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VISUAL IMPACT ASSESSMENT

ANZAC AVENUE, COLLAROY, NSW, 2097

APRIL 2025

Development Application: Demolition of pre-existing property
LOT 1 DP 1144187
Address: No. 2 ANZAC AVENUE, COLLAROY

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1. INTRODUCTION

1.1. Scope and Purpose of Report

This Visual Impact Report has been prepared for Assembly Projects, on behalf of Long Reef Golf Club and is submitted to the Northern Beaches Council, in support of a Development Application (DA) for a major refurbishment of the Long Reef Golf Club at ANZAC AVENUE, COLLAROY, NSW, 2097. The report provides an analysis of the proposed development's visual impact in relation to its visual and statutory contexts and is to be read in conjunction with the drawings and other material submitted with the development application.

Urbaine Design Group and its Director, John Aspinall, BA(Hons), BArch(Hons) have been preparing 3d imagery and Visual Impact Assessments, both in Australia and Internationally for over 25 years. Their methods are regularly published in planning and architectural journals and John Aspinall has lectured in Architectural Design at both the University of Technology Sydney and The University of New South Wales

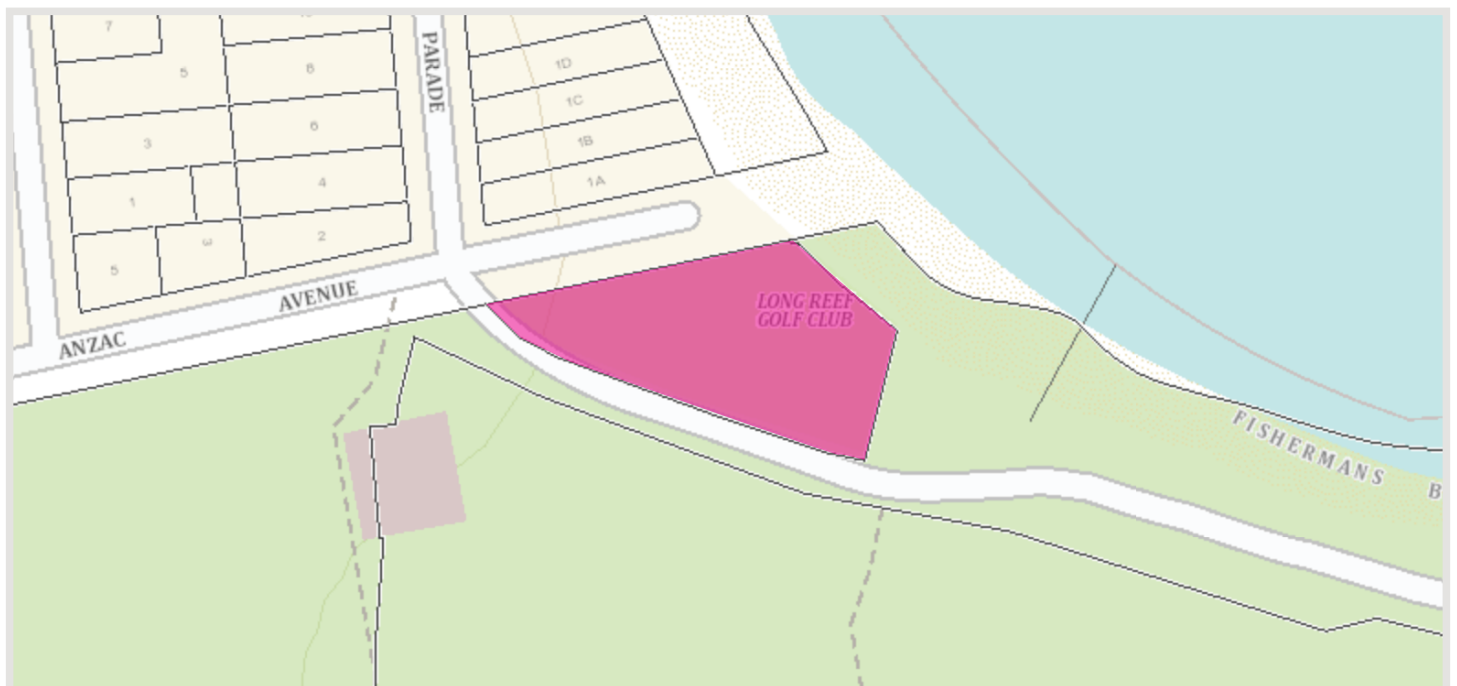


Figure 1 – Site location shown in magenta

1.2. The Proposed Development

The proposed development comprises a major refurbishment of the existing Long Reef Golf Club clubhouse and its immediate surroundings and landscape.

The Site and existing property

The Site is positioned within the suburb of Collaroy, which forms part of the Northern Beaches Local Government Area (LGA). The Site is located at the eastern end of Anzac Avenue, Collaroy. The Site is located within Griffith Park which includes the Long Reef Golf Course (LRGC), Griffith Park Playing Field and amenities building, Collaroy Tennis Club, Long Reef Surf Lifesaving Club and associated facilities.

The Site is zoned RE1 Public Recreation and is subject to the provisions of Warringah Local Environmental Plan 2011. The Site is situated on the southern side of Anzac Avenue between Seaview Parade to the west and Fisherman's Beach to the east.

In its current state, the Site comprises the existing LRGC Club House which is a single storey rendered brick building with hipped tile roof and part flat metal roof. The Club House has been subject to various additions and extensions over the years and is no longer fit for purpose. There is an existing at grade parking area to the west of the existing building that will remain largely unchanged.

The Site adjoins Fisherman's Beach to the north and east, open reserve and Fisherman's Beach Boat Ramp to the east, an access road to car parking along the foreshore, Pro Shop and golf course to the south and south-west and low-density residential housing to the north-west.

The wider Site context is a combination of recreational and sporting facilities within Griffith Park, beach and intertidal areas, and low-density residential development.

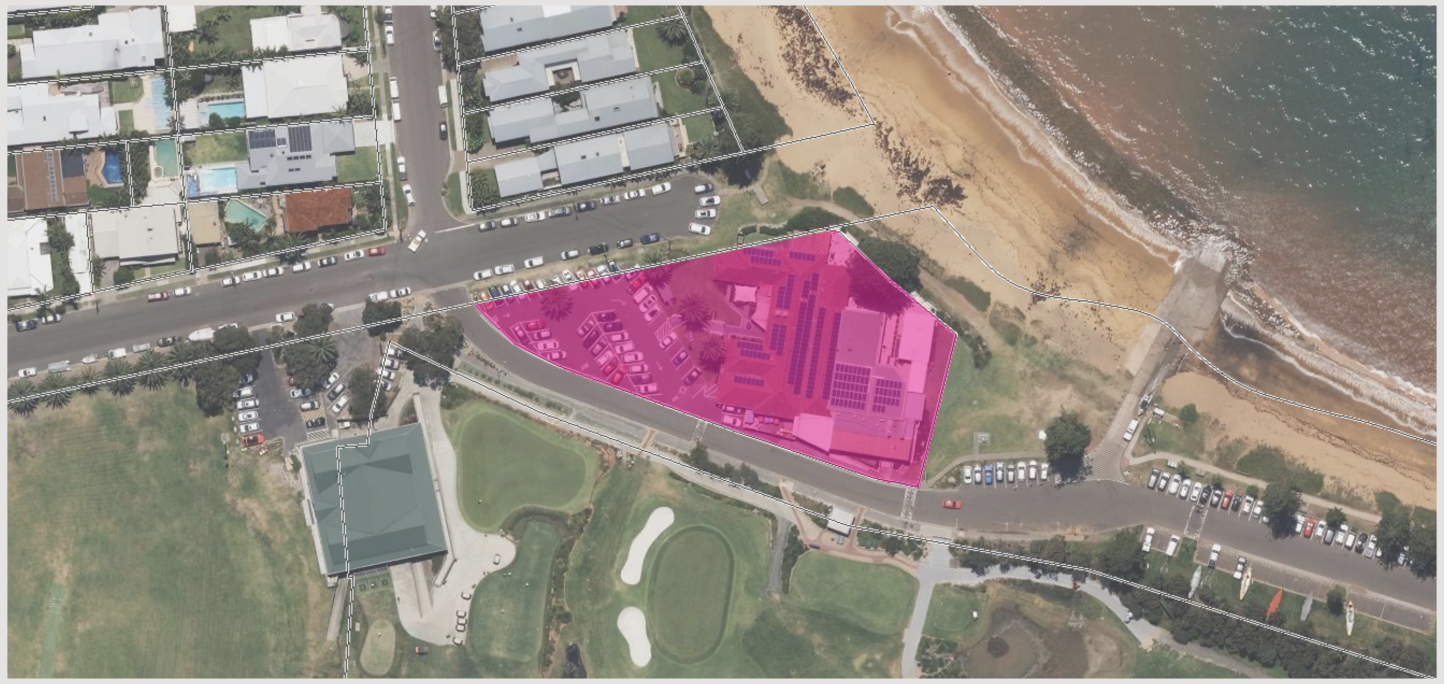


Figure 2 – Subject site shown in magenta overlay

1.3. Proposed Land Use and Built Form

The proposed development includes the following scope of works:

- Alterations and additions to create a refurbished two (2) storey Club House
- The ground floor is proposed to provide the following areas:
 - new lobby entry space
 - three (3) Members and Community Multi-use Rooms.
 - two (2) bar areas / bar lounge
 - members lounge with external terrace area
 - commercial kitchen / dining area / amenities / office spaces / storage rooms / keg room / kiosk
 - covered outdoor terrace dining area; and
 - garden seating area.
- The new first floor level will provide the following areas:
 - lobby and entry area
 - back of house space
 - multi-use room for members and community
 - members lounge and terrace area; and
 - two (2) outdoor terrace areas
- Revised vehicular access from Anzac Avenue
- Shared pedestrian zone along existing access road for increased safety consisting of raised pavements and improved footpaths
- Tree removal and associated replanting
- Removal and reinstatement of solar panels on roof



LONG REEF GOLF CLUB - COLLAROY
ANZAC AVENUE, COLLAROY, NSW, 2097



DC inspiring ideas to enhance human experience

VISUALISATION
DA PACKAGE

Project: 2023-305
Drawing: DA248
Scale: 1:100
Date: 10/11/23
Author: BVR
Reviewer: BVR

Figure 3 – Perspective frontal elevation of the proposed design by Luchetti Krelle Architects.

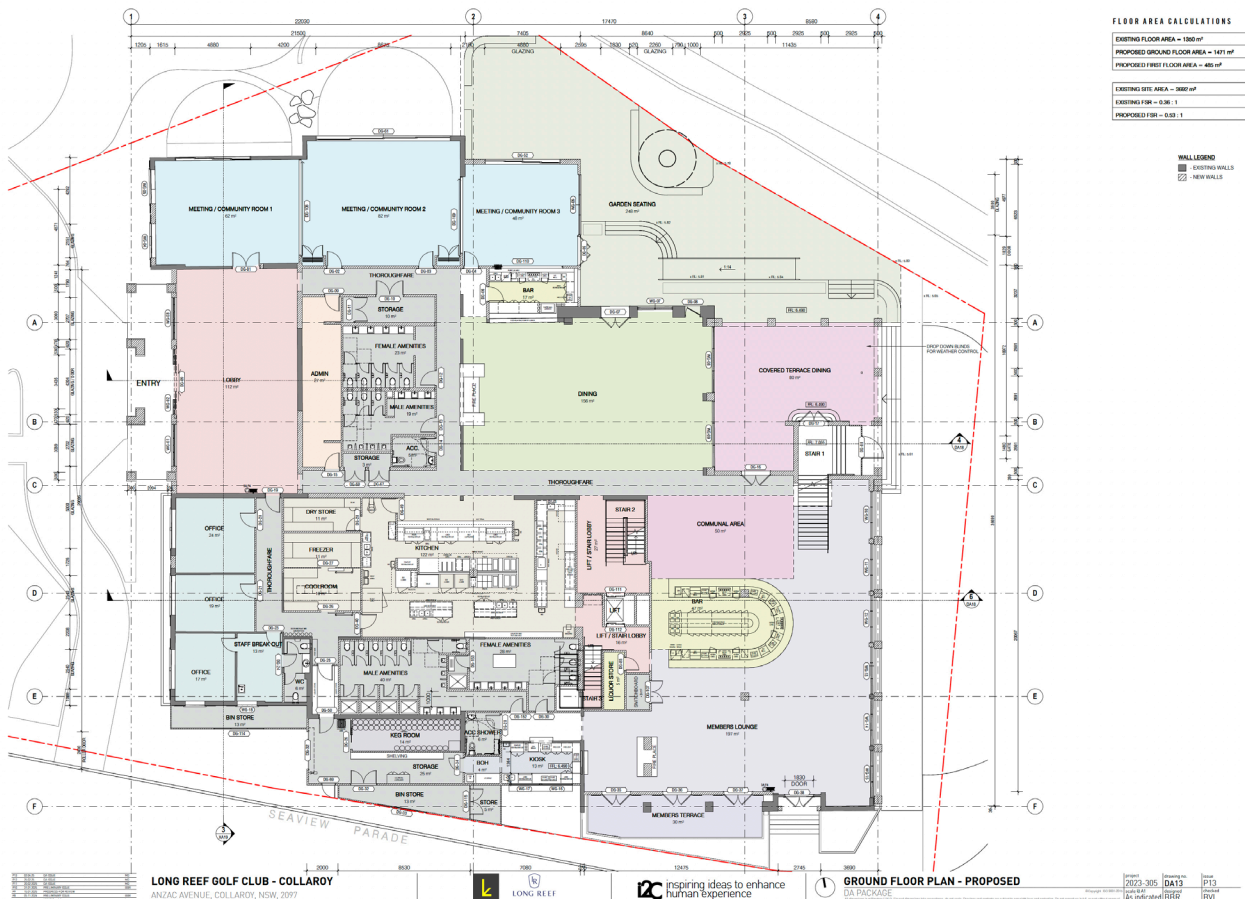


Figure 4 – Ground floor plan of the proposed design by Luchetti Krelle Architects.

1.4. Methodology of Assessment

The methods used by Urbaine, for the generation of photomontaged images, showing the proposed development in photomontaged context are summarised in an article prepared for New Planner magazine in December 2018 and contained in Appendix A. A combination of the methods described were utilised in the preparation of the photomontaged views used in this visual impact assessment report. This same methodology is currently under review by the Land and Environment Court as a basis for future VIA guidelines to supersede the current instructions.

1.4.1. Process

Survey, plans, elevations and model of the proposal were sourced from the architect, Architect Here and aligned to the scene using the survey information from Surveyplus Surveyors, which accompanies the DA submission.

A drone assessment was undertaken and triangulated into a 3D point cloud which was aligned to ground control points using a RTK GNSS rover with NTRIP corrections. This was placed into the scene and further verified against the survey DWG.

Virtual cameras were placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site using a survey provided. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment at standing height 1600mm.

The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. For the purposes of statutory requirements, the images within the report are of a standard lens format.

1.4.2. Assessment Methodology

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based.

Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment to assist in deciding whether or not view sharing is reasonable:

- *Step 1: assessment of views to be affected.*
- *Step 2: consider from what part of the property the views are obtained.*
- *Step 3: assess the extent of the impact.*
- *Step 4: assess the reasonableness of the proposal that is causing the impact.*

However, there is no peer review system for determining the accuracy of the base material used for visual impact assessments. As a result, Urbaine Group provides a detailed description of its methodologies and the resultant accuracy verifiability – this is contained within Appendix A.

The methodology applied to the visual assessment of the current design proposal has been developed from consideration of the following key documents:

- *Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013);*
- *Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007);*
- *Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002);*

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal.

Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the Project are used

to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.

Views of high visual quality are those featuring a variety of natural environments/ landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

Visual sensitivity is evaluated through consideration of distance of the view location to the site boundary and also to proposed buildings on the site within the Design Proposal. Then, as an assessment of how the Design Proposal will impact on the particular viewpoint. Visual sensitivity provides the reference point to the potential visual impact of the Design Proposal to both the public and residents, located within, and near to the viewpoint locations.

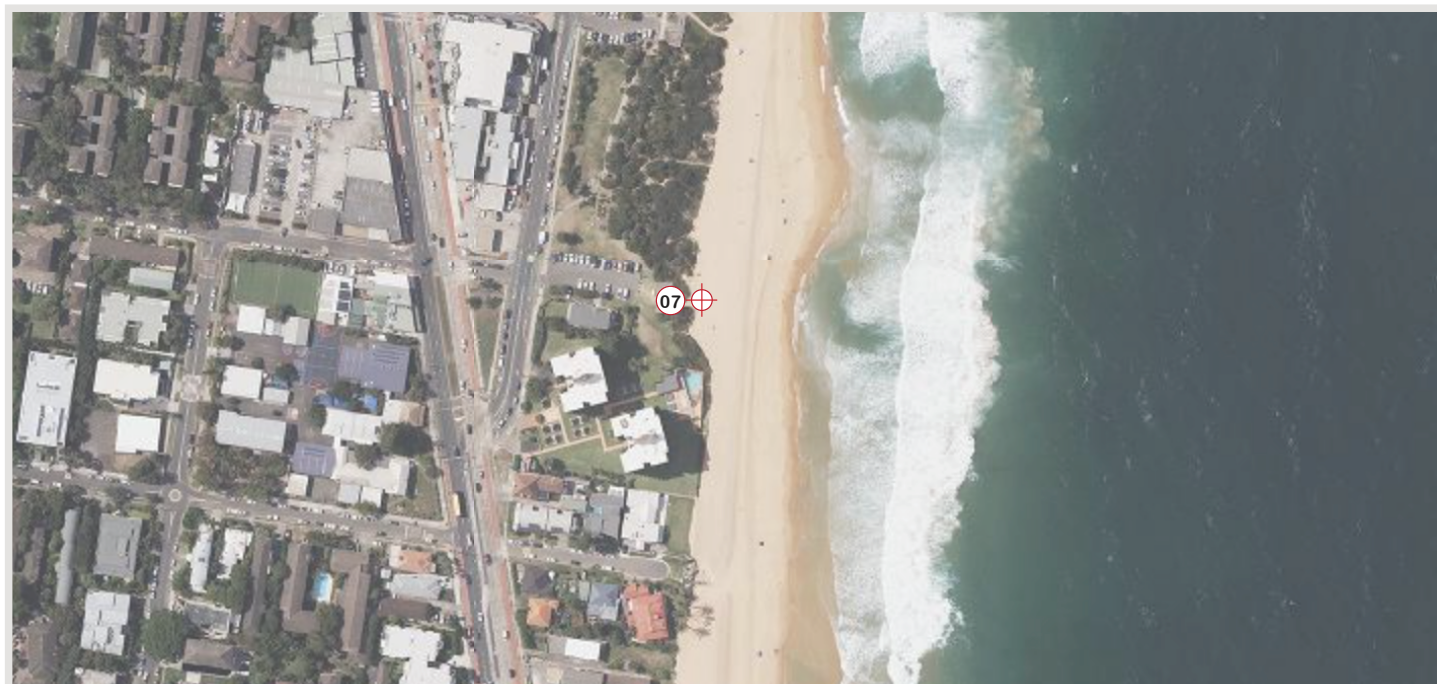


Figure 5: Selected private viewpoint locations for visual impact assessments with site outlined in red.

1.4.3. Site Inspections

A site inspection was undertaken to photograph the site and surrounding area to investigate: The map, see figure 5, indicates chosen locations for site photography.

- *The topography and existing urban structure of the local area*
- *The streetscapes and houses most likely to be affected by the Proposal*
- *Important vistas and viewsheds*
- *Other major influences on local character and amenity*

1.4.4. Contextual Analysis:

An analysis was undertaken of the visual and statutory planning contexts relevant to the assessment of visual impacts in a Development Application.

1.4.5. Visual Impact Analysis:

The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties.

1.4.6. Statutory Planning Assessment:

The results of the local view impact assessment are included in Section 3 of this report.

1.5. References

The following documentation and references informed the preparation of this report:

- *Design Documentation*
- *The design drawings and information relied upon for the preparations of this report were prepared by Luchetti Krelle Architects.*
- *Pittwater LEP 2014 Pittwater 21 DCP*

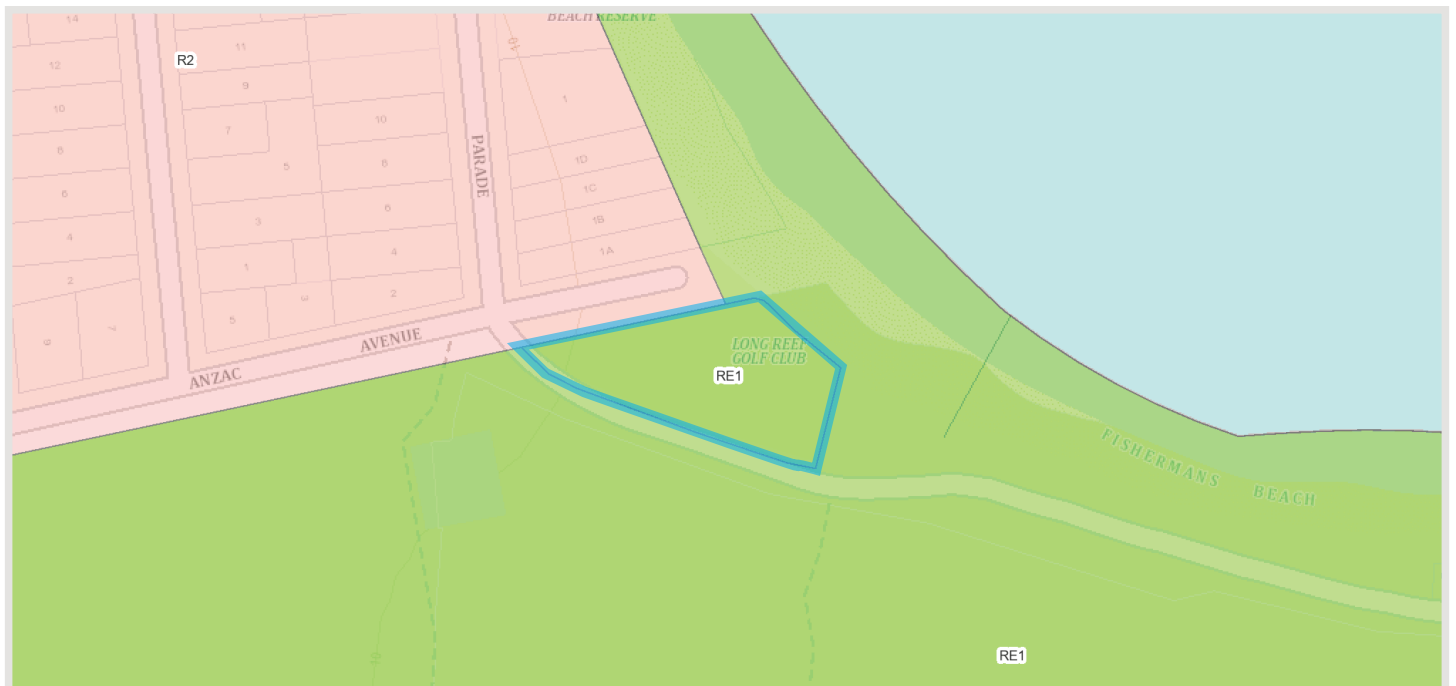


Figure 6: Land zoning map, indicating site with blue outline.

2. THE SITE AND THE VISUAL CONTEXT

Visual impacts occur within an existing visual context where they can affect its character and amenity. This section of the report describes the existing visual context and identifies its defining visual characteristics.

Defining the local area relevant to the visual assessment of a proposed development is subject to possible cognitive mapping considerations and statutory planning requirements. Notwithstanding these issues, the surrounding local area that may be affected by the visual impact of the proposed development is considered to be the area identified on in the topographical area map, Figure 7.

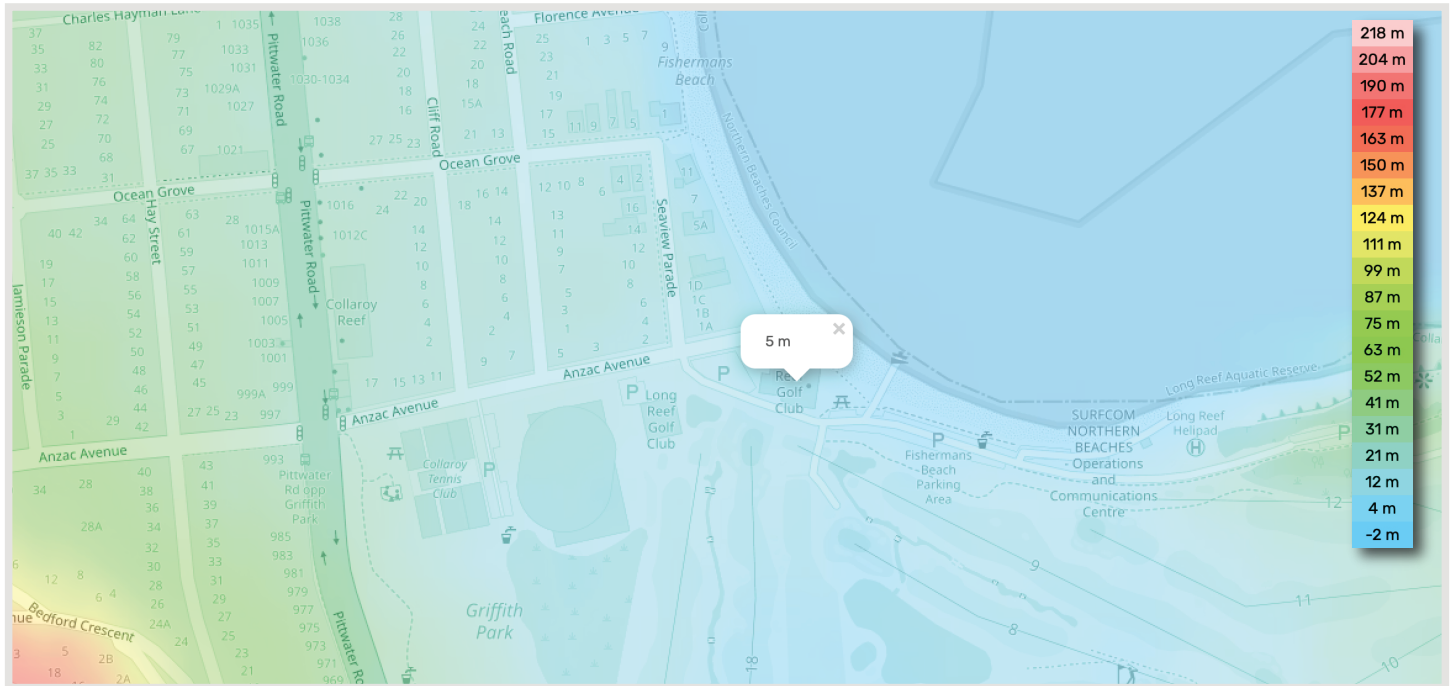


Figure 7: Subject area topographical map.

Although some individuals may experience the visual context from private properties with associated views, the general public primarily experiences the visual context from within the public realm where they form impressions in relation to its character and amenity. The public realm is generally considered to include the public roads, reserves, open spaces and public buildings.

The visual context is subject to “frames of reference” that structure the cognitive association of visual elements. The “local area” (as discussed above) provides one such frame of reference. Other “frames of reference” include the different contextual scales at which visual associations are established and influence the legibility, character and amenity of the urban environment. Within the scope of this report three contextual scales are considered relevant to the analysis of the visual context and the visual impact of the proposed development.

The ‘Street Context’ provides a frame of reference for reviewing the visual relationship of the new development (and in particular its facades) in relation to the adjoining pedestrian spaces and roads. Elements of the development within this frame of reference are experienced in relatively close proximity where, if compatible with the human scale they are more likely to facilitate positive visual engagement and contribute to the “activation” of adjoining pedestrian spaces.

The ‘Neighbourhood Context’ provides a broader frame of reference that relates the appearance of the development as a whole to the appearance of other developments within the local area. As a frame of reference, it evolves from the understanding gained after experiencing the site context and the low density of development. Within this context the relative appearance, size and scale of different buildings are compared for their visual compatibility and contribution to a shared character from which a unique “sense of place” may emerge. This frame of reference involves the consideration of developments not necessarily available to view at the same time. It therefore has greater recourse to memory and the need to consider developments separated in time and space. The neighbourhood context is relevant to the visual ‘legibility’ of a development and its relationship

to other developments, which informs the cognitive mapping of the local area to provide an understanding of its arrangement and functionality.

The 'Town / City Context' provides a frame of reference that relates the significance of key developments or neighbourhoods to the town as a whole. The contribution that distinctive neighbourhoods make (or may potentially make) to the image of the city can be affected by the visual impact of an individual development through its influence on the neighbourhood's character and legibility. Within this context, it is also important to be aware of other proposed developments in the area.

2.1. The Visual Context

The immediate surroundings of the site feature a diverse range of landscaping, in close proximity and within the surrounding golf course and sporting facilities. The site is directly adjacent to Fishermans Beach. Further visible surroundings consist of linearly placed residential structures, with diverse architectural styles, including terrace houses, apartments within residential complexes, and standalone dwellings. Given the plethora of greenery as well as the proximity to the ocean, the subject property and the neighbouring properties create a sense of naturalistic and open space, with a balanced mix of classical residential urbanism.

The area has a residential, lush atmosphere, with a seemingly organised planting of floral cornucopia dominating the environment. The building heights are homogeneous, so that there are no visual fluctuations and no impediment to the open vistas, which include both natural and man-made views.

2.2. Visual Features and Local Landmarks

Particular elements in the urban pattern, through either location and/or built form provide visual nodes and landmarks that assist in differentiating locations within the broader visual context. The following visual nodes are considered to be of the greatest significance in terms of their contribution to the character and legibility of the local and surrounding area:

The focus of all the properties is to the east, where most of the rear elevations are facing the ocean element of Fishermans Beach.

2.3. Streetscapes

Within the immediate and surrounding areas, the streetscapes are typical of the suburbs of beachside suburbs being a mixture of individual houses of slightly varying scales, and design styles. The landscaping is predominantly mature and well established.

2.4. The selected view locations for the local view analysis

As a result of the site's topography, the visual impact is primarily relevant to the residential properties to the south and east of the subject site. A large number of site photos were taken and a smaller number of specific views selected from these, relevant for private viewing locations, as described above. The selected photos are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and public viewing locations.

2.5. Context of View

The context of the view relates to where the proposed development is being viewed from. The context is different if viewed from a neighbouring building, or garden, as is the case here, where views can be considered for an extended period of time, as opposed to a glimpse obtained from a moving vehicle.

2.6. Extent of View

The extent to which various components of a development would be visible is critical. For example, if the visibility assessment is of a multi-storey development proposal in a low-density context of 2 to 3 storey buildings, it would be considered to have a significant local scale visual impact, whereas if a development proposal is located in an area of a CBD containing buildings of a similar scale and height, it may be considered to have a lower scale visual impact.

The capacity of the landscape to absorb the development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.

3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT

3.1. Visual Impact Assessments viewpoint locations

Visual Impact Assessment from 20 viewpoint locations – from Long Reef Golf Club, ANZAC AVENUE, COLLAROY, NSW, 2097

3.1.1. Method of Assessment

In order to allow a quantitative assessment of the visual impact locations where view impact and view loss, a Canon EOS Full Frame Digital Camera with fixed focal length 24mm lens was used to take all viewpoint photos, at an eye level of 1600mm.

The photos include location descriptions, to be read in conjunction with the site map, contained in Appendix A. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided in Section 3.1.2 below.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 9 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison.

On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – see figure 9.

The % visual content is then assessed, together with a visual assessment of the new development's ability to blend into the existing surroundings.

TENACITY / SCALE / VALUE		VISUAL IMPACT		VISUAL QUALITY
NIL	0	NEGLIGIBLE	No negative impact on the pre-existing visual quality of the view	N/A
	1	LOW	<p>A minor negative impact on the pre-existing visual quality of the view</p> <p>Examples: minor impact on natural landscapes no impact on iconic views impact on small number of receivers significant distance between the development and receiver</p>	<p>Predominant presence of low quality man made features</p> <p>Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)</p> <p>Uniformity of land forms</p>
NEGIGIBLE	2			
	3			
	4			
MINOR	5	MEDIUM	<p>A medium negative impact on the pre-existing visual quality of the view</p> <p>Examples: moderate impact on iconic views or natural landscapes impact on moderate number of receivers located nearby the receiver</p>	<p>Presence of some natural features mixed with manmade features</p> <p>Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)</p>
	6			
	7			
MODERATE	8			
	9			
	10	HIGH	<p>A high negative impact on the pre-existing visual quality of a view</p> <p>Examples: loss of iconic vie impact on significant number of receivers overshadowing effect directly adjacent the receiver</p>	<p>Predominantly natural features</p> <p>Minimal manmade features, however if present of a high architectural standard</p> <p>Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc.)</p> <p>Presence of iconic regional views of landmark features</p>
SEVERE	11			
	12			
	13			
DEVASTATING	14			
	15			

Figure 9: Urbaine Group Assessment Table

3.1.2. Assessment at selected viewpoints



Existing site photo -Long Reef Point lookout.

From elevated standing position on Long Reef's Headland.

RL: + 36.541m

Distance to boundary: 829.33m



Photomontage of Proposal



Visual Impact shown in cyan with red outline

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 12%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 12 /15 & Visual Impact Assessment Scale no: 1 /15*

This public, static view was captured from the northernmost peak of Long Reef, at a distance of approximately 830 metres east-southeast of the subject property, with Fishermans Beach observable to the east of this. From this location, a group of mature shrubs and trees terminate the view to the east and west. There is a clear view of the distant ridgeline, situated to the north and the rising topography of Collaroy Plateau and Wheeler Heights. Residential clusters are located along the entire length of the hill and constitute the central most aspect of the view. Their density varies, with the westernmost aspect in the farthest line of sight having the densest population. The view boundaries are obstructed by a slightly higher cluster of bushes. Generally, pronounced topographical oscillations are visible from this site. This view might be considered high-value as a result of the relatively uninterrupted landscape of the golf course in the foreground.

The new proposal would result in a negligible amount of view loss in the middle distance, although almost the entirety of this is obscured by the existing trees. It does not devalue the pre-existing panorama and in addition does not create any significant visual deviations from this view location.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Footpath at Long Reef Headland - public viewing location*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance and FSR, the proposal can be deemed acceptable, since all the highest value components of the view remain and views to the north are not impacted.

VIEWPOINT 02



Existing site photo - Fisherman's Beach beachfront view located due west of the subject property

From ground level standing position on Long Reef Aquatic Reserve.

RL: + 11.62m

Distance to boundary: 326.60m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 21%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public view of the subject property taken from the access road, adjacent to Long Reef Aquatic Reserve, located approximately 325 meters east-southeast of the Long Reef Golf Club. This viewpoint provides a view from the southern pavement of Seaview Parade. The roadway curves to the north and the easternmost border of the view is broken by the low-level Surfcom Northern Beaches Operations and Communications Centre buildings. The subject property, the Long Reef Golf Club, is partially visible from this viewpoint, seen across the roof structure of the Operations and Communications Centre and the existing landscape. A view of residential properties, of diverse architectural styles, on Beach Rd can be seen in the distance, situated along an elevated slope. Collaroy Basin is significantly obscured by diverse landscape that stretches the length of the pavement and road. This view is of a high value, in relation to the lack of urban infrastructure, in addition to the presence of natural reserves and grassland habitats at a distance of approximately 200 meters and 800 meters south to Long Reef Headland and Point Beach, respectively.

The planned project's completion would result in very minor impact to the northwest, affecting the coastal aspect of the view line. The impact of the additions is assessed as Negligible, being only partially observed through and above the existing buildings and trees.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Street view, ground Level .*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance and FSR, the proposal can be deemed acceptable, since all the highest value components of the view remain and views to the north and west are not impacted.

VIEWPOINT 03



Existing site photo - Fisherman's Beach beachfront view located due west of the subject property

From ground level standing position on Fisherman's Bay.

RL: +3.48m

Distance to boundary: 253.60m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 92% : 8%*
- *Existing Visual Assessment Scale no: 12 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static, public beachfront view, located to the east-southeast of the subject property, adjoining the low level buildings of the Surfcom Northern Beaches Operations and Communications Centre. From this point, there is a noticeable terrain progression of a partial grass slope, lined with Norfolk Pine trees, to the west, followed by the sand of Fishermans Beach, following a circular curve that curates the view towards the northwest, with Collaroy Basin running parallel to this. The residential properties and rising topography of Collaroy, up to Wheeler Height are seen beyond this to the northwest.

The new proposal, will result in view loss pertaining to the central most aspect of the view, from this location. In this case, the view loss results from the raised, hipped roof, which is higher than the pre-existing structure. The visual impact in this situation can be classified as Negligible, given the fact that it does not obstruct a significant amount of the visible panorama, nor does it directly obstruct the water element. The view loss is to a small amount of sky, together with the houses along Anzac Avenue and beyond.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Street view, ground Level*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance and FSR, the proposal can be deemed acceptable, since all the highest value components of the view remain and views to the north and west are not impacted.



Existing site photo - Long Reef Golf Club - from the boat ramp to Fishermans Beach.

From standing position on the boat ramp to the east of the Golf Club.

RL: + 4.14m

Distance to boundary: 51.90m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 96%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 29% : 71%*
- *Existing Visual Assessment Scale no: 8 /15 & Visual Impact Assessment Scale no: 5 /15*

This is a static, public view of the Long Reef Golf Club eastern facade, taken from the Fishermans Beach boat ramp. From here, there is a view of the road pavement, with the grass plot to the west, encircling the existing Long Reef Golf Club, which can be observed in the centre of the view, approximately 7 metres from the viewpoint location. Looking across the subject property roof, there are residential properties observed on Seaview Parade and Anzac Avenue, both of which are approximately 140 meters to the west. A large Norfolk Pine tree terminates the view to the west, leaving only a small portion of Anzac Avenue visible as it rises towards Pittwater Road.

The new proposal primarily impacts upon the sky view above the existing building. This is due to the new, elevated roof structure. The view impact in this situation can be classified as Negligible-to-Minor, given the fact that it does not obstruct a sizable amount of the existing visible panorama, nor does it directly obstruct the water elements to the east.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Street view, ground Level*
- *Extent of impact: Negligible-to-Minor*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the west are not significantly impacted - mostly limited to western sky views above the existing roofline.



Existing site photo - ground level Fisherman Beach, south-east of the subject property

From ground level standing position of Fisherman's Bay Beach.

RL: + 2.45m

Distance to boundary: 112.2m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 87%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 68% : 32%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public view of the Long Reef Golf Club from Fisherman Beach, which is to the north-northwest of the subject site. From this vantage point, the beach and rising grass verge, forms the northeastern boundary to the site. From this perspective, the view is towards the northeastern facade of Long Reef Golf Club Cafe with beach-facing windows on the ground level, as well as the houses at 1A and 1B Anzac Avenue, to the east of the view, at a distance of approximately 25m. Structurally, the visible residences have comparable gable roof forms. The topography from the view location is consistent in its profile, with no noticeable height variations, creating an impression of open space. The presence of Collaroy Basin, to the west, as well as the openness of the panorama from this viewing position, are all characteristics that would imply a high value view in this instance.

The proposal obscures a small portion of the sky view above the existing building, with a slightly raised hip roof structure. The visual impact in this case is Negligible since it does not impede a significant portion of the visible panorama or impact upon the water elements. There is also a noticeable amount of view gain to the east and west of the existing building.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Shoreline view, ground Level*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance and FSR, the proposal can be deemed acceptable, since all the highest value components of the view remain and views to the south are not impacted.



Existing site photo - Public view, Fisherman's beach. Ground level.

From standing position on Fisherman's Beach, located 200 metres to the north-east. Ground level
RL: + 2.12m

Distance to boundary: 303.7m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 64%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 57% : 43%*
- *Existing Visual Assessment Scale no: 12 /15 & Visual Impact Assessment Scale no: 4 /15*

This static, public view is taken from an approximate midpoint of Fisherman's Beach, located approximately 200 metres to the north-northwest of the subject property. In the foreground, the shoreline of Fisherman's Beach and Collaroy Basin is seen, with the water element extending to the east. Further south, the view towards the subject property includes landscaped areas bordering the existing building and neighbouring dwellings, specifically at Nos.1 and 1A-1D, Seaview Parade. The dwellings exhibit various architectural styles, featuring both gabled and flat roofs. The north-facing facade of No. 1 Seaview Parade is fully visible, showcasing frontal external terraces and northern lateral windows. The subject property, Long Reef Golf Club, is partially visible, with portions of the dwelling, excluding the roof structure, obstructed by landscape and trees of various sizes and types. The line of sight continues to the southeast and includes various Norfolk Island Palm trees and the distant parking lot, adjacent to the Fisherman's Beach Boat Ramp is visible, approximately 60 metres due south of this location. This view captures the dynamic interaction between natural elements and built environments, characteristic of the coastal landscape. The proximity to the shore and the open, expansive vista contribute to the high-value nature of the view.

The visual impact of the new proposal, from this location is assessed as Negligible-to-Minor, the view loss consisting of partial sky elements to the south. The view loss results from the elevated vertical aspect of the proposal. There is a slight view gain which results from the removal of the external, east facing gazebo porch.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Shoreline view, ground Level*
- *Extent of impact: Negligible-to-Minor.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted - view loss is limited to sky view only.

VIEWPOINT 07



Existing site photo - Public view, North Narrabeen beach. Ground level.

From standing position from Fisherman Beach, located south of the source of view.

RL: + 2.1m

Distance to boundary: 2256.3m



Photomontage of Proposal



Visual Impact in cyan with red outline

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 31%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 79% : 21%*
- *Existing Visual Assessment Scale no: 12 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public view captured from North Narrabeen beach, located at a distance of approximately 2.25km to the north of the subject property. From this location, facing the external, water-facing facade of the property at no. 2 Malcolm St, to the southeast is a view of the Narrabeen Beach coastal pathway, with residential properties of varying sizes and styles aligned to it. The beach curves in an southeasterly direction towards Long Reef headland, located at a distance of approximately 4.3km south-southeast of this viewpoint. From this location, there are indicators of an high-value view, taking into account the ocean, beach and the proximity of the residential properties aligned to it.

The proposed proposal, from this view location and at this distance, has no discernible visual impact, either in terms of view loss, or gain. From this location, the panoramic vista remains visually unobstructed. As a result, the visual impact from this location may be classified as Negligible, given that the panorama shows no significant visual fluctuations.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Shoreline view, ground Level*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance and FSR, the proposal can be deemed acceptable, since all the highest value components of the view remain and views to the south and west are not impacted.



Existing site photo - Public view, northern Anzac Avenue pavement. Ground level.

From standing position from the northern side of Anzac Avenue.

RL: + 10.05m

Distance to boundary: 40.71m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 86%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 71% : 29%*
- *Existing Visual Assessment Scale no: 7 /15 & Visual Impact Assessment Scale no: 4 /15*

This is a static, public view of the subject property from the northern pavement of Anzac Avenue, adjoining the property at no.1A, Seaview Parade. The view looks east-southeast, across Anzac Avenue towards the Golf Club's eastern car park and the existing Golf Club buildings beyond this, in the centre of the view. The eastern aspect of the view, from the furthest line of sight, shows Collaroy Basin, beyond Fishermans Beach, to the east of the Golf Club buildings. Beyond this, to the south, is the golf course and the land rising towards Long Reef Headland. The open panorama is of a high value, but lessened by the impact of the parked cars.

The visual impact caused by the proposal would result in both view loss and view gain. The view loss results from the elevated roof form, beyond that of the existing. The view gain results from the removal of an external part of the facade and a small area of roof. This view gain will open up the shoreline vista slightly. The visual impact can be classified as Negligible-to-Minor, being of sky and Norfolk Island Pines to the rear of the Club. There is no view loss of high-value elements, either towards the ocean or the golf course.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Eastern Pavement of Anzac Avenue, ground Level*
- *Extent of impact: Negligible-to-Minor.*

Reasonableness of proposal: Within the context of the development's height compliance and FSR, the proposal can be deemed acceptable, since all the highest value components of the view remain and views to the south and east are not significantly impacted.



Existing site photo - Anzac Ave gangway. Ground level.

From standing position on south crossroad of Anzac Avenue and Seaview Parade

RL: + 9.58m

Distance to boundary: 59.2m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 94%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 64% : 36%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 4 /15*

This is a static, public view from the road junction of Anzac Avenue and Seaview Parade, approximately 59 metres west-north-west of the Long Reef Golf Club. From this point, there is a view of the pavement and roadway, which runs east-southeasterly towards additional parking and the rise of Long Reef Headland, with boundary planting. Norfolk Island palms are observed running between the road Fishermans Beach and these are supplemented by existing palms to the north of the existing clubhouse and new palms to the south. To the south east, the land in the distance rises towards Long Reef Headland, with the golf course forming an integral part of the landscape.

The proposal creates an increase in the visual impact and view loss from this proximity to the site. The increase in roof height limits the additional view loss to sky and small areas of landscape to the east-southeast. There is noticeable view gain at the northern end of the existing clubhouse, with the view gain being of water within the Collaroy Basin.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Street view, ground Level*
- *Extent of impact: Negligible-to-Minor*

Reasonableness of proposal: Within the context of the development's height compliance and FSR, the proposal can be deemed acceptable, since all the highest value components of the view remain and views to the south and east are not significantly impacted. The view gain is of the high value water view within Collaroy Basin.

VIEWPOINT 10



Existing site photo - Anzac Ave gangway. Ground level.

From standing position on the ground level eastern pavement of Anzac Avenue and Seaview Parade.

RL: + 10.48m

Distance to boundary: 75.20m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 91%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 67% : 33%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 3 /15*

This is a static, public view of the Long Reef Golf Club, from the Anzac Avenue pavement, at the junction of Seaview Parade and Anzac Avenue. From this vantage point, there is a direct view of the northwestern facade of Long Reef Golf Club and a view of the golf course's higher terrain is seen in the distance to the southeast. The foreground from this viewpoint is the junction of Anzac Avenue and the access road towards Long Reef Headland. The eastern view is towards Fishermans Beach and Collaroy Basin beyond, with a row of Norfolk Island palms running along its length, with palm trees within the Club car park.

The visual impact caused by the proposal will result in both view gain and view loss. The view loss is attributed to an elevated roofline. In addition to that, the additional landscaping component, consisting of two palms, will create a further visual obstruction. The view loss encompasses mostly sky elements, however, the loss is more noticeable for more distant residential dwellings in the same line of sight as the proposal, specifically the dwellings of Plttwater Road. The view gain results from the removal of an external part of the facade and roof form. This view gain will open up the shoreline vista slightly. The visual impact can be assessed as Negligible-to-Minor, given the fact that the view loss noticeably devalues the view to residential dwellings in the more distant lines of sight.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: Street view, ground Level.*
- *Extent of impact: Negligible-to-Minor.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



Existing site photo - Public view, from the Anzac Avenue eastern gangway

From standing position on the ground level eastern pavement of Anzac Avenue.

RL: + 13.7m

Distance to boundary: 127.3m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 76%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 83% : 17%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 3 /15*

This static, public view is observed from the Anzac Avenue eastern pavement, leading up to the shoreline of Fisherman's Beach, approximately 127 metres to the north-east of the subject property. The foreground features a line of parked vehicles extending along the entire eastern and western view lines, flanked on both sides by grass verges, adjacent to the pavements. These pavements are bordered by a variety of mature trees, characteristic of coastal flora, defining the visual appearance of the area. The view looks due east and includes the west-facing elevation of Long Reef Golf Club and a glimpse of the Griffith Park Sporting Facility Building to the southeast. Notable architectural features visible from this perspective include the existing, tiled roof structure, several solar panels, and a slight view of double-hung windows with white casings on the ground floor. To the west of the subject property, the picket fences belonging to the dwellings at No. 1A Seaview Parade are partially visible. To the east, the view encompasses the sloping landscape of the golf course, which extends the entire length of the eastern view aspect, rising towards Long Reef Headland. A partial ocean view, of Collaroy Basin is available to the east.

The visual impact of the proposed development from this location is assessed as High. The elevated vertical aspect of the proposal will obstruct a substantial portion of the sky element, significantly reducing the lateral openness of the view. Additionally, the shoreline component of Fisherman's Beach will be partially cut off from the view of residential dwellings that share the same line of sight as the subject property. From this location, there is no indicated view gain resulting from the proposed development.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Street view, ground Level*
- *Extent of impact: Moderate.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.

VIEWPOINT 12



Existing site photo - From Anzac Avenue's eastern pavement,

From standing position From standing position on the ground level eastern pavement of Anzac Avenue.

RL: + 1.0m

Distance to boundary: 172.3m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 29%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 62% : 38%*
- *Existing Visual Assessment Scale no: 9 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static public view of the subject property from Anzac Avenue's eastern pavement, which leads up to Fisherman's Beach's shoreline. The foreground from this viewpoint reveals a line of parked vehicles along the length of the eastern and western view lines, with grass verges on both sides, as well as a variety of mature trees, lining the street. The view is due east, with a partial view of Long Reef Golf Club's west-facing elevation and existing tiled roof structure with solar panels. The southern portion of the clubhouse is glimpsed through the trees that border the car park of the Griffith Park Sporting Facility Building.

The visual impact of the proposal from this location is rated Negligible, being of a very small portion of sky obscured by the proposal's increased roof height. There is a minor increase in the view loss to the ocean beyond the Club, together with a small amount of view gain at the north of the site.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Street view, ground Level*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.

VIEWPOINT 13



Existing site photo - Ground level, from Griffith Park.

From standing position looking southeast toward Griffith Park's Sporting Facility building.

RL: + 13.78m

Distance to boundary: 217.4m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 21%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 3% : 93%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static image looking southeast toward Griffith Park's Sporting Facility Building, which are 119 metres from the subject property. The foreground shows the Griffith Park Playing Field, towards the golf course behind, with the land rising towards the east and Long Reef Headland. This view shows the park's northern and eastern perimeters, surrounded by a variety of mature trees and landscaping and also by the lighting posts for the sports field. To the east-northeast is the car park of the Playing Field, with cars lining Anzac Avenue to the north. A very small portion of the existing golf club is seen to the east of this.

The new proposal will visually obstruct a small amount of the sky view, from this location, to the north of the roofline of the Griffith Park Sporting Facility buildings. This amount of view loss is assessed as Negligible within the context of the existing view and the visual impact of the existing building.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Medium-to-High.*
- *View location: View from a public sporting field.*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.

VIEWPOINT 14



Existing site photo - Ground level, from Anzac Avenue.

From standing position of the Anzac Ave eastern extension.

RL: + 14.68m

Distance to boundary: 242.9m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 6%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 5 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public view from the northern pavement of Anzac Avenue, at the junction with Cliff Road, approximately 243m west of the subject site. From this point, there is a view of Collaroy Tennis Club to the south, as well as a partial view of Griffith Park, in addition to the rising topography of Long Reef golf course to the southeast. The northern element, at 9 Anzac Avenue, is observed on the corner, with its southern elevation rising slightly above the surrounding hedges along the pavement. The view of the existing Golf Club is almost entirely screened by the row of mature trees and palms running along the southern side of Anzac Avenue. A small portion of its roof at the northern end is seen, with Collaroy Basin behind, to the east.

The visual impact caused by the proposal is assessed as negligible, with a portion of view gain of the ocean, observed from this location. The trees and palms are not deciduous and the screening will not vary significantly.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Low-to-Medium.*
- *View location: Street view, ground Level*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



Existing site photo - Pittwater Road.

From standing position at the intersection of Anzac Avenue to the east and Pittwater Road, running from north to south.

RL: + 88.35m

Distance to boundary: 369.4m



Photomontage of Proposal



Visual Impact in cyan with red outline

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 3%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 4 /15 & Visual Impact Assessment Scale no: 1 /15*

This is a static, public view of Long Reef Golf Club, taken from the intersection of Anzac Avenue to the east and Pittwater Road, running from north to south, approximately 370m east of the subject site. The foreground view shows the crossroads, which runs in all cardinal directions from this site. At the northeaster corner of the junction is Outpost Espresso Cafe's west-facing exterior with a visible flat roof structure. Extending this line of view to the east is a continuation of structures, both commercial and residential, on Anzac Ave, in this instance structures at no.17-11 Anzac Ave, with nos.15-11 being residential structures with gable roofs. The southeastern view from this location is towards Collaroy Tennis Park, the subject property of Long Reef Golf Club, as well as a partial view of Griffith Park's eastern peak, which has a variety of tall planted trees throughout the entire park border. The subject property is located approximately 400 metres east of the viewpoint and is only partially glimpsed through existing trees. There are no high value view components, with only a very small portion of the ocean view visible in the distance.

The visual impact is assessed as Negligible, both for the existing building and the new proposal as a result of the extensive tree screening on the southern side of Anzac Avenue, approaching the Golf Club to the east.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: Low.*
- *View location: Public street view, ground Level.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



Existing site photo - Griffith Park

From standing position from Griffith Park. Ground level.

RL: + 18.66m

Distance to boundary: 362.7m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 59%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static, public view of the Long Reef Golf Club from the western pathway within Griffith Park, south of the Collaroy Tennis Club, looking northeast towards the subject site, approximately 363m southwest of the subject site. The boundary of Griffith Park and the Long Reef Golf Club is defined by a boundary of trees and shrubs and the Long Reef Golf Club building is partially concealed behind this, with the Griffith Park Sports Facility also forward of the subject site. There are very small glimpses of the ocean to the east beyond this and the land of the golf club itself rises towards the Long Reef Headland.

The new proposal results in an increase in the overall height of the built form on the subject site, with the higher roof form. Again, this is mostly obscured behind the boundary trees and the Sports Facility. The view of the ocean is impacted by this small increase of the visual impact.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Public footpath through Griffith Park.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.

VIEWPOINT 17



Existing site photo - Lancaster Crescent, ground level.

From standing position Long Reef Golf Club cafe from Fisherman Beach, located south of the source of view.

RL: + 49.71m

Distance to boundary: 576.0m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 32%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 11 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static, elevated public view of the subject property, from Lancaster Crescent, opposite no.14, located at a distance of 576 meters south-southwest of the subject property. From this location, overlooking the pruned hedge, which curtails the easternmost aspect of the view, is a visual of the Mansard roof structure of no.22 Bedford Crescent, Collaroy. A view of the residential property, to the east, is obstructed to the west by a mature tree, as well as variety of other landscaped elements. Further east are a variety of roof forms of houses that drop in line with the topography, towards Pittwater Road. Beyond this, a variety of tree screening, between the houses and within Griffith Park form the visual boundary with Long Reef Golf Club and the landscaped areas, leading up to Long Reef Headland.

The proposal obstructs a small amount of the ocean view to the east of the site, within Collaroy Basin, resulting from the more elevated roof structure of the proposal. The amount of visual impact and view loss, from this distance is assessed as Negligible, when observed in relation to the existing building on the subject site.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Pavement on the eastern side of Lancaster Crescent.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



Existing site photo - Lancaster Crescent, ground level.

From standing position on Bedford Crescent, facing Hay Street residential complexes

RL: + 44.34m

Distance to boundary: 509.7m



Photomontage of Proposal



Visual Impact in cyan with red outline

Visual Impact Assessment

- *Visual impact – Amount of new development visible in view - 32%*
- *Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%*
- *Existing Visual Assessment Scale no: 10 /15 & Visual Impact Assessment Scale no: 2 /15*

This is a static, private view from Bedford Crescent, to the rear of no.24, Hay Street, facing the properties along the eastern side of Hay Street and with the Long Reef Golf Club to the northeast in the middle distance, at a distance of approximately 510m. From this location, overlooking the gabled roof structures at nos.21 and 23, Hay Street, the western elevation of the Long Reef Golf Club is seen behind several large trees and the roof of the Griffith Park Sporting Facility. It is largely concealed in its existing situation. Collaroy Basin is clearly visible to the east, beyond the subject site.

The view impact caused by the new proposal is assessed as Negligible and the view loss is primarily of the water beyond this. It is the additional height of the roof structure that causes the greater amount of view loss from this location.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Eastern pavement of Bedford Crescent.*
- *Extent of impact: Negligible.*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.



Existing site photo - Bicentennial Walkway,

From standing position from Bicentennial Walkway.

RL: + 12.02m

Distance to boundary: 531.1m



Photomontage of Proposal



Visual Impact shown in cyan with red outline, view gain shown in yellow overlay

View Impact Assessment

- *View impact – Amount of new development visible in view - 73%*
- *View impact ratio - view loss (including buildings) : sky view loss: 82% : 18%*
- *Existing View Assessment Scale no: 12 /15 & View Impact Assessment Scale no: 2 /15*

This is a static, public view of Long Reef Golf Course, taken from the east side of Bicentennial Walkway, located 531 metres due south of the subject property. From this vantage point, there is a view of the sloping topography which borders the subject property to the east, rising towards Long Reef Headland. The entirety of the view is dominated by the golf course and the random landscape elements within. The eastern and westernmost angles of the view are terminated by landscape, obstructing the more distant views. The central view aspect shows a view of Long Reef Golf club, in which the roof structure is the most visible component, between and above the existing trees. There are some aspects that would indicate a high value view, including the distant ocean view beyond Fishermans Beach.

There would be very minimal view loss as a result of the proposal. The additional roof height and palm trees impact upon the distant ocean view and a part of the sky to the east-northeast.

Rose Bay Marina Pty Limited v Woollahra Municipal Council Assessment Summary:

- *Value of view: High.*
- *View location: Public footpath bordering Long Reef Golf Course.*
- *Extent of impact: Negligible*

Reasonableness of proposal: Within the context of the development's height compliance, the proposal can be deemed acceptable, since the highest value components of the view remain and views to the south and west are not impacted.

4. SUMMARY ASSESSMENT

This Visual Impact Assessment from Urbaine Design seeks to provide an objective approach to the likely visual impact on the surrounding areas from the development proposal at the Long Reef Golf Club.

This Visual Impact Assessment has undertaken a review of the proposal, within its future setting and concludes that, although there are locations within neighbouring properties and public open space that are impacted by the new development, the relevant views, as selected within the report, show minimal view loss and low visual impact. At closer proximity, where the potential for view loss increases, the impact is mostly related to the sky view above the roofline of the existing clubhouse.

The assessment of view loss experienced by the public and local residents varies between Negligible and Minor. The selected viewpoint locations are intended to offer a broad selection of views from around the site, related to both public and private space, also including Council-requested positions.

Since the proposal is largely compliant, it satisfies the Council's guidelines for view sharing between neighbouring properties.

Based on our 3D analysis, photography, and site visit it would be my recommendation that the Development Application be approved on the grounds of an acceptable amount of visual impact and view loss, when assessed against the permissible building envelope for the site.



John Aspinall, Director,

urbaine design group pty ltd

5. APPENDICES

5.1. APPENDIX A: Assessment Images - panoramic

APPENDIX B: Aspinall CV

LEC Guidelines for Photomontages

Visual Impact Assessment Methodology

APPENDIX C: Survey

APPENDIX D: Wireframe/alignment images

APPENDIX B:

Aspinall CV and Expert Witness experience.

Methodology article – Planning Australia, by Urbaine Architecture

JOHN ASPINALL. director: urbaine design group

UK Qualified Architect RIBA BA(Hons) BArch(Hons) Liverpool University, UK.

24 years' architectural experience in London and Sydney.

Halpin Stow Partnership, London, SW1

John Andrews International, Sydney

Cox and Partners, Sydney

Seidler and associates

NBRS Architects, Milsons Point

Urbaine Pty Ltd (current)

Design Competitions:

UK 1990 – Final 6. RIBA 'housing in a hostile environment'. Exhibited at the Royal Academy, London

UK Design Council – innovation development scheme finalist – various products, 1990.

Winner: International Design Competition: Sydney Town Hall, 2000

Finalist: Boy Charlton Swimming pool Competition, Sydney, 2001

Finalist: Coney Island Redevelopment Competition, NY 2003

Design Tutor: UTS, Sydney, 1997 – 2002

This role involved tutoring students within years 1 to 3 of the BA Architecture course. Specifically, I developed programs and tasks to break down the conventional problem-solving thinking, instilled through the secondary education system. Weekly briefs would seek to challenge their preconceived ideas and encourage a return to design thinking, based on First Principles.

Design Tutor: UNSW, Sydney 2002 – 2005

This role involved tutoring students within years 4 to 6 of the BArch course. Major design projects would be undertaken during this time, lasting between 6 and 8 weeks. I was focused on encouraging rationality of design decision-making, rather than post-rationalisation, which is an ongoing difficulty in design justification.

Current Position: URBaine GROUP Pty Ltd

Currently, Principal Architect of Urbaine - architectural design development and visualisation consultancy: 24 staff, with offices in: Sydney, Shanghai, Doha and Sarajevo.

Urbaine specialises in design development via interactive 3d modelling.

Urbaine's scale of work varies from city master planning to furniture and product design, while our client base consists of architects, Government bodies, developers, interior designers, planners, advertising agencies and video producers.

URBAINE encourages all clients to bring the 3D visualisation facility into the design process sufficiently early to allow far more effective design development in a short time frame. This process is utilised extensively by many local and international companies, including Lend Lease, Multiplex, Hassell, PTW, Foster and Partners, City of Sydney, Landcom and several other Governmental bodies. URBaine involves all members of the design team in assessing the impact of design decisions from the earliest stages of concept design. Because much of URBaine's work is International, the 3D CAD model projects are rotated between the various offices, effectively allowing a 24hr cycle of operation during the design development process, for clients in any location.

An ever-increasing proportion of URBaine's work is related to public consultation visualisations and assessments. As a result, there has also been an increase in the Land And Environment Court representations. Extensive experience in creating and validating photomontaged views of building and environmental proposals. Experience with 3D photomontages began in 1990 and has included work for many of the world's leading architectural practices and legal firms.

Co-Founder Quicksmart Homes Pty Ltd. , 2007 - 2009

Responsible for the design and construction of 360 student accommodation building at ANU Canberra, utilising standard shipping containers as the base modules.

Design Principal and co-owner of Excalibur Modular Systems Pty Ltd: 2009 to present.

High specification prefabricated building solutions, designed in Sydney and being produced in China.

Excalibur has developed a number of modular designs for instant delivery and deployment around the world. Currently working with the Cameroon Government providing social infrastructure for this rapidly developing country.

The modular accommodation represents a very low carbon footprint solution

Expert Legal Witness, 2005 to present

In Australia and the UK, for the Land and Environment Court. Expert witness for visual impact studies of new developments.

Currently consulting with many NSW Councils and large developers and planners, including City of Sydney, Lend Lease, Mirvac, Foster + Partners, Linklaters.

Author of several articles in 'Planning Australia' and 'Architecture Australia' relating to design development and to the assessment of visual impacts, specifically related to the accuracy of photomontaging.

Currently preparing a set of revised recommendations for the Land and Environment Court relating to the preparation and verification of photomontaged views for the purposes of assessing visual impact

VISUAL IMPACT ASSESSMENTS: A REALITY CHECK.
BY JOHN ASPINALL.

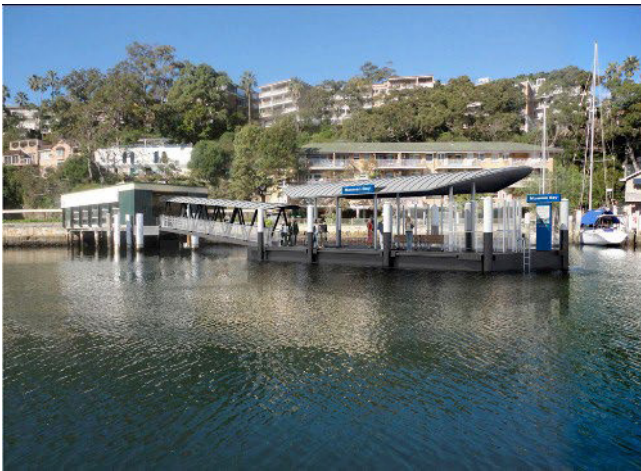


Photomontaged views of new apartment building at Pyrmont: Urbaine

Australia's rapid construction growth over the past 10 years has coincided with significant advances in the technology behind the delivery of built projects. In particular, BIM (Building Information Modelling). Virtual Reality and ever-faster methods of preparing CAD construction documentation.

Alongside these advances, sits a number of potential problems that need to be considered by all of those involved in the process of building procurement. Specifically, the ease with which CAD software creates the appearance of very credible drawn information, often without the thoroughness and deliberation afforded by architects, and others, in years past.

Nowhere is this more apparent than in the area of visual impact assessments, where a very accurate representation of a building project in context is the starting point for discussion on a project's suitability for a site. The consequences of any inaccuracies in this imagery are significant and far-reaching, with little opportunity to redress any errors once a development is approved.



Photomontaged views of new Sydney Harbour wharves: Urbaine

Urbaine Architecture has been involved in the preparation of visual impact studies over a 20 year period, in Australia and Internationally. Urbaine's Director, John Aspinall, has been at the forefront of developing methods of verifying the accuracy of visualisations, particularly in his role as an expert witness in Land and Environment Court cases.

In Urbaine's experience, a significant majority of visualisation material presented to court is inaccurate to the point of being invalid for any legal planning decisions. Equally concerning is the amount of time spent, by other consultants, analysing and responding to this base material, which again can be redundant in light of the frequent inaccuracies. The cost of planning consultant reports and legal advice far exceeds that of generating the imagery around which all the decisions are being made.

Over the last 10 years, advances in 3d modelling and digital photography have allowed many practitioners to claim levels of expertise that are based more on the performance of software than on a rigorous understanding of geometry, architecture and visual perspective. From a traditional architect's training, prior to the introduction of CAD and 3d

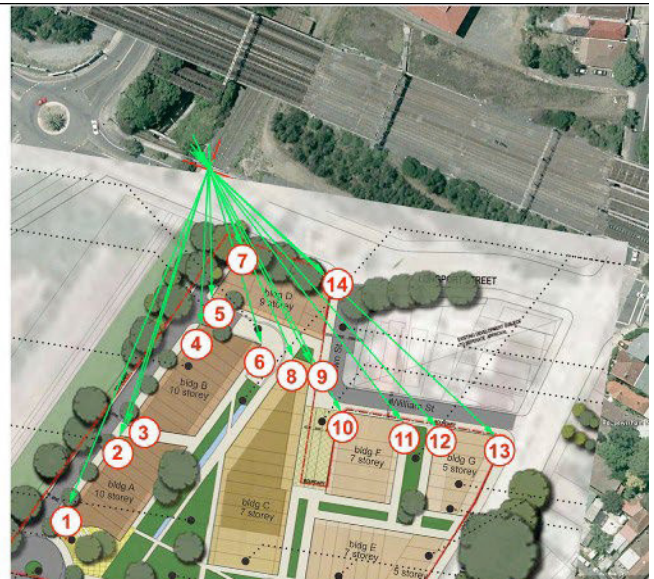
modelling, a good understanding of the principles of perspective, light, shadow and building articulation, were taught throughout the training of architects.

Statutory Authorities, and in particular the Land and Environment Court, have attempted to introduce a degree of compliance, but, as yet, this is more quantitative, than qualitative and is resulting in an outward appearance of accuracy verification, without any actual explanation being requested behind the creation of the work.

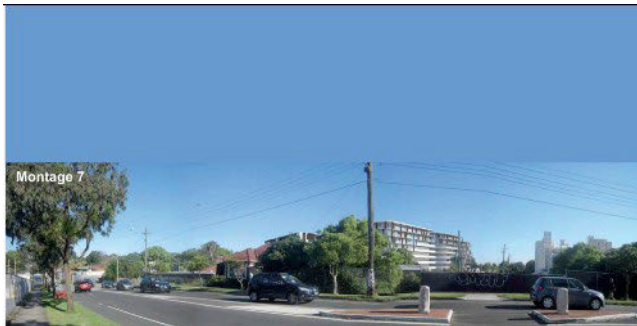
Currently, the Land and Environment Court specifies that any photomontages, relied on as part of expert evidence in Class 1 appeals, must show the existing surveyed elements, corresponding with the same elements in the photograph. Often, any surveyed elements can form such a small portion of a photograph that, even by overlaying the surveyed elements as a 3d model, any degree of accuracy is almost impossible to verify. For sites where there are no existing structures, which is frequent, this presents a far more challenging exercise. Below is one such example, highlighted in the Sydney Morning Herald, as an example of extreme inaccuracy of a visual impact assessment. Urbaine was engaged to assess the degree to which the images were incorrect – determined to be by a factor of almost 75%.



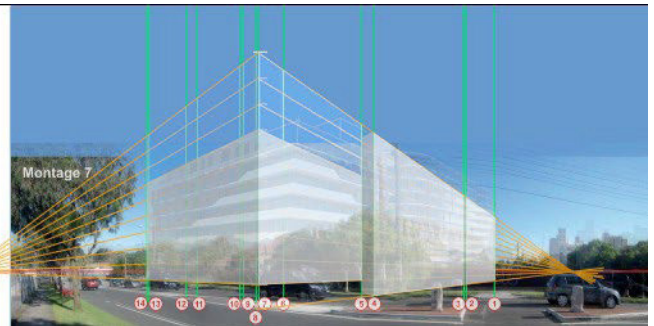
SMH article re inaccurate visualisations



Key visual location points on site: Urbaine



Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

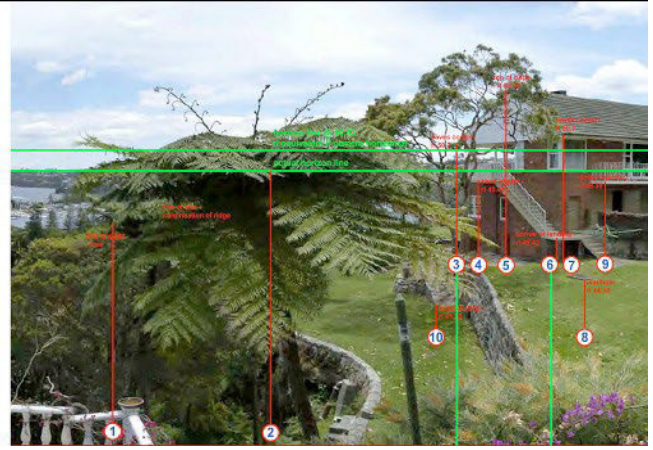
Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location verification and the use of landscaped elements within the 3d model to further add known points of references. Elements observed in a photograph can be used to align with the corresponding elements of the new building in plan. If 4 or more known positions can be aligned, as a minimum, there is a good opportunity to create a verifiable alignment.

Every site presents different opportunities for verification and, often, Urbaine is required to assess montages from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

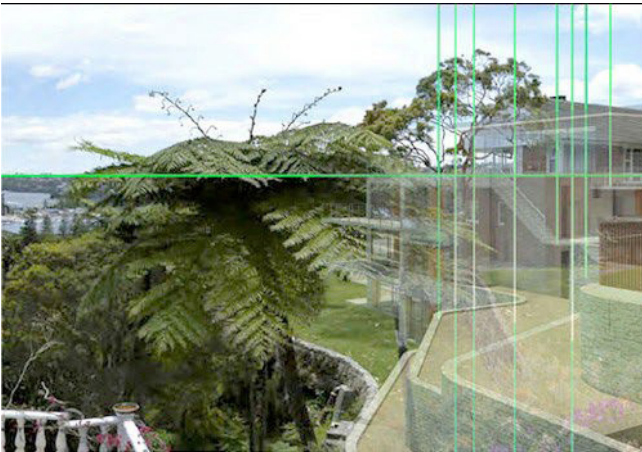
The following example clearly demonstrates this – a house montaged into a view, by others, using very few points of reference for verification. By analysing the existing photo alongside the survey, the existing site was able to be recreated with a series of reference elements built into the model. A fully rendered version of all the elements was then placed over the photo and the final model applied to this. As can be seen, the original montage and the final verified version are dramatically different and, in this case, to the disadvantage of the complainant.



Photomontage submitted by developer



Key visual location points on site: Urbaine



Key points and 3d model overlaid onto existing photo



Final accurate photomontage: Urbaine

Often, Urbaine's work is on very open sites, where contentious proposals for development will be relying on minimising the visual impact through mounding and landscaping. In these cases, accuracy is critical, particularly in relation to the heights above existing ground levels. In the following example, a business park was proposed on very large open site, adjoining several residential properties, with views through to the Blue Mountains, to the West of Sydney. Urbaine spent a day preparing the site, by placing a number of site poles, all of 3m in height. These were located on junctions of the various land lots, as observed in the survey information. These 3d poles were then replicated in the 3d CAD model in the same height and position as on the actual site. This permitted the buildings and the landscaping to be very accurately positioned into the photographs and, subsequently, for accurate sections to be taken through the 3d model to assess the actual percentage view loss of close and distant views.



Physical 3000mm site poles placed at lot corners



3d poles located in the 3d model and positioned on photo



Proposed buildings and landscape mounding applied

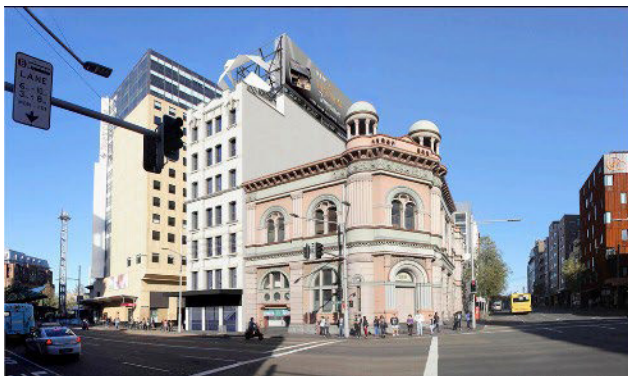


Proposed landscape applied – shown as semi-mature

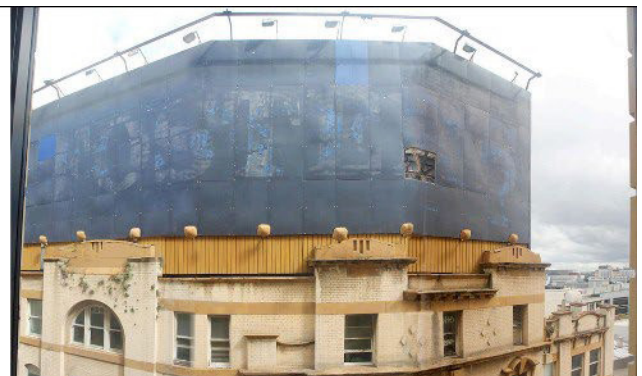


Final verified photomontage by Urbaine

Further examples, below, show similar methods being used to give an actual percentage figure to view loss, shown in red, in these images. This was for a digital advertising hoarding, adjoining a hotel. As can be seen, the view loss is far outweighed by the view gain, in addition to being based around a far more visually engaging sculpture. In terms of being used as a factual tool for legal representation and negotiation, these images are proving to be very useful and are accompanied by a series of diagrams explaining the methodology of their compilation and, hence verifying their accuracy.



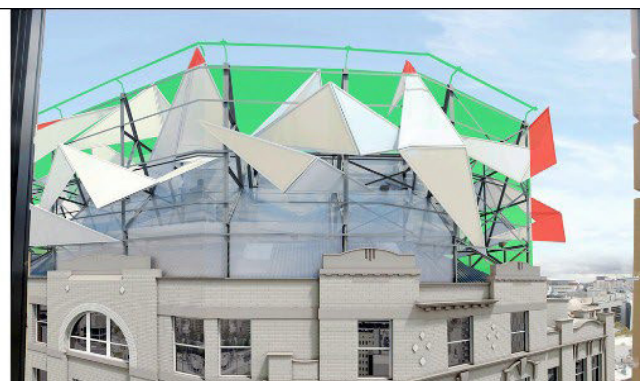
Photomontage of proposed building for digital billboard



Existing situation – view from adjoining hotel

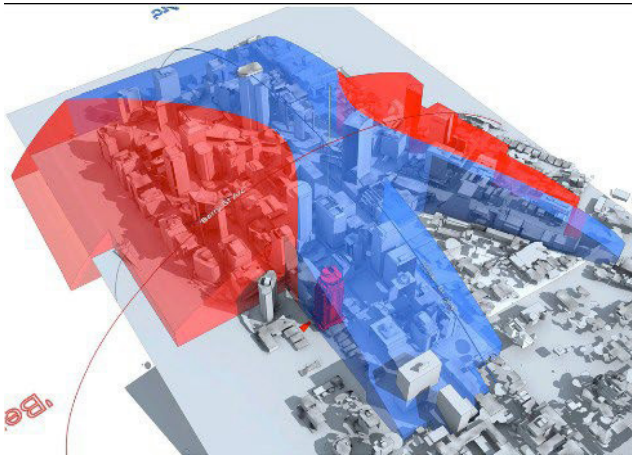


Photomontage of view from hotel

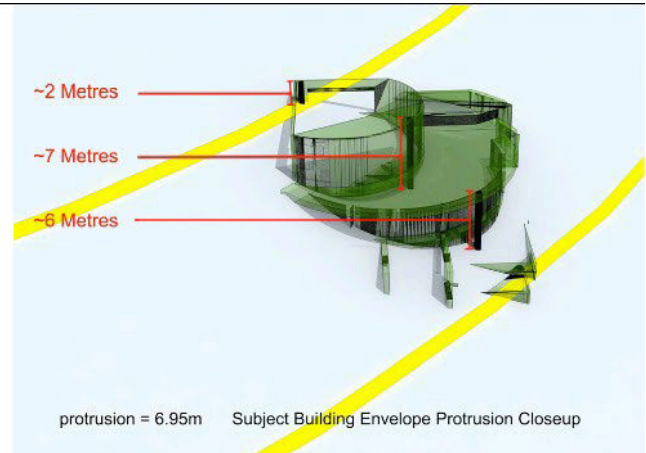


View loss – green = view gain / red = view loss

There are also several areas of assessment that can be used to resolve potential planning approval issues in the early stages of design. In the case below, the permissible building envelope in North Sydney CBD was modelled in 3d to determine if a building proposal would exceed the permitted height limit. Information relating to the amount of encroachment beyond the envelope allowed the architect to re-design the plant room profiles accordingly to avoid any breach.



3d model of planning height zones



Extent of protrusion of proposed design prior to re- design

Urbaine's experience in this field has place the company in a strong position to advise on the verification of imagery and also to assist in developing more robust methods of analysis of such imagery. As a minimum, Urbaine would suggest that anyone engaging the services of visualisation companies should request the following information, as a minimum requirement:

1. Height and plan location of camera to be verified and clearly shown on an aerial photo, along with the sun position at time of photography.
2. A minimum of 4 surveyed points identified in plan, at ground level relating to elements on the photograph and hence to the location of the superimposed building.
3. A minimum of 4 surveyed height points to locate the imposed building in the vertical plane.
4. A series of images to be prepared to explain each photomontaged view, in line with the above stages.

This is an absolute minimum from which a client can determine the verifiability of a photomontaged image. From this point the images can be assessed by other consultants and used to prepare a legal case for planning approval.

Land and Environment Court guidelines for photomontages:

Use of photomontages

The following requirements for photomontages proposed to be relied on as or as part of expert evidence in Class 1 appeals will apply for proceedings commenced on or after 1 October 2013. The following directions will apply to photomontages from that date:

Requirements for photomontages

1. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

Existing Photograph.

- a) A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
- c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.

Survey data.

- d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:
 - i. for depiction of existing buildings or existing elements as shown in the wire frame; and
 - ii. to establish an accurate camera location and RL of the camera.

2. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:

- a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
- b) The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

APPENDIX C:

Survey

