



CLOUSTON associates



MILSONS POINT 2 Pty Ltd
52 ALFRED ST
VISUAL IMPACT ASSESSMENT

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52 ALFRED STREET VISUAL IMPACT ASSESSMENT

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**KOICHI
TAKADA
ARCHITECTS**

**ETHOS
URBAN**



Above: Nearmap aerial of site

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1.0 INTRODUCTION

The proposal site (right of picture) viewed from the northeast

1. INTRODUCTION

THE PROJECT

CLOUSTON Associates has been commissioned by Milsons Point 2 Pty Ltd to prepare a Visual Impact Assessment (VIA) as part of a Planning Proposal for the reconstruction of an existing building at 52 Alfred Street South, Milsons Point (hereafter referred to as 'the Project'). The Planning Proposal is seeking additional height in line with the building envelopes of adjoining buildings.

SCOPE AND LIMITATIONS

This Visual Impact Assessment (VIA) is comprised of two parts:

- assessment of the visual impact of the new building from key public domain viewpoints
- assessment of the extent of view loss from occupiers of adjoining buildings as a result of the design for the new building.

The assessment of the former has been undertaken through site evaluation at street level while the latter has been established through the use of drone photography at representative levels of residences in the adjoining buildings.

It should be noted that the VIA has been undertaken based on the architect's general 3D modelling and photomontages (illustrated in this report) which, while integral to the overall assessment, do not cover all of the specific views selected for this assessment.

1.1.1 VISUAL ASSESSMENT RATIONALE

A VIA takes into account all effects of change and development in a visual scene that may impact visual amenity. It is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the visual scene, both quantitatively and qualitatively.

Judgement as to the significance of the effects is arrived at by a process of reasoning, based upon analysis of the baseline conditions, identification of visual receptors (viewers of the scene) and assessment of their sensitivity, as well as the magnitude and nature of the changes that may result from any development.

This assessment is an independent report and is based on a professional analysis of the visual environment and the Project at the time of writing. The current and potential future viewers (visual receptors) have not been consulted about their perceptions. The analysis and conclusions are therefore based solely on a professional assessment of the anticipated impacts, based on a best practice methodology.

1.2 REPORT STRUCTURE

The report is divided into the following sections:

1 - INTRODUCTION

An introduction section that describes the planning and methodology context for the VIA.

2 - THE PROJECT

A description of the proposed works.

3 - EXISTING VISUAL ENVIRONMENT

A description of the existing site and visual environment of the study area.

4 - VISUAL IMPACT ASSESSMENT

A study of the visual impacts of the Project. Each of the selected viewpoints are assessed on a range of qualitative and quantitative criteria.

5 - VISUAL IMPACT MITIGATION RECOMMENDATIONS

A discussion as to the means by which any visual impacts identified can be precluded, reduced or offset.

6 - VIEW SHARING AND VIEW LOSS ASSESSMENT

Assessment of potential view loss based on 3D photomontage modelling from adjoining buildings.

7 - CONCLUSIONS

Conclusions are drawn on the overall visual impact of the Project within the study area and potential view loss from adjoining buildings.



Figure 1.1 - Project location (Source: NearMap)

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1.3 LEGISLATIVE POLICY AND PLANNING CONTEXT

The planning instruments and guidelines that have the most direct bearing on the visual assessment of the Project include;

- North Sydney Development Control Plan 2013
- The North Sydney LEP (see Fig 1.2) under which the site is zoned B4 Mixed Use
- The Land and Environment Court's Planning Principles (for assessing visual impact and view sharing)
- Sydney Harbour REP (2005)

The two former documents do not provide any significant guidance on view management requirements in the locality, however the NSW Land and Environment Court does provide specific guidance on visual impact assessment principles and view loss, particularly with respect to some key cases decided in the Court, as set out below.

The Sydney Harbour REP contains visual management requirements in this locality with particular regard to views to and from the Sydney Harbour Bridge and Sydney Opera House, (see further details in Section 3 Existing Visual Environment).

1.3.1 The Land and Environment Court Planning Principles

The Land and Environment Court of New South Wales was established in 1980 by the Land and Environment Court Act 1979. Relevant planning principles have been established in visual assessment case judgments over the years to guide future decision-making in development appeals. Whilst a 'planning principle' is not binding law, it is described by the Court as a statement of a desirable outcome from a chain of reasoning aimed at reaching a planning decision. These include separate but related principles for private and public domain views.

The principles set out a process for assessing the acceptability of impact. The two most relevant cases to this site are:

- Public domain views - Rose Bay Marina Pty Limited v Woollahra Municipal Council (2013)
- Private views - Tenacity Consulting v Warringah Council (2004)

1.3.2 Planning Principles for Private views - Tenacity Consulting v Warringah Council (2004)

The Land & Environment Court established planning principles in respect of the assessment of impacts of development on views, set out in Tenacity Consulting v Warringah Council (2004) 'Tenacity'. These relate to Private views which are the most relevant for this project, particularly with respect to viewsharing.

Principles of View Sharing: The Impact on Neighbours

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.)

It is worth noting that the Court does not provide that anyone has a proprietary right to retain all or part of the views enjoyed (or capable of enjoyment) from their land.

The principles established in Tenacity suggest that view impact be assessed in accordance with a four step process which is identified within the methodology for assessing the impact on views for this project, including determining whether the impact is negligible, minor, moderate, severe or devastating.

The four stages include:

1 - Assessment of views to be affected

- Water views are valued more highly than land views
- Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons
- Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

2 - Consideration from what part of the property the views are obtained

- The protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries
- Sitting views are more difficult to protect than standing views
- The expectation to retain side views and sitting views is often unrealistic.

3 - Assessment of the extent of the impact

- View loss assessment should be done for the whole of the property, but just for the view that is affected
- The impact on views from living areas is more significant than from bedrooms or service areas
- It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating as opposed to quantitatively.

4 - Assessment of the Reasonableness of the proposal

- Assessment of compliance with all planning controls - a development that complies with all planning controls would be considered more reasonable than one that breaches them
- Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable
- With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

The principles established by the Court from both cases have been integrated into the methodology approach adopted for this evaluation and detailed in the following sections.

1.4 METHODOLOGY - VISUAL IMPACT

Given the subjective nature of an individual's appreciation of any given scene, Visual Impact Assessment is by its nature not an exact science and consequently methodologies for preparing VIAs vary both in Australia and overseas.

Potentially subjective assessment material and differences of opinion about how to best assess visual characteristics, qualities, degrees of alteration and viewer sensitivity often arise.

As a consequence, and as identified by the NSW Land and Environment Court, the key to a robust process is to explain clearly the criteria upon which an assessment is made:

'The outcome of a qualitative assessment will necessarily be subjective. However, although beauty is inevitably in the eye of the beholder, the framework for how an assessment is undertaken must be clearly articulated. Any qualitative assessment must set out the factors taken into account and the weight attached to them. Whilst minds may differ on outcomes of such an assessment, there should not be issues arising concerning the rigour of the process.'

VIA methodologies are often inconsistent and while various governments have generated specific methodologies, no Australian national framework exists. Within NSW, there are two guidelines prepared by the NSW State Government most relevant to this context and development type that are recognised as best practice:

- Guidelines for Landscape Character and Visual Impact Assessment, WIA-N04, as published by the Roads and Maritime Service (RMS)
- Appendix D of the Sydney Harbour Foreshore Waterways Area Development Control Plan (SHFWA DCP), as published by the Department of Planning and developed for marina assessment.

Internationally, the following methodologies and guidelines are broadly considered best practice:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, as published by the Landscape Institute UK and IEMA
- Visual Assessment of Windfarms: Best Practice as published by Scottish Natural Heritage.

In the case of the former guidelines these have been widely adopted through Europe in seeking to meet the EU Directive 2011/92/EU concerning preparation of Environmental Impact Assessment (EIA).

1.4.1 Adopted Methodology for Visual Impact Assessment

CLOUSTON Associates has developed a best practice methodology based on these internationally accredited approaches and 20 years of experience in the field of visual assessment. There are several critical dimensions demonstrated through this assessment and evaluation:

- ensuring all receptors (viewers) have been adequately identified, even at distance, with emphasis on public domain views. Note that where there are many receptors in a large visual catchment these may be grouped by area or receptor type to minimise duplication
- comprehensive evaluation of context to determine visual catchment of site from these areas
- being clear on and separately defining quantitative impacts (distance, magnitude, duration etc) as against qualitative impacts (receptor type and context of view)
- providing a clear rationale for how impacts are compared and contrasted
- ensuring photomontages include views from highest potential impact locations, identified from analysis above
- being clear on the differing forms of mitigation options, namely avoidance, reduction (reduced scale or bulk), alleviation (eg design), mitigation (eg screening) and/or compensation (on or offsite).

The methodology employed for this assessment is described in Figure 1.3.

1.4.2 Scoring and Rating System

For each factor assessed (Viewer sensitivity, quantum of view, magnitude etc as detailed in Table 2) a five point scoring scale is assessed for each view from Low to High. The general average of all of these scores is then provided for that view. The overall visual impact rating of the Project from any given viewpoint/visual receptor is then recorded using a six band rating from None to Devastating, based on the overall scoring average for that view- refer Table 1.

Qualitative - Sensitivity

Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced (ie. at home, on the street, in a park etc.) This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts. Table 2 describes the levels of sensitivity for each receptor type and the numerical score allocated to each impact band.

Quantitative - Magnitude

A measure of the magnitude of the visual effects of the development within the landscape. A series of quantitative assessments are studied, including distance from development, quantum of view, period of view and scale of change.

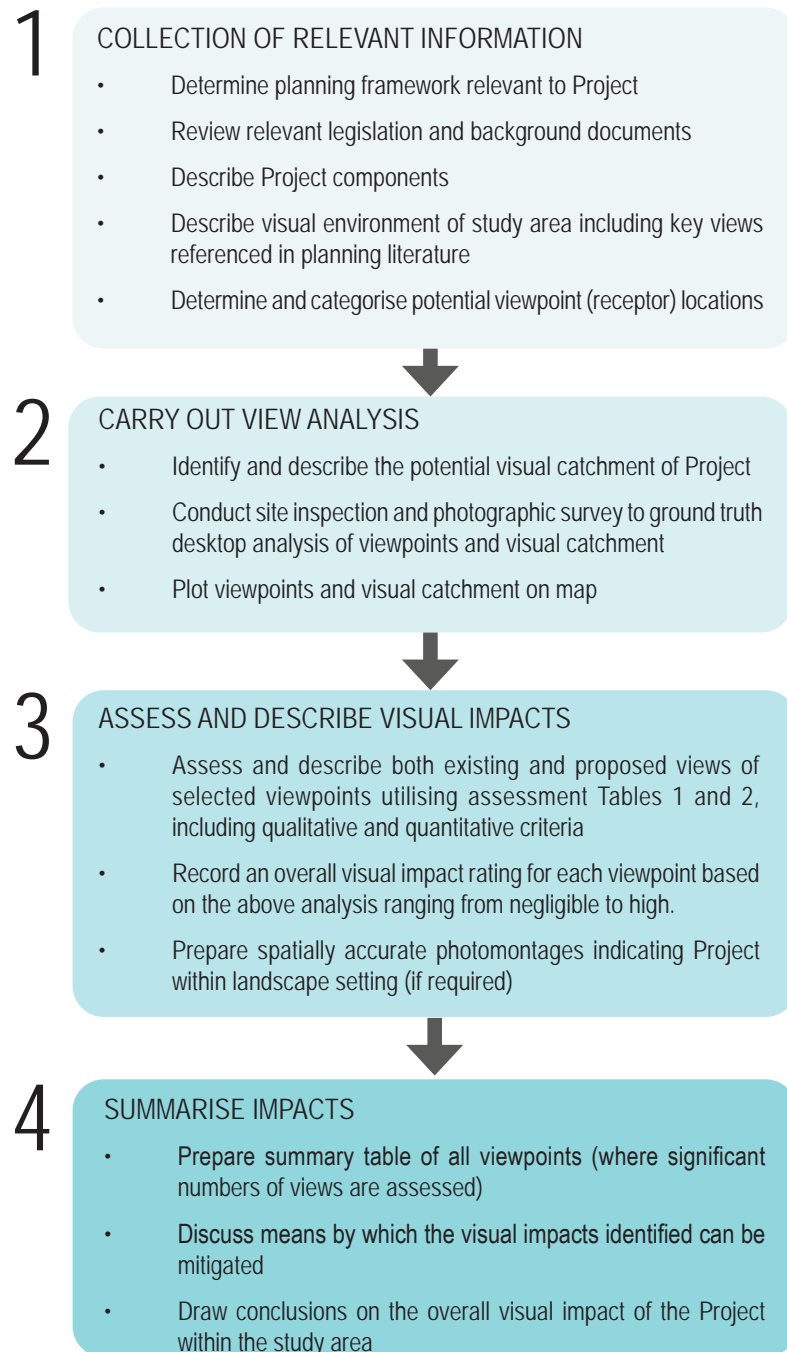


Figure 1.3 - Summary of CLOUSTON methodology for assessment of visual impact

AVERAGE COLLECTIVE RATING (see Table 2)	OVERALL IMPACT RATING	BASIS OF RATING
NONE	NONE	No part of the proposal, or work or activity associated with it is discernible.
LOW	NEGLIGIBLE	Only a very small part of the proposal is discernible and/or is at such a distance that it is scarcely appreciated. Consequently, it would have very little effect on the scene.
MODERATE/LOW	MINOR	The proposal constitutes only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposal would not have a marked effect on the overall quality of the scene.
MODERATE	MODERATE	The proposal may form a visible and recognisable new element within the overall scene that affects and changes its overall character.
MODERATE/HIGH	SEVERE	The proposal forms a significant and immediately apparent part of the scene that affects and changes its overall character.
HIGH	DEVASTATING	The proposal becomes the dominant feature of the scene to which other elements become subordinate, and significantly affects and changes the character.

Table 1 - Overall Visual Impact ratings

	HIGH MAGNITUDE	MODERATE MAGNITUDE	LOW MAGNITUDE	NEGLIGIBLE MAGNITUDE
HIGH SENSITIVITY	HIGH	HIGH - MODERATE	MODERATE	NEGLIGIBLE
MODERATE SENSITIVITY	HIGH - MODERATE	MODERATE	MODERATE/LOW	NEGLIGIBLE
LOW SENSITIVITY	MODERATE	MODERATE/LOW	LOW	NEGLIGIBLE
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

Table 2: Impact Rating as a combination of Sensitivity and Magnitude. Source: Modified from RMS Guidelines for Landscape Character and Visual Impact Assessment

	FACTOR	DESCRIPTION	LOW	MODERATE/LOW	MODERATE	MODERATE/HIGH	HIGH
QUALITATIVE SENSITIVITY	Viewer Sensitivity	Each visual receptor type has an inherent and varied sensitivity to change in the visual scene based on the personal context in which their view is being experienced. This sensitivity has a direct bearing on the perception of visual impact experienced by the receptor and qualifies the quantitative impacts. Number of viewers also has a bearing on sensitivity. Viewpoints have a varied number of potential receivers depending on whether the viewpoint is public or private, the popularity of the viewing location and its ease of accessibility. Views from public reserves and open space are often given the highest weighting due to the increased number of viewers affected.	Vacant lot, uninhabited building, car park.	Minor roads, service providers.	Residential properties with limited views, commercial properties, scenic public roads (eg official tourist routes).	Public open space, public reserves, living areas or gardens/balconies of residential properties with direct views of Project.	Nationally or internationally significant viewpoint specifically documented as such.
	Quantum of View	The quantum of view relates to the openness of the view and the receptor's angle of view to the scene. A development located in the direct line of sight has a higher impact than if it were located obliquely at the edge of the view. Whether the view of the Project is filtered by vegetation or built form also affects the impact, as does the nature of the view (panoramic, restricted etc.). A small element within a panoramic view has less impact than the same element within a restricted or narrow view.	Only an insignificant part of the Project is discernible.	An oblique, highly filtered or largely obscured view of the Project or a view where the Project occupies a very small section of the view frame.	A direct view of the Project or its presence in a broader view where the Project occupies a moderate proportion of the view frame.	A direct view of the Project or its presence (sometimes in a very narrow or highly framed view), where the Project occupies the greater proportion of the view frame.	The Project occupies almost the entire view.
QUANTITATIVE MAGNITUDE	Distance of View	The effect the Project has on the view relating to the distance between the Project and the visual receptor. The distances are from the site boundary.	Over 2,000m	Viewing distance of between 1,000m and 2,000m.	Viewing distance between 100m and 1,000m.	Viewing distance between 50 and 100m.	Viewing distance between 0 and 50m.
	Period of View	The length of time the visual receptor is exposed to the view. The duration of view affects the impact of the Project on the viewer - the longer the exposure the more detailed the impression of the proposed change in terms of visual impact.	Less than 1 second	1 to 10 seconds: often from a road or walking past.	1 to 5 minutes: usually from a road/driveway entrance, walking past.	Several hours of the day: usually from a residential property.	Significant part of the day, eg time spent in popular parks.
	Scale of Change	Scale of change is a quantitative assessment of the change in compositional elements of the view. If the proposed development is largely similar in nature and scale to that of existing elements in the vicinity, the scale of change is low. If the development radically changes the nature or composition of the elements in the view, the scale of change is high. Distance from the development would accentuate or moderate the scale and variety of visible elements in the overall view and hence influence this rating.	Project barely discernible	Elements and composition of the view would remain largely unaltered.	Elements within the view would not be wholly compatible with existing features in the landscape.	Elements within the view would greatly dominate existing features in the landscape.	Elements within the project would be completely at odds with the existing landscape.

Table 3 - Assessment Criteria

1.5 METHODOLOGY - VIEW SHARING AND VIEW LOSS

The planning Principles established in Tenacity require the assessment of the impact of views in accordance with a four step process.

The methodology employed for this assessment is described in Figure 1.4.

For the purpose of this view loss assessment representative views from within the adjoining building to the north (37 Glen Street) were provided by the project Architects. Representative views were taken from the living areas (based on those views that would be impacted by the additional building height sought under this Planning Proposal). Given that access was not available into the apartments in that building, drone photography was selected.

The drone was employed to photograph the nearest available view from the apartment level selected location (approximately 4-5 metres in front of the respective windows) and the resulting images were adjusted and inserted into an architectural model of that room's windows and view angle by the architects, to resemble, as closely as was practical the viewer's field of view from that particular viewpoint.

It should be stressed that, while this methodology provides a fair representation of those views, photographs taken from the exact standpoint in the respective apartment would provide the most definitive assessment.

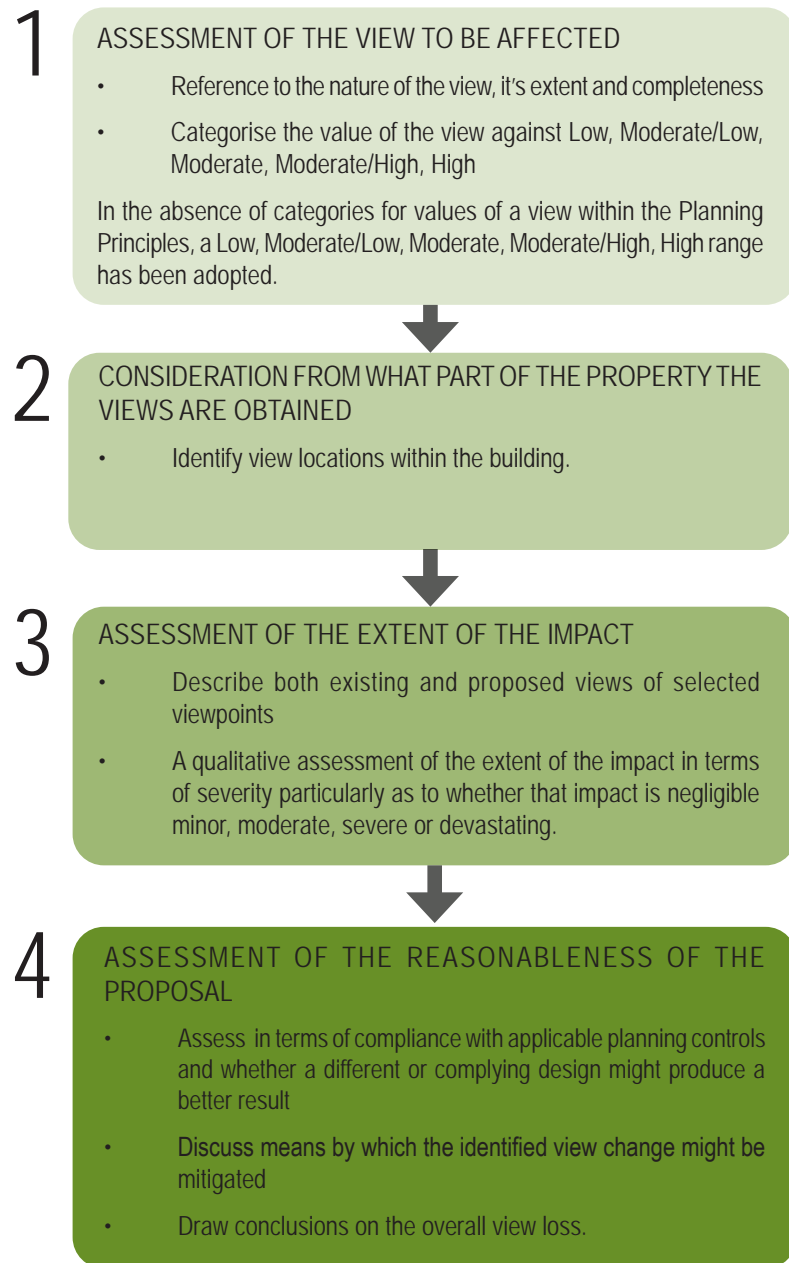


Figure 1.4 - Summary of CLOUSTON methodology for assessment of view loss



Figure 2.1 - Context Map

2. THE PROJECT

2.1 PROJECT DESCRIPTION

The proposed development is a mixed use tower in the heart of Milson's Point which includes an enhanced through-site link and new ground level public plaza. In summary, the proposed development is comprised of the following:

- New 18 storey residential tower (22 including 4 basement levels fronting Glen Street);
- Provision of a publicly accessible civic square at ground level on Alfred Street;
- Improved through-site link between Alfred Street and Glen Street;
- Additional ground floor through-site link for a future vision connection the north to south side of the site;
- Provision of several new food and beverage and small retail outlets;
- Provision of approximately 2642m² of new commercial space.

The development comprises of a 2 storey high podium with 2 tower components at differing heights. The proposed height of the podium on the Alfred St frontage adheres to the typical 2 storey podium heights of the surrounding developments in order to preserve a visually unified street frontage. Each proposed tower components built form relates to the two differing scales of the existing Glen and Alfred frontages.

Fronting Alfred St, the building form is 17 storeys (including the 2 storey podium) but due to the terraced form stepping away from Alfred St, there is a streetscape perception of 14 storeys and alignment to the adjacent 68 Alfred St in maintaining a continuous street wall.

The built form to Glen Street reaches a maximum height of RL87.10 at 18 storeys (22 including the 4 basement storeys). The height is generally in keeping with that of other residential development to the immediate north (37 Glen Street - RL 87.40) and is significantly lower than 48 Alfred Street to the South.

The existing pedestrian access through the site to Glen Street is via a series of winding staircases. The proposal seeks to improve this connection with the provision of an active through site link, landscaping to create visual interest and a series of retail tenancies with outdoor seating to promote activation. Pedestrian amenity will be improved by removing the existing vehicular basement access to the site via Alfred St and thus reducing the volume of traffic. Access would continue to be provided along the western boundary via Glen Street.



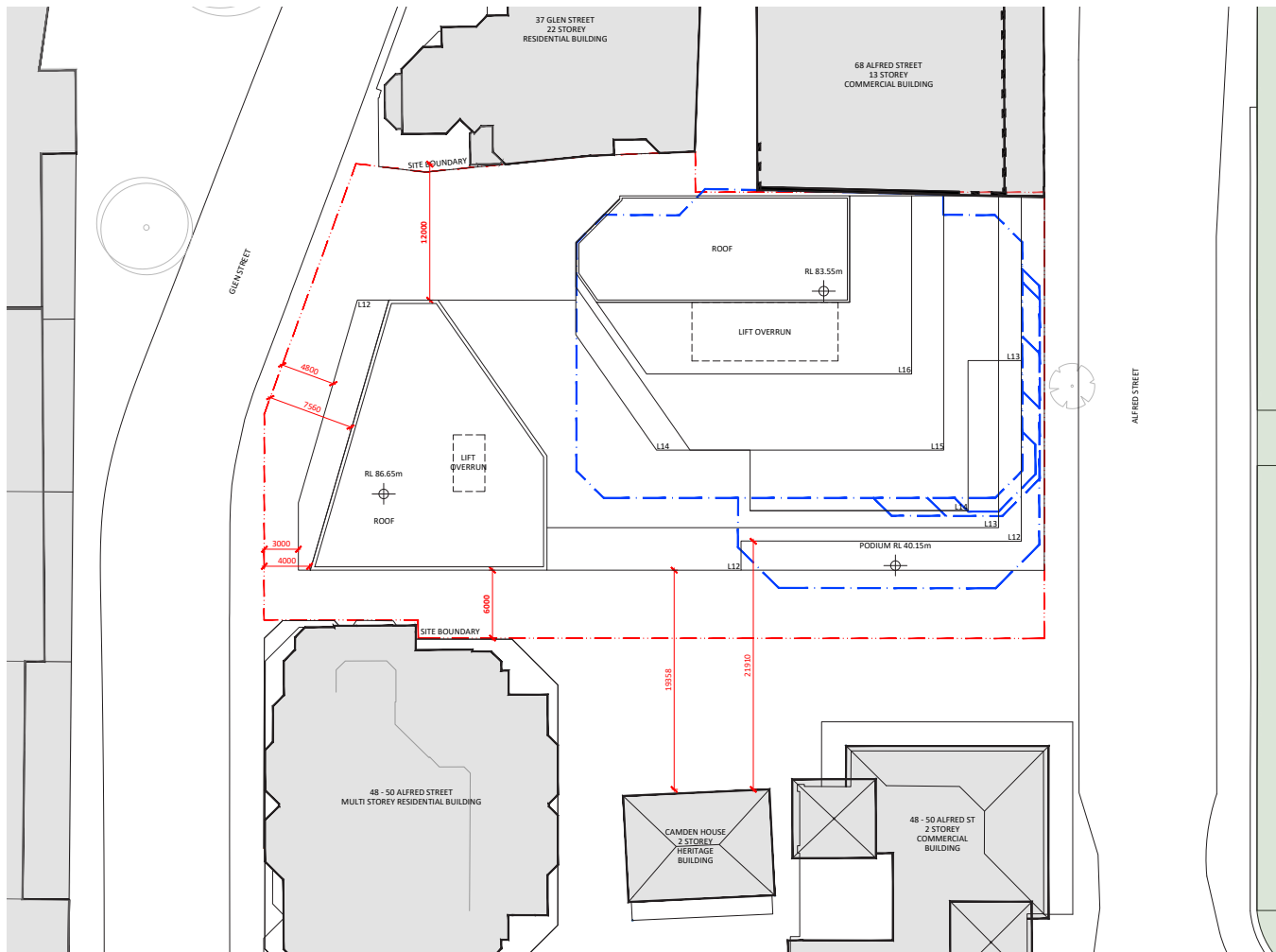


Figure 2.3 - Proposed Building Layout Plan - Roof Level



3. EXISTING VISUAL ENVIRONMENT

3.0 EXISTING VISUAL ENVIRONMENT

As required by the Land and Environment Court Planning Principles, this assessment starts by identifying the nature and scope of the existing views from the public and private domain.

The visual environment of the study area includes harbour foreshore public open space, marinas, roads, mixed commercial premises and medium to high density residential development as well as from the harbour itself.

As can be seen from Fig 3.1 the visual catchment of the project is significant, however the building is one of many high-rises in Milsons Point and thus is not visually prominent in its own right.

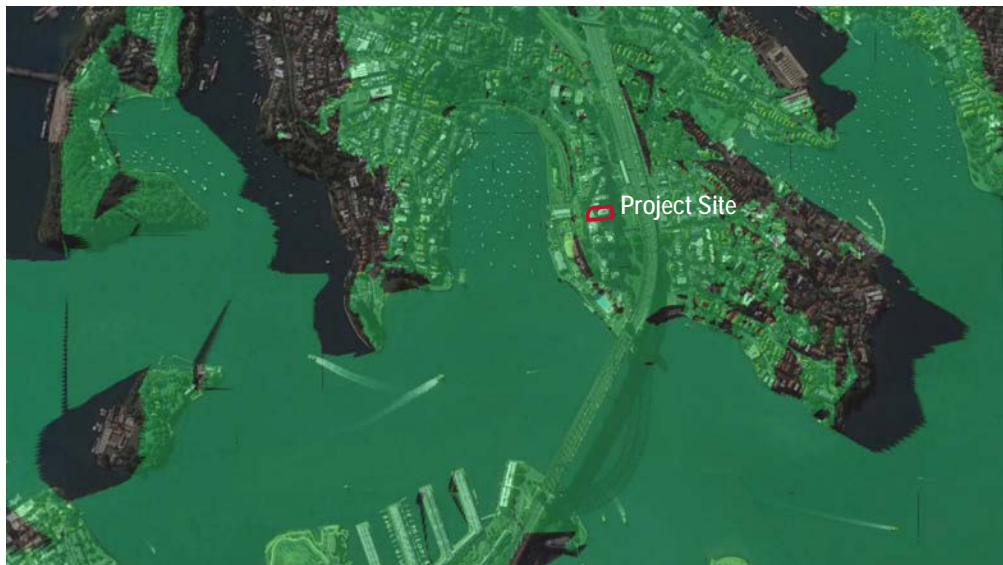


Figure 3.1 Visual Catchment attained from desktop evaluation of proposed building height using only topography data (Source: Google Earth Pro)

3.1 KEY VIEWPOINTS IN THE PUBLIC REALM

While the Sydney Harbour REP addresses the visual context of Sydney Harbour, a key part of the Land and Environment Court's Planning Principles requires a record as to whether or not there is any document that identifies the importance of the view to be assessed. As stated within *Rose Bay Marina Pty Limited v Woollahra Municipal Council* (2013), the absence of such a provision does not exclude a broad public interest consideration of impacts on public domain views'.

A desktop study of the planning literature did not identify any specific references to views or vistas towards the harbour from this locality. However, for residents and the public views to the Harbour and the Harbour Bridge are important and as a nationally significant heritage item and internationally recognised structure views to and from the Harbour Bridge are deemed of high value.

Views in the visual catchment of the Harbour are specifically protected in the document Sydney Harbour Bridge Conservation Management Plan 2007.

3.2 Harbour Visual Catchment

Due to the size and location of the bridge views are available from many key points around the harbour and the surrounding landscape. Protection of these views are a key element of the conservation of the cultural values of the bridge. The Sydney Harbour Bridge is listed in the State Heritage Register and National Heritage Listing, which provides some protections.

Views of the Bridge and its component parts are listed as a heritage item (Item 67) in the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (NSW). The area listed in the REP extends from the Heads of Sydney Harbour up the extent of Parramatta River and includes all the land falling within. Figure 3.2 from Sydney Harbour Bridge—Conservation Management Plan, July 2007 depicts the extent where inappropriate development could impact views of the Bridge.

Extract from Sydney Harbour Bridge - Conservation Management Plan 2007

...matters to be taken into consideration in relation to the maintenance, protection and enhancement of views are as follows: ... (b) development should minimise any adverse impacts on views and vistas to and from public spaces, landmarks and heritage items ... (Cl.28).

The REP curtilage extends from the entrance to Sydney Harbour in the east to Parramatta in the west, and includes land that varies in its distance from the harbour shoreline.

Notwithstanding the extent of locations around the harbour and its hinterland from which views of the bridge are possible, the setting map attached at Figure 3.2 outlines that section within the REP curtilage within which inappropriate development could impact upon the cultural values of the bridge in its setting, and where the provisions of the REP that apply to 'impacts on views and vistas to and from ... heritage items' should be rigorously applied.

Relevance of the Harbour Bridge

With respect to this Planning Proposal, the location of the project, nestled between existing high rise buildings is such that it would not have any increased impact on views from the Harbour Bridge or Sydney Opera House.

With respect to views towards both structures from the Project site, existing views southeast towards the Opera House will not change (except with additional views from new upper levels).

The principal view change would relate to view sharing from the Western elevation of the Project south towards the Harbour Bridge (see Section 6.0).

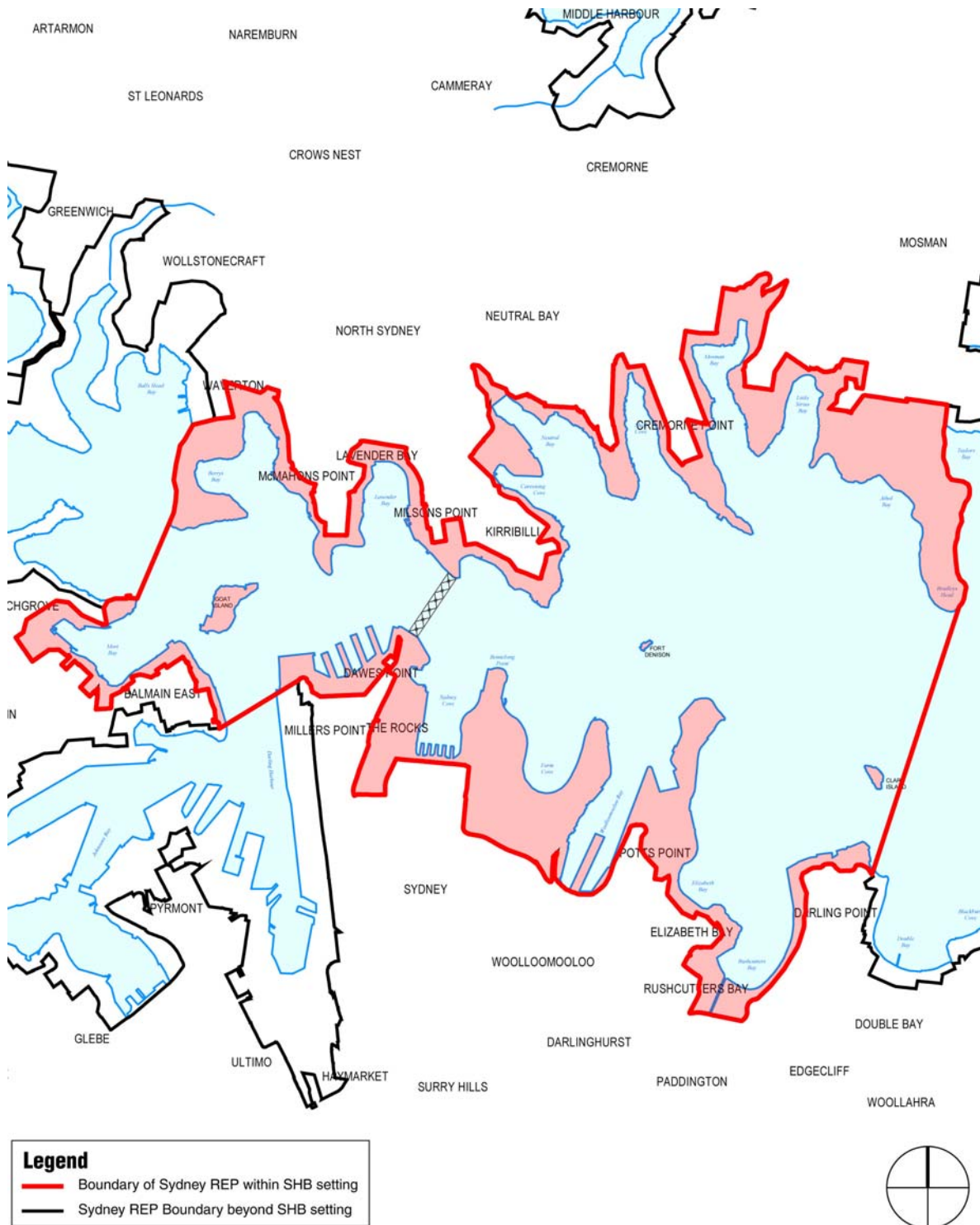


Figure 3.2 Sydney Harbour Bridge Setting Map (Adapted from the Sydney Regional Environmental Plan (REP) Foreshores and Waterways Area Map, Sheet 3 of 5. Department of Infrastructure, Planning and Natural Resources, 2005)

3.3 Selected Key Views

For the purposes of this report, the following views have been selected to assess the potential visual impact of the development.

- Viewpoint 1 - Kirribilli Markets near Burton St looking south
- Viewpoint 2 - Looking west from Bradfield Bowling Green
- Viewpoint 3 - Corner of Burton and Fitzroy Street looking north
- Viewpoint 4 - Glen Street looking north
- Viewpoint 5 - Glen Street looking south

It is acknowledged that views are also available from many other locations including from the Harbour Bridge and the raised rail line. However, the above are the closest views of the project with the highest potential for visible change to the general public.



Figure 3.3 - Key viewpoint locations



Figure 3.4 Key View 1: Kirribilli Markets near Burton St looking south



Figure 3.5 Key View 2: Looking west from Bradfield Bowling Green



Figure 3.6 Key View 3: Corner of Burton and Fitzroy Street looking north





Figure 3.7 Key View 4: Glen Street looking north





Figure 3.8 Key View 5: Glen Street looking south



4.0 VISUAL IMPACT ASSESSMENT

4. VISUAL IMPACT ASSESSMENT

The following pages detail the visual impact assessment from each of the five selected viewpoints.

For each selected view the assessment includes:

- an image of the viewpoint and angle of view
- the location and distance to the Project.
- nature of the receptor type
- a description of the view
- impact assessment evaluation table.

4.1 Additional Building Height

While the Planning Proposal is seeking additional building height, it should be noted that there are no public domain locations within the immediate locality from which any loss of views to the Harbour Bridge, Sydney Harbour or Sydney Opera House would be additionally impacted by virtue of the extra building storeys.

4.2 Photographic Format of Images

Note that the photographs for each viewpoint in this assessment have been photographed with a DSLR camera (full frame sensor) with the focal length set at 50mm (which is deemed to be as close as replicable to the human eye). Where necessary two or more photographs have been stitched together to assist in illustrating the full extent of the building or element being assessed.


4.1 VIEWPOINT ANALYSIS

The following section assesses the visual impact of the Project on each of the selected viewpoints shown in Figure 13. This includes a description of the current view from each viewpoint followed by a discussion of the potential visual impacts of the SSP Proposal on that view. Each viewpoint is accompanied by a photograph of the current view. For residential receptors access was not possible to the property itself and so drone photography was undertaken (see Section 6.0). The description of visual impact is estimated from the property's main dwelling area.

For a detailed description of the assessment factors and impact ratings used, see 'Methodology'.

EXAMPLE

VIEWPOINT X



Viewpoint number

Location map

Outline of proposed works

Photo location and direction marker

Location

Blackwattle Bay Park

Distance to Proposal
xxx metres

Viewpoint location

Distance to centre of Investigation Area

Receptors

xx

Description of the viewers

Current View

xx

Description of current views

VISUAL IMPACT

xx

Description of expected visual impact

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				SUMMARY OF RATINGS
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	MAGNITUDE OF CHANGE	
Public Re-serve	1	L	M	L	L	L	M/L

Assessment matrix table

Visual Impact Rating

MODERATE/LOW

Overall visual impact rating

VISIBLE

- Refurbished dolphin wharf
- Dolphin wharf pontoons
- Berthed boats

4.1.1 Scoring System

The overall impact rating of a proposal on any given receptor is based on factors of magnitude and sensitivity. The scores for each assessment factor within the matrix table are totalled and an average taken. The following scores are used to determine the overall visual impact rating (refer Methodology section of this report):

Low	Minorsly adverse visual impact
Moderate/Low	Slightly adverse visual impact
Moderate	Moderately adverse visual impact
Moderate/High	Moderately to highly adverse visual impact
High	Highly adverse visual impact

4.1.2 Viewer Height

The Land and Environment Court (*Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor 2013*) states that 'the impact on appreciation of a public domain view should not be subject to any eye height constraint. A public domain view is one that is for the enjoyment of the whole population, old or young and whether able-bodied or less mobile.'

Although the photos and photomontages within this study have been taken at standing eye level, the assessment of visual impacts on each viewpoint is relevant to both sitting and standing positions. The difference between the two is not considered significant enough from any one viewpoint to justify a separate assessment.

VIEWPOINT 1

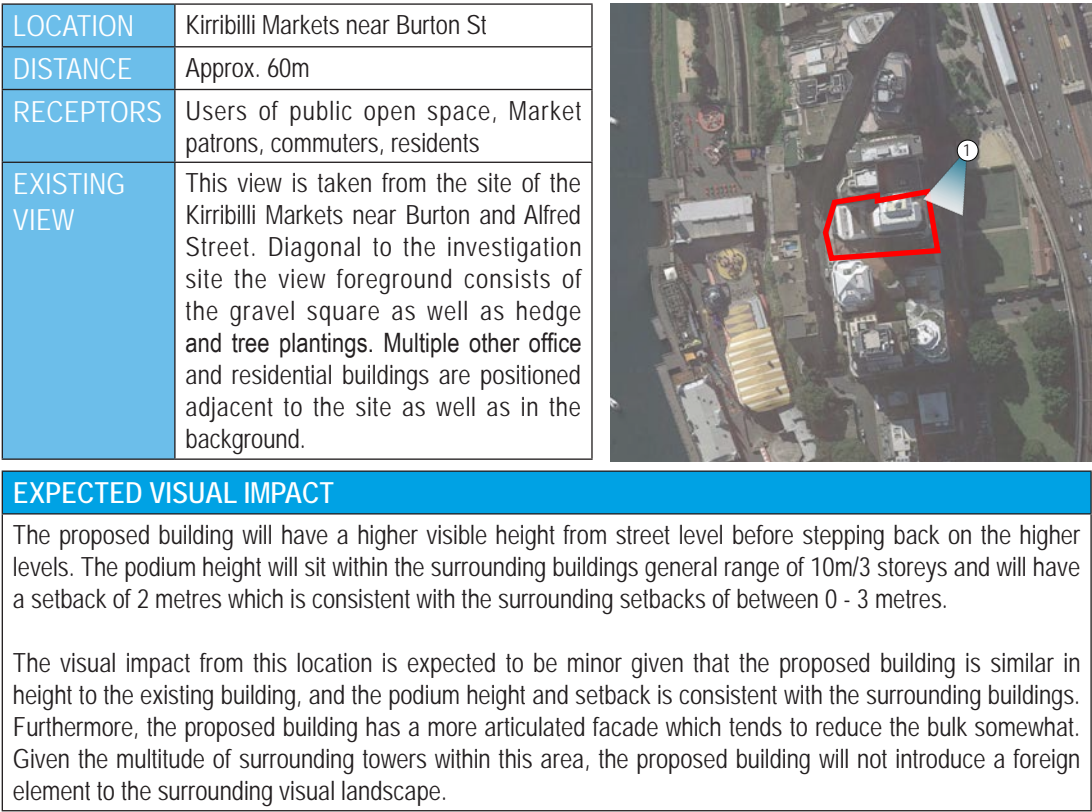


Figure 4.1

IMPACT ASSESSMENT BEFORE MITIGATION

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	1	M/H	M/H	L	L	L	L
Visual Impact Rating		LOW					

Figure 4.2



Key View 1: Burton Street looking south

VIEWPOINT 2

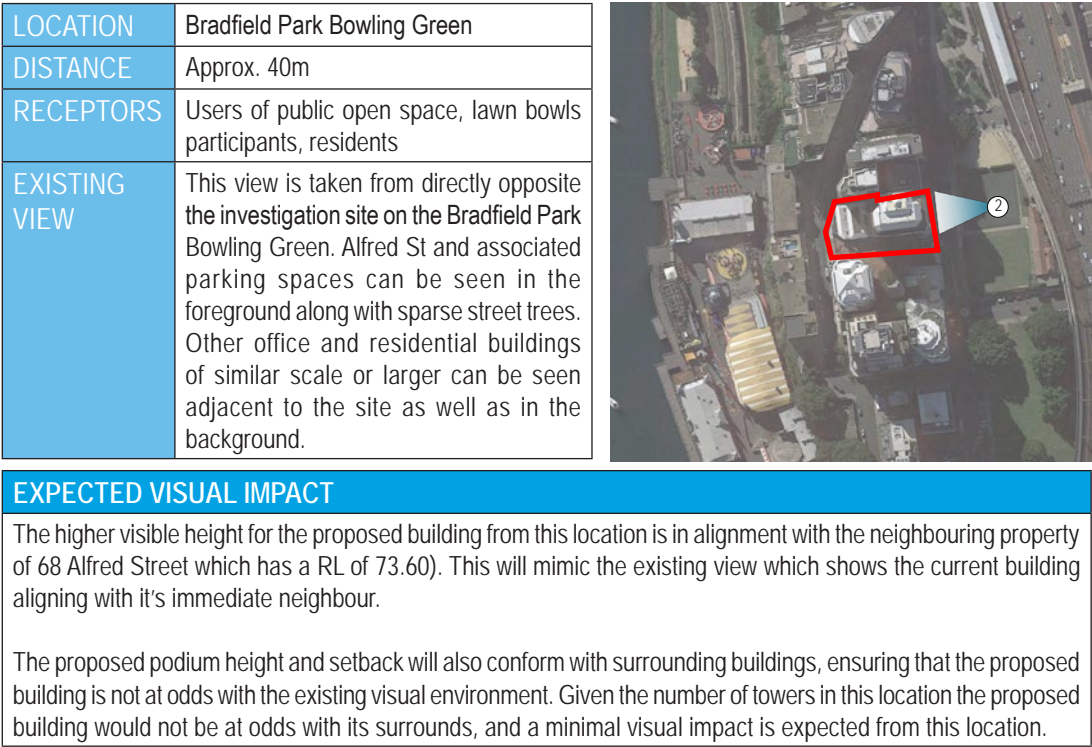
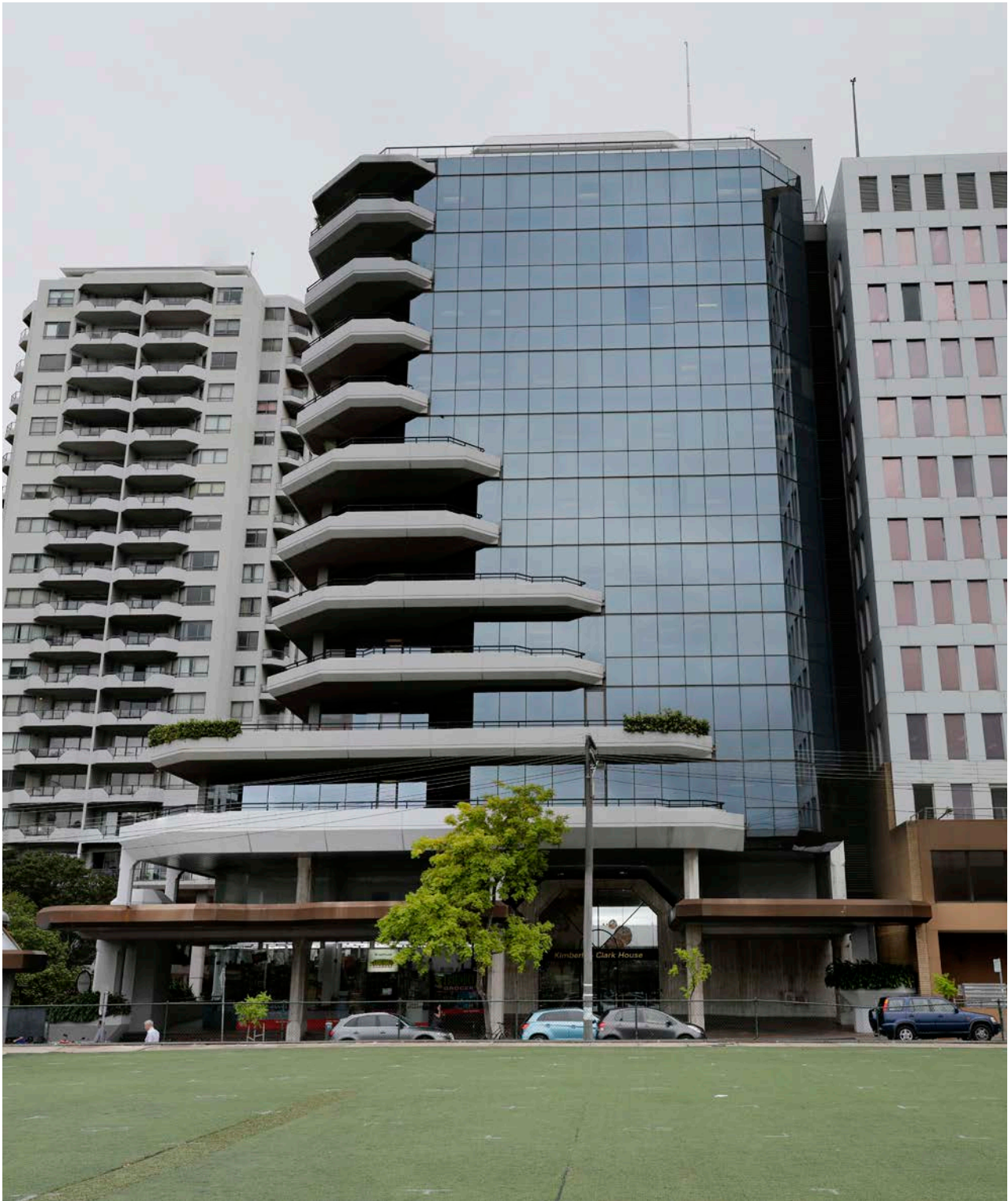


Figure 4.3

IMPACT ASSESSMENT BEFORE MITIGATION

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	2	M/H	M/H	L	L	L	L
Visual Impact Rating		LOW					

Figure 4.4



Key View 2: Looking west from Bradfield Park Bowling Green

VIEWPOINT 3

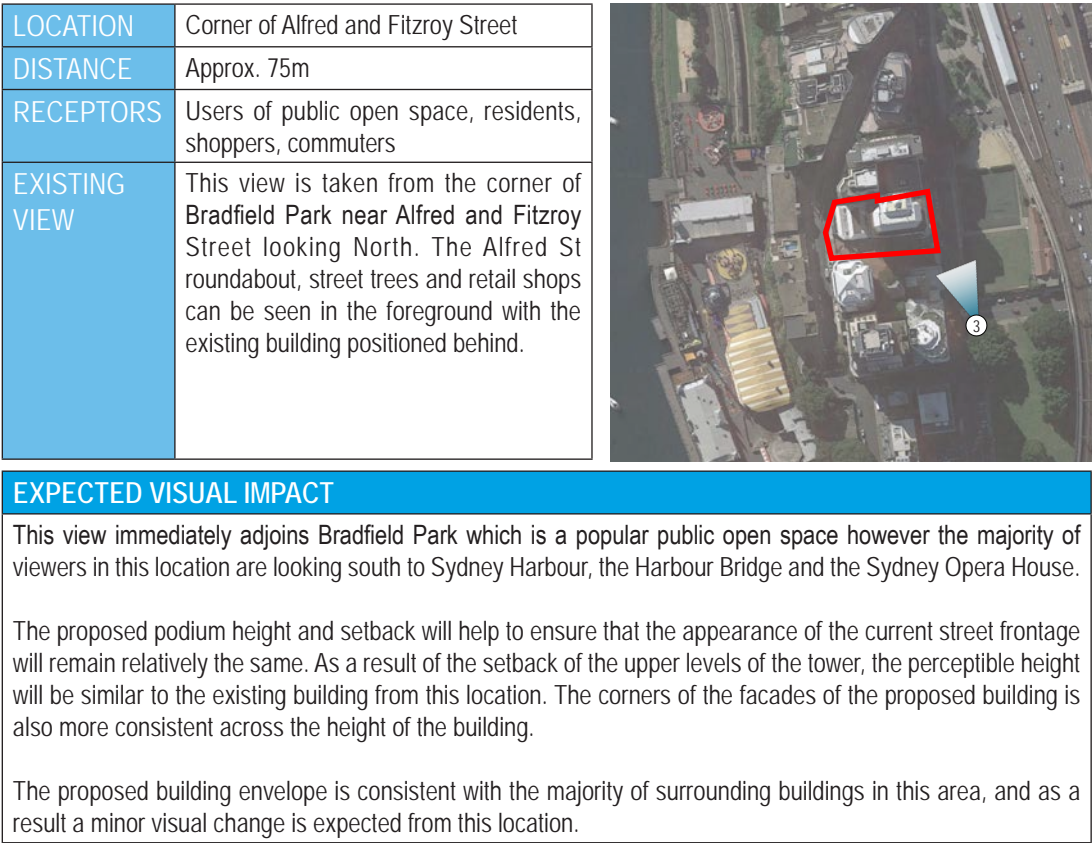


Figure 4.5

IMPACT ASSESSMENT BEFORE MITIGATION

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	3	M/H	M/H	L	L	L	L
Visual Impact Rating		LOW					

Figure 4.6



Key View 3: Corner of Burton and Fitzroy Street looking north

VIEWPOINT 4

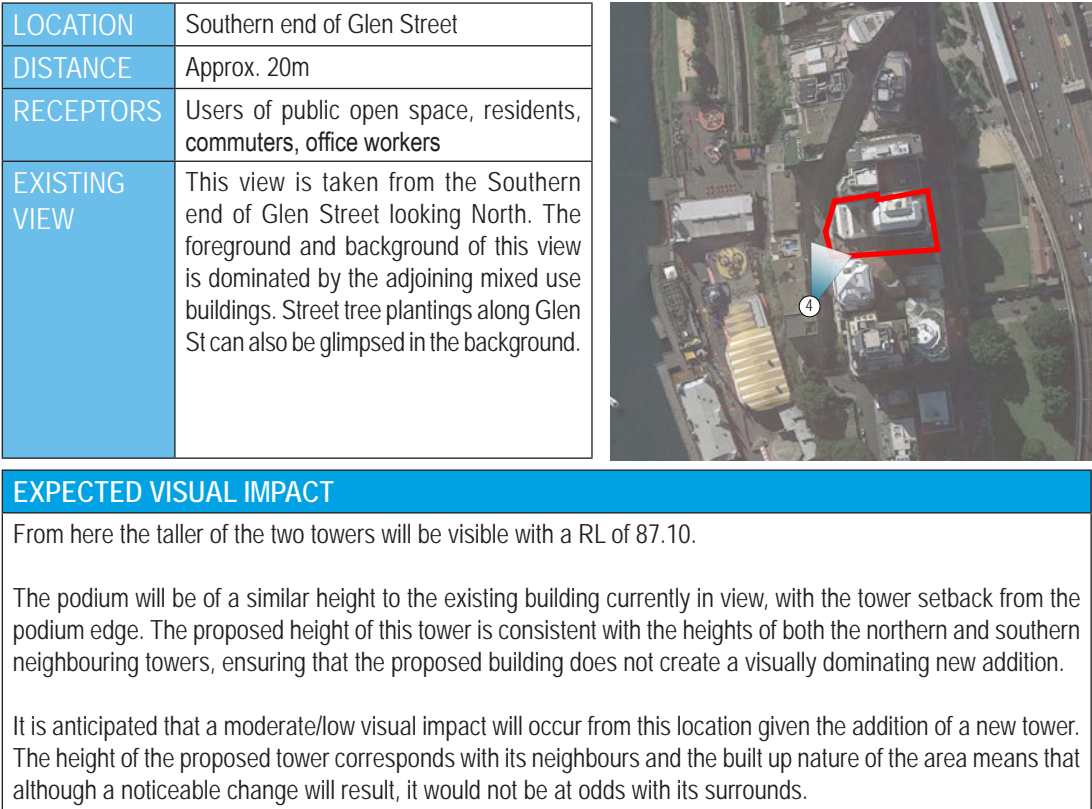


Figure 4.7

IMPACT ASSESSMENT BEFORE MITIGATION

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	4	M/L	H	M/H	L	M	M/L
Visual Impact Rating		MODERATE/LOW					

Figure 4.8



Key View 4: Glen Street looking north

VIEWPOINT 5

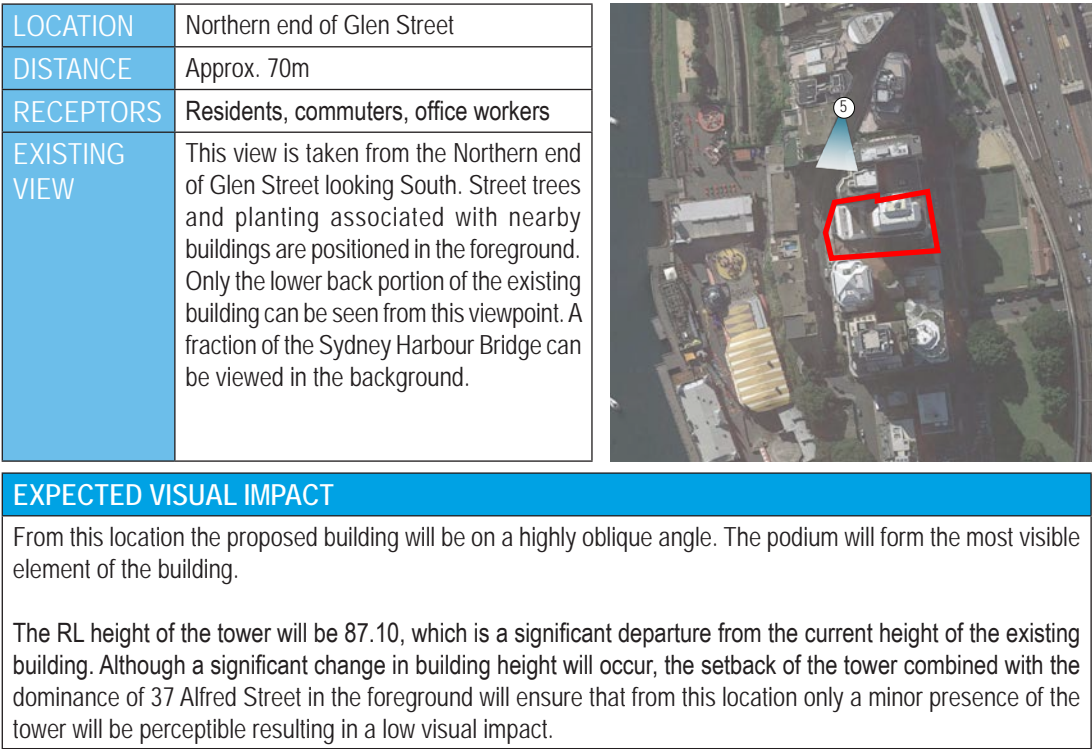


Figure 4.9

IMPACT ASSESSMENT BEFORE MITIGATION

RECEPTOR TYPE	RECEPTOR IDENTIFICATION	RECEPTOR SENSITIVITY	MAGNITUDE				
			DISTANCE	QUANTUM OF VIEW	PERIOD OF VIEW	SCALE OF CHANGE	SUMMARY OF RATINGS
Public	4	M/L	H	L	L	L	L
Visual Impact Rating		LOW					

Figure 4.10



Key View 5: Glen Street looking south
BALMAIN, SYDNEY, NSW, AUSTRALIA



5.0 VISUAL IMPACT MITIGATION RECOMMENDATIONS

5. VISUAL IMPACT MITIGATION

5.1 APPROACHES TO MITIGATION

There are typically four broad approaches to mitigating the visual impacts of any change to a scene that entails built form development. These are through:

- *Avoidance* – where the visual impact of the proposal is deemed of a scale that cannot be mitigated by any of the approaches outlined below, this approach implies relocating the proposal elsewhere on the site with lesser visual impacts or not proceeding with the proposal on the site at all
- *Reduction* – typically this approach seeks to mitigate impacts through the reduction of some part of the proposed structure or development (ie. reduced height, downscaling or omission of parts of the built structure/s)
- *Alleviation* – this approach entails design refinements to the proposal to mitigate visual impacts. These refinements might typically include built form articulation, choice of material reflectivity alleviation, colour choices and/or planting design
- *Offsite Compensation* – where none of the above approaches will provide adequate visual impact mitigation for offsite visual receptors, this approach entails offsite works on the land from which the viewpoint is experienced (eg screening close to the viewpoint).

Set out below are the relevant responses to these approaches with respect to the Project.

Applicability of Mitigation to the Planning Proposal

Given that the new building will stand on the site of an existing building with a similar footprint and the additional building height sought would not have significant additional visual impact, the need for Avoidance, Reduction or Offsite Compensation would not be warranted.

Some Alleviation may be required during the design development once fuller details are available on lighting, streetscape design and building finishes.

In the same vein some Alleviation may also be required during the construction phase to minimise visual impacts from the adjoining public domain.

Construction Phase

It can be expected that there will be some visual impact experienced during the demolition and construction phase (cranes, scaffolding, construction plant etc). However, these impacts would be temporary in nature and any mitigation if required, should be assessed when the construction methodology and associated elements are known.



6. VIEW SHARING AND VIEW LOSS ASSESSMENT

The following pages detail the view loss assessment from each of the representative images provided by the project Architects. This includes a description of the current view from each viewpoint followed by a discussion of the potential view loss as a result of the Proposal.

The view loss assessment is carried out against the 4 steps as per the planning Principles established in Tenacity. For a detailed description of the assessment factors and impact ratings used, see 'Methodology'.

ASSESSMENT OF VIEW LOSS

1 - Assessment of the View to be affected
With reference to the extent and nature of the view to be affected the following ratings are used to determine the value of the view in question:

Low	Low value view
Moderate/Low	Moderate / Low value view
Moderate	Moderate value view
Moderate/High	Moderate / High value view
High	High value view

The residential building at 37 Glen Street is comprised of 26 storeys, many of the residential units have views over Sydney Harbour and towards Sydney Harbour Bridge. The views afforded by these units are deemed of High Value, given that they are whole views of the water and in many cases whole or part views of the Sydney Harbour Bridge.

2 - Consideration from what part of the property the views are obtained

For the purpose of this view loss assessment, representative units have been selected by the project Architects on levels 12, 21 and 26 to assess the view loss from the living areas and bedrooms.

Representative views are provided from within the living areas of these properties under the assumption that these are the areas which are inhabited the most within each apartment

3 - Assessment of the Extent of the Impact

The images overleaf illustrate the before and after views from the representative levels selected of the residential building at 37 Glenn Street. For each view the view loss is assessed qualitatively against the following classifications:

Negligible	Negligible visual view impact
Minor	Minor adverse view impact
Moderate	Moderately adverse view impact
Severe	Severely adverse view impact
Devastating	Devastatingly adverse visual view impact

It should be noted that the modelled views that follow are from single point locations. They do not provide confirmation that any additional or different view loss might be experienced from elsewhere in the room or on a balcony. Accordingly, the lowest view loss rating is 'Negligible'.

4 - Assessment of the Reasonableness of the Proposal

The reasonableness of the proposal is addressed within the summary of this section, providing:

- An assessment in terms of compliance with applicable planning controls and whether a different or complying design must produce a better result
- Discuss means by which the visual impacts identified can be precluded, reduced or offset
- Draw conclusions on the overall view loss.



UPDATED VIEW SHARING AND VIEW LOSS IMAGES

Virtual Ideas have produced images to demonstrate the proposed changes to the Glen Street setback from Planning Proposal 03 (pp4/19) and Planning Proposal 04. The additional setback is from 3m to 4.8m to the Glen Street frontage to allow for view sharing to neighbouring 37 Glen Street (pgs 56-61).

Pgs 62-91 cover the view loss from the previous proposal (Planning Proposal 03 (pp4/19)).

VIEW IMPACT ASSESSMENT FROM PP04

VIEW 5



Plan view of camera - Level 12 (RL 44.85m)

Southern Elevational view of camera

LOCATION	Level 12, 37 Glenn Street - Western Apartment - Balcony - View 5
ASSESSMENT OF VIEW	<p>The foreground of the view is dominated by surrounding buildings. Beyond this to the extreme left of the view a portion of the iconic Sydney Harbour Bridge can be seen, with tall commercial and residential towers in the CBD and Barangaroo also visible.</p> <p>The right hand side of the view is dominated by harbour and foreshore views looking south-west into the distance.</p> <p>Overall the view is considered to be of high importance as a result of the Harbour Bridge and the amount of water/harbour that can be seen.</p>
EXTENT OF IMPACT	
<p>The loss of view of the iconic Sydney Harbour Bridge has been reduced as a result of the proposed modifications to the Proposal, however view loss of a portion of the bridge still occurs.</p> <p>The view of the harbour to the right hand side of the view remains unchanged by the proposal.</p> <p>As a result of the reduction in the level of view loss of the Sydney Harbour Bridge the rating has reduced from a severe to a high-moderate visual impact.</p>	



View 5 - PP4/19 (PP03)



View 5 - Current Proposal (PP04)

VIEW IMPACT ASSESSMENT FROM PP04

VIEW 7



Plan view of camera - Level 21 (RL 67.5m)

Southern Elevational view of camera

LOCATION	Level 21, 37 Glenn Street - Western Apartment - Living Room - View 7
ASSESSMENT OF VIEW	<p>Dawes Point and commercial towers in the CBD, and towers at Barangaroo are visible from the left hand window, as is the harbour.</p> <p>The right hand window has expansive views of the harbour and McMahons Point and Blues Point Reserve. In the distance can be see Goat Island as well as expansive views of a range of buildings, vegetation and ANZAC Bridge to the south-west.</p> <p>This view is considered of high importance as a result of the expansive harbour views.</p>
EXTENT OF IMPACT	
<p>As a result of proposed changes the visibility of the Proposal has been reduced which allows for greater long distance views to a number of high-rise buildings in the CBD. A small reduction in the obstruction of water views has also occurred.</p> <p>The Proposal will not be visible from the right hand window and will continue to have no impact on this view.</p> <p>Although a reduction in visibility of the Proposal has occurred, the overall impact remains at low.</p>	



View 7 - PP4/19 (PP03)



View 7 - Current Proposal (PP04)

VIEW IMPACT ASSESSMENT FROM PP04

VIEW 8



Plan view of camera - Level 21 (RL 67.5m)

Southern Elevational view of camera

LOCATION	Level 21, 37 Glenn Street - Western Apartment - Living Room - View 8
ASSESSMENT OF VIEW	<p>Expansive views of Sydney Harbour are possible from both windows. The left hand window affords views of the towers at Barangaroo, Walsh Bay and the harbour.</p> <p>The right hand window has expansive views of the harbour and McMahon's Point and Blues Point Reserve. In the distance can be seen Goat Island as well as expansive views of a range of buildings and vegetation.</p> <p>The view as a whole (from both windows) is considered to be of high importance.</p>
EXTENT OF IMPACT	
<p>Only a fraction the Proposal is visible at the extreme edge of the left-hand side window. This results in a significant reduction of view loss from the PP03 design. As a result the visual impact has reduced from the previous rating of low to negligible as a result of the increased setback.</p>	



View 8 - PP4/19 (PP03)



View 8 - Current Proposal (PP04)

VIEW IMPACT ASSESSMENT FROM PP03

VIEW 1



Plan view of camera - Level 12 (RL 44.85m)

Southern Elevational view of camera

LOCATION	Level 12, 37 Glenn Street - Western Apartment - Living Room - View 1
ASSESSMENT OF VIEW	<p>Views of the harbour are primarily visible looking south-west from the right hand side of the image, with significant long distance views across the open water possible.</p> <p>The left hand window is primarily dominated by built form of surrounding buildings, however a partial of water is visible, as is a partial view of the Sydney Harbour Bridge. Tower blocks located within the city are visible beyond this.</p> <p>The views across the harbour are considered high value given they are significant water views.</p>
EXTENT OF IMPACT	
<p>The proposal is not visible when looking from the right hand side window and therefore the view of the harbour is not impacted.</p> <p>The proposal is visible from the left hand side window and will eliminate the partial water view, the partial view of the Sydney Harbour Bridge and the majority of CBD buildings visible. As these views are partial as a result of the existing level of built form in the view they are considered less significant than the harbour views, however given the iconic nature of the Sydney Harbour Bridge the loss of this view is considered moderate.</p>	



View 1 without building



View 1 with building

VIEW 2



Plan view of camera - Level 12 (RL 44.85m)

Southern Elevational view of camera

LOCATION	Level 12, 37 Glenn Street - Western Apartment - Master Bedroom - View 2
ASSESSMENT OF VIEW	Existing built form comprises a significant amount of the view. A very small fraction of the harbour is visible. The headland of Barangaroo Reserve is visible, as are a number of buildings in the distance and is considered a partial view.
EXTENT OF IMPACT	
A negligible level of the proposal is visible from this location and is not considered significant enough to have any impact on the view and therefore has a negligible visual impact.	



View 2 without building



View 2 with building

VIEW 3



Plan view of camera - Level 12 (RL 44.85m)

Southern Elevational view of camera

LOCATION	Level 12, 37 Glenn Street - Southern Apartment - Living Room - View 3
ASSESSMENT OF VIEW	A clear view over Lavender Bay towards McMahons Point is possible from this location. This view continues west over the harbour affording long distance views over the harbour. This view is considered high importance as it is a whole view.
EXTENT OF IMPACT	
A negligible level of the proposal is visible from this location and does not impact on the view to any significant level, therefore a negligible visual impact will result.	



View 3 without building



View 3 with building

VIEW 4



Plan view of camera - Level 12 (RL 44.85m)

Southern Elevational view of camera

LOCATION	Level 12, 37 Glenn Street - Southern Apartment - Master Bedroom - View 4
ASSESSMENT OF VIEW	The current view is a combination of built form from both the surrounding buildings as well as the edge of 37 Glen Street and harbour views. Long distance views westwards towards a mixture of building types and mature vegetation is possible. The view is considered of moderate importance given the level of water visible.
EXTENT OF IMPACT	
The edge of the proposal will be visible at the left hand side of the window. This will obstruct a small portion of harbour and long distance views which will increase the level of built form visible and have a moderate impact on the overall view.	



View 4 without building



View 4 with building

VIEW 5



Plan view of camera - Level 12 (RL 44.85m)

Southern Elevational view of camera

LOCATION	Level 12, 37 Glenn Street - Western Apartment - Balcony - View 5
ASSESSMENT OF VIEW	<p>The foreground of the view is dominated by surrounding buildings. Beyond this to the extreme left of the view a portion of the iconic Sydney Harbour Bridge can be seen, with tall commercial and residential towers in the CBD and Barangaroo also visible.</p> <p>The right hand side of the view is dominated by harbour and foreshore views looking south-west into the distance.</p> <p>Overall the view is considered to be of high importance as a result of the Harbour Bridge and the amount of water/harbour that can be seen.</p>
EXTENT OF IMPACT	
<p>A small portion of the proposal will be visible to the left of the view. This will result in the loss of view of a portion of the Sydney Harbour Bridge and harbour that can currently be seen. A small portion of the Harbour Bridge will still be visible beyond this.</p> <p>The view of the harbour to the right hand side of the view will not be impacted by the proposal.</p> <p>As a result of a partial loss of view of an iconic Sydney landmark a severe visual impact will result even though the majority of the view will not be impacted.</p>	



View 5 without building



View 5 with building

VIEW 6



Plan view of camera - Level 12 (RL 44.85m)

Southern Elevational view of camera

LOCATION	Level 12, 37 Glenn Street - Southern Apartment - Balcony - View 6
ASSESSMENT OF VIEW	<p>Neighbouring buildings can be seen in the lower half of the view. To the extreme left of the view can be seen commercial towers at Barangaroo.</p> <p>Beyond the neighbouring buildings Lavender Bay and McMahon's Point is clearly visible. The harbour and foreshore can be seen receding westwards into the distance.</p> <p>The view is considered of high importance as a result of the high level of water views.</p>
EXTENT OF IMPACT	
<p>A small portion of the proposal will be visible to the left of the view. This will result in a loss of views of a small portion of neighbouring built form as well as views of the commercial towers at Barangaroo. Views of the harbour will not be impacted.</p> <p>A low visual impact is expected as a result of a small portion of built form being obstructed and harbour views remaining intact.</p>	



View 6 without building



View 6 with building

VIEW 7



Plan view of camera - Level 21 (RL 67.5m)

Southern Elevational view of camera

LOCATION	Level 21, 37 Glenn Street - Western Apartment - Living Room - View 7
ASSESSMENT OF VIEW	<p>Dawes Point and commercial towers in the CBD, and towers at Barangaroo are visible from the left hand window, as is the harbour.</p> <p>The right hand window has expansive views of the harbour and McMahons Point and Blues Point Reserve. In the distance can be see Goat Island as well as expansive views of a range of buildings, vegetation and ANZAC Bridge to the south-west.</p> <p>This view is considered of high importance as a result of the expansive harbour views.</p>
EXTENT OF IMPACT	
<p>As a result of the proposal views of CBD towers and the majority of Dawes Point will be obstructed, as will a portion of the water views of the harbour.</p> <p>The proposal will not be visible from the right hand window and will have no impact on this view.</p> <p>As a result of the obstruction of CBD views and the loss of some harbour views from the left hand window, a low impact is anticipated.</p>	



View 7 without building



View 7 with building

VIEW 8



Plan view of camera - Level 21 (RL 67.5m)

Southern Elevational view of camera

LOCATION	Level 21, 37 Glenn Street - Western Apartment - Living Room - View 8
ASSESSMENT OF VIEW	<p>Expansive views of Sydney Harbour are possible from both windows. The left hand window affords views of the towers at Barangaroo, Walsh Bay and the harbour.</p> <p>The right hand window has expansive views of the harbour and McMahon's Point and Blues Point Reserve. In the distance can be seen Goat Island as well as expansive views of a range of buildings and vegetation.</p> <p>The view as a whole (from both windows) is considered to be of high importance.</p>
EXTENT OF IMPACT	
<p>A small portion of the proposal will be visible from the left hand window. This will obstruct a small portion of the towers located at Barangaroo and harbour.</p> <p>Given the limited visibility of the proposal and that the majority of the view remains intact, a low visual impact will result.</p>	



View 8 without building



View 8 with building

VIEW 9



Plan view of camera - Level 21 (RL 67.5m)

Southern Elevational view of camera

LOCATION	Level 21, 37 Glenn Street - Western Apartment - Master Bedroom - View 9
ASSESSMENT OF VIEW	<p>The lower segment of the window consists of built-form from surrounding buildings. Above this clear views of the harbour are possible. In the distance can be seen Barangaroo Reserve, and beyond this Balmain East and Pyrmont.</p> <p>The view is considered to be of high importance given the clear view of the harbour and long distance views.</p>
EXTENT OF IMPACT	
A very small portion of the proposal will be visible to the left hand side of the window. This will result in a very small portion of the harbour and long distance view being lost. As a result, a negligible overall visual impact will occur.	



View 9 without building



View 9 with building

VIEW 10



Plan view of camera - Level 21 (RL 67.5m)

Southern Elevational view of camera

LOCATION	Level 21, 37 Glenn Street - Southern Apartment - Living Room - View 10
ASSESSMENT OF VIEW	<p>Expansive views of Sydney Harbour are possible from the window, as is McMahons Point and Blues Point Reserve. In the distance can be see Goat Island as well as expansive views of a range of buildings and vegetation beyond this.</p> <p>The view as a whole is considered to be of high importance as a result of the clear water views.</p>
EXTENT OF IMPACT	
<p>An almost imperceptible level of the proposal is visible to the left of the window. This will result in a very small portion of the harbour becoming obstructed. Given the highly limited view of the proposal, a negligible impact on the overall view will occur.</p>	



View 10 without building



View 10 with building

VIEW 11



Plan view of camera - Level 21 (RL 67.5m)

Southern Elevational view of camera

LOCATION	Level 21, 37 Glenn Street - Southern Apartment - Master Bedroom - View 11
ASSESSMENT OF VIEW	<p>Views of the harbour are possible from this location, as is uninterrupted long distance views beyond. Built form from the edge of 37 Glen Street is visible to the right of the window, as is a small amount from neighbouring buildings at the bottom of the window.</p> <p>The view is considered to be of high importance as a result of the harbour views.</p>
EXTENT OF IMPACT	
<p>A small amount of the proposal will be visible to the left of the window. This will result in the loss of view of some of the harbour and will create a narrowed field of view between 37 Glen Street and the proposal.</p> <p>Although views of the harbour and long distance views will still be possible from this location, the narrowing of the view and loss of some harbour view will result in a moderate visual impact.</p>	



View 11 without building



View 11 with building



Plan view of camera - Level 26 (RL 78.8m)

Southern Elevational view of camera

LOCATION	Level 26, 37 Glenn Street - Loung Room - View 12
ASSESSMENT OF VIEW	<p>The overall view when combined from the three windows is an expansive panorama of Sydney Harbour. To the right can be seen McMahons Point and Blues Point Reserve. A large portion of the harbour is visible in the central and left hand side windows, with Walsh Bay and the commercial towers of Barangaroo also visible.</p> <p>The overall view is considered to be of high importance as a result of the panoramic view of the harbour that it affords.</p>
EXTENT OF IMPACT	
The proposal is not visible from any of the locations and will have no impact on the view.	

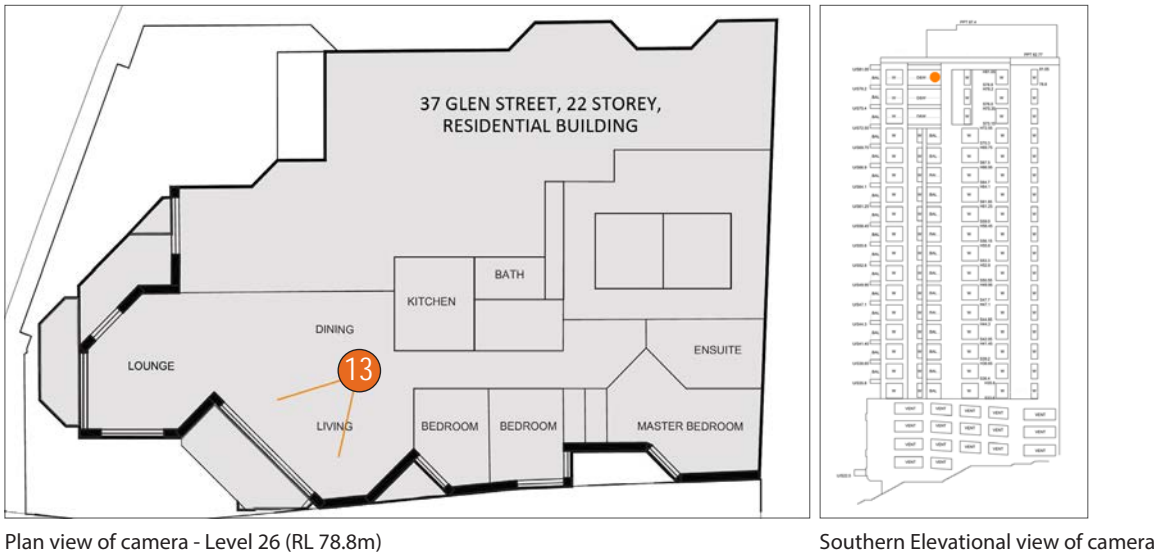


View 12 without building



View 12 with building

VIEW 13



LOCATION	Level 26, 37 Glenn Street - Living Room - View 13
ASSESSMENT OF VIEW	<p>An expansive panorama of Sydney Harbour is visible from this location.. To the right can be seen Blues Point Reserve and long distance views looking south-west. A large portion of the harbour is visible in the central and left hand side windows, with Walsh Bay, Dawes Point and the commercial towers of Barangaroo also visible.</p> <p>The overall view is considered to be of high importance as a result of the panoramic view of the harbour that it affords.</p>
EXTENT OF IMPACT	
<p>The proposal will be visible to the left of the view, which will obstruct views towards Barangaroo and Dawes Point, as well as a portion of Walsh Bay. This will result in view loss and a narrowing of the overall view from this location, although a significant portion of the harbour will remain visible. A moderate visual impact will result overall.</p>	



View 13 without building



View 13 with building

VIEW 14



Plan view of camera - Level 26 (RL 78.8m)

Southern Elevational view of camera

LOCATION	Level 26, 37 Glenn Street- Master Bedroom - View 14
ASSESSMENT OF VIEW	<p>Views of the harbour are possible from this location, as is uninterrupted long distance views beyond. Built form from the edge of 37 Glen Street is visible to the right of the window, as is a small amount from neighbouring buildings at the bottom of the window.</p> <p>The view is considered to be of high importance as a result of the harbour views.</p>
EXTENT OF IMPACT	
<p>A very small portion of the proposal will be visible to the bottom left of the window, with the rest of the proposal becoming almost imperceptible when moving towards the top of the window.</p> <p>A small portion of the harbour view will be replaced by built form, however the overall view will remain largely intact which will result in a low visual impact.</p>	

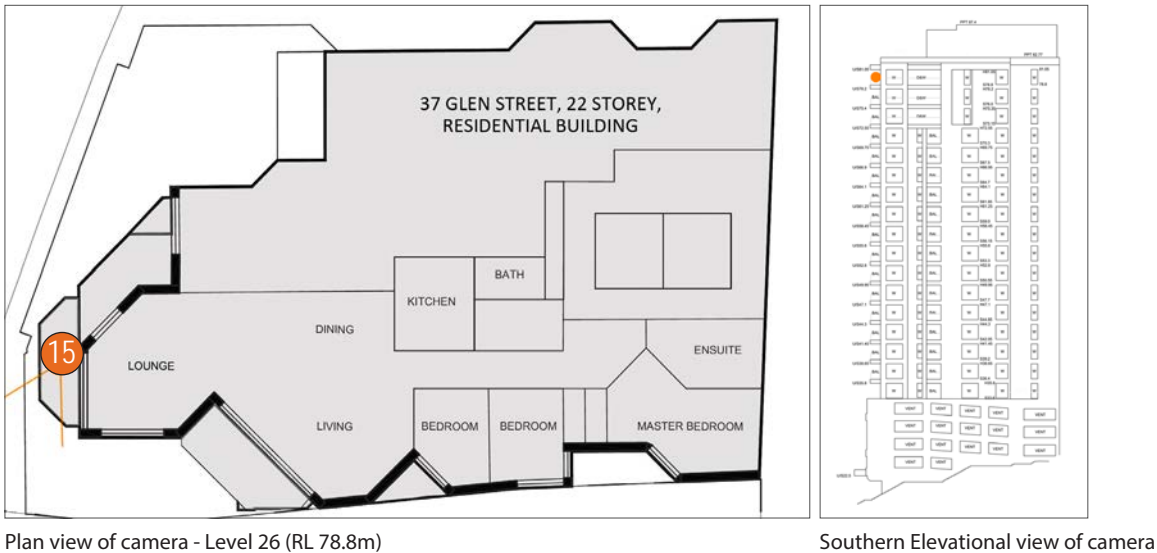


View 14 without building



View 14 with building

VIEW 15



LOCATION	Level 26, 37 Glenn Street - Balcony - View 15
ASSESSMENT OF VIEW	<p>An uninterrupted panoramic view of Sydney Harbour can be seen from this location. To the left of the view a partial view of the iconic Sydney Harbour Bridge is possible. The CBD, Barangaroo, Dawes Point, Walsh Bay, Blues Point Reserve and McMahons Point are all visible from this location, as is expansive water views of the harbour. Long distance views to the south-west also result from this viewpoint.</p> <p>Built form from neighbouring buildings can be seen to the extreme left and bottom of the view.</p> <p>This view is considered to be of high importance as a result of the panoramic view of Sydney Harbour and the iconic Harbour Bridge</p>
EXTENT OF IMPACT	
<p>A small portion of the proposal is visible to the extreme left of the view. This will result in views of existing built form being lost, however this will not impact on views of the Harbour Bridge or the harbour and will therefore have a negligible visual impact.</p>	



View 15 without building



View 15 with building



ASSESSMENT OF THE REASONABLENESS OF THE PROPOSAL

For the purpose of this view loss assessment representative views from within the adjoining building to the north (37 Glen Street) have been assessed based on those views that would be impacted by the additional building height sought under this Planning Proposal and as such assessment is provided on the height assumptions made within the proposal based on adjacent property heights.

Design Objectives to Minimise View Loss

With respect to the rationale behind the building design to minimise view loss, the following explanation from the planner's report (Ethos Urban P/L) has been considered:

The approach to the scheme's massing has been to concentrate the bulk of the proposal in the western portion of the site and to reduce the intensity of the development in the eastern portion where the proposal is likely to impact the view corridors from 70 Alfred Street. At the Alfred Street frontage, the chamfered envelope has been designed to facilitate view sharing.

At the Glen Street frontage, the Indicative Concept Scheme has sought to preserve views by locating the massing behind the building line established by adjoining developments. An increased setback at the upper levels is provided where the envelope aligns with 37 Glen Street.

The siting of the Indicative Concept Scheme respects the existing building alignment established along Alfred Street South and Glen Street, and consequently does not protrude forward in a way that would give rise to significant view loss impacts.

Overall it is considered that the surrounding built form along with the siting and configuration of the building envelope will minimise view impacts to the greatest extent possible.

When considering the reasonableness of any view loss from the selected viewpoints, the following has been considered, in line with the Planning Principles arising from Tenacity Consulting v Warringah Council (see Section 1):

- Compliance with applicable planning controls
- Whole or partial Views.

As previously outlined, the basis of this assessment is that of the proposed building height changes in the Planning Proposal and on this basis it is understood that the development would meet the applicable controls (already applying to adjoining buildings).

The majority of rating fall within the negligible to low visual impact. Only 1 rating of severe has been given (which reduces to high-moderate with the revised building setback) as well as 4 moderate impacts. Therefore the reasonableness test can be deemed to be met.



7.0 CONCLUSIONS

7. CONCLUSIONS

The following conclusions relate to the two elements of this VIA, namely visual impact assessment when viewed from public domain viewpoints and the extent of view loss from adjoining buildings.

VISUAL IMPACT ASSESSMENT

From the foregoing assessment it is noted that of the five viewpoints assessed one receives a 'moderate/low' rating, with the other four receiving 'low' ratings. It is also noted that:

- The building replaces an existing high rise building on the site
- The new building does not incur any significant additional view loss from the public domain towards Sydney Harbour and the Harbour Bridge, beyond the existing site's visual environment.

Consequently, this assessment concludes that the proposed development is of minimal visual impact when viewed from the public domain. With respect to some detail aspects of the new building and associated external works (street front and laneway) it could also reasonably be argued that the proposed development makes a positive contribution to the visual environment of the locality by virtue of:

- A simpler and more contemporary streetscape and laneway design
- a more articulated facade design that would appear less bulky
- A visibly more active and appealing street front on Alfred Street (shops, eating places and outdoor space in the adjoining laneway)
- A wider and less cluttered pedestrian street front on Glenn Street
- New street tree planting.

Accordingly, no mitigation measures are considered warranted at this juncture in the planning process. It is suggested that some minor mitigation measures may need to be considered with respect to specific details during the design development phase and the construction methodology design stage (eg materials, finishes, reflectivity etc). These assessments should be carried out when this further detail is available.

VIEW LOSS ASSESSMENT

The viewpoints selected are primarily from the living areas (with a some bedroom locations as well) accepting that these are the areas which are inhabited the most within each apartment. It is recognised that there are potential impacts from additional areas of these units where partial or oblique views are afforded, however they do not form part of this assessment as they are afforded views from the sides of the property across the land of this development proposal. Tenacity Consulting v Warringah Council principle 27 acknowledges that:

"...the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries... The expectation to retain side views...is often unrealistic"

Furthermore, principle 28 of Tenacity Consulting v Warringah Council acknowledges that different areas within a given property carry varying levels of significance. *"The impact of views from living areas is more significant than from bedrooms or service areas..."*, which is relevant for the southern boundary of 37 Glen Street as these views relate to bedrooms, and are therefore not primary habitable space and less likely to be occupied.