

An aerial photograph of a coastal area, showing a residential neighborhood on the left and a beach area on the right. A specific building footprint is highlighted with a blue border. The entire image has a yellow overlay. Large white geometric shapes (a triangle, a cross, and a circle) are overlaid on the right side of the image.

VISUAL & VIEW IMPACT ASSESSMENT

ALTERATIONS + ADDITIONS
FRESHWATER SURF LIFE SAVING CLUB

1104 15 NOVEMBER 2024 ISSUE B

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LEVEL 1 597 DARLING STREET
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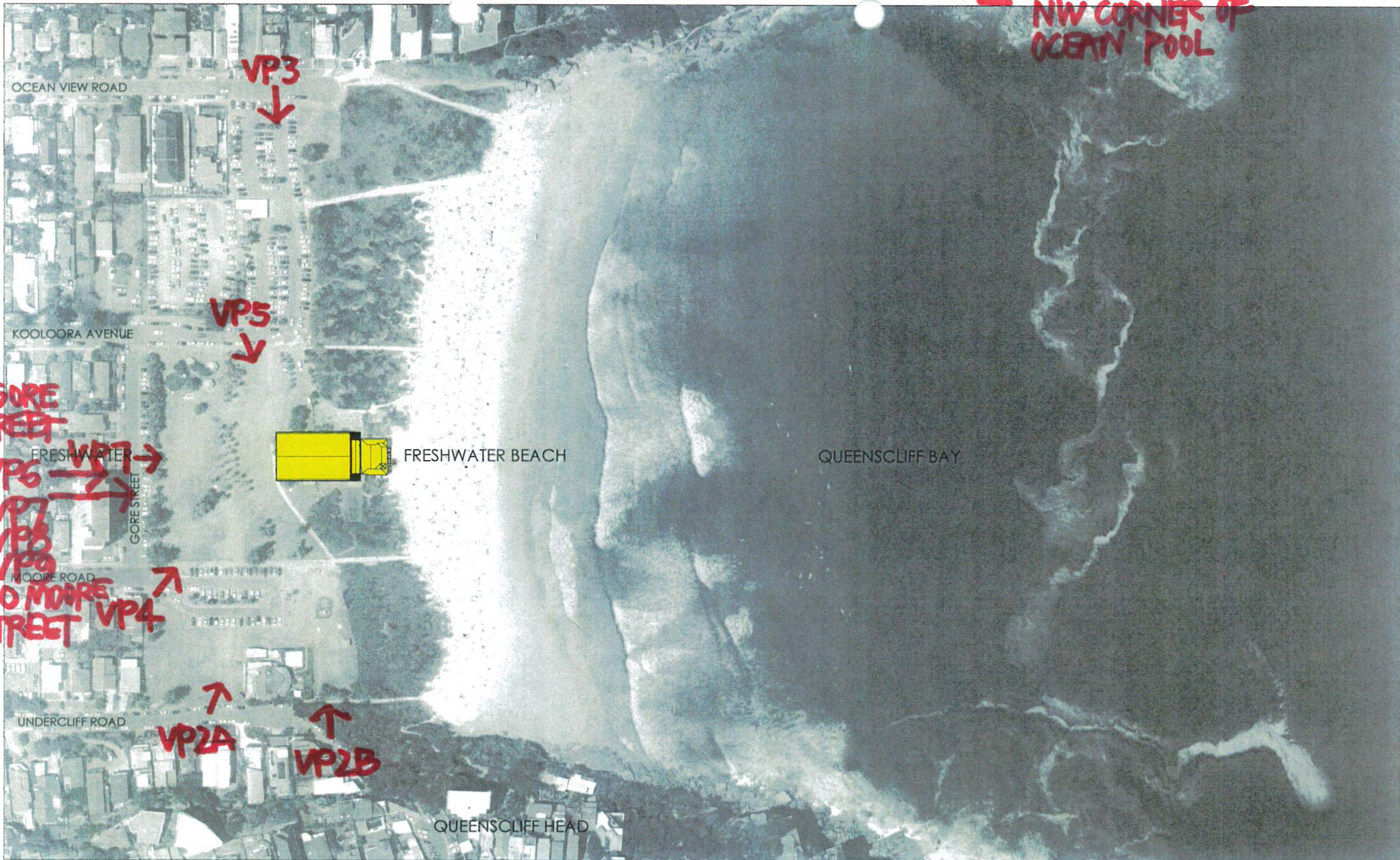
Nominated Architect
G. Bonus
NSW Registration Number 4034

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SCOPE



VP10
NW CORNER OF
OCEAN POOL

4 GORE
STREET

FRESHWATER
VP6
VP7
VP8
VP9
30 MOORE
STREET

VP4

VP2A

VP2B

B+A
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JOB NO
1104
NOMINATED ARCHITECT
G BONUS
ARCH REG. 4034
DRAWN
CX/PP/SK

museum of surf
ALTERATIONS & ADDITIONS TO
FRESHWATER SLSC
FOR
FRESHWATER SLSC & NORTHERN BEACHES COUNCIL



REV	DATE	AMENDMENT
A	08.09.23	DA ISSUE

DRAWING TITLE
LOCATION PLAN

DA200
A





BONUS + ASSOCIATES

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21 November 2023

General Manager
Northern Beaches Council
PO Box 1336
Dee Why NSW 2099

Attention: Alex Keller Principal Planner Development Assessment – South Team

Alexander.Keller@northernbeaches.nsw.gov.au

Dear Alex

**RE: DEVELOPMENT APPLICATION DA2023/0998
ALTERATIONS & ADDITIONS TO FSLSC
VIEW IMPACT ASSESSMENTS**

We refer to the Council RFI letter of 16 November 2023 regarding a list of issues identified in the preliminary assessment of this development application, and to Issue 5 View assessment.

Please see attached drawing DA200 Issue A Location Plan with the possible locations for photographs from which photomontages, wire frames, survey certificates and View Impact Assessments could be provided. Councils' letter proposes Gore Street, Undercliff Road and Ocean View Road. As the additional information is required by 15 December, we need to arrange for the production of the view assessment material as soon as possible.

- Could Council please confirm the locations nominated as VP1 and VP3 are suitable?
- We have identified two suitable locations in Undercliff Road, VP2A and VP2B. Could Council please confirm which of these two locations is suitable?
- We have identified a location in Moore Road that may also be a suitable location for assessment, VP4. Could Council please advise if VP4 will be required for completeness?
- We have identified a location in Kooloora Avenue that may also be a suitable location for assessment, VP5. Could Council please advise if VP5 will be required for completeness?

Kind regards
BONUS + ASSOCIATES

Geoff Bonus
Architect No 4034

LTR NORTHERN BEACHES COUNCIL RE VIEW IMPACT ASSESSMENTS DA2023_0998 231121
SCOPE

BONUS + ASSOCIATES

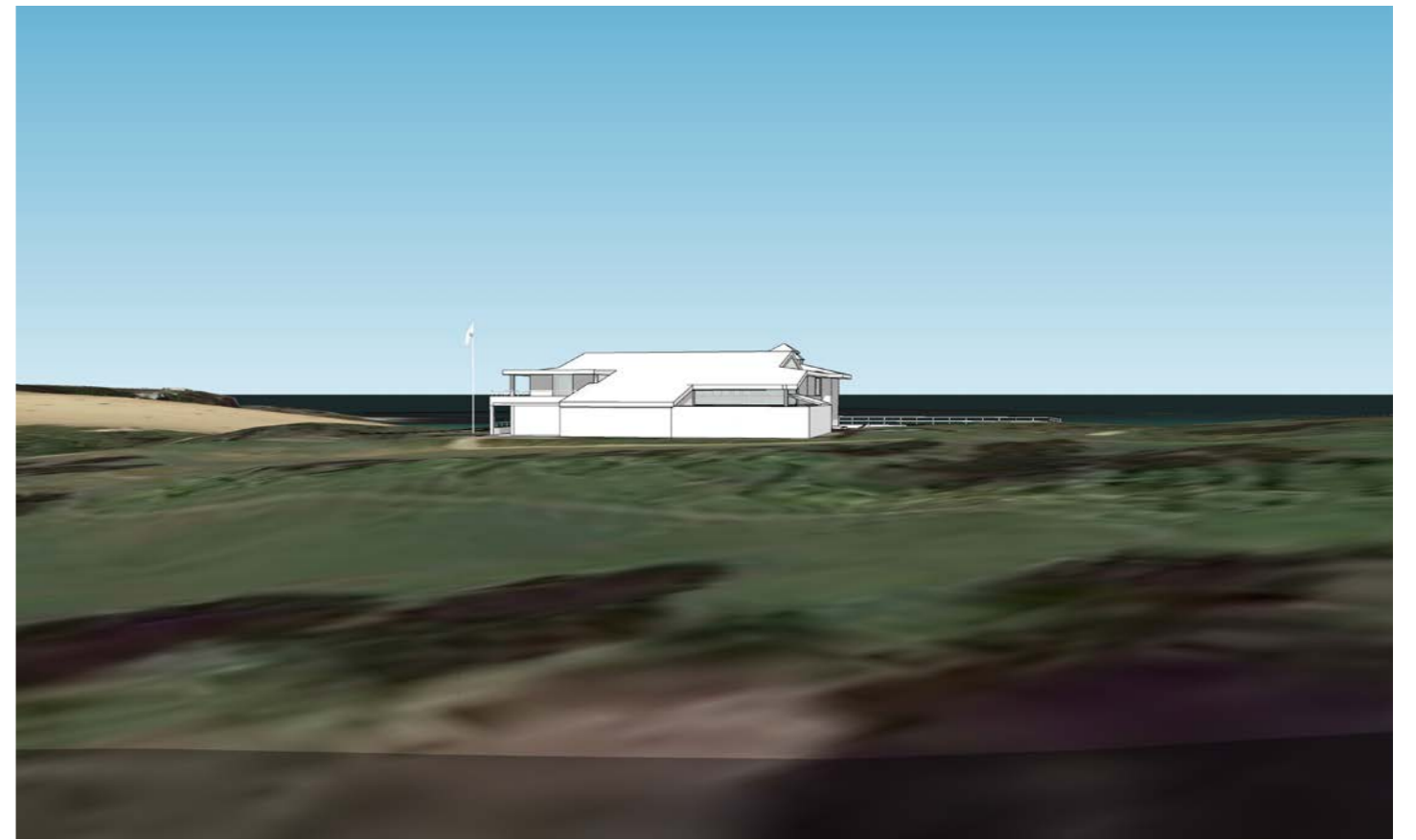


VIEW & VISUAL IMPACT FROM PUBLIC PLACES

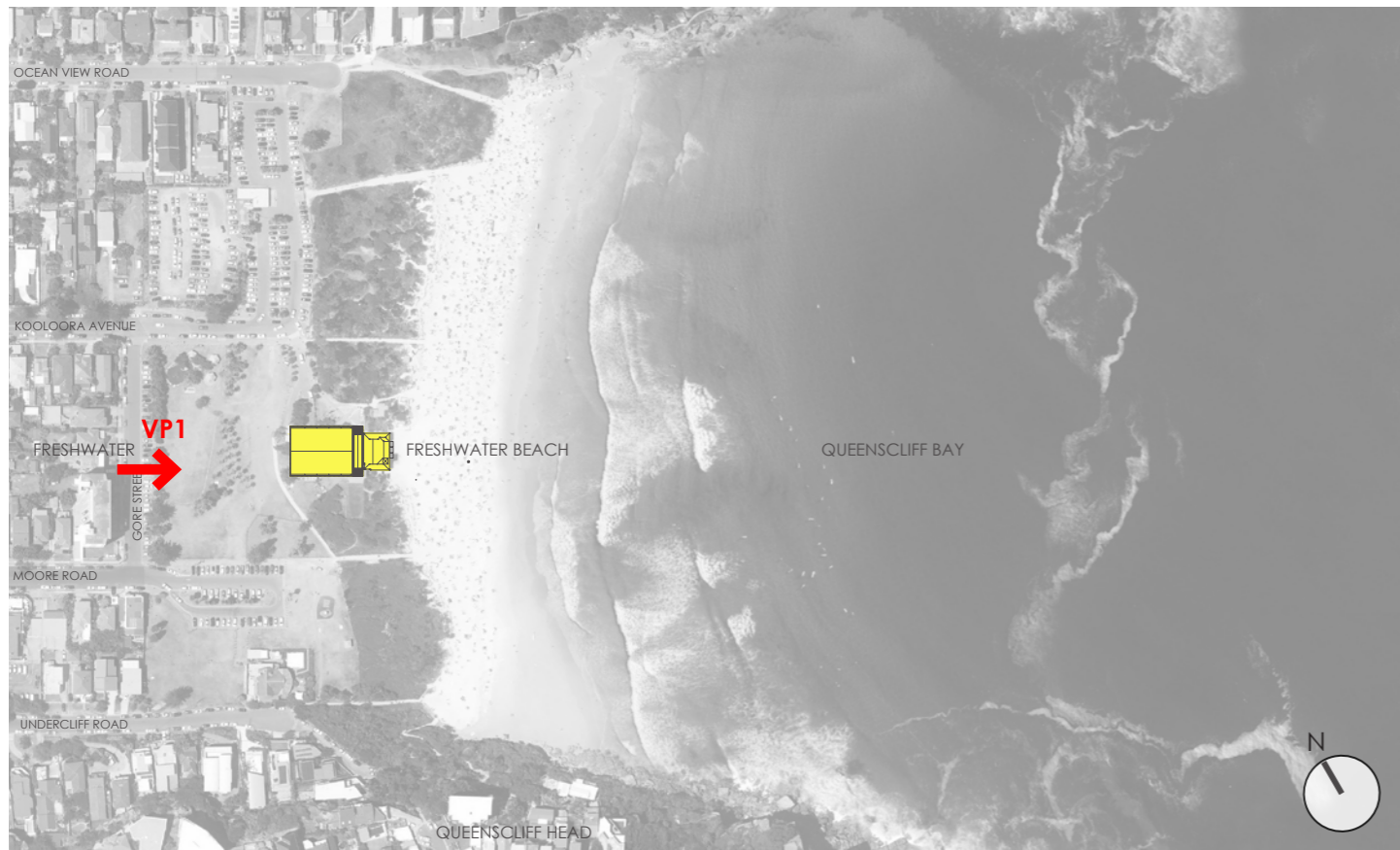




PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP

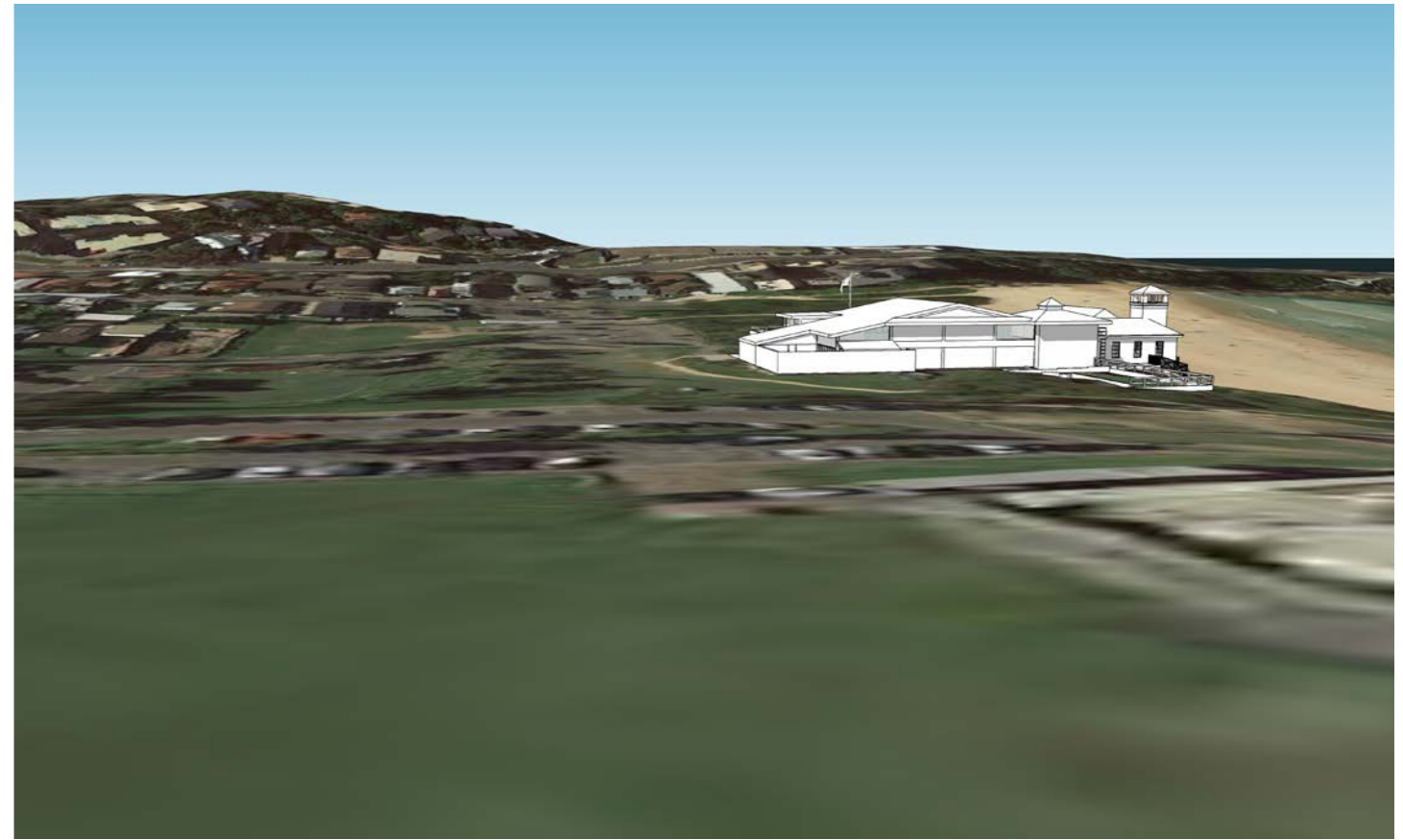


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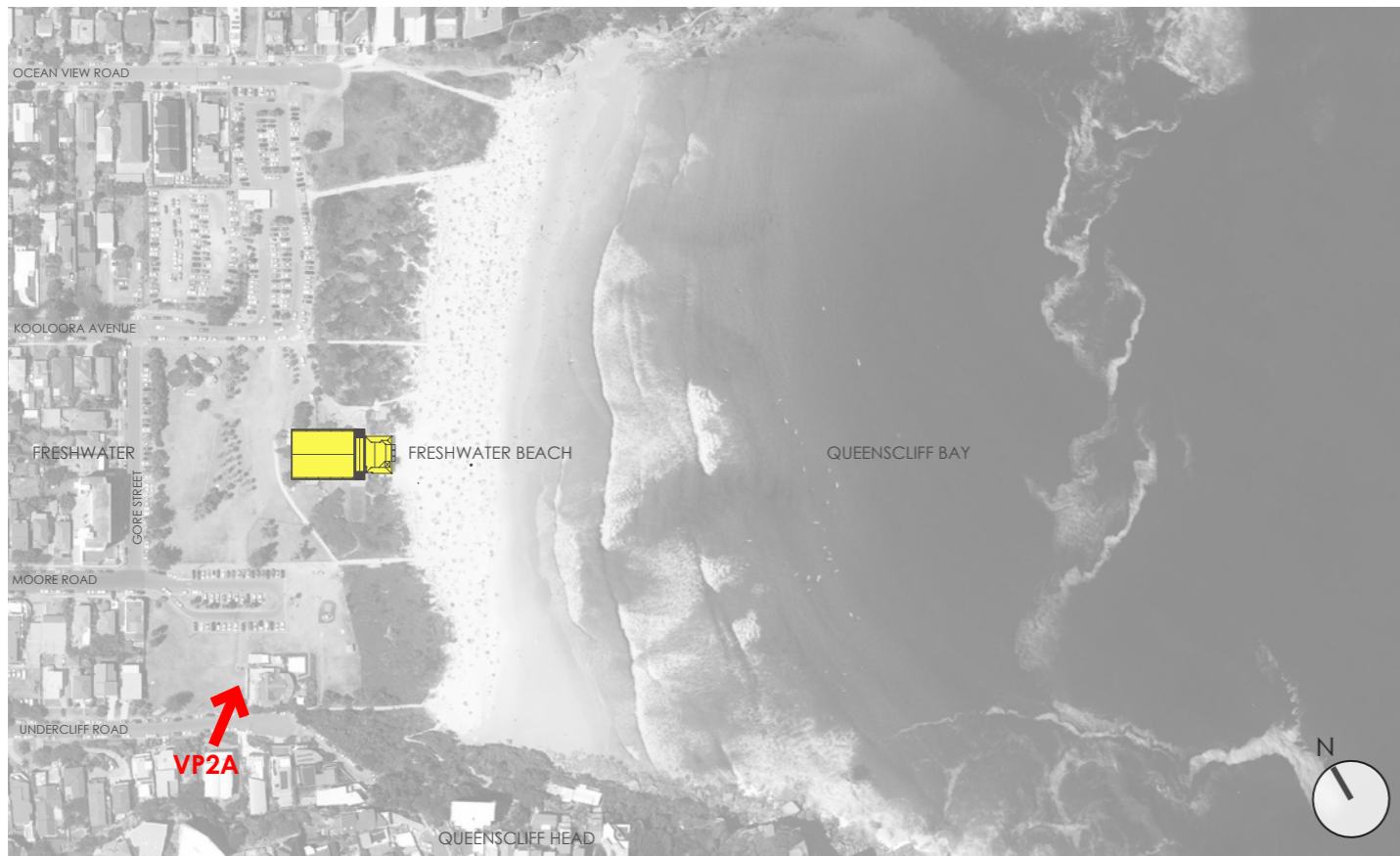
VP1 - VIEW FROM GORE STREET
VISUAL IMPACT



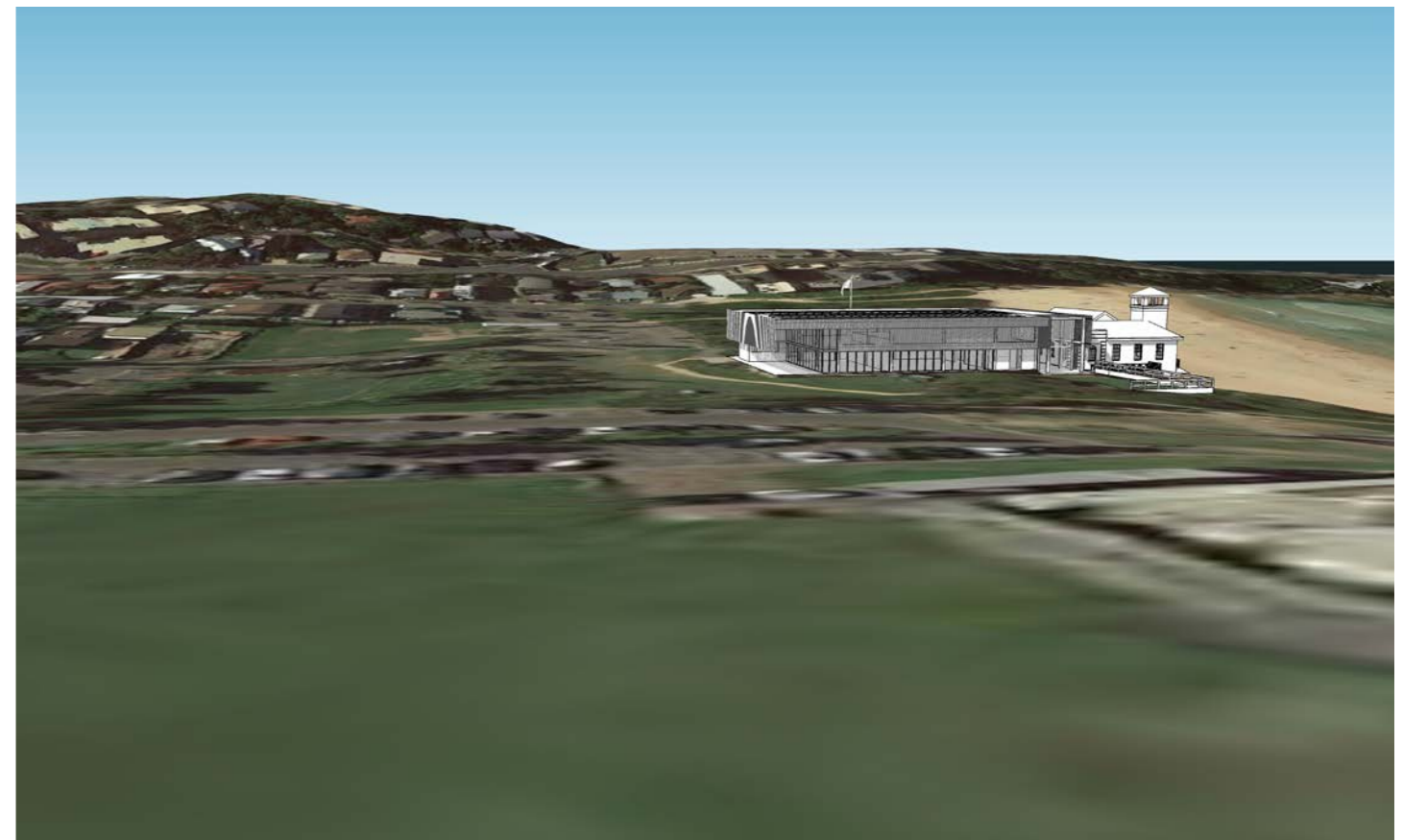
PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP



PROPOSED

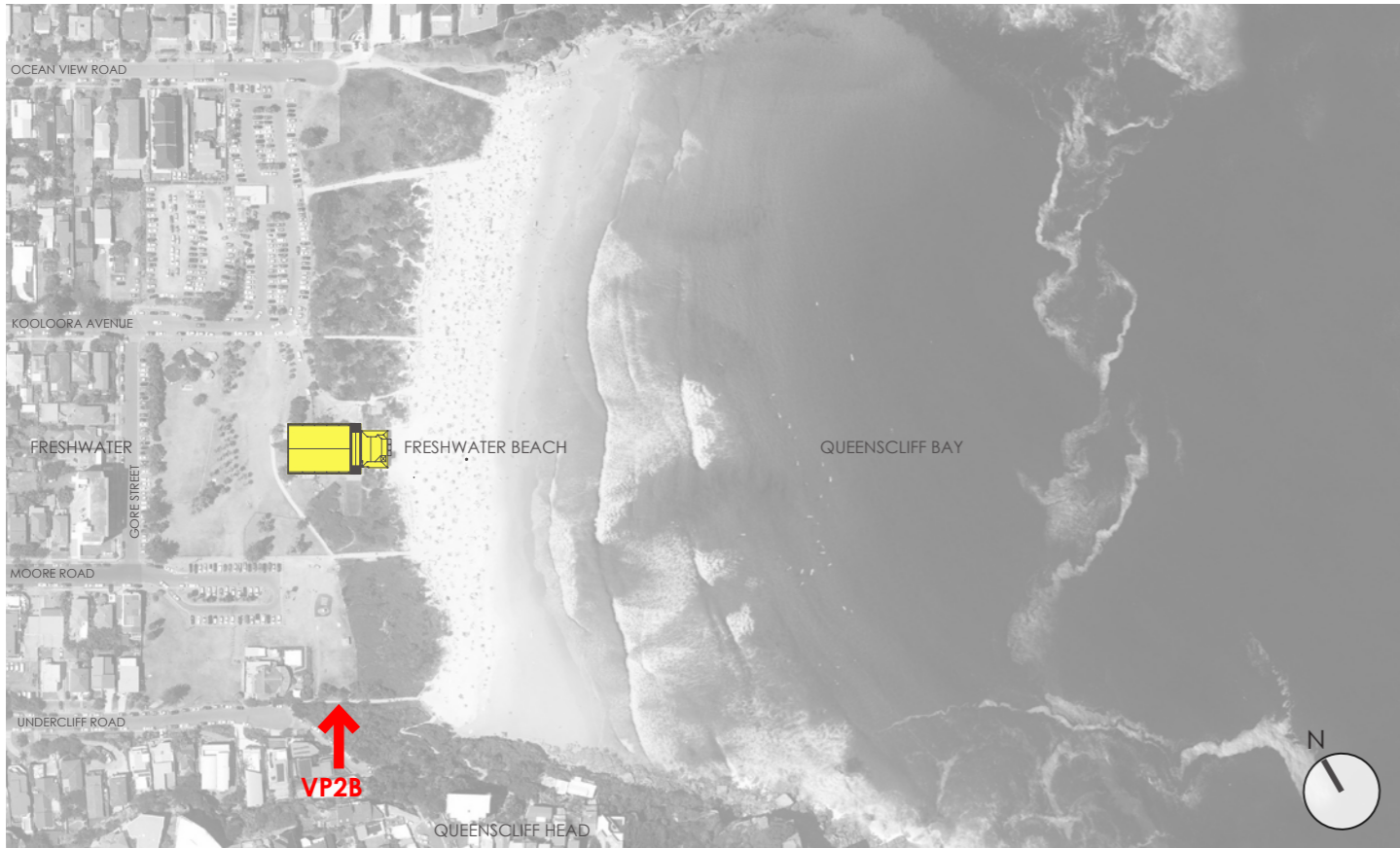
VP2A - VIEW FROM UNDERCLIFF ROAD
VISUAL IMPACT



PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP



PROPOSED

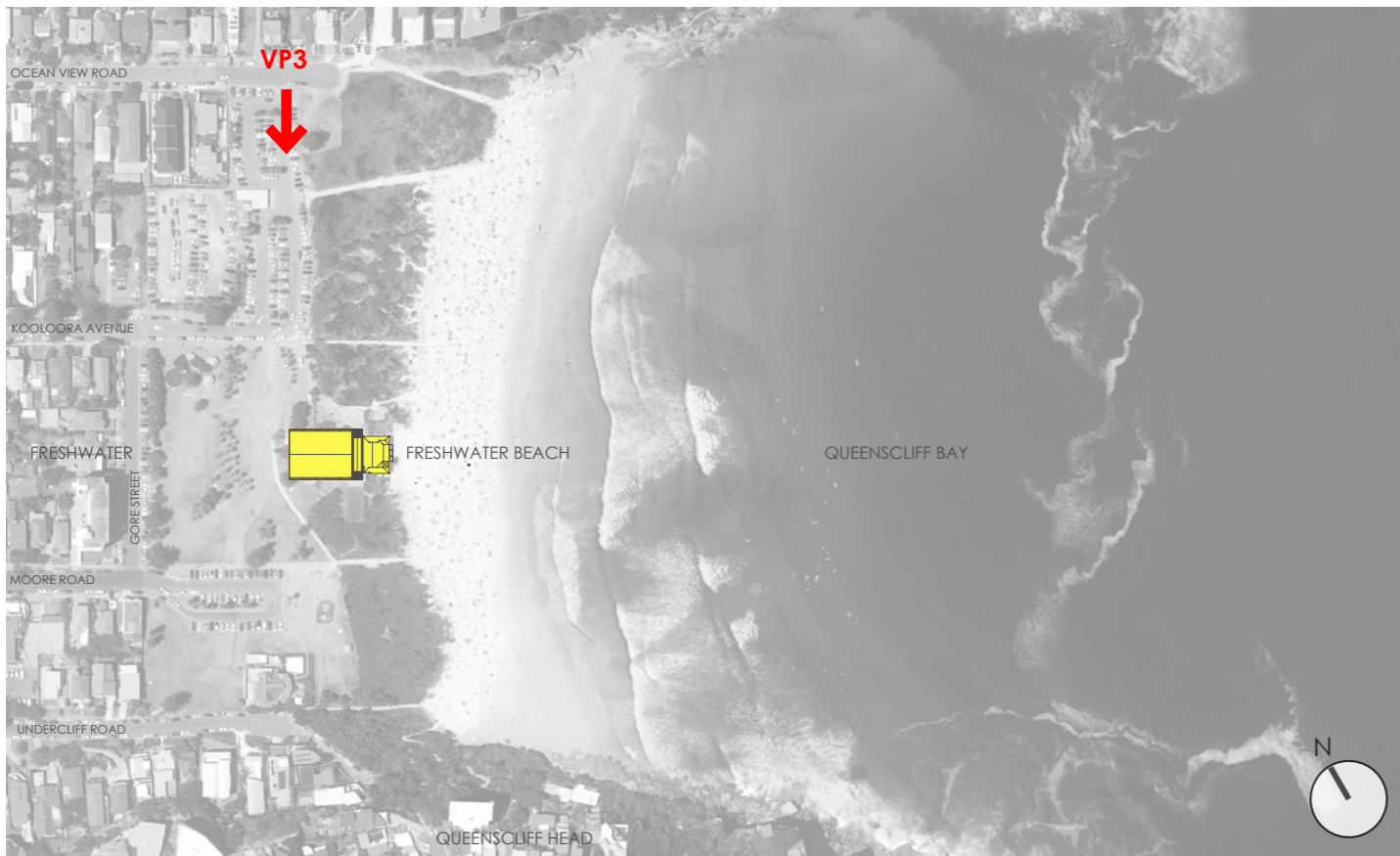
VP2B - VIEW FROM UNDERCLIFF ROAD
VISUAL IMPACT



PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP

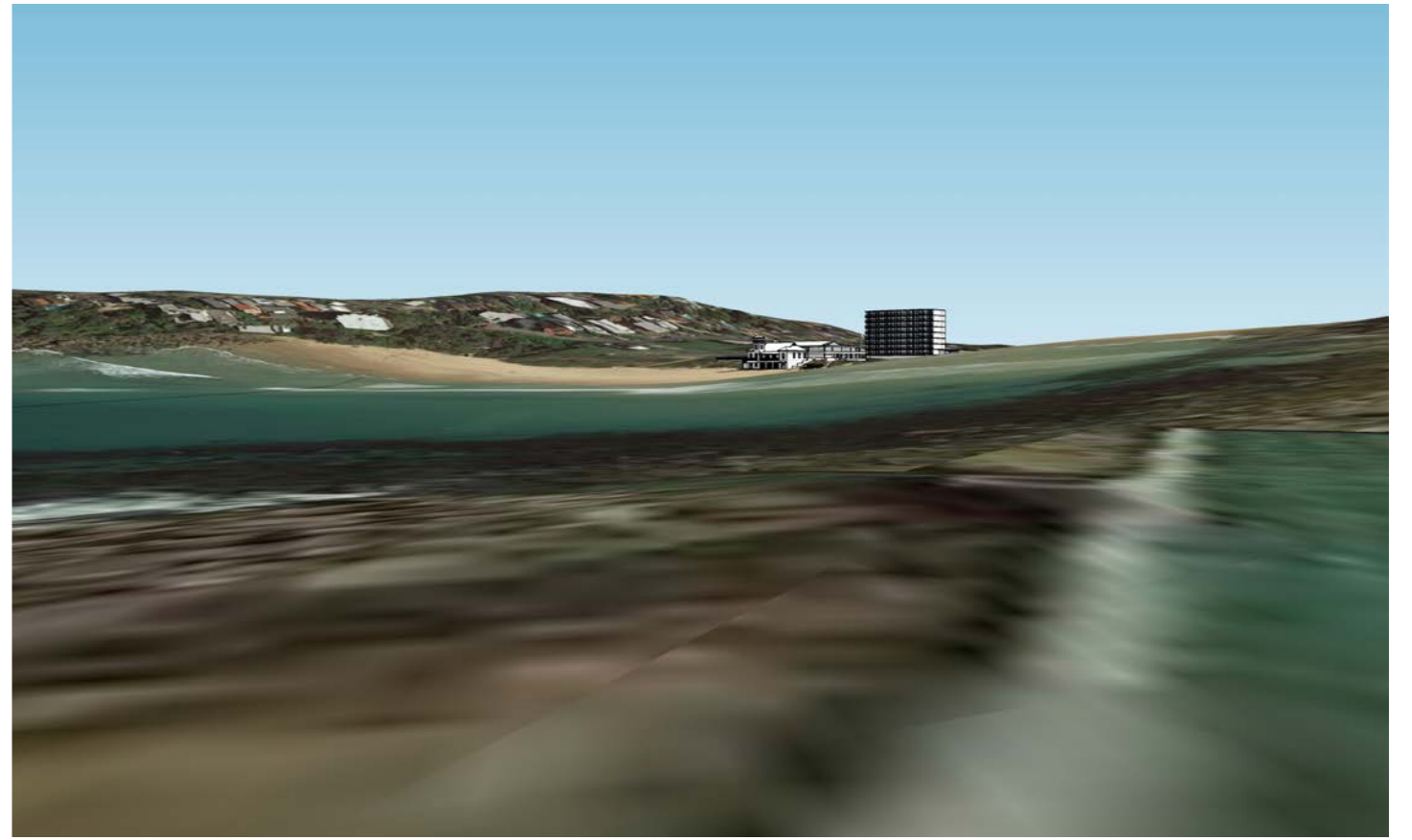


PROPOSED

VP3 - VIEW FROM OCEAN VIEW ROAD CARPARK ENTRANCE
VISUAL IMPACT



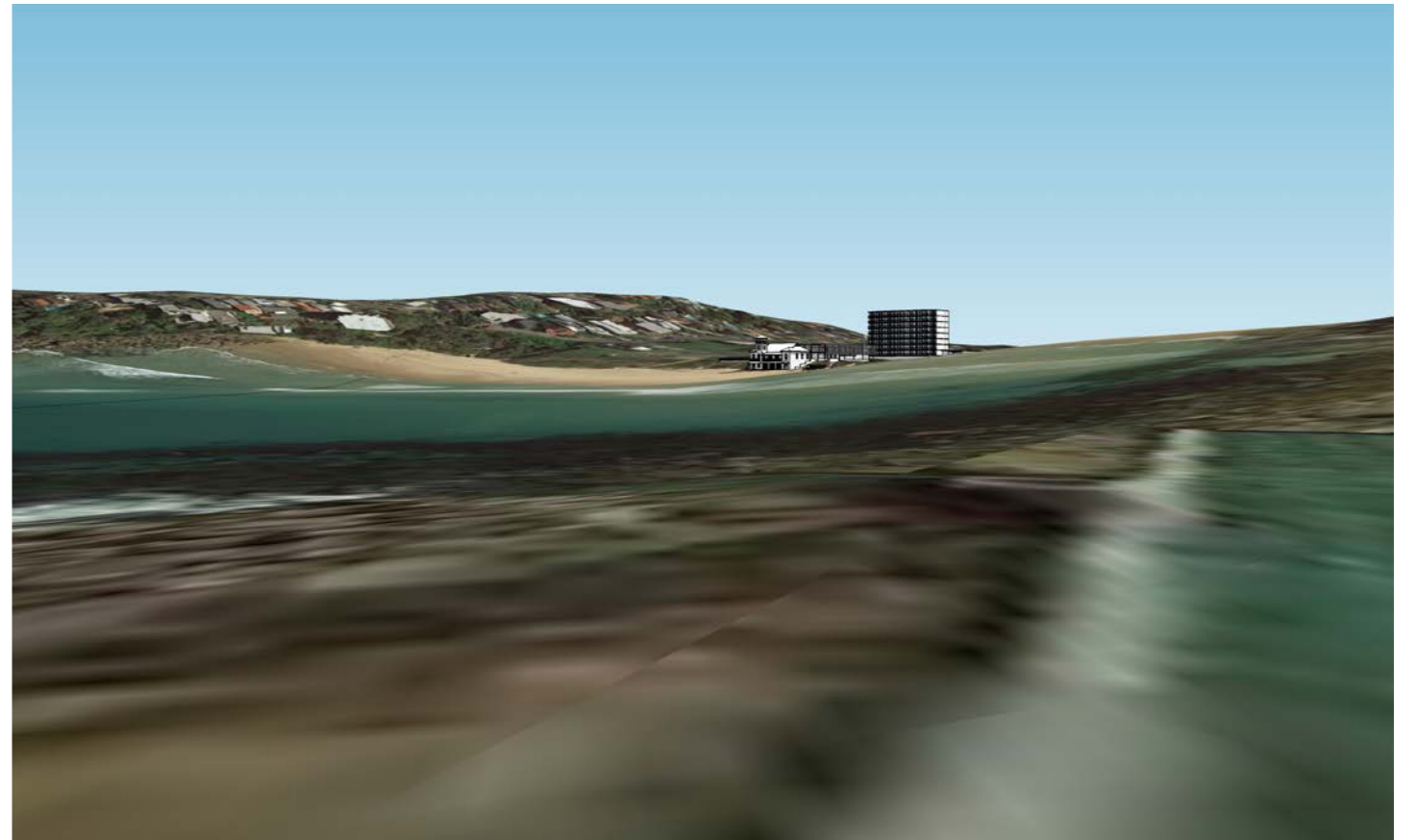
PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP



PROPOSED

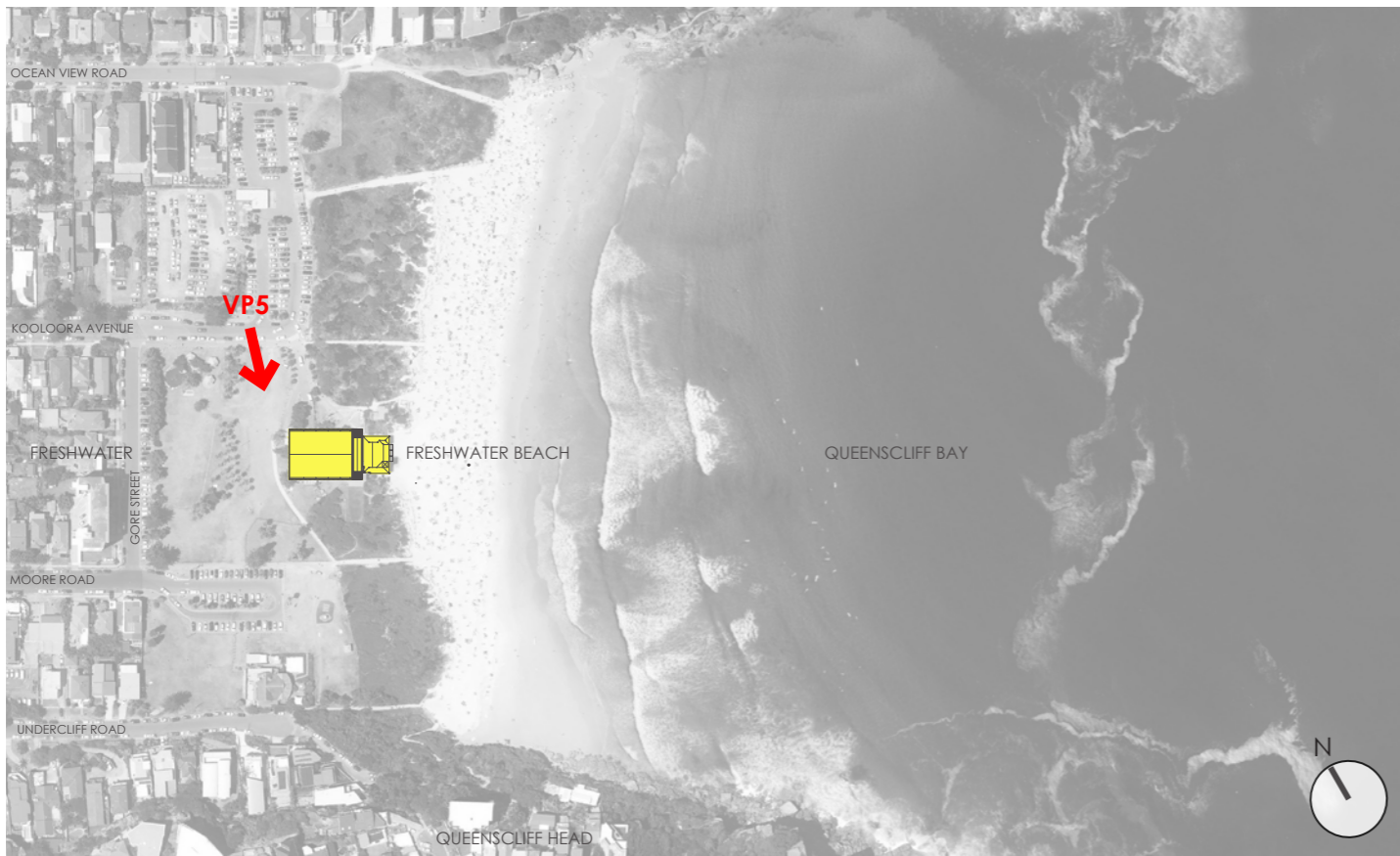
VP 10 - VIEW FROM CORNER OF FRESHWATER OCEAN POOL
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

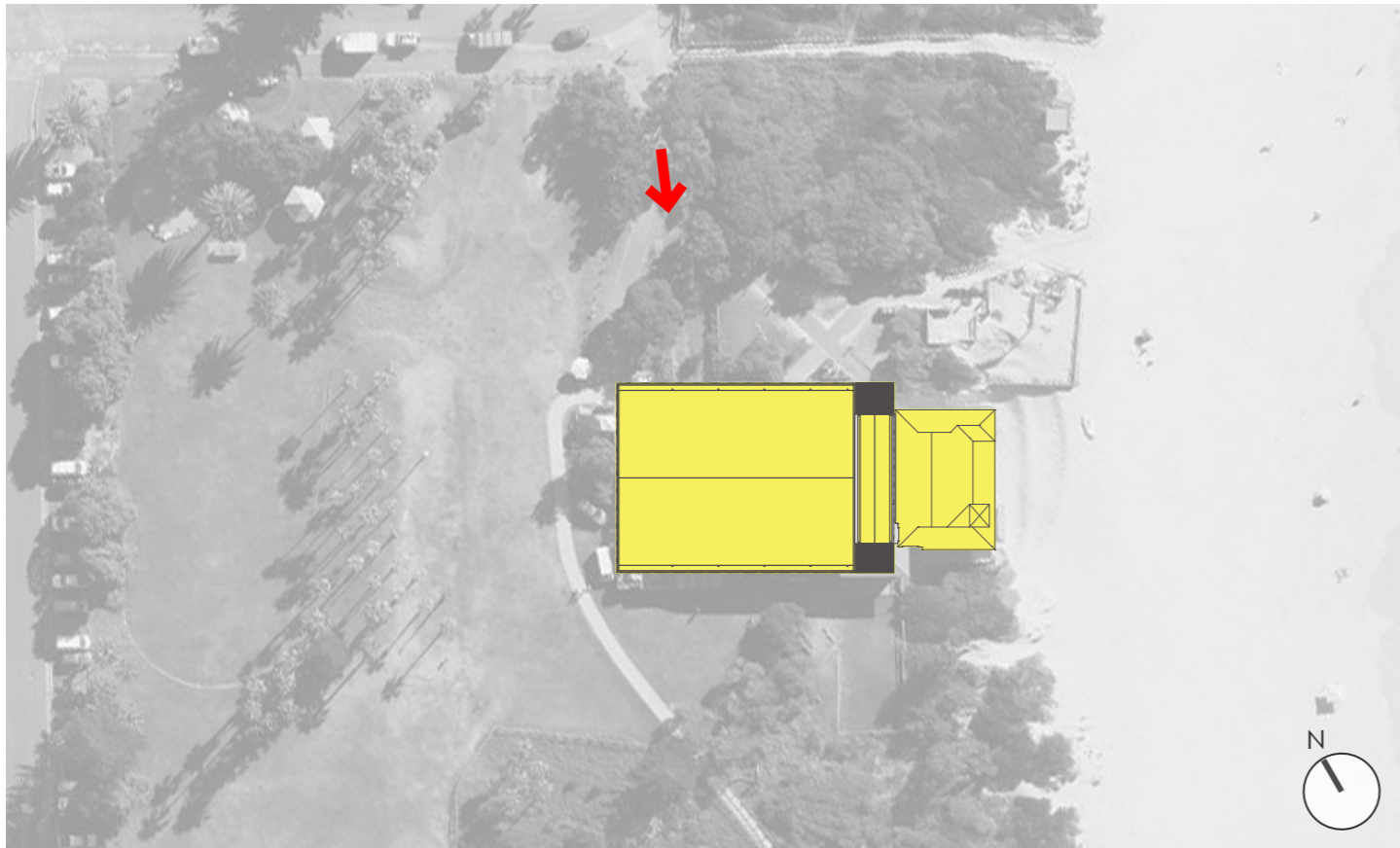
VP 5 - VIEW FROM KOOLOORA AVE AND FSLSC ACCESS DRIVEWAY INTERSECTION
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

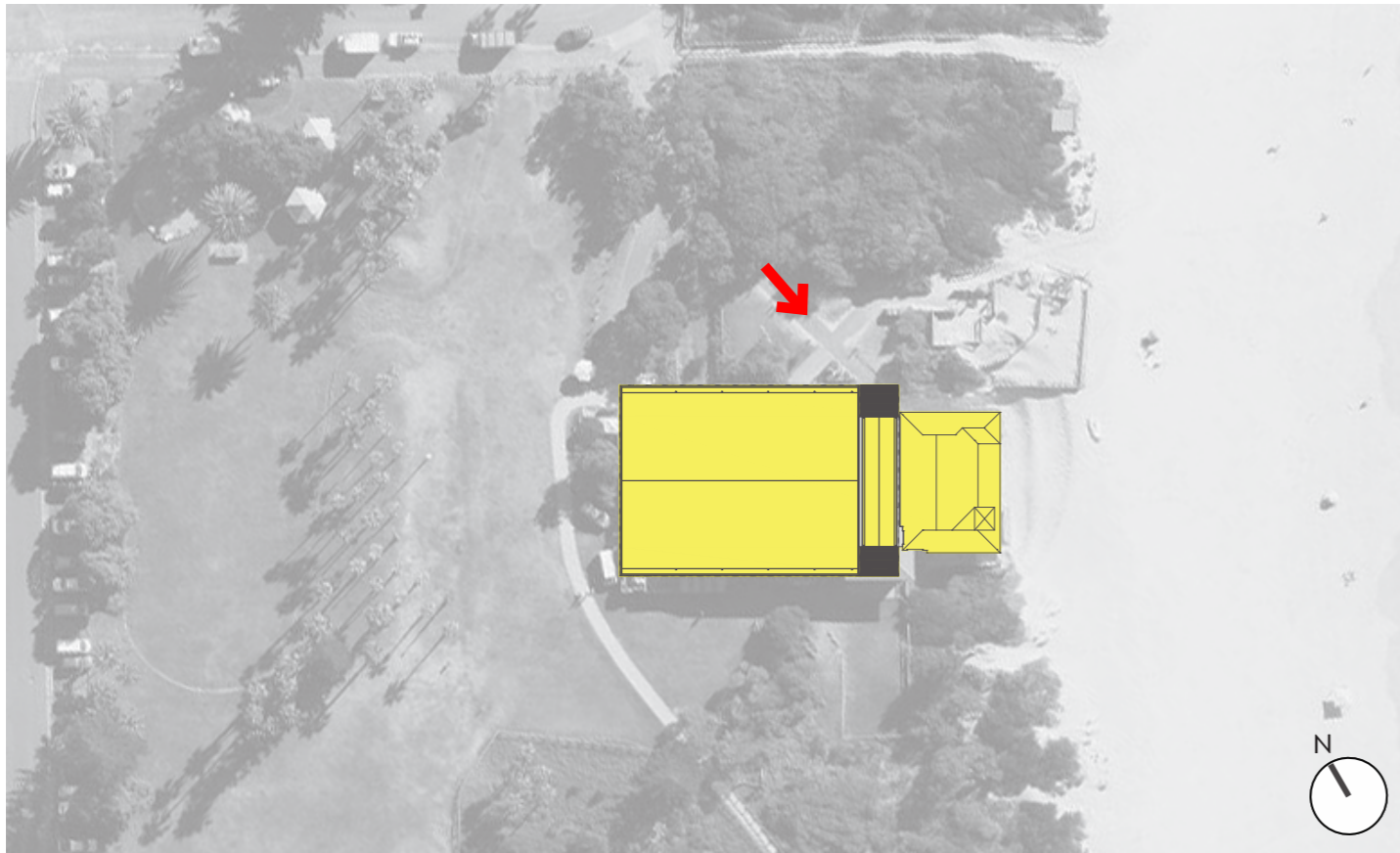
VP 16 - VIEW FROM ACCESS PATHWAY LOOKING TOWARDS NORTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP

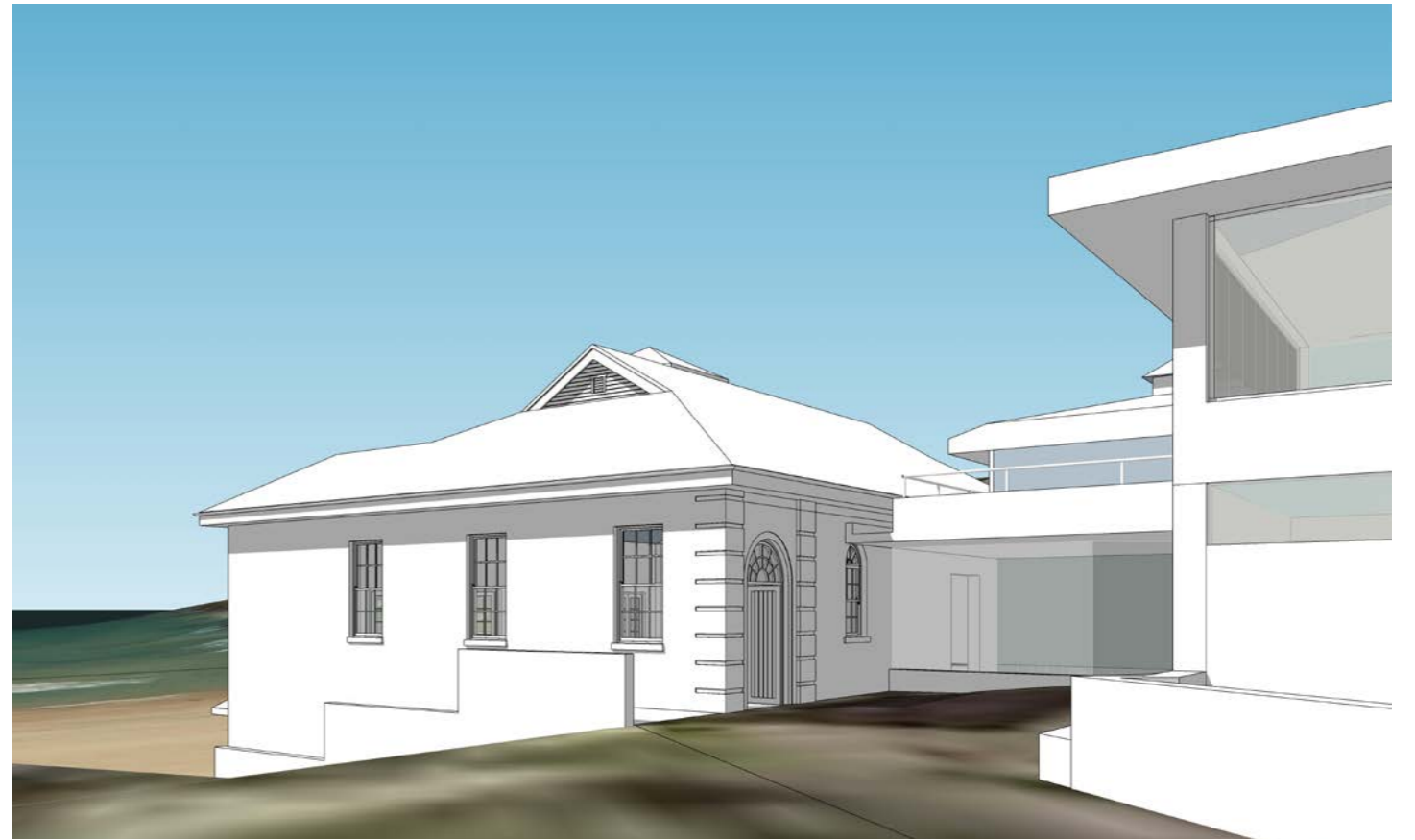


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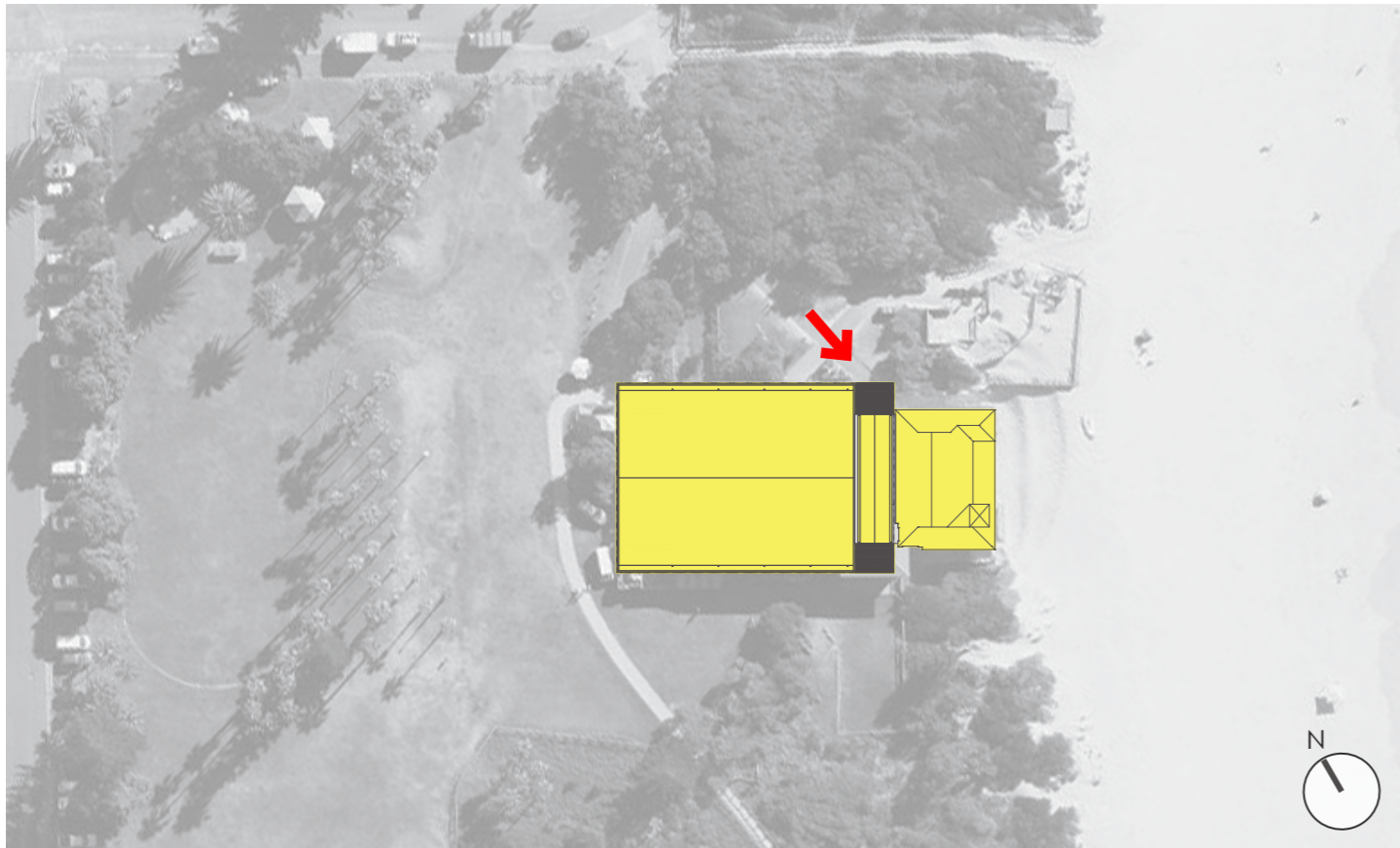
VP 17 - VIEW FROM ACCESS PATHWAY LOOKING TOWARDS NORTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP

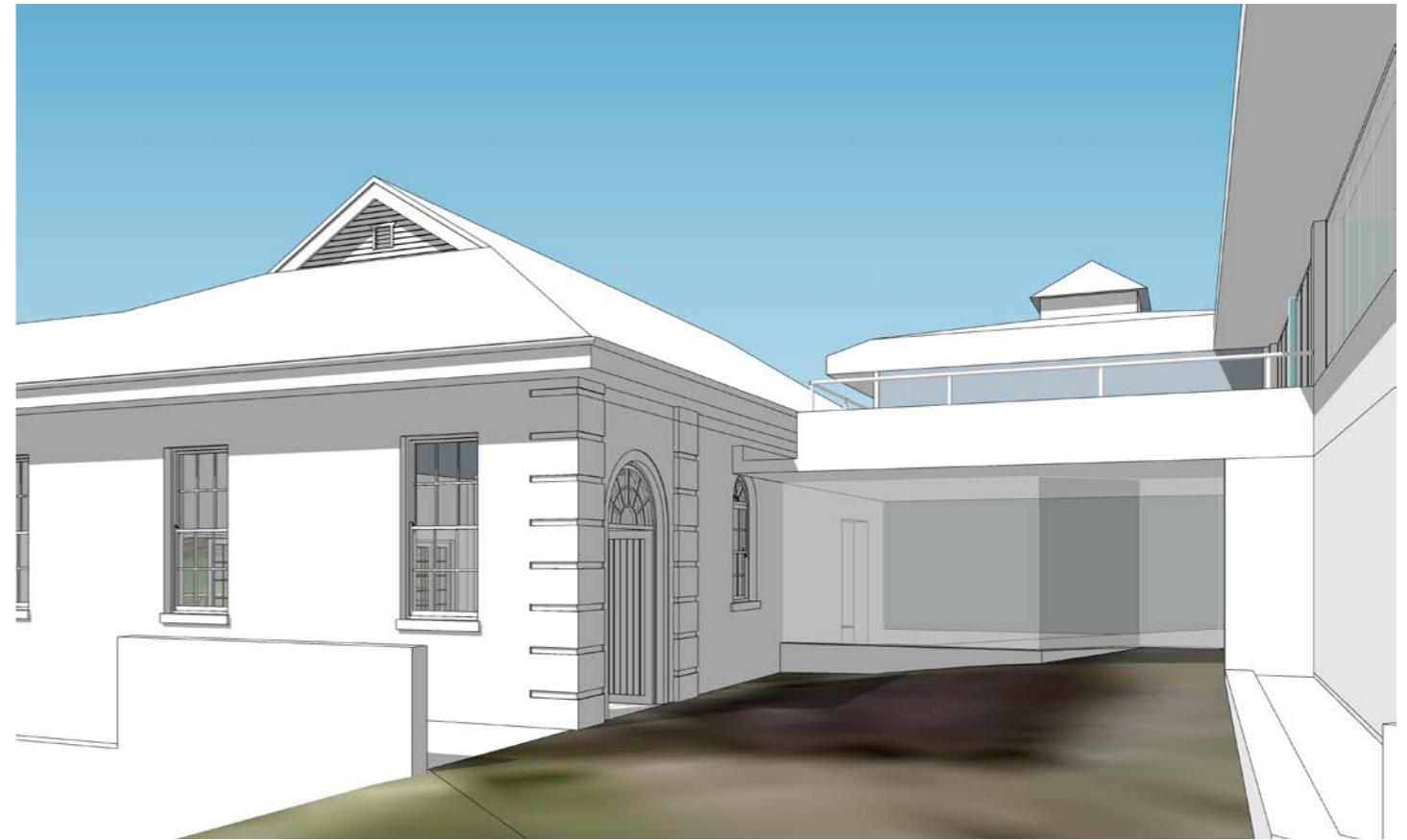


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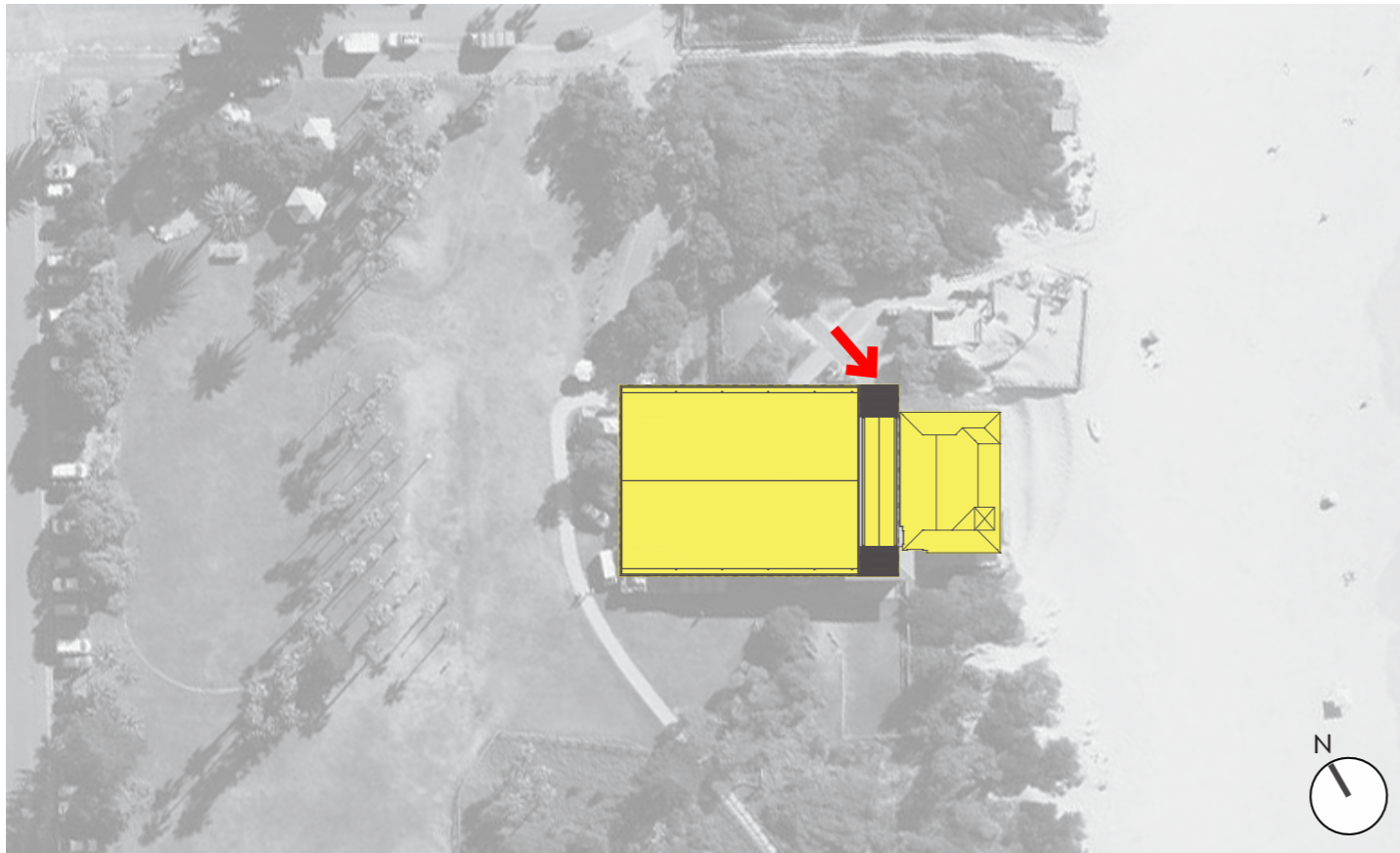
VP 18 - VIEW FROM ACCESS PATHWAY LOOKING TOWARDS NORTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP

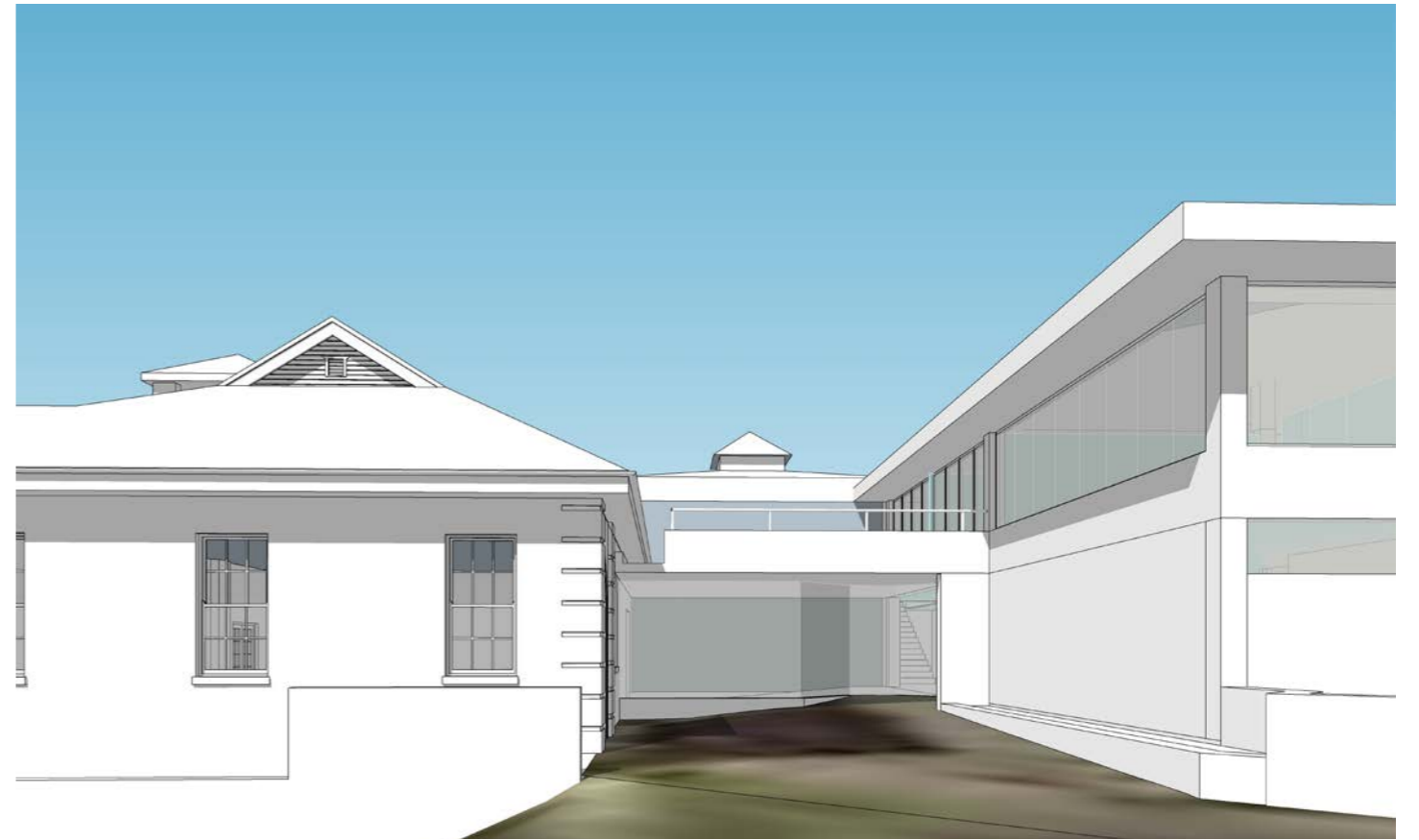


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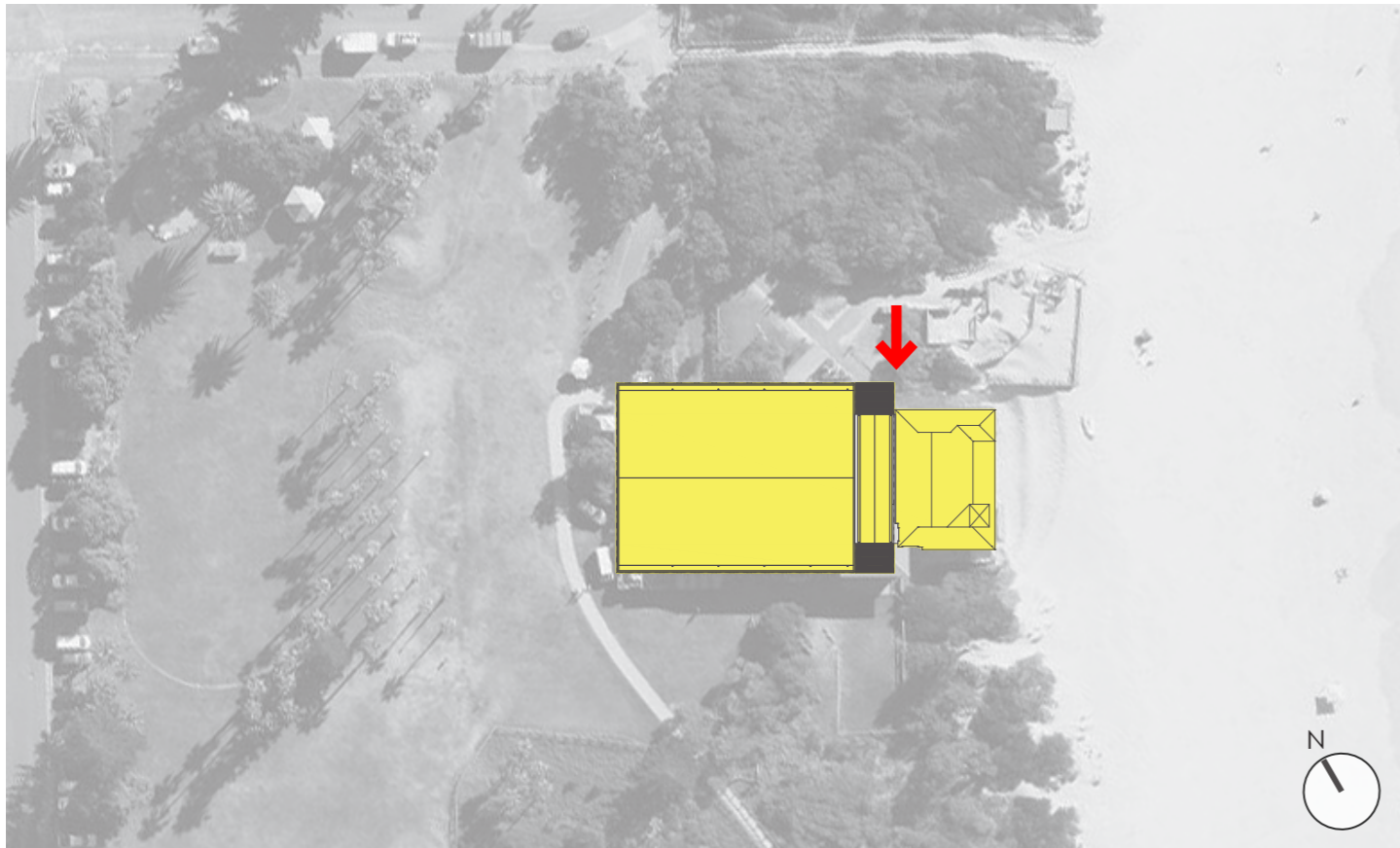
VP 19 - VIEW FROM ACCESS PATHWAY LOOKING TOWARDS NORTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

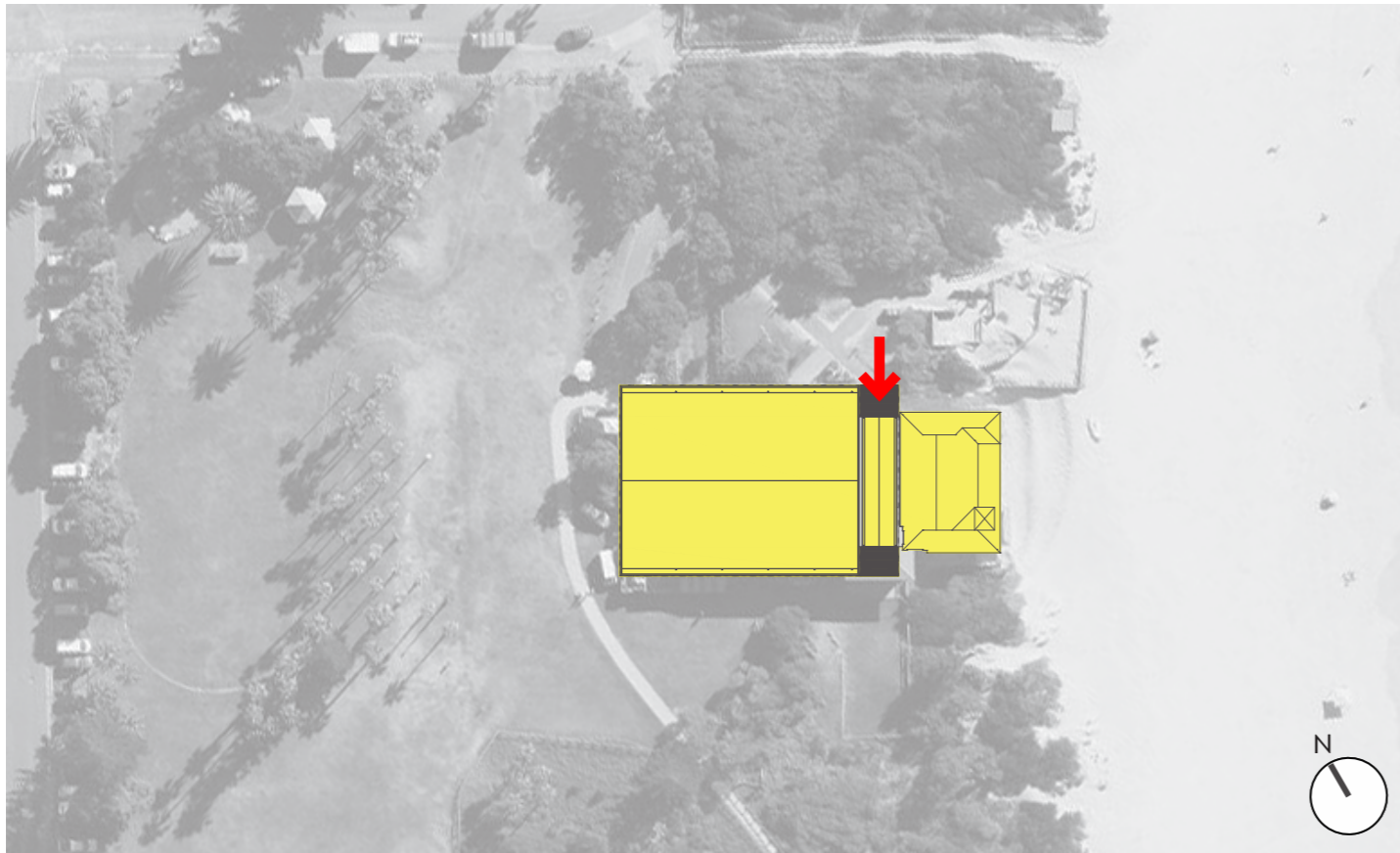
VP 20 - VIEW FROM ACCESS PATHWAY LOOKING TOWARDS NORTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

VP 21 - VIEW FROM ACCESS PATHWAY LOOKING TOWARDS NORTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

VP 22 - VIEW FROM ACCESS PATHWAY LOOKING TOWARDS NORTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

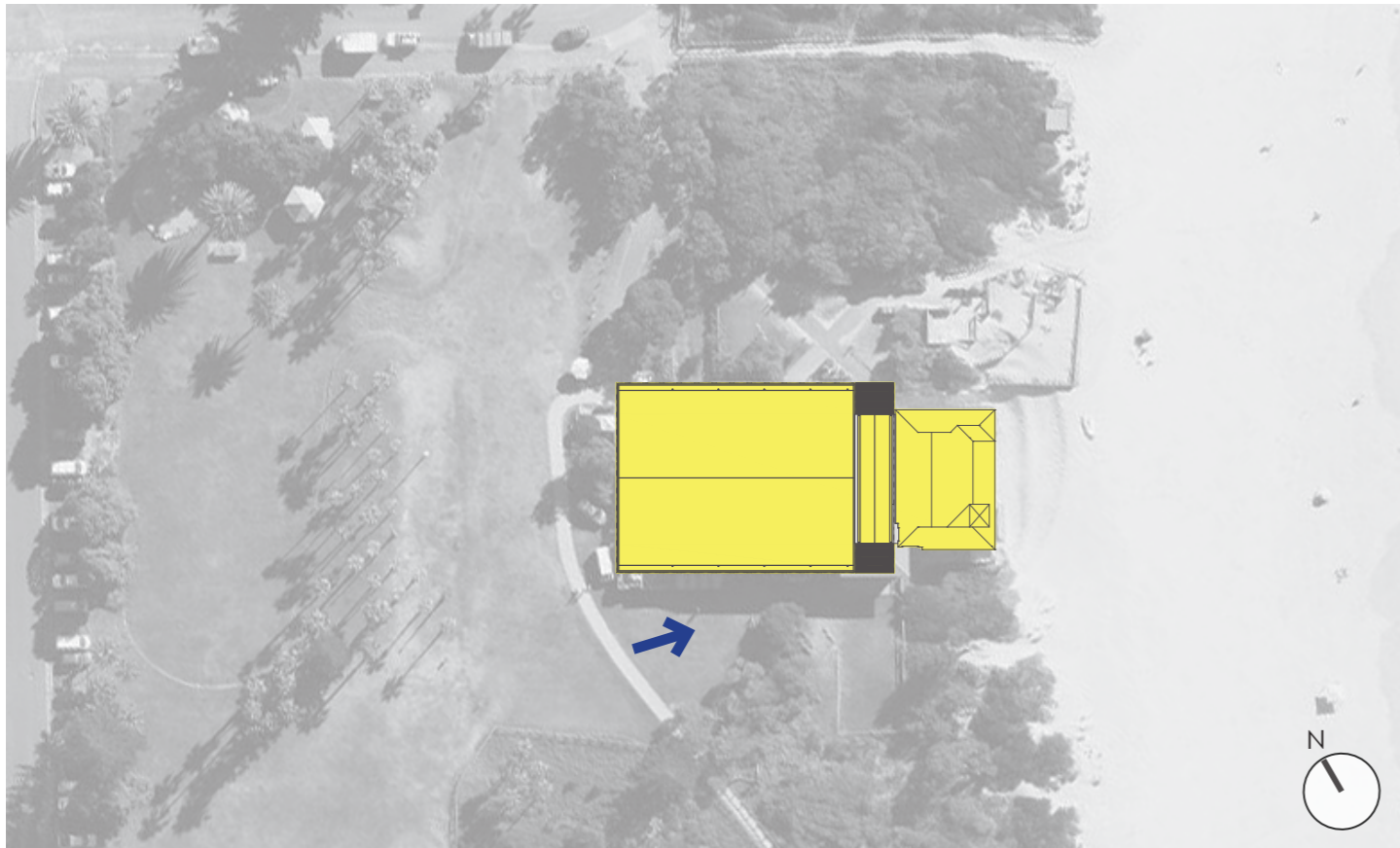
VP 23 - VIEW FROM GRASSED AREA LOOKING TOWARDS SOUTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

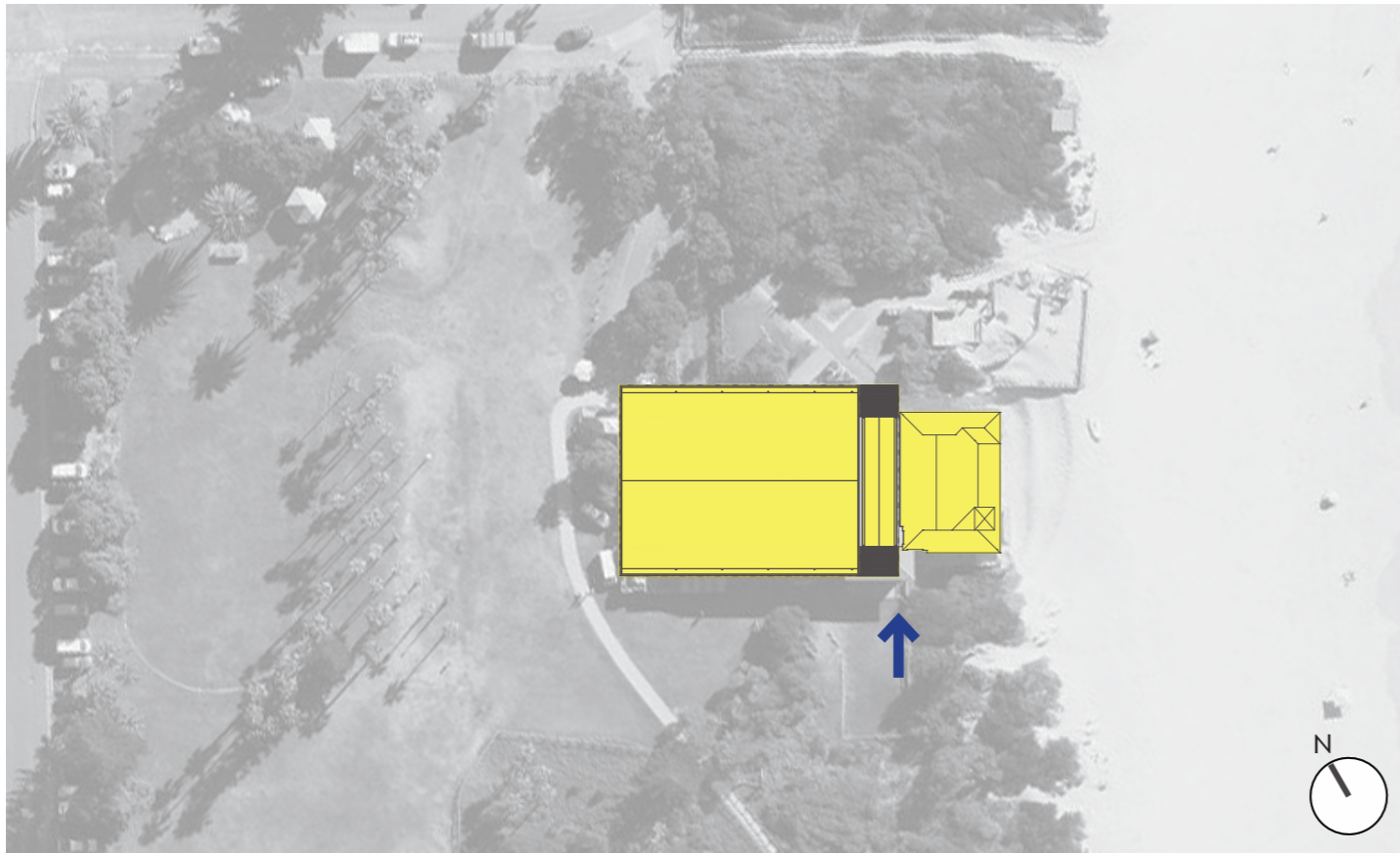
VP 24 - VIEW FROM GRASSED AREA LOOKING TOWARDS SOUTH-VERANDAH
VISUAL IMPACT



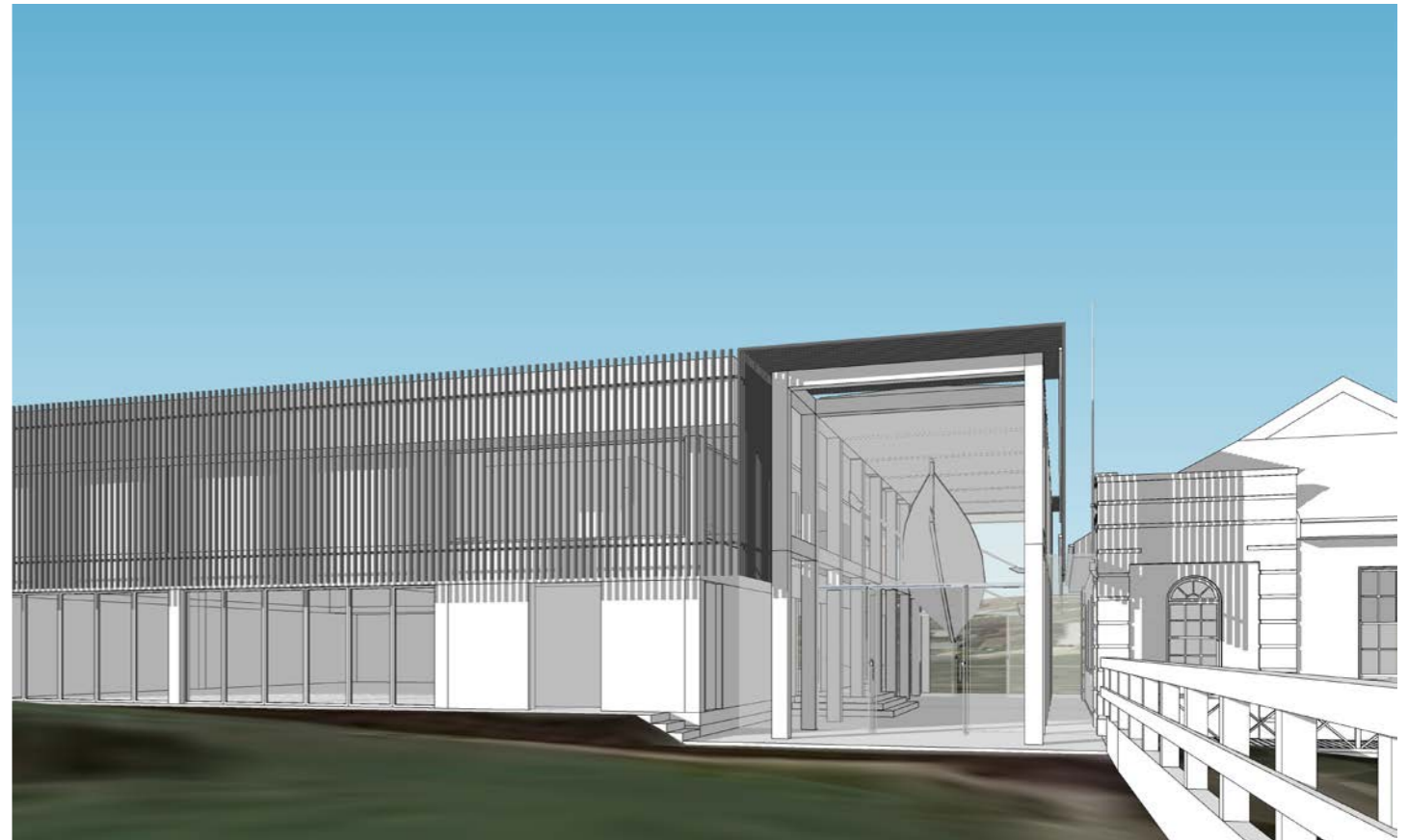
PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

VP 25 - VIEW FROM GRASSED AREA LOOKING TOWARDS SOUTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP

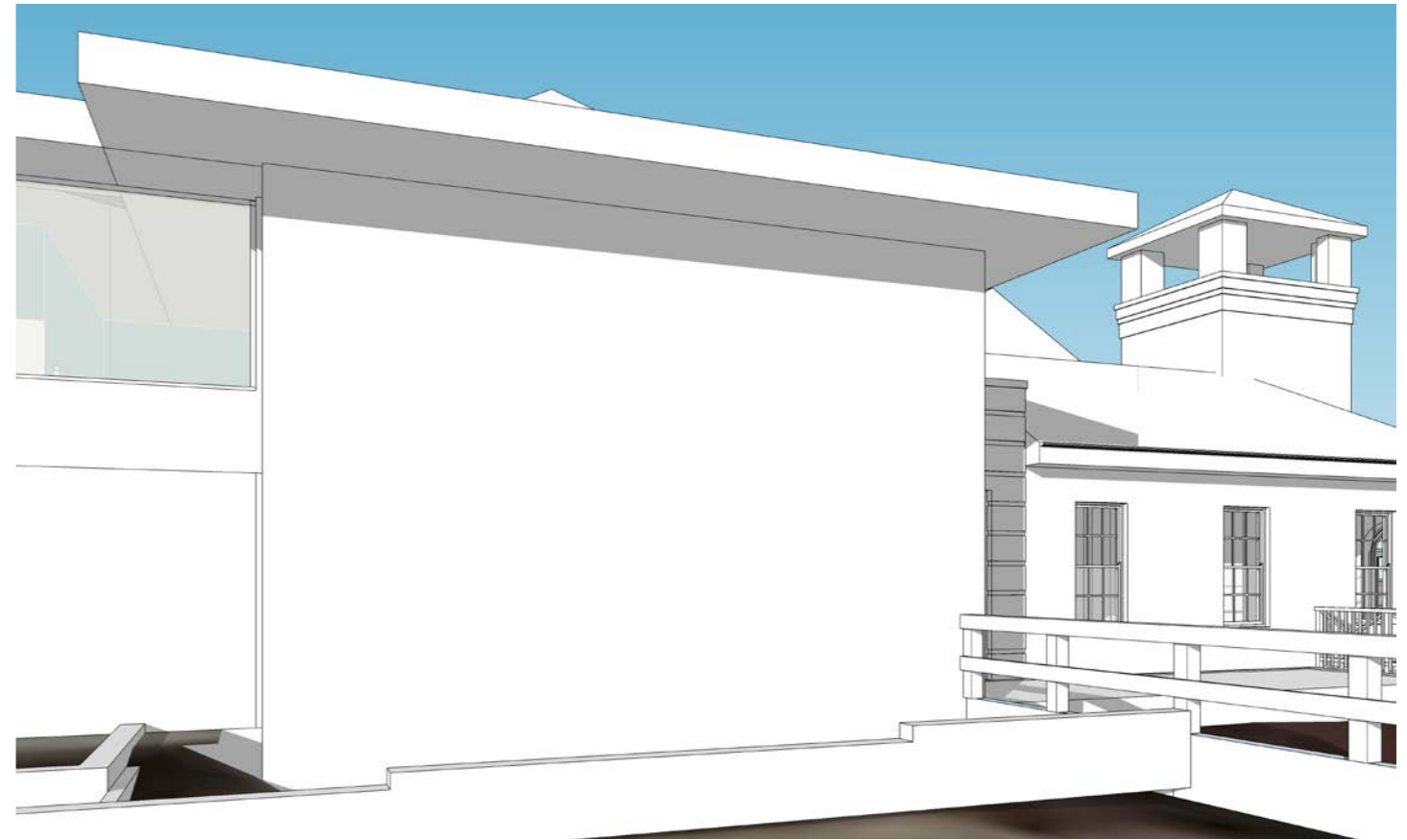


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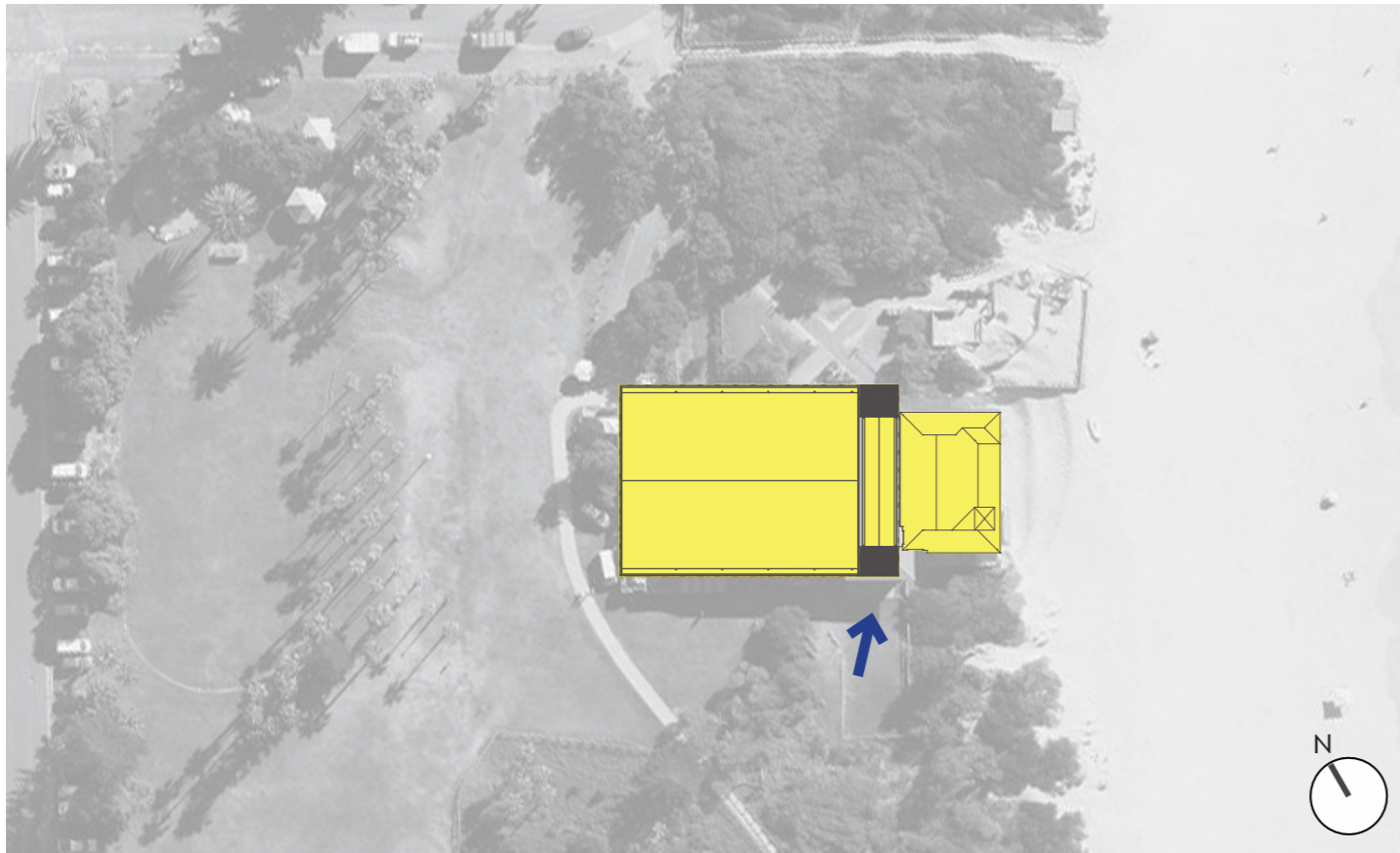
VP 26 - VIEW FROM GRASSED AREA LOOKING TOWARDS SOUTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED

VP 26 - VIEW FROM GRASSED AREA LOOKING TOWARDS SOUTH-VERANDAH
VISUAL IMPACT



PHOTOGRAPH (SOURCE: B+A)



LOCATION MAP

EXISTING



PROPOSED

VP 27 - VIEW FROM GRASSED AREA LOOKING TOWARDS SOUTH-VERANDAH
VISUAL IMPACT



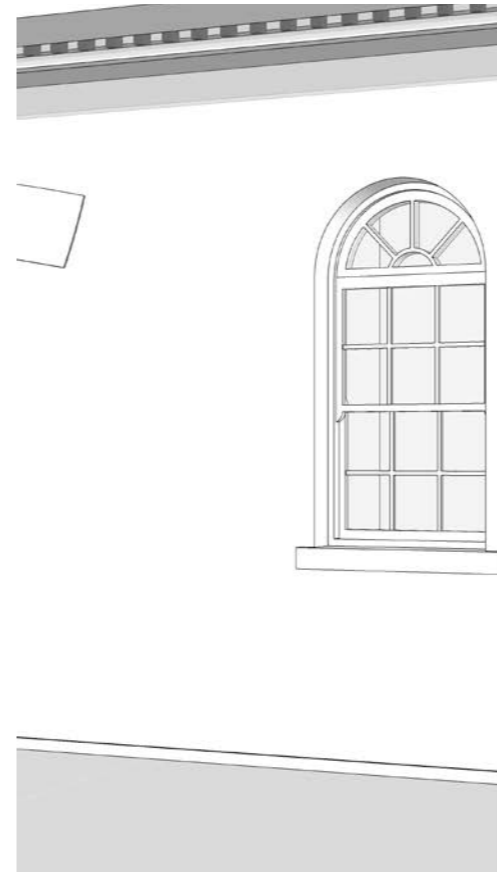
PHOTOGRAPH (SOURCE: B+A)



EXISTING



LOCATION MAP



PROPOSED



VP 27 - VIEW FROM GRASSED AREA LOOKING TOWARDS SOUTH-VERANDAH
VISUAL IMPACT



EXISTING



LOCATION MAP



PROPOSED



LOCATION MAP



EXISTING



PROPOSED

VP 28 - VIEW FROM FRESHWATER BEACH
VISUAL IMPACT



EXISTING



LOCATION MAP



PROPOSED

VP 29 - VIEW FROM FRESHWATER BEACH
VISUAL IMPACT



EXISTING

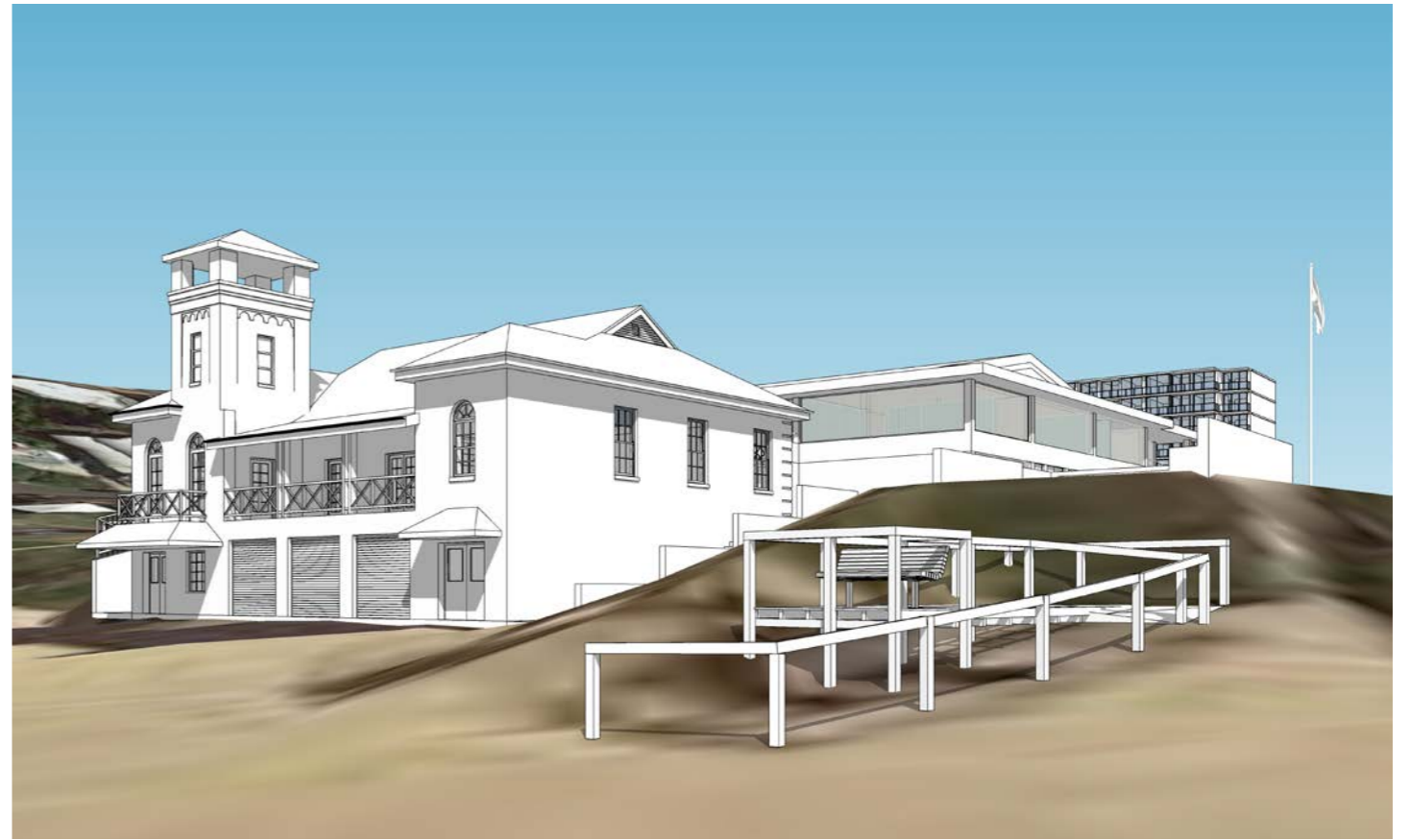


LOCATION MAP



PROPOSED

VP 29 - VIEW FROM FRESHWATER BEACH
VISUAL IMPACT



EXISTING



LOCATION MAP

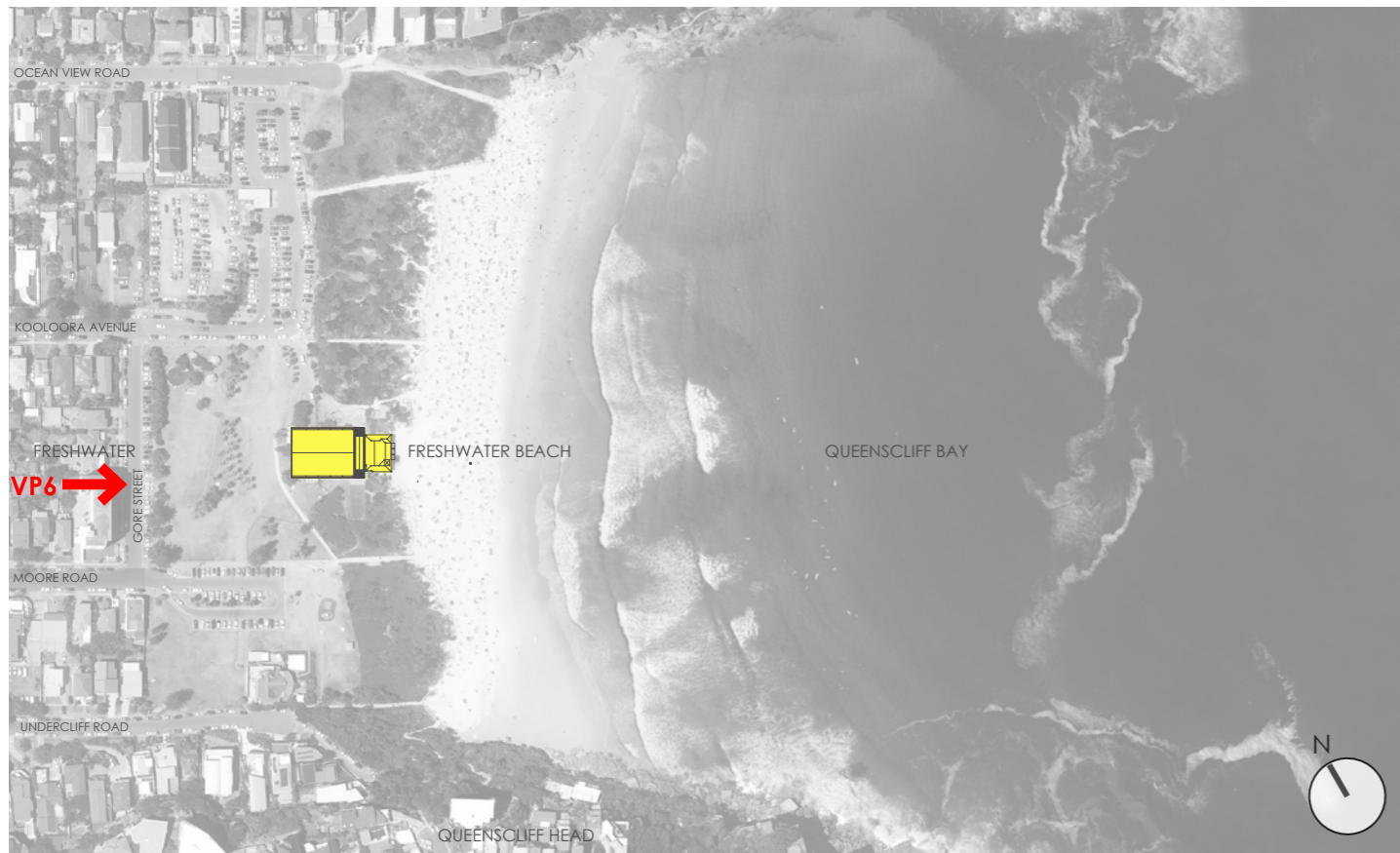


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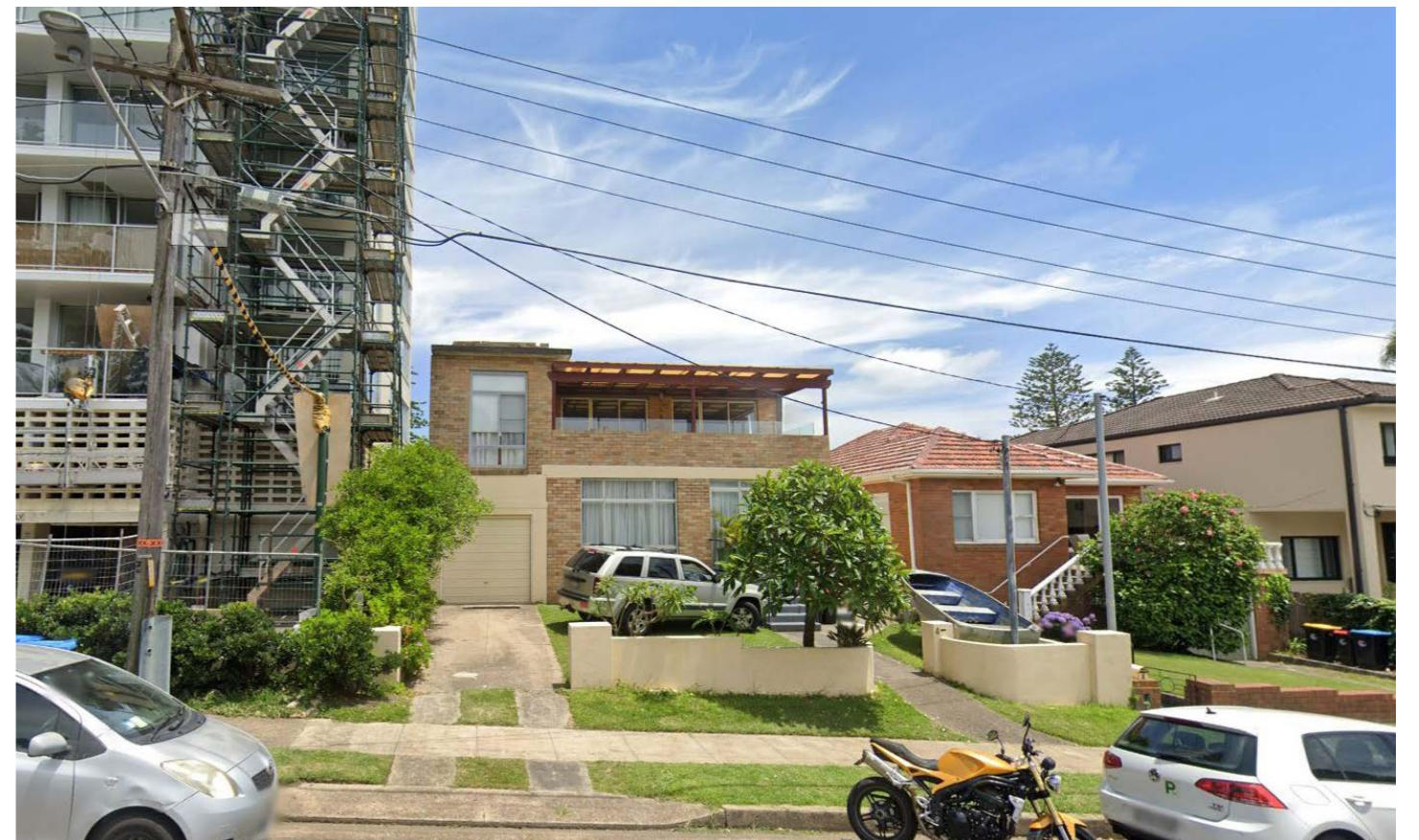
VP 30 - VIEW FROM FRESHWATER BEACH
VISUAL IMPACT

VIEW & VISUAL IMPACT FROM DWELLINGS





LOCATION MAP



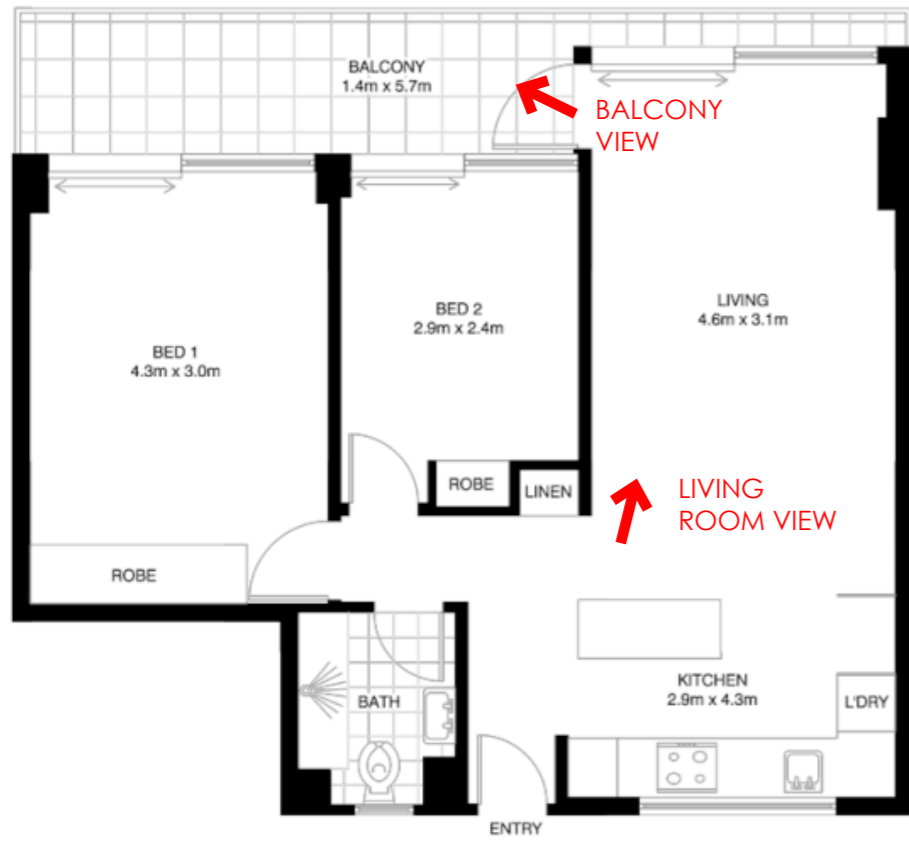
GOOGLE STREETVIEW OF No 4 GORE STREET BALCONY



EXISTING BALCONY VIEW



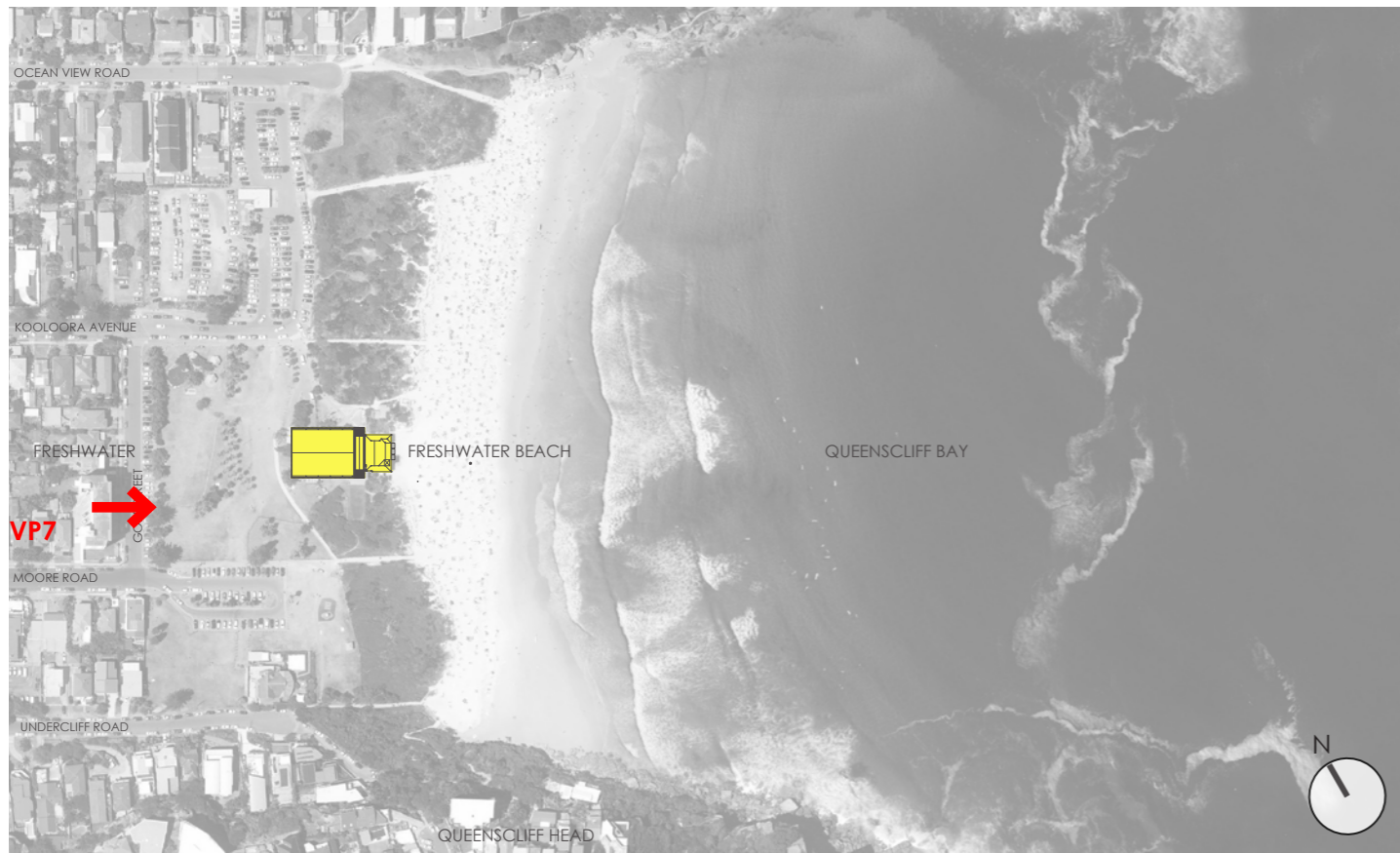
PROPOSED BALCONY VIEW



FLOOR PLAN



LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



LOCATION MAP



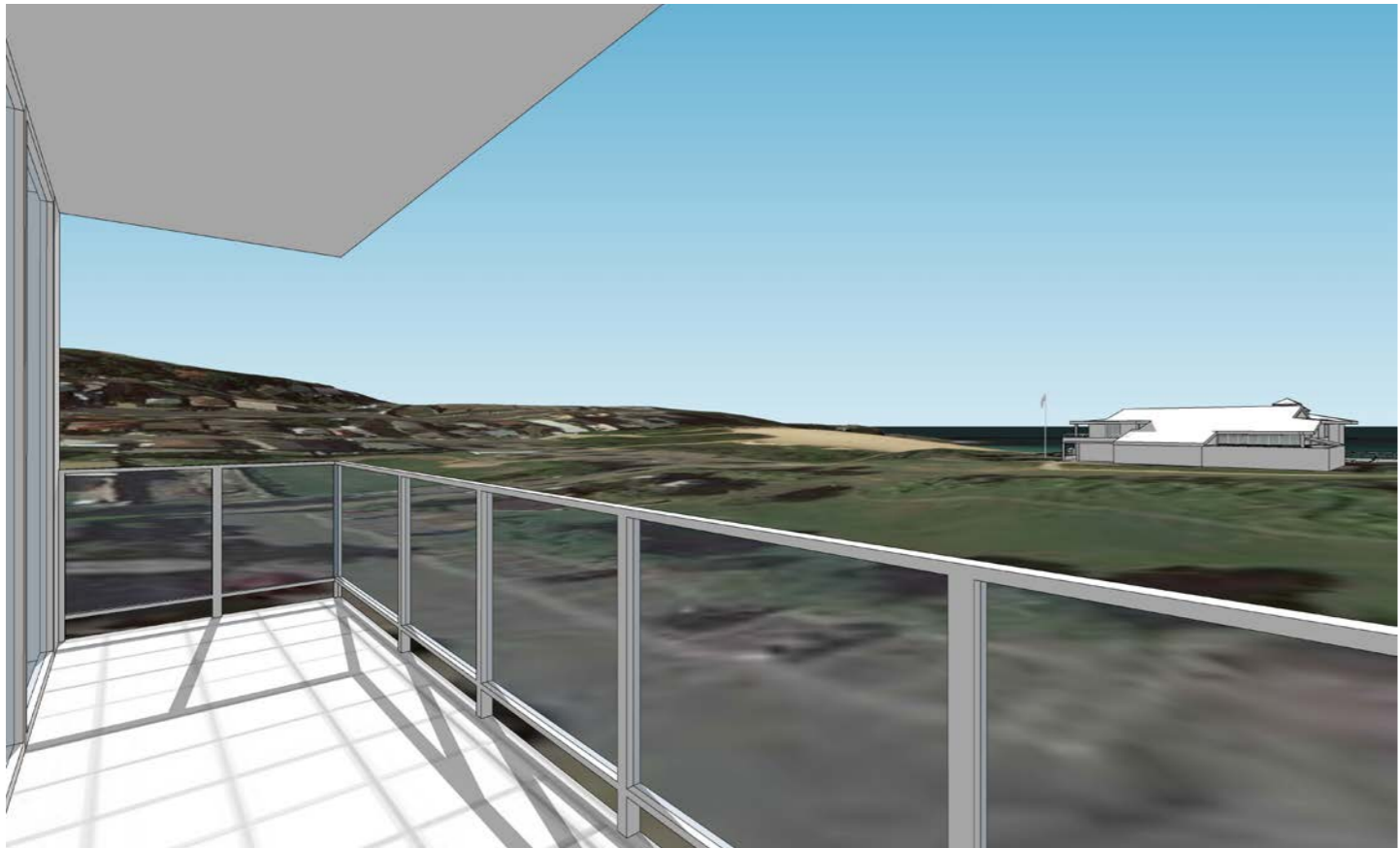
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



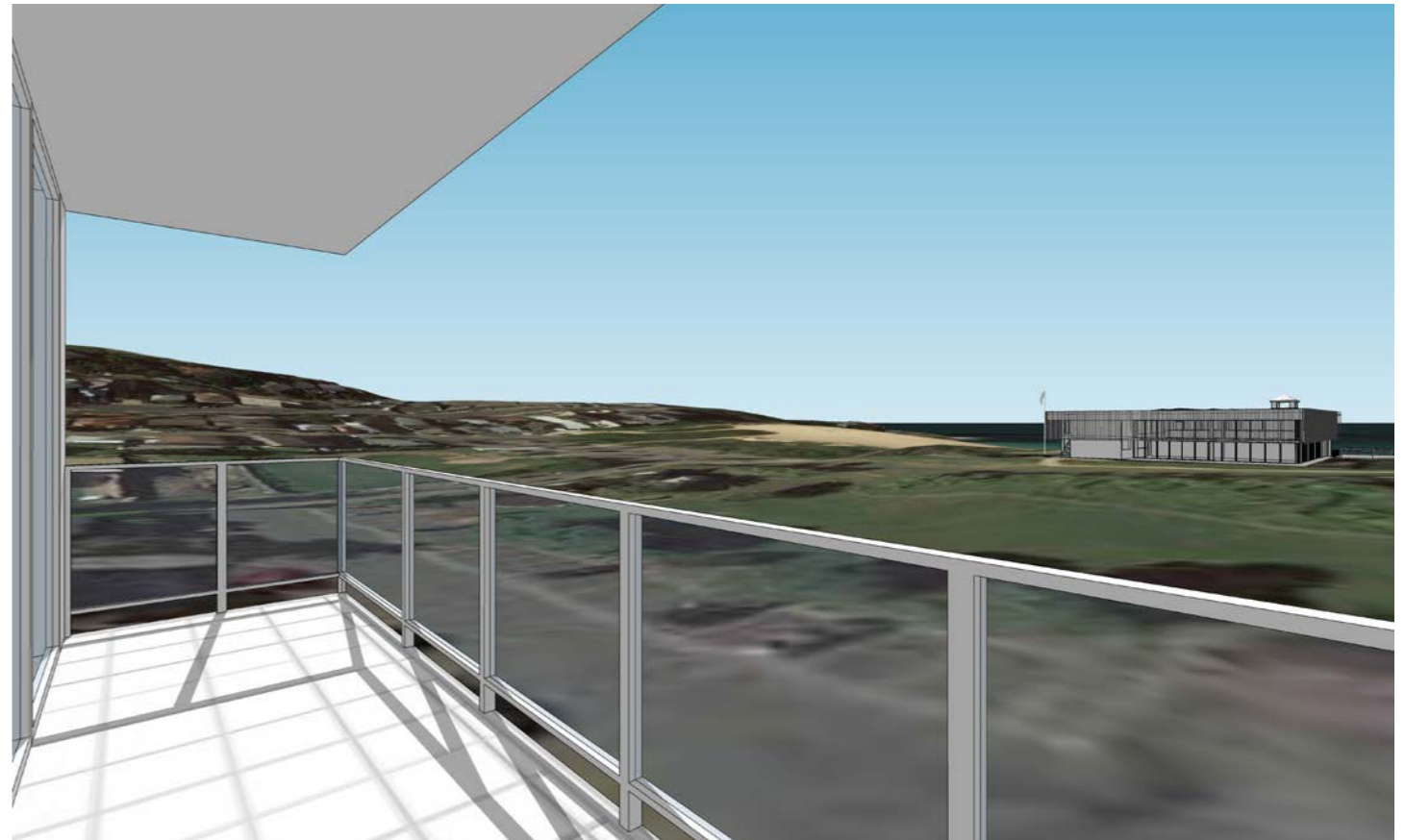
EXISTING LIVING ROOM VIEW



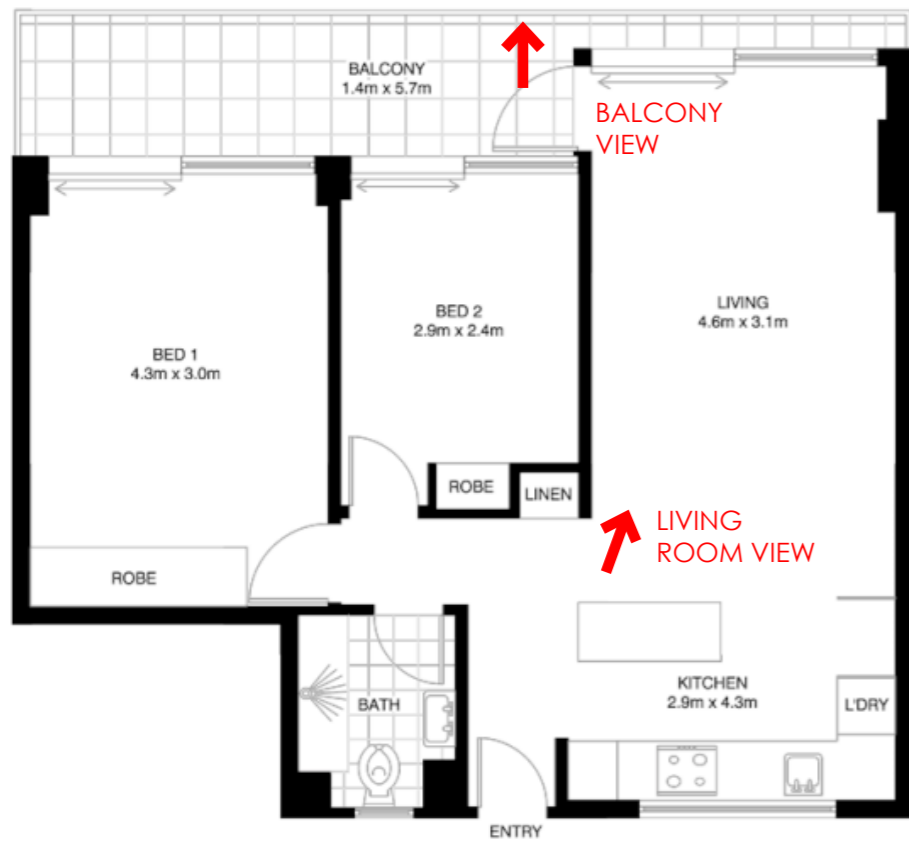
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



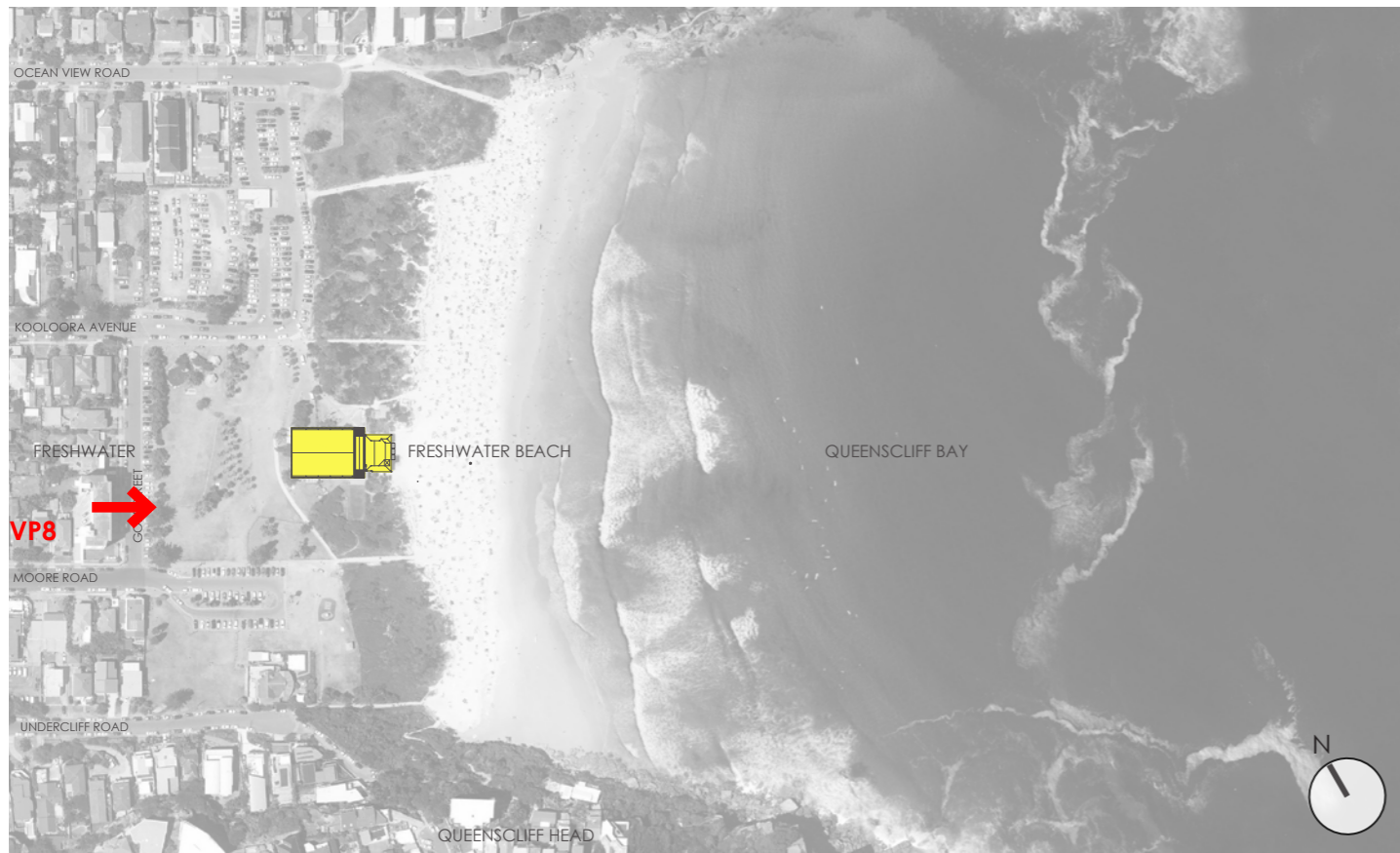
PROPOSED BALCONY VIEW



FLOOR PLAN



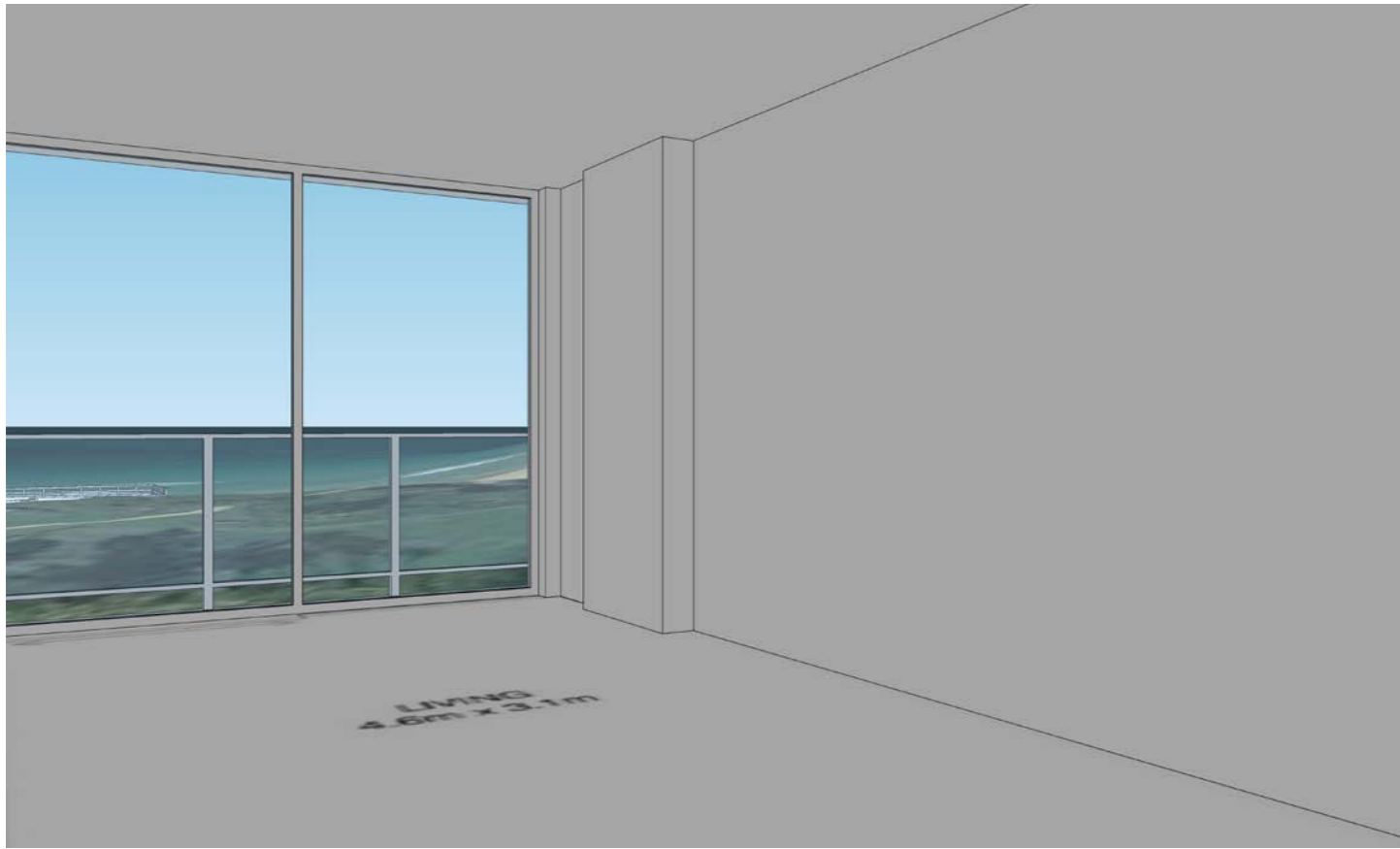
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



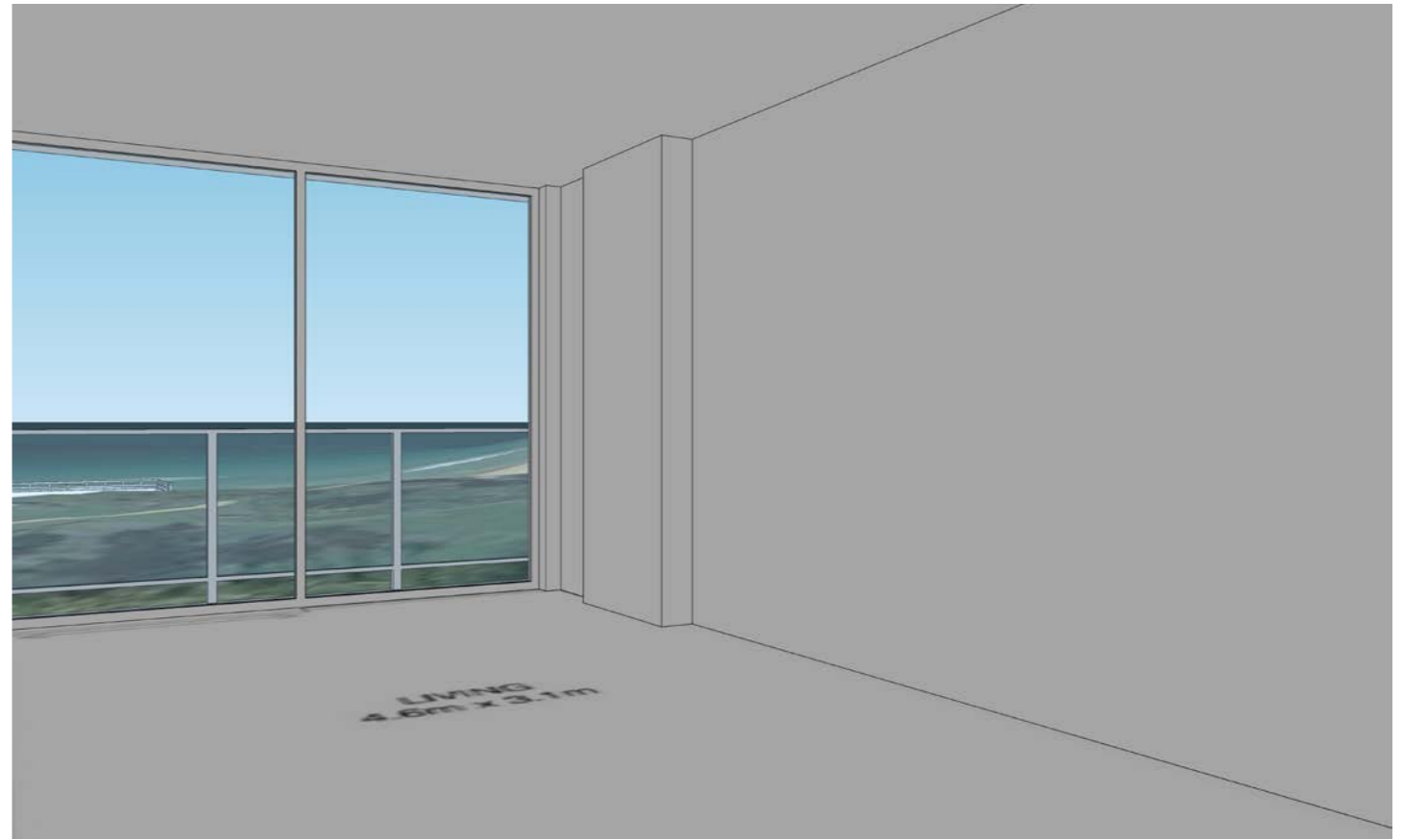
LOCATION MAP



BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



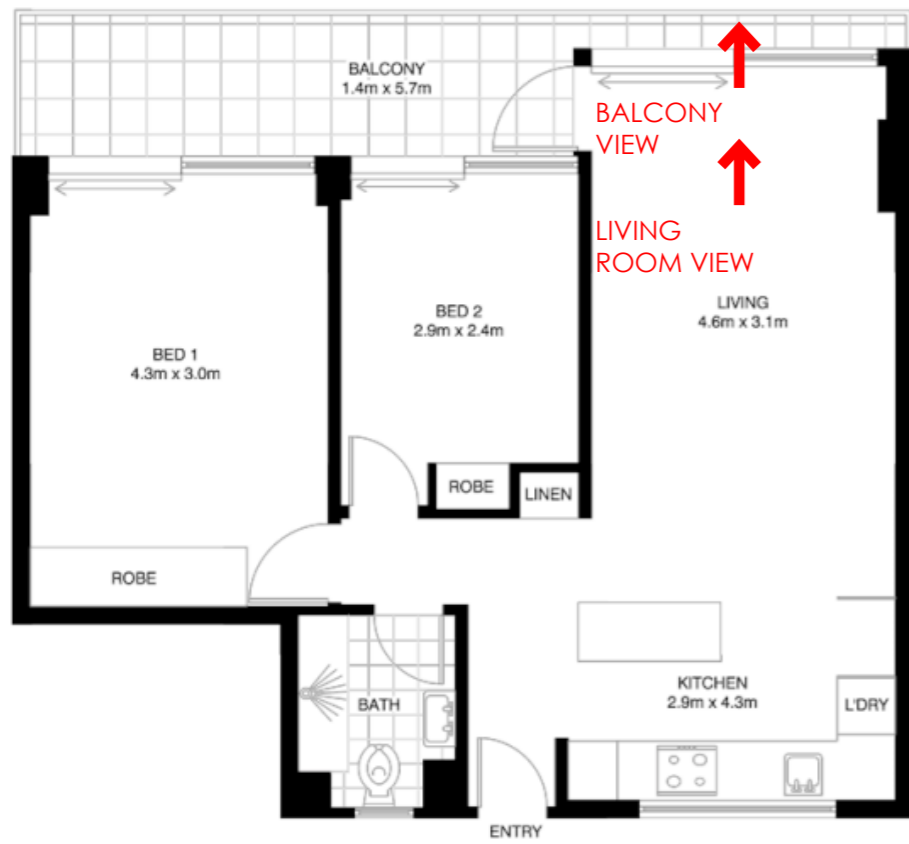
PROPOSED LIVING ROOM VIEW



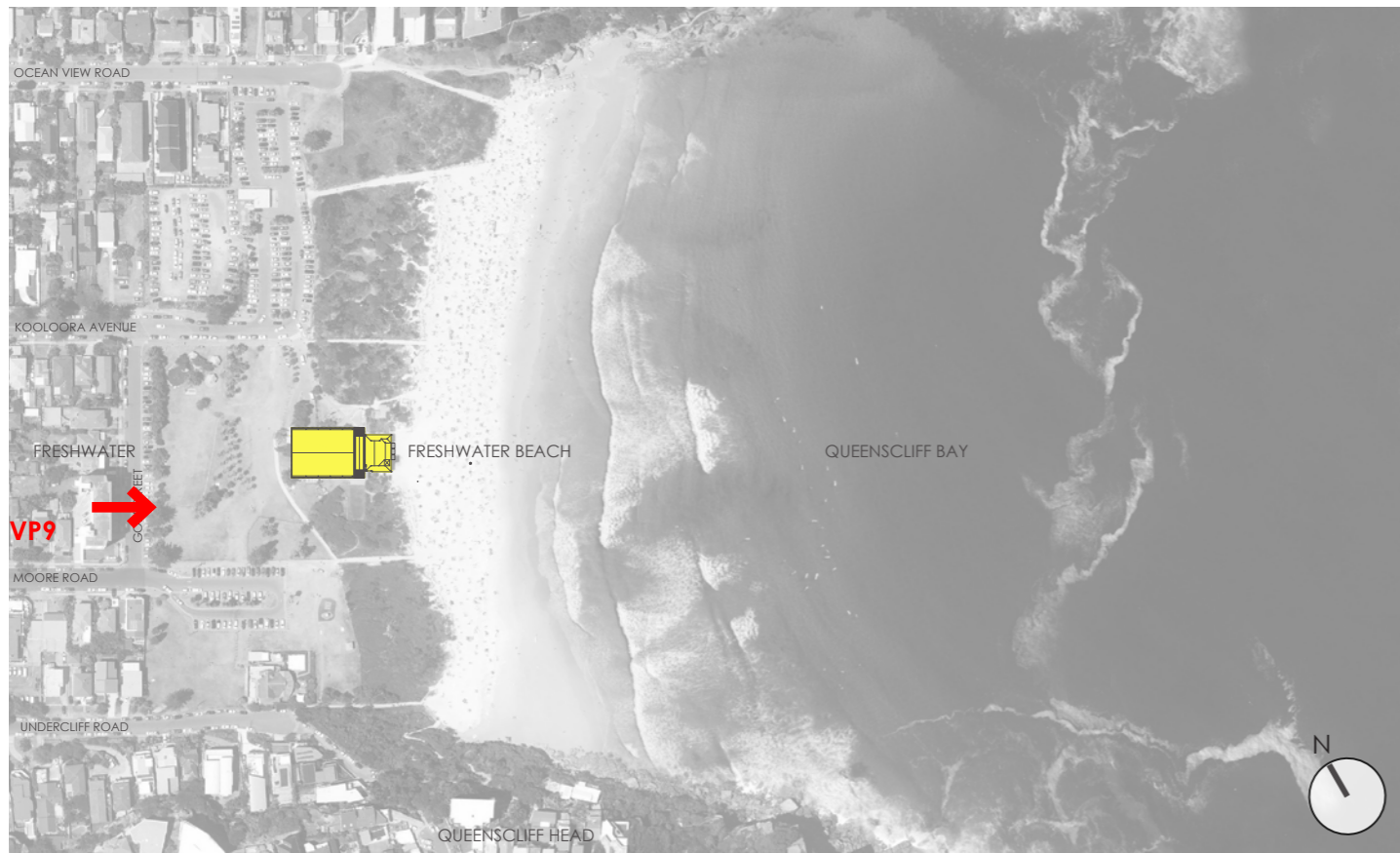
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PROPOSED BALCONY VIEW



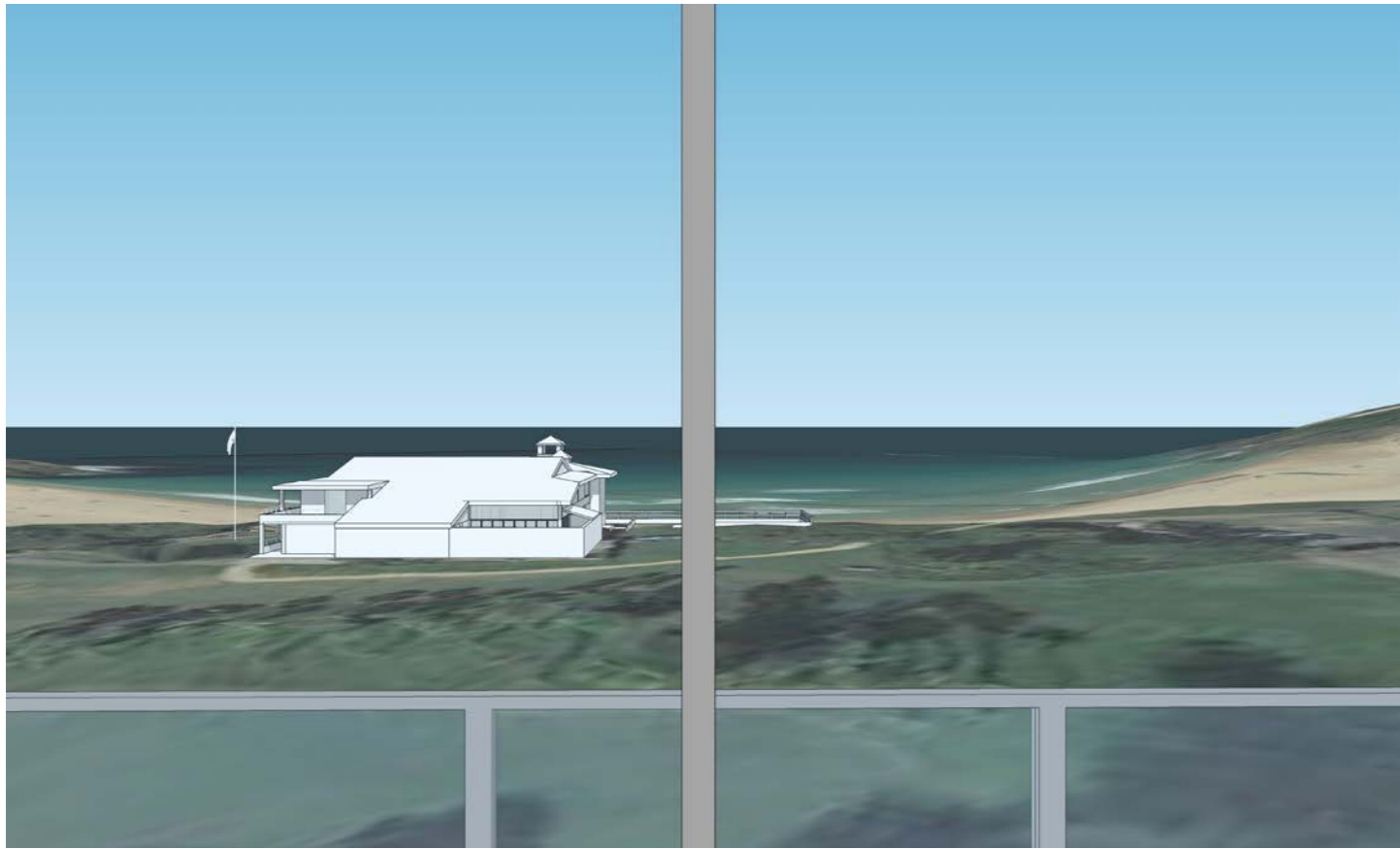
FLOOR PLAN



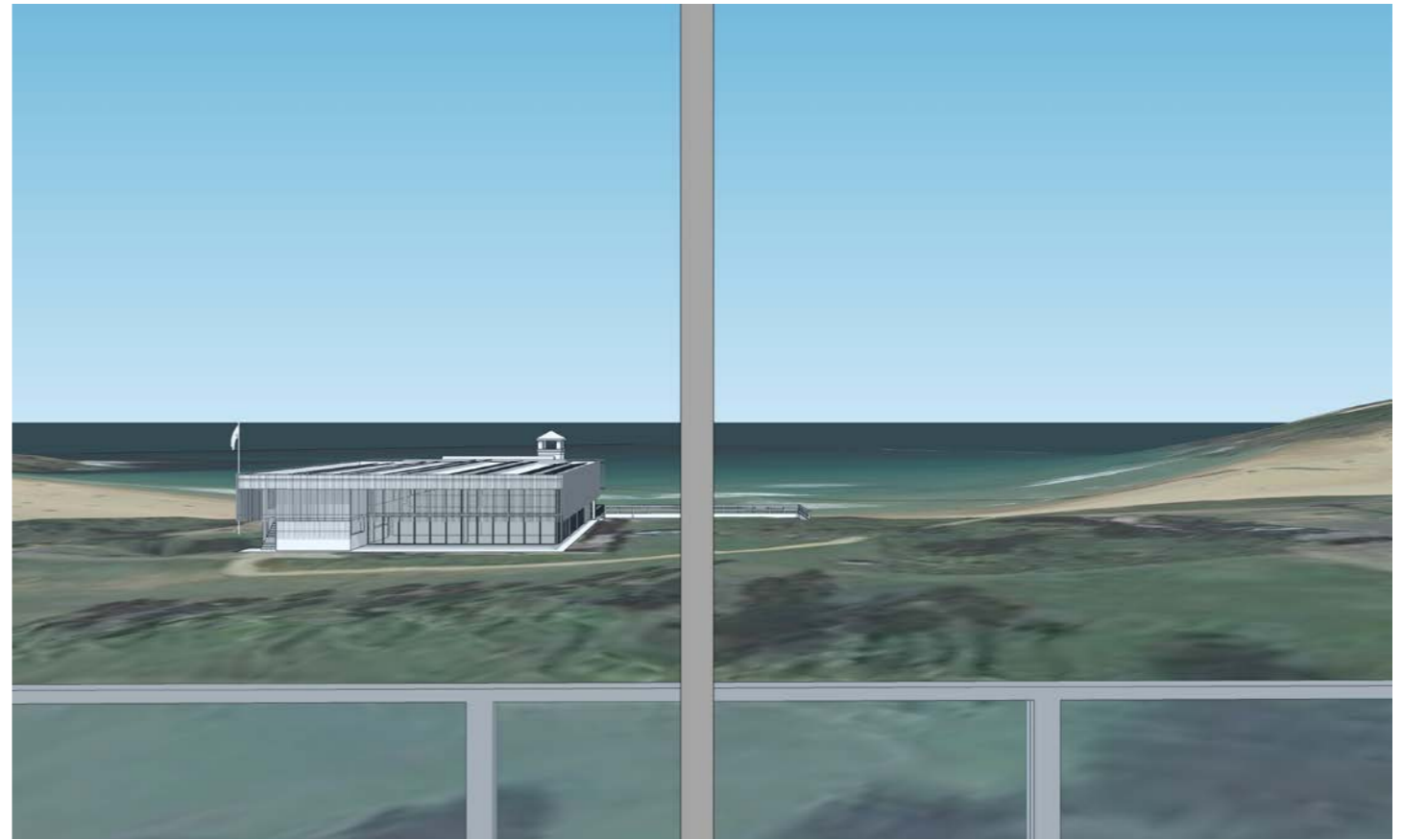
LOCATION MAP

VP9 - No. 25/30 MOORE STREET
VIEW IMPACT ASSESSMENT

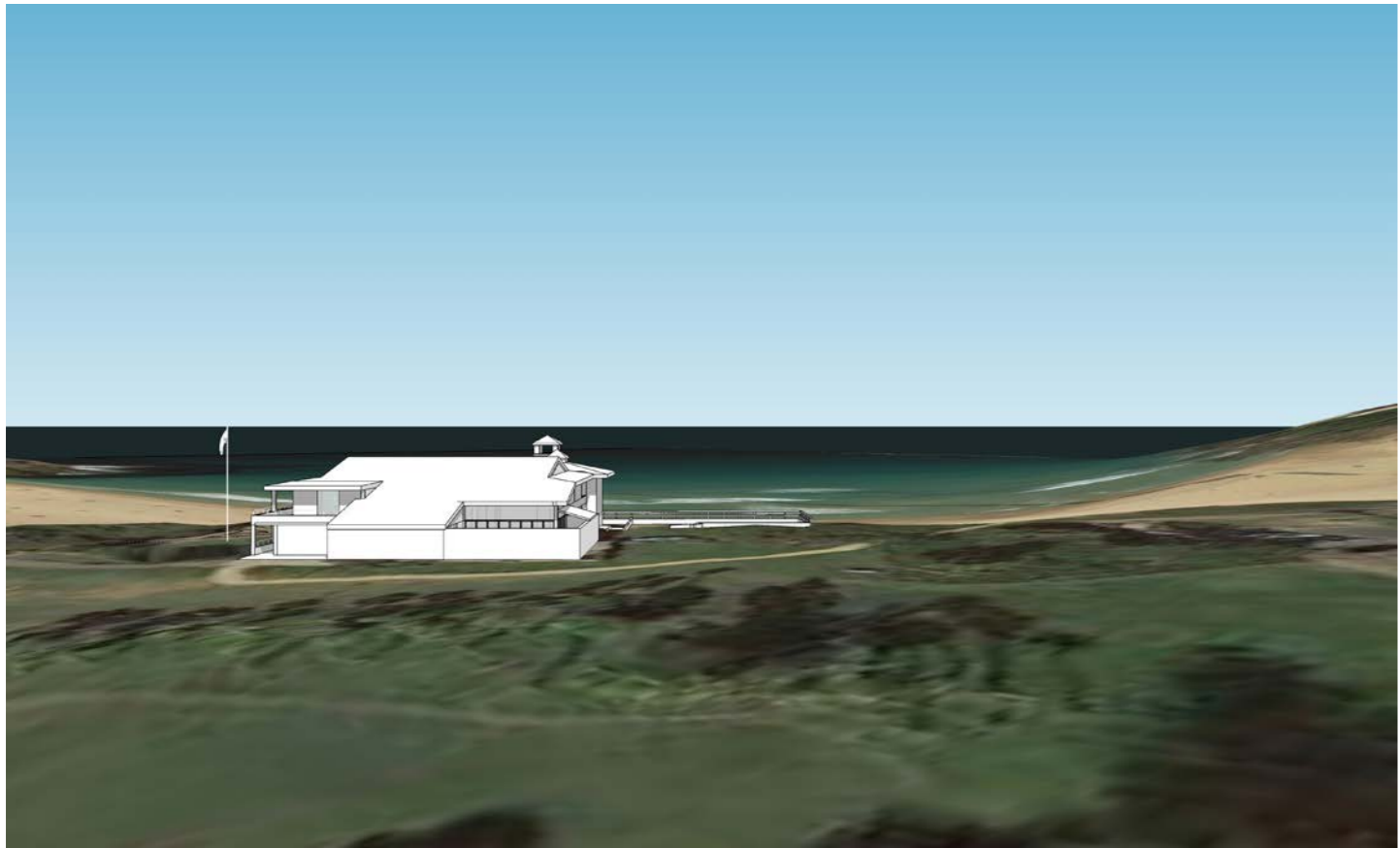




EXISTING LIVING ROOM VIEW



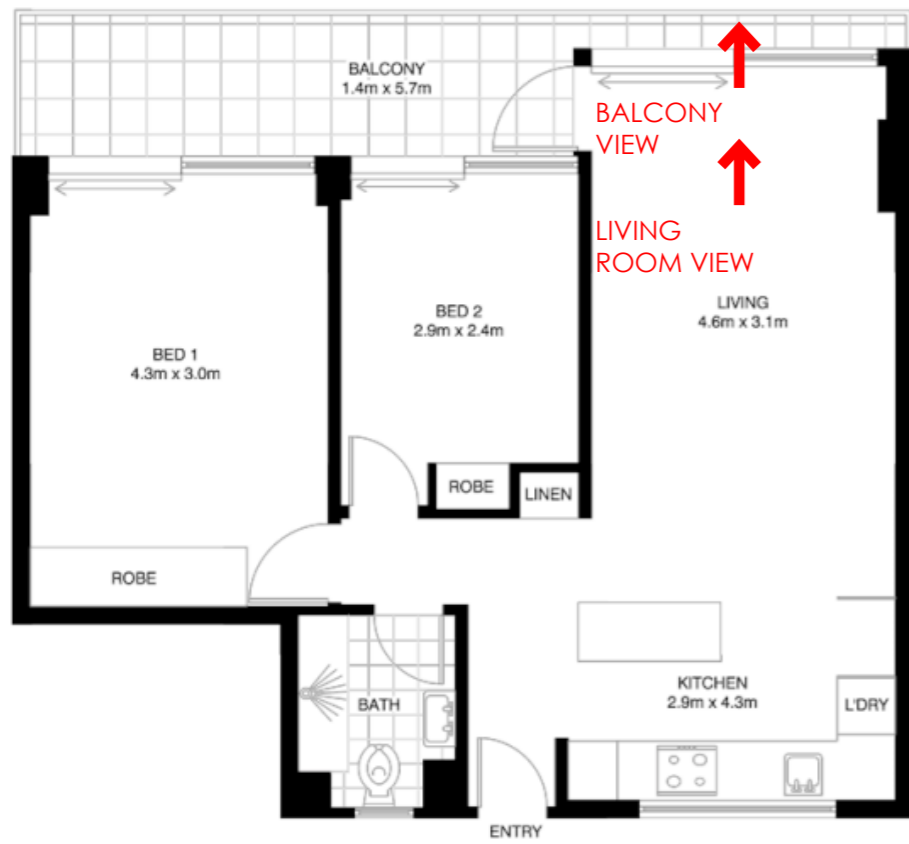
PROPOSED LIVING ROOM VIEW



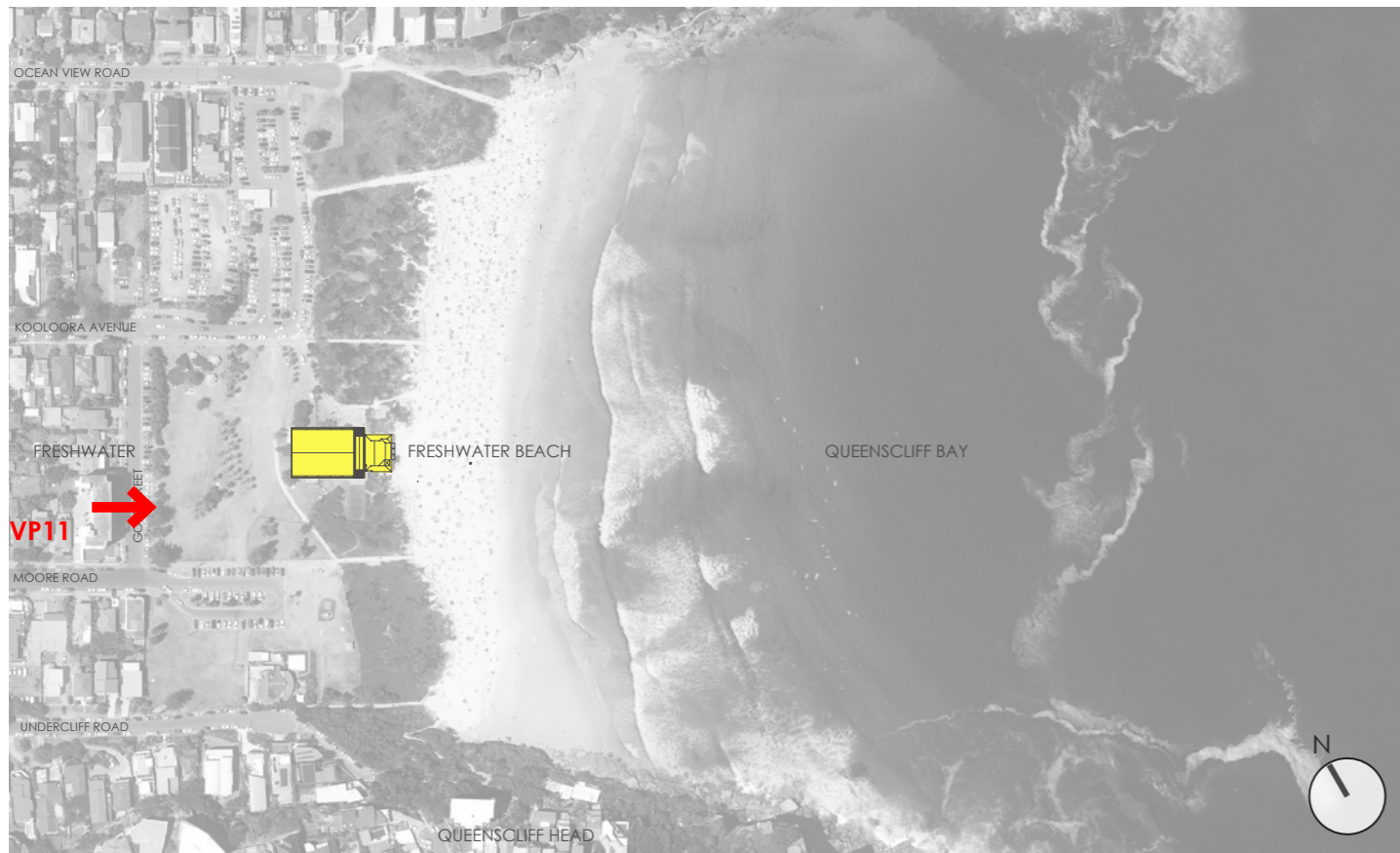
EXISTING BALCONY VIEW



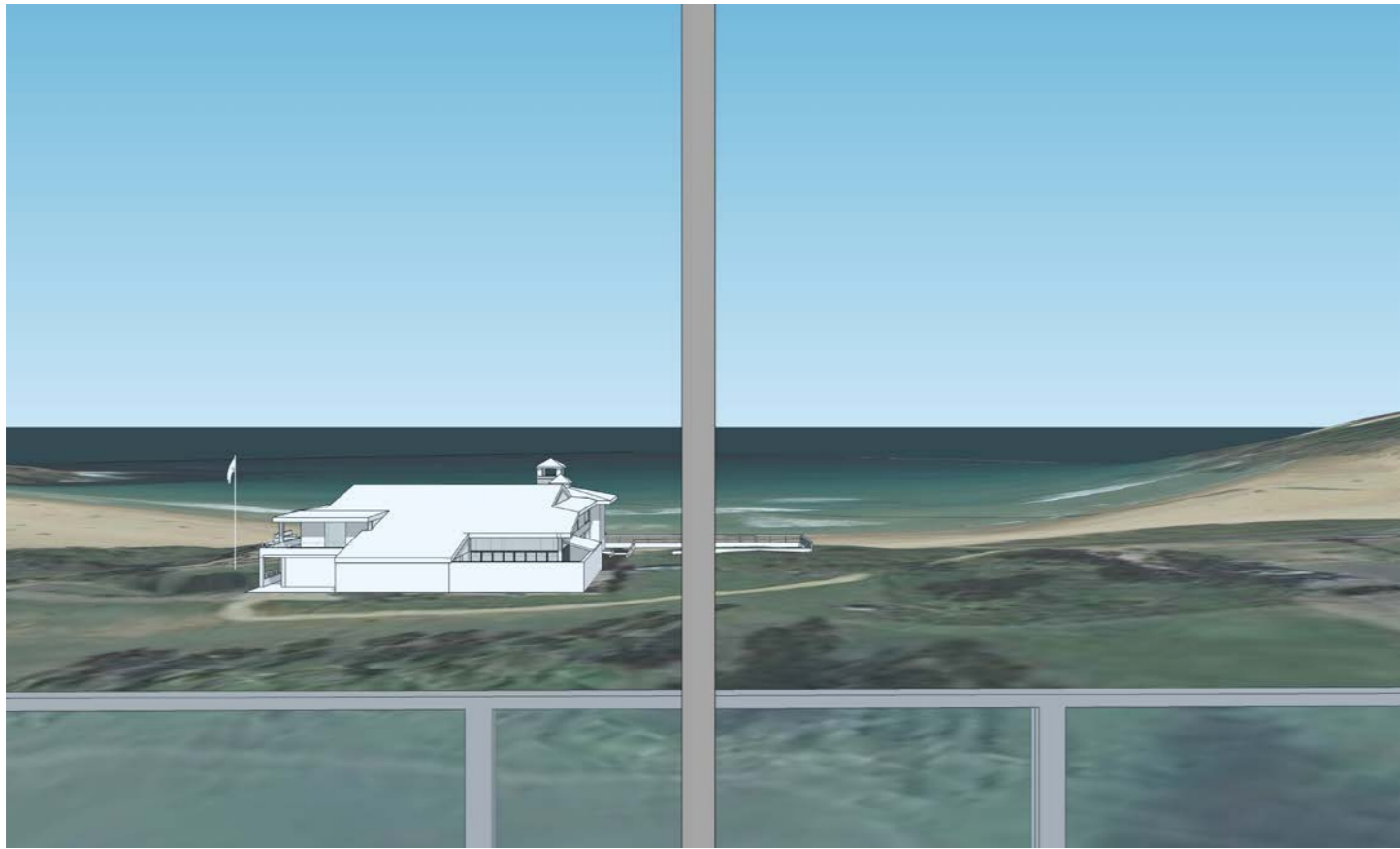
PROPOSED BALCONY VIEW



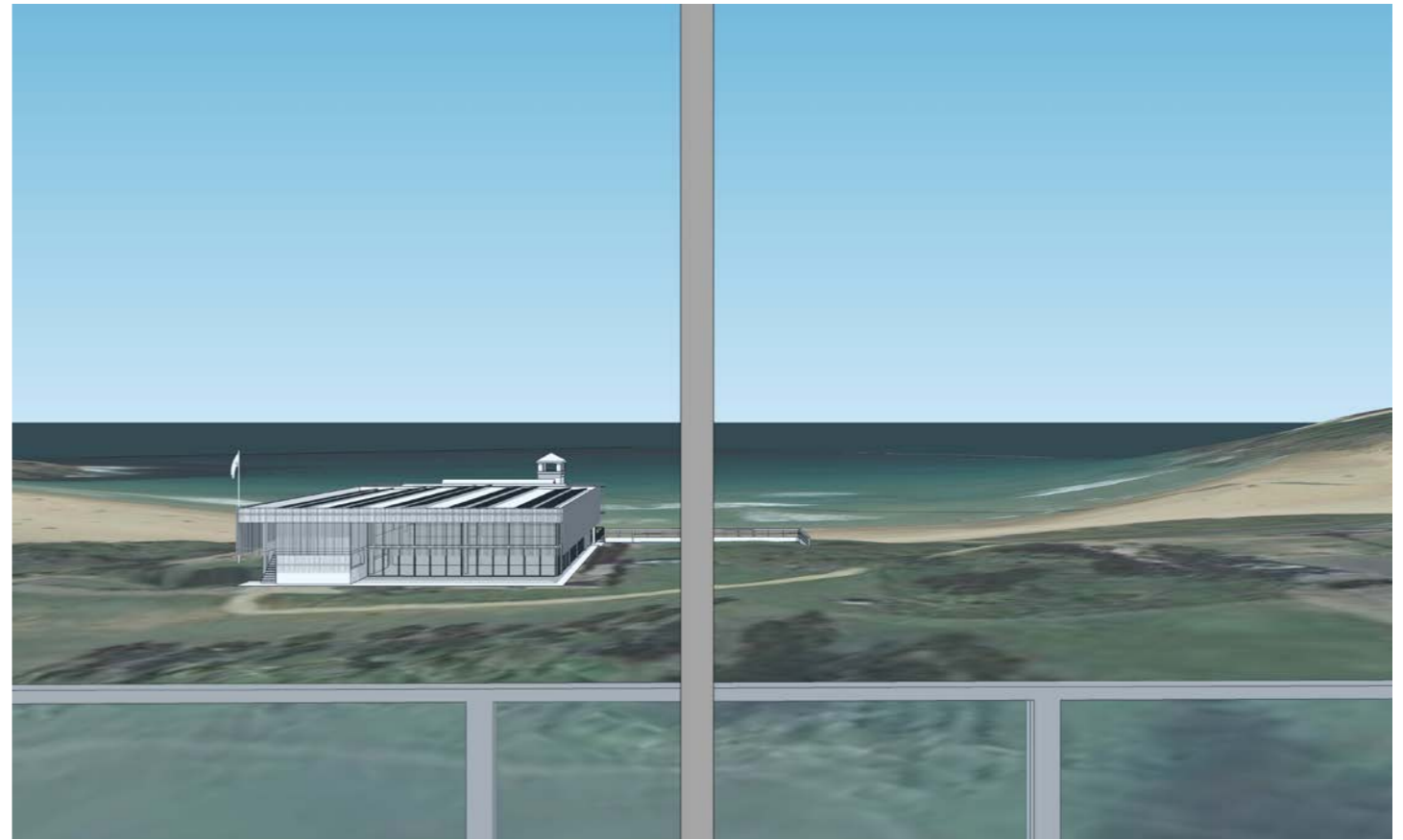
FLOOR PLAN



LOCATION MAP



EXISTING LIVING ROOM VIEW



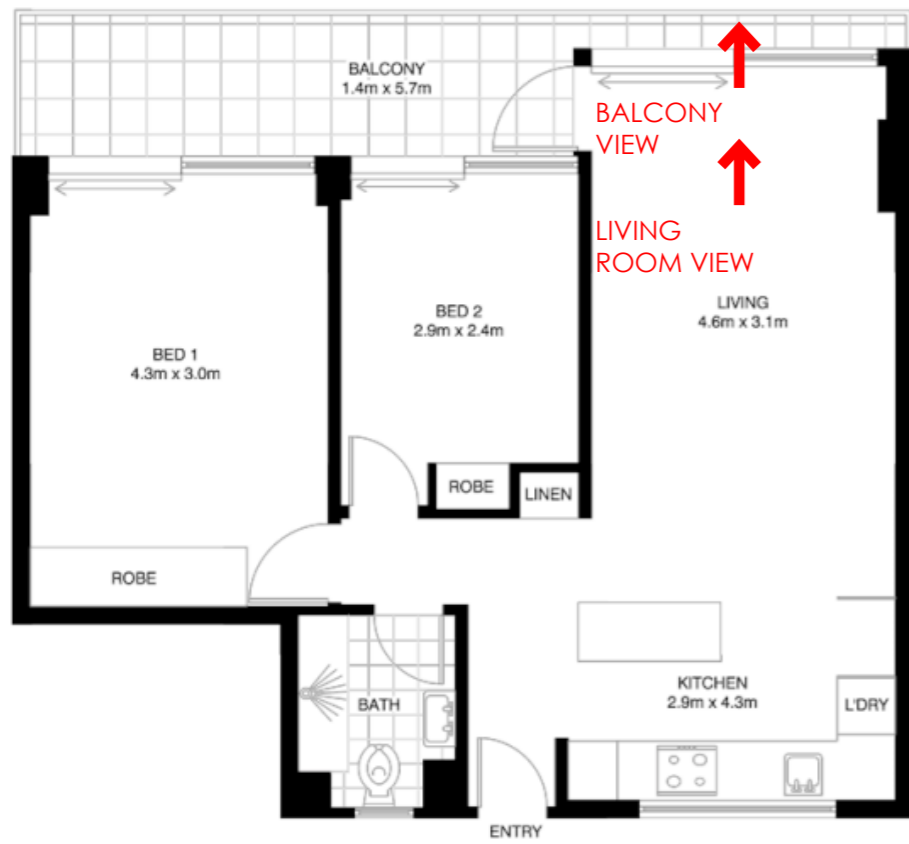
PROPOSED LIVING ROOM VIEW



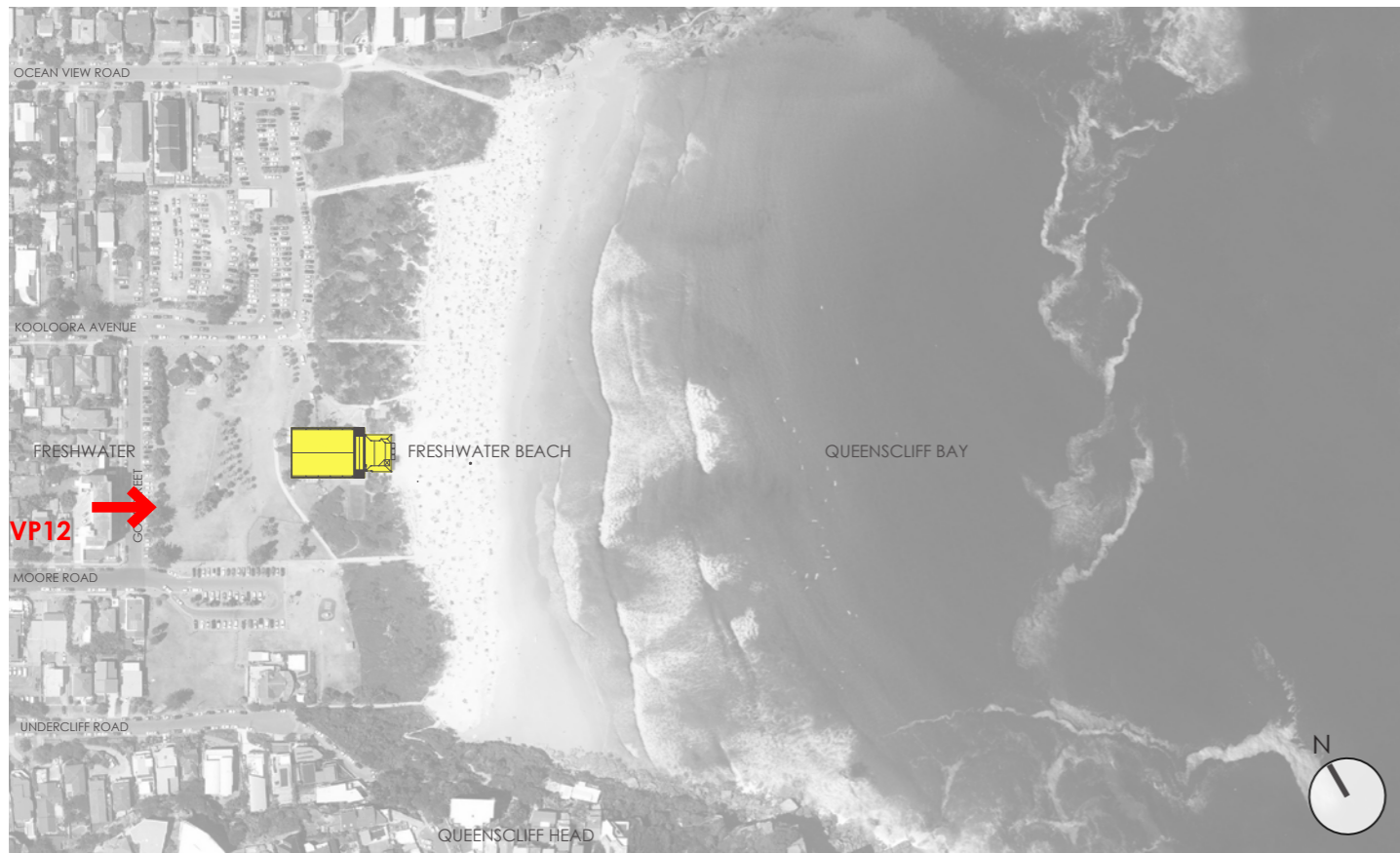
EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



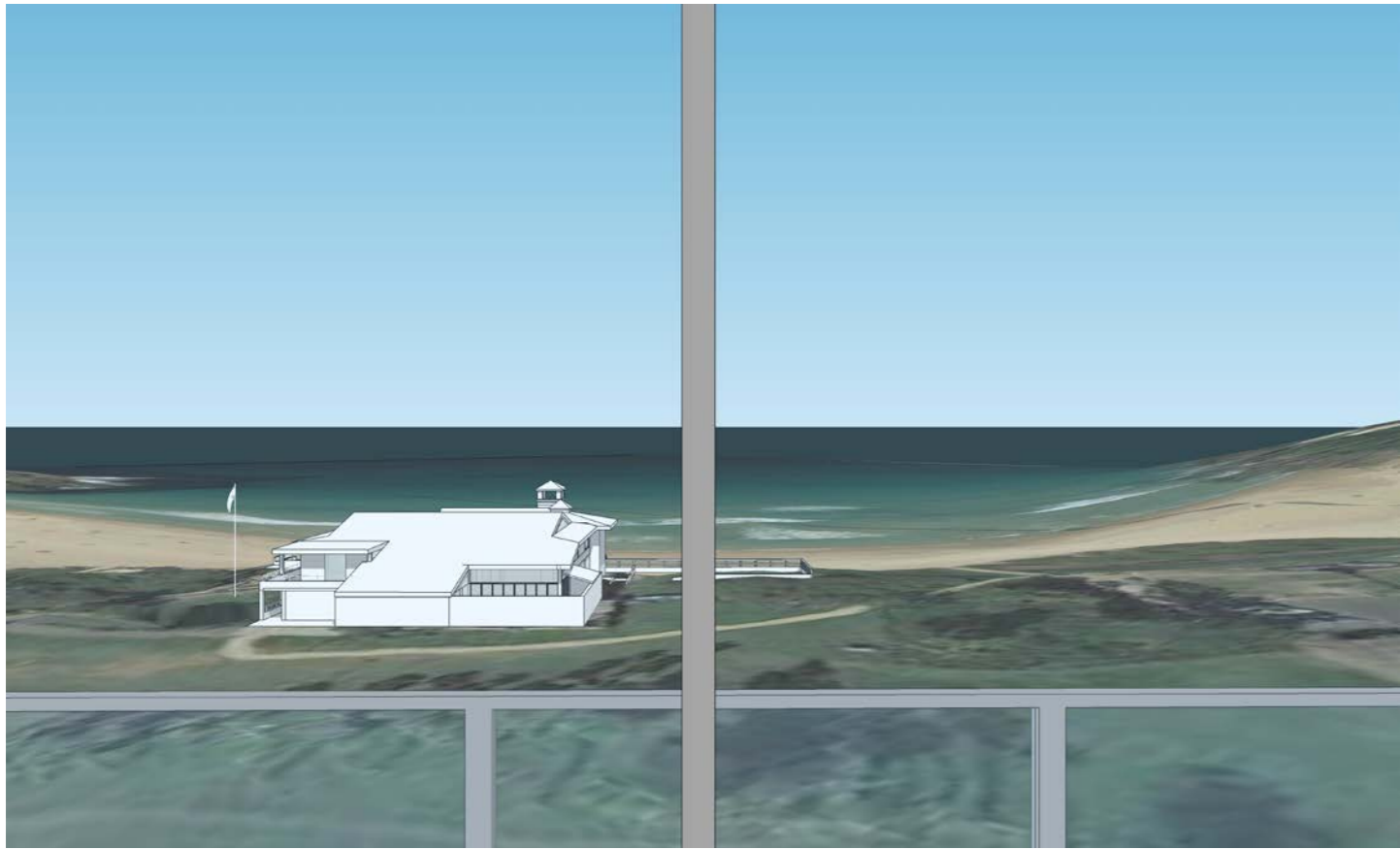
FLOOR PLAN



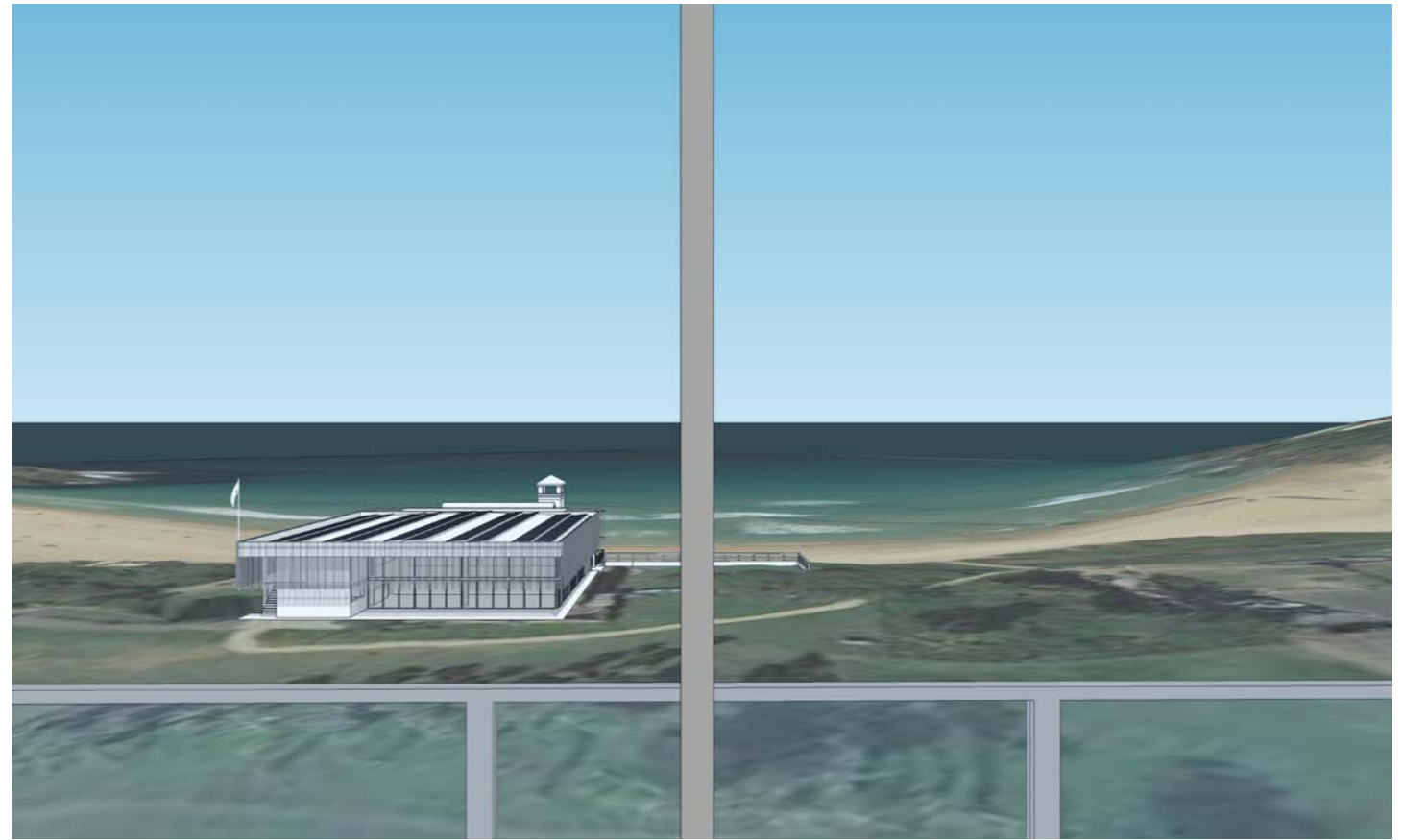
LOCATION MAP



BALCONY VIEW - PHOTO PROVIDED BY OWNER OF No. 45



EXISTING LIVING ROOM VIEW



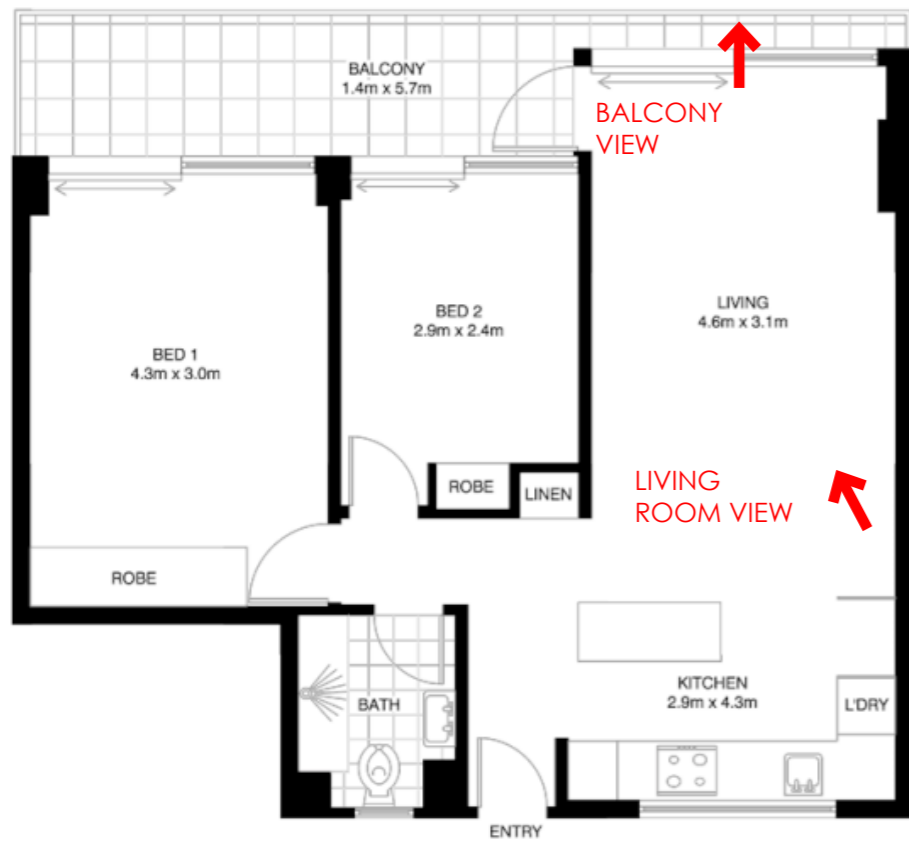
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



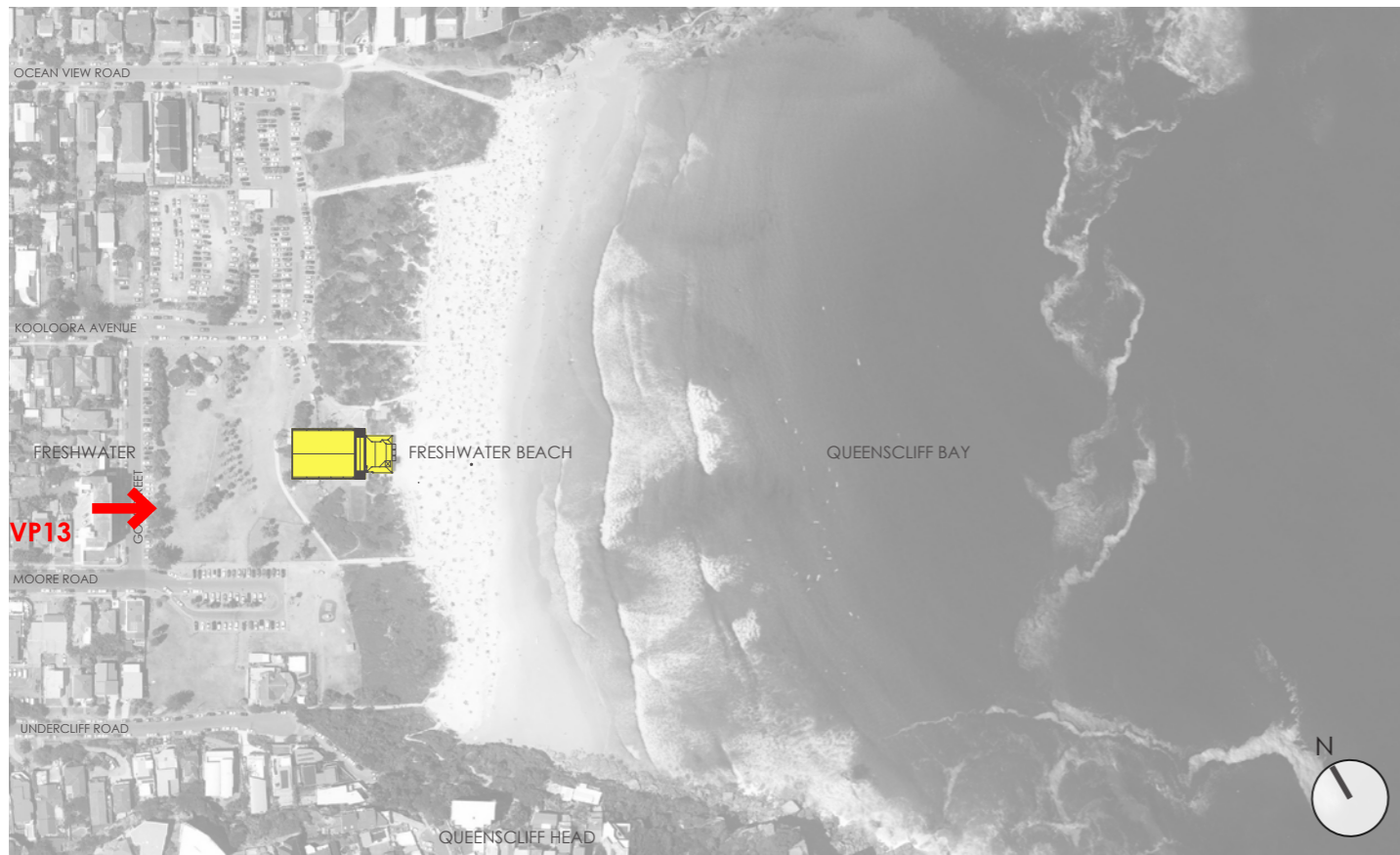
PROPOSED BALCONY VIEW



FLOOR PLAN



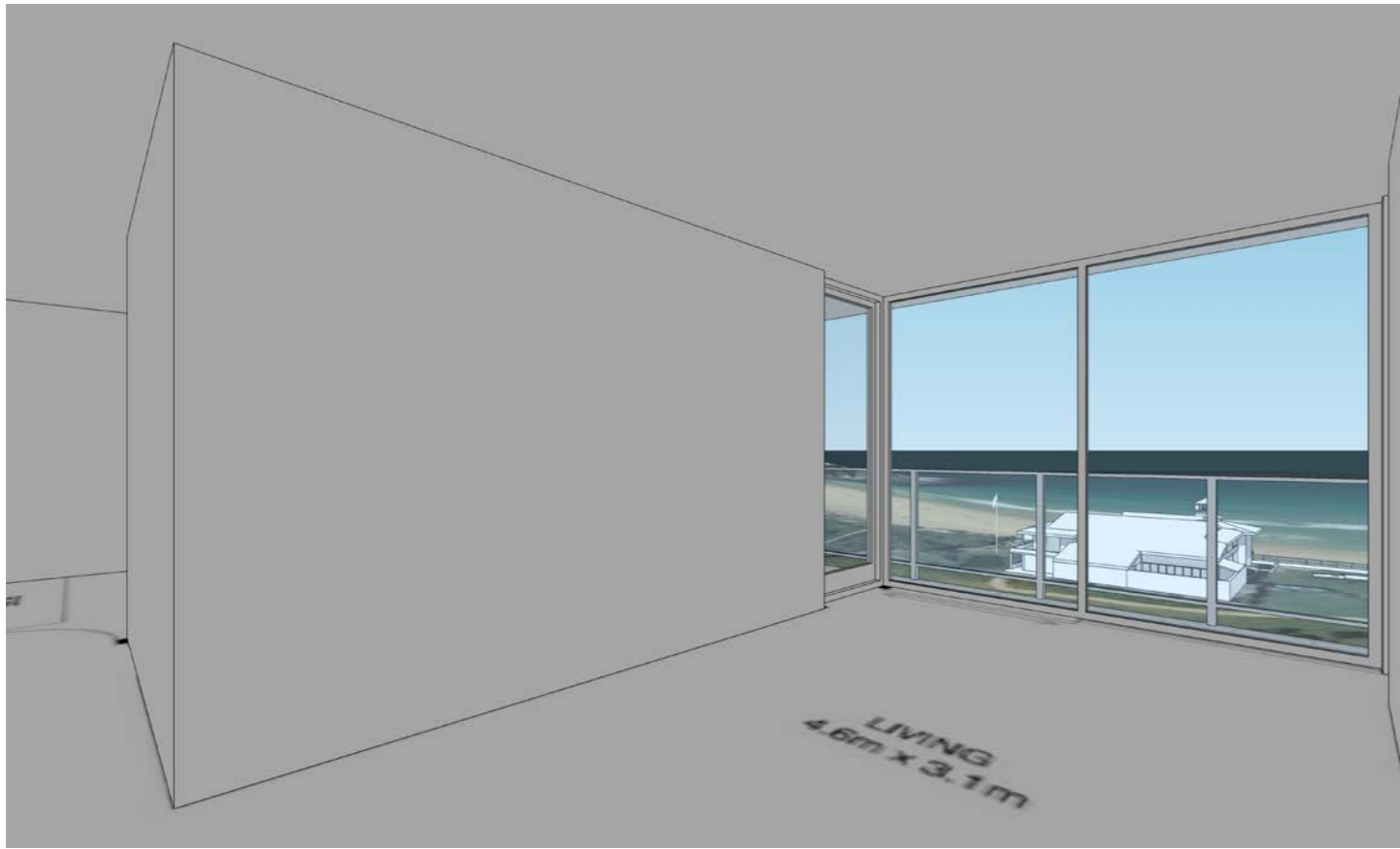
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



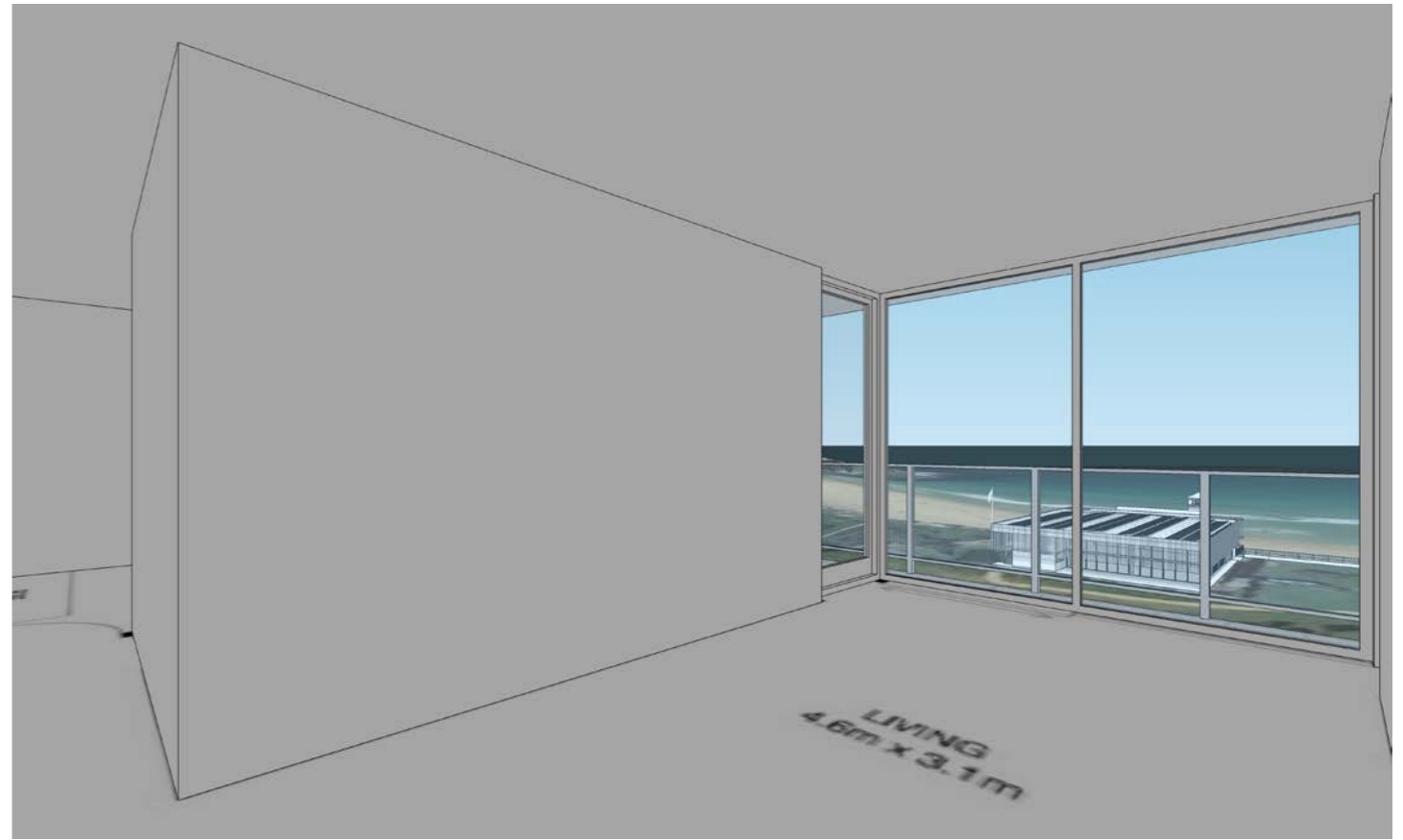
LOCATION MAP



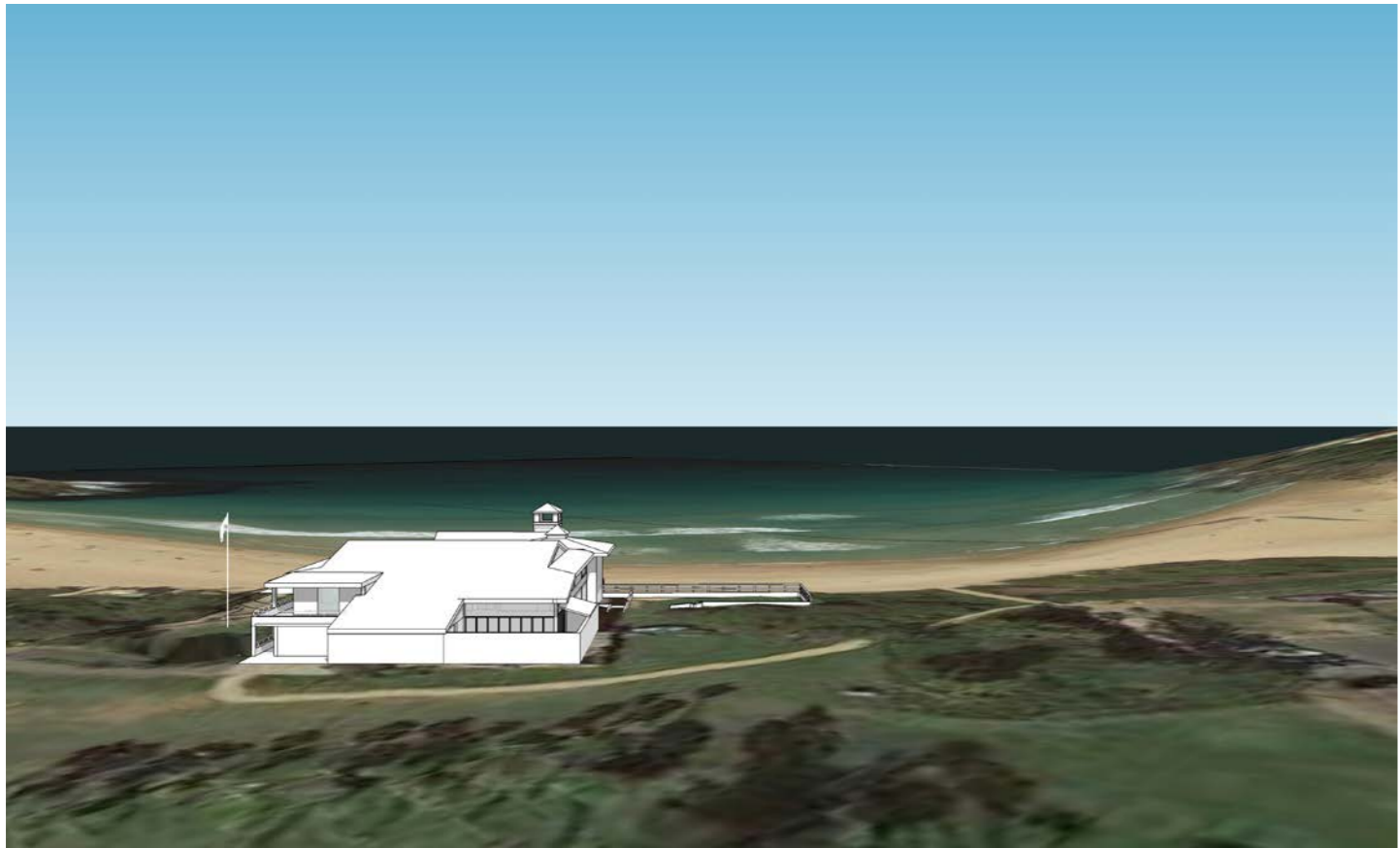
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



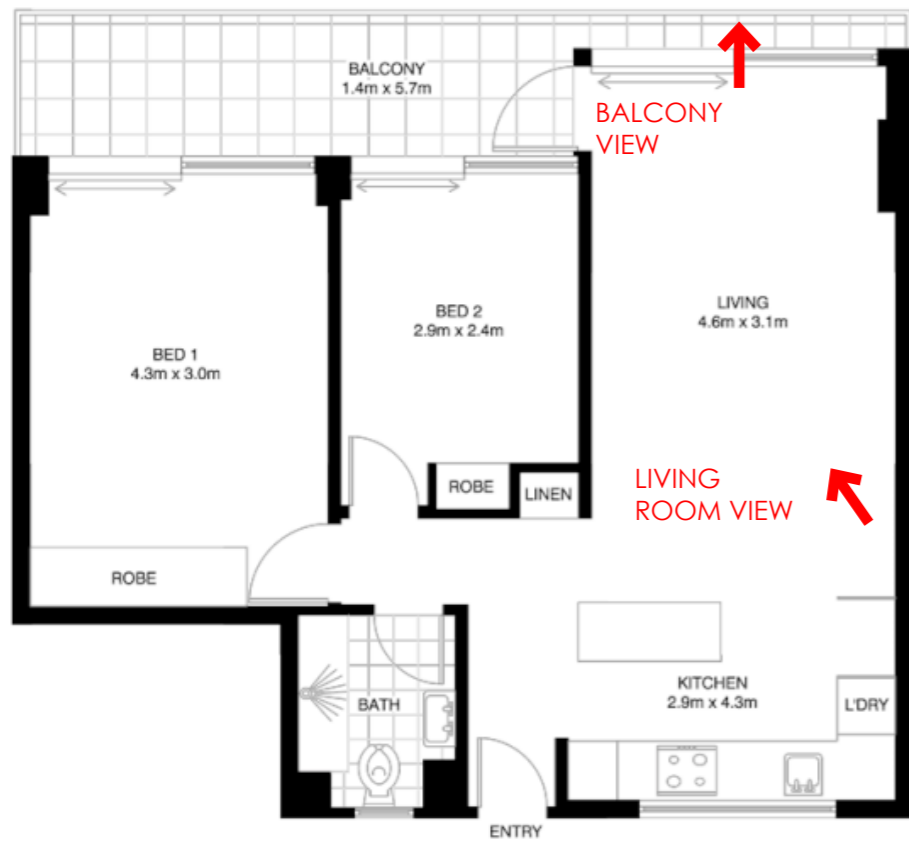
PROPOSED LIVING ROOM VIEW



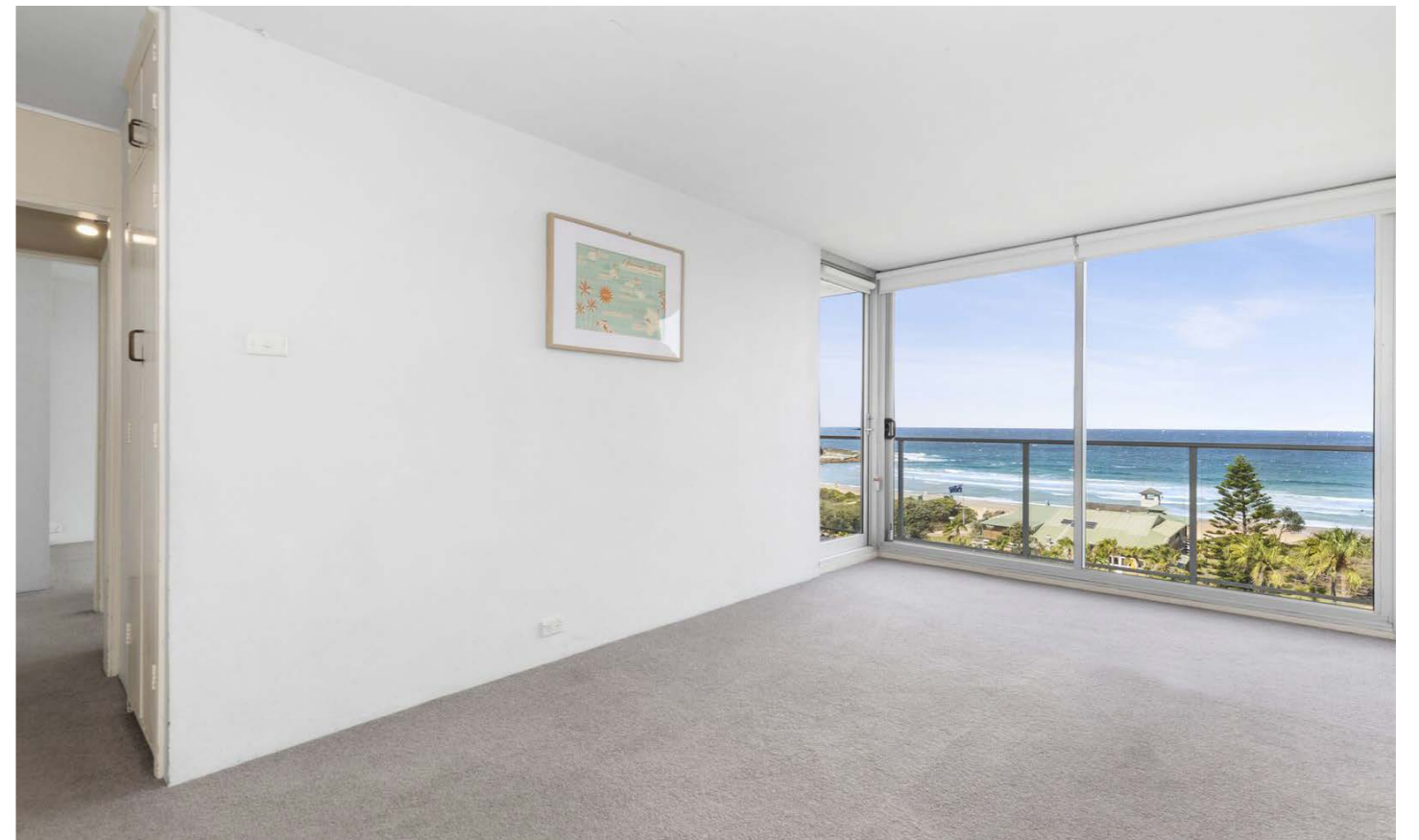
EXISTING BALCONY VIEW



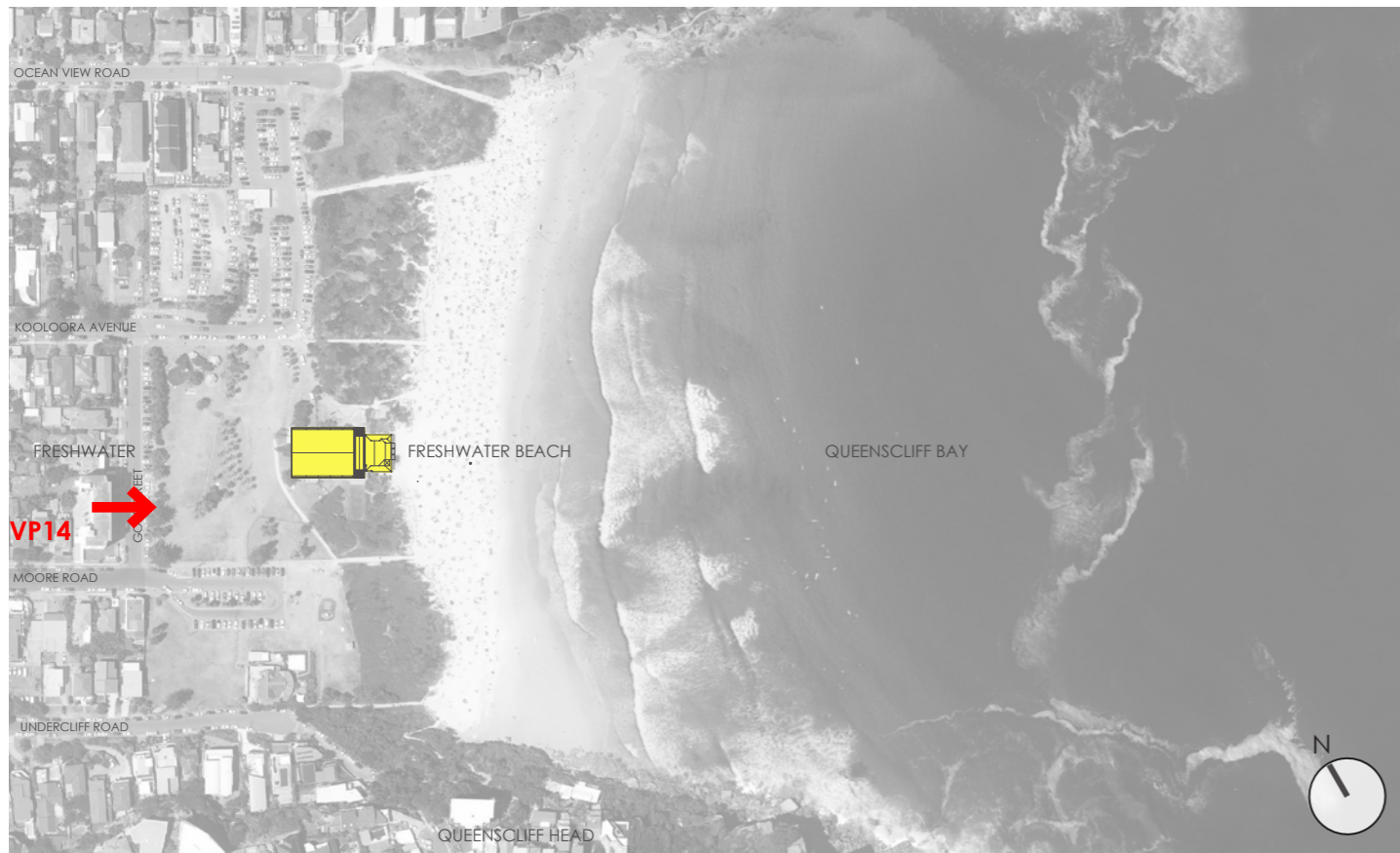
PROPOSED BALCONY VIEW



FLOOR PLAN



LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



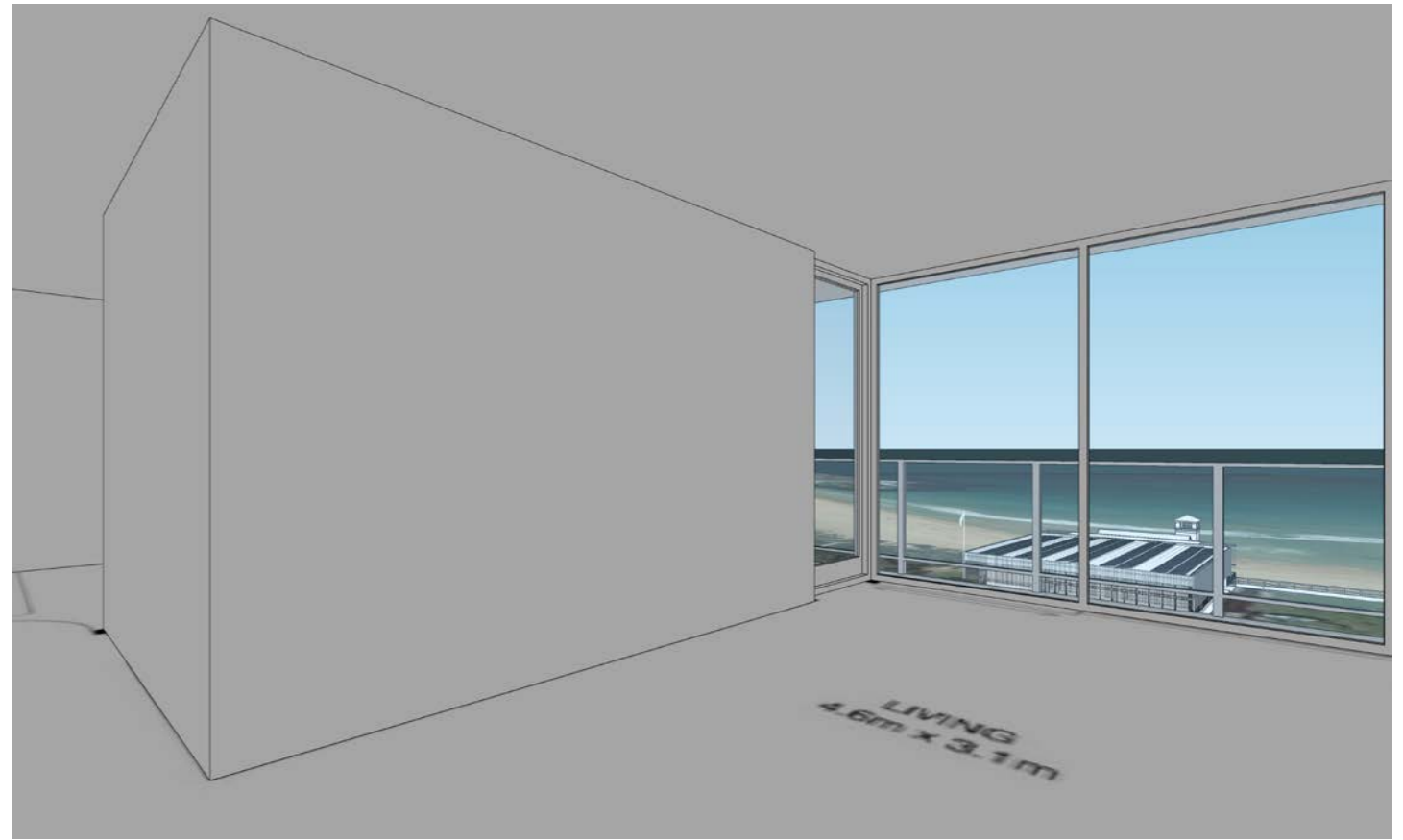
LOCATION MAP



BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



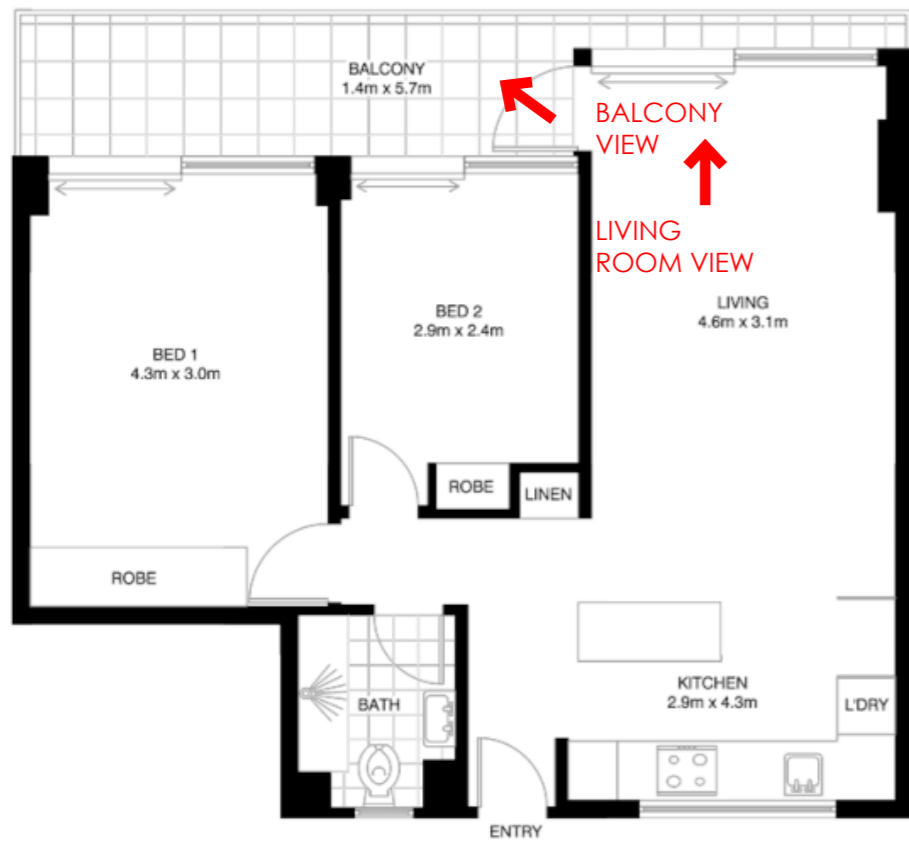
PROPOSED LIVING ROOM VIEW



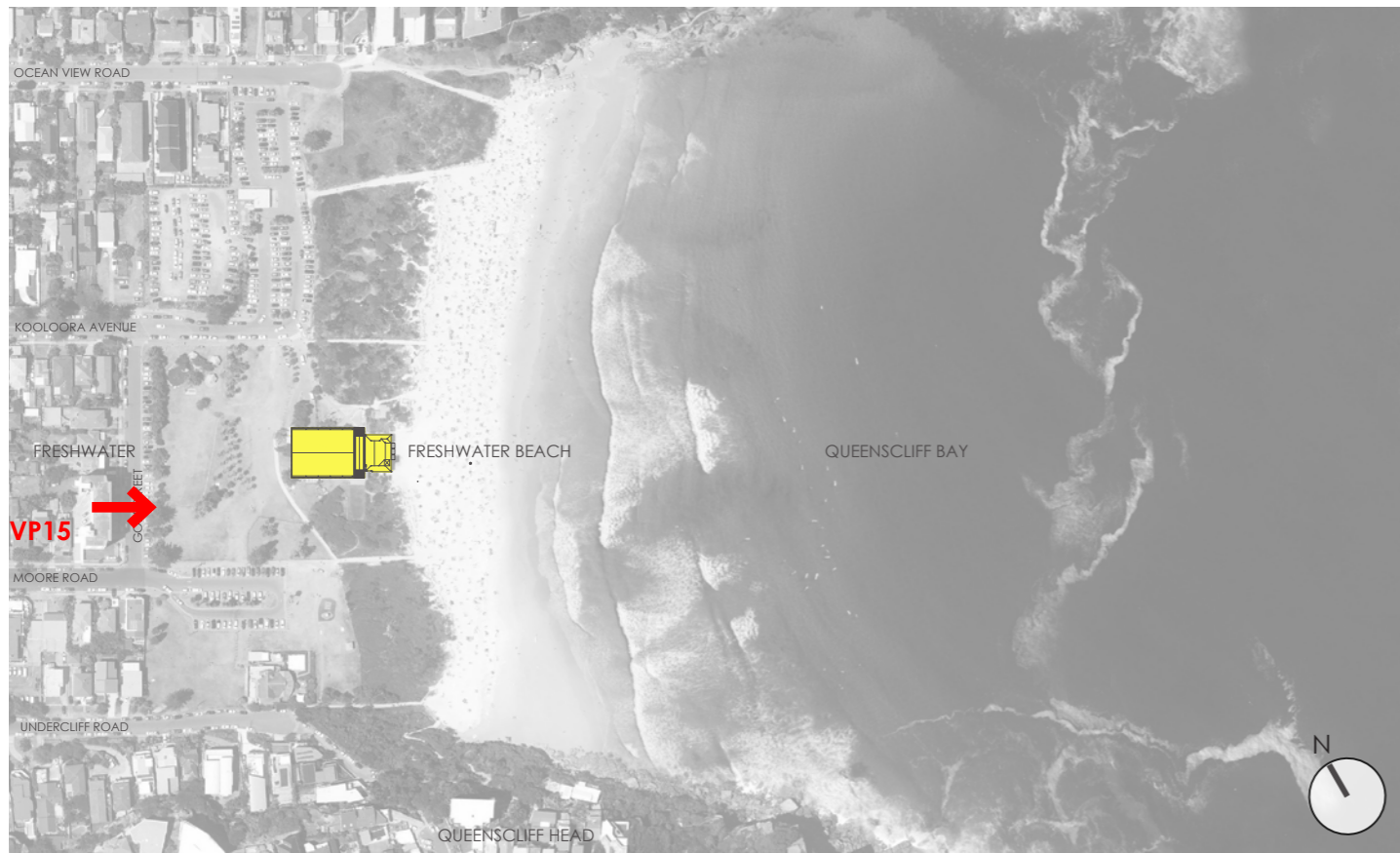
EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW

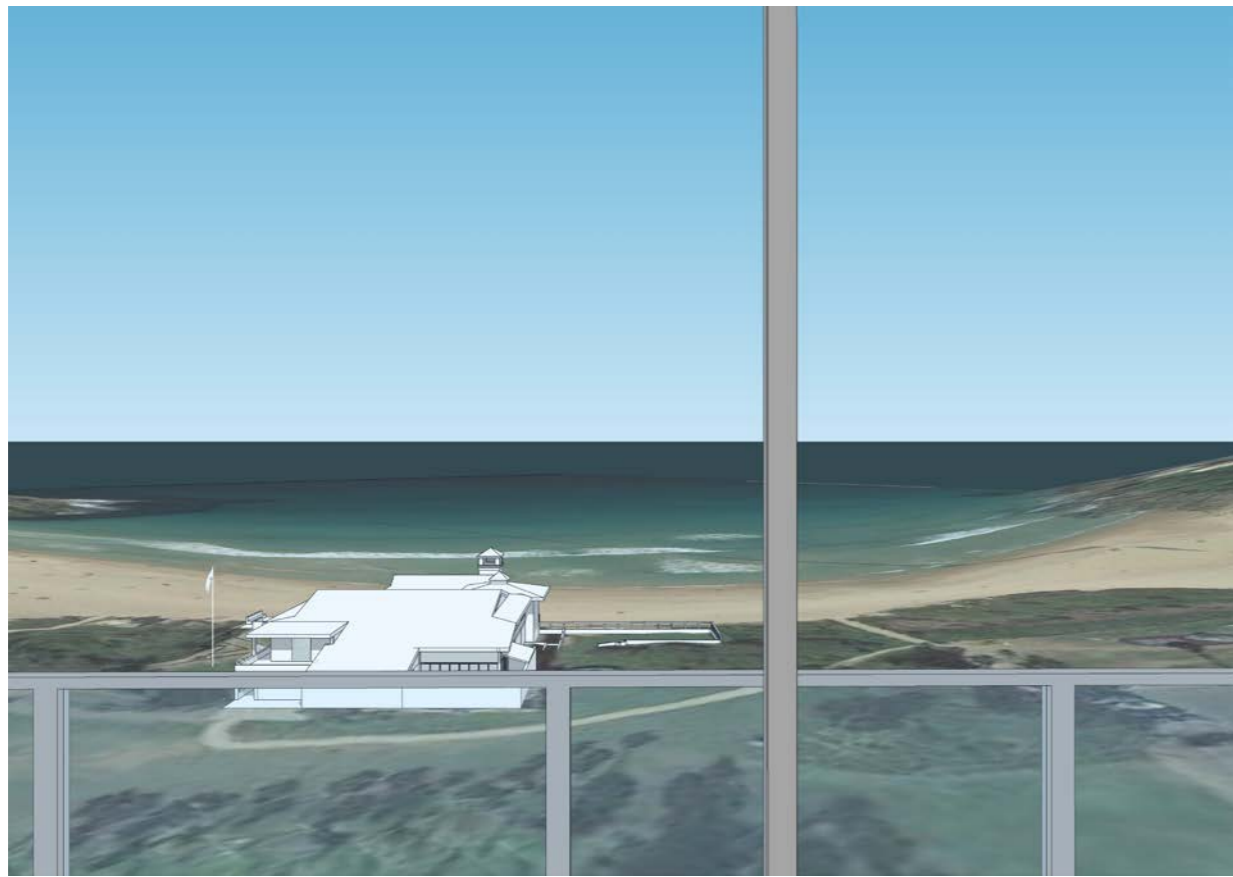


FLOOR PLAN

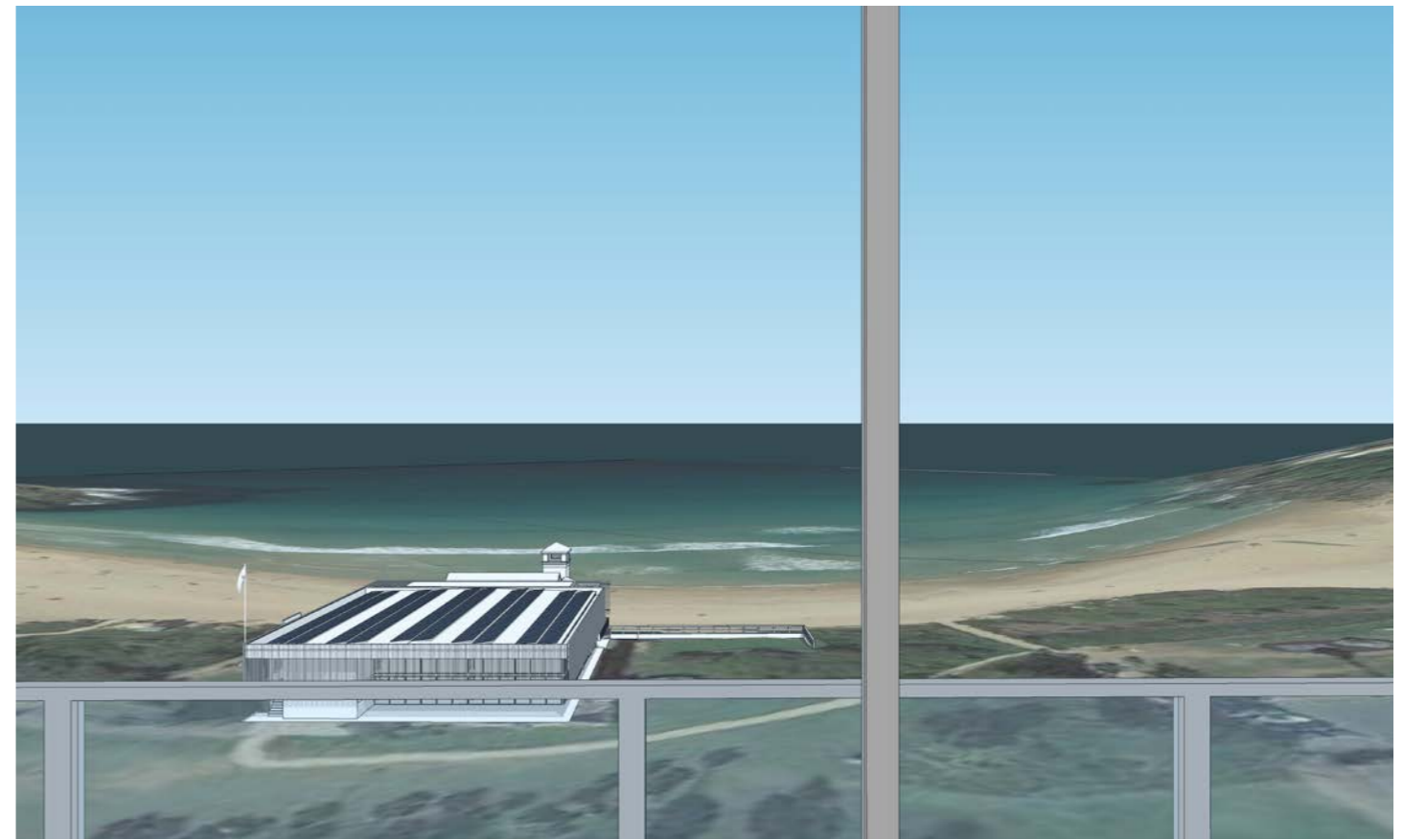


LOCATION MAP

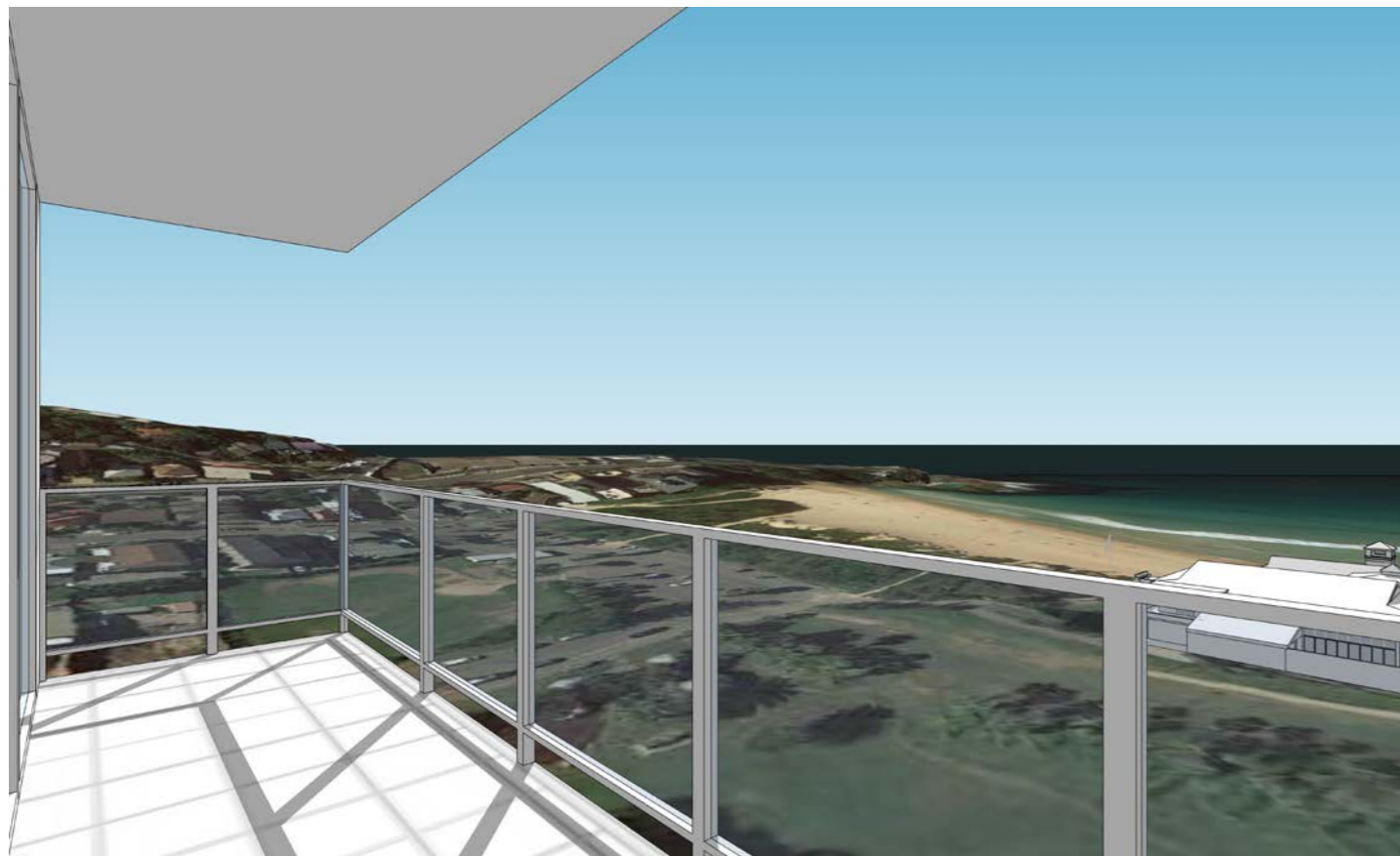




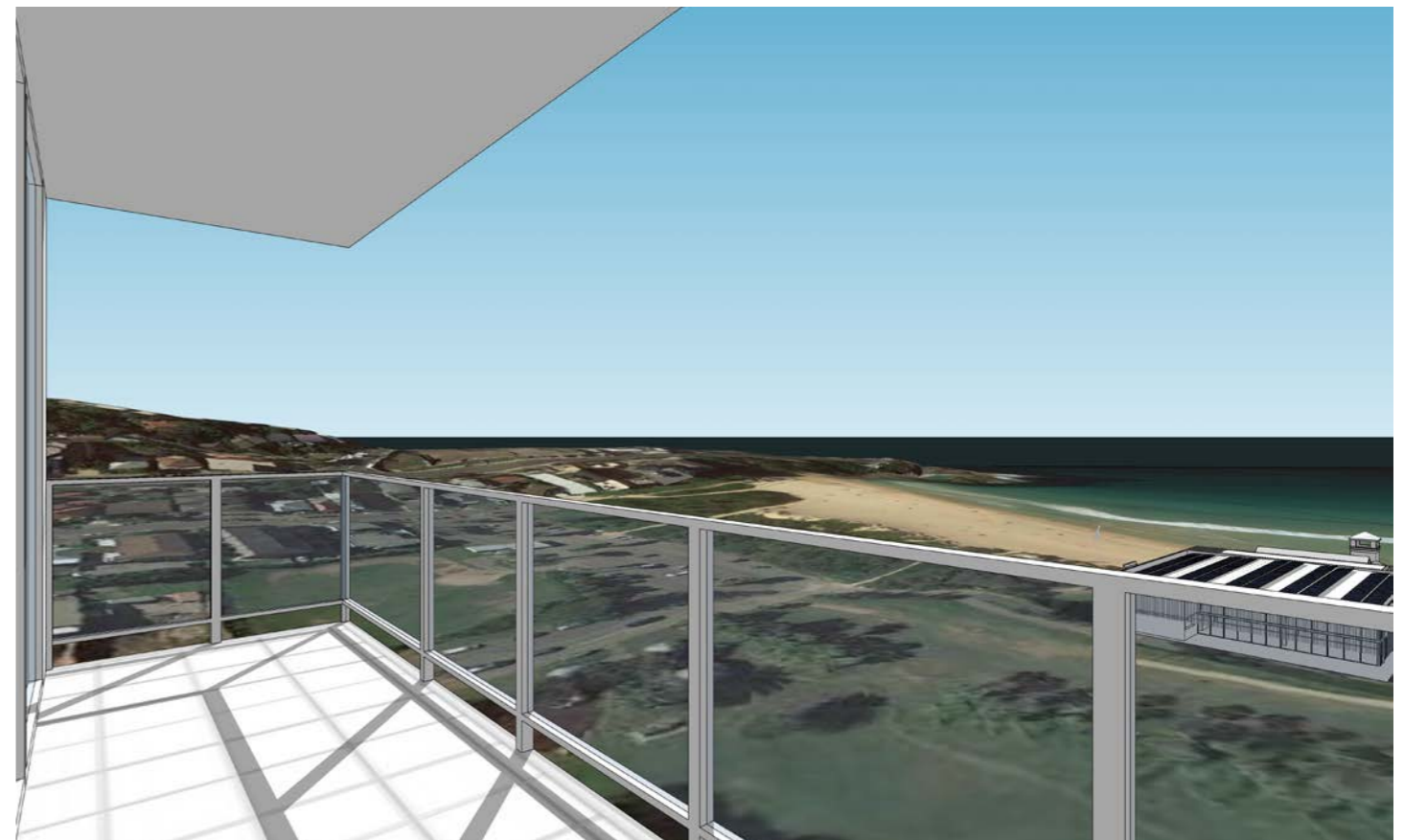
EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW