obtained in a south-southeasterly direction.

The visual impact of the proposal, from this location would result in a lateral view loss, causing in turn a screening of all visual components in the southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as much of the urban panoramas in the far distance. The St Leonards CBD panorama is entirely impacted, while the views to North Sydney CBD and Sydney CBD are fully visible beyond this, to the south. Much of the middle distance landscaping is also not now seen. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed asModerate-to-Severe.

The proposed structural addition to the already proposed plan will result in a an additional view loss relative to residential views and an estimated higher level of concealment of urban panoramas of the far distance. As such, the extent of impact itself is elevated and can be assessed as Moderate-to-Severe from this location.

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location:Private balcony*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the high value views to the south are fully maintained and, to the southeast, the entirety of the view remains unimpacted, beyond the boundary trees. Furthermore, this particular view is taken across a side boundary, from a balcony (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

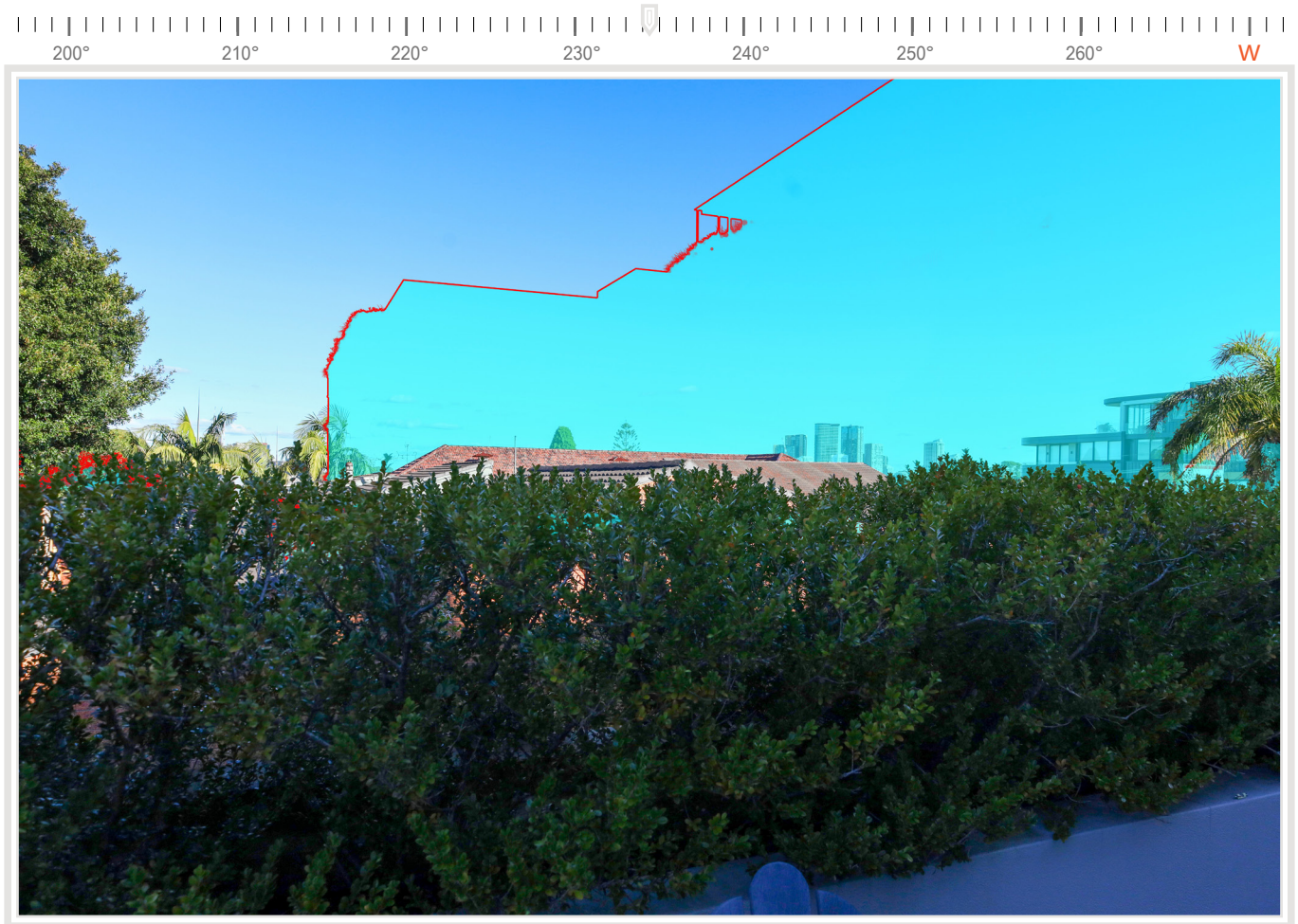
VIEWPOINT 09

Existing site photo - No.128, Sailors Bay Road

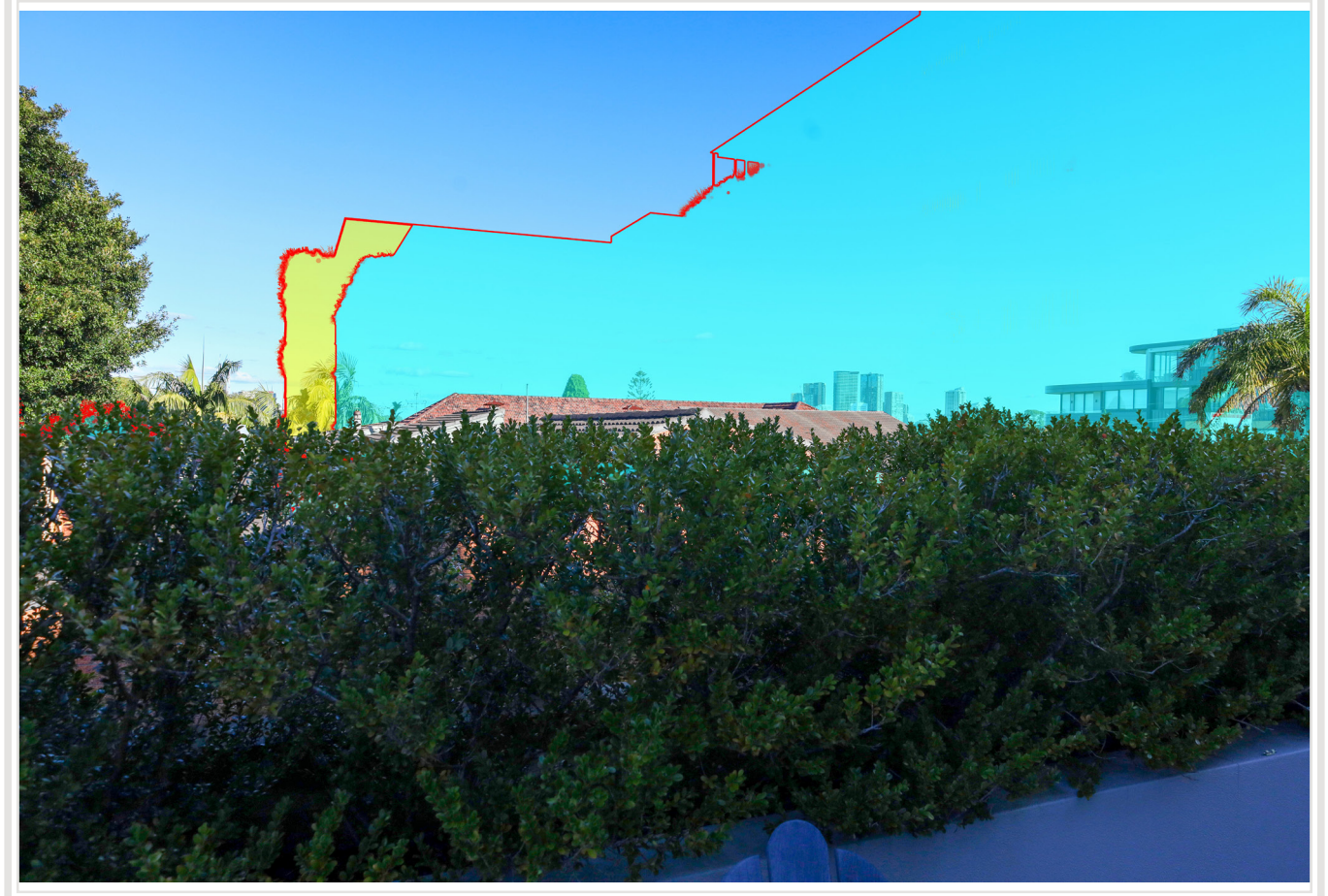
From standing position on the ground floor
RL + 93.48m - Distance to boundary 4.86m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow



Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 29%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 11% : 89%*
- *Existing Visual Assessment Scale no: 6 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, private ground floor, external terrace view, from Unit 107 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the perimeter hedge and planter. The view is towards the south-southwest.

The foreground hedge, belonging to this apartment, obstructs most of the views of middle and far distant features. Elements of the roof of the Northbridge Hotel at no.57, Strathallen Avenue are seen in the centre of the view, above the hedgeline, with the upper 2 floors of the mixed-use residential building at nos.54-56, Strathallen Avenue also partially visible. In the far distance, the upper levels of residential towers at St Leonards rise above the foreground hedgeline. There are no views to the south and the high value city views, that are available from the upper levels.

The view impact of the revised proposal relates to the elements mentioned above and, mostly to the sky view above the boundary hedge. No views of high value are impacted. The extent of impact, as a result of the revised design is assessed as Moderate-to-Severe.

Tenacity Assessment Summary:

- *Value of view: Low-to-Medium*
- *View location: Ground level*
- *Extent of impact: Moderate-to-Severe.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the visible portion of the revised design is entirely contained within the permitted building envelope. Apart from the partial views of St Leonards CBD, the area of visual impact is related to sky view only

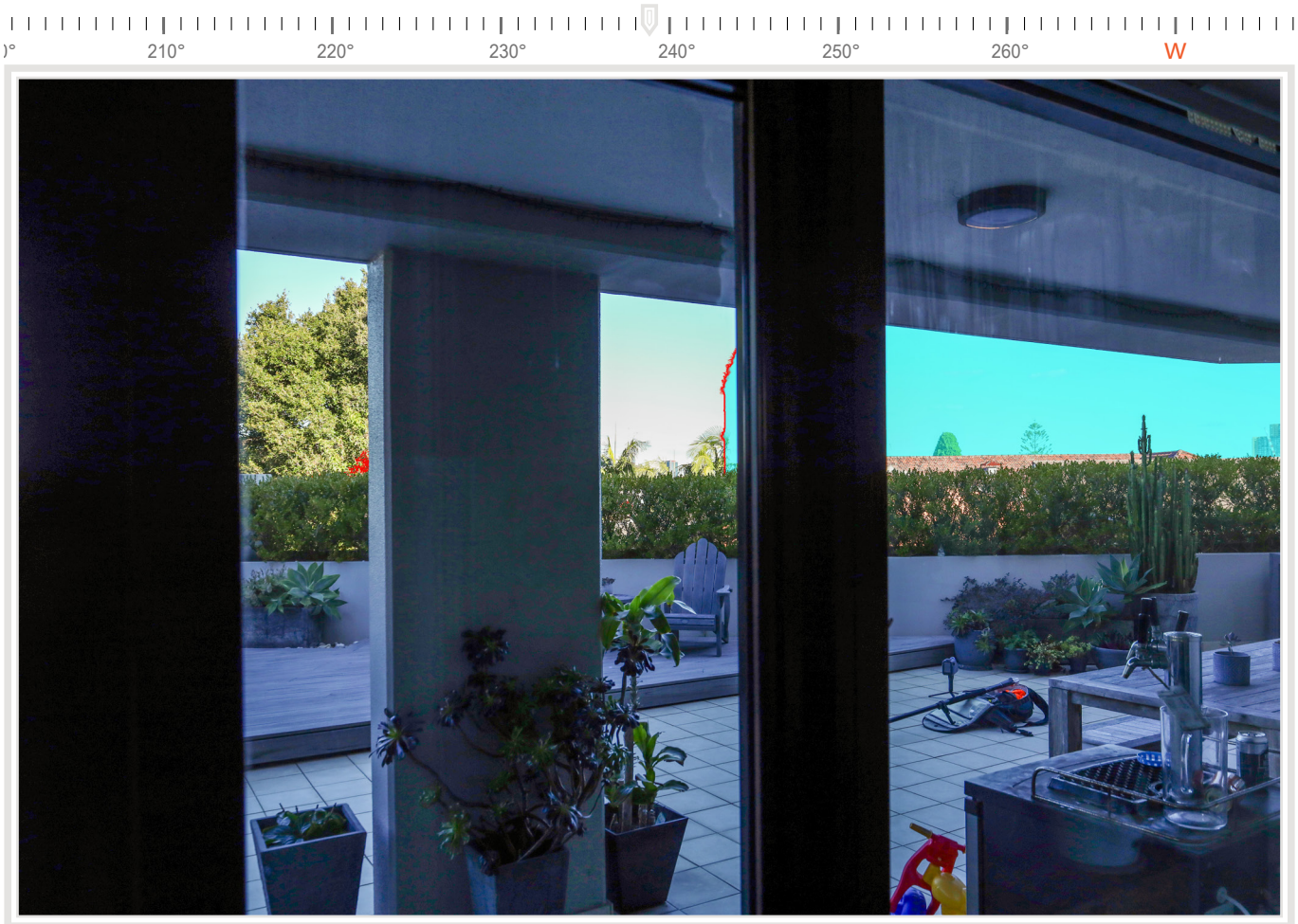
VIEWPOINT 10

Existing site photo - No.128, Sailors Bay Road L1 level

From standing position on the L1 terrace
RL + 93.88m - Distance to boundary 10.73m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

P03 IMG_6956 d.jpg

Visual impact of new proposal in cyan with red outline - view gain from previous proposal in yellow

<No intersecting link>

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 14%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 19% : 81%*
- *Existing Visual Assessment Scale no: 5 /15 & Visual Impact Assessment Scale no: 7 /15*

This is a static, private ground floor, living room view, from Unit 107 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the glazing line. The view is towards the south-southwest.

The foreground views is across the external terrace to the planter and hedge on the property boundary. This hedge obstructs most of the views of middle and far distant features. Elements of the roof of the Northbridge Hotel at no.57, Strathallen Avenue are seen in the centre of the view, above the hedgeline, with the view to the southeast terminated by the large mature tree on the eastern property boundary. In the far distance, on the perimeter of the view, the upper levels of residential towers at St Leonards rise above the foreground hedgeline. There are no views to the south and the high value city views, that are available from the upper levels.

The view impact of the revised proposal relates to the elements mentioned above and, mostly to the sky view above the boundary hedge. No views of high value are impacted. The extent of impact, as a result of the revised design is assessed as Moderate-to-Severe.

Tenacity Assessment Summary:

- *Value of view: Low*
- *View location:First floor terrace*
- *Extent of impact: Moderate*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the visible portion of the revised design is entirely contained within the permitted building envelope. Apart from the partial views of St Leonards CBD, the area of visual impact is related to sky view only

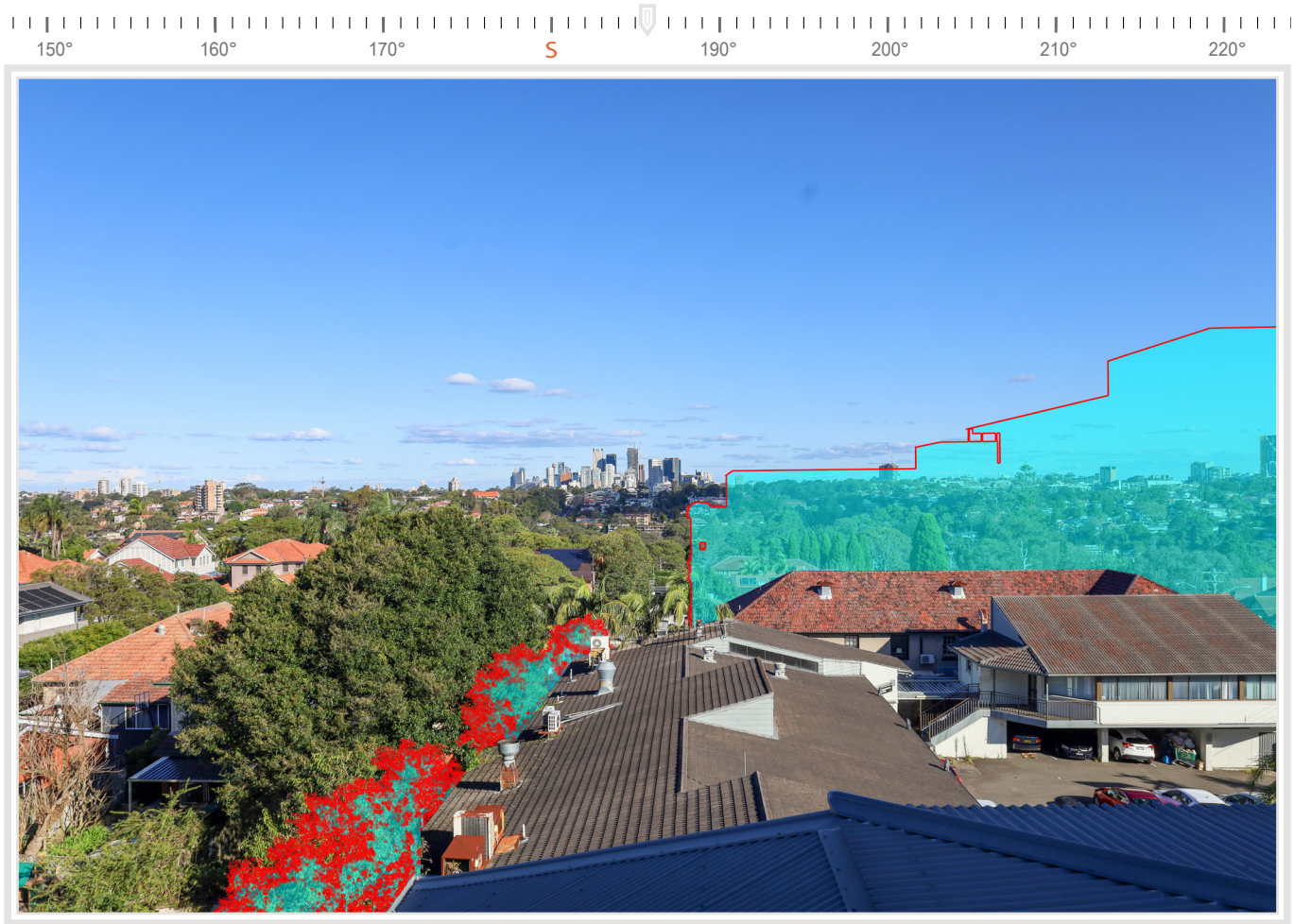
VIEWPOINT 11

Existing site photo - No.128, Sailors Bay Road - roof terracel

From standing position on the upper terrace
RL + 101.66m - Distance to boundary 13.08m

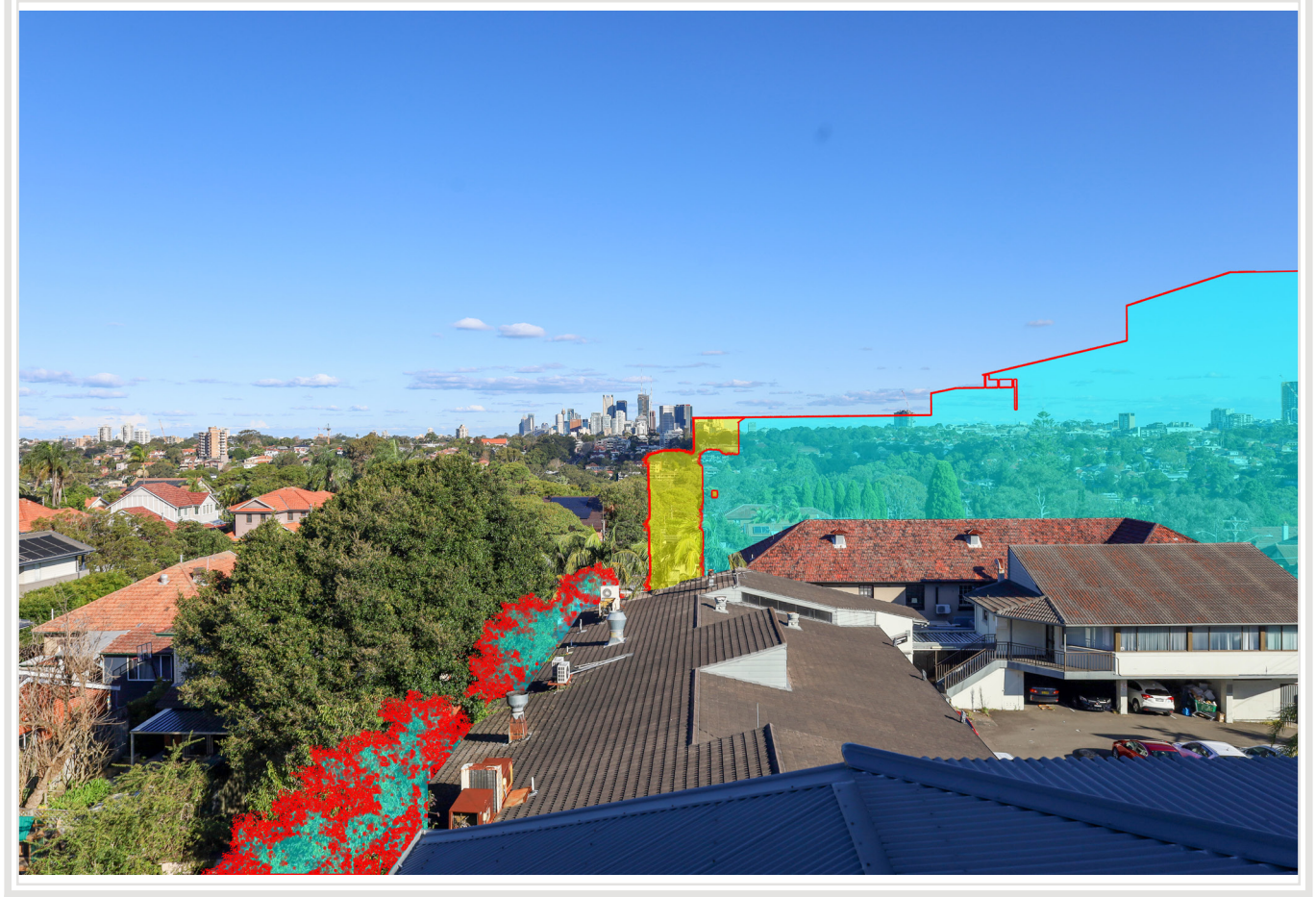
Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

P06 IMG_6984 d.jpg



Visual impact of new proposal in cyan with red outline, view gain from previous proposal in yellow

<No intersecting link>

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 37%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 81% : 19%*
- *Existing Visual Assessment Scale no:11 /15 & Visual Impact Assessment Scale no: 7 /15*

This is a static, private (communal) open roof top view from the external communal space, within the mixed-use dwelling at No.128, Sailors Bay Road, looking south, at sitting height. The foreground extends across the property's lower roof elements, to the site boundary and then, towards the southern residential area of Northbridge.
In the midground, a linear arrangement of similarly elevated buildings is observed, on the eastern and southern perimeter boundaries of the subject site, from nos.57-69, Strathallen Avenue. Beyond the subject site, to the south,the view then slopes down toward Tunks Park, where dense landscaping obscures many visual elements. In the far distance, to the south, beyond district views, the Sydney and North Sydney CBDs are observed in their entirety, with a partial view of St Leonards to the south-southwest. Large, mature trees align the eastern site boundary, within the property lot of no.31, Baringa Road.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. The St Leonards CBD is impacted, while views to North Sydney and the CBD are entirely maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate.

The modified design opens up the view from this location, to the highest value elements. The full extent of North Sydney CBD and Sydney CBD is now visible, in addition to a greater extent of the midground district view to the north of this.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High*
- *View location:Communal open space - secondary living area.*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the high value views to the south are entirely maintained and, to the southeast, the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, at a sitting height, from a shared communal area (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

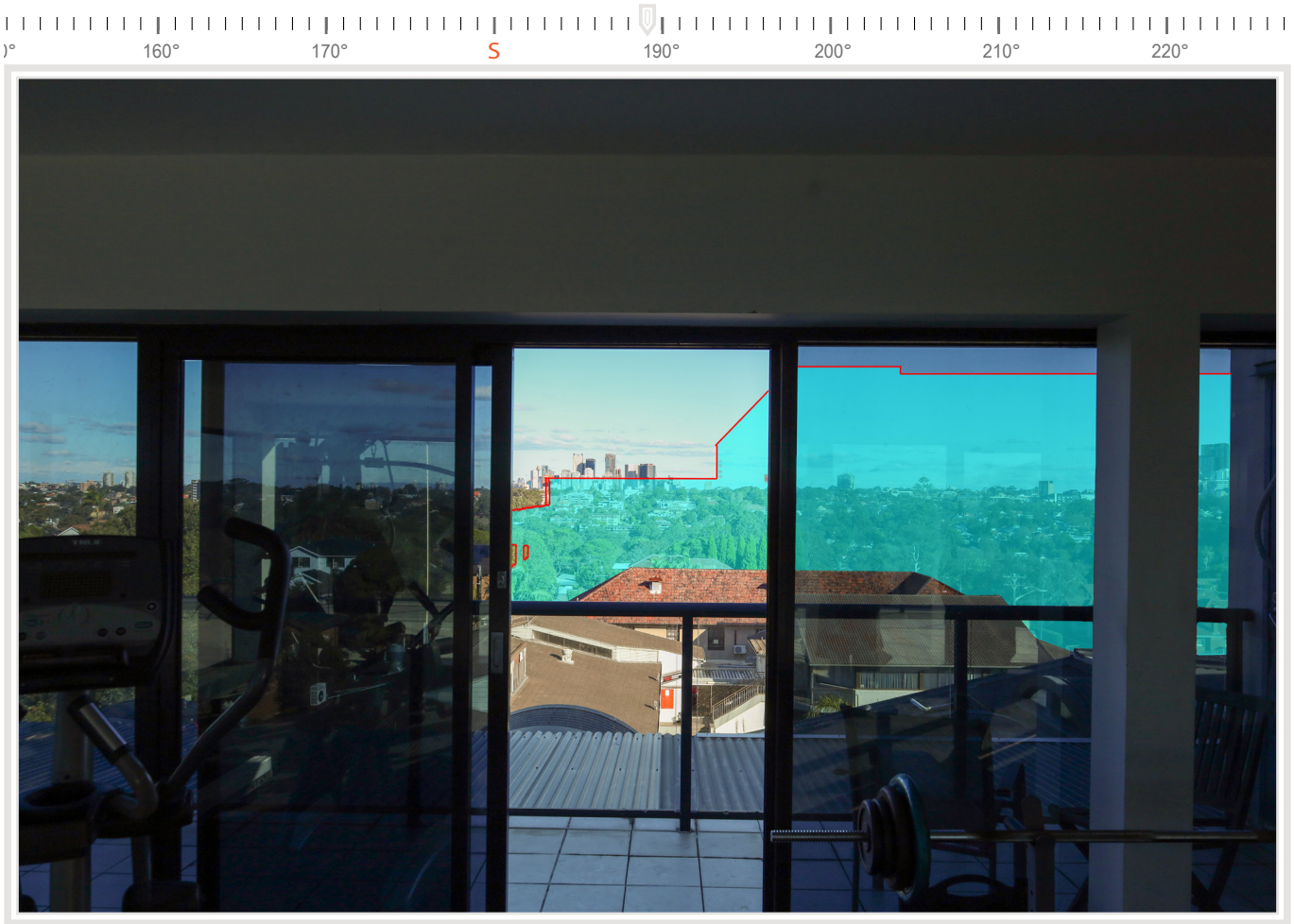
VIEWPOINT 12

Existing site photo - No.128, Sailors Bay Road - upper level gym area

From standing position on the upper terrace
RL + 96.02m - Distance to boundary 5.20m

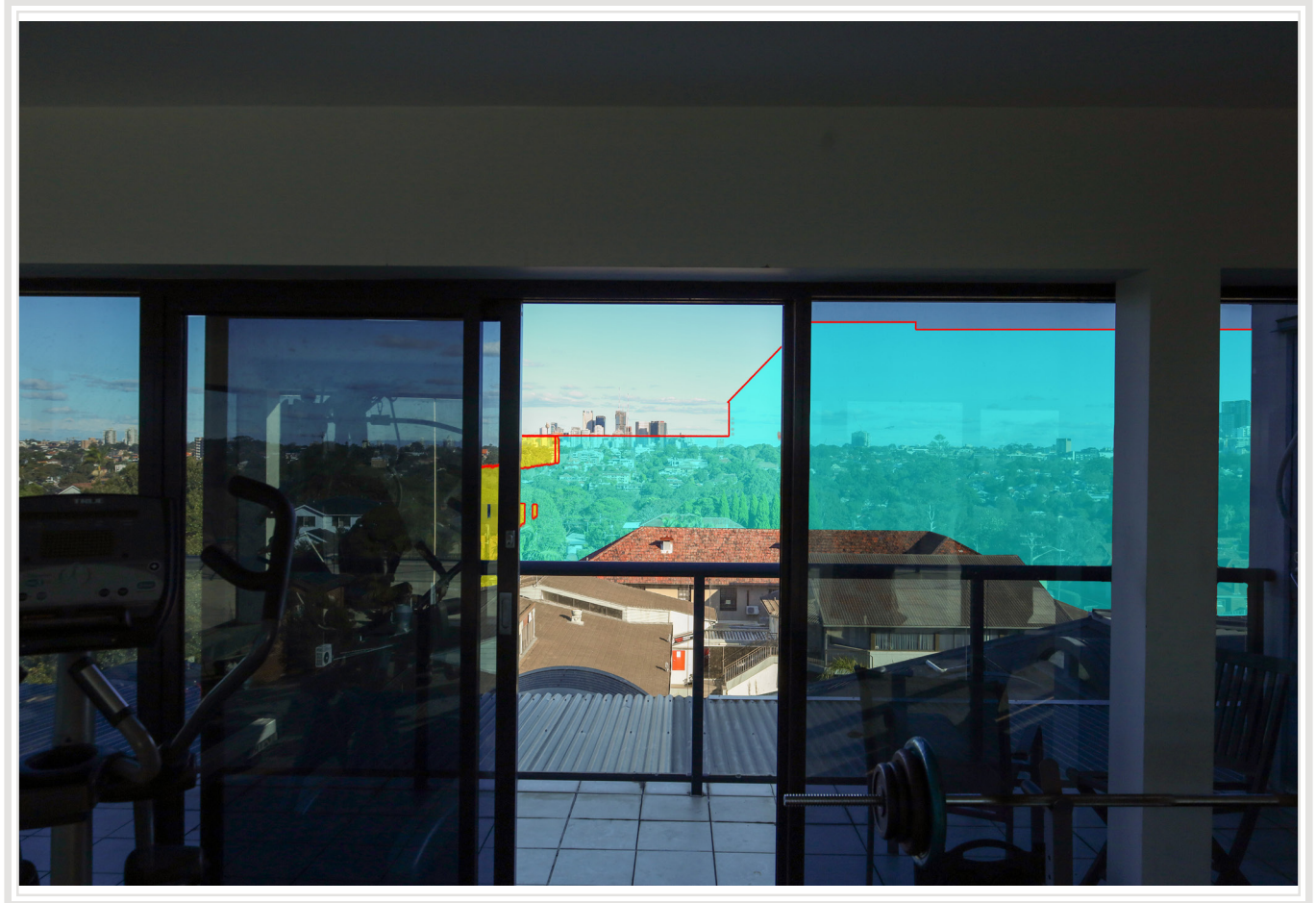
Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

P08 IMG_7025 d.jpg



Visual impact of new proposal in cyan with red outline, view gain from previous proposal in yellow

<No intersecting link>

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 54% : 46%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 8 /15*

This is a static, private (communal) upper level gym area view from the shared gym facility, within the mixed-use dwelling at No.128, Sailors Bay Road, looking south, at standing height. The foreground view extends across the roof terrace and the property's lower roof elements, to the site boundary and then, towards the southern residential areas of Northbridge.
In the midground, a linear arrangement of similarly elevated buildings is observed, on the eastern and southern perimeter boundaries of the subject site, from nos.57-69, Strathallen Avenue. This foreground component of the view is already significantly filtered through structural and fenestration elements. Beyond the subject site, to the south,the view then slopes down towards an increased, elevated view of Tunks Park, where dense landscaping obscures many visual elements. In the far distance, to the south, beyond district views, the Sydney and North Sydney CBDs are observed in their entirety, with a partial view of St Leonards to the south-southwest. Large, mature trees align the eastern site boundary, within the property lot of no.31, Baringa Road and there is an increase in partial property views in this direction, between the landscape elements.

The visual impact of the proposal, from this location would result in an amount of view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. The partial view of St Leonards CBD is impacted, while views to North Sydney and the CBD are now significantly maintained at their upper levels, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate.

The modified design opens up the view from this location, to the highest value elements. A large portion of the view of North Sydney CBD and Sydney CBD is now available, in addition to a greater extent of the midground district view to the north of this, while the view to the southeast is unaffected.

Tenacity Assessment Summary:

- *Value of view: Medium-to-High*
- *View location:Communal private area - secondary*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the high value views to the south are entirely maintained and, to the southeast, the view remains unimpacted. Furthermore, this particular view is taken across a side boundary, from a shared communal area (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

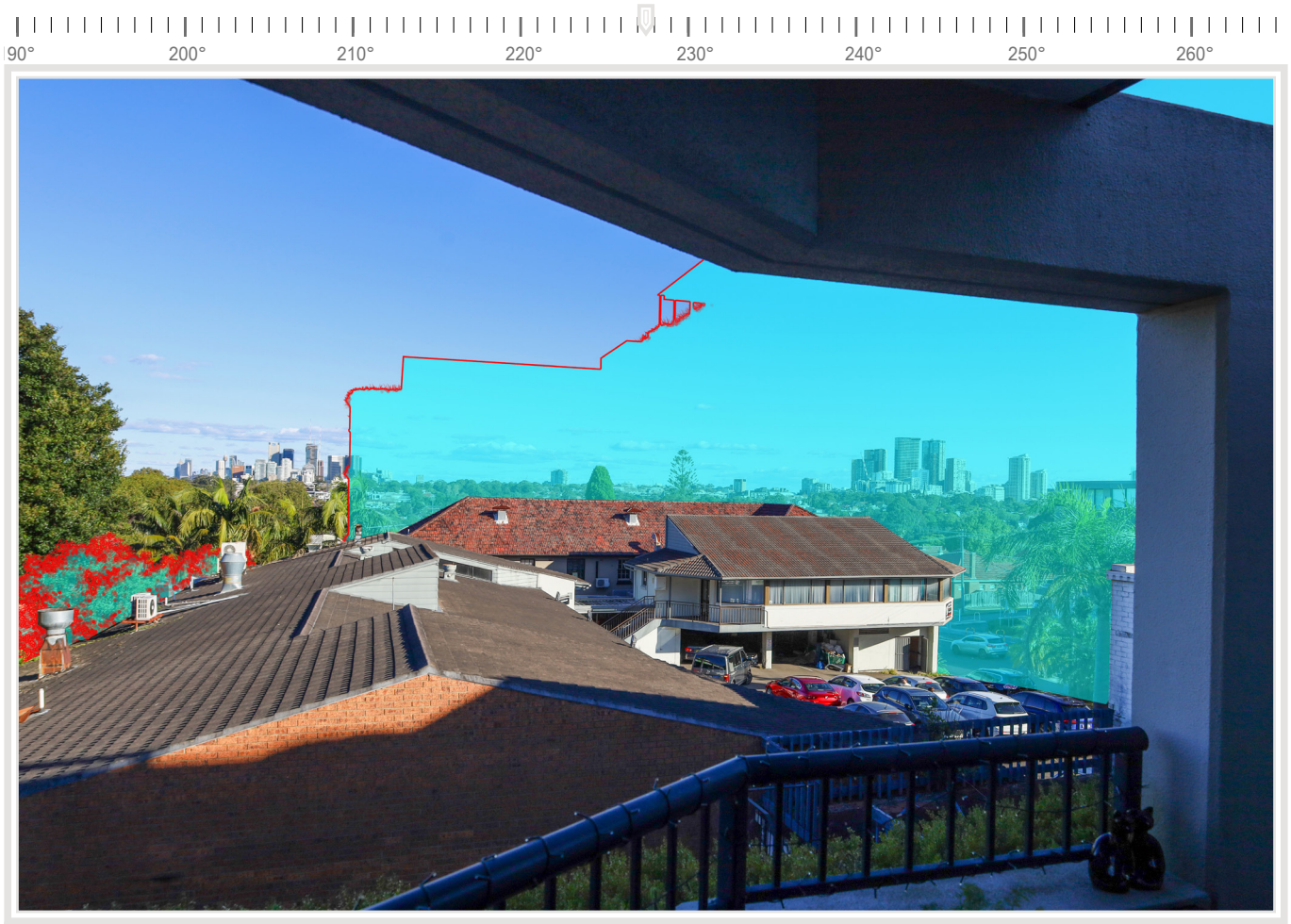
VIEWPOINT 13

Existing site photo - No.128, Sailors Bay Road - Unit 214.

From standing position on the upper terrace
RL + 96.02m - Distance to boundary 5.20m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

P09 IMG_7037 d.jpg

Visual impact of new proposal in cyan with red outline, view gain from previous proposal in yellow

<No intersecting link>

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 41%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 46% : 54%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 10 /15*

This is a static, private balcony view, from Unit 214 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the balustrade.

The foreground view extends across the property's boundary toward the residential area of Northbridge. In the midground view, a linear arrangement of structurally uniform dwellings is observed, with Strathallen Avenue roadway seen to the southwest. To the southeast, No. 65 Strathallen Avenue is visible, with the tiled roof of No.59 Strathallen Avenue dominating the foreground view to the east. Overlooking these rooftops, No. 57 Strathallen Avenue and the subject site, is observed. The landform then descends toward Tunks Park, where dense landscaping obscures many of the individual visual elements. The tiled roof of No.57, blocks the central portion of the middle distance view to the south, with only tree tops visible above. In the far distance, the view offers expansive panoramas of the southern and mid CBD of St Leonards and North Sydney beyond this, to the southwest. Sydney CBD is observed in the far distance, beyond these, to the south. Glimpses of the residential towers of the inner Eastern Suburbs are also obtained in a south-southeasterly direction.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. St Leonards CBD is impacted, while views to North Sydney and Sydney CBDs are significantly maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate-to-Severe.

The modified design opens up the view from this location, to the highest value elements. The full extent of Sydney CBD and partial extent of North Sydney CBD are now visible, in addition to a greater extent of the midground district view to the north of this..

Tenacity Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Upper roof terrace - secondary, outdoor living space.*
- *Extent of impact: Moderate-to-Severe*

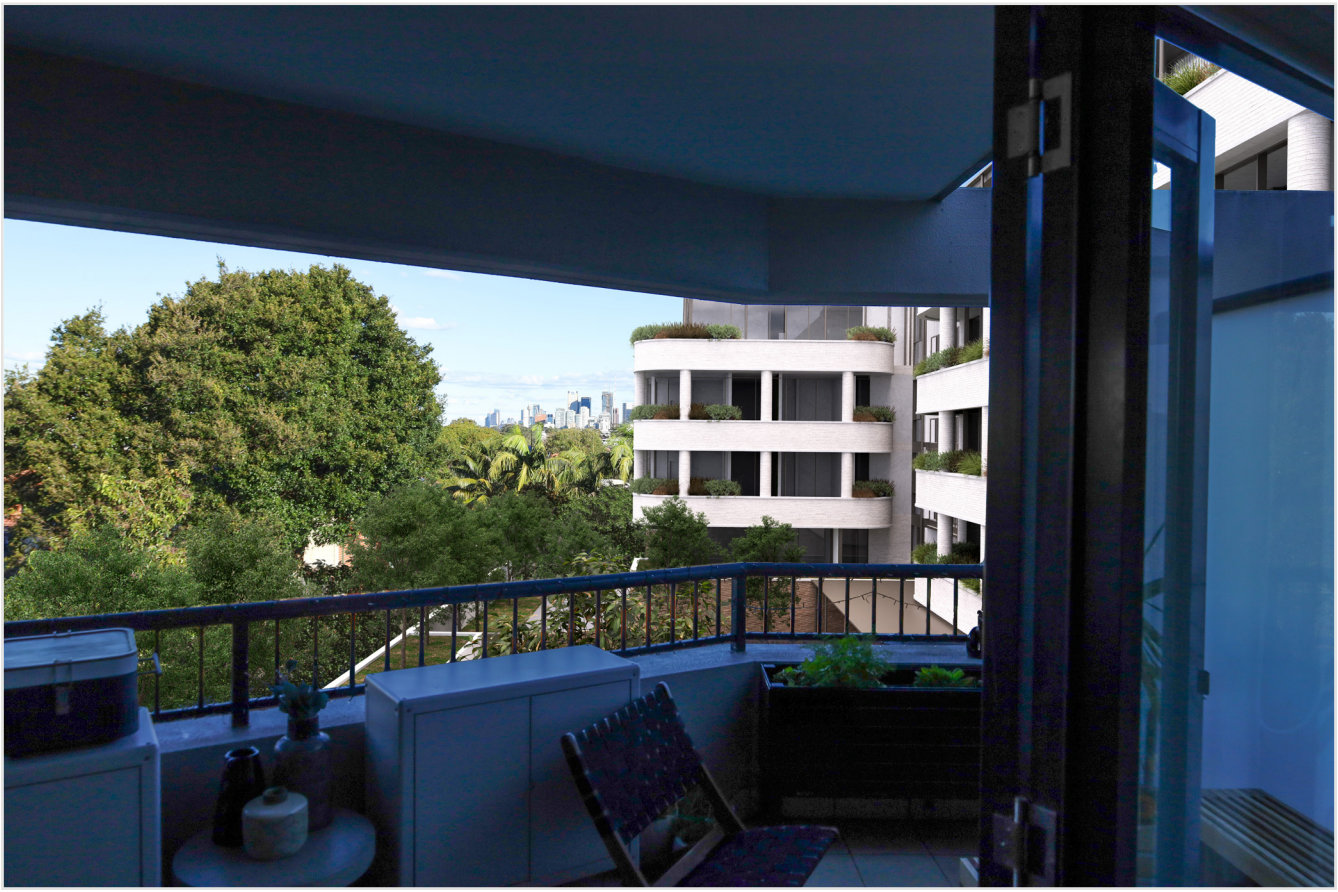
Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the high value views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted, beyond the boundary trees. Furthermore, this particular view is taken across a side boundary, from a balcony (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

VIEWPOINT 14

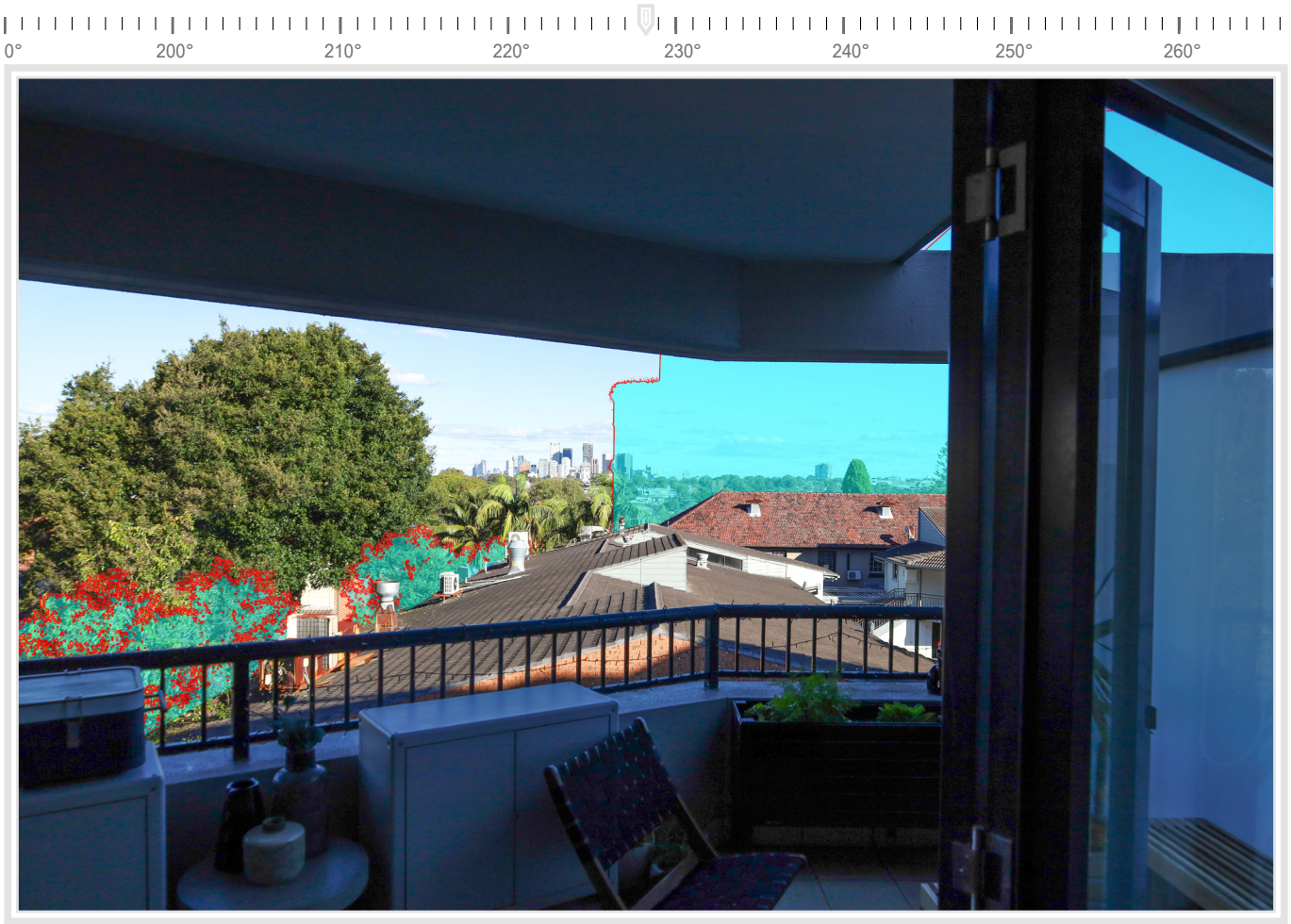
Existing site photo - No.128 Sailors Bay Road - Unit 214.

From standing position on the upper terrace
RL + 96.02m - Distance to boundary 6.34m

Camera - Canon RP
Lens - 24mm

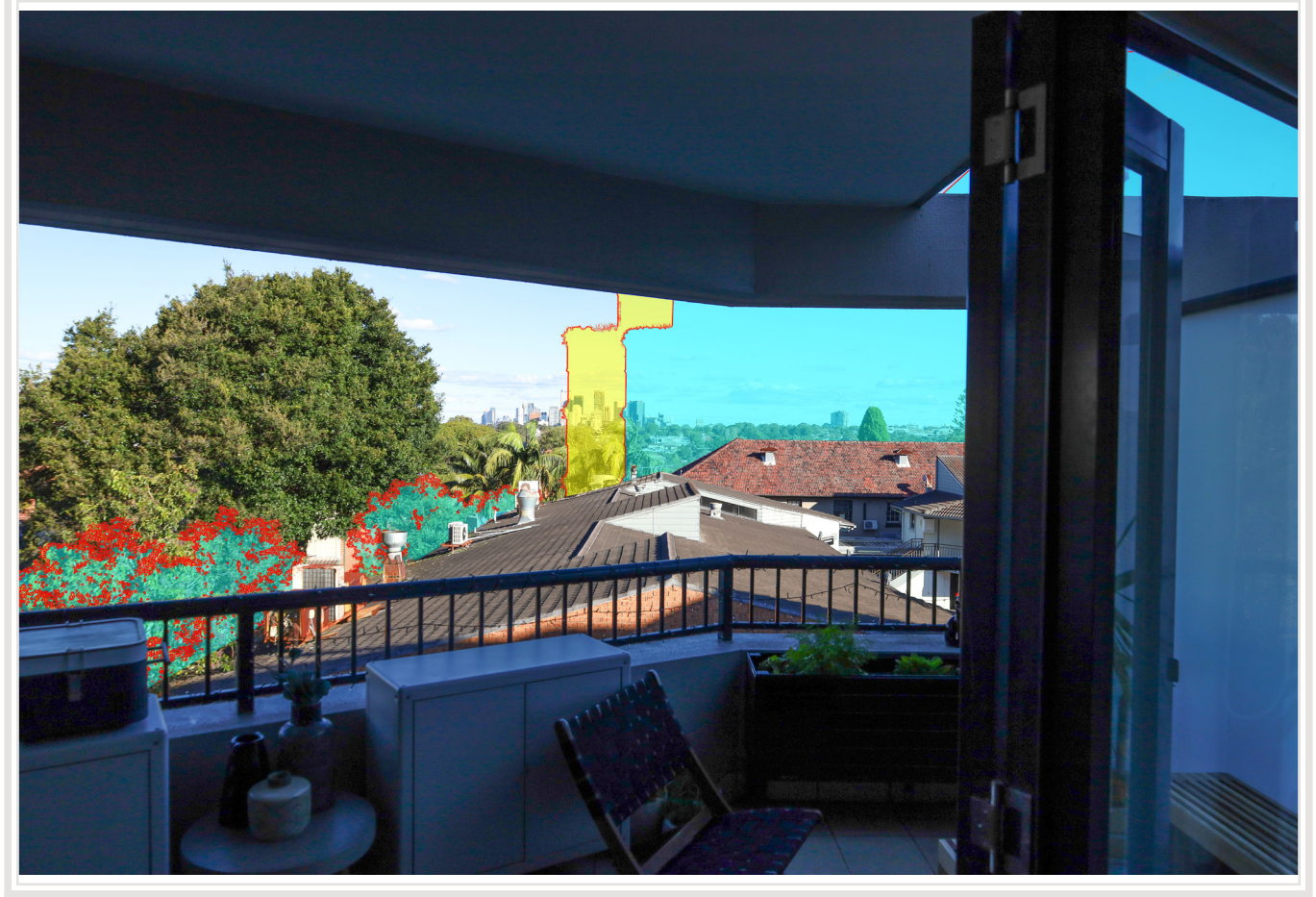


Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

P10 IMG_7048 d.jpg



Visual impact of new proposal in cyan with red outline, view gain from previous proposal in yellow

<No intersecting link>

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 24%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 19% : 81%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 9 /15*

This is a static, private living room view, from Unit 214 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the glazing line.

The foreground view extends across the property's boundary toward the residential area of Northbridge. In the midground view, a linear arrangement of structurally uniform dwellings is observed, with Strathallen Avenue roadway seen to the southwest. To the southeast, No. 65 Strathallen Avenue is visible, with the tiled roof of No.59 Strathallen Avenue dominating the foreground view to the east. Overlooking these rooftops, No. 57 Strathallen Avenue and the subject site, is observed. The landform then descends toward Tunks Park, where dense landscaping obscures many of the individual visual elements. The tiled roof of No.57, blocks the central portion of the middle distance view to the south, with only tree tops visible above. In the far distance, the view offers expansive panoramas of North Sydney beyond this, to the southwest. Sydney CBD is partially observed, in the far distance, beyond these, to the south. Views to the southeast are terminated by the mature trees on the site's eastern boundary.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. St Leonards CBD is impacted, while views to North Sydney and Sydney CBDs are significantly maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate-to-Severe.

The modified design opens up the view from this location, to the highest value elements. The full extent of Sydney CBD and partial extent of North Sydney CBD are now visible, in addition to a greater extent of the midground district view to the north of this..

Tenacity Assessment Summary:

- *Value of view: Medium*
- *View location:Living room area*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since views to the south are partially maintained and, to the southeast, the entirety of the view remains unimpacted. Furthermore, this particular view is already significantly cropped by the window aperture and balcony flanking walls

VIEWPOINT 15

Existing site photo - No.128 Sailors Bay Road - Unit 214

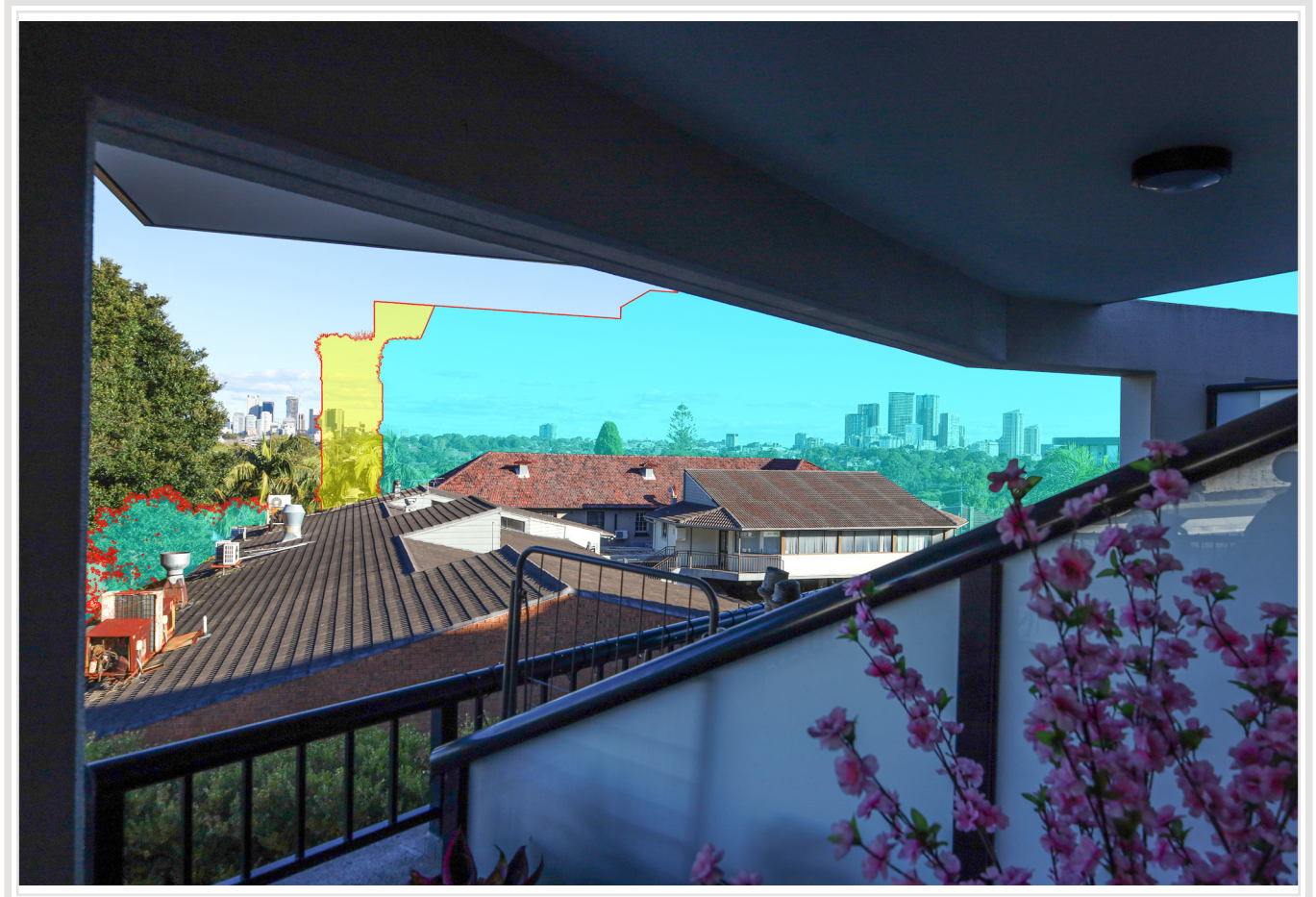
From standing position on the upper terrace
RL + 96.05m - Distance to boundary 6.72m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal

Visual impact in cyan with red outline, view gain in yellow

P12 IMG_7070 d.jpg



Visual impact of new proposal in cyan with red outline, view gain from previous proposal in yellow

<No intersecting link>

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 28%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 19% : 81%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 9 /15*

This is a static, private balcony view, from Unit 214 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the balustrade at its eastern edge.

The foreground view extends across the property's boundary toward the residential area of Northbridge. In the midground view, a linear arrangement of structurally uniform dwellings is observed, with Strathallen Avenue roadway seen to the southwest. To the southeast, No. 65 Strathallen Avenue is visible, with the tiled roof of No.59 Strathallen Avenue dominating the foreground view to the east. Overlooking these rooftops, No. 57 Strathallen Avenue and the subject site, is observed. The landform then descends toward Tunks Park, where dense landscaping obscures many of the individual visual elements. The tiled roof of No.57, blocks the central portion of the middle distance view to the south, with only tree tops visible above. In the far distance, the view offers expansive panoramas of the southern and mid CBD of St Leonards and North Sydney beyond this, to the southwest. Sydney CBD is observed in the far distance, beyond these, to the south. Glimpses of the residential towers of the inner Eastern Suburbs are also obtained in a south-southeasterly direction.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses both the immediate residential views as well as urban panoramas in the far distance. St Leonards CBD is impacted, while views to North Sydney and Sydney CBDs are entirely maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate-to-Severe.

The modified design opens up the view from this location, to the highest value elements. The full extents of Sydney CBD and North Sydney CBD are now visible, in addition to a greater extent of the midground district view to the north of this..

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location:Private balcony*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the high value views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted, beyond the boundary trees. Furthermore, this particular view is taken across a side boundary, from a balcony (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

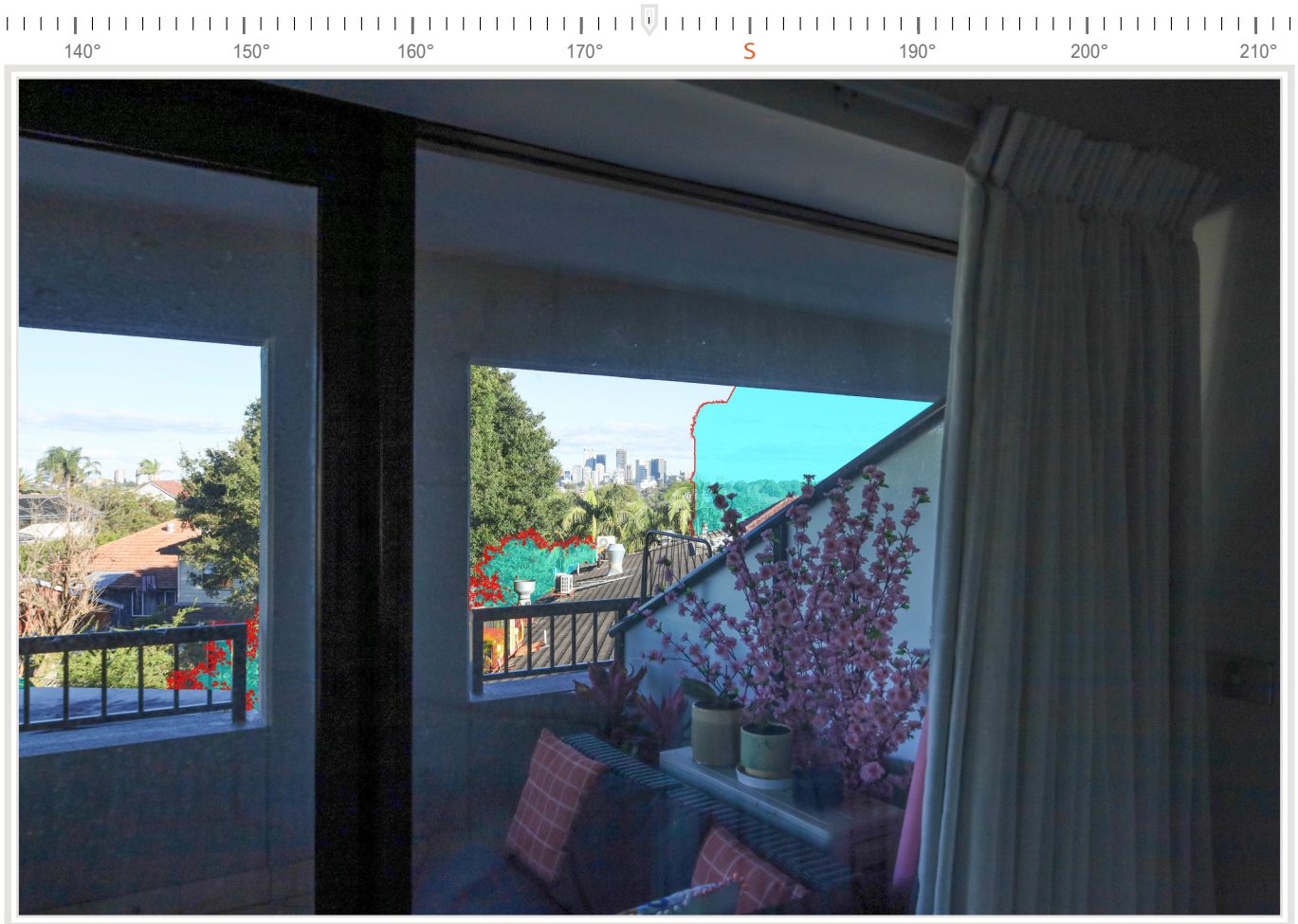
VIEWPOINT 16

Existing site photo - No.128 Sailors Bay Road - Unit 214

From standing position - main bedroom
RL + 96.40m - Distance to boundary 0.07m

Camera - Canon RP
Lens - 24mm

Photomontage of Proposal



Visual impact in cyan with red outline, view gain in yellow

P15 IMG_7097 d.jpg

Visual impact of new proposal in cyan with red outline, view gain from previous proposal in yellow

<No intersecting link>

Visual Impact Assessment:

- *Visual impact – Amount of new development visible in view - 14%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 19% : 81%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 6 /15*

This is a static, private bedroom room view, from Unit 214 of No.128, Sailors Bay Road, from a standing position, approximately 1m back from the glazing line.

The foreground view extends across the property's balcony, balustrade and southern boundary toward the residential area of Northbridge. In the midground view, a linear arrangement of structurally uniform dwellings is observed. To the southeast, No. 65 Strathallen Avenue is visible, with No. 59 Strathallen Avenue positioned slightly west, with its tiled roof dominating the foreground view. Overlooking these rooftops, No. 57 Strathallen Avenue and the subject site, is observed. The landform then descends toward Tunks Park, where dense landscaping obscures many of the individual visual elements. The tiled roof of No.57, blocks the central portion of the middle distance view to the south, with only tree tops visible above. In the far distance, views of North Sydney and a small area of the Sydney CBD are observed, to the south - the main view in this direction is terminated by the canopy of a large, mature street tree. Within the context of this view, no further high-value elements to the east are observed.

The visual impact of the proposal, from this location would result in view loss to most of the visual components in a south-southwesterly direction. Spanning from the immediate foreground to the far distance, the view loss encompasses the immediate residential and district views, while views to North Sydney and Sydney CBDs are entirely maintained, with the revised proposal. There is a slight encroachment upon the middle-distance park area and surrounding grounds. Indicated in yellow is the view gain observed as a result of the modified design. Taking all of the aforementioned into consideration, the extent of view impact from this location can be assessed as Moderate-to-Severe.

The modified design opens up the view from this location, to the highest value elements. The full extent of North Sydney CBD and partial extent of Sydney CBD are now visible, in addition to a greater extent of the midground district view to the north and east of this..

Tenacity Assessment Summary:

- *Value of view: High.*
- *View location:Private balcony*
- *Extent of impact: Minor.*

Reasonableness of proposal: Within the context of the development's general height compliance (minor breaches at plant level), the proposal can be deemed acceptable, since the high value views to the south are significantly maintained and, to the southeast, the entirety of the view remains unimpacted, beyond the boundary trees. Furthermore, this particular view is taken across a side boundary, from a balcony (classed as a secondary living space) and would not be assessed as a high priority for view retention under Tenacity.

4. SUMMARY ASSESSMENT

This Visual Impact Assessment from Urbaine Design seeks to provide an objective approach to the likely visual impact on the surrounding areas from the development proposal at Nos.57-69 Strathallen Avenue, Northbridge 2063.

This Visual Impact Assessment has undertaken a review of the proposal, within its future setting and concludes that, although there are locations within the neighbouring properties that are impacted by the new development, the relevant views, as selected within the report, are all observed from the mixed-use residential flat building (shop-top housing) at no.128, Sailors Bay Road.

The assessment of view loss experienced by residents varies between Minor and Severe, with no loss of iconic elements.

However, when assessing acceptability, it is important to note the location of these views and the permitted building envelope of the development site. In all instances, the views are obtained across a side boundary of no.128, Sailors Bay Road and, in 4 instances, these are from shared, communal areas, which are not considered primary living areas within Tenacity. Furthermore, 4 of the views are obtained from sitting positions, which again, has a reduced capacity for view retention.

Views from No.128, Sailors Bay Road remain unimpacted to the southeast and east.

It should be noted that the minor height exceedances are with small areas of the rooftop plant facilities and have no impact upon view loss, although they do increase the visual impact marginally.

Since the proposal is largely compliant, it satisfies the Council's guidelines for view-sharing between neighbouring properties. The proposed set back of the eastern facade, from the boundary, results in a significant view gain, when compared to the original Application. This is, crucially in relations to the highest value components of the view, to the south, including Sydney and North Sydney CBDs.

Based on our 3D analysis, photography, and site visit it would be my recommendation that the Development Application be approved on the grounds of an acceptable amount of visual impact and view loss, when assessed against the permissible building envelope for the site. It satisfies the Council's intentions for view-sharing, balanced against the permissible building envelope on this particular site.

John Aspinall, Director,

urbaine design group pty ltd

5. APPENDICES

APPENDIX A: Assessment Images - panoramic (additional PDF)

APPENDIX B: Aspinall CV

- *LEC Guidelines for Photomontages*
- *Visual Impact Assessment Methodology*

APPENDIX C: Survey

5.1. APPENDIX B: Methodology, C.V and L.E.C Guidelines

JOHN ASPINALL. director: urbaine design group

UK Qualifed Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.
Halpin Stow Partnership, London, SW1
John Andrews International, Sydney
Cox and Partners, Sydney
Seidler and associates
NBRS Architects, Milsons Point
Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London
UK Design Council – innovation development scheme finalist – various products, 1990.
Winner: International Design Competition: Sydney Town Hall, 2000
Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001
Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBAINE GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.

Urbaine specialises in design development via interactive 3d modelling.

Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.

URBAINE encourages all clients to bring the 3D visualisaton facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBAINE involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBAINE's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

An ever-increasing proportion of URBAINE"S work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photmonages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.

Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.

The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.

Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.

Author of several articles in ‘Planning Australia’ and ‘Architecture Australia’ relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.

Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

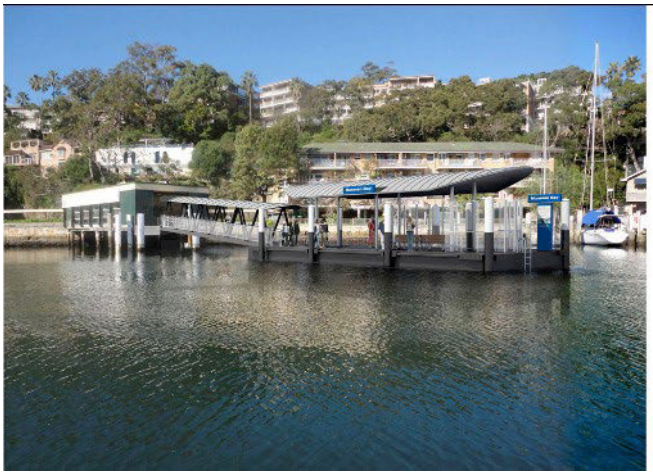
VISUAL IMPACT ASSESSMENTS: A REALITY CHECK.
BY JOHN ASPINALL.

Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.

Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.

Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far- reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect'straining, prior to the introduction of CAD and 3d modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught

throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.

Domain

The Sydney Morning Herald

Inaccurate images anger residents

February 21

Kelsey Munro

Picture imperfect ... the original interpretation of how the Lewisham Estates development will look.

CAN residents affected by big development proposals rely on developers' photo montages?

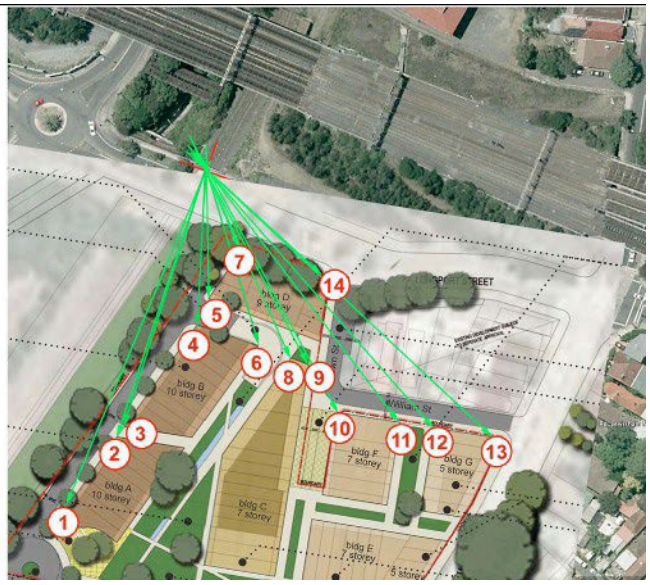
One inner west group thinks not, after inaccuracies were found in a series of digital photo montages which made the proposed Lewisham Estates development appear much smaller than it would if built.

The developer was sent back to the drawing board by the Department of Planning to redo the images that were publicly exhibited for the project after questions were raised over their accuracy.

The corrected interpretation of how the Lewisham Estates development will look.

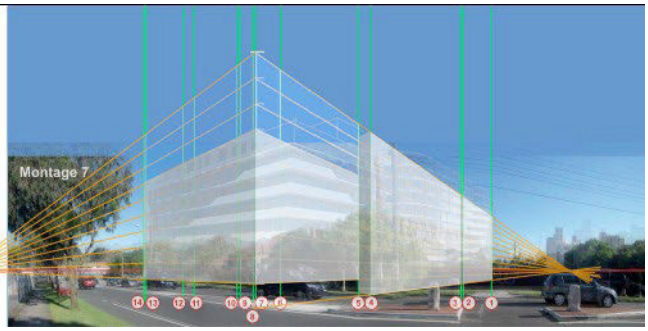
The No Lewisham Towers residents' action group claims the original images were so misleading that the corrected ones should go on public exhibition before the Planning Assessment Commission makes its determination next week.

SMH article re inaccurate visualisations



Key visual location points on site: Urbaine

Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

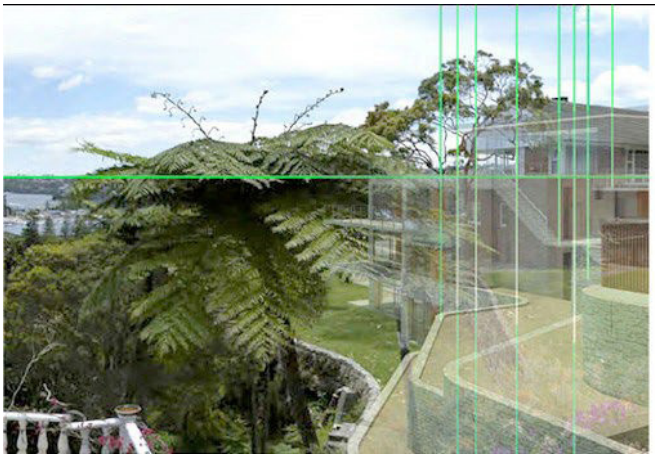
Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.

Photomontage submitted by developer

Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo

Final accurate photomontage: Urbaine

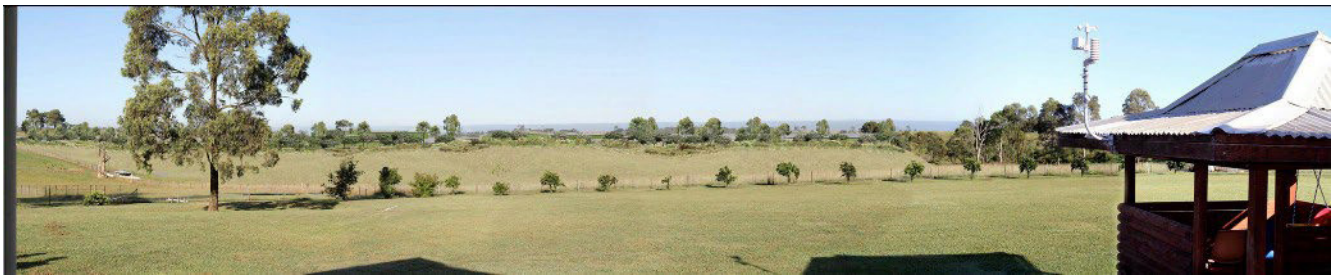
Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.

Physical 3000mm site poles placed at lot corners

3d poles located in the 3d model and positioned on photo

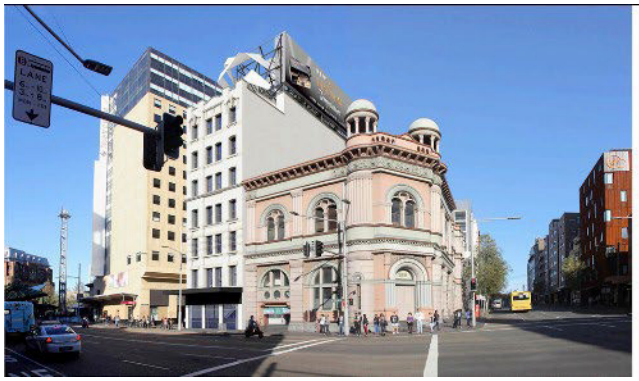
Proposed buildings and landscape mounding applied

Proposed landscape applied – shown as semi-mature

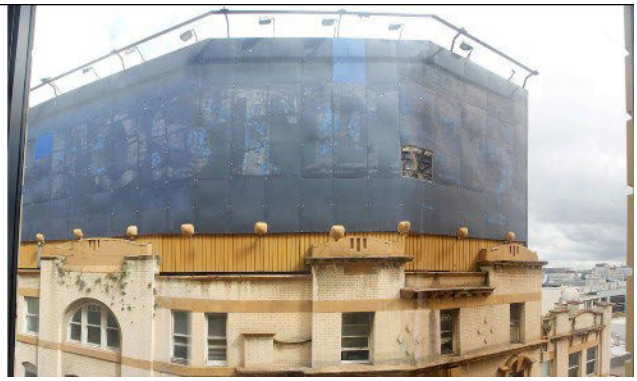


Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.

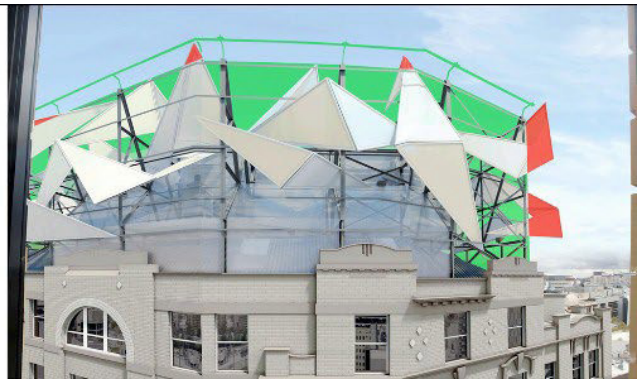


Photomontage of proposed building for digital billboard



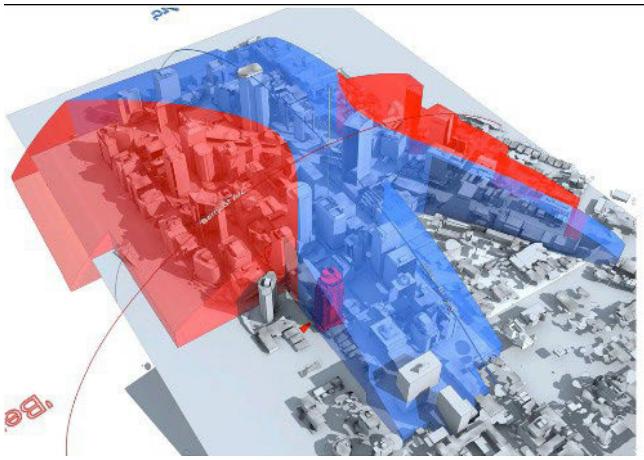
Existing situation – view from adjoining hot

Photomontage of view from hotel

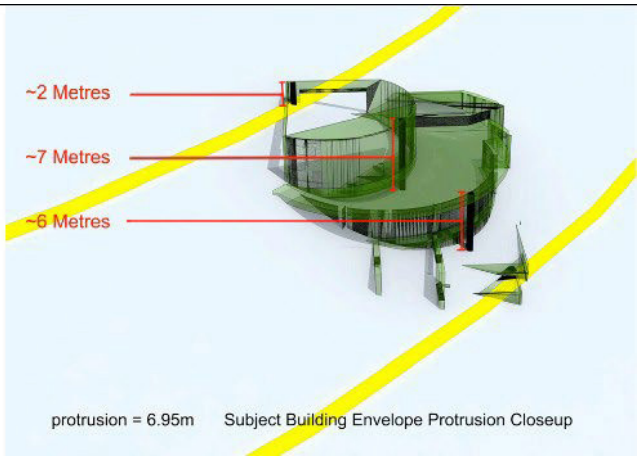


View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones



Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of

visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.
3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.

Land and Environment Court
of New South Wales

Policy: Use of Photomontages and Visualisation Tools

Commencement

1. This policy commences on 17 May 2024 and replaces the policy published 21 August 2013.

Purpose of the policy

2. This policy is to guide the preparation of photomontages, still images, video images, and other visualisation tools to depict the development in an appeal under the *Environmental Planning and Assessment Act 1979*, to ensure that the data they present is represented and interpreted accurately, and that their use would assist the Court in determining the appeal.

Application

3. The policy applies to appeals under the EPA Act, where photomontages or other visual tools are to be submitted as part of expert evidence.

Definitions

4. In this Policy:

   Appeal means an appeal to the Court under the EPA Act.

   CGI means Computer Generated Image.

   Commissioner means a Commissioner or Acting Commissioner of the Court.

   Court means the Land and Environment Court of New South Wales.

   Development means the development for which consent is sought in the development application that is the subject of the appeal.

   EPA Act means the *Environmental Planning and Assessment Act 1979*.

Existing Image means an unchanged or unaltered image of the location, viewing angle and approximate conditions on which the proposed development will be overlaid, to convey the issues in dispute.

Judge means a Judge of the Court.

Photomontages means, for the purpose of this policy, any visual tool or aid, whether still image, video, computer generated image, two dimensional (2D) or three dimensional (3D) or other visual means to depict development plans.

Registrar means a Registrar of the Court.

RL Reduced Level or Relative Level as defined in Australian Standard® AS1100 Technical Drawings.

General principles

5. A photomontage submitted in an appeal should provide to the Judge, Commissioner or Registrar the most accurate visual images of the development in its real-world location, so as to specifically convey the issues in dispute.

6. A photomontage must include:

   6.1 the existing image;

   6.2 a 2D plan and/or elevation showing the location of the camera, target point/viewing angle, and lighting source that corresponds to the location from where the existing image was taken; and

   6.3 the proposed built envelope and key features of the development overlaid on the existing image in the form of a wire frame and/or 'block massing' model to demonstrate the development.

7. Where a photorealistic CGI of the development is used:

   7.1 the metadata from the existing image to create an identical 3D computer generated camera should be provided;

   7.2 the environmental conditions of the CGI should be set to the same parameters as the existing image;

   7.3 colour matching in the CGI is to correspond with the existing image; and

7.4 the details of the software used in creating the CGI should be stated as part of the submission of the photomontage.

8. A detailed summary of the methodology used to create the photomontage should be provided, including:

8.1 survey data that is used to create the photomontages, including the name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame was obtained;

8.2 site specific topographical data used to create the photomontages, including the source and references utilised for the topographical data (for example paper, or survey inputs from file types such as from 'DWG' or 'DXF');

8.3 the camera type, lens, focal length or field of view, and sensor used for the purpose of the photograph from which the existing image has been derived;

8.4 accurate location, alignment and direction of the camera (whether fixed on tripod or drone) and RL of the camera for the existing image;

8.5 data that was used to prepare the photomontages, such as:

8.5.1 use of relevant plans and data for the depiction of existing buildings or existing elements as shown in the wire frame, block massing model or photorealistic CGI;

8.5.2 the means by which terrain has been generated (such as surveyed spot levels and/or contours or by some form of point cloud, or Ground Control Point survey method);

8.5.3 any variables applied to the images such as, time of day, lighting and weather conditions;

8.5.4 consistency in application of scale and interpretation of the relevant data;

8.5.5 rationale for selecting a particular view, use of camera lens or conditions in creating the image. For example, in circumstances where a development is best depicted with an expanded field of view or panoramic view, the type of panorama head and equipment must be stated, in addition to the data above.

8.6 where a photomontage has used more than one baseline image to represent the existing context (that is where multiple images are 'stitched together'), this must be stated, and the requirements above should be adapted to convey the key data required to verify its accuracy; and

8.7 whether any editing software or other visual manipulation has been used in the preparation of the final image, for example an adjustment in contrast, saturation, tilt shift or the like.

Visualisation Tools

9. As technology emerges, the principles outlined above are to be applied. What is important is that the Court has an unaltered and real life baseline, summary of metadata so the veracity of imagery presented can be verified, and application of relevant overlays of the proposed development that assists in the Court's consideration of the real issues in dispute.

10. All effort is to be made and the 'best practices' are to be applied when utilising technology for the purposes of visualisation of the development to ensure accuracy and avoid bias of information interpretation.

Paperless Hearings

11. Parties should be prepared to display the photomontage electronically if it is to be relied upon, or be the subject of an examination of an expert witness.

12. It will be the responsibility of the party whose expert is being examined, to provide a device compatible with courtroom technology which can display the photomontage electronically. This will allow the presiding officer, the experts, lawyers and all other people to be able to see in real time and on a common image, the subject of the examination.

Issued by:

The Honourable Justice Brian J Preston
Chief Judge – Land and Environment Court of NSW
Date: 17 May 2024

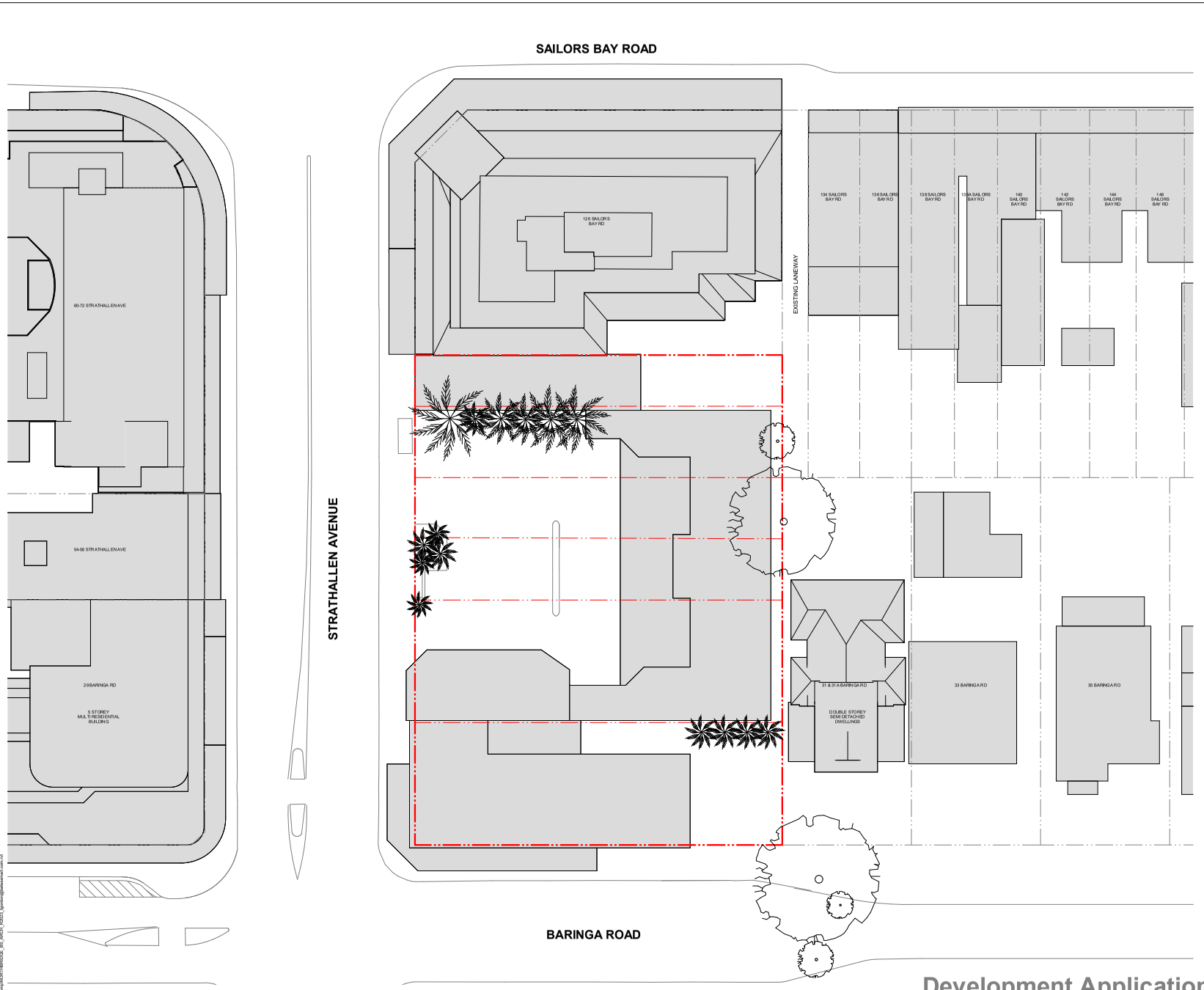
5.2. APPENDIX C: Survey

Client : SJD Property

Project : Nos.57-69, Strathallen Avenue, Northbridge.

Page _76

urbaine DESIGN GROUP



c:\temp\NORTHBRIDGE_BS_ARCH_R2023_tgordon@batesmart.com.rvt

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

Rev	Date	Description	Initial	Checked
1	13.03.24	Development Application	EYB	TG

NORTHBRIDGE

57-69 Strathallen Ave

Site & Existing Conditions
Site Plan (Existing)

Status	DEVELOPMENT APPLICATION
Scale	1 : 200 @ A1
Drawn	BS Checked BS
Project No.	S12751
Plot Date	6/05/2024 5:30:13 PM
BIM	c:\temp\NORTHBRIDGE_BS_ARCH_R2023_tgordon@batesmart.com.rvt
Drawing no.	A01.001
Revision	1

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

NSW Nominated Responsible Architects: Kelly Reyne Reg. 6464 / Philip Vivian Reg. 6696 / Guy Lake Reg. 7119 / Matthew Allen Reg. 8498

Development Application

BATESSMART.