



# View Analysis Study

Anzac Parade, Cawood Avenue, Solarch Avenue & Galup Street  
Little Bay, NSW

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**Prepared for**  
Meriton

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**Issued**  
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**Purpose of Report**

This report has been prepared by to support the Urban Design Report (UDR) for the site located at 1408 Anzac Parade, Little Bay and should be read in conjunction with the wider Planning Proposal documentation.

This report outlines how the proposed development may affect the views from a number of study sites in the vicinity of the proposal.

The analysis is a statement of fact, with limited assessment of the magnitude of impact and sensitivity of the view. In preparing this report, input from the project team were used to inform the photomontages and selection of views.

**Preparing the Photomontages**

The approach to visual analysis adopted by SJB Architects has been guided by advice from the NSW Land & Environment Court on the use of photomontages in assessing development - often referred to as ‘verifiable images’. Available topographic information of the surrounding connect has been gathered to inform the location of the photos and ensure their accuracy in relation to the modelling of the proposed scheme.

The following steps were taken in the preparation of the preliminary visual assessment:

- 3D digital model of the proposed scheme, the site, and surrounding area was constructed, based on existing GIS information, architectural drawings, modelling of the building envelopes, aerial photography and cadastral data
- Photographs were taken from the nominated view point locations). The focal length of the lens used was standardised at 35mm.
- These locations were then added to the 3D model and used to locate the views relative to the photographs. Images of the proposed scheme from these points were then obtained as closely as possible.
- In matching the 3D model with the photograph, the existing buildings, as well as the surrounding context, were used as reference points.
- In composing the photomontages, the proposal is shown as a simple 3D form without any architectural detail



Selecting Appropriate Views

During the initial site visits and urban analysis stage of the project, the following views and vistas were selected and reviewed with the project team for the purpose of the view analysis. The key characteristics of these views include:

- All points fell within 2km radius of site
- Public areas with view of site, such as parks, bus stops, and major streets.
- Consideration was given to the topography, foliage cover, proximity to residential area or commercial activity
- The site may not be directly visible, though consideration was given to the likelihood of the proposal being visible in the photomontage

Seven views were chosen that predominately focus on the public views towards the site, this includes the approach to the site along Anzac Parade, both north and south, from the public open space within the former Prince Henry Hospital site, and three publicly accessible coastal location, which include Malabar Headland, Malabar Beach and Little Bay Beach.

The diagram to the right shows the location of the proposal relative to these study sites that may be affected.

Photomontages on the subsequent pages highlight the proposed impact of the built envelope.

KEY

Site boundary

2m contour line

B1

Neighbourhood Centre

E1

National Parks and Nature Reserves

E2

Environmental Conservation

RE1

Public Recreation

RE2

Private Recreation



1.1 View 01

- Non sensitive public setting within SP2 Infrastructure zoned land of Anzac Parade to the north - a route with significant vehicular traffic, pedestrian movement and public transport infrastructure
- The built form proposals (extent shown with red outline) don't protrude above the existing buildings of the Long Bay Correctional Facility from this semi elevated position
- In the medium-long term, there would be substantial changes to the surrounding urban environment which will alter the project context significantly



Public open space within Anzac Parade road reserve



Existing view



Proposed view



1.2 View 02

- Located at the intersection of Anzac Parade and Bilga Crescent, this is also a non-sensitive area of public realm
- The view was chosen to demonstrate the fact that the majority of the built form is largely contained within the height of the existing tree canopy and also doesn't dominate the view or detract from the open space(s) within the road reserve
- In the medium-long term, there would be substantial changes to the surrounding urban environment which will alter the project context significantly



Intersection of Anzac Parade and Bilga Crescent



Existing view

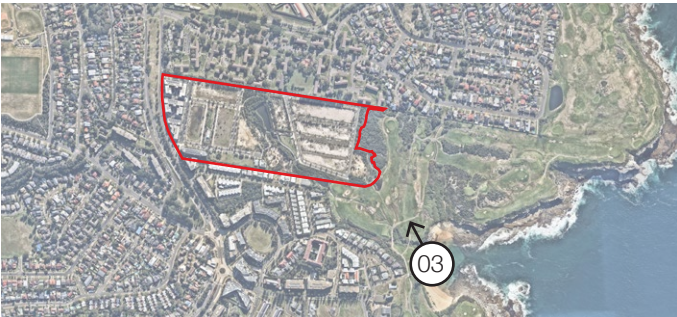


Proposed view



1.3 View 03

- Little Bay Beach is a more sensitive area with high levels of public use in a somewhat secluded and sheltered coastal location with limited accessibility through the adjoining golf course.
- Existing approval (Massing in blue) already allows for impact of built form in the local landscape
- Additional density is an extension of the permitted impact
- The future high quality design of the individual buildings, as well as the unique character of the beach, may create visual interest and diversity to the skyline once the buildings are delivered.
- The modulation of these building envelopes through façade articulation, material selection and architectural form will be undertaken in future detailed development applications and will reduce the perceived scale of the envelopes, further moderating the visual impact on the local environment.
- There are extensive coastal settings in the local area that are not zoned for development and are protected (such as RE1 and E2 zones). These coastal landscapes, predominately in the foreground of this view, will be maintained and protected
- It is also worth noting that future development to the north of the site may also alter the urban context from this viewpoint.



Little Bay Beach looking north west



Existing view



Proposed view



1.4 View 04

- Bus stop on southbound carriageway of Anzac Parade which is a public space of relatively low use and low sensitivity
- The view is still dominated by the existing development in foreground and the wide expanse of public realm
- The proposed buildings are only marginally taller than the existing and are a significant distance away from the vantage point
- The future high quality design of the individual buildings, as well as the spacing and visual breaks between the built form, will create a diverse future skyline to the north. The modulation of these building envelopes through façade articulation, material selection and architectural form will be undertaken in future detailed development applications and will reduce the perceived scale of the envelopes.



Bus stop on southbound carriageway of Anzac Parade



Existing view



Proposed view



1.5 View 05a

- Marcartney Oval within the former Prince Henry Hospital Site is a more sensitive view as it serves as a local public park in the area.
- The view is still dominated by the existing development in foreground that frames the wide expanse of public realm
- The proposed buildings are only marginally taller than the existing and are a significant distance away from the vantage point
- The future high quality design of the individual buildings, as well as the spacing and visual breaks between the built form, will create a diverse future skyline to the north. The modulation of these building envelopes through façade articulation, material selection and architectural form will be undertaken in future detailed development applications and will reduce the perceived scale of the envelopes and further moderate the visual impact on the local environment.



Macartney Oval (within Macartney Reserve) looking north west



Existing view



Proposed view



1.6 View 05b

- Marcartney Oval within the former Prince Henry Hospital Site is a more sensitive view as it serves as a local public park in the area.
- The view is still dominated by the existing development in foreground that frames the wide expanse of public realm
- The gap between the existing building provides a continuous visual corridor through the existing open space within the site.
- The proposed buildings are only marginally taller than the existing and are a significant distance away from the vantage point
- The future high quality design of the individual buildings, as well as the spacing and visual breaks between the built form, will create a diverse future skyline to the north. The modulation of these building envelopes through façade articulation, material selection and architectural form will be undertaken in future detailed development applications and will reduce the perceived scale of the envelopes and further moderate the visual impact on the local environment.



Macartney Oval (within Macartney Reserve) looking north west



Existing view



Proposed view



1.7 View 06

- Boora Point is located within a state heritage listed national park but is not a sensitive view due to its moderately low levels of public traffic and constrained site access
- The site is visible from this location due to the elevation of the lookout and the steep fall in topography in the foreground.
- The expansive vista visible from this location is largely defined by the sandstone cliffs of the surrounding headlands topped with RE2 and E2 zones along with the continuous horizon of the ocean. The proposed massing impacts a small proportional of the overall vista that is visible from this location.
- The future high quality design of the individual buildings, as well as the spacing and visual breaks between the built form, will create a diverse future skyline. The modulation of these building envelopes through façade articulation, material selection and architectural form will be undertaken in future detailed development applications and will reduce the perceived scale of the envelopes and further moderate the visual impact on the local environment.
- It is also worth noting that future development to the north of the site may also alter the urban context from this viewpoint



View from Boora Point on Malabar Headland



Existing view



Panorama of wider view from Boora Point



Proposed view



1.8 View 07

- Malabar Beach is a more sensitive area with high levels of public use
- Proposed envelopes are not visible from this location and is largely concealed by the existing topography and sits within the existing canopy



View from Boora Point on Malabar Headland



Existing view



Proposed view



SJB Urban

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We create spaces people love.  
SJB is passionate about the  
possibilities of architecture,  
interiors, urban design  
and planning.  
Let's collaborate.

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