

# urbaine

**D E S I G N      G R O U P**

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

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## **APPENDIX A**

Planning Proposal:  
Nos.2-6, Dee Why Parade, part of 8, Dee Why Parade, 10-12,  
Dee Why Parade and part of 2, Clarence Avenue.

Visual Impact Assessment Report,  
December 8, 2023

# VIEWPOINT 01



Site images

P02 DJI\_0269 A.JPG



Photomontaged view of new proposal

P02 DJI\_0269 C.JPG



Visual impact in cyan with red outline

P02 DJI\_0269 D.JPG



Difference between the complying and non-complying building envelope

P02 DJI\_0269 D2.JPG

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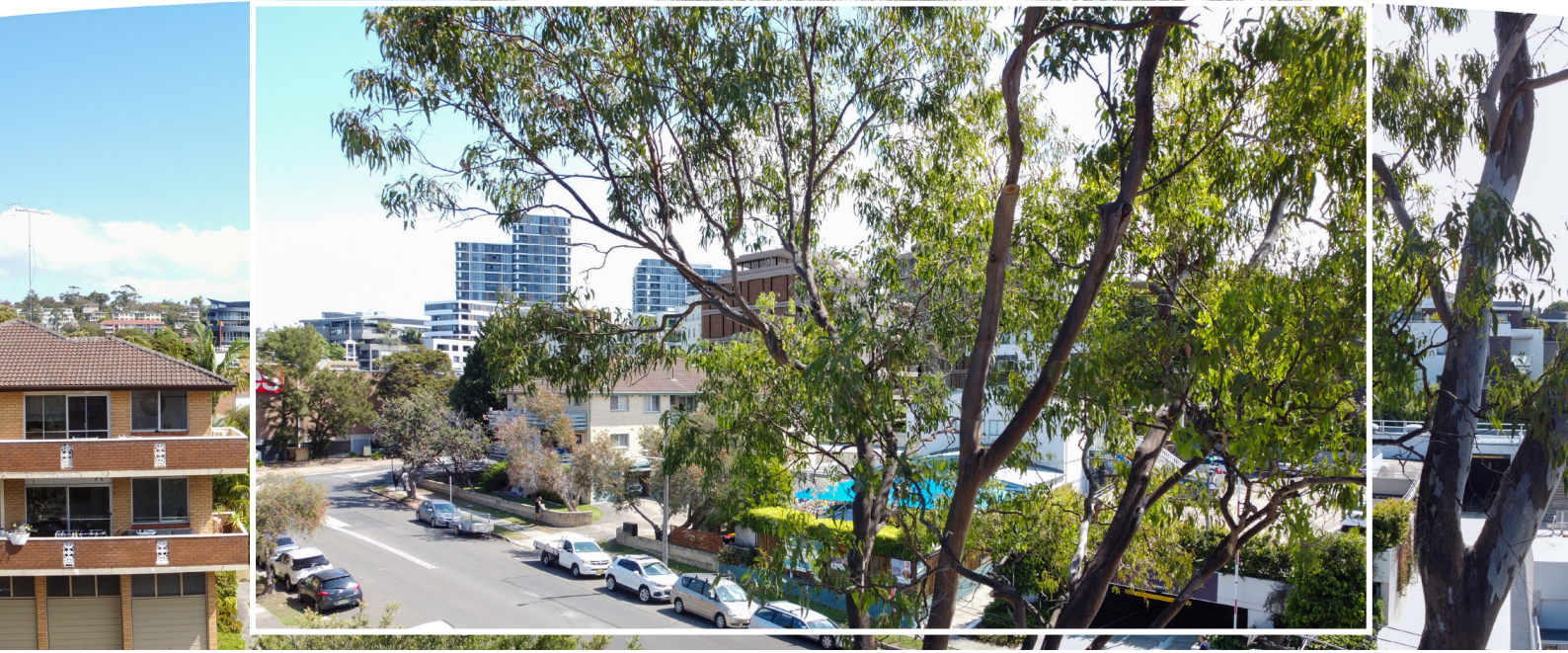
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## VIEWPOINT 02



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P03 DJI\_0282 D.JPG



Difference between the complying and non-complying building envelope

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# VIEWPOINT 03



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P04 DJI\_0291 A.JPG



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Visual impact in cyan with red outline

P04 DJI\_0291 D.JPG



Difference between the complying and non-complying building envelope

P04 DJI\_0291 D2.JPG



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# VIEWPOINT 04



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P05 DJI\_0301 A.JPG



Photomontaged view of new proposal

P05 DJI\_0301 C.JPG

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Visual impact in cyan with red outline

P05 DJI\_0301 D.JPG



Difference between the complying and non-complying building envelope

P05 DJI\_0301 D2.JPG



Panorama with nested image in white frame for additional context closer to natural field of view

# VIEWPOINT 05



Site images

P07 DJI\_0317 A.JPG



Photomontaged view of new proposal

P07 DJI\_0317 C.JPG



Visual impact in cyan with red outline

P07 DJI\_0317 D.JPG



Difference between the complying and non-complying building envelope

P07 DJI\_0317 D2.JPG

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# VIEWPOINT 06



Site images

P08 DJI\_0330 A.JPG



Photomontaged view of new proposal

P08 DJI\_0330 C.JPG



Visual impact in cyan with red outline

P08 DJI\_0330 D.JPG



Difference between the complying and non-complying building envelope

P08 DJI\_0330 D2.JPG

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# VIEWPOINT 07



Site images

P09 DJI\_0340 A.JPG



Photomontaged view of new proposal

P09 DJI\_0340 C.JPG



Visual impact in cyan with red outline

P09 DJI\_0340 D.JPG



Difference between the complying and non-complying building envelope

P09 DJI\_0340 D2.JPG

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# VIEWPOINT 08



Site images

P11 IMG\_0303 A.JPG



Photomontaged view of new proposal

P11 IMG\_0303 C.JPG

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Visual impact in cyan with red outline

P11 IMG\_0303 D.JPG



Difference between the complying and non-complying building envelope

P11 IMG\_0303 D2.JPG

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# VIEWPOINT 09



Site images

P13 IMG\_0328 A.JPG



Photomontaged view of new proposal

P13 IMG\_0328 C.JPG

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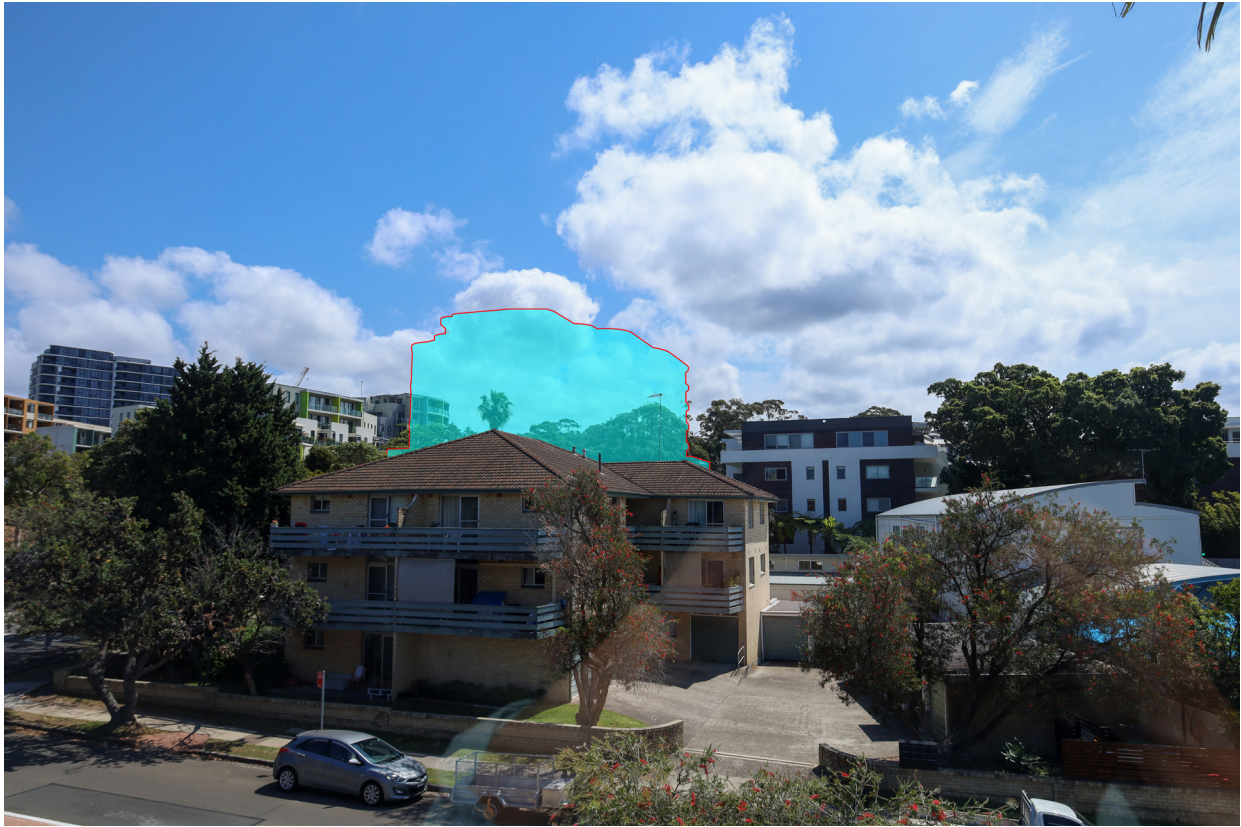
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Visual impact in cyan with red outline

P13 IMG\_0328 D.JPG



Difference between the complying and non-complying building envelope

P13 IMG\_0328 D2.JPG

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# VIEWPOINT 10



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P14 IMG\_0338 A.JPG



Photomontaged view of new proposal

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Visual impact in cyan with red outline

P14 IMG\_0338 D.JPG



Difference between the complying and non-complying building envelope

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# VIEWPOINT 11



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P15 IMG\_0349 A.JPG



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Visual impact in cyan with red outline

P15 IMG\_0349 D.JPG



Difference between the complying and non-complying building envelope

P15 IMG\_0349 D2.JPG

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# VIEWPOINT 12



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P16 IMG\_0359 A.JPG



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Visual impact in cyan with red outline

P16 IMG\_0359 D.JPG



Difference between the complying and non-complying building envelope

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# VIEWPOINT 13



Site images

P17 IMG\_0372 A.JPG



Photomontaged view of new proposal

P17 IMG\_0372 C.JPG



Visual impact in cyan with red outline

P17 IMG\_0372 D.JPG



Difference between the complying and non-complying building envelope

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# VIEWPOINT 14



Site images

P18 IMG\_0394 A.JPG



Photomontaged view of new proposal

P18 IMG\_0394 C.JPG



Visual impact in cyan with red outline

P18 IMG\_0394 D.JPG



Difference between the complying and non-complying building envelope

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# VIEWPOINT 15



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P21 IMG\_0413 A.JPG



Photomontaged view of new proposal

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Visual impact in cyan with red outline

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Difference between the complying and non-complying building envelope

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# VIEWPOINT 16



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# VIEWPOINT 17



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P24 IMG\_0448 A.JPG



Photomontaged view of new proposal

P24 IMG\_0448 C.JPG

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Visual impact in cyan with red outline

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Difference between the complying and non-complying building envelop

P24 IMG\_0448 D2.JPG

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