urbaine

DESIGN GROUP

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

No.6 Monash Parade Dee Why

Visual Impact Report

December 19, 2024

urbaine design group

Visual Impact Assessment Report - Development Application:

No.6 Monash Parade Dee Why

CONTENTS

1. INTRODUCTION

1.1 Scope and Purpose of Report.

This Visual Impact Report has been prepared by Urbaine Design Group in support of a Development Application (DA2023/0729) already submitted to the Northern Beaches Council.
The report is provided in response to the Assessment Report - Item 3.6 - Northern Beaches Council Meeting - 10th April, 2024.

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 red overlay.

1.2 The Proposed Development

The application requests approval from the council to add a third storey for additional living areas, and to transform the current living spaces on the second floor into a master bedroom with an ensuite and walk-in closet.
The proposed third-floor addition will be built at the rear of the existing home. This new level will mirror the layout of the second-floor living areas, featuring a kitchen, dining room, and living room. Situated above the eastern section of the current structure, the addition will encompass 90m² of living space and an additional 10m² to accommodate an expanded stairwell and lift. A balcony facing Pacific Parade will be included, covering an area of 26.8m².
Internally, the new spaces will accommodate a kitchen, living room, and dining room, duplicating the arrangement found in the existing first-floor living areas. The current lift and stairs will be extended up from the first floor. Additionally, a covered balcony on the eastern side will feature a privacy screen along the southern edge to ensure the privacy of neighbors.
The proposal is compliant in its height, with very small non-compliant areas on the side boundaries - these do not have an effect on the assessment of the visual impact in this case.

1.2.1 The Site and existing property:

The residence features a modern design that maximises its location, especially the panoramic views of the Pacific Ocean. Access to the property is available from Monash Parade, providing both vehicle and pedestrian entry, as well as through pedestrian access via the public car park at the rear. A detached garage is situated at the frontage on Monash Parade.

Figure 2 – Subject site shown in red overlay.

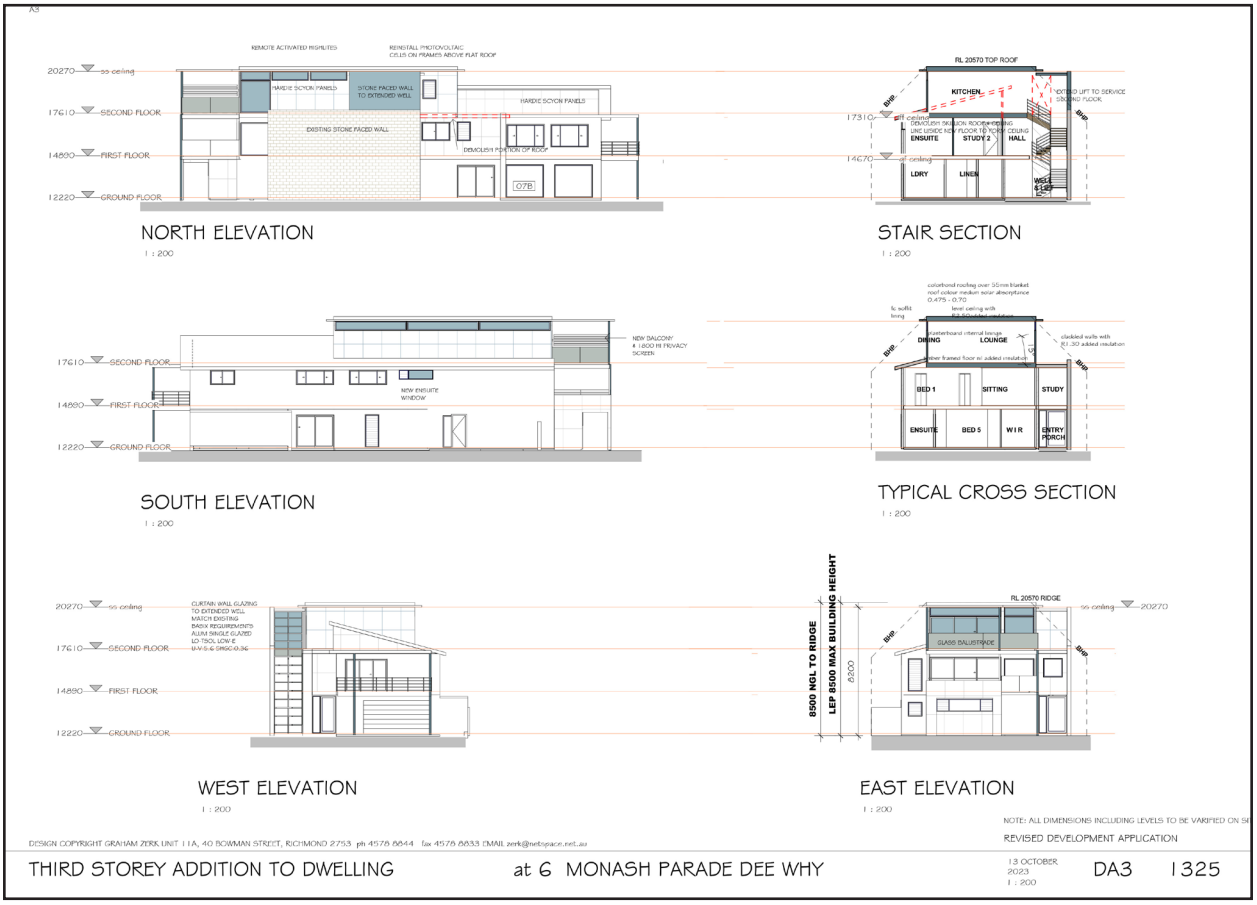

Figure 3 – elevations of the proposed design from Graham Zerk, Architect.

1.3 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.

1.3.1 Process:

Initially, a fully contoured 3d wide area model was created of the site using Elevation and Depth - Foundation Spatial data point cloud Lidar data from Intergovernmental Committee on Surveying and Mapping. The drawings from Graham Zerk, Architect and the accompanying survey were sued by Urbaine to create a 3d model of the new proposal.
Photogrammetry was used to create a detailed site point cloud to understand the site topology and provide additional reference for the photography alignment.
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.

1.1.2 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 Architectural 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.

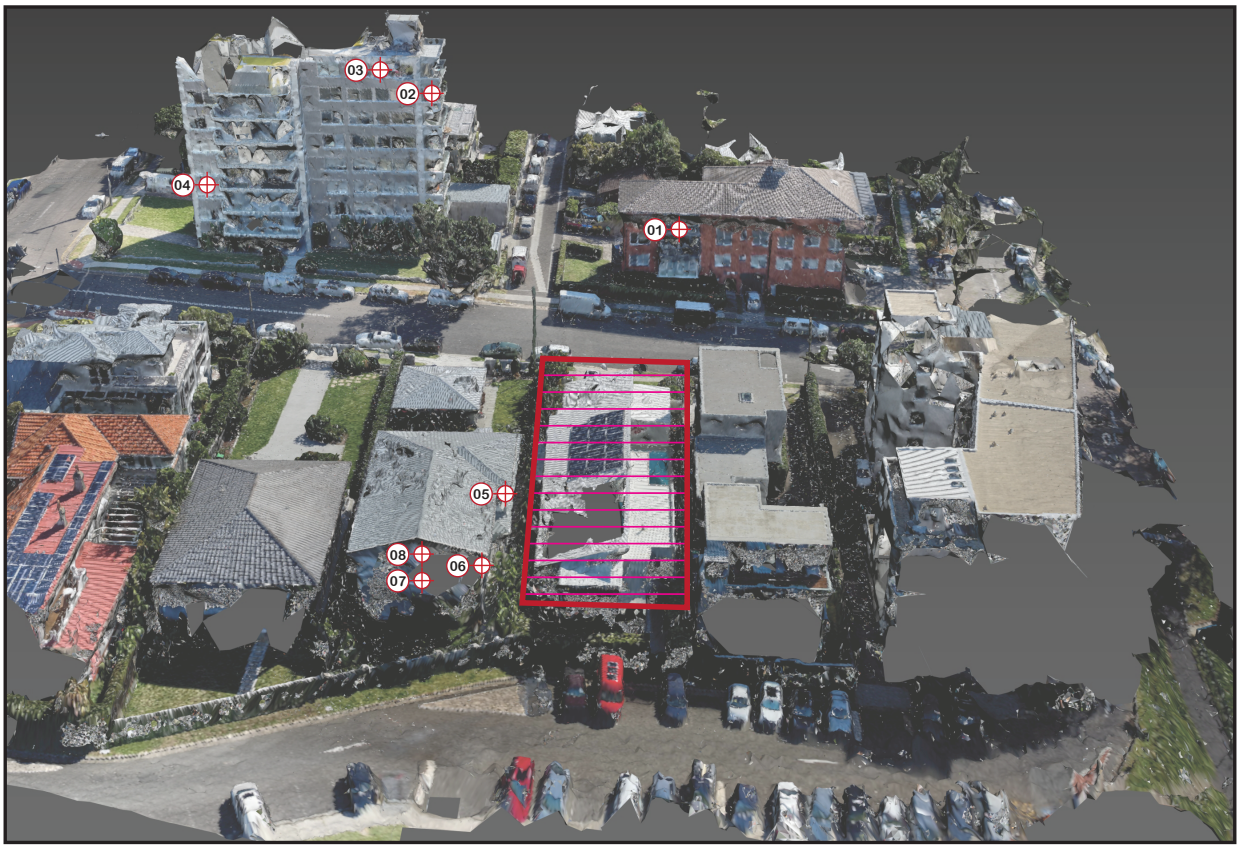

Figure 4: Selected private and public viewpoint locations for visual impact assessments with site outlined in magenta.

Site Inspections:

Photographs were taken from locations around the site by Planners from the Northern Beaches Council. These have been used by Urbaine in the interests of expediency.

1.4 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 Graham Zerk, Architectural Draftsman
■ Warringah Local Environmental Plan 2011

Figure 5: Land zoning map, indicating site with target.

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 6.
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.

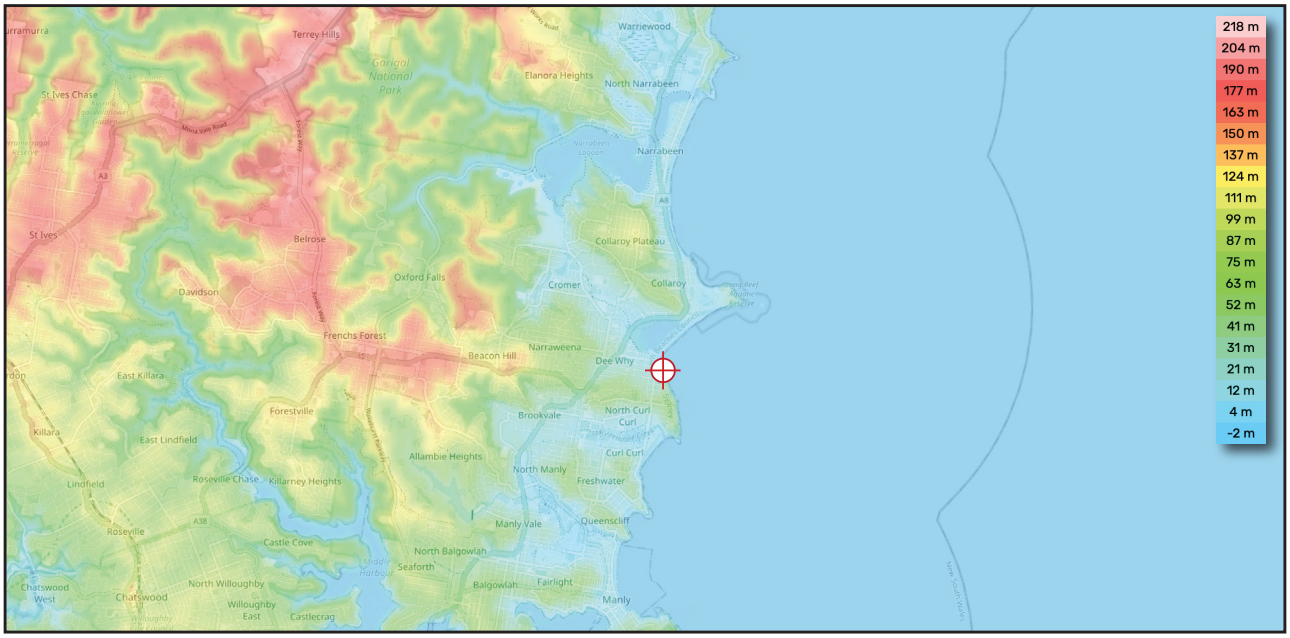

Figure 6: Subject area topographical map.

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:

Within the visual context, development is predominantly a suburban setting , with building orientation focused on the views to the east, being of the ocean and beaches to the east and northeast.

2.2 Visual Features and Local Landmarks:

Particular elements in the settlement pattern through either their location and/or built form provide visual nodes and landmarks that assist to differentiate 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. High value views are towards the north the ocean, Dee Why and Long Reef beaches and Long Reef Point to the northwest.

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, 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. In this case, the proposal is for a three storey development proposal in a low-density rural context. It is therefore considered to have a local scale visual impact. If the development proposal was located in an area containing buildings of a similar scale and height, it would 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.

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3. VISUAL IMPACT OF THE PROPOSED DEVELOPMENT.

3.1 Visual Impact Assessments from 8 viewpoint locations – from neighbouring properties whose owners have objected to the proposal on the grounds of visual impact or view loss.

3.1.1 Method of Assessment:

In order to allow a quantitative assessment of the visual impact locations where view impact and view loss three images were selected to montage to show a balanced viewpoint of the view gain and view loss across the residence. The map, see figure 7, indicates chosen locations for site photography.

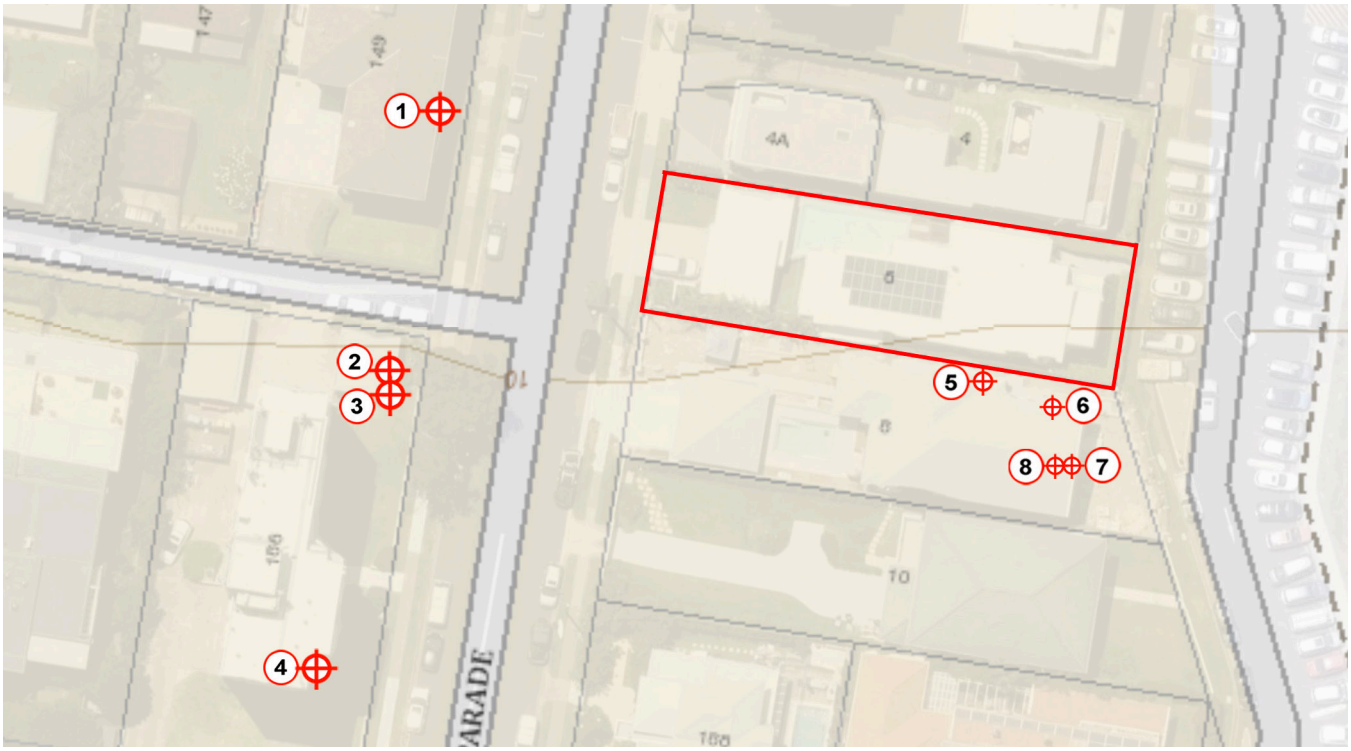

Figure 7: Camera Locations.

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 6 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 8.

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

Scale	Value	Visual Quality	Visual Impact	Tenacity Value
0	**Negligible**	N/A	No negative impact on the pre-existing visual quality of the view.	Nil
1 2 3 4 5	**Low**	Predominant presence of low quality manmade features. Minimal views of natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Uniformity of land form.	A minor negative impact on the pre-existing visual quality of the view. Examples: - Minor impacts on natural landscapes. - No impact on iconic views - Impacts on a small number of receivers. - Significant distance between the development and receiver.	Negligible Minor
6 7 8 9 10	**Medium**	Presence of some natural features mixed with manmade features. Some views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc).	A medium negative impact on the pre-existing visual quality of the view: Examples: - Moderate impacts on iconic views or natural landscapes. - Impacts on a moderate number of receivers. - Located nearby the receiver.	Moderate Severe
11 12 13 14 15	**High**	Predominantly natural features. Minimal manmade features, however if present of a high architectural standard. Significant views of distinct natural formations (e.g. cliffs, mountains, coastlines, waterways, ridges etc). Presence of iconic regional views or landmark features.	A high negative impact on the pre-existing visual quality of a view: Examples: - Loss of iconic views. - Impacts on a significant number of receivers. - Overshadowing effect. - Directly adjacent the receiver.	Devastating

Figure 8 – Urbaine Architectural Visual Assessment Scale

3.1.2: Assessment at selected viewpoints.

Viewpoint 01

Viewpoint 1: Existing site photo - 9/149 Oaks Avenue.

1 a.jpg

Approximate standing position from level 2 east-southeast facing balcony
RL +20.220m
Distance to edge of subject site: 22.95m
Distance to centre of subject site: 48.21m

Viewpoint 1: Photomontage of proposal.

1 c.jpg

CLIENT:

PROJECT: 6 Monash Parade Dee Why

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DWG NO: VIA_12

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Viewpoint 1: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact

Visual impact – Amount of new development visible in view - 82%
Visual impact ratio - view loss (including buildings) : sky view loss: 91% : 9%
Existing Visual Assessment Scale no: 8 /15. Visual Impact Assessment Scale no: 8 /15

This is a static, private approximate viewpoint from standing height from the second floor balcony of the residential apartment building, facing east-southeast towards the subject site.

The existing view in this direction looks over the roof of the existing house and has a portion of the ocean / horizon interface visible. The higher value view from No.149,Oaks Avenu is to the northeast and the main beach of Dee Why and Long Reef Point.

The view loss caused as a result of the additional storey impacts upon a portion of the horizon line, although views to the horizon continue to the northeast and are already terminated by the property at No.8, Monash Avenue, to the southeast. There is no impact upon high value elements, such as the ocean / land foreshore, or any iconic elements. Views tot he ocean down the sides of the building remain, as does the view to the north east of the beach and headland.

Tenacity Assessment Summary:
Value of view: Medium.
View location: Balcony - private indoor/outdoor space. Secondary living space.
Extent of impact: Moderate.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

Viewpoint 02

Viewpoint 2: Existing site photo - No.11/186, Pacific Parade.

2 a.jpg

Approximate standing position from level 6 north facing balcony
RL +32.15m
Distance to edge of subject site: 34.26m
Distance to centre of subject site: 59.42m

Viewpoint 2: Photomontage of proposal.

2 c.jpg

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Viewpoint 2: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact

Visual impact – Amount of new development visible in view - 81%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% :0%
Existing Visual Assessment Scale no: 9 /15. Visual Impact Assessment Scale no: 3 /15

This is a static, private viewpoint from standing height from the sixth floor, north facing balcony of Apartment No.11 of 186, Pacific Parade.

The view looks across Pacific Parade, across the eastern side of the main balcony. The view to the north is the high value view of Dee Why Beach and Long Reef. The view to the east is secondary.

The new proposal impacts upon a very small portion of water and park land. The view loss is minimal and not relevant when compared to the fully retained northern view.

Tenacity Assessment Summary:
Value of view: Medium (in this direction)
View location: North facing balcony, looking east - secondary living space.
Extent of impact: Negligible.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

Viewpoint 03

Viewpoint 3: Existing site photo - No.13/186, Pacific Parade

3 a.jpg

Approximate standing position from level 7 north facing balcony
RL: +35.32m
Distance to edge of subject site: 24.74m
Distance to centre of subject site: 44.47m

Viewpoint 3: Photomontage of proposal.

3 c.jpg

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Viewpoint 3: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact

Visual impact – Amount of new development visible in view - 81%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% :0%
Existing Visual Assessment Scale no: 9 /15. Visual Impact Assessment Scale no: 3 /15

This is a static, private viewpoint from standing height from the seventh floor, north facing balcony of Apartment No.13 of 186, Pacific Parade.

The view looks across Pacific Parade, across the eastern side of the main balcony. The view to the north is the high value view of Dee Why Beach and Long Reef. The view to the east is secondary.

The new proposal impacts upon a very small portion of water, foreshore and park land. The view loss is minimal and not relevant when compared to the fully retained northern view.

Tenacity Assessment Summary:
Value of view: Medium (in this direction)
View location: North facing balcony, looking east - secondary living space.
Extent of impact: Negligible.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

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Viewpoint 04

Viewpoint 4: Existing site photo - No.4/186, Pacific Parade.

4 a.jpg

Approximate standing position from level 2 east facing bedroom.
RL: +20.12m
Distance to edge of subject site: 49.6m
Distance to centre of subject site: 70.98m

Viewpoint 4: Photomontage of proposal.

4 c.jpg

CLIENT:

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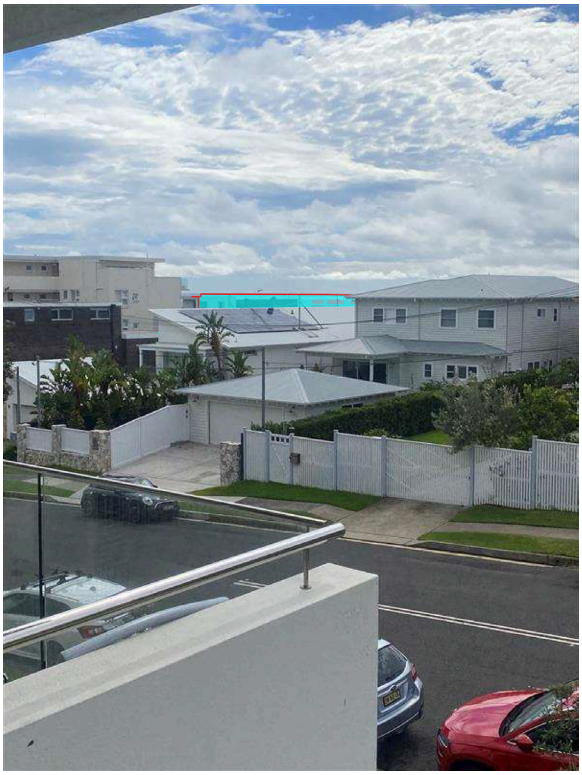

Viewpoint 4: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact

Visual impact – Amount of new development visible in view - 57%
Visual impact ratio - view loss (including buildings) : sky view loss: 87% :13%
Existing Visual Assessment Scale no: 4 /15. Visual Impact Assessment Scale no: 3 /15

This is a static, private viewpoint from standing height from the second floor, north facing balcony of Apartment No.4 of 186, Pacific Parade.

The view looks across Pacific Parade, through an eastern facing bedroom window. There are many other views from this apartment's east facing balcony to the northeast and southeast.

The new proposal impacts upon a very small portion of ocean and horizon view. The view loss is not of significance, when compared to other views available from this location and is observed at an oblique angle to the glazing line.

Tenacity Assessment Summary:
Value of view: Low (in this direction)
View location: East facing bedroom, looking northeast - secondary living space.
Extent of impact: Negligible.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

Viewpoint 05

Viewpoint 5: Existing site photo - No.8, Monash Parade

5 a.jpg

Standing position from level 1 study - facing northeast through an east facing window.
RL: +18.48
Distance to edge of subject site: 3.56m
Distance to centre of subject site: 17.56m

Viewpoint 5: Photomontage of proposal.

5 c.jpg

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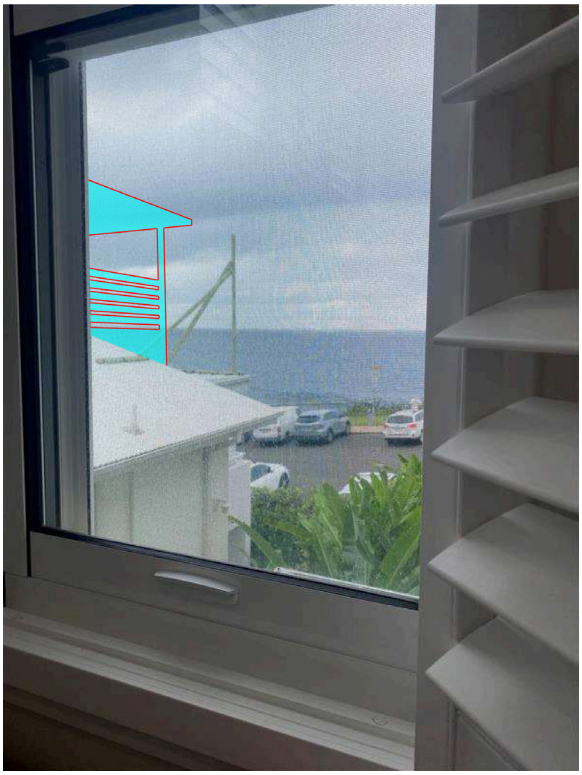

Viewpoint 5: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact:

Visual impact – Amount of new development visible in view - 17%
Visual impact ratio - view loss (including buildings) : sky view loss: 22% : 78%
Existing Visual Assessment Scale no: 5 /15. Visual Impact Assessment Scale no: 4 /15 (across a side boundary at acute angle to window)

This is a static, private viewpoint from standing height from the first floor study of No.8, Monash Parade, looking in a northeasterly direction, across a side boundary.

The view looks across the eastern edge of the subject site, towards the public car park towards the ocean. The existing view is attained across a side boundary, diminishing its value in terms of view-sharing.

The new proposal impacts upon a small area of the ocean and horizon from this viewpoint. However, the viewing angle is acute to the window glazing and the view to the east fully remains.

Tenacity Assessment Summary:
Value of view: Low-to-Medium.
View location: Study - Secondary living space
Extent of impact: Minor - across a side boundary and not a direct view through the window.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

Viewpoint 06

Viewpoint 6: Existing site photo - No.8, Monash Parade

6 a.jpg

Standing position from first floor balcony - secondary living space.
RL: +19.22
Distance to edge of subject site: 4.17m
Distance to centre of subject site: 25.24m

Viewpoint 6: Photomontage of proposal.

6 c.jpg

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Viewpoint 6: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact:

Visual impact – Amount of new development visible in view - 29%
Visual impact ratio - view loss (including buildings) : sky view loss: 58% : 42%
Existing Visual Assessment Scale no: 8 /15. Visual Impact Assessment Scale no: 3 /15 (across a side boundary).

This is a static, private viewpoint from standing height from the western inner edge of the first floor main balcony of No.8, Monash Parade, looking north-northeast, across a side boundary towards the subject site. The existing view includes a portion of Long Reef Beach and Long Reef Point in the distance, with a public car park at Dee Why Point in the foreground. This is not a realistic view, in terms of location or direction from a balcony which faces east across the site's primary boundary.

The new proposal causes an amount of view loss of the stretch of Long Reef Beach, although the headland and its approaches remain fully visible. The main view from this balcony is in an easterly direction and when viewed from a likely sitting position is almost unaffected by the new proposal. Additionally, the view is across a side boundary and, as such is diminished in its value and in its potential for view retention.

Tenacity Assessment Summary:
Value of view: Medium - in this direction.
View location: Main east facing balcony on the first floor - secondary living space
Extent of impact: Minor - across a side boundary and not the main view from this location. This is at an angle of 90 degrees to the main focal view to the east.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

Viewpoint 07

Viewpoint 7: Existing site photo - No.8, Monash Parade

7 a.jpg

Standing position from first floor northeast facing deck
RL: +19.53
Distance to edge of subject site: 6.33m
Distance to centre of subject site: 27.38m

Viewpoint 7: Photomontage of proposal.

7 c.jpg

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Viewpoint 7: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact

Visual impact – Amount of new development visible in view - 46%
Visual impact ratio - view loss (including buildings) : sky view loss: 67% : 33%
Existing Visual Assessment Scale no: 7 /15. Visual Impact Assessment Scale no: 3 /15 (across a side boundary).

This is a static, private viewpoint from standing height from the eastern side of the first floor main balcony of No.8, Monash Parade, looking north-northeast, across a side boundary towards the subject site.
The existing view includes a portion of Dee Why and Long Reef Beaches, with a public car park at Dee Why Point in the foreground.

The new proposal causes an amount of view loss of the stretch of Dee Why Beach, although Long Reef Beach remains fully visible. There is a small amount of ocean view loss also. The main view from this balcony is in an easterly direction and when viewed from a likely sitting position is almost unaffected by the new proposal. Additionally, this view is across a side boundary and, as such is diminished in its value.

Tenacity Assessment Summary:
Value of view: Medium - in this direction.
View location: Main east facing balcony on the first floor - secondary living space
Extent of impact: Minor - across a side boundary and not the main view from this location. This is at an angle of 90 degrees to the main focal view to the east.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

Viewpoint 08

Viewpoint 8: Existing site photo - No.8, Monash Parade

8 a.jpg

Standing position from first floor northeast facing deck
RL: +18.87m
Distance to edge of subject site: 6.33m
Distance to centre of subject site: 27.38m

Viewpoint 8: Photomontage of proposal.

8 c.jpg

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Viewpoint 8: Extent of development's visual impact indicated with cyan overlay and potential view gain in yellow with red outline

Visual impact

Visual impact – Amount of new development visible in view - 7%
Visual impact ratio - view loss (including buildings) : sky view loss: 6% : 94%
Visual impact ratio - view loss : view gain 5% : 95%
Existing Visual Assessment Scale no: 5 /15. Visual Impact Assessment Scale no: 2 /15

This is a static, private viewpoint from sitting height on the first floor main balcony of No.8, Monash Parade, looking north-northeast, across a side boundary towards the subject site.
The existing view includes filtered views of Dee Why and Long Reef Beaches, with a public car park at Dee Why Point in the foreground, all observed through the open balustrading of the balcony.

The new proposal causes a small amount of view loss of the stretch of Dee Why Beach, although Long Reef Beach remains fully visible. There is a small amount of ocean view loss also. The main view from this balcony is in an easterly direction and when viewed from a likely sitting position is almost unaffected by the new proposal. Additionally, this view is across a side boundary and, as such is diminished in its value.

Tenacity Assessment Summary:
Value of view: Low-to-Medium - in this direction.
View location: Main east facing balcony on the first floor - secondary living space
Extent of impact: Negligible - across a side boundary and not the main view from this location. This is at an angle of 90 degrees to the main focal view to the east.

Reasonableness of proposal: Acceptable within the context of the relevant planning instruments – see Statement of Environmental Effects.

4. SUMMARY ASSESSMENT.

This Visual Impact Assessment from Urbaine Design Group seeks to provide an objective approach to the potential visual impact created by the Development Application for alterations and additions to an existing residence at No.6, Monash Parade, Dee Why.
The new development proposal sits within the designated height plane and has minor areas of non-compliance at the sides, not creating any additional view loss to relevant locations.
The eastern elevation of the new proposal aligns with the existing neighbours and is appropriate, in terms of the continuation of the streetscape. The roof form also strengthens the line of existing roofs along Monash Parade, when viewed from the east.
The objections from No.8, Monash Parade are based around view loss across a side boundary and from locations and angles that would not be considered as primary living spaces. As can be seen below, the views from the main balcony of No.8, Monash Parade, remain uninterrupted across the primary boundary of this residence to the east and northeast.
In the individual assessments, contained within this report, it can be seen that other objectors are also focusing on one small part of their view, often across side boundaries and at acute angles to their main line of view and, in all instances, not the highest component of the view.

View from main living room - standing height, at No.8, Monash Parade, looking northeast from main living room doors.

Given the scale and siting of the development, it will not impact significantly on the visual amenity and scenic quality of the coast, or upon the views from existing properties, both adjoining and facing the subject site.
On the basis of the visual impact images provided, I would recommend this proposal be approved with regards to its potential to mitigate any potential view loss and to comply with statutory planning requirements, while reinforcing the existing streetscape.

John Aspinall, Director,

urbaine design group pty ltd

5. APPENDICES.

- 5.1 APPENDIX A: Visual Impact Images
- 5.2 APPENDIX B: Aspinall CV
  LEC Guidelines for Photomontages
  Visual Impact Assessment Methodology
- 5.3 APPENDIX C: Site Survey Data.

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 visualisaton 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 photmonages 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

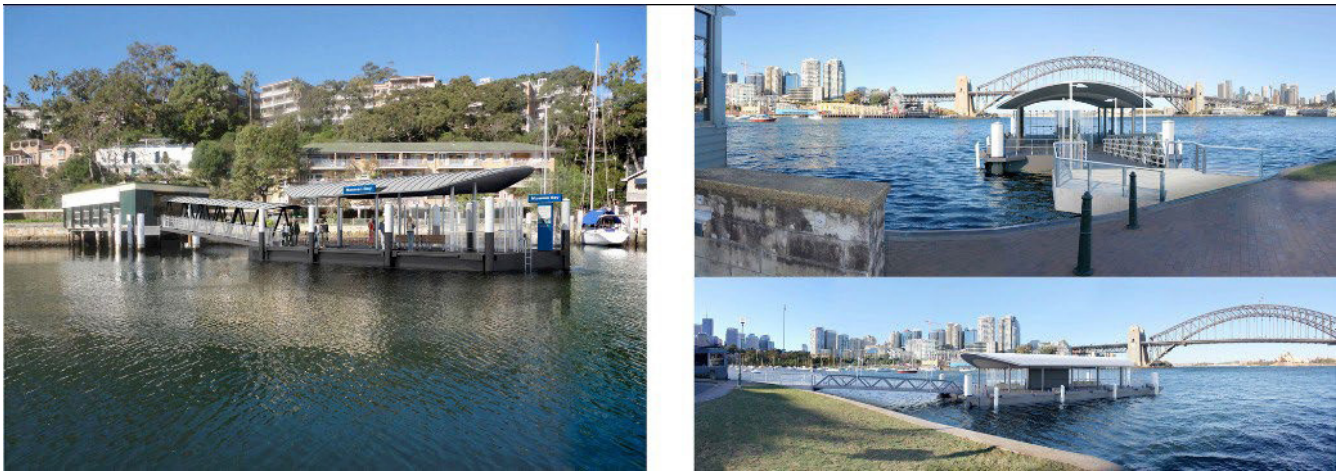
VISUAL IMPACT ASSESSMENTS: A REALITY CHECK. **BY JOHN ASPINALL.**

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%.

Domain

The Sydney Morning Herald

Inaccurate images anger residents

February 21

Kelsey Munro

Picture imperfect ... the original interpretation of how the Lewisham Estates development will look.

CAN residents affected by big development proposals rely on developers' photo montages?

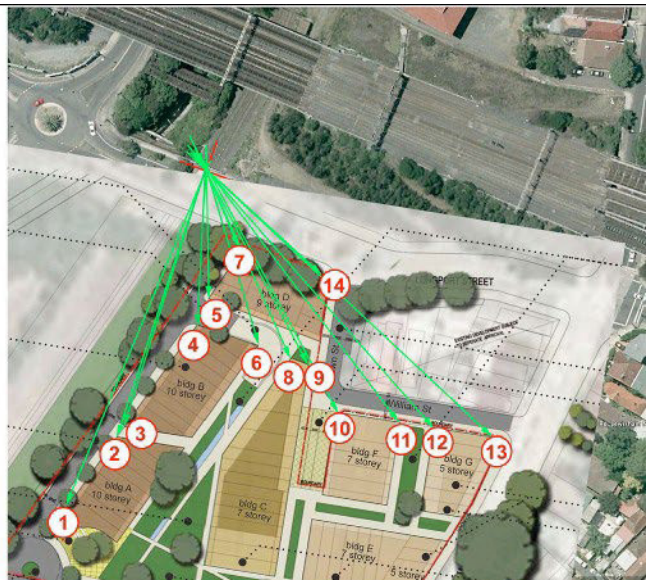
One inner west group thinks not, after inaccuracies were found in a series of digital photo montages which made the proposed Lewisham Estates development appear much smaller than it would if built.

The developer was sent back to the drawing board by the Department of Planning to redo the images that were publicly exhibited for the project after questions were raised over their accuracy.

The corrected interpretation of how the Lewisham Estates development will look.

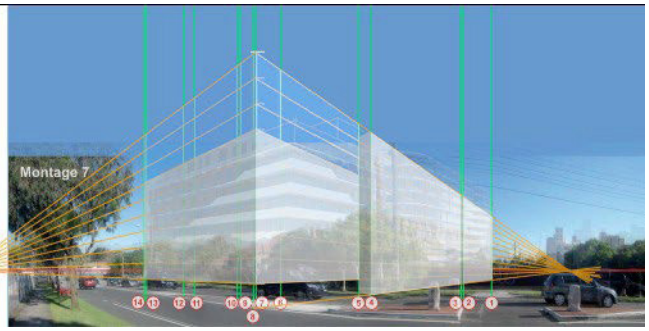
The No Lewisham Towers residents' action group claims the original images were so misleading that the corrected ones should go on public exhibition before the Planning Assessment Commission makes its determination next week.

SMH article re inaccurate visualisations



Key visual location points on site: Urbaine

Photomontage submitted by developer



Assessment of inaccuracy by Urbaine

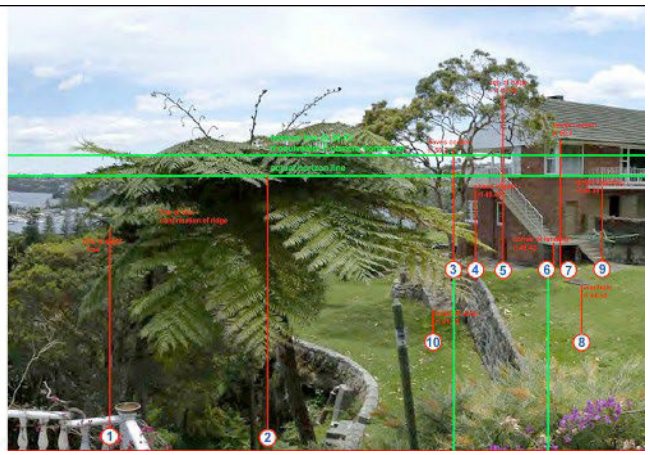
Urbaine has developed a number of methods for adding verification data to the 3d model of proposed buildings and hence to the final photomontages. These include the use of physical site poles, located at known positions and heights around a site, together with drones for accurate height and location 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

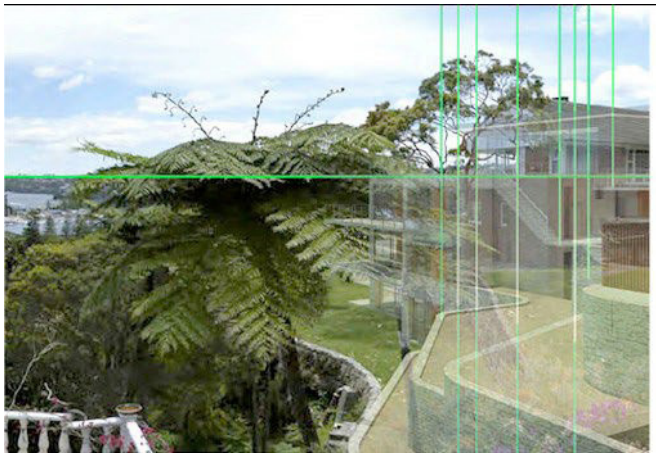
from photographs taken by a third party. In these cases, a combination of assessing aerial photography, alongside a survey will allow reference points to be placed into the relevant 3d model prior to overlaying onto the photos for checking.

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

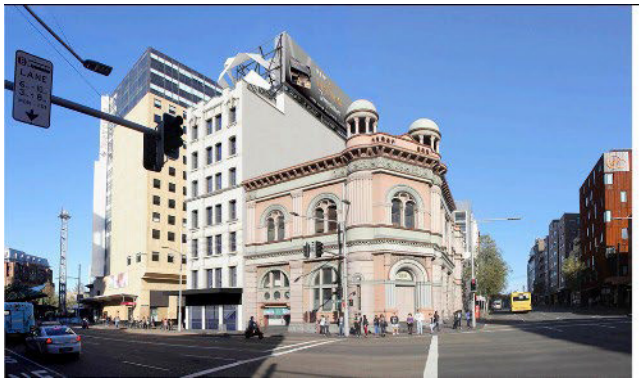
3d poles located in the 3d model and positioned on photo

Proposed buildings and landscape mounding applied

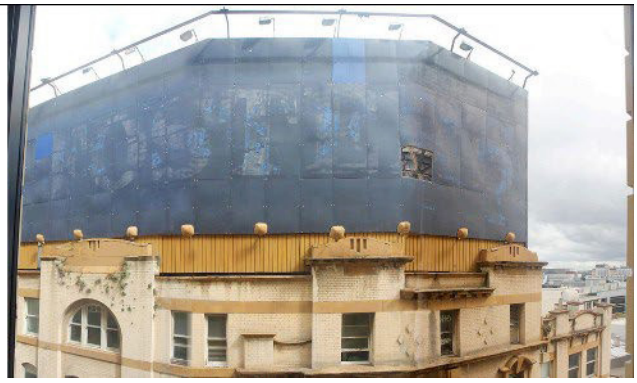
Proposed landscape applied – shown as semi-mature

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.

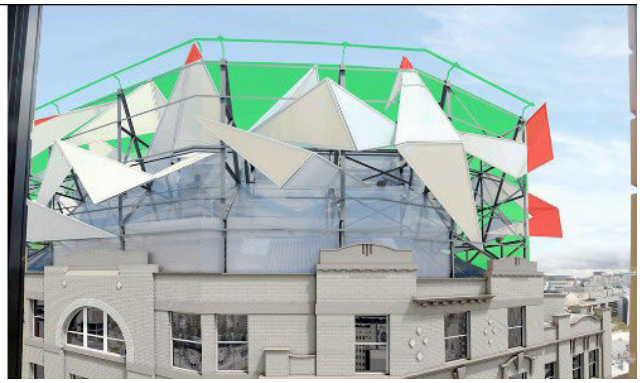


Photomontage of proposed building for digital billboard



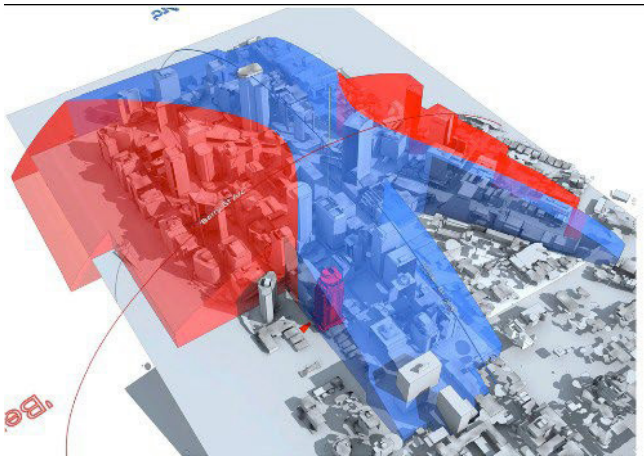
Existing situation – view from adjoining hot

Photomontage of view from hotel

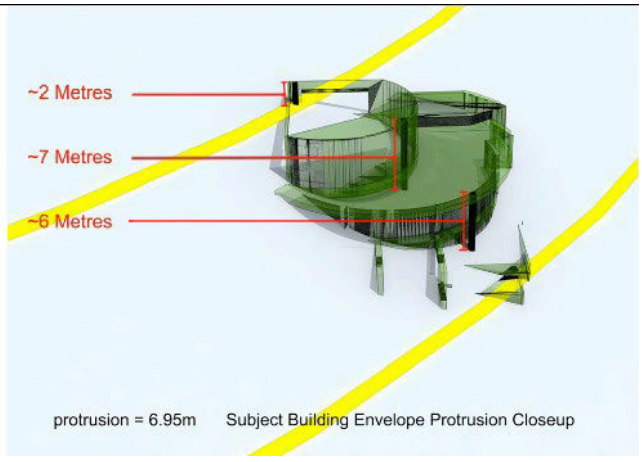


View loss – green = view gain / red = view loss

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.

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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 data