



VIEW IMPACT ANALYSIS

88

CHRISTIE STREET

ST LEONARDS

SYDNEY

PTW

RV	AMENDMENT	DATE
A	DA SUBMISSION	17.11.2017
B	GENERAL REVISION	09.07.2018
C	SECTION 4.55	12.12.2019



88 CHRISTIE STREET

PREPARED FOR:



PREPARED BY:



Image on previous page: Aerial photograph looking east over St Leonards Railway Station with the proposal shown dashed in red.

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PREAMBLE

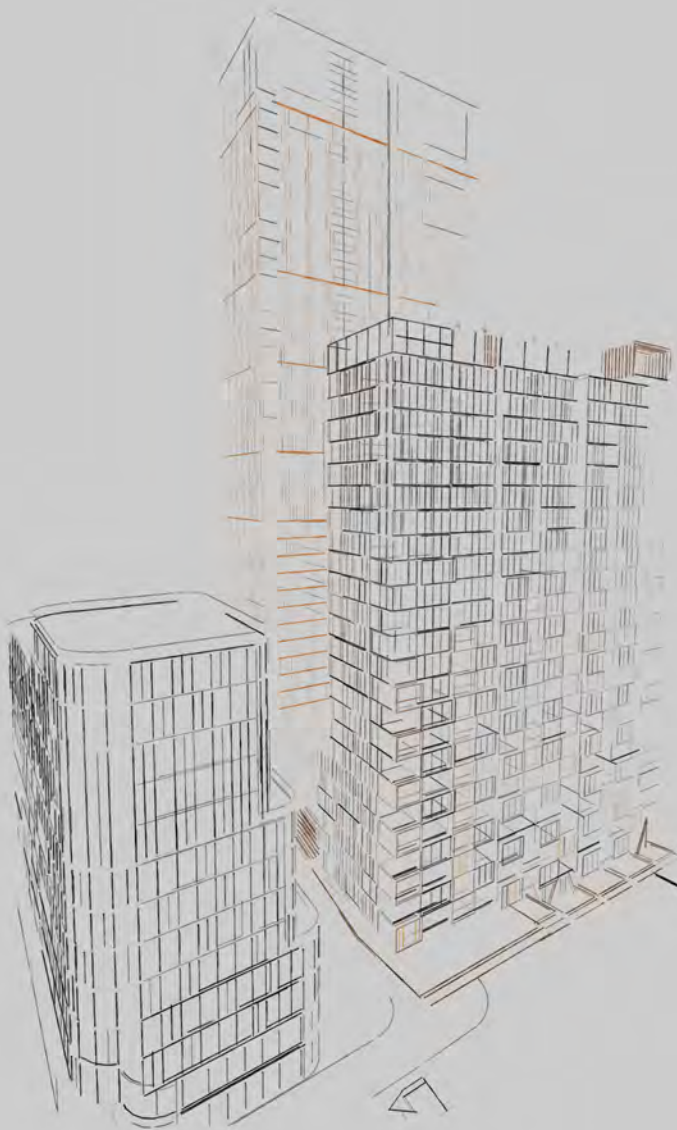
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3.0_CONCLUSION



PREAMBLE

This revised analysis was prepared to re-examine the likely view impact to the adjoining Forum East residential tower from the new mixed use development - 88 Christie Street, accompanying with the lodgement of Section 4.55 application.

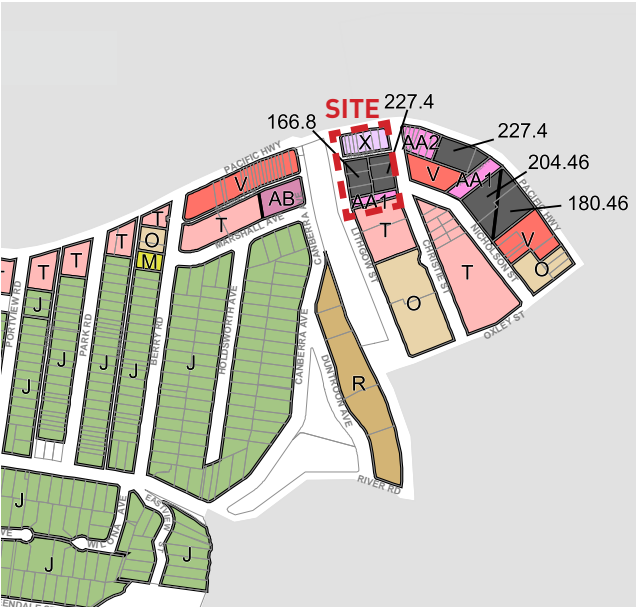
These S4.55 amendments include;

- Increase in the approved residential tower to the East (T1) height by 4.52m to accommodate the extended lift overrun.
- Additional 300mm projection to the approved residential tower to the west (T2) for the enlarged service platform.
- Increase in the approved commercial tower (T3) fronting Pacific Highway by 3.65m to provide an A-grade office lobby entry.

To assess the view impact on the Forum East residential tower, PTW Architects have prepared a simulated 3D computerised model of the area. This analysis was measured at the eye level from ten floor levels; level 16 to level 25 of the Forum East residential tower.

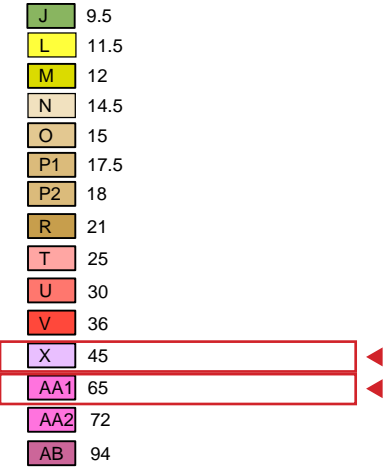
1.0_ INTRODUCTION

1.1_SITE LOCATION

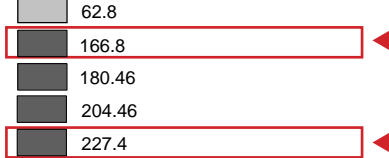


Height Of Buildings Map - Sheet HOB_004

Maximum Building Height (m)

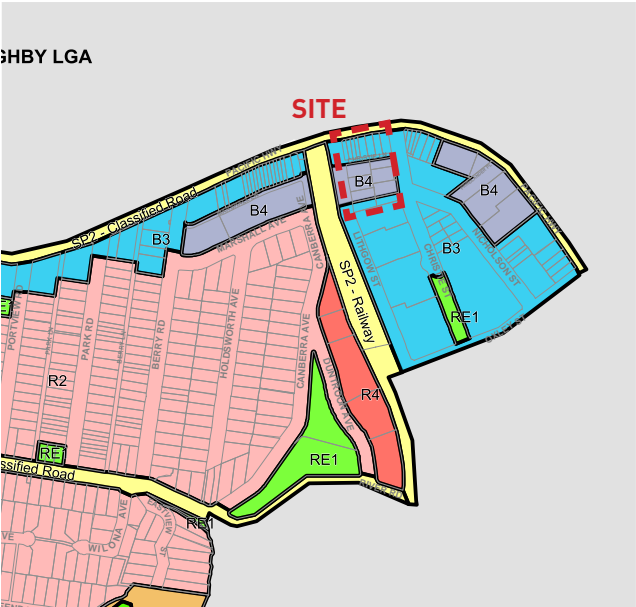


Maximum Building Height (RL m)



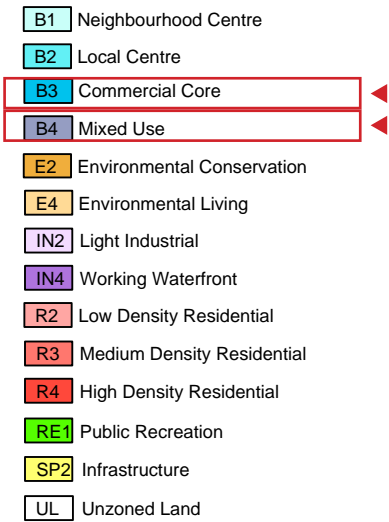
Cadastre

Cadastre 22/12/99 © Land & Property Information (LPI)
Addendum 13/10/2017 © Lane Cove Council



Land Zoning Map - Sheet LZN_004

Zone



Cadastre

Cadastre 22/12/99 © Land & Property Information (LPI)
Addendum 13/10/2017 © Lane Cove Council

The site is located within the future town centre of St Leonards. The site compromises of two development sites: Site A and Site B.

Under the current development parameters Site A includes the properties at 82-90 Christie Street and 71-79 Lithgow Street. This is bounded by Christie Lane to the North, Christie Street to the East, a commercial property to the South and Lithgow Street to the West.

Site B includes the amalgamation of a number of properties off the Pacific Highway, consisting of 546-564 Pacific Highway.



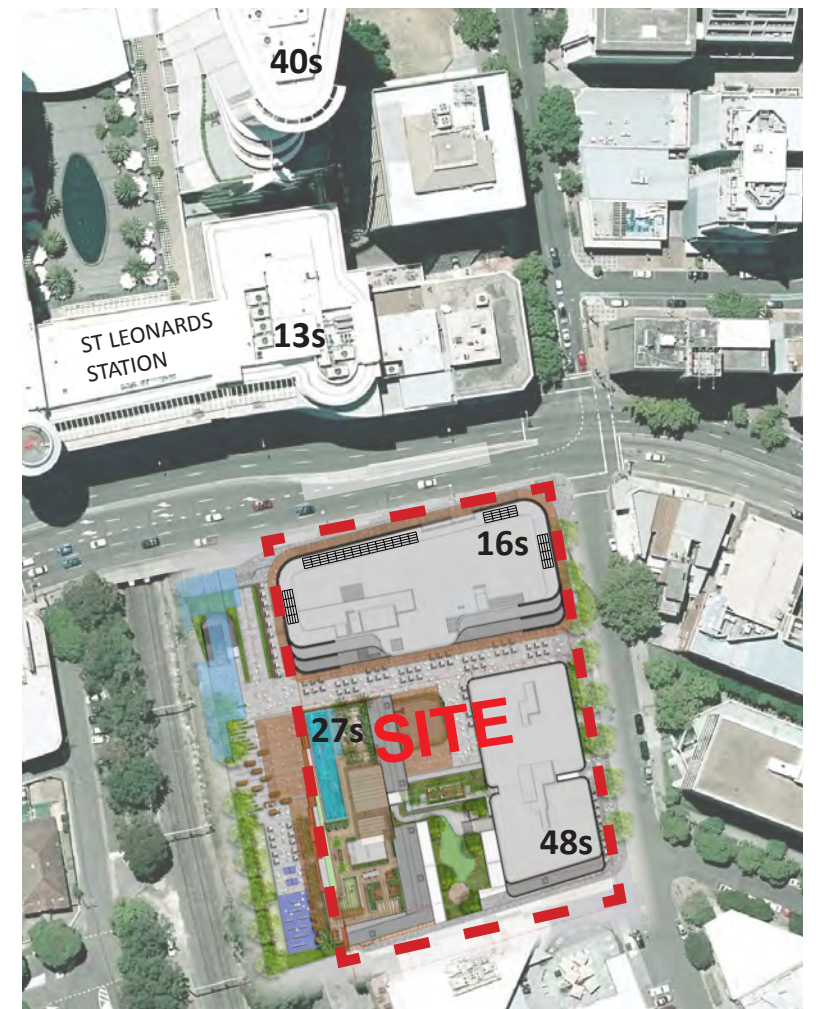
SITE PLAN, LOCATING SITE A AND SITE B.\



01 INTRODUCTION

1.2_VIEW LINES

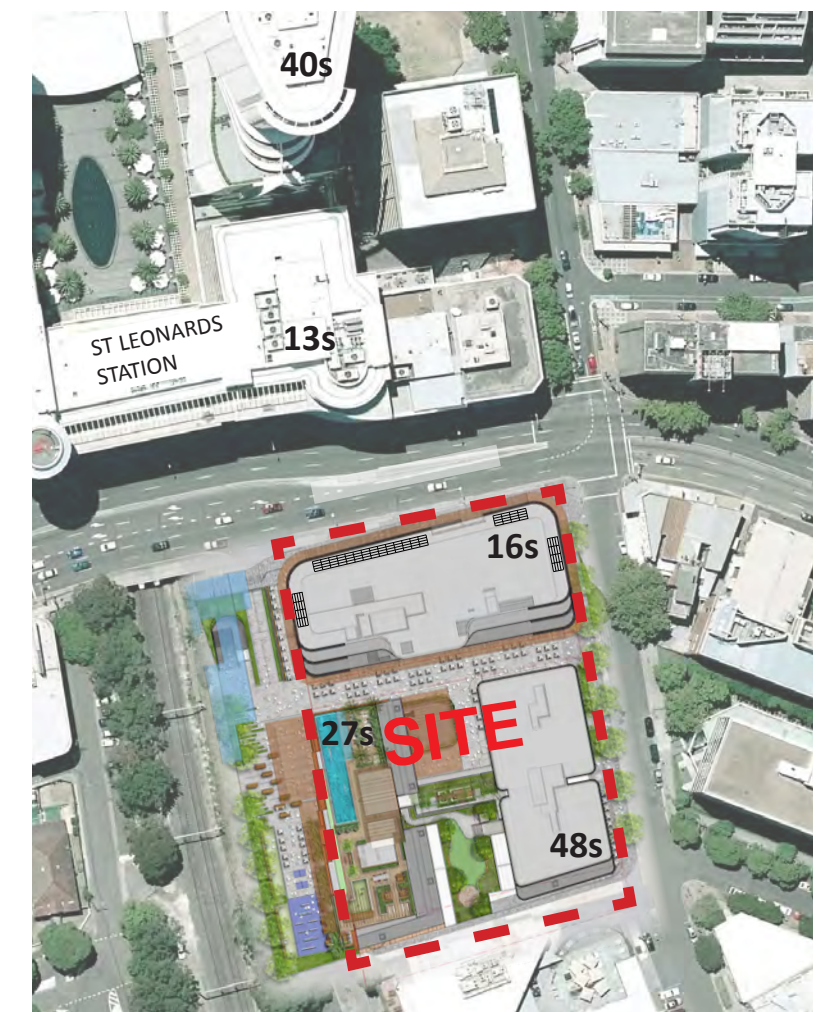
St Leonards gains uninterrupted views towards the south-west towards Lane Cove River, Huntleys Point and Drummoyne district. Views towards the south-east and east towards North Sydney, the City of Sydney and the Harbour is a great asset to the people of St Leonards.



01 INTRODUCTION

1.2_VIEW LINES

The following detailed analysis identifies the height and profiles of the approved residential towers with respect to the predominate southern view lines from the Forum East tower, to the North. It is assumed that view sharing can occur.



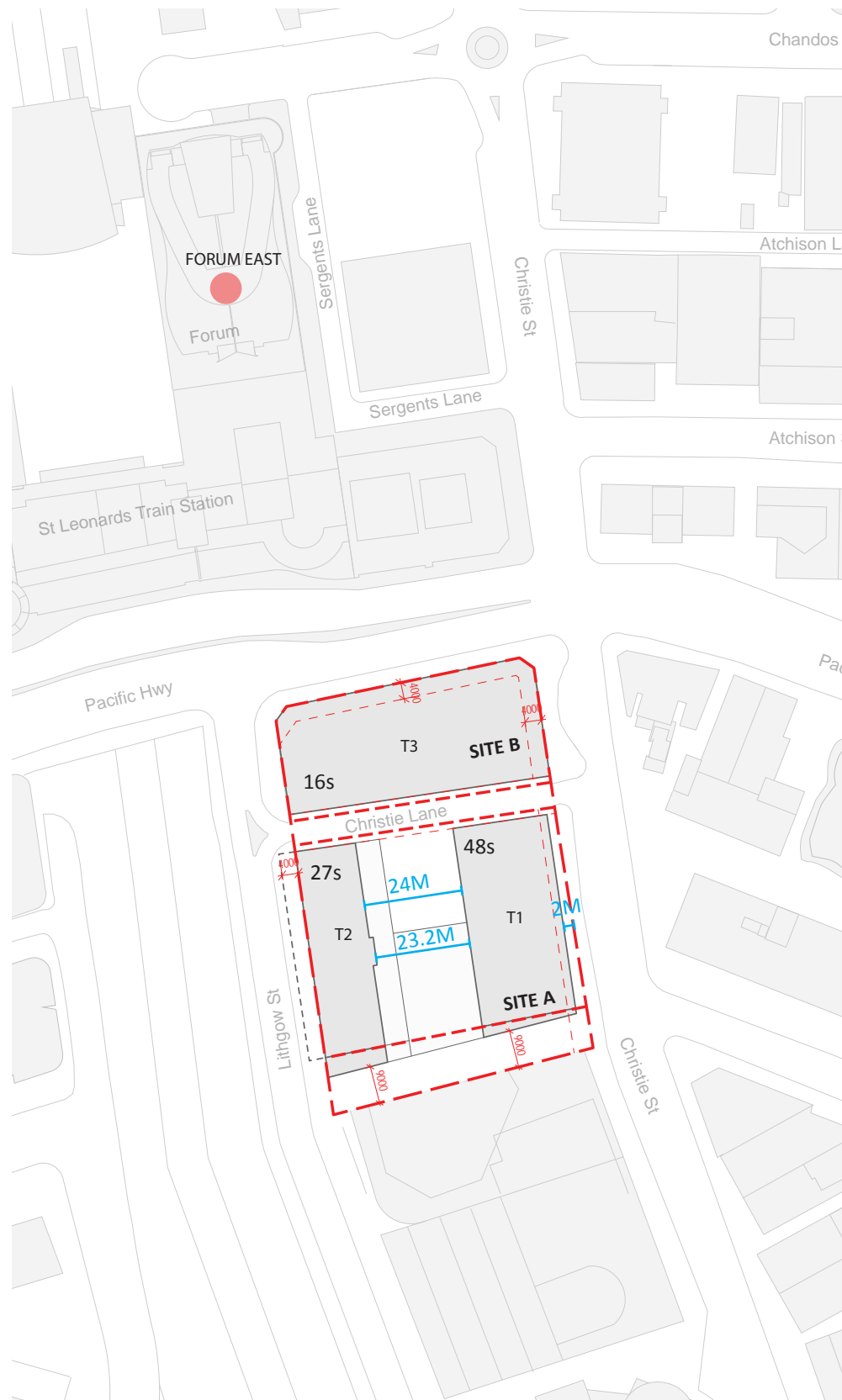
2.0 VIEW STUDY FROM FORUM

2.1_PROPOSED S4.55 AMENDMENT

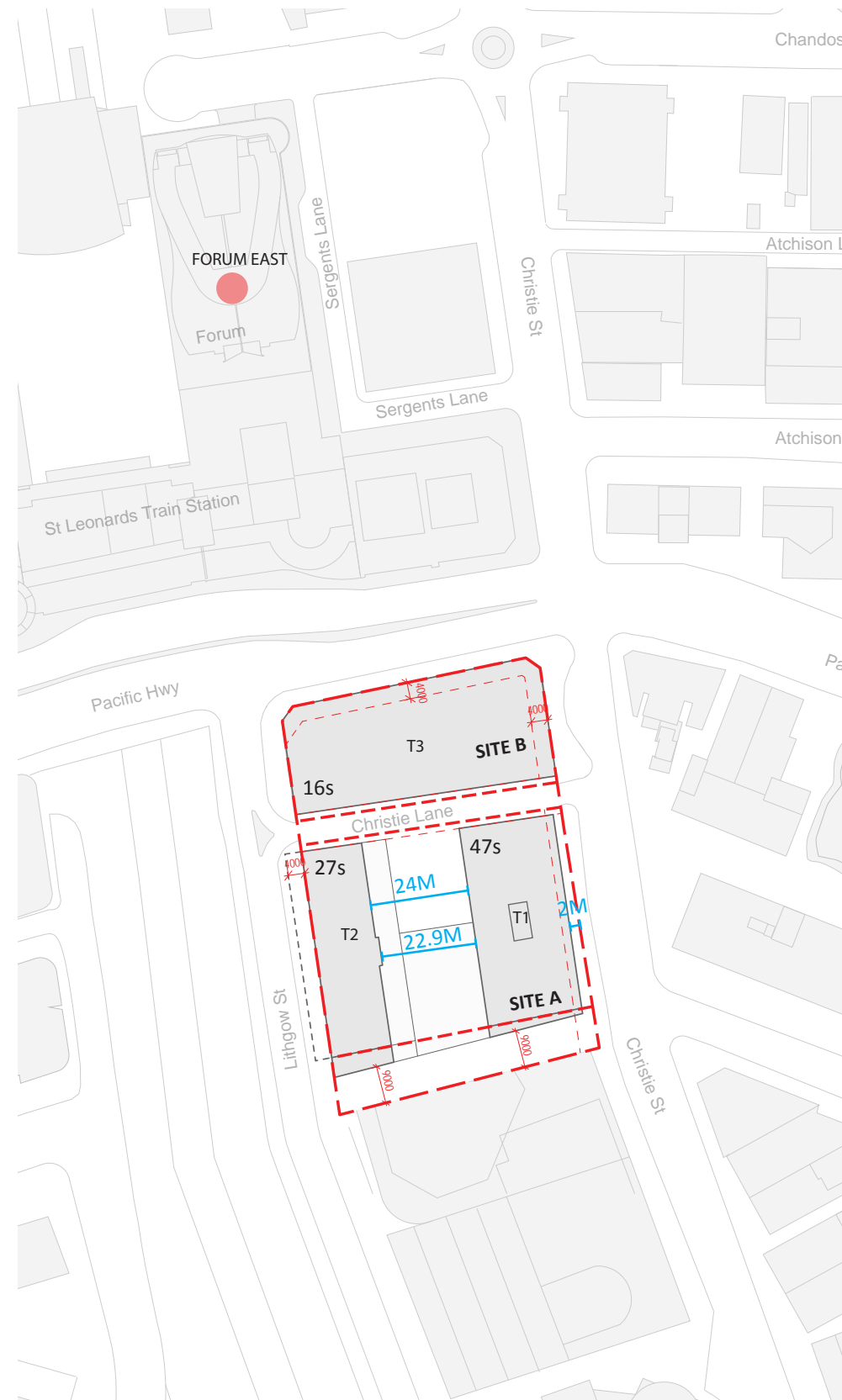
The approved development, at 88 Christie Street, consists of three buildings across development parcels Site A and Site B.

The DA approved in December 2018 permits a 16-storey commercial tower at 59.5m to 61.4m (due to the street slope) and at RL141.9. The S4.55 amendment proposes to increase the T3 height to 63.15m to 65.05m and at RL145.55, whilst maintaining the number of storeys. This additional height is considered appropriate to providing a grand lobby entry for an A-grade office.

The two residential towers in site A, orientated north/south present a slender edge towards the opposite Forum East residential development, while preserving the primary view corridor. The proposed S4.55 amendments also include T1 height increase of 4.52m due to the lift overrun and a minor decrease of 300mm to the primary view corridor due to T2 enlarged service platform.



SITE PLAN (APPROVED DEVELOPMENT APPLICATION)

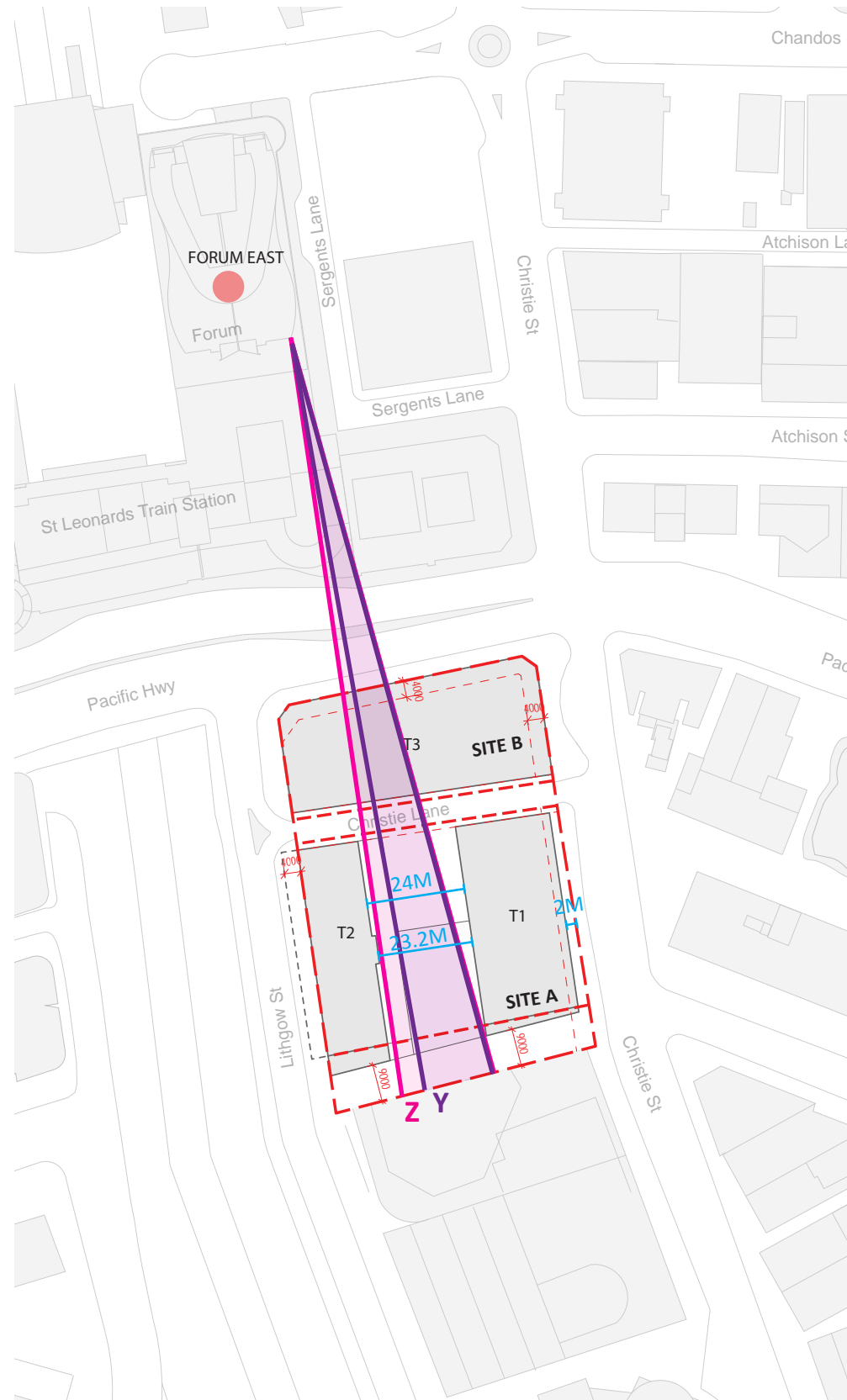


SITE PLAN (SECTION 4.55 APPLICATION)



2.0 VIEW STUDY FROM FORUM

2.1_PROPOSED S4.55 AMENDMENT



SITE PLAN (APPROVED DEVELOPMENT APPLICATION)



SITE PLAN (SECTION 4.55 APPLICATION)

The diagram to the left represents the extent of the view corridor between T1 & T2 in the approved development application, standing from the South East apartment balcony in the Forum East Tower. The view cone Y indicates the view between T1 & Level 02- 06 of T2 and view cone Z indicates the view between T1 & Level 07-26 of T2.

The diagram to the right represents the extent of the new view corridor between T1 & T2, standing from the South East apartment balcony in the Forum East Tower. This is represented as view cone A.

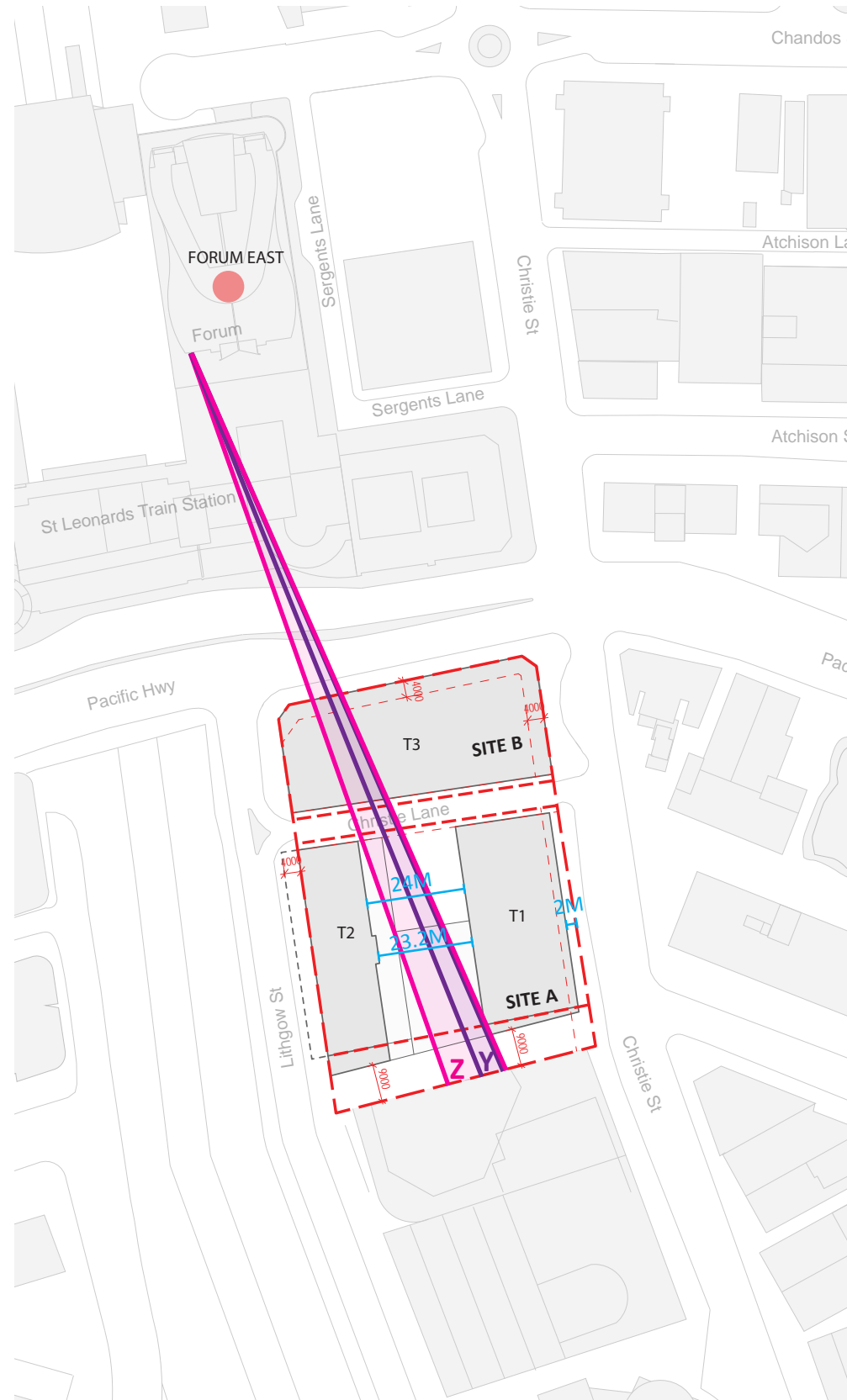
A comparison of view cones A, Y and Z overlaid is provided below. As illustrated, cone Y (the view between the lower levels) remains unchanged, where as cone A (the view from higher level) appears to have a minor reduction to cone Z, this is due to the increase in T2's service platform by 300mm. Further illustrations show the view reduction in detail in the following report.

Minor changes in viewing out through primary view corridor to apartments in the west of Forum East development.

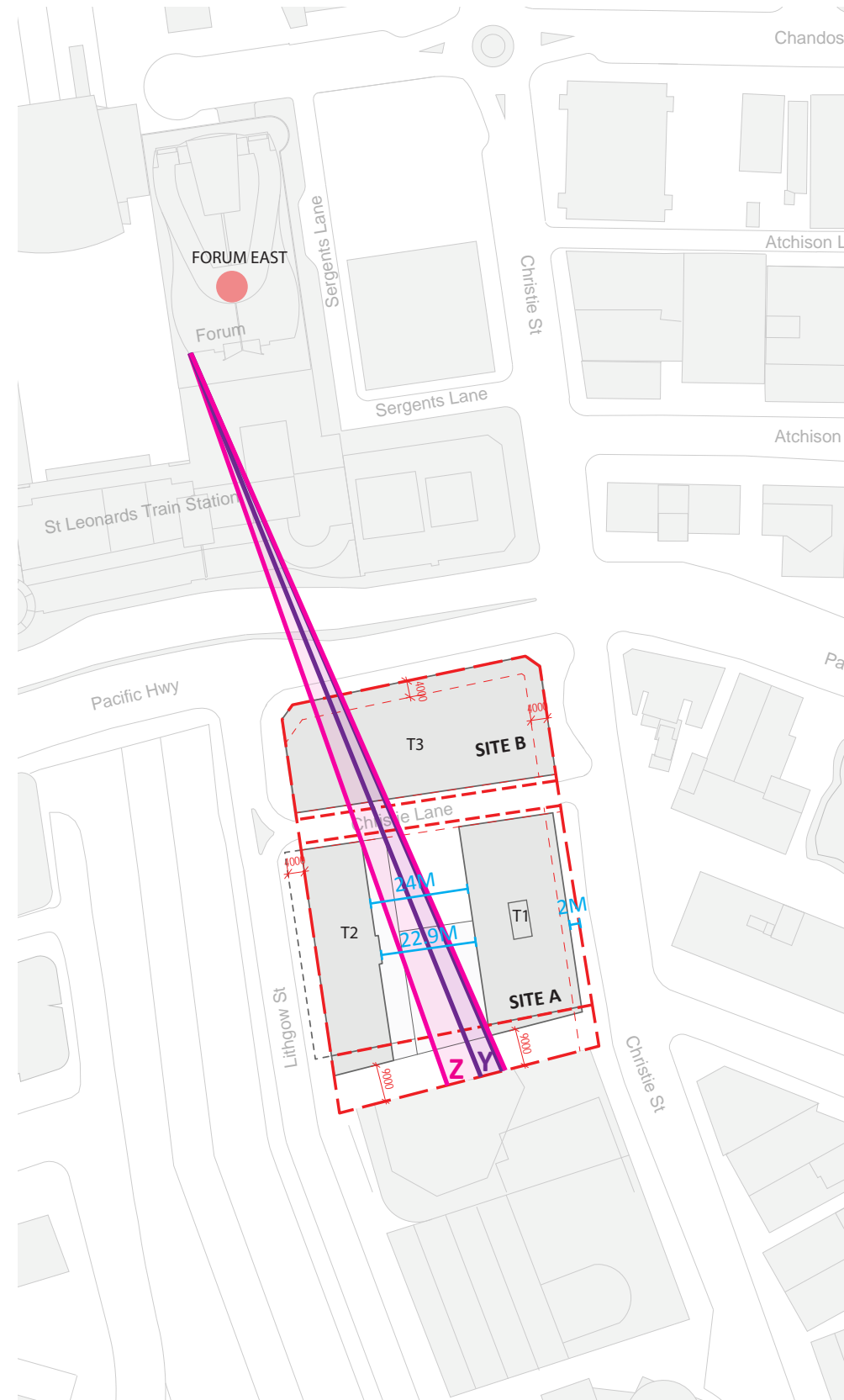


2.0 VIEW STUDY FROM FORUM

2.1_PROPOSED S4.55 AMENDMENT



SITE PLAN (APPROVED DEVELOPMENT APPLICATION)



SITE PLAN (SECTION 4.55 APPLICATION)

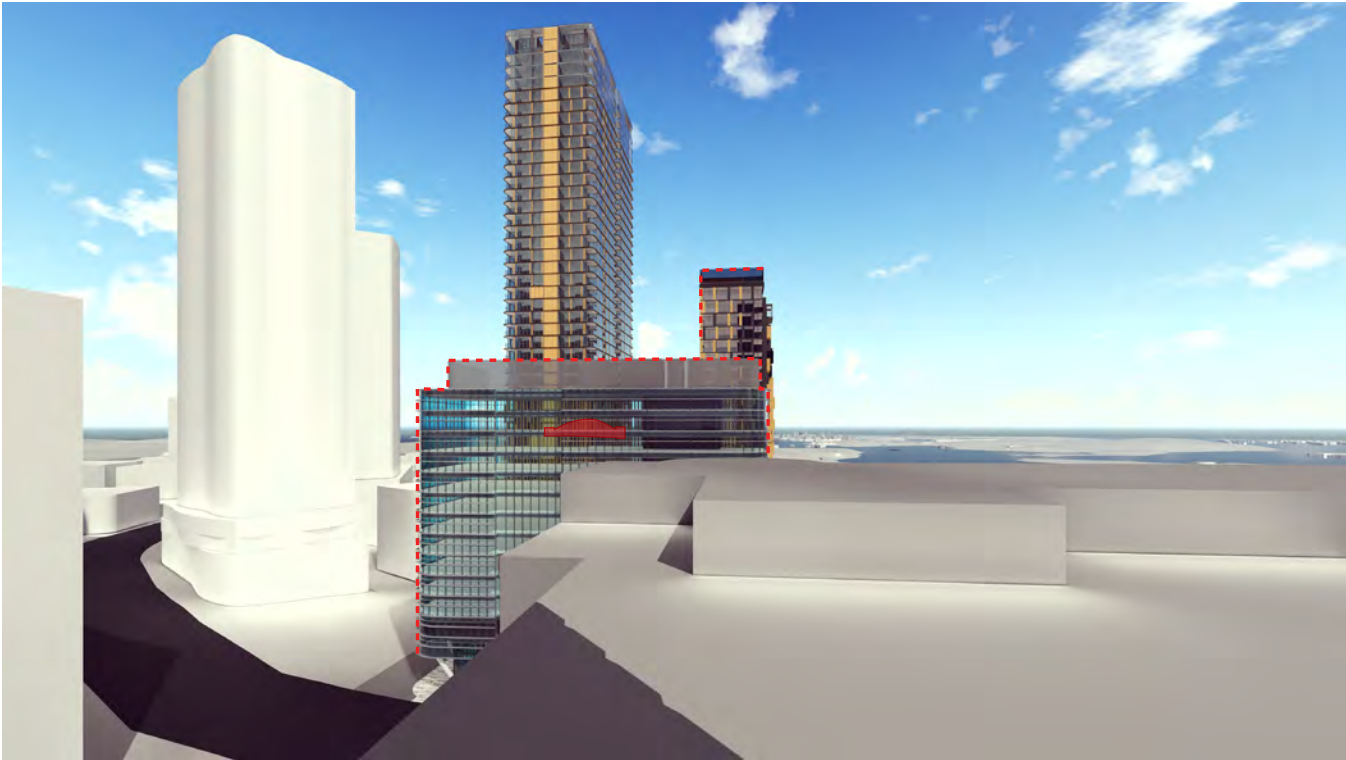
The diagram to the left represents the extent of the view corridor between T1 & T2 in the approved development application, standing from the South West apartment balcony in the Forum East Tower. The view cone Y indicates the view between T1 & Level 02- 06 of T2 and view cone Z indicates the view between T1 & Level 07-26 of T2.

The diagram to the right represents the extent of the view corridor in the proposed S4.55 application, standing from the South West apartment balcony in the Forum East Tower. As shown, both view cones Y and Z have no change and the additional 300mm projection of the service platform makes no further reductions to the view corridor of the Forum East Tower on the South West Corner.

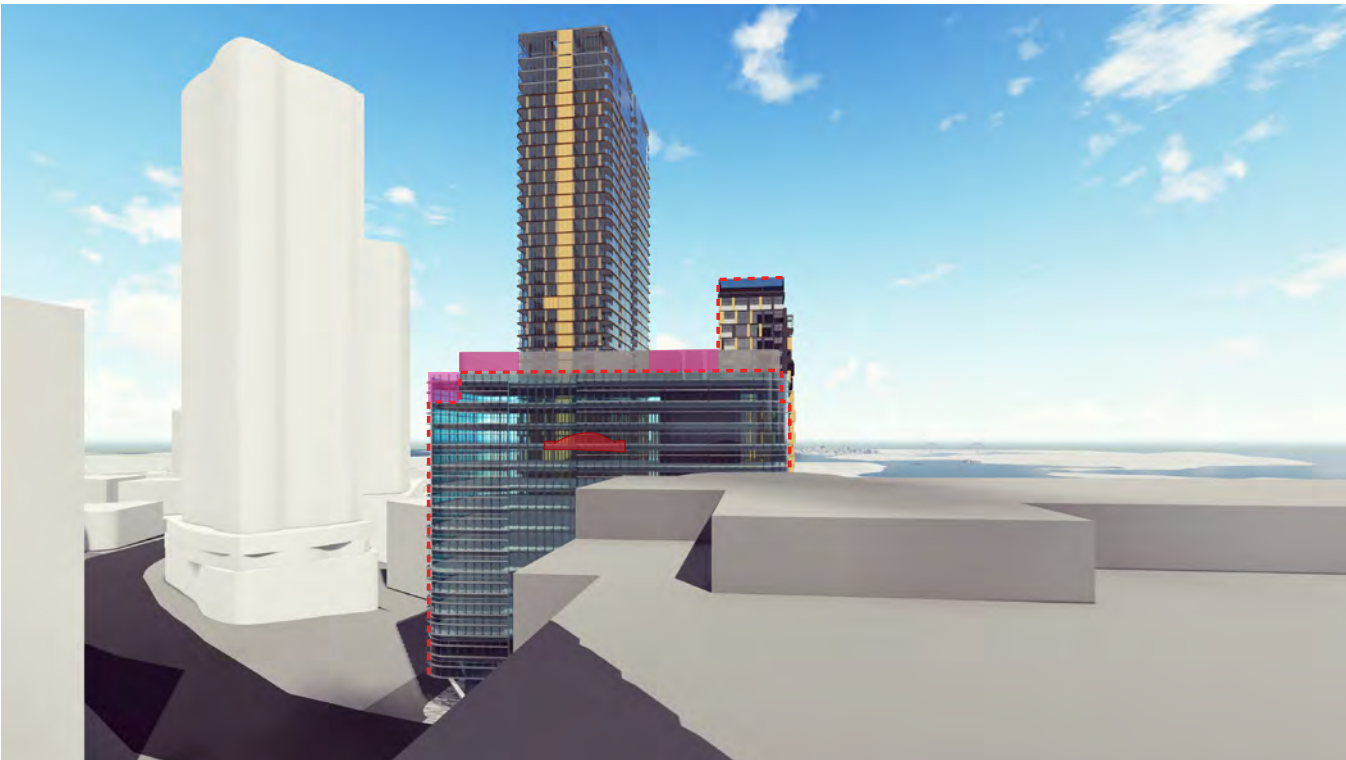
No changes in viewing out through primary view corridor to apartments in the west of Forum East development.



2.0 VIEW STUDY FROM FORUM
2.2_ VIEW IMPACT: LEVEL 16, FORUM EAST



VIEW FROM THE FORUM EAST LEVEL 16 (APPROVED DEVELOPMENT APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 16 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area

The following pages will compare the approved Development Application & Section 4.55 application to illustrate the change in view impact from the Forum East tower.

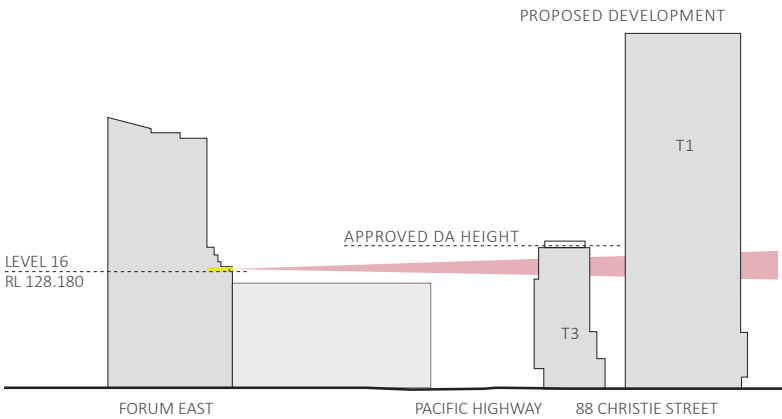
Diagram (1) illustrates the view from the Forum East tower in regards to the approved Development Application envelope. Noting, the two towers set at 24m and 23.2m at the T2 service platform. As well as an overall T3 height at RL141.9.

Diagram (2) illustrates the view from the Forum East tower with an amended T2 envelope, which maintains a 24m building separation and slightly reduces at the T2 service platform to 22.9m. The overall height of T3 has also increased to RL145.55.

[RL 128.180]

A comparison between diagram (1) and (2) illustrates any difference in view at level 16, between the approved DA and S4.55 amendments. The results evidently show no additional iconic view of the Sydney Harbour Bridge or Sydney Opera House was lost.

The reduced view of sky from the increased T3 height is considered insignificant and minor.



VIEW FROM FORUM EAST LEVEL 16 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

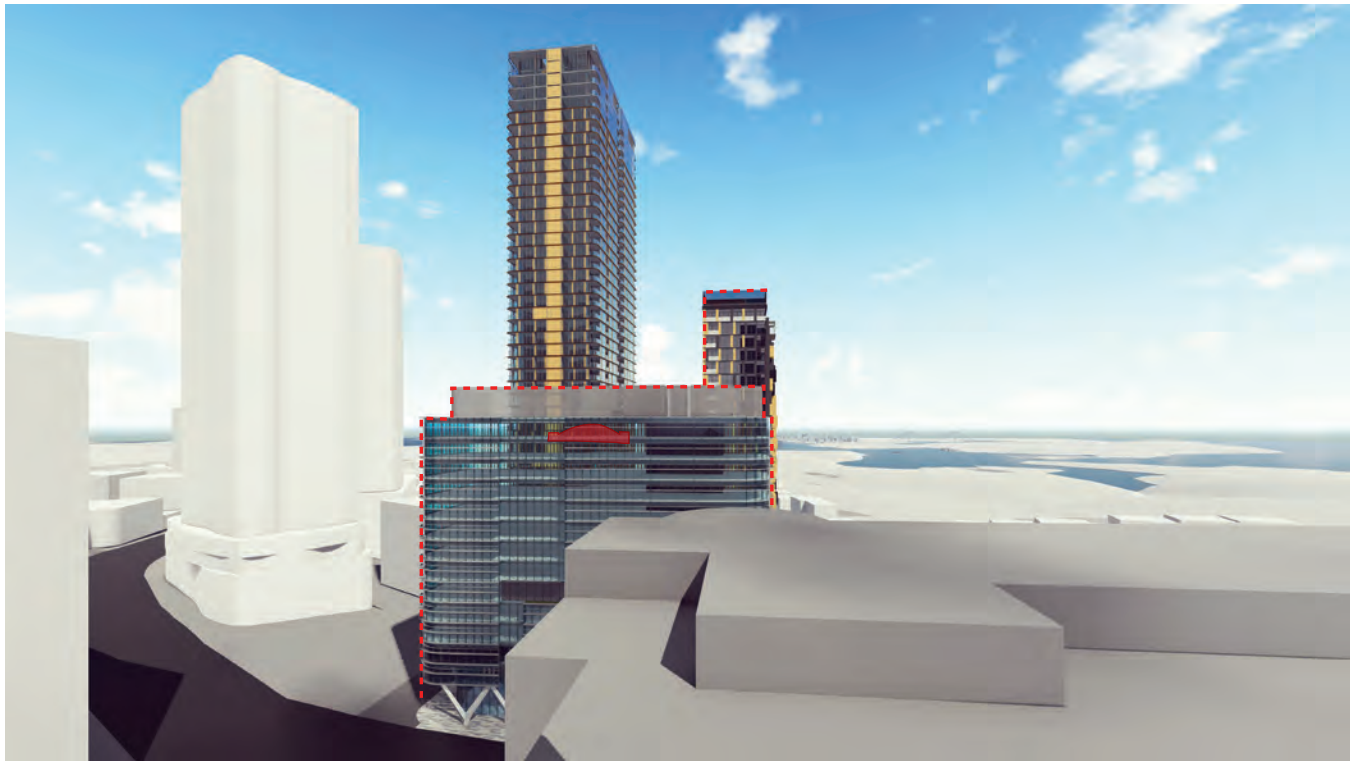
2.0 VIEW STUDY FROM FORUM

2.3_ VIEW IMPACT: LEVEL 17, FORUM EAST

[RL 131.055]

A comparison between diagram (1) and (2) illustrates any difference in view at level 17, between the approved DA and S4.55 amendments. The results evidently show no additional iconic view of the Sydney Harbour Bridge or Sydney Opera House was lost.

The reduced view of sky from the increased T3 height is considered insignificant and minor.

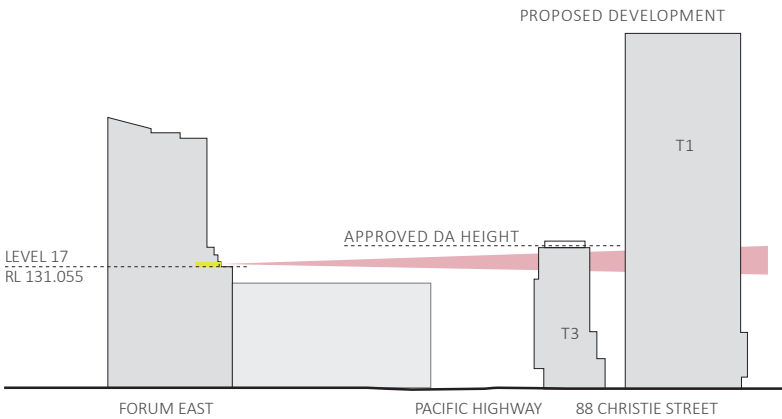


VIEW FROM THE FORUM EAST LEVEL 17 (APPROVED DEVELOPMENT APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 17 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 17 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM

2.4_ VIEW IMPACT: LEVEL 18, FORUM EAST

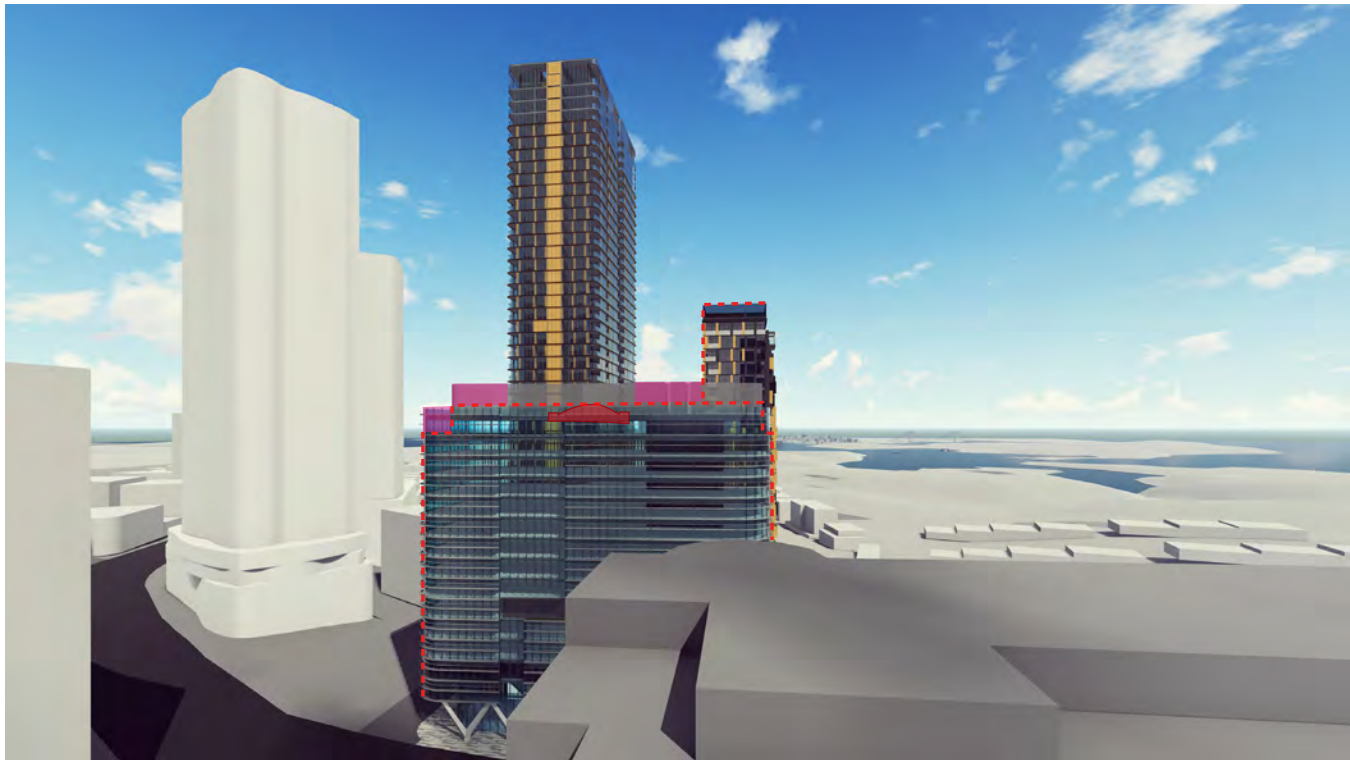
[RL 133.985]

A comparison between diagram (1) and (2) illustrates any difference in view at level 18, between the approved DA and S4.55 amendments. The results evidently show no additional iconic view of the Sydney Harbour Bridge or Sydney Opera House was lost.

The reduced view of sky from the increased T3 height is considered insignificant and minor.

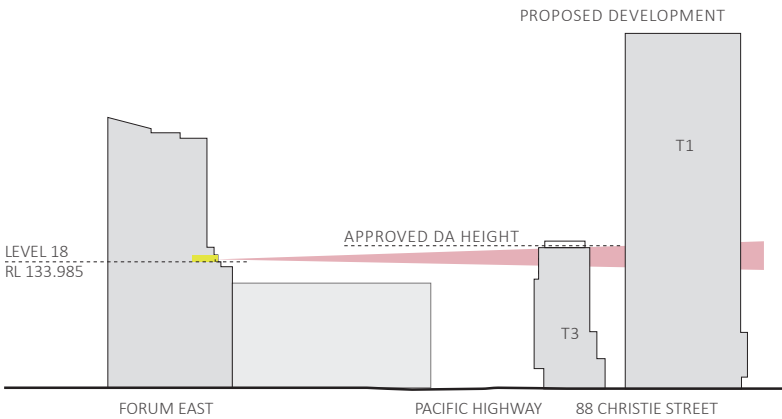


VIEW FROM THE FORUM EAST LEVEL 18 (APPROVED DEVELOPMENT APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 18 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 18 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM
2.5_ VIEW IMPACT: LEVEL 19, FORUM EAST

[RL 136.915]

A comparison between diagram (1) and (2) illustrates any difference in view at level 19, between the approved DA and S4.55 amendments. As illustrated in Diagram (1), the iconic view of the Sydney Harbour Bridge & Sydney Opera House is obstructed behind the approved T1 building and maintains unchanged in S4.55 amendment.

While noting, the city view is resultantly unavailable to the Forum East level 19 due to the increased T3 height, the vista overlooking Lane Cove River water still remains uninterruptedly available to the Forum East residents.

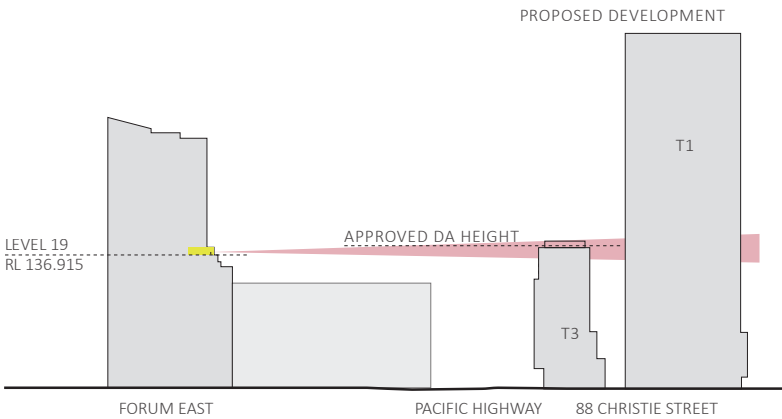


VIEW FROM THE FORUM EAST LEVEL 19 (APPROVED DEVELOPMENT APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 19 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 19 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM

2.6_ VIEW IMPACT: LEVEL 20, FORUM EAST

[RL 139.675]

A comparison between diagram (1) and (2) illustrates any difference in view at level 20, between the approved DA and S4.55 amendments. As illustrated in Diagram (1), the iconic view of the Sydney Harbour Bridge & Sydney Opera House is obstructed behind the approved T1 building and maintains unchanged in S4.55 amendment.

While noting, the city view is resultantly unavailable to the Forum East level 20 due to the increased T3 height, the vista overlooking Lane Cove River water still remains uninterruptedly available to the Forum East residents.



(1)

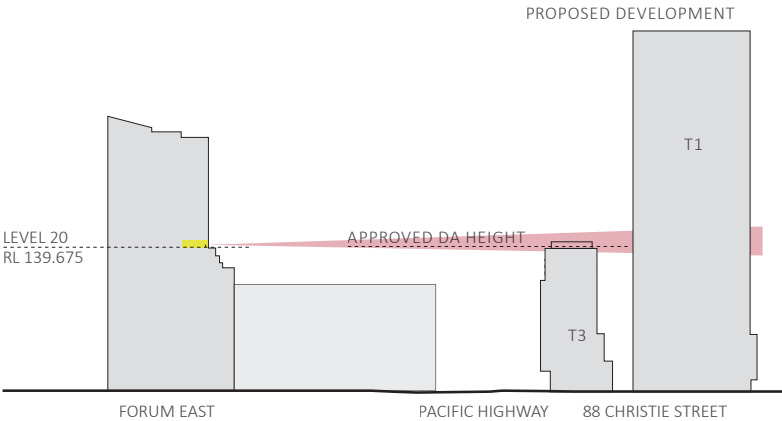
VIEW FROM THE FORUM EAST LEVEL 20 (APPROVED DEVELOPMENT APPLICATION)



(2)

VIEW FROM THE FORUM EAST LEVEL 20 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 20 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM
2.7_ VIEW IMPACT: LEVEL 21, FORUM EAST

[RL 142.435]

A comparison between diagram (1) and (2) illustrates any difference in view at level 21, between the approved DA and S4.55 amendments. As illustrated in Diagram (1), the iconic view of the Sydney Harbour Bridge & Sydney Opera House is obstructed behind the approved T1 building and maintains unchanged in S4.55 amendment.

While noting, the city view is resultantly partially available to the Forum East level 21 with the increased T3 height, the vista overlooking Lane Cove River water still remains uninterruptedly available to the Forum East residents.

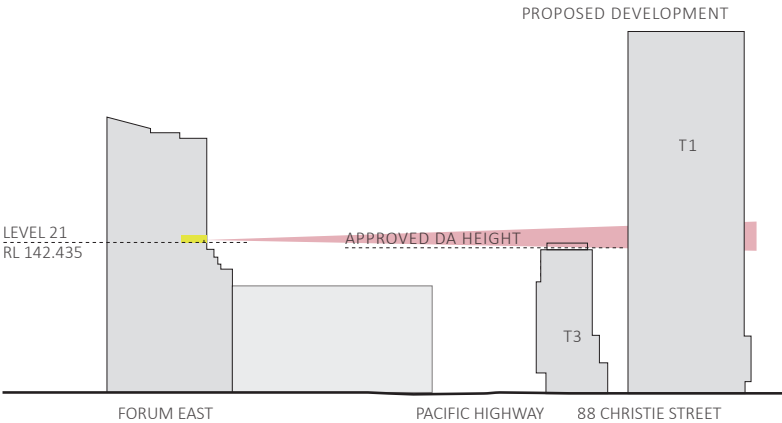


VIEW FROM THE FORUM EAST LEVEL 21 (APPROVED DEVELOPMENT APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 21 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 21 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM

2.8_ VIEW IMPACT: LEVEL 22, FORUM EAST

[RL 145.195]

A comparison between diagram (1) and (2) illustrates any difference in view at level 22, between the approved DA and S4.55 amendments. As illustrated in Diagram (1), the iconic view of the Sydney Harbour Bridge & Sydney Opera House is obstructed behind the approved T1 building and maintains unchanged in S4.55 amendment.

While noting, the city view is resultantly largely still available to the Forum East level 22 with the increased T3 height, the vista overlooking Lane Cove River water still remains uninterruptedly available to the Forum East residents.

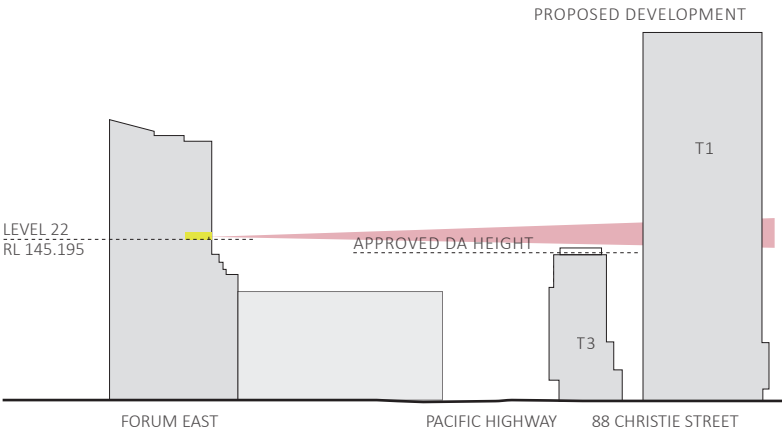


VIEW FROM THE FORUM EAST LEVEL 22 (APPROVED DEVELOPMENT APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 22 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 22 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM
2.9 _ VIEW IMPACT: LEVEL 23, FORUM EAST

[RL 147.980]

A comparison between diagram (1) and (2) illustrates any difference in view at level 23, between the approved DA and S4.55 amendments. As illustrated in Diagram (1), the iconic view of the Sydney Harbour Bridge & Sydney Opera House is obstructed behind the approved T1 building and maintains unchanged in S4.55 amendment.

While noting, the city view is resultantly largely still available to the Forum East level 23 with the increased T3 height, the vista overlooking Lane Cove River water still remains uninterruptedly available to the Forum East residents.

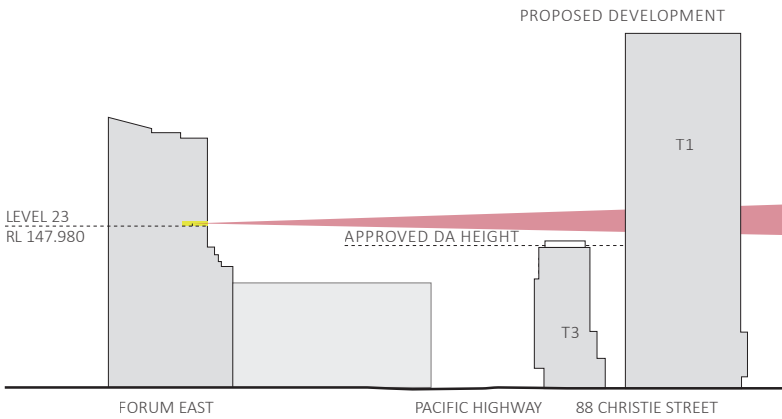


VIEW FROM THE FORUM EAST LEVEL 23 (APPROVED DEVELOPMENT APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 23 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 23 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM

2.10 _ VIEW IMPACT: LEVEL 24, FORUM EAST

[RL 150.715]

A comparison between diagram (1) and (2) illustrates any difference in view at level 24, between the approved DA and S4.55 amendments. As illustrated in Diagram (1), the iconic view of the Sydney Harbour Bridge & Sydney Opera House is obstructed behind the approved T1 building and maintains unchanged in S4.55 amendment.

While noting, the city and water view is still available to the Forum East level 24 with the increased T3 height. The loss in view of land from the increased T3 height is considered insignificant and minor.



(1)

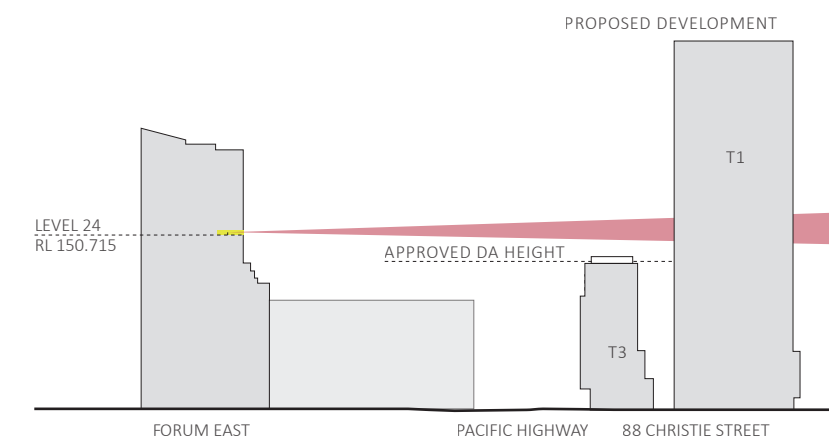
VIEW FROM THE FORUM EAST LEVEL 24 (APPROVED DEVELOPMENT APPLICATION)



(2)

VIEW FROM THE FORUM EAST LEVEL 24 (SECTION 4.55 APPLICATION)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 24 TO 88 CHRISTIE ST (SECTION 4.55 APPLICATION)

2.0 VIEW STUDY FROM FORUM

2.11 _ VIEW IMPACT: LEVEL 25, FORUM EAST

[RL 150.715]

A comparison between diagram (1) and (2) illustrates any difference in view at level 25, between the approved DA and S4.55 amendments. As illustrated in Diagram (1), the iconic view of the Sydney Harbour Bridge & Sydney Opera House is obstructed behind the approved T1 building and maintains unchanged in S4.55 amendment.

While noting, the city and water view is still available to the Forum East level 25 with the increased T3 height. The reduced view of land from the increased T3 height is considered insignificant and minor.



(1)

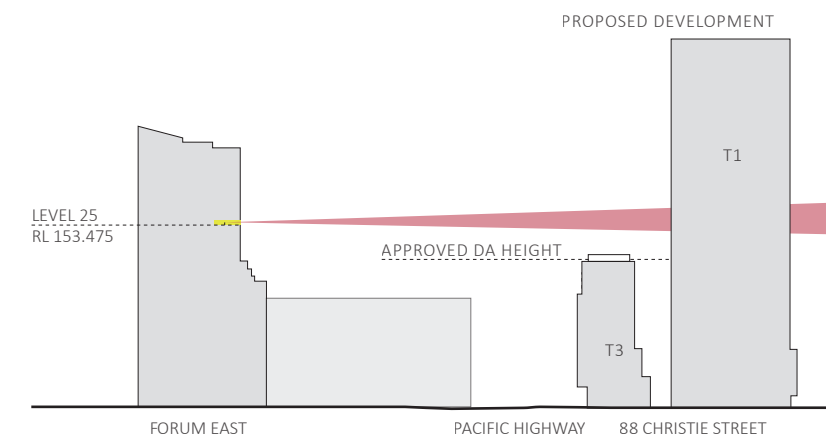
VIEW FROM THE FORUM EAST LEVEL 24 (**APPROVED DEVELOPMENT APPLICATION**)



(2)

VIEW FROM THE FORUM EAST LEVEL 24 (**SECTION 4.55 APPLICATION**)

- DA approved Envelope
- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area



VIEW FROM FORUM EAST LEVEL 25 TO 88 CHRISTIE ST
(**SECTION 4.55 APPLICATION**)

3.0 CONCLUSION

This revised view impact analysis, taken from level 16 to level 25 of the Forum East residential tower, carefully re-models and re-assesses the approved Development Application envelope together with the Section 4.55 Application.

The following is noted:

- The increase in T3 overall height (63.15m to 65.05m at RL145.55) does not result in significant reduction of view to the Forum East between level 16 to level 18, level 24 and above.

-The additional 300mm projection of T2 service platform results in no adverse view impact to the Forum East.

-While the iconic view of Sydney Harbour Bridge & Sydney Opera House is obstructed by the approved T1 tower, we note that the Forum East level 19 to level 23, the view reduction to city vista is gradually affected.

-Despite loss of city view to some levels in the Forum East, the uninterrupted vista to Lane Cove River water still remains available.

In conclusion, the findings recognise some view impact limited to 5 levels of the Forum East, while appearing to have no adverse or significant view impact to the majority levels of the Forum East development.



VIEW FROM THE FORUM EAST LEVEL 16
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 17
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 18
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 19
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 20
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 21
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 22
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 23
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 24
(SECTION 4.55 APPLICATION)



VIEW FROM THE FORUM EAST LEVEL 25
(SECTION 4.55 APPLICATION)

- Iconic Views of Harbour Bridge & Opera House
- Actual view reduction area
- DA approved Profile