Development Application

70 Lauderdale Avenue, Fairlight NSW

View sharing assessment

report prepared for: Jason Warburton

by Dr Richard Lamb and Jane Maze-Riley

January 2020

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1 Purpose of this report

Richard Lamb and Associates (RLA) have been commissioned by the applicant Jason Warburton, to provide an independent assessment of the likely effects on view sharing of a proposed development at 70 Lauderdale Avenue Fairlight.

The co-author of this report is Dr Richard Lamb, Principal and Managing Director of RLA and a professional consultant at RLA, a consultancy specialising in view loss, visual impacts and landscape heritage matters. A summary CV is attached to this advice. A full CV can be read or downloaded from the tab on the Home page of the RLA website at www.richardlamb.com.au.

2 Documents consulted

In preparing this assessment and submission, I have had regard to the following documents:

1. Photomontages prepared by Digital Line architectural illustrators
2. Architectural drawings and 3D model prepared by Marston Architects
3. Aerial imagery from Google Earth, SixMaps and NearMap.

3 Background to assessment

This view sharing assessment follows preliminary advice to the client which advised that the proposed development may cause potential view loss for some neighbouring dwellings. Our advice identified the closest residential dwellings located along the high side of Rosedale Avenue between numbers 12 and 22 as being those most likely to be affected to some extent. We advised that it would be prudent to request access to inspect and document the existing views available. A copy of the letter that was hand delivered to identified residences included at Appendix 2. The owners at 12, 14, 18, 20, 22 and 24 Rosedale Avenue responded to our request and based on our inspections and analysis of the views we recommended to the client that several views be modelled in 3D in order to assist our analysis and to be able to inform the client as to likely view sharing outcomes. In this regard we recommended the preparation of block-model photomontages to be prepared in accordance with the Land and Environment Court of NSW practice direction for the use of such material in the court.

Based on our analysis of the photomontages we provided further advice to the client regarding the height and massing of the proposed built form which included a reduction in height of the pop-up roof forms by 875mm. In our opinion this reduction would lead to an equitable view sharing outcome. The photomontages appended to this report show the proposed development as amended including the recommended height reduction for the three most affected properties.

4 Project Understanding

The DA is for demolition of the existing dwelling on the site and the construction of a dual-occupancy residential development which includes two adjoined, simple masses up to three levels in height.

The occupancies are similar in size and form and in the arrangement of their floorplates with both having basement levels, and two levels of accommodation above. Preliminary drawings prepared by Marston Architects show that the height of the proposed development complies with the Northern Beaches LEP height control for the zone.

5 Subject site and surrounding context

The subject site presents to Rosedale Avenue to the north and is situated in a mid-slope location above Lauderdale Avenue, Fairlight. The site is currently occupied by a single-storey brick and tile bungalow, the floor level of which sits approximately 1.5m below the adjoining footpath level of Rosedale Avenue. A separate single garage is located at the east side of the block and sits higher on the block relative to the main dwelling and is immediately adjacent to the footpath. The structures are characterised by pitched gable, roofs and white stucco finish. The block includes low boundary vegetation parallel to Lauderdale Avenue and a number of palm trees within or adjacent to its north-west corner.

The north boundary of the subject site presents to Rosedale Avenue so that it is on the low side of the street and is sits on the high side of Lauderdale Avenue.

Rosedale Avenue sits below the crest of a local high point that is approximately near the intersection of Hilltop Crescent and Fairlight Street north-east of the site and broadly follows a north-west to south-east alignment and falls in elevation towards the south. Therefore dwellings along it are elevated in relation to the subject site and predominantly orientated to the south and south-east.

The subject site falls sharply to the south towards Lauderdale Avenue and is separated from it by a vegetated, steeply sloping area of road reserve which blocks the majority of close views to the site from Lauderdale Avenue.

The surrounding context is characterised by a variety of residential development including residential flat buildings of three to four storeys in height, predominantly 1970s to 1980s in origin for example immediately adjacent at 68 Lauderdale Avenue and to the west at 76 Lauderdale Avenue. Rosedale Avenue includes is characterised by individual one and two storey dwellings, the majority of which include street level carparking with elevated ground levels above.

6 Private domain visual catchment

The proposed development is surrounded by residential development. Adjacent to the site to the east is 68 Lauderdale Avenue a simply massed, flat-roofed residential development with a simple 'L' shaped floor plate. Large floor to ceiling windows are evident along the south, west and north elevations, while open balconies exist along the south elevation. Except for the southern-most window, all other window openings along the west elevation that is orientated to the subject site, are small and at a high level.

72 Lauderdale Avenue is a contemporary flat-roofed residential development which adjoins the site to the west. This dwelling steps down the slope so that it is predominantly orientated to the south, notwithstanding its footprint is aligned at a slight oblique angle to its eastern boundary.

We observed that all dwellings in the vicinity of the site along the north side of Rosedale Avenue include south-east orientated ground-level terraces and associated living areas that are significantly elevated above street level.

Dwellings at 6, 8, 10 and 12 Rosedale Avenue along the north side of the Rosedale Avenue are significantly elevated above street level. They are characterised by street-level garaging with elevated ground level accommodation above.

14 Rosedale Avenue is a single-storey Californian-style bungalow located approximately opposite the site, which also includes street level garaging, with a ground floor level that is less elevated above the street compared to its easterly neighbours.

16, 18 and 20 Rosedale Avenue also have street level garages set above street level and ground floor accommodation that is approximately equivalent to one residential storey above ground level.

22 and 24 Rosedale Avenue are contemporary two-storey dwellings located approximately 80m north of the subject site which both include elevated ground level terraces and associated living areas .

Buildings south of the site are at levels significantly lower than the subject site. As a result of the upward viewing angle and the lack of scenic features that could be affected by a taller built form on the site, there would not be any significant view blocking from this direction.

7 Summary of existing view access

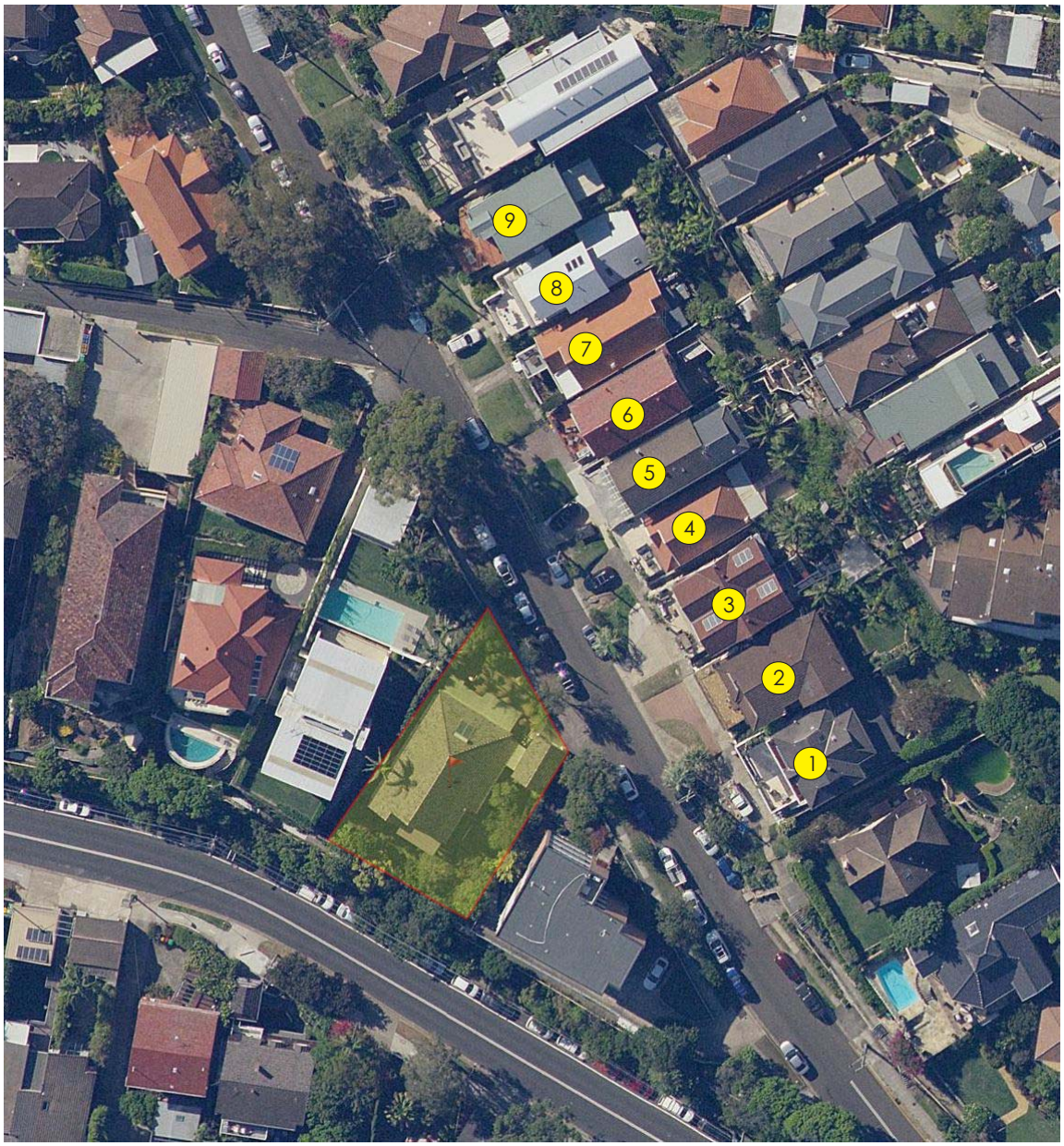
Based on fieldwork we determined that those potentially most affected by visual effects of the proposed development would be neighbouring dwellings at the south-east end of Rosedale Avenue. Access to inspect views at 12, 14, 18, 20, 22 and 24 Rosedale Avenue was granted by residents and views were inspected from various locations at those dwellings on 5th December 2019. The discussion below relates only to the most affected views that are available from ground floor terraces and living areas. In all cases the ground floor terraces are elevated above street-level garages at a level that is approximately equivalent a first-floor location.

12 Rosedale Avenue

A wide arc of view from west to the east is available when standing at a central location on the elevated ground-level terrace. The composition of the arc is constrained to the west and east either side of the subject site, by taller built forms at 68 and 72 Lauderdale Avenue. The central part of the composition includes the subject site and parts of both buildings and roof forms that currently occupy the site. Views include scenic and valued features as defined in *Tenacity*.

14 Rosedale Avenue

From this single storey views to the south are constrained by the taller built forms at 68 and 72 Lauderdale Avenue to the west and east of the subject site. The composition of views available includes parts of both buildings and roof forms that currently occupy the site. Views include scenic and valued features as defined in *Tenacity*.



Map 1: Location of view places referred to in Appendix 1, Rosedale Avenue

Approximate location of subject site

1 View place identification numbers

NORTH

Not to Scale

18 Rosedale Avenue

This residence is divided into two units which each occupy a whole floor level. Views to the subject site from the ground floor unit terrace are gained across the side and front boundaries at an oblique angle. The composition of views predominantly includes built forms on the subject site, adjacent buildings and a heavily screened view towards a narrow slot of to water.

20 Rosedale Avenue

The view potentially affected is available between the two pitched roof forms on the subject site and includes a short section of land-water interface, open water and swing moorings and background residential development and distant vegetated slopes. Features in this view are considered to be scenic and valued as defined in *Tenacity.*

22 Rosedale Avenue

Views to the site are oblique and available across a side boundary. The first floor view is constrained to the west by the height and bulk of the residential flat building at 68 Lauderdale Avenue. The composition of the view available between the residential flat building and the roof forms on the subject site includes scenic and valued features as defined in *Tenacity*.

24 Rosedale Avenue

The view composition to the south-east from the ground floor terrace is similar to that described in relation to 22 Rosedale Avenue, but it is more oblique.

8 Assessment of analytical block- model photomontages

We have reviewed two sets of analytical block-models that were prepared by digital line under our direction and guidance. The second set which are appended to this report shows the architectural model that includes a reduction in height of two pop-up roof features. We have outlined below, the process of preparation of block-model photomontages.

8.1 Requirements for preparation of photomontages

- Block-model photomontages have been prepared in accordance with the Land and Environment Court of NSW practice guidelines for such material. In this regard the location and lens height of the camera was surveyed by Adam Clerke registered surveyors who accompanied RLA for view inspections.at the time of photography.
- For the certification of photomontages, the fundamental requirement is that there is a computer model of the proposed future development that can be accurately located in three-dimensional space and merged with representative photographs taken from key viewing places, to produce a photomontage.
- The model of the proposed building needs to be a 3D model, the location and height of which can be verified with respect to surveyed features of the existing development on the site and/or verified 3D reference points in the surrounding areas. The 3D model is then inserted into (merged with) high definition digital images of the existing environment. The amended 3D model was prepared by Marston Architects on 19th December 2019.

- This principle is recognised by a practice direction of the Land and Environment Court of New South Wales, which requires that the 3D model of the proposed development can be shown to match the physical features of the existing environment, the features of which can be verified and that the images used are taken at a consistent and known focal length. Other requirements for accuracy are explained below.
- The key to being able to certify the accuracy of the resulting photomontage is being able to demonstrate that the 3D model of proposed building envelopes has a good fit to known surveyed markers or fixed features of the site or locality which are shown on a survey plan that can be certified for accuracy by registered surveyors. The second level of fit that is critical is the fit of the model to a conventional photographic representation of the site in its context. In our opinion there are no significant discrepancies in relation to the alignment of the model to the fixed features of the surrounding environment the photomontages can be accepted by Council as being faithful representations of the likely effects of the proposed development on views from these locations.

8.2 Analysis of photomontages

Parts of the view to the south and south-east will be lost from the ground-level terraces and living areas at 12, 14, 18, 20, 22 and 24 Rosedale Avenue. Views lost include scenic and valued items such as short sections of land-water interface. The extent of view loss was determined to be minor in relation to 14 Rosedale Avenue notwithstanding it is located approximately opposite the site. This is because views to the south are predominantly heavily screened by vegetation or blocked by the existing dwelling on the site. In this regard although there will be a new built form introduced to the foreground composition in southerly views, its massing will largely replace existing elements that already block views. Therefore in our opinion the extent of view loss is not substantive and no further assessment of the proposed development against *Tenacity* is required.

Views that include scenic features such as parts of North Harbour from the ground-level terrace at Unit 1,18 Rosedale Avenue are predominantly heavily screened by vegetation or blocked by the existing dwelling on the site. In this regard although there will be a new built form introduced to the foreground composition in southerly views, its massing will largely replace existing elements that already block views. We observed that more panoramic views that are available from the first floor bedroom windows at unit 2,18 Rosedale Avenue will not be exposed to any significant view loss.

Similarly a narrow oblique view that is available from the ground floor terrace towards the site from 24 Rosedale Avenue that is spatially well separated from the subject site, would be affected to a minor extent. Other panoramic views to the south, west and east would be unaffected by the proposed development and in this regard in our opinion view loss not be to be substantive therefore an assessment against *Tenacity* is not required. Panoramic views from the first floor of this dwelling to the west, south and east will not be exposed to any significant view loss.

The remaining 3 dwellings inspected at 12, 20 and 22 require further assessment against *Tenacity*.

9 Application of Tenacity planning principle

Based on an analysis of the photomontages the impact of the proposal on outward private domain views requires analysis and assessment in relation to the planning principle of Roseth SC of the Land and Environment Court of New South Wales in *Tenacity Consulting v Warringah [2004] NSWLEC 140*

- Principles of view sharing: the impact on neighbours (Tenacity).

The steps in Tenacity are sequential and conditional in some cases, meaning that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold is not met in each view or residence considered.

Step 1 views to be affected

The first step quoted from the judgement in *Tenacity* is as follows:

The first step is the 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, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

Prior to undertaking Step 1 however, an initial threshold in Tenacity is whether a proposed development takes away part of the view and enjoys it for its own benefit and would therefore seek to share the view. In our opinion as the visual effects as modelled on views from 12, 20 and 22 satisfy the threshold test to proceed to Step 1 we provide the following analysis;

The proposed development will take away views for its own benefit. The height and massing of the building including the roof-top ventilation features will create some minor view loss.

Photomontage views in relation to 12, 20 and 22 Rosedale Avenue from centrally located standing positions on elevated ground-floor terraces, show that views include parts of North Harbour and areas of land-water interface, available between the pitched roof forms on the subject site. A part of this view including a horizontal band of North Harbour would be lost due to the height of the roof top pop features.

We observed that additional parts of the view including scenic items above the central horizontal section of the proposed flat roof, between the pop-up features will be revealed. This is particularly beneficial in views from 20 Rosedale Avenue. Views from all first floor locations including bedrooms and balconies are panoramic and will not be significantly affected by potential view loss.

Notwithstanding the minor to moderate extent of view loss, the features lost are considered to be valued as identified in Step 1 of *Tenacity*.

Step 2: From where are views available?

This step considers from where the affected views are available in relation to the orientation of the building to its land and to the view in question. The second step, quoted, is as follows:

The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.

The views in all cases are available across the front boundary of dwellings at oblique angles to the south-east, from standing positions. Some seated views may provide access to similar view compositions however these were not documented.

Step 3: Extent of impact

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 2 as quoted is:

The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

Step 3 also contains a threshold test. If the extent of impact is negligible or minor for example, there may be no justification for proceeding to Step 4, because the threshold for proceeding to considering the reasonableness of the proposed development may not be met. In that case the reasonableness question in Step 4 does not need to be asked and the planning principle has no more work to do.

We consider the extent of view loss in relation to 20 and 22 Rosedale Avenue is minor using the qualitative scale adopted in *Tenacity*. The view lost includes a small triangular area of water and boats on swing moorings leaving the more highly valued part of the view that includes a short section of land-water interface. As we rate the extent of view loss for 12 Rosedale Avenue as minor to moderate in our opinion the threshold to proceed to Step 4 of *Tenacity* is only met in relation to the documented view from 12 Rosedale Avenue.

Step 4: Reasonableness

The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process in *Tenacity*, a development that takes the view away from another may notwithstanding be considered reasonable.

Step 4 is quoted below:

The fourth step is to assess the reasonableness of the proposal that is causing the impact. 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.

As the proposed development complies with controls that are the most relevant to visual impacts, less weight would be attributed to the minor to moderate the effects caused. Furthermore similar views from the ground-level terrace to the east and south-east are likely to be gained from other locations on the terrace and from first floor bedrooms or balcony.

In our opinion the extent of view loss is overall, considered to be minor, in relation to all potential views from this dwelling. The view is from an elevated ground floor location from which it would be unreasonable to expect that the whole of an existing view could be retained especially in the context of a development that complies with controls. Other views with a similar composition are available from other parts of the 12 Rosedale Avenue.

As a result, the view sharing proposed is reasonable.

Conclusions

- The private domain visual catchment is relatively small and includes neighbouring properties from which views will be affected as a result of the construction of the proposed development.
- The proposed development will create varying levels of view loss in relation to 12, 14, 18, 20, 22 and 24 Rosedale Avenue.
- The views most affected are from ground floor living areas and associated terraces and from bedrooms and include scenic and highly valued features as defined in Tenacity.
- Views from the first floor of dwellings in all cases are likely to be less affected given their relative heights in relation to the site.
- Based on our advice the height of roof-top features was reduced by 875mm and then modelled in photomontages.
- Having applied the tests in the Tenacity planning principle and based on a review of accurately prepared photomontages, we concluded that two dwellings at 20 and 22 Rosedale Avenue would be exposed to minor view loss.
- Views from 12 Rosedale Avenue would be those most affected but subsequent to applying weighting factors defined in Tenacity such as the compliance with building controls of the proposed development, in our opinion the view loss is also considered to be minor.
- Having considered the visual effects of the lower amended proposed development envelope, in our opinion the extent of view loss caused would be reasonable and acceptable.
- The proposed development can be supported on visual impacts grounds.

Yours sincerely

Dr Richard Lamb

Appendix 1 Photographic plates (external views)

Plate 1; View place 1, Detail of 8 Rosedale Avenue as seen from street

Plate 2; View place 2, Detail of 10 Rosedale Avenue as seen from street

Plate 3; View place 3, Detail of 12 Rosedale Avenue as seen from street

Plate 4; View place 4, Detail of 14 Rosedale Avenue as seen from street

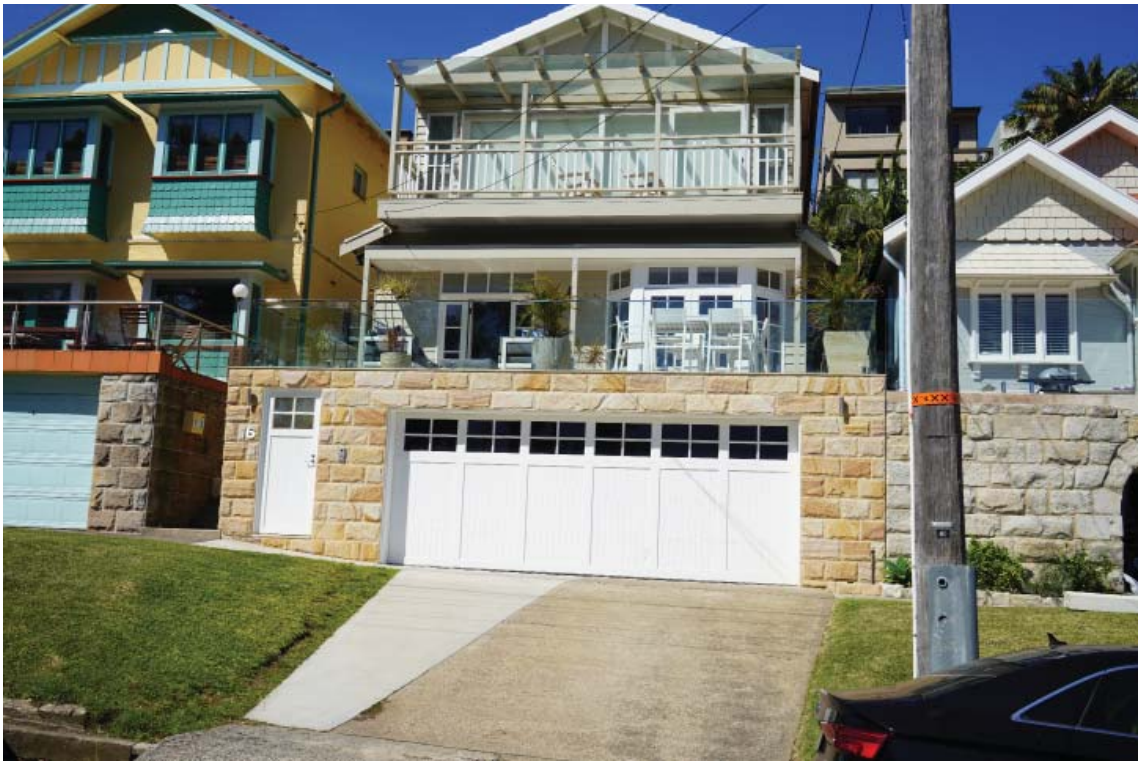


Plate 5, View place 5, Detail of 16 Rosedale Avenue as seen from street

Plate 6, View place 6, Detail of 18 Rosedale Avenue, Flats 1 and 2, as seen from street

Plate 7, View place 6, Detail of 20 Rosedale Avenue, as seen from street

Plate 8, View place 8, Detail of 22 Rosedale Avenue, as seen from street

Plate 9, Rosedale Avenue streetscape looking from the south side toward the east

Plate 10, Rosedale Avenue , site from footpath adjacent to 20 Rosedale Avenue (view place 7)

Plate 11, Rosedale Avenue , site from footpath adjacent to 18 Rosedale Avenue (view place 6)

Plate 12, Rosedale Avenue , site from footpath adjacent to 16 Rosedale Avenue (view place 5)

Plate 13, Rosedale Avenue , site from footpath adjacent to 12 Rosedale Avenue (view place 3)

Plate 14, View place 6, 18 Rosedale Avenue, Unit 2 Level 1, west window

Plate 15, View place 6, 18 Rosedale Avenue, Unit 2 Level 1, bedroom window

Plate 16, View place 6, 18 Rosedale Avenue, Unit 1 Level 1, ground floor terrace

Plate 17, View place 7, 20 Rosedale Avenue, ground floor terrace, west side

Plate 18, View place 7, 20 Rosedale Avenue, ground floor terrace

Plate 19, View place 7, 20 Rosedale Avenue, ground floor terrace, east side above garage

Plate 20, View place 7, 20 Rosedale Avenue, ground floor living area

Plate 21, View place 8, 22 Rosedale Avenue, terrace centre

Plate 22, View place 8, 22 Rosedale Avenue, living area

Plate 23, View place 8, 22 Rosedale Avenue, first floor bedroom balcony

Plate 24, View place 9, 24 Rosedale Avenue, east side living area

Plate 25, View place 9, 24 Rosedale Avenue, first floor lounge balcony

Plate 26, View place 4, 14 Rosedale Avenue, terrace west side off dining area

Plate 27, View place 4, 14 Rosedale Avenue, living room 1m inside door line

Plate 28, View place 4, 14 Rosedale Avenue, master bedroom

Plate 29, View place 3, 12 Rosedale Avenue, centre terrace

Plate 30, View place 3, 12 Rosedale Avenue, living room

Plate 31, View place 3, 12 Rosedale Avenue, living room

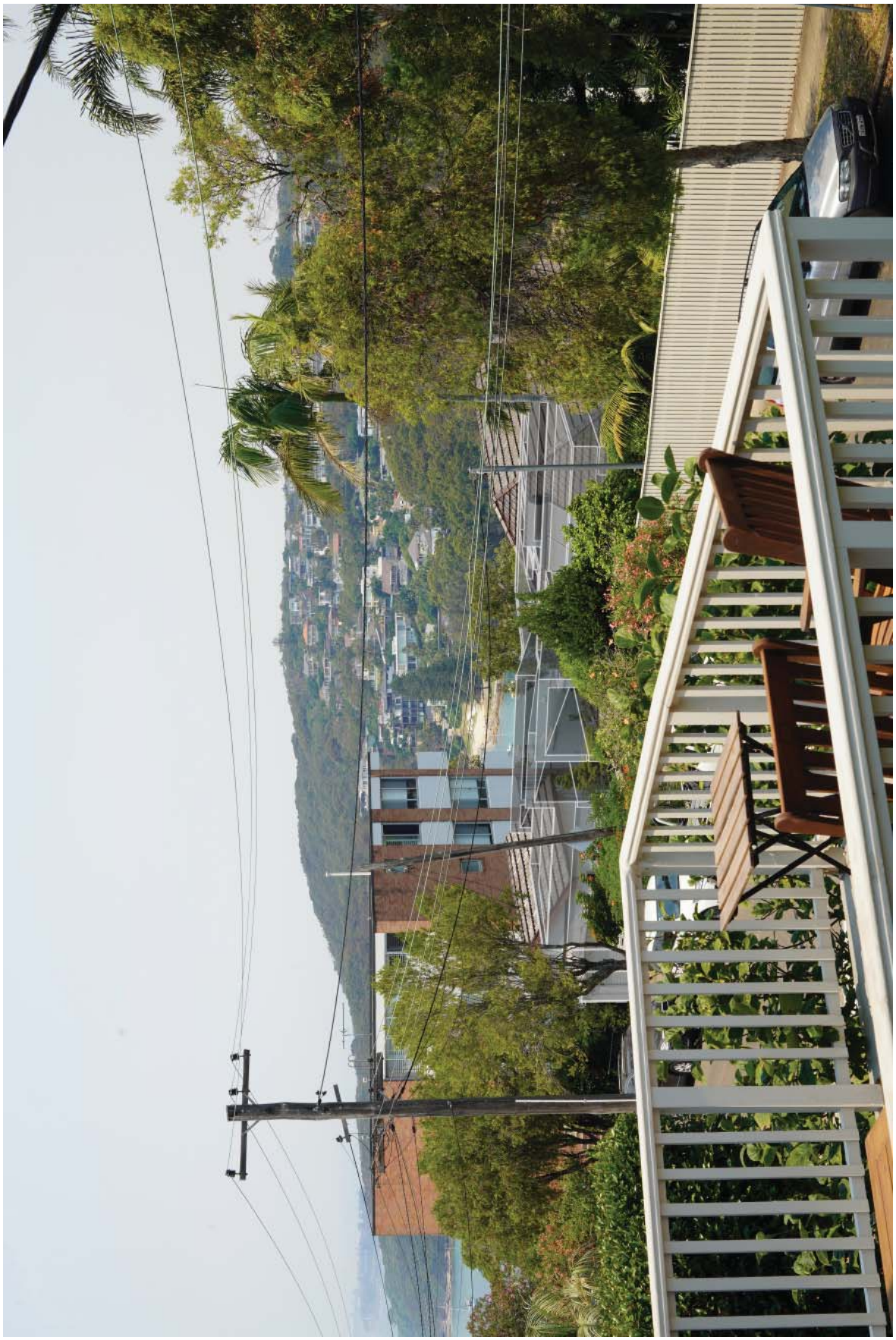
Plate 32, View place 3, 12 Rosedale Avenue, formal living area

Plate 33, View place 3, 12 Rosedale Avenue, master bedroom balcony

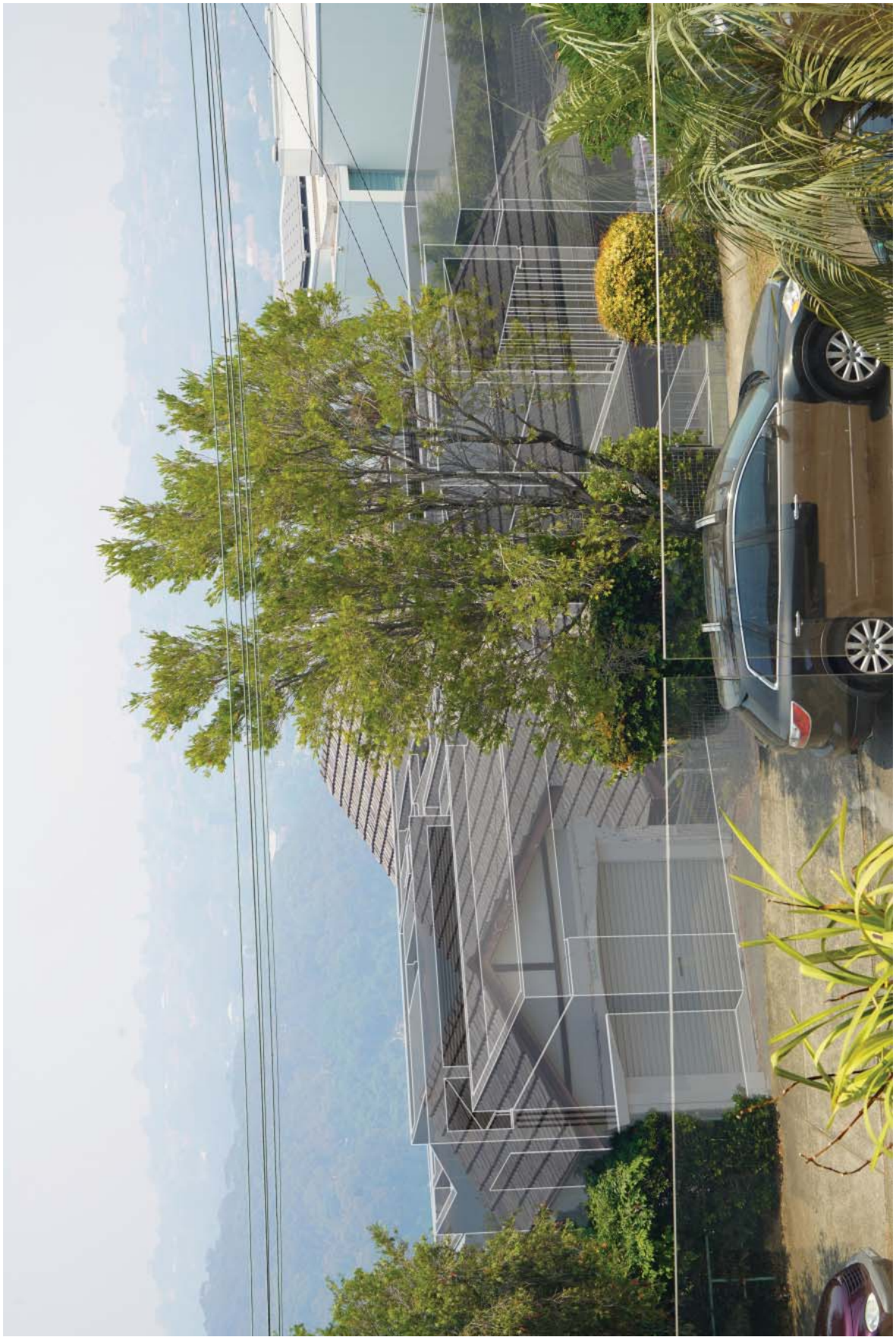
Appendix 2 Photomontages and survey information

Photomontage based on Plate 18, View point 7, 20 Rosedale Avenue, ground floor terrace

Photomontage based on Plate 21, View point 8, 22 Rosedale Avenue, centre terrace



Photomontage based on Plate 31, View point 3, 12 Rosedale Avenue, living room



Survey plan by Adam Clerke Surveying, showing camera locations of views from dwellings

rla
richard lamb & associates

Proposed development 70 Lauderdale Avenue, Fairlight

Request to observe and photograph views from your residence

Dear Resident,

The owners of 70 Lauderdale Avenue are preparing a Development Application (DA) which includes redevelopment of the site for a residential development. Parts of the proposed development may be visible from parts of your property or dwelling.

So as to properly assess the potential for impacts on views, the owners request that you allow Dr Richard Lamb, his associate and a surveyor to enter your property for the purpose of observing and photographing the views, including views over the site, from your residence. Entry to your property would only be undertaken with your permission, in your company and under your supervision. If you wish you can nominate another person you trust to act on your behalf.

The purpose of the photographs is to provide the base material for preparation of accurate photomontages which will assist the designers and Northern Beaches Council in their assessment of the application. The purpose of the surveyor is to accurately locate the camera used to take the photographs and relate this information to the existing survey. In this way, the accuracy of the photomontages can be verified.

Dr Lamb is an independent specialist in view impacts and has advised the State Government, Council and private clients in the Northern Beaches Council LGA on many occasions, as well as acting as an expert witness in the Land and Environment Court of New South Wales on view impact matters in over 280 cases. Dr Lamb's CV can be viewed or downloaded from the Richard Lamb and Associates website at www.richardlamb.com.au.

Should you grant access, which is entirely voluntary, you should take the opportunity to show Dr Lamb the locations in your residence from which you may have views over the subject site and to point out any particular features of the views that you value or would be concerned about having reduced or lost.

If you are granting permission for us to visit your residence, we would be grateful if would fill in the details on the form on the next page and either post this form to the address below, fax it to the contact fax number below, scan and email it to the email address below.

As you will appreciate, organising access to a number of separate properties and coordinating surveying work and photography to coincide with visits by consultants is challenging. We have therefore suggested dates and times to visit the properties. Could you please indicate your preferred dates and times and you first choice alternative date and time and also provide contact details so we can coordinate our visit. We will endeavour to coordinate all visits on a day that is preferred by the majority.

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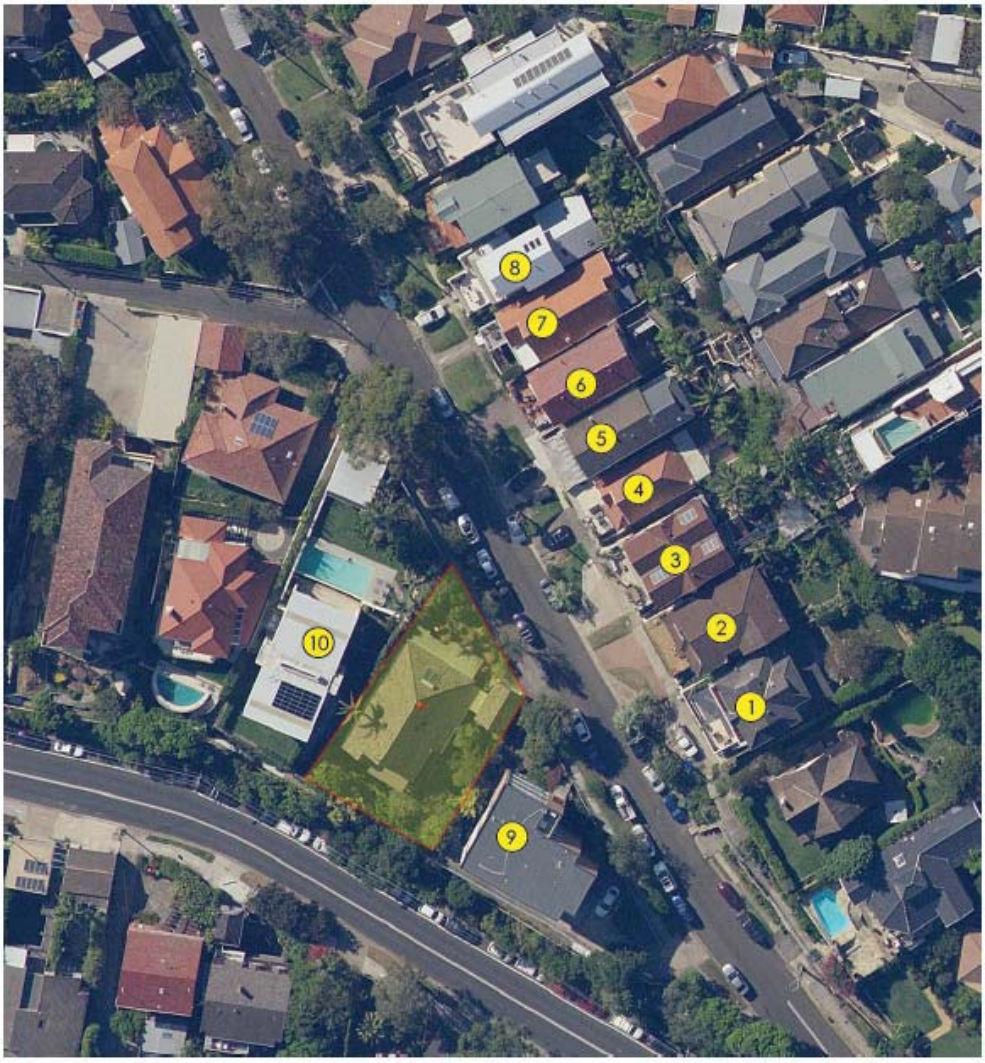

Map 1: Location of views requested to be inspected, Lauderdale Avenue

Approximate location of subject site

1 Neighbouring dwellings including 8-22 Rosedale Avenue adjoining dwellings in Lauderdale Avenue

NORTH

Not to Scale

Proposed Development 70 Lauderdale Avenue

Request to observe and photograph views from your residence.

Consent and preferred dates/times for visit

Name: (Owner/Entity)	Address of the residence to be visited	
Signature:	Your contact telephone number: (ask for who?)	
Date of signature:	Your email address:	
Your preferred contact (tick choice)	Telephone	Email
Consent granted for access: (tick choice)	Yes	No
Our preferred date: Tuesday 26th November Our alternative preferred date: Wednesday 4th December	Our preferred time range: 10am to 2pm NB late afternoon work times are not feasible as light conditions preclude successful photography.	
Your preferred date 1:	Your preferred time 1:	
Our contact details:	Richard Lamb and Associates c/o jane@richardlamb.com.au phone 99530922	

Yours sincerely

Dr Richard Lamb

Richard Lamb & Associates

Summary Curriculum Vitae: Dr Richard Lamb

Summary

- Qualifications
  - Bachelor of Science - First Class Honours, University of New England in 1969
  - Doctor of Philosophy, University of New England in 1975

- Employment history
  - Tutor and teaching fellow – University of New England School of Botany 1969-1974
  - Lecturer, Ecology and environmental biology, School of Life Sciences, NSW Institute of Technology (UTS) 1975-1979
  - Senior lecturer in Landscape Architecture, Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009
  - Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006
  - Principal and Director, Richard Lamb and Associates,1989-2019

- Teaching and research experience
  - visual perception and cognition
  - aesthetic assessment and landscape assessment
  - interpretation of heritage items and places
  - cultural transformations of environments
  - conservation methods and practices

- Academic supervision
  - Undergraduate honours, dissertations and research reports
  - Master and PhD candidates: heritage conservation and environment/behaviour studies

- Professional capability
  - Consultant specialising in visual and heritage impacts assessment
  - 30 year's experinence in teaching and research on environmental assessment and visual impact assessment.
  - Provides professional services, expert advice and landscape and aesthetic assessments in many different contexts
  - Specialist in documentation and analysis of view loss and view sharing
  - Provides expert advice, testimony and evidence to the Land and Environment Court of NSW on visual contentions in various classes of litigation.
  - Secondary specialisation in matters of landscape heritage, heritage impacts and heritage view studies
  - Appearances in over 275 Land and Environment Court of New South Wales cases, submissions to Commissions of Inquiry and the principal consultant for over 1000 individual consultancies concerning view loss, view sharing, visual impacts and landscape heritage

A full CV can be viewed on the Richard Lamb and Associates website at www.richardlamb.com.au