



## Detailed View Analysis

Development Application for Proposed  
Residential Alterations and Additions to  
65 Seaforth Crescent, Seaforth NSW

March 2019

Applicant:

WELKIN INTERIORS PTY LTD



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## Key Analysis Principles + Reference Documentation

This Detailed View Analysis has been prepared to assess and demonstrate the impact of the proposed alterations and additions to 65 Seaforth Crescent, Seaforth.

The analysis in this report has a particular focus on the public and private domains around the site, in particular the view impacts to and from Middle Harbour and the Kitchen and Living spaces of adjacent residences.

The analysis has been guided by the key criteria and controls contained within the current DCP and LEP documents of the Northern Beaches (former Manly) Council. In this regard, the selection of views and criteria for assessment aim to directly address the applicable controls for the site and provide a reference for the Development Assessment of the proposal.

Further the photomontage imagery has been prepared to accentuate the lines, heights and locations of the proposed built elements, in lieu of a photorealistic representation of colours and materials or the complete integration of built form within the final landscape features, dense planting and plant species contained within the proposed landscape design that accompanies the DA submission.

The information presented in this document is based on the following:

- Northern Beaches Council Pre DA Meeting discussions and council advice
- Northern Beaches Council DCP Clause 3.4.3 Maintenance of Views – in particular:
  - *Objective 1) To provide for view sharing for both existing and proposed development and existing and future Manly residents.*
  - *Objective 2) To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths).*
  - *Objective 3) To minimise loss of views, including accumulated view loss ‘view creep’ whilst recognising development may take place in accordance with the other provisions of this Plan.*
  - *3.4.3 (a) The design of any development, including the footprint and form of the roof is to minimise the loss of views from neighbouring and nearby dwellings and from public spaces.*
- Land and Environment Court Planning Principles noted within the Northern Beaches Council DCP:
  - *Water views are valued more highly than land views.*
  - *From what part of the property the views are obtained.*
  - *Assess the extent of the impact.*
  - *Assess the reasonableness of the proposal that is causing the impact.*
- Land and Environment Court Planning Principles and guidance contained within the *Principal Judgement of Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046*
- An Accurate 3- Dimensional computer model created directly from the proposed DA drawing set
- Site Detailed Survey prepared by Hill + Blume Surveyors dated 09/11/2018
- Site Photos taken from:
  - Seaforth Crescent (South, East and West)
  - Middle Harbour waterway (North, East + West)
  - No 69 Seaforth Crescent Interior (East + South)
- Site Aerial Photography obtained from <https://maps.six.nsw.gov.au/>

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## LEC 2013 Planning Principles for Public Domain View Analysis

The Analysis in this document has given consideration to, and broadly applied, the planning principles referenced in the Public Domain Views assessment under the *Rose Bay Marina Pty Limited v Woollahra Municipal Council anor [2013] NSWLEC 1046*, in particular:

- The Factual, then Analytical process of assessment for individual views
- The assessment of the acceptability of the impact from the private domain (No.69 Seaforth Crescent)
- A Quantitative and Qualitative analysis of the views, and
- Whether a 'view' (in this case a high value public or private water view to middle harbour) will be maintained:

*"...[sufficiently] to understand and appreciate the nature of an attractive or significant element within the presently unobstructed or partially obstructed view."*



## Site Location + Orientation

The proposal is located on a steep South facing site with Seaforth Crescent to the Northern (upper) boundary and a deep-water frontage to Middle Harbour along the Southern (lower) boundary.

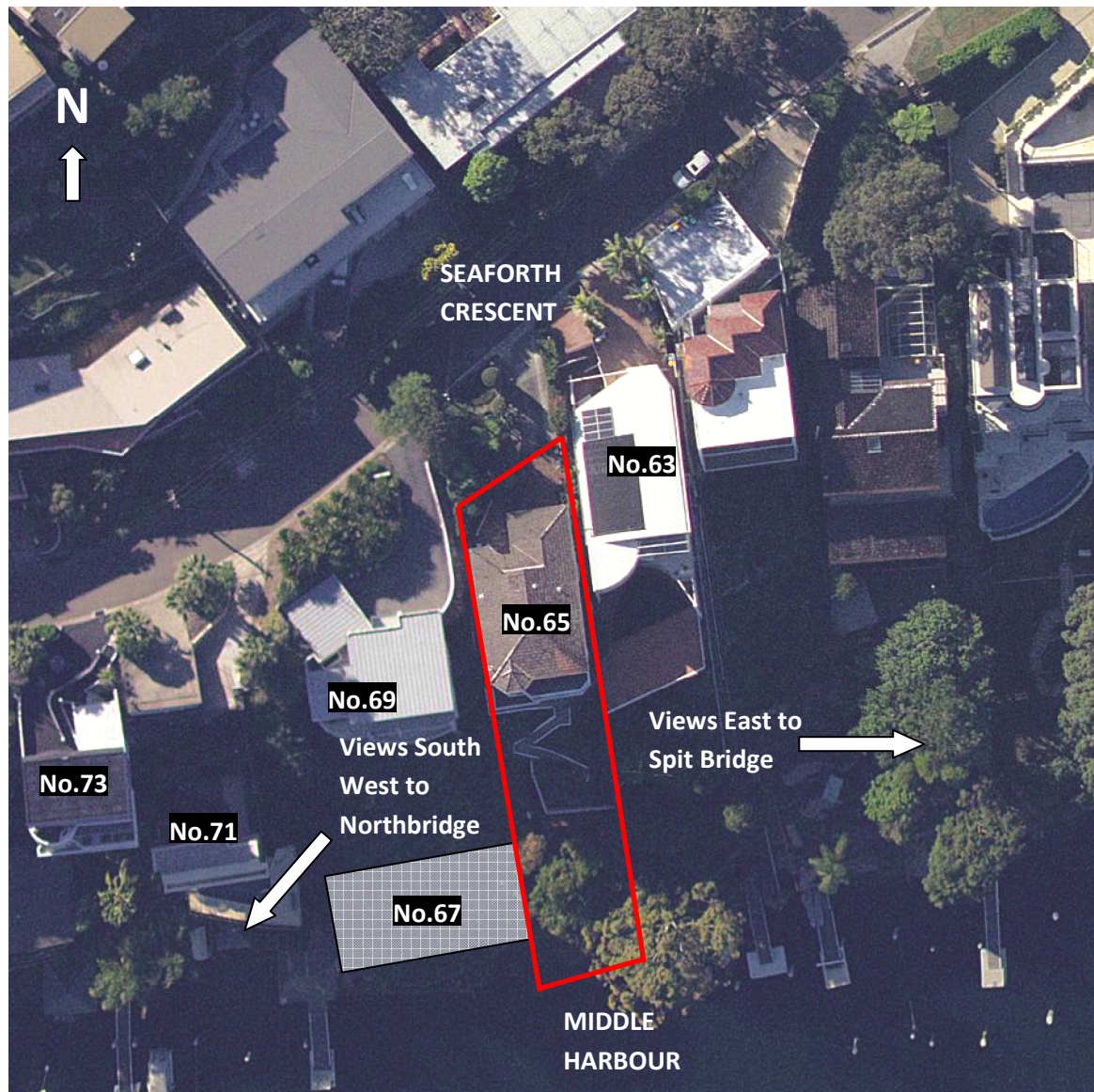


Figure 1 - 65 Seaforth Crescent – Site Location + Orientation

The site is predominately orientated North – South, with neighbouring properties closely setback along the Eastern and Western boundaries. Due to the existing rear setbacks the neighbouring property to the Western boundary appears to have the most significant view impacts, with the Eastern neighbours having a lesser impact under the proposal.

Under the reference criteria it is considered that the views to the water towards The Spit Bridge are the higher value views from the rear elevations, whilst the side setback view “corridors” from Seaforth Crescent to Middle Harbour are the highest value views from the front streetscape Public domain.

## Existing Streetscape Character

The existing streetscape of Seaforth Crescent consists of an elevated and narrow residential street providing access to private residences above and below the road.

65 Seaforth Crescent is situated amongst similar residential properties with similar site characteristics such as residential access via a combination of mechanical inclinator, on street parking, elevated on-site parking and previously approved 'lowered' on-site parking within the front street setback.

The existing streetscape 'horizon' is punctuated by the upper edges of built elements such as roof top parking structures, garage parapets, low ridge lines and landscape.

There are some examples of uncharacteristically high ridgelines within the streetscape such as the residence at No. 61 Seaforth Crescent.

Existing residences typically have a combination of garaged (enclosed) on-site car parking or elevated open platform off-street parking directly off Seaforth Crescent.

On street parallel parking is prevalent along the Southern kerb of Seaforth Crescent and there is no formal footpath along Seaforth Crescent resulting in pedestrians walking directly within the roadway reserve (Refer Figure 6).

Public domain views along Seaforth Crescent to The Spit Marina and Middle Harbour are evident in between dense planting beds (1- 5m in height) that are typically located at the kerb edge adjacent to the driveways of each address (Refer Figure 5). Occasionally complete blockage of public domain views occurs due to continuous boundary hedge planting at some properties.

The existing views are consistently triangulated by natural and built elements such as residential parapets, ridge lines and vegetation with occasional and dramatic vertical "View corridors" to the waterway evident within the side setbacks of existing residential properties.

Due to the combination of built elements, dense planting and on-street parking, views from the Public domain of the Seaforth Crescent roadway to Middle Harbour are characteristically short in duration, partial and truncated.





Figure 2 - V1a Typical Streetscape Condition Seaforth Crescent



Figure 3 - V1b Typical Public Domain View Corridors along Seaforth Crescent

## Existing Waterfront Character

Similar to adjacent properties along Seaforth Crescent the site topography slopes steeply to the deep waterfront of Middle Harbour

The existing waterfront to the East and West of the site is populated by a combination of almost contiguous marine structures, remnant native vegetation, sandstone outcrops and large areas of partly accessible cleared land overgrown with weeds.

The South facing hillside of Seaforth Crescent consists of various styles of architectural built form and a combination of single lot and battle axe residential properties. This condition results in built form setback a short distance from the waterfront and built form with large waterfront setbacks.

Due to the steep terrain typical along Seaforth Crescent (approximately 35 deg slope) built volume is characterized by tall rear elevations fronting the waterway with large expanses of glazing, and terraced manmade structures with landscaping to the water's edge. (Refer Figure 4+5)

Public domain views from the waterway to No.65 Seaforth Crescent approaching from the East are largely obscured by the existing vegetation and the mature Gum tree on the property of No.63 Seaforth Crescent until the viewer is situated due South of the site at No.65. (Refer Figure 5)

For this reason the analysis in this report has focused on the public domain waterway views approaching from the West.





Figure 4 - Existing Waterfront Character + Rear Elevations along Seaforth Crescent



Figure 5- Contextual Waterfront Massing + Heights Seaforth Crescent (East)

## Description of Proposal

The existing residence at No.65 Seaforth Crescent is designed over 4 levels and is accessed from the street via an existing pathway and steep drive (approximately 1:3 Gradient) leading to garage parking.

Internally circulation is via an existing stair and lift and the existing rear elevation is almost completely open to views to the East, South and West (Refer Figure 13 + 15).

The proposal aims to improve access to off-street parking by creating a safer and compliant driveway for vehicles entering and exiting via Seaforth Crescent and, to improve visual and acoustic privacy between residences via new balcony profiles and architectural treatment of the rear elevation.

Pre lodgement contact and discussions have been carried with the owners of No.69 Seaforth Crescent who advised the currently restricted use of their Eastern elevation due to direct interior views from the Kitchen, Living and Bedroom spaces to the interior of No.65 Seaforth Crescent.

The design has been developed to greatly improve the visual and acoustic privacy along this interface.

The proposed alterations and additions consist of:

- Internal renovation of the residence (including lift upgrade) to better accommodate the elderly owners and improve street access.
- New Compliant Driveway profile + Street Entry (In accordance with council requirements)
- New rear balcony profiles + glazing
- New side Privacy screens
- New Swimming pool + Entertaining space
- New Jetty + Boat House
- New Inclinator access (rear of property to waterfront)
- Upgraded Landscaping (Front + Rear) including rear pathway to access waterfront



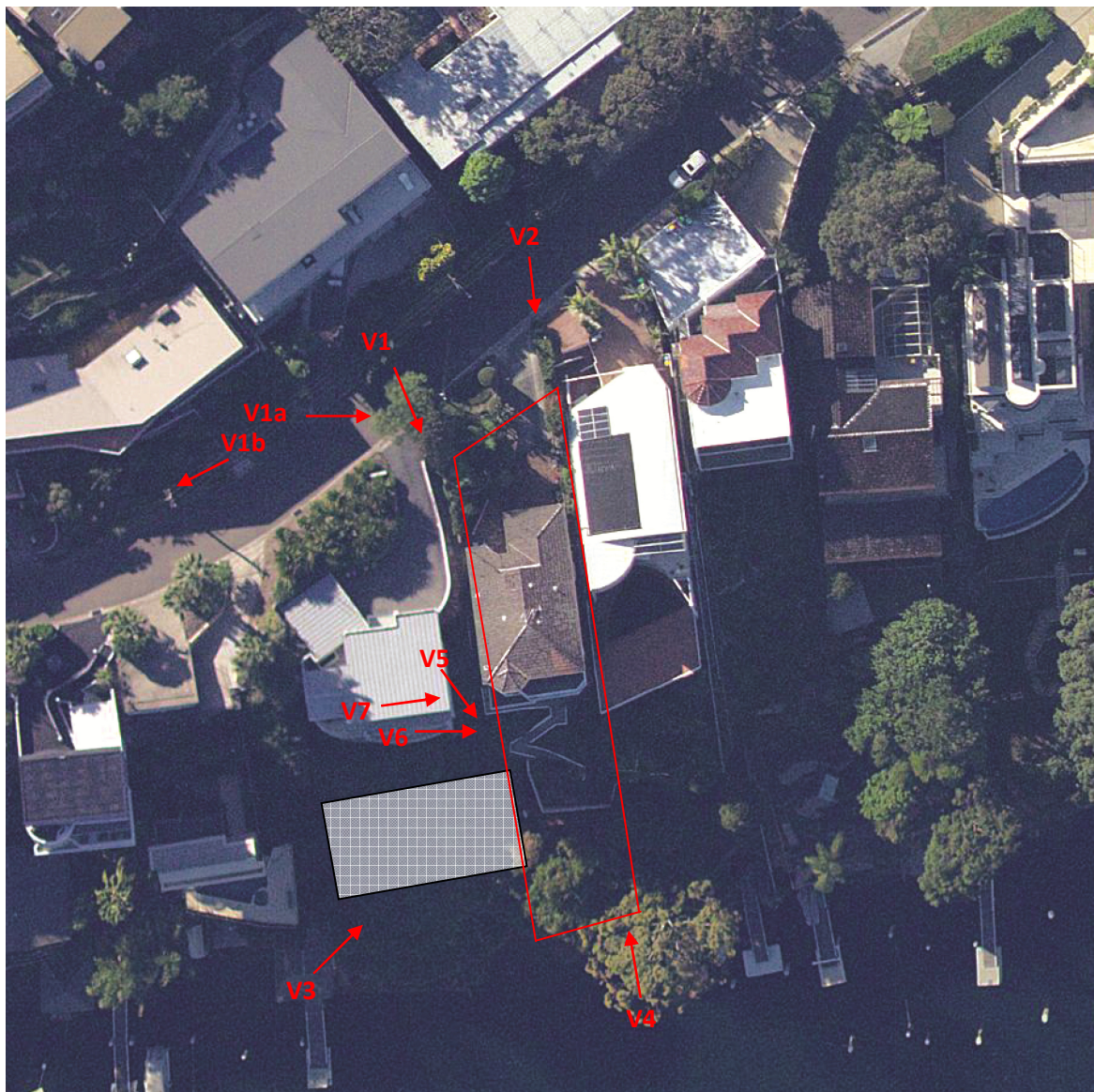
## Identification of Critical Views for Analysis

The selection of critical views has been directly informed by advice received from council's senior planning staff at the Pre DA stage and the DCP assessment criteria outlined above.

An emphasis has been made to represent as accurately as possible the volume and location of key built elements such as the proposed garage roof, South-West balcony edge and privacy measures to the South-West corner of the proposed floor plate.

Photomontages have also been prepared to focus on the proposed changes to the existing built form / envelope of the residence and to indicatively show the heights and form of the proposal within the context of the immediate waterfront to Middle Harbour.

Views have also been selected based on discussions with the residents of No. 69 Seaforth Crescent, being views V5 and V6.



**Figure 6 -Detailed View Locations 65 Seaforth Crescent**

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## View Analysis Public Domain - Views to Middle Harbour

### View Point V1

As shown in Figure 7 below the existing views from location V1 consist of:

- View A – A smaller triangulated view to The Spit waterfront to South East
- View B - A more prominent truncated view corridor between No.65 and No.69 Seaforth Crescent.

#### VIEW A

The Photomontage analysis shown in Figure 8 indicates that from the exact V1 view point (and moving East) the view to The Spit waterfront moorings will be obscured, along with some lower value views of the surrounding foreshore on the Southern side of Middle Harbour.

Figure 8 also indicates that due to the proposed roof profile that this view will be maintained (Reoccur) when viewed further to the West along Seaforth Crescent.

#### VIEW B

The Photomontage analysis in Figure 8 indicates that the truncated view corridor between No.65 and No.69 will be only slightly impacted with the obscuring of a small triangulated segment of the view of the surrounding foreshore on the Southern side of Middle Harbour.

It is noted that due to the existing dense boundary planting and roof height of the Garage of No.69 Seaforth Crescent - this view is highly likely to already be obscured when viewed from Seaforth Crescent moving along to the West.

#### COMMENT

Although there is some obscuring of view A above it is considered that the higher value, more prominent view from the public domain to the waterfront is maintained.

This result is consistent with the existing public domain 'view character' along Seaforth Crescent as outlined in the sections above.





Figure 7 - V1 Existing Public Domain Views - Western Elevation



Figure 8 - V1 Proposed Public Domain Views - Western Elevation

## View Point V2

As shown in Figure 9 below the existing views from location V2 consist of:

- View A – A small triangulated view corridor to the waterfront between No.63 and No.65 Seaforth Crescent
- View B – A thin panoramic view of the surrounding hillside residences overlooking the Southern foreshore of Middle Harbour

### VIEW A

The Photomontage analysis shown in Figure 10 indicates that from view point V2 the proposal will obscure approximately 50% of the small triangulated view to the waterfront between the residences.

### VIEW B

The Photomontage analysis in Figure 10 indicates that the lower 50% (foreground) portion of the panoramic view directly behind the proposal will be obscured. The higher value ridgeline (upper) portion of the existing view will be maintained, as will be the large majority of the existing panoramic view.

### COMMENT

Although there is some obscuring of view A above it is considered that the higher value, more prominent view from the public domain to the surrounding vistas is maintained.





Figure 9 - V2 Existing Public Domain Views - Eastern Elevation



Figure 10 - V2 Proposed Public Domain Views - Eastern Elevation

## View Analysis Public Domain - Views from Middle Harbour

### View Point V3

As shown in Figure 11 below the existing views from location V3 consist of:

- View A – Prominent view of existing roof and rear balcony lines of No. 63 and No. 65 Seaforth Crescent

#### VIEW A

The Photomontage analysis shown in Figure 12 indicates that there will be an increase in the height of the roof line of No.65. It is noted that the increase does not result in the obscuring of any existing views from the waterfront to the surrounding context or streetscape.

The photomontage also indicates that the wall height and character of the proposal will match the existing wall height and character of No.69. The existing Eastern wall of No.69 and the proposed Western wall of No.65 present as a matching “urban pair” within the sites context.

It is noted that No.65 represents a “book end” in urban form preceding from the West along Seaforth Crescent and the photomontage indicates the proposed curved profile of the rear balconies on the Eastern corner improves the transition of built form along the waterfront ridgeline towards the East, which is seen set back further from the waterfront, from No.63 Seaforth Crescent onwards towards The Spit Bridge.

#### COMMENT

Although there is some increase in roof line height under the proposal the existing views are maintained and the proposed urban form of the rear elevation clarifies the role of No. 65 Seaforth Crescent in the urban context. The proposal is also seen to improve the transition to adjacent built form to the West and to the East.





Figure 11-V3 Existing Waterfront View North East





Figure 12 - V3 Proposed Waterfront View North East

## View Point V4

As shown in Figure 13 below the existing views from location V4 consist of:

- View A –A North facing view of the Southern elevations of No.63, No.65 and No.69 Seaforth Crescent that face Middle Harbour.

### VIEW A

The Photomontage analysis shown in Figure 14 indicates that from view point V4 the proposal will sit contextually within the waterfront elevations of No. 69 and No. 63 Seaforth Crescent.

The analysis also shows that the proposed wall height appears less than or equal to the existing wall heights of the neighbouring properties of No.69, No.71 and No.73 Seaforth Crescent - continuing towards the West as the site terrain becomes significantly steeper around the 'point' topography between Seaforth Crescent and the waterfront.

It is also noted that the proposal will create a stepping or transition of urban form from the lower waterfront battle-axe residence of No. 67 (in progress), through the site of No.65 up to the existing single lot form of No.63 and the other single lot dwellings continuing immediately to the East along Seaforth Crescent.

The photomontage demonstrates there will be minimal to no change in the existing public domain waterfront views to and from Seaforth Crescent.

### COMMENT

Although there are some proposed additions to the rear elevation of No.65 there will be limited to no impact on existing public domain waterway views. This is due to the proposal being situated lower on the site away from Seaforth Crescent and the extensive re-planting of the lower sections of the site to the proposed boat house.

The proposed urban form and rear wall height of No.65 is consistent with the immediate steep slope residential context along Seaforth Crescent and can be seen to improve the urban / waterfront transition between the proposed dwelling at No.67 and the existing dwellings along Seaforth Crescent.





Figure 13-V4 Existing Public Domain Views No.65 Waterfront



Figure 14 - V4 Proposed Public Domain Views No.65 Waterfront



## View Analysis Private Domain - Views between No.65 + No. 69 (West)



Figure 15–V7 Existing Visual + Acoustic Privacy Condition – No.69 Balconies to No.65 Rear Elevation

## View Point V5

As shown in Figure 16 below the existing views from location V5 consist of:

- View A – A Primary elevated South facing uninterrupted view of the Middle Harbour waterway including the hillside surrounds of The Spit, Beauty Point, Mosman and Northbridge.
- View B – A Secondary elevated South-East facing (truncated) view of the waterfront from the current Kitchen window of No.69 Seaforth Crescent.

### VIEW A

- The Photomontage analysis in Figure 17 indicates that from view point V5 the proposal will not impact existing unobstructed views to Middle Harbour waterway including views to the hillside surrounds of The Spit, Beauty Point, Mosman and Northbridge.

### VIEW B

The Photomontage analysis in Figure 17 also indicates that from view point V5 the proposed visual (louvers) and acoustic (Wall corner) privacy measures will obscure approximately 50% of the existing Kitchen window view of the waterway surface and the surrounding hillside of Mosman.

The analysis also demonstrates that the proposal will maintain secondary, unobstructed views of the waterway and the surrounding hillside of Mosman.

### COMMENT

Although the proposal will partly obscure the existing truncated views from the kitchen window, existing views from the Kitchen window to the existing waterway character of Middle Harbour will be maintained.

There will no impact on the primary high value Southern views from the Kitchen, Dining and Living spaces of No.69 Seaforth Crescent.

The proposal will result in a major increase in visual and acoustic privacy and therefore increase the amenity of both No.65 and No.69 Seaforth Crescent.





Figure 16- V5 Existing Interior View No.69 Kitchen / Living to South-East



Figure 17- V5 Proposed Interior View No.69 Kitchen / Living to South-East

## View Point V6

As shown in Figure 18 below the existing views from location V6 consist of:

- View A – A Primary elevated South-East facing view of the waterfront from the current Eastern edge of the balcony of No.69 Seaforth Crescent.
- View B –A Secondary elevated East facing uninterrupted view of the tree tops and tiled roof structures situated on the South facing hillside terrain of Seaforth Crescent, and truncated views of The Spit Marina on the Southern side of The Spit Bridge (obscured) from V6.

### VIEW A

The Photomontage analysis in Figure 19 indicates that from view point V6 the proposal will not impact on the existing unobstructed views to the Waterway and surrounding hillside.

### VIEW B

The Photomontage indicates that the existing secondary view to the tree tops and tiled roof structures along the South facing hillside terrain of Seaforth Crescent will be obstructed by the proposal.

The analysis also indicates that the uninterrupted views of The Spit Marina on the Southern side of The Spit Bridge will be maintained from the far Eastern end of the balcony of No.69 Seaforth Crescent.



Figure 18 - V6 Existing Balcony Views No.69 Due East



Figure 19 - V6 Proposed Balcony Views No.69 Due East



## Conclusion

As an alterations and additions project, the proposal aims to address the development controls of a new building project wherever possible, whilst minimising the impact on views to and from the site.

The proposal seeks to improve the overall amenity of the existing residence by working with the existing site features, privacy issues and steep site topography.

The alterations to the street entry aim to be more consistent with the neighbouring properties in terms of character and presentation to the streetscape, and to create a safe and complaint street access to the property for the elderly owners.

The design has carefully considered the critical views from the public domain to the high priority water views, and has been carefully designed to maintain views across the water to the surrounds beyond.

The design has also carefully considered critical views to/ from the interiors of No.65 and No.69, whilst greatly increasing the acoustic and visual privacy along the critical rear Western corner of No.65 and No.69 Seaforth Crescent - a key issue expressed by both property owners.

The Detailed View Analysis of the critical views demonstrates that although some views will be truncated by the proposal, the critical existing views are maintained to the waterway from all viewpoints analysed.

The proposal balances the existing built form issues and steep topography of No.65 with the surrounding urban context of Seaforth Crescent, going beyond planning control requirements to anticipate the urban transition between existing and proposed residences to the East and West of the site.

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