1 GATACRE AVENUE & 5 ALLISON AVENUE

VISUAL ASSESSMENT ADDENDUM LETTER - DA 35/2024

PREPARED FOR

WINIM DEVELOPMENT & PGIM

JULY 2024

FINAL

URBIS

ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

29th July 2024

Peitra Creak
Senior Development Manager
Winim Developments Pty Ltd
Level 10, 255 George ST
Sydney NSW 2000

VISUAL ASSESSMENT 1 GATACRE AVENUE AND 5 ALLISON AVENUE, LANE COVE, DA 35/2024

Urbis (National Design – Visual) have been engaged by Winim Development and PGIM to assess the visual effects and potential impacts of an **amended DA** at the above-named address, in neighbouring public and private views. This addendum letter should be read in conjunction with the Visual Assessment statement prepared by Urbis dated 11th April 2024, which analysed the effects of the submitted DA. The Visual Assessment statement includes relevant visual baseline information which remains applicable to this application.

This addendum letter therefore is limited to analysis of the amended DA architectural set of drawings prepared by PBD architects dated July 24th, 2024, REV **P9 (the amended DA)** and our knowledge of the site and visual context gained as part of our investigations in relation to the DA. In addition, Urbis have prepared certifiably accurate photomontages to further guide this analysis. The updated photomontages, which include the amended 3D architectural model, have been prepared according to the Land and Environment Court of NSW photomontage policy.

PURPOSE

As previously stated, Urbis provided advice in relation to view impacts, view sharing outcomes and visual perception to the applicant during the design development process for the submitted DA (April 2024). This included advice in relation to the height, massing, form, scale and compliance of the scheme as well as visual perception of the scheme from lower relative view places, west and south of the subject site.

Following DA submission and Design Review Panel feedback dated Tuesday 21st May 2024, the applicant's consultant team have taken various steps responding to the Panel's comments and recommendations.

Urbis have reviewed the amended architectural DA set prepared by PBD Architects and note that the majority of changes made are either internal, or have no material affect on the visual perception of the visible built form or are not visible in the assessed photomontage views.

Key visible changes include; a section of blank wall treatment at the south-western elevation of the built form presenting to Allison Avenue, an additional entry corridor to the communal open space at level 3 and wider 'articulation' break or inset along the west elevation, as visible from Gatacre Avenue.

These design changes are captured in photomontages and are assessed below.

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Proposed Amended Scheme – Response to DRP in visual terms

The DRP raised two issues relevant to views, visual perception and view impacts.

A substantial portion of the façade is exposed along the south-western boundary, resulting in a stretched building form that is overly dominant and out of character. Additionally, the interface with No. 7 Allison Avenue, featuring a 4-5 storey blank wall, further amplifies its visual dominance on a low-density residential street as a result of the topography.

The amended DA includes greater articulation, incorporated into the south elevation (DA 200 P8) of the Gatacre building. The articulation is represented by a central inset and vertically stacked deep inset balconies, where both features extend from ground level to level 3, before a setback to level 4 units.

The vertical and horizontal recessed voids provide visual relief, in this south (western) elevation as viewed from Gatacre Avenue. The deep recessed spaces, provide an opportunity for the interplay of light and shade. As such the recesses help the elevation to appear as a series of smaller more discreet areas of built form, reducing the perception of horizontal scale. In addition, the voids will positively affect the perception of colour and materials and in these upper sections of the building, creating additional visual interest and variety.

The Alison Avenue R2 interface has been reconsidered and includes greater articulation at its south-western corner, where vertical recesses have been included. The deep insets provide visual relief and the opportunity for light and shade to increase the perception of breaks in built form. The physical and visual breaks created by the more articulated form provide greater visual interest, and help to reduce the perception of bulk and scale of the proposal from lower relative view places, compared to the submitted DA.

TENACITY – VIEW SHARING RESPONSE

The DRP raised the following issue:

View sharing principles must also be considered for the existing and approved boarding house accommodation, which is located just 3 metres from the north-eastern boundary.

An approved development (boarding house) is located north of the site at 386 Pacific Highway. Architectural sections prepared by PBD architects show that this development includes part-four and part-five storeys. The development also appears to include south elevation windows from which potential views to the south-west may be available. Section J (DA 304) below shows that the approved boarding house springs from a higher relative elevation compared to the subject site. Its basement level appears to sit at approximately RL 98.6 which is equivalent to level 1 of the amended DA. In this regard the upper 3 levels of the approved development sit at levels above the highest form proposed on the subject site.

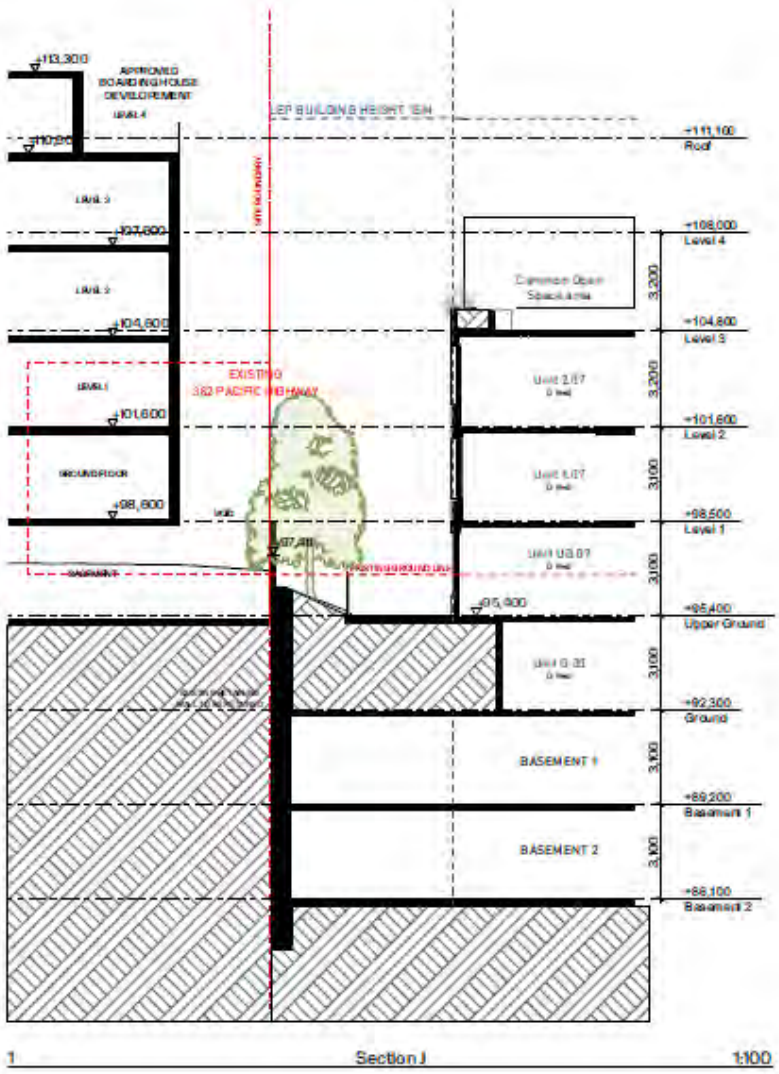

Figure 1 - Section J (PBD Architects 2024).

View loss or blocking effects refers to the extent to which a new built form blocks an existing view or part of the composition of a view that is currently enjoyed. View sharing outcomes are typically guided by the application of a Planning Principle established in the Land and Environment Court *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*, commonly referred to as *Tenacity*.

Tenacity is the most widely used and referenced planning principle in relation to the assessment of impacts on private neighbouring views and view sharing. The planning principle is described by the Court as a statement of a 'desirable outcome' aimed at reaching a planning decision and defines a number of appropriate matters to be considered in making that decision. Therefore, the importance of the principle is in outlining all relevant matters and or the relationships of factors to be considered and is not simply a process of listing features in a composition that may be lost. In other words, *Tenacity* is

a ‘recipe’ designed to guide decision making where the end goal is to reach an equitable and reasonable view sharing outcome.

Tenacity includes a four-step threshold test where the steps are sequential and conditional, so that proceeding to further steps is not required if the conditions for satisfying the preceding threshold are not met when considering the quantum and quality of the view loss. Prior to undertaking Step 1 of the assessment, Roseth discusses the notion of view sharing as quoted below.

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

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

In theory all built form that is located and massed to sit within a permissible envelope is contemplated by the controls that are relevant to view loss including for example height and setbacks. In this regard, any resultant potential view loss is also anticipated by the Consent Authority via the controls that have been set for the area and site.

RELEVANCE OF *TENACITY*

Step 1 in the *Tenacity* planning principle describes types of views and attributes, which attribute varying levels of value to them. The level of value relates to the scenic nature and composition of views including the combination of features (one or more definable feature or group of features) which may contribute to the composition being considered a whole or partial view.

This notional hierarchy of views which range from highly valued, as distinct from those that are less, or possibly not valued in terms of their compositional combinations, is an underpinning concept in *Tenacity*. The logical framework of what follows later in Steps 3 and 4 if appropriate to proceed to those steps, which assess the extent of impact and the reasonableness of the proposed development respectively, depend on the value of the view and items within it, established in Step 1.

In other words, if there is no substantive view loss, or if the items lost are not considered to be valued in *Tenacity* terms, the threshold to proceed beyond Step 1 is not met and there is no justification for proceeding to Step 2, or beyond. If the items in the view or the composition of the view affected are not highly valued, are low on the scale of scenic quality, or have not been identified for specific consideration in planning instruments or policies in relation to view protection, it is illogical or invalid to arrive at a high view impact later on in Step 3 of the assessment.

It is, in other words not logically possible in *Tenacity* to conclude in Step 3 that loss of view of low value (as defined in *Tenacity* terms) as identified in Step 1, is a high view impact.

<u>Approved future neighbouring views</u>

- Without the benefit of being able to inspect neighbouring future views from the boarding house Urbis make the following comments:

- Potential views from the upper floors of the approved boarding house may include vernacular district views, predominantly characterised by a foreground of residential development, mid-ground of vegetation and development across parts of Lane Cove and distant views which may include sections of land-water interface. Potential views to the south towards the City of Sydney skyline cannot be confirmed.
- The predominant character and scenic quality of the views available to the south-west and west are unlikely to be scenic and highly valued in *Tenacity* terms.
- All potential future views form the upper two storeys of the boarding house are unlikely to be affected by the proposed development given their comparative relative levels.
- All view loss in potential future views would be caused by lower and fully complying parts of the amended DA, which sits wholly below the LEP height control and within required setbacks. In this regard all view loss is contemplated by the controls and as such is reasonable and acceptable.
- I anticipate that the view impacts for each whole unit if assessed against the planning principle in detail, would be negligible and supportable.

GENERAL EFFECTS OF THE AMENDED DA

Amended DA 201 P8 east and west elevations (Figures 2 and 3), show that the building responds to the underlying slope by including three discrete four-storey 'stacks' which step down to mirror the underlying topography.

Figure 2 – West Elevation (PBD Architects July 2024).

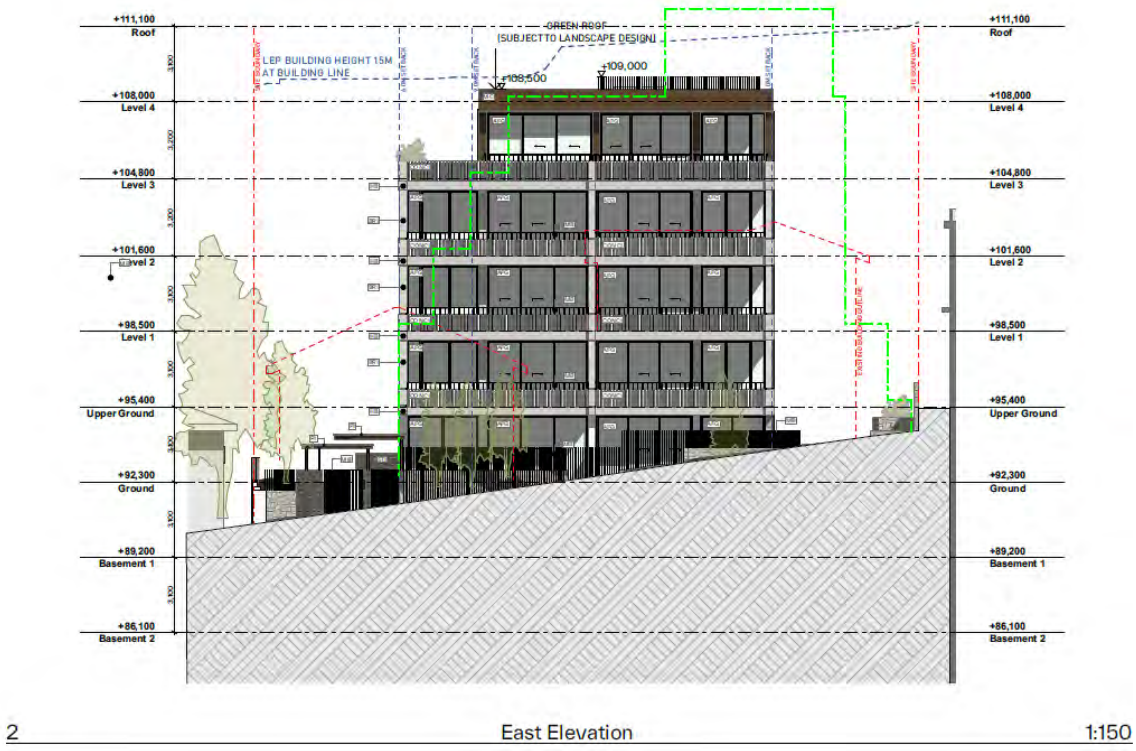

Figure 3 – East Elevation (PBD Architects July 2024).

The amended DA is massed so that the tallest part of the development closest to the north boundary, is well separated from the most sensitive visual and physical R2 interface areas. This approach assists with reducing the ability to perceive the height and scale of the proposal from lower viewing locations to the south and south-west.

The amended DA set P8 shows that the scheme is broadly a long low built form which mirrors the linear shape of the site. The proposal includes fully compliant setbacks to all boundaries and all parts of the proposal sit below the LEP height control.

From Gatacre Avenue, in elevation the proposal sits centrally on the site with wide and fully compliant side setbacks and the scale of the building (width) is reduced relative to the refused scheme.

The three lower storeys of the amended DA closest to 2 and 2A Gatacre Avenue are setback an additional approximately 3m north-east, compared to the refused scheme. This wider spatial separation at ground and for 3 storeys will create a greater ‘sense of space’ and more access to open sky views in views from interior and exterior locations at 2 and 2A Gatacre Avenue.

The part fourth and fifth storeys are setback further to the north from the south elevation of level 3. In upward views from external areas at 2 and 2A Gatacre Avenue, this setback will further reduce the ability for residents to perceive the height and scale of the DA. The upper two, part storeys will be of low visibility from the closest dwellings, and either low or of no visibility from dwellings located further south and downslope along either Gatacre or Allison Avenues.

Visual Amenity Effects of Proposed Planting

The existing retaining wall along the southern site boundary will be retained and strengthened where necessary. The wide setback above it, between the proposed built form and boundary will be occupied by a thoughtfully designed plant bed. The proposed plant bed includes a broad swale, variety or plant species and an innovative permeable boardwalk, which together form part the proposal's drainage strategy.

Section BB prepared by Arcadia Landscape Architects in their DA package shows that the planted setback will include ground cover, shrub and tree species which will create a green physical corridor and visual separation between the proposed built form and neighbouring dwellings at 2 and 2A Gatacre Avenue. The variety, heights, forms and locations of the planting proposed will in time generate an attractive physical and visual corridor, fostering a 'sense of space' for residents which adjoin the southern site boundary.

Planting within the setback is likely to be visually accessible from internal and external locations at 2 and 2A Gatacre Avenue. In my opinion the proposed landscape solutions provide significant visual improvement, positive amenity and view outcomes for neighbours, compared to previous schemes for the site.

The increased southern setback including the proposed planting along the subject site's southern boundary included in the DA provide a significantly improved visual outcome compared to the refused scheme. The cumulative effects of these key improvements combine to reduce the visual effects and impacts of the proposed DA in neighbouring views.

VISUAL EFFECTS – PHOTOMONTAGES

Attempts to document views form private dwellings and their rear yards to the south of the subject site were unsuccessful. In this regard Urbis have adopted 3 other close views and have modelled the effects of the DA in these. Please refer to Appendix for detailed information regarding the preparation of photomontages.

Figure 4 – Amended DA July including proposed landscape planting.

VP2 Allison Avenue corner of Haldane Crescent

- This is a close upward view, the four-storey contemporary built form is more visible, compared to the part fifth storey being setback, forming a recessive visual element.
- Greater articulation at the south-facing east end including vertical insets, creates visual relief in respect to scale and as such improves the transition in form to the R2 context.
- All of the mass shown is fully compliant with height controls and built form setbacks.
- The extent of visibility of the height and scale of the DA and by default the potential to perceive the bulk and scale of the proposed development, is contemplated by the controls.
- The proposed DA sits at or below the height and is narrower in width, compared to the refused scheme.

Figure 5 – Proposed 2024 DA.

VP5 mid-slope upward view from Gatacre Avenue

- This is a medium-distant upward view which shows a lower height central space and 'visual break' between the north and south taller forms. The lower central section provides a wide spatial separation between the built form and as such will help to reduce the perception of height and scale of the DA.
- The amended DA offers greater articulation including the wider recessed vertical expression which helps to reduce the perception of horizontal scale along this façade.
- The visual break between forms, lower height overall and less visible southern section of development provide a positive visual outcome compared to the submitted DA and refused scheme.
- The visible extent of the amended DA and by default the potential to perceive its height and form, is contemplated by the controls.
- The proposed DA sits at or below and is smaller in width and scale compared to the submitted DA and refused scheme.

Figure 6 – Amended DA July 2024.

VP7 close view from Gatacre Avenue

- This close view shows a fully compliant four-storey contemporary built form, an improved and positive southern boundary treatment including a wide spatial separation to lower neighbouring residences, a stepped retaining wall and significant screen planting.
- The upper storeys of the proposed DA are setback form the southern elevation which reduces the ability to perceive the height and scale of the development in close views.
- The extent of visibility of the height and scale DA and by default the potential to perceive the bulk and scale of the proposed development, is contemplated by the controls.
- The proposed DAs sits at or below the height and is narrower in width, compared to the refused scheme.
- In time as proposed planting is more established, it will serve to reduce visibility of the proposal, where the partial vegetative screen will reduce the ability to perceive the development and reduce visual impacts.

URBIS

CONCLUSIONS

1. The visibility of the amended DA on the site is exacerbated by its elevation relative to lower public and private view places.
2. Any fully complying development at a land-use zone boundary, in an elevated upper slope location would create a similar level of visual effects as that proposed. As such the extent of visual effects and resultant public and private view impacts are contemplated by the relevant controls and objectives.
3. The visual catchment of the development is decreased immediately, from other locations west of and beyond the neighbouring dwellings downslope along Gatacre and Allison Avenues.
4. The amended DA includes a stepped form (at its northern end in particular) and a central lower section between taller forms, which creates a 'visual break' in development and will assist in reducing the perception of bulk and scale.
5. Additional articulation introduced along the south elevation responds positively to DRP comments, where inset vertical features create visual and physical breaks. The breaks or visual relief help to mitigate the perception of the scale in views of the south elevation.
6. The increased southern setback and proposed planting along subject site's southern boundary will create a 'green visual and physical' corridor and generate a 'sense of space' naturalistic in visual character and improved visual outcome compared to the refused scheme.
7. The amended DA siting and design responses, in my opinion reduce any potential visual dominance in the scale of the building proposed to an extent that it does not visually dominate views from sections of Gatacre Avenue where views to the site are partially available
8. The cumulative effects of minor and moderate key improvements in the proposed DA combine to reduce the visual effects and impacts of the proposal if compared to the refused scheme.
9. In relation to view sharing outcomes and public domain visual impacts, the proposed DA subsequent to approval and construction will generate low and acceptable visual impacts.
10. All potential view loss from the approved boarding house would be caused by lower and fully complying parts of the amended DA, which sits wholly below the LEP height control and within required setbacks.
11. In this regard view impacts for each whole unit is contemplated by the controls, is likely to be negligible and as such is reasonable and acceptable.
12. The amended DA is supported on visual impacts grounds.

Kind regards

JANE MAZE-RILEY
DIRECTOR

RELEVANT BACKGROUND

PRELIMINARY OBSERVATIONS

Subject Site

The subject site is located at the elevated north-east end of Gatacre and Allison Avenues close to the local ridgeline and the Pacific Highway road carriageway. It is a long site, with two street frontages, wider at its north end relative to its southern boundary to Allison Avenue.

The southern boundary of the site includes a 'dog-leg' around 7 Allison Avenue. The site is within an R4 High Density Residential zone, where adjoining development to the west (south-west) is zoned R2 low density residential. The northern boundary adjoins an approved but not yet constructed development (4 visible storeys above ground).

1 Gatacre Avenue is occupied by an existing part-three storey building and a single storey dwelling at 5 Allison Avenue. For clarity we refer to Gatacre Avenue being to the north and Allison Avenue being to the south of the site.

Site Inspection
Urbis undertook detailed fieldwork observations around and beyond the subject site in order to identify potential public and private domain views to the proposed DA. Multiple view places were inspected along Allison, Gatacre, Kimberley and Mafeking Avenues, Haldane Crescent, Pacific Highway and further north to Taylors Lane and Burley Street.

Visual Context

Allison Avenue Settlement pattern

Allison Avenue is predominantly characterised by one and two storey dwellings consistent with the underlying R2 land use zone. The eastern upper end of Allison Avenue appears to be steeper in gradient compared to its western, lower end. Therefore, the ground level of dwellings located in the steeper section of the street, are significantly elevated compared to each western neighbour. In this regard the walls and roof forms of each eastern neighbouring dwelling, as they step up the slope, block the majority (or likely all) potential views to the subject site.

We observed that all dwellings along the north and south sides of Allison Avenue are characterised by narrow setbacks and limited window openings. This combined with the 'stepped' floor levels will further reduce potential visibility to the site and any built form proposed.

The road reserve along both sides of Allison Avenue includes street tree vegetation with the exception of the north side and east end near the subject site. Individual mature Eucalyptus trees are present in this section of the street, west of which both sides include semi-mature native Water Gums (*Tristaniopsis laurina*) evergreen trees. The presence of vegetation along the lower reaches of Allison Avenue creates a virtually continuous screening effect in potential views, particularly for dwellings along the southern side of the road.

Between the rear boundaries of blocks along Gatacre (southern) and Allison Avenues (northern) land falls steeply towards what appears to be a natural low point or gully. The very low nature of these rear blocks will make any potential views towards the subject site and proposed development difficult. Based on our observations it appears that such views would be highly oblique, via side boundaries, and partially or significantly blocked by intervening development and / or vegetation.

Gatacre Avenue

The settlement pattern along Gatacre Avenue is similar to that of Allison Avenue in relation to wide front and narrow side setbacks, where the street itself appears to include a more uniform gradient along its course. The natural ground level and floor level of dwellings particularly along the southern side, are separated by lower steps in height compared to Allison Avenue, resulting in less blocking effects from neighbouring built form in upward easterly views.

The street is characterised by regularly spaced street tree vegetation including mature Brush Box trees (*Lophostemon confertus*) along the southern side. These have been 'pollarded' causing their canopies to expand and densify. The northern side of the road includes only Bottle Brush (*Callistemon sp*) trees which are lower in height and have less dense, 'feathery' canopies. The combination of street tree heights and forms creates significant blocking effects in views from the northern footpath, dwellings either side of Buller Lane and most likely, dwellings at the low end and south side of Gatacre Avenue. We note that views to the site are more prevalent from the upper section and south footpath of Gatacre Avenue.

House numbers 4-20 along the southern side of Gatacre Avenue are characterised by rear yards which appear to be relatively open and free of vegetation with the exception of mature, tall trees which line their southern boundaries. We note that many dwellings include rear extensions and elevated decks that sit significantly above the lower rear yards. Potential easterly views may be available from both the elevated decks and lower open rear yards towards the subject site.

Gatacre Avenue dwellings located north and south of the Mafeking Avenue, sit at similar elevations to the site and are closely located where direct views between street trees to the proposed development are possible. We note that numbers 7 and 5 appear to be ready for demolition and may be subject to an imminent DA.

South-facing dwellings located in a residential flat building located at 390-394 Pacific Highway are unlikely to be affected by any potential view loss caused by the proposed development. This is because views from the lower three levels are blocked by mature trees within that site, also potentially the approved DA to replace the 99 Bikes building (Boarding House) and also by any replacement built form proposed at 3 and 5 Gatacre Avenue. Views from level 4 units and above are likely to be sufficiently elevated above the height of the development proposed for the subject site.

The immediate neighbours at 2 and 2A Gatacre and 7 Allison Avenues will not be subjected to view loss but rather visual change including the spatial separation of their dwelling to proposed built forms.

Visibility

The site is located at the east and highest part of both roads near their intersection with the Pacific Highway. The Pacific Highway road corridor broadly aligns with a local ridgeline from which topography falls steeply in elevation to the west. The site includes a significant north-east to south-westerly cross fall so that Gatacre Avenue is elevated relative to Allison Avenue.

Visibility of the subject site from the north is constrained to a short section of the Pacific Highway which sits at a similar elevation to it. The Pacific Highway curves to the north-north-east approximately 200m north of the subject site, near the southern forecourt of the BP service station. This location marks the northern extent of the potential visual catchment. South of the subject site, visibility to any part of the existing motel building is extinguished, approximately 70m south of the Allison Avenue. Other 4 storey buildings or those of greater height to the north and east (and south) within the immediate visual context along Pacific Highway are highly visible.

Key Insights.

- Visibility towards height and scale on the subject site is exacerbated by the underlying fall in topography which creates upwards views towards the site.
- Any fully complying built form proposed for the subject site will be highly visible in immediate (adjoining) close views from neighbouring dwellings at 2 and 2A Gatacre and 7 Allison Avenues.
- Visibility decreases significantly and immediately, from all other locations west of the neighbouring dwellings downslope along Gatacre and Allison Avenues.
- Given the topography, lower relative viewing places (upward views) there is limited or no prospect of being able to significantly reduce visibility or perception of the height and scale of any fully complying development on the site for residents downslope, and maintain the reasonable development potential for the site.
- A more skilful design, to significantly alter potential view impacts would necessarily constrain the development potential of the site.
- The extent of visual effects (quantum, scale, height of built form visible) of a fully compliant scheme is anticipated by the combination of DCP setbacks and LEP height controls. It follows that the level of view impacts including the perception of bulk and scale, is also contemplated by those controls.

Visual compatibility

Urbis observed the presence of residential flat buildings and bulky commercial development within the site's immediate visual catchment and context, some of which may be present in views for local residents. Examples include 394-302 and 421-473 Pacific Highway which include low height towers between 7 and 13 storeys, 2 Burley Street (both 8-storeys in height) and 4 storey commercial development at 407 Pacific Highway.

Any proposed development on the site which includes four to five storeys would be highly compatible with the existing immediate visual context.

Following fieldwork Urbis suggested requesting access at residential locations along both Avenues including all locations identified as red or orange in Figure 7. The purpose of inspection was to document views and prepare certifiably accurate photomontages, where the visual aids could be used as 'design tools' during design iteration. Unfortunately, no access was granted. Instead, Urbis documented several public domain view places, which were surveyed for the purposes of photomontage production. Three locations have been modelled to help inform this assessment.

Dwellings identified as red and orange in Figure 7 were letter dropped by hand, requesting access to inspect. **Please see Appendix 1- Letter of Request.**

Fieldwork Key findings

- Very few dwellings along Gatacre and Allison Avenues have potential views to the site.
- Potential views to the site and existing built forms appear to be most available from a short, upper section of Gatacre Avenue and from elevated rear decks (or rooms) and possibly rear yards of dwellings located along its southern side.

- Those potentially most affected, are the closest dwellings with clear direct views to the southern boundary and existing forms on the site.
- The significant height difference from the ground and floor levels at 2 and 2A Gatacre Avenue is such that treatment of the interface between the R4 and R2 zones, location and scale of massing along this southern boundary, width of the setback, design, steps and materiality of the retaining wall will be visible from these 2 adjoining dwellings. These are amenity, privacy, overshadowing related issues as opposed to visual or view impacts.

Key Observations

Key observations made are shown graphically in Figure 6. Dwellings for inspections have been identified and rated based on a potential 'risk level' in terms of access to potential views towards any part of the subject site or proposed part-four or part-five storey development.

- **Green Low risk** of direct visibility to the upper parts of the proposed development are green.
- **Orange Medium risk** of visibility to parts of the proposed development are orange.
- **Red High risk** of view impacts or visibility to the proposed development are red.

Figure 7 – *Key visual observations.*

APPENDIX 1

URBIS

ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

16th October 2023

Dear Resident,

LETTER OF REQUEST TO ACCESS YOUR DWELLING

The owners of 1 Gatacre Avenue and 5 Allison Avenue, Lane Cove (the applicants) intend to progress a new DA for the site. As part of the DA the applicant would like to develop a design which considers and responds to potential view impacts. To understand the potential view impacts and inform the design process, Urbis have been engaged to undertake view inspections at neighbouring dwellings. During inspections Urbis would document and observe existing views towards the site from your dwelling and block, where those images may be used to help inform the design and subsequently be used in a view sharing report submitted to Lane Cove Council.

Views from your dwelling have been identified as useful to inform the DA and view sharing report. In this regard we would like to access your dwelling to document views for the purposes of preparing accurate photomontages, to represent potential visual change to your views.

A photomontage is an objective visual aid which includes a simple 3D model of the proposed development in a photograph from your dwelling. To ensure accuracy of the photomontage, a surveyor will accompany Urbis at the time of photography, to record the camera location.

In this way a photomontage can assist you and Council staff to understand the extent of potential visual change that may occur in some views towards the site.

PERMISSION

Allowing us to enter your dwelling, inspect and document the views available is entirely optional and at your discretion.

A surveyor and Urbis staff member will need to be present in your dwelling to undertake this work. We are happy to inspect views from any room or location within your dwelling as directed by you or your representative. The process takes approximately 20-30 minutes, depending on the number of views you would like us to record, and on the surveying requirements.

Figure 1: *Approximate location of the subject site*

TO BOOK AN APPOINTMENT

To confirm your appointment and preferred time slot, please phone 0422 968 590 phone to speak with Nick or email nsisam@urbis.com.au. If we are unavailable, please leave a clear message with your contact details, preferred date and time (see below). We will endeavour to accommodate your preferences and will contact you prior to the inspection.

Please contact us before COB Friday Tuesday 24th October.

Inspection Times:

Wednesday 25th October 2023 (10am-12pm)

Thursday 26th October 2023 (10-12pm)

Kind regards,

Jane Maze-Riley
Director National Design

APPENDIX 2

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
WINIM DEVELOPMENTS
JULY 2024

PHOTOMONTAGES PREPARED BY:

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

DATE PREPARED :

31 July 2024

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant

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

Piyangi Mallawarachchi, Urbis – Visual Technologies Consultant

Master of Architecture

Manuel Alvelo, Urbis – Design Assistant

Bachelor of Architecture and Master of Urban Planning and Environment

LOCATION PHOTOGRAPHER :

Nick Sisam, Urbis - Associate Director, National Design

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

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Sydney 2020-05
- Aerial photography from Nearmap - 2024-02-07
- Proposed architectural drawings received from Architect - 2024-02-18
- Proposed 3D model received from Architect - 2024-07-10
- Independent feature survey - 2024-03-07

METHODOLOGY :

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

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.60m above natural ground level. Photos have generally been taken at a standard focal length of 50mm. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

PHOTOMONTAGES - VIEW LOCATION MAP

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_MAP
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

VP2 (PHOTO 8673) : LOOKING NNE ALONG ALLISON AVENUE | EXISTING CONDITIONS 2023-10-26 08:55 AEDT

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_2A
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

VP2 (PHOTO 8657) : LOOKING NNE ALONG ALLISON AVENUE | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_2B
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE: COMPARATIVE VISUAL ANALYSIS - REFUSED SCHEME & AMENDED DA JULY 2024

VP2 (PHOTO 8657) : LOOKING NNE ALONG ALLISON AVENUE | PHOTOMONTAGE

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_2C
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE : AMENDED DA JULY 2024

VP2 (PHOTO 8657) : LOOKING NNE ALONG ALLISON AVENUE | PHOTOMONTAGE

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_2D
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE : AMENDED DA JULY 2024

VP2 (PHOTO 8657) : LOOKING NNE ALONG ALLISON AVENUE | PHOTOMONTAGE WITH PROPOSED LANDSCAPE AT 7 YEARS

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_2E
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

VP5 (PHOTO 8673) : LOOKING EAST ALONG GATACRE AVENUE | EXISTING CONDITIONS 2023-10-26 09:54 AEDT

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_5A
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

VP5 (PHOTO 8673) : LOOKING EAST ALONG GATACRE AVENUE | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_5B
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE: COMPARATIVE VISUAL ANALYSIS - REFUSED SCHEME & AMENDED DA JULY 2024

VP5 (PHOTO 8673) : LOOKING EAST ALONG GATACRE AVENUE | PHOTOMONTAGE

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_5C
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE: AMENDED DA JULY 2024

VP5 (PHOTO 8673) : LOOKING EAST ALONG GATACRE AVENUE | PHOTOMONTAGE

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_5D
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE : AMENDED DA JULY 2024

VP5 (PHOTO 8673) : LOOKING EAST ALONG GATACRE AVENUE | PHOTOMONTAGE WITH PROPOSED LANDSCAPE AT 7 YEARS

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_5E
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

VP7 (PHOTO 8681) : LOOKING SE FROM GATACRE AVENUE | EXISTING CONDITIONS 2023-10-26 10:11 AEDT

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_7A
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE

VP7 (PHOTO 8681) : LOOKING SE FROM GATACRE AVENUE | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_7B
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE: COMPARATIVE VISUAL ANALYSIS - REFUSED SCHEME & AMENDED DA JULY 2024

VP7 (PHOTO 8681) : LOOKING SE FROM GATACRE AVENUE | PHOTOMONTAGE

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_7C
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE: AMENDED DA JULY 2024

VP7 (PHOTO 8681) : LOOKING SE FROM GATACRE AVENUE | PHOTOMONTAGE

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_7D
REV: -

URBIS

1 GATACRE AVENUE & 5 ALLISON AVENUE, LANE COVE: AMENDED DA JULY 2024

VP7 (PHOTO 8681) : LOOKING SE FROM GATACRE AVENUE | PHOTOMONTAGE WITH PROPOSED LANDSCAPE AT 7 YEARS

DATE: 2024-07-31
JOB NO: P0049280
DWG NO: VP_7E
REV: -