



Reddall and Bower Street Apartments Assessment of View Sharing

29-35 Reddall Street and 95 Bower Street, Manly

Report prepared for M Projects

Prepared by: Dr Richard Lamb

October 2019

1 Purpose of this report

1. I have been appointed to provide an independent assessment of the likely effects on view sharing of the subject application by M Projects to demolish the existing buildings and construct three new apartment buildings on the site.
2. I am a professional consultant specialising in view loss, visual impacts and landscape heritage matters. A summary CV is attached to this assessment and submission. A full CV can be read or downloaded from the tab on the Home page of the RLA website at www.richardlamb.com.au.
3. In preparing this report I have been provided with, have read and agree to be bound to the Uniform Civil Procedure Rules 2005 Division 2 and Schedule 7, Expert Witness Code. A summary CV is attached to this Report at Appendix 4.
4. I am familiar with the locality, having provided consultancy services to various private clients and to Manly Council concerning proposed developments in the immediate vicinity of the site on various occasions. I attended the site of the proposed development and the locality in September, 2019, made observations, took photographs and subsequently was provided by the project architects, Squillace Architects, with detailed site photography and aerial images taken by drone. This provided a good understanding of the location and orientation of adjacent buildings that could potentially be affected by view loss.
5. I assisted the client and Squillace in briefing R A Walls Constructions (RAWC), Principal Pam Walls, expert architectural illustrators, on the preparation of photomontages that comply with the Land and Environment Court practice policy for photomontages used in evidence.
6. The method of preparation of the photomontages, the locations from which the photographs used were taken, the camera locations for which were surveyed by CMS Surveyors (see Appendix 1) and the method of preparing a 3D model of the development, aligning it with the photographs taken and assuring the accuracy of the photomontages are set out in a photomontages authentication report by RAWC (see Appendix 2).
7. I have not relied on the opinion of any other party in coming to the conclusions in this report.
8. I have made all the inquiries that I consider desirable and appropriate and no matters of significance that I consider are relevant have to my knowledge been withheld.
9. The purpose of this report is to assess the likely effect of the proposed development on view sharing with neighbouring residential dwellings.

2 Background to assessment

10. The concept proposal for the site looks to amalgamate four residential sites located along Bower, College and Reddall Streets, Manly, to create a site area in excess of 3160m². The site is located within a visual catchment and subzone comprised of a mixture of single houses and multi-unit dwellings. The proposal articulates an intent to provide individual 2 – 3 level apartment buildings housing a total of 23 residences in a landscaped setting. Basement car parking is positioned below building footprints to maximise deep soil potential throughout the site and is accessed approximately level from driveways off Bower and College Streets.
11. Squillace, the project architects, in consultation with the client, arranged access to adjacent dwellings. The client appointed RAWC to prepare certifiable photomontages representing views from any dwellings that were potentially affected by impacts on view sharing.
12. As required by the Land and Environment Court practice policy for photomontages used in evidence, the location and lens height of the camera used to take the representative photographs from the dwellings was required to be surveyed in conjunction with the photography. The surveying was carried out by registered surveyors, CMS Surveyors.
13. The process and technology adopted for photography, identification of camera locations and potentially for the preparation of photomontages, was to comply with the Land and Environment Court practice policy for the use of photomontages in evidence, as this is accepted as the best practice standard for this work.
14. RAWC provided the final set of photomontages on which this report is based. Many more viewing places were initially assessed by RAWC than for which photomontages were prepared, as in many cases there was either no view of any parts of the proposed development, or what was visible was likely to be so minimal that there would have been no utility in going on to prepare photomontages. In effect therefore, the set of photomontages represent the worst-case effects of the proposed development on view sharing.
15. As required by the Land and Environment Court practice policy for photomontages, the photographs used for preparation of the photomontages were taken with full-frame (FX format) 35mm format DSLR cameras, with either a 50mm or 55mm focal length prime lens (see details in Appendix 2). This focal length was recommended as it is conventionally recognised as the 'normal' focal length for FX format DSLR cameras. This means that if a viewer looked through the view finder of the camera with one eye and the landscape being photographed with the other, which is possible with an SLR camera, the items in the view appear to be the same size.
16. The field of view of a 50mm lens at FX format is 39.6 degrees. There is no significant difference between the appearance of the images taken with the 50mm and 55mm lenses used. While the 50-55mm focal length is conventional for landscape photographs, it does not encompass a horizontal field of view similar to what is visible to unaided eyes, but only covers a part of the field of view from any individual view point. To assist in providing an impression of the wider field of view that is available to each view point for which photomontages were prepared, I advised that a view taken with a wide angle lens should also be shown with each photomontage set of graphics by RAWC. An image taken from the same place as each photomontage view at a focal length of 24mm, a focal length commonly used in architectural photography, aids in giving an impression of the overall composition of the views available from each view point studied. The field of view of a 24mm focal length lens at FX format, is 73.7 degrees.

Conventions used in the photomontage studies for each view point

17. Appendix B, the authentication report prepared by Pam Walls for RAWC, describes the conventions used in the photomontage studies. The surveyed view points referred to are the view points shown in plan on the CMS Surveyors photo location plan in Appendix 1.
18. For each view point, (eg. VP1, 97 Bower Street, view from the kitchen side window), there is an image showing the location in the dwelling from which the photographs used in the photomontages studies have been taken. For each view point study, there are seven graphic images, consisting of:
 - 1) Photograph of the existing development, with date and time, taken at 50mm or 55mm focal length.
 - 2) Photograph with the 3D model of the proposed development aligned as verified (see point 6 below in this list) at a 50% transparency, with a red outline.
 - 3) Photograph with 3D model of the proposed development overlaid as a solid block model with buildings and vegetation to be removed indicated at a 70% transparency.
 - 4) Photograph with the 3D model of the proposed development overlaid as a solid block model.
 - 5) Photograph with the 3D model of the proposed development overlaid as a solid block model with 8.5m building height plane indicated by a red line.
 - 6) Verification photomontage, which is a photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency, with matching surveyed RLs (AHD) and other elements, indicated.
 - 7) Photograph of the existing development, taken from the same location with a 24mm focal length lens.
19. The assessment of view sharing impacts that follows is based on the relevant images in the set prepared for each view point for which photomontages have been prepared. The photomontages are included in Appendix 5.

2 Assessment of view sharing impacts

2.1 Relationship between properties

20. The subject site is bounded by Bower Street on the north-east, College Street on the south-east, Reddall Street on the south-west and a reserve through which runs a public pathway between Reddall Street and Bower Street, on the north-west.
21. As a convention and to simplify descriptions of the orientation of buildings to views and the environment in this report, it is assumed that Bower Street is to the east of the site and Reddall Street is to the west.
22. The site is currently occupied by four detached brick and tile dwellings of early 20th century origin, one fronting Bower Street on the east side of the site and three fronting Reddall Street on the west, with variable front setbacks. The local topography generally slopes downward toward the east and the foreshore. The site has a significant cross fall from west to east. As a result, the dwellings that could be affected by view loss are to the west, south or north of the site.
23. Dwellings that could be affected by view loss and from which observations were made and in some cases for which photomontages prepared are:
 - 1) 97 Bower Street (attached dwelling north of the site and separated from it by the reserve between Reddall and Bower Streets)(View points 1 and 2 in Appendix 1).
 - 2) 28, 30 and 32 Reddall Street (apartment building (28 Reddall Street) and two detached residences (30 and 32 Reddall Street), west of the site (View points 3-14 in Appendix 1).
 - 3) 7 College Street (apartment building on the corner of two limbs of College Street and Reddall Street, south-west of the site)(View points 15-27 in Appendix 1).
24. The existing environment on the site features detached residences with variable setbacks from the streets and varied garden vegetation, both in the rear yards and along the boundaries. The proposed development proposes demolition of the existing buildings and the removal of the existing vegetation and there is the potential for view gains in some views.
25. In response, Pam Walls was requested, in addition to the other graphics required to satisfy the Land and Environment Court practice policy in relation to each view study, to indicate the effects of removal of the existing buildings and vegetation in the sets of photomontage graphics by way of a transparent overlay. In this way, the potential view gains, as well as view losses, can be assessed.
26. In addition to this, Pam Walls was also requested to provide a graphic representation of the compliance of the height of the proposed building envelope in relation to compliance with the 8.5m development standard for height of buildings that applies in the LEP. A height line in red at, or as close to the face of the buildings in the streets as possible, is shown in relation to Reddall Street, Bower Street and the south limb of College Street, in relevant photomontages.
27. The proposed building appears to be lower to considerably lower than the profile shown by the red height control line in views from residences in Reddall and College Street.

3.0 Photomontages

28. Photomontages provide a useful objective aid which can assist in determining the potential visual effects and impacts on view sharing of a proposed development. An accurate 3D model of the proposed development is created and 'fitted' into a photograph so that its visual effects can be easily analysed and any potential impacts quantified. The method used by RAWC to fit the existing survey information and therefore the 3D model of the proposed buildings with the photographs is one that is unique to RAWC and has a high level of precision, as can be determined by examination of the sets of graphics for each photomontage study.

3.1 Principles of verification of photomontages

29. For the certification of photomontages, the fundamental requirement is that there is a 3-dimensional (3D) computer model of the proposed future development that can be accurately located in three-dimensional space and merged with representative photographs taken from key viewing places, to produce a photomontage.

30. The location and height of the model can be verified with respect to surveyed features of the existing development on the site and/or verified 3D reference points in the surrounding area. The 3D model is then inserted into (merged with) digital images of the existing environment.

31. This principle is recognised by the practice policy of the Land and Environment Court of New South Wales, which requires that the 3D model of the proposed development can be shown to match the physical features of the existing environment, the features of which can be verified and that the images used are taken at a consistent and known focal length. Other requirements for accuracy are explained below.

32. The key to being able to certify the accuracy of the resulting photomontage is being able to demonstrate that the 3D model of proposed building envelope has a good fit to known surveyed markers or fixed features of the site or locality which are shown on a plan that can be certified for accuracy by registered surveyors. The second level of fit that is critical is the fit of the model to a conventional photographic representation of the site in its context.

33. The method of preparation of the photomontages is set out in Appendix 2.

34. This process used by RAWC is an accurate method of aligning a 3D model currently used in preparing photomontages of these kinds of developments, as it has both formal and other informal crosschecks.

35. I can certify, based on the methods used and taking all relevant information into account, that the photomontages are as accurate as is possible in the circumstances.

My analysis of the overall visual effect of the proposed buildings on views from the camera positions used for preparation of photomontages, follows. An assessment of view sharing in relation to the principle established in the Land and Environment Court in *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity)*, is undertaken later in this report.

97 Bower Street

36. The dwelling is part of a duplex fronting Bower Street, with extensive rear yards and garages on Reddall Street. It appears to have been recently renovated or significantly altered. It has a roof level with pool and two other living levels below. It has a conventional frontage to Bower Street and appears likely to have access to views from the front that would be unaffected by the proposed buildings, over adjacent buildings to the east toward Fairy Bower and the ocean beyond.
37. The dwelling also has views from the side elevations and roof terrace and pool area, across the reserve to its south and over the back yards of the existing dwellings on the site and vegetation in those yards, toward part of St Patricks Estate, on the horizon. The upper part of Moran House seen above cultural vegetation on the estate is visible.

28 Reddall Street

38. This building is a three-level apartment building of inter-war origin fronting Reddall Street with garages below and two levels of accommodation above. The building appears to have potential views over the site and residential development from both living levels, toward Fairy Bower and the ocean beyond.

30 Reddall Street

39. This is what appears to be a recently altered detached dwelling of three levels, with garages below and two levels of accommodation. The dwelling appears to have potential views over the site and residential development from both living levels, partly including the headland at Fairy Bower and of the ocean beyond, over part of the site. The views from the dwelling would be partly blocked toward the south-east by trees in the road reserve of Reddall Street.

32 Reddall Street

40. This is a single-storey Californian bungalow dwelling with enclosed verandas. The dwelling has limited views over the buildings on the subject site, with vegetation and glimpses of parts of buildings in the eastern section of Bower Street and no significant water view. I understand that there may be a proposal for a first-floor addition to the dwelling. A photograph taken from a level approximating standing height at the proposed first floor indicates that there would be a more extensive district view toward the east and an expanse of ocean visible.

7 College Street

41. This is a three-level 21st century origin apartment building constructed on part of the former St Patricks Estate, with underground parking. The part of the building that faces Reddall Street and the intersection with the south limb of College Street has potential views toward and over the subject site, generally to the north.

42. Views from the lower level are currently partly to significantly blocked by existing buildings on the subject site and partly blocked by existing vegetation on the south boundary of the site. There would be some view gained as a result of removal of vegetation. Views include the ocean visible down the axis of College Street from units toward the south end of the building. These would be retained. The bulk of the building on the south-west corner would be minimised as the profile of the development is significantly lower than permissible under the height control.
43. Views from the middle level of the building toward the north are partly blocked by existing buildings on the site. There are expansive ocean views including items such as Long Reef and headlands extending as far as Cape Three Points beyond Broken Bay that would be retained. The proposed building would cause a loss of view of some land-water interface between Long Reef and Dee Why in some views at this level. Minor view blocking is caused by existing vegetation on the site, that is proposed to be removed. The proposed building would cause some additional view loss but some view would be gained as a result of removal of vegetation on the site. Views would be retained across the south-west corner of the site, where the profile of the proposed development is substantially lower than a complying height.
44. Views from the upper level of the building toward the ocean are partly blocked by existing buildings, however the proposed buildings would not significantly increase this and there would be minor view gains in some parts of the views. Removal of existing vegetation would also cause some view gains. In general for this level of the building, the view would be enhanced by the proposed development.

4 View sharing assessment

45. As part of my analysis, I have undertaken an assessment of the potential visual effects and impacts of the proposed development pursuant to the planning principles in the judgment of Roseth SC of the Land and Environment Court of New South Wales in *Tenacity*. This section of this report includes my assessment of the application in relation to each of the steps in *Tenacity* and if necessary, consideration of each of the threshold tests in *Tenacity*. This is because most of the steps in the planning principle are predicated on the preceding step exceeding the threshold that is necessary before proceeding to the next step. This information is to provide clarity in relation to the conclusions of the assessment.
46. As an aid to the assessment, I have summarised the findings in a table in relation to every view point photographed and modelled by RAWC, which is attached to this report at Appendix 3.

4.1 Application of *Tenacity* planning principle

47. Roseth SC in *Tenacity* defines a four-step process to assist in the determination of the impacts of a development on views from the private domain. The steps are sequential and conditional, meaning that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold is not met in each view or residence considered.

Step 1 views to be affected

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

The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

48. Prior to undertaking Step 1 however, an initial threshold in *Tenacity* is whether a proposed development takes away part of the view and enjoys it for its own benefit. If it does, the other steps in the planning principle, beginning with Step 1, may need to be undertaken. However, if there is no substantive loss, or if the items lost are not considered to be valued in *Tenacity* terms, the threshold is not met and there is no justification for proceeding to Step 2, or other steps beyond Step 2. *Tenacity* is also silent on view gains. It is reasonable to conclude however, that if a view is gained compared to the existing situation, as this is the reverse of view loss, that *Tenacity* has no further work to do in relation to that view.
49. Photomontages were prepared for four view points where view loss is either nil or there is a view gain only, in which case *Tenacity* has no work to do. The view points were VP3, VP4 and VP6 (28 Reddall Street) and VP28 (7 College Street).
50. The visual impacts on three view points were considered to be negligible, VP10 (30 Reddall Street) and VP24 and VP27 (7 College Street). These do not exceed the threshold for proceeding beyond Step 1 of *Tenacity* and the principle has no further work to do in relation to those views. Seven of the views were therefore excluded from further consideration.

51. The proposed development will take away views for its own benefit in relation to other views, as the building is designed to make use of the views, including the view of the ocean and other items to the north. It therefore may be relevant to consider the nature, quality and values of the remaining views to be affected and analyse the composition of the views.
52. The value of a view in Step 1 of *Tenacity* depends on the visual components and valued features within it. In the specific context considered in *Tenacity*, the valued items included land, water, land-water interfaces or icons. Water views were considered more highly valued than land views, iconic views more highly valued than views without them and whole views more valued than partial views, in particular where the whole view includes not only land and water but also the land-water interface, making a whole view thereby more highly valued.
53. The view potentially affected contains highly valued items including water, land-water interface, Freshwater, North Curl Curl and Long Reef headlands, which might be argued to be of local iconic status and in one case, Moran House on St Patricks Estate. The item of the view that could be affected is in most cases a partial view.
54. The proposal would cause loss of part of the view which contains highly valued features identified in Step 1 of *Tenacity*. The views affected and items lost have been itemised on the summary table. The threshold for continuing with *Tenacity* would be reached for the remaining views and further application of the principle may be justified.

Step 2: From where are views available?

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

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

55. The views to be affected are across the front boundary in all cases other than from 97 Bower Street, where the view is across the side boundary. It would be reasonable to expect views across the front boundaries to be protected. The view across the side boundary from 97 Bower Street would be accorded less weight as regards the significance of the impact, however it is somewhat unusual, as the view is across a reserve, rather than directly across the boundary. There would be a somewhat greater expectation that the view could be protected. As a result, I did not discount the importance of the side view from 97 Bower Street.

Step 3: Extent of impact

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

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

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

57. In my opinion, the impacts on view sharing in views from the majority of the view points assessed that have not already been excluded (see above in relation to Step 1), would be minor, when considering the range of views to which each of the dwellings has access and also considering the wider angle views that have been provided, as is required in Step 3 in *Tenacity*. The seven additional view points to be excluded from further consideration, where the impacts would be minor and therefore not significant, are:

- 1) VP 2 (97 Bower Street).
- 2) VP9 (30 Reddall Street).
- 3) VP13 (32 Reddall Street).
- 4) VP19, VP20, VP21 and VP26 (7 College Street).

58. Some of the impacts on view sharing for the remaining four view points were rated as being moderate to severe, the threshold test for proceeding to Step 4 is satisfied for those views and there is justification in my opinion for continuing further with the application of the principle in *Tenacity*.

59. I have considered the reasonableness of the proposal in Step 4 of *Tenacity*, below.

Step 4: Reasonableness

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

Step 4 is quoted below:

The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skillful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

60. The proposed development is permissible with consent on the site. The two controls most relevant to view sharing in this case appear to be height and floor space ratio. Based on analysis of the photomontages, where there are some minor non-compliances with the height plane, the relevant parts of the buildings do not cause any additional view loss.
61. There is only one view position (VP 14, 32 Reddall Street), where the extent of impact on view sharing is assessed as severe. Any complying development would cause severe view loss. The profile of the proposed development as seen in VP14 is lower than is permissible under the LEP. View sharing is considered to be reasonable in the circumstances, given what is permissible under the development standard for building heights and the fact that 32 Reddall Street is a single-storey building, views from which could not be expected to be retained.
62. Other Planning principles in the Land and Environment Court, such as *Davies* and *Veloshin* are also relevant in regard to this aspect of the reasonableness question, as both consider what could reasonably be expected by implementation of the relevant controls in considering the impact of height and bulk. In this situation, substantial view loss is anticipated by the controls, from a single storey building and is a reasonable outcome.
63. The analysis carried out with regard to height in relation to the photomontages is especially relevant in relation to views from 7 College Street in VP18 and VP22, rated as moderate-severe and moderate in extent of impact, respectively. It is clear that the massing of the building, minimises its bulk and perceived height at the north-west and also the south-west corners. These have the greatest potential effect on view sharing, both with 32 Reddall Street and 7 College Street, including VP18 and VP22. The profile of the proposed buildings seen from these buildings is well below the height limit, providing for the level of view sharing that is generally assessed as reasonable for VP18 and VP22 in the table in Appendix 3.

64. One unit at the top level in the south-east part of Building C causes more view loss than any other part of the proposal, causing specific view loss to both VP18 and VP22 and detectable but smaller impacts on some other views from 7 College Street. It may be possible for that component of the building to be cut back to retain a higher proportion of the view of the beach and land-water interface south of Long Reef headland in VP18 and VP22, providing a more skillful design and reducing the extent of impact on these and other views that are slightly but not significantly affected.
65. With regard to compliance with the FSR control, it is not within my expertise to comment on the technical matter of measurement of compliance or the weight to be given to the control and I leave that for those with town planning expertise to address. The only view in which it may be suggested that FSR is implicated in view loss is VP1, 97 Bower Street. In my opinion, the impact on the side view from the kitchen could be reduced to minor by revising the height of the proposed Building B, to retain the substantive view of Moran House above a fringe of the cultural vegetation in the view. It would appear to be a relatively simple amendment to the plans to achieve this outcome.
66. In my opinion, on the basis of what the photomontages show objectively, the extent of view loss overall is reasonable.

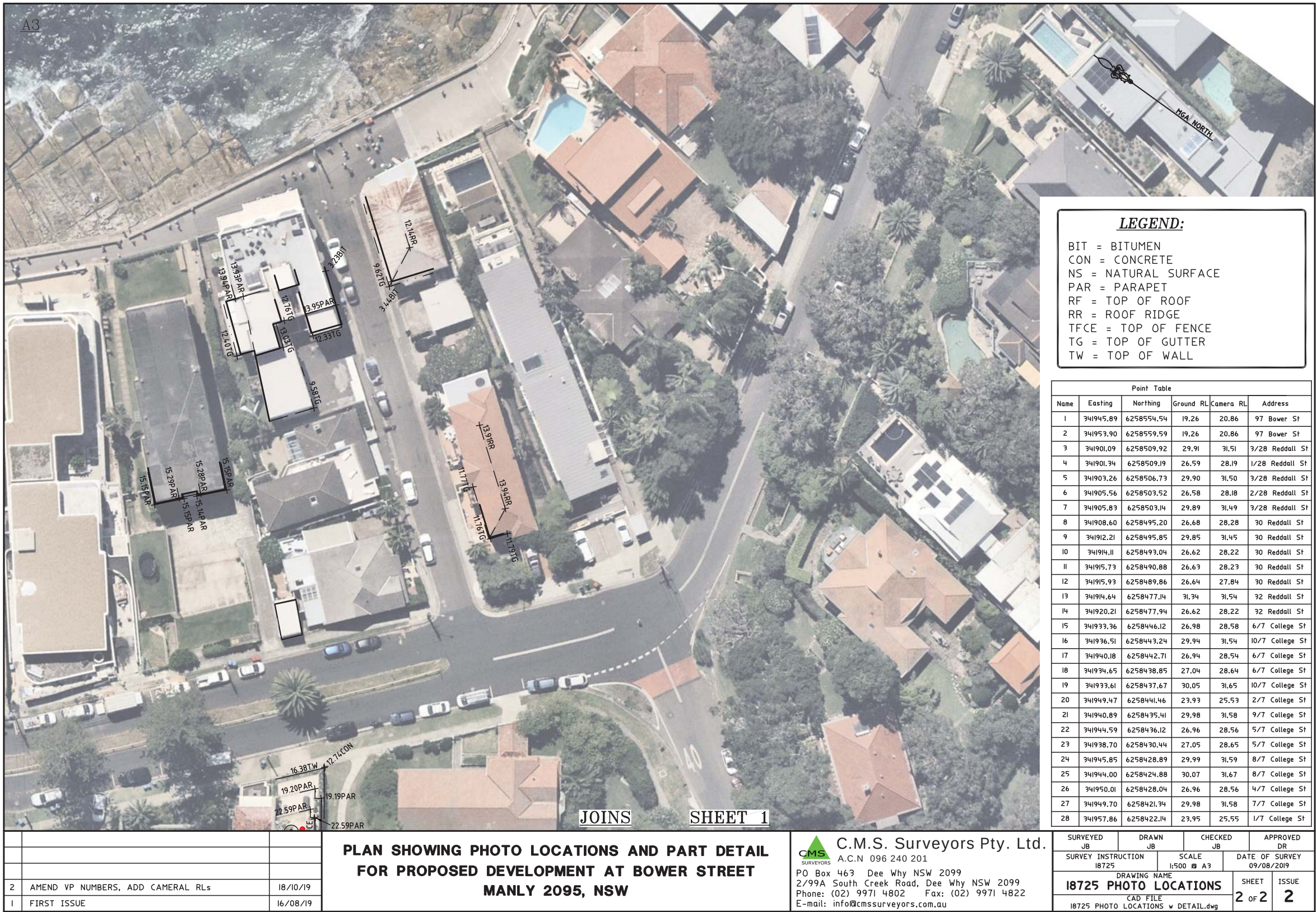
5 Conclusion

- 67. The proposed development has no impact or a minor impact on the majority of views from a range of dwellings adjacent to the site. The highest level of impact would be to view points that would be affected by view loss caused by any permissible development on the site.
- 68. The analysis of a range of views, carried out according to the Land and Environment Court policy for photomontages used in evidence, shows that the proposal subject to minor amendments would comply with view sharing principles.
- 69. The proposal is considered to be reasonable.
- 70. Please do not hesitate to call me if there are any questions or if you require clarification of any points,

Sincerely,

Richard Lamb and Associates







R.A.WALLS CONSTRUCTIONS

Builders Lic.No:211785C

Qualified Supervisor & Clerk of Works

October 18, 2019

Catholic Archdiocese of Sydney
C/-Squillace Architects
1/80 Albion St
Surry Hills. 2010

ATT: James Bichard/Allana Afshar:

**RE: Proposed Development at
29-35 Reddall St & 95 Bower St, Manly:**



Dear Allana,

Please find attached the following photomontages:

Surveyed View Point 1: Photomontage from 97 Bower St - view from kitchen side window:

1. Photograph of existing development.
 - a. Photograph of existing development Ref: 3032 taken 2nd August 2019 at 2:08pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).

Surveyed View Point 1 – Centre of camera set at 1.6M above floor level.

Photograph taken from this location



Cont/d....2

Shadow Diagrams * Photomontages * View Corridor Analysis * 3D Building Envelopes * Drafting
Land & Environment Court Appeals * Council D.A.'s * Objections * Structural Steel Working Drawings

www.photomontages.com.au * 8a Corang Road, Westleigh, NSW 2120 * www.rawalls.com

Tel/Fax: 9945-0882 Mobile: 0410-638131 Email: pam@rawalls.com

Surveyed View Point 2: Photomontage from 97 Bower St - view from living area side window:

1. Photograph of existing development.
 - a. Photograph of existing development Ref: 3027 taken 2nd August 2019 at 2:00pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 2 – Camera location set at 1.0M back from window and 1.6M above floor level

Cont/d....3

Shadow Diagrams * Photomontages * View Corridor Analysis * 3D Building Envelopes * Drafting
Land & Environment Court Appeals * Council D.A.'s * Objections * Structural Steel Working Drawings
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R.A.WALLS CONSTRUCTIONS
Builders Lic.No:211785C
Qualified Supervisor & Clerk of Works

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View Corridor Photomontage
Proposed Development at 29-35 Reddall St & 95 Bower St, Manly

October 18, 2019

Surveyed View Point 3: Photomontage from Unit 3(upper level), No.28 Reddall St main living balcony:

1. Photograph of existing development.
 - a. Photograph of existing development Ref: 3117 taken 2nd August 2019 at 3:10pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 3 – Camera location set at 1.0M back from handrail and 1.6M above balcony floor level

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View Corridor Photomontage
Proposed Development at 29-35 Reddall St & 95 Bower St, Manly

October 18, 2019

Surveyed View Point 4: Photomontage from Unit 1, No.28 Reddall St main living balcony:

1. Photograph of existing development.
 - a. Photograph of existing development Ref: 3133 taken 2nd August 2019 at 3:36pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 4 – Camera location set at 1.0M back from handrail and 1.6M above balcony floor level

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View Corridor Photomontage
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Surveyed View Point 6: Photomontage from Unit 2, No.28 Reddall St main living balcony:

1. Photograph of existing development.
 - a. Photograph of existing development Ref: 3155 taken 2nd August 2019 at 3:42pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 6 – Camera location set at 1.0M back from handrail and 1.6M above balcony floor level

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View Corridor Photomontage
Proposed Development at 29-35 Reddall St & 95 Bower St, Manly

October 18, 2019

Surveyed View Point 9: Photomontage from No.30 Reddall St upper balcony:

1. Photograph of existing development.
 - a. Photograph of existing development Ref: 3461 taken 7th August 2019 at 3:37pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 9 – Camera location set at 1.0M back from handrail and 1.6M above balcony floor level

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View Corridor Photomontage
Proposed Development at 29-35 Reddall St & 95 Bower St, Manly

October 18, 2019

Surveyed View Point 10: Photomontage from No.30 Reddall St centre of lower level balcony:

1. Photograph of existing development taken from centre of lower level balcony outside dining area.
 - a. Photograph of existing development Ref: 3434 taken 7th August 2019 at 3.19pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 9 – Camera location set at 1.0M back from handrail and 1.6M above balcony floor level

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View Corridor Photomontage
Proposed Development at 29-35 Reddall St & 95 Bower St, Manly

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Surveyed View Point 13: Photomontage from No.32 Reddall St approximate upper level (not lodged):

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3021 taken 2nd August 2019 at 1.25pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 13 – Camera location set in line with existing ridge at surveyed RL31.54

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View Corridor Photomontage
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Surveyed View Point 14: Photomontage from No.32 Reddall St ground floor music room:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 2985 taken 2nd August 2019 at 1.09pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 14– Camera location set 1.0M back from window at 1.6M above floor level

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View Corridor Photomontage
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Surveyed View Point 18: Photomontage from Unit 6, No.7 College St kitchen/dining area:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3308 taken 7th August 2019 at 1.33pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 18– Camera location set 1.6M above floor level

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View Corridor Photomontage
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Surveyed View Point 19: Photomontage from Unit 10, No.7 College St kitchen/dining area:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3179 taken 7th August 2019 at 12.30pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 18– Camera location set 1.6M above floor level

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View Corridor Photomontage
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Surveyed View Point 20: Photomontage from Unit 2, No.7 College St entry garden area:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3372 taken 7th August 2019 at 2.52pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 20– Camera location set 1.6M above ground level

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Surveyed View Point 21: Photomontage from Unit 9, No.7 College St main living area balcony:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3076 taken 2nd August 2019 at 2.50pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 21– Camera location set at 1.0M back from handrail and 1.6M above balcony floor level

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Surveyed View Point 22: Photomontage from Unit 5, No.7 College St main living area balcony:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3329 taken 7th August 2019 at 1.46pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 22– Camera location set 1.6M above balcony floor level

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Surveyed View Point 24: Photomontage from Unit 8, No.7 College St main living area balcony:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3216 taken 7th August 2019 at 12.51pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Photograph taken from this location

Surveyed View Point 24 - Photograph was taken 1.0M back from balustrade in centre of main area of balcony.

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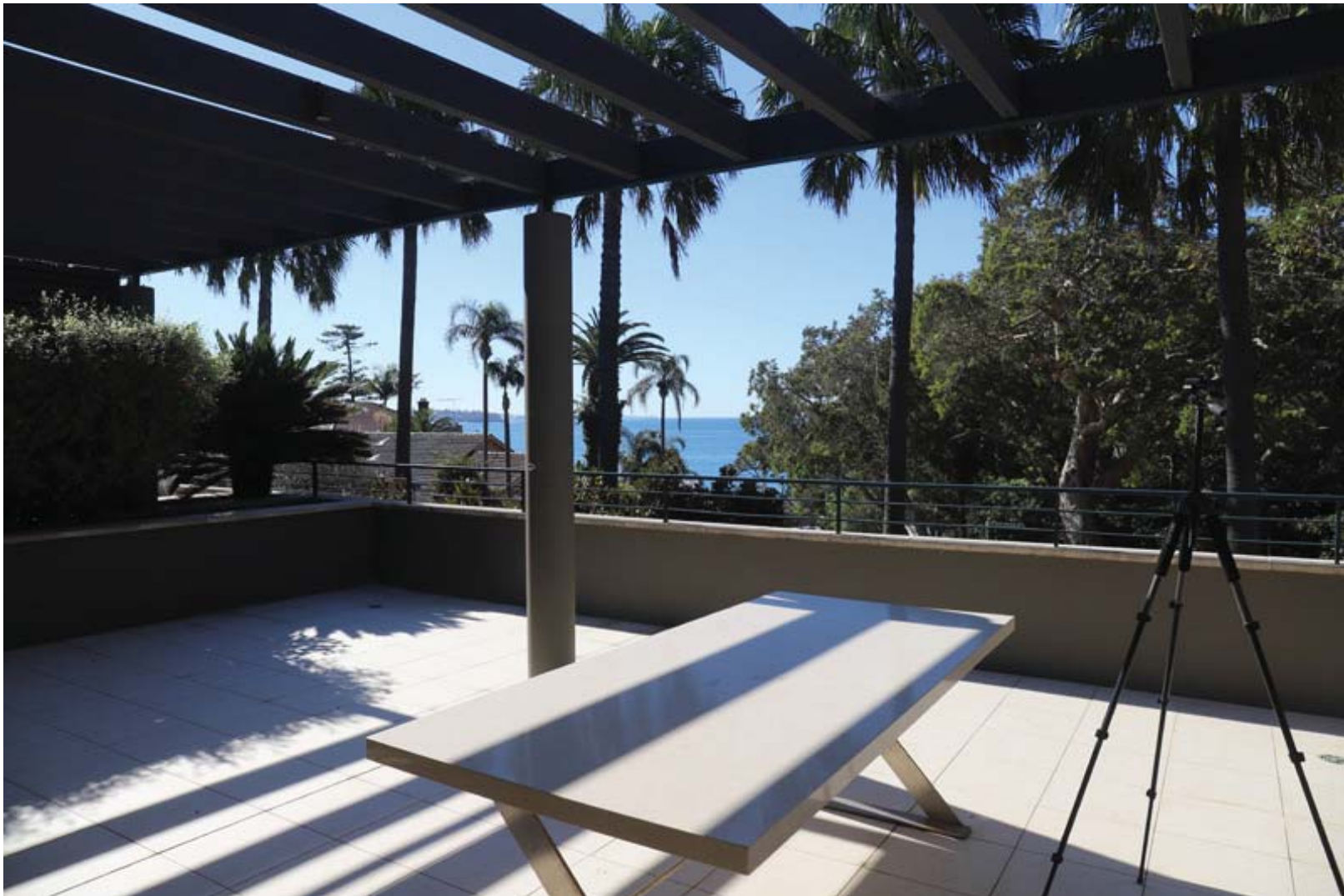
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Surveyed View Point 26: Photomontage from Unit 4, No.7 College St main living area balcony:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3245 taken 7th August 2019 at 1.07pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Surveyed View Point 22– Camera location set 1.6M above balcony floor level

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Surveyed View Point 27: Photomontage from Unit 7, No.7 College St main living area balcony:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3493 taken 7th August 2019 at 3.54pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Photograph taken from this location

Surveyed View Point 27– Camera location set 1.6M above balcony floor level

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Surveyed View Point 28: Photomontage from Unit 1, No.7 College St entry courtyard area:

1. Photograph of existing development taken from existing roof level.
 - a. Photograph of existing development Ref: 3123 taken 2nd August 2019 at 3.23pm.
 - b. Photograph taken with 50mm focal length (35mm equivalent).
2. Photograph with proposed development overlaid as a 50% transparency with a red outline.
3. Photograph with proposed development overlaid as 3D solid block computer model with buildings and vegetation to be removed indicated as a 70% transparency.
4. Photograph with proposed development overlaid as 3D solid block computer model.
5. Photograph with proposed development overlaid as 3D solid block computer model with 8.5 metre building height plane indicated as a line.
6. Verification Photomontage - Photograph with 3D computer model of existing surveyed buildings and vegetation overlaid as a 50% transparency. Matching surveyed RL's (AHD) and elements indicated.
7. Photograph of existing development taken from same location with 24mm focal length (35mm equivalent).



Photograph taken from this location
Surveyed View Point 28– Camera location set 1.6M above courtyard floor level
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View Corridor Photomontage
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Information and equipment used to create 3D computer model:

1. 3D computer model of existing No.29, No.31, No.35 Reddall St and No.95, No.94 and No.98 Bower St and No.5 and No.7 Marine Pde was based on :-
 - a. Chase Burke Harvey Surveying digital Survey No:15305 Rev.3: dated 11/06/2019
 - b. C.M.S. Surveyors Pty Ltd digital Survey Ref:18725 Issue 1 & 2, dated 16/8/19 and 18/10/19.
2. Photomontage photograph locations was based on:-
 - a. C.M.S. Surveyors Pty Ltd digital Survey Ref:18725 Issue 1 & 2, dated 16/8/19 and 18/10/19.
3. 3D computer model of the proposed development was based on Squillace digital Drawings Ref: CAS1509A, dated 14/06/19.
4. Camera equipment used:-
 - a. Canon 6D Digital SLR full frame camera with 24mm-70mm Canon lens set at 50mm focal length.
 - b. Canon 550D Digital SLR camera with 55mm Canon lens.

Software Package: Caddsmen Architect V4.5 Licensed to: R A Walls Constructions
Additional add-ons: BHP Sections and Merchant Bar (Structural Steel) and AS.1163 Hollow Sections
Adobe Photoshop CS2

The Caddsmen 3D engineering software package was written for the ADF in Adelaide in the early 1980's which has since developed to include architecture. We have been using this Australian 3D software package successfully for LEC and Councils since 1987, providing accurate 3D models for the purpose of providing detailed shadow diagrams, perspectives and photomontages.

The method we use in the construction of a photomontage is unique to this company. A 3D computer model of existing buildings and elements is drawn up per digital survey information and then overlaid onto the photograph. The position and aspect of the 3D model is then checked with the same elements in the photograph. These surveyed elements consist of Ridge/parapet RL's, Gutter RL's, building footprints, boundary fences, surveyed power poles and sign posts. These items become the test points for "proof of positioning". The proposed development is then simply switched on. Vegetation, red outlines, transparencies and view gained edits are produced in Adobe Photoshop on separate layers to CAD model.

Photographs were taken from various locations. Consideration for location selection was based upon:-

- a. Line of sight to existing water views and shoreline as viewed across 29-35 Reddall St and 95 Bower St.
- b. Line of sight to significant heritage or environmental values.
- c. Locations which have views shared from multiple living areas such as kitchen/dining and balcony.
- d. Owner consultation.

The final locations selected represent the "worst case" for each location.

Photomontages were generated from the photographs selected to best illustrate the potential visual impact of the proposed development. A perspective was generated by the CAD software using the recorded location and heights (AHD) as recorded by the surveyor on site. (see attached C.M.S. Surveyors Pty Ltd survey ref:18725 dated 18/10/2019). The perspective result was then double checked by overlaying the 3D model of existing buildings (drawn from surveyed RLs - Chase Burke Harvey Surveying Survey No:15305-3 and C.M.S. Surveyors Survey Ref:18725-1) on to the photograph. Fixed elements with known RLs (AHD) such as ridges, gutters, parapets, building footprint, roof shape are matched. The perspective is fixed and set.

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Shadow Diagrams * Photomontages * View Corridor Analysis * 3D Building Envelopes * Drafting
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www.photomontages.com.au * 8a Corang Road, Westleigh, NSW 2120 * www.rawalls.com

Tel/Fax: 9945-0882 Mobile: 0410-638131 Email: pam@rawalls.com



R.A.WALLS CONSTRUCTIONS

Builders Lic.No:211785C
Qualified Supervisor & Clerk of Works

-20-

View Corridor Photomontage
Proposed Development at 29-35 Reddall St & 95 Bower St, Manly

October 18, 2019

The CAD 3D model of the proposed development (which includes height poles for proposed landscaping), is then switched/turned on and a raytrace (CAD 3D basic solid block computer model) image of both existing and proposed are generated and overlaid onto the photograph keeping the identical positioning. The 3D CAD model of existing buildings and elements are then switched off, leaving the 3D CAD model of the proposed development.

The final steps include overlaying indicative vegetation (see Jane Irwin Landscape plan Ref:171101D, dated 14/6/19) and adding back into the photograph any existing foreground vegetation, power poles, balustrades.

Building Height Line:

A terrain model was generated using the existing surveyed contours and existing building lower floor levels where no contours were provided. The terrain model was moved up 8.5 metres.

3 flat vertical planes were added to the 3D terrain model. (see attached Building Height Plane drawing for positions). A raytrace image was then generated by the CAD software for each photomontage perspective. These were overlaid onto the photographs with the same fixed points. A red line was then drawn at the intersection points of the flat plane and the terrain model which subsequently represents a height of 8.5 metres above existing ground levels at that specific point.

The attached photomontages are a reasonable indication of the proposed development as seen from the various locations indicated. We further state herewith, that there has been no distortion through digital manipulation in **any** form. These photomontages satisfy the requirements of the Land and Environment Court of NSW practice policy for the preparation of photomontages for use in evidence.

I have read Uniform Civil Procedure Rules Schedule 7 – *Expert Witness Code of Conduct* – and agree to be bound by the Code.

Yours sincerely,

Pam Walls

Additional Attachments:

1. A3 print of plan view to scale of 1:250 of site with proposed development indicating line of height plane intersection. The 8.5M high levels are taken along this intersection line of existing contours and 3D terrain model.
2. C.M.S. Surveyors Pty Ltd copy of digital survey Ref:18725 Issue 2 – Surveyed photograph view points.

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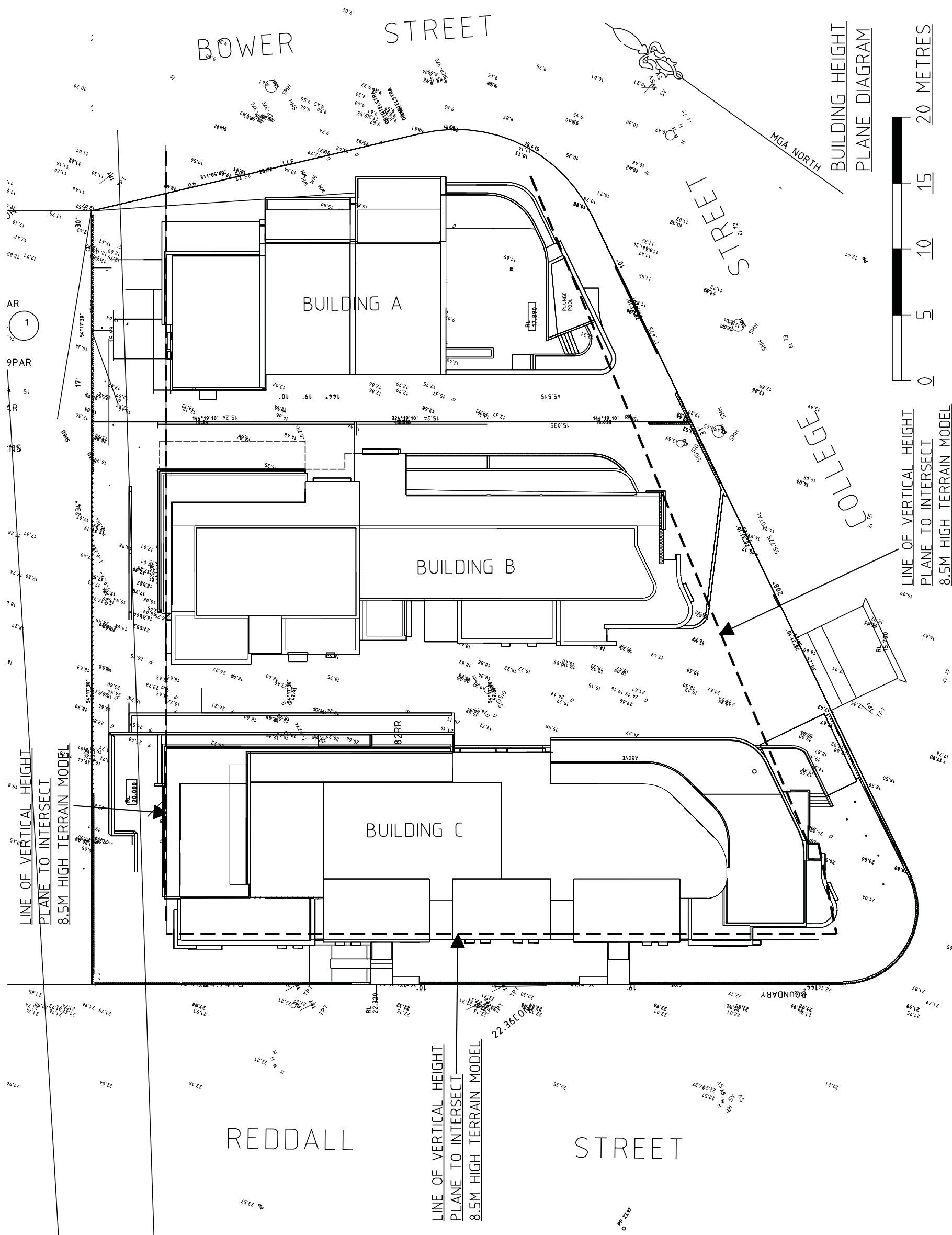
View Point Table						
Name	Easting	Northing	Ground RL	Camera RL	Address	Photomontage
1	341945.89	6258554.54	19.26	20.86	97 Bower St	VP1
2	341953.90	6258559.59	19.26	20.86	97 Bower St	VP2
3	341901.09	6258509.92	29.91	31.51	3/28 Reddall St	VP3
4	341901.34	6258509.19	26.59	28.19	1/28 Reddall St	VP4
5	341903.26	6258506.73	29.98	31.50	3/28 Reddall St	not used
6	341905.56	6258503.52	26.58	28.18	2/28 Reddall St	VP6
7	341905.83	6258503.14	29.89	31.49	3/28 Reddall St	not used
8	341908.60	6258495.20	26.68	28.28	30 Reddall St	not used
9	341912.21	6258495.85	29.85	31.45	30 Reddall St	VP9
10	341914.11	6258493.04	26.62	28.22	30 Reddall St	VP10
11	341915.73	6258490.88	26.63	28.23	30 Reddall St	not used
12	341915.93	6258489.86	26.64	27.84	30 Reddall St	not used
13	341916.64	6258477.14	31.34	31.54	32 Reddall St	VP13
14	341920.21	6258477.94	26.62	28.22	32 Reddall St	VP14
15	341933.36	6258446.12	26.98	28.58	6/7 College St	not used
16	341936.51	6258443.24	29.94	31.54	10/7 College St	not used
17	341940.18	6258442.71	26.94	28.54	6/7 College St	not used
18	341934.65	6258438.85	27.04	28.64	6/7 College St	VP18
19	341933.61	6258437.67	30.05	31.65	10/7 College St	VP19
20	341949.47	6258441.46	23.93	25.53	2/7 College St	VP20
21	341940.89	6258435.41	29.98	31.58	9/7 College St	VP21
22	341944.59	6258436.12	26.96	28.56	5/7 College St	VP22
23	341938.70	6258430.44	27.05	28.65	5/7 College St	not used
24	341945.85	6258428.89	29.99	31.59	8/7 College St	VP24
25	341944.00	6258424.88	30.07	31.67	8/7 College St	not used
26	341950.01	6258428.04	26.96	28.56	4/7 College St	VP26
27	341949.70	6258421.34	29.98	31.58	7/7 College St	VP27
28	341957.86	6258422.14	23.95	25.55	1/7 College St	VP28

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Plan of height plane (shown hatched) indicated on the photomontages by RAWC, showing where 8.5m levels intersect with existing contours and the 3D terrain model



Appendix 3: Summary assessment table

29-35 Reddall Street and 95 Bower Street Manly
Summary view sharing assessment
Prepared by Richard Lamb 23 October, 2019

Address	Reference to Pam Walls photomontages	View affected (Step 1 in Tenacity)	Extent of impact (negligible, minor, moderate, severe, devastating)(Step 3 in <i>Tenacity</i>) and assesment on Step 4 (reasonableness), if necessary
97 Bower Street	VP1 97 Bower Street Kitchen Side View	Loss of view of garden vegetation in foreground and in St Patricks Estate Partial loss of view of iconic Moran House View gain as a result of demolition of buildings and removal of existing vegetation, which may reveal cultural landscape items on St Patricks Estate	Moderate View is across the side boundary reducing the significance of the impact Impact could be reduced to minor by slightly amending the height of Building B Reasonable view sharing
97 Bower Street	VP2 97 Bower Street Living Side View	Loss of view of garden vegetation in foreground	Minor Building profile significantly lower than complying height Reasonable view sharing
28 Reddall Street	VP3 U3-28 Reddall Street Balcony	No view loss	Nil (Tenacity principle has no work to do)
28 Reddall Street	VP4-Unit1-28 Reddall St	Significant gain in view View gain as a result of demolition of buildings and removal of existing vegetation	Nil (Tenacity principle has no work to do)
28 Reddall St Btreet	VP6 U2-28 Reddall St Balcony	Significant gain in view View gain as a result of demolition of buildings and removal of existing vegetation	Nil (Tenacity principle has no work to do)
30 Reddall Street	VP9 30 Reddall Street Uppper Balcony	Minor loss of view of water	Minor Building profile significantly lower than complying height Reasonable view sharing
30 Reddall Street	VP10 30 Reddall St Dining	Minor loss of water view Minor but lesser gain in water view	Negligible Building profile significantly lower than complying height Reasonable view sharing
32 Reddall St	VP13 32 Reddall Street Uppper Level (proposed)	Minor loss of district view and view of vegetation canopy	Minor Building profile lower than complying height Reasonable view sharing
32 Reddall St	VP14 32 Reddall St Proposed Music Room	Total loss of district and water view	Severe View loss would be anticipated in implementation of the prevailing controls Reasonable view sharing
7 College Street	VP18 U6-7 College St Balcony	Total loss of some land-water interface and beach view Loss of part of ocean view View gain as a result of removal of existing vegetation	Moderate-severe It appears that other parts of the balcony would have unaffected views View loss would be anticipated in implementation of the prevailing controls Building profile significantly lower than complying height Reasonable view sharing
7 College Street	VP19 U9-7 College Street Balcony	Minor loss of water view Minor view gain as a result of demolition of buildings and removal of existing vegetation	Minor Building profile lower than complying height Reasonable view sharing
7 College Street	VP20 U2-& College Street Garden	Minor loss of water view Moderate view gain as a result of demolition of buildings and removal of existing vegetation	Minor Reasonable view sharing

Address	Reference to Pam Walls photomontages	View affected (Step 1 in Tenacity)	Extent of impact (negligible, minor, moderate, severe, devastating)(Step 3 in <i>Tenacity</i>) and assesment on Step 4 (reasonableness), if necessary
7 College Street	VP21 U9-7 College St	Minor loss of water view View gain as a result of demolition of buildings and removal of existing vegetation	Minor Reasonable view sharing
7 College St	VP22 U5-7 College St Balcony	Partial loss of some land-water interface and beach view (North Curl Curl and part of Long Reef Headland) Loss of part of ocean view View gain as a result of demolition of buildings and removal of existing vegetation	Moderate Building profile lower than complying height Reasonable view sharing
7 College St	VP24 U8-7 College St Balcony	Minor loss of water view View gain as a result of demolition of buildings and removal of existing vegetation	Negligible Building profile lower than complying height Reasonable view sharing
7 College St	VP26 U4-7 College St Balcony	Partial loss of some land-water interface and beach view (North Steyne and Freshwater Headland) Loss of part of ocean view View gain as a result of demolition of buildings and removal of existing vegetation	Minor Building profile significantly lower than complying height Reasonable view sharing
7 College St	VP27 U7-7 College St Balcony	Minor loss of water view View gain as a result of demolition of buildings and removal of existing vegetation	Negligible Building profile lower than complying height Reasonable view sharing
7 College Street	VP28 U1-7 College Street Courtyard	No view loss	Nil (Tenacity principle has no work to do)

Summary

- Qualifications
 - o Bachelor of Science - First Class Honours, University of New England in 1969
 - o Doctor of Philosophy, University of New England in 1975
- Employment history
 - o Tutor and teaching fellow – University of New England School of Botany 1969-1974
 - o Lecturer, Ecology and environmental biology, School of Life Sciences, NSW Institute of Technology (UTS) 1975-1979
 - o Senior lecturer in Landscape Architecture, Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney 1980-2009
 - o Director of Master of Heritage Conservation Program, University of Sydney, 1998-2006
 - o Principal and Director, Richard Lamb and Associates, 1989-2019
- Teaching and research experience
 - o visual perception and cognition
 - o aesthetic assessment and landscape assessment
 - o interpretation of heritage items and places
 - o cultural transformations of environments
 - o conservation methods and practices
- Academic supervision
 - o Undergraduate honours, dissertations and research reports
 - o Master and PhD candidates: heritage conservation and environment/behaviour studies
- Professional capability
 - o Consultant specialising in visual and heritage impacts assessment
 - o 30 year's experience in teaching and research on environmental assessment and visual impact assessment.
 - o Provides professional services, expert advice and landscape and aesthetic assessments in many different contexts
 - o Specialist in documentation and analysis of view loss and view sharing



- o Provides expert advice, testimony and evidence to the Land and Environment Court of NSW on visual contentions in various classes of litigation.
- o Secondary specialisation in matters of landscape heritage, heritage impacts and heritage view studies
- o Appearances in over 275 Land and Environment Court of New South Wales cases, submissions to Commissions of Inquiry and the principal consultant for over 1000 individual consultancies concerning view loss, view sharing, visual impacts and landscape heritage

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

Survey View Point 1

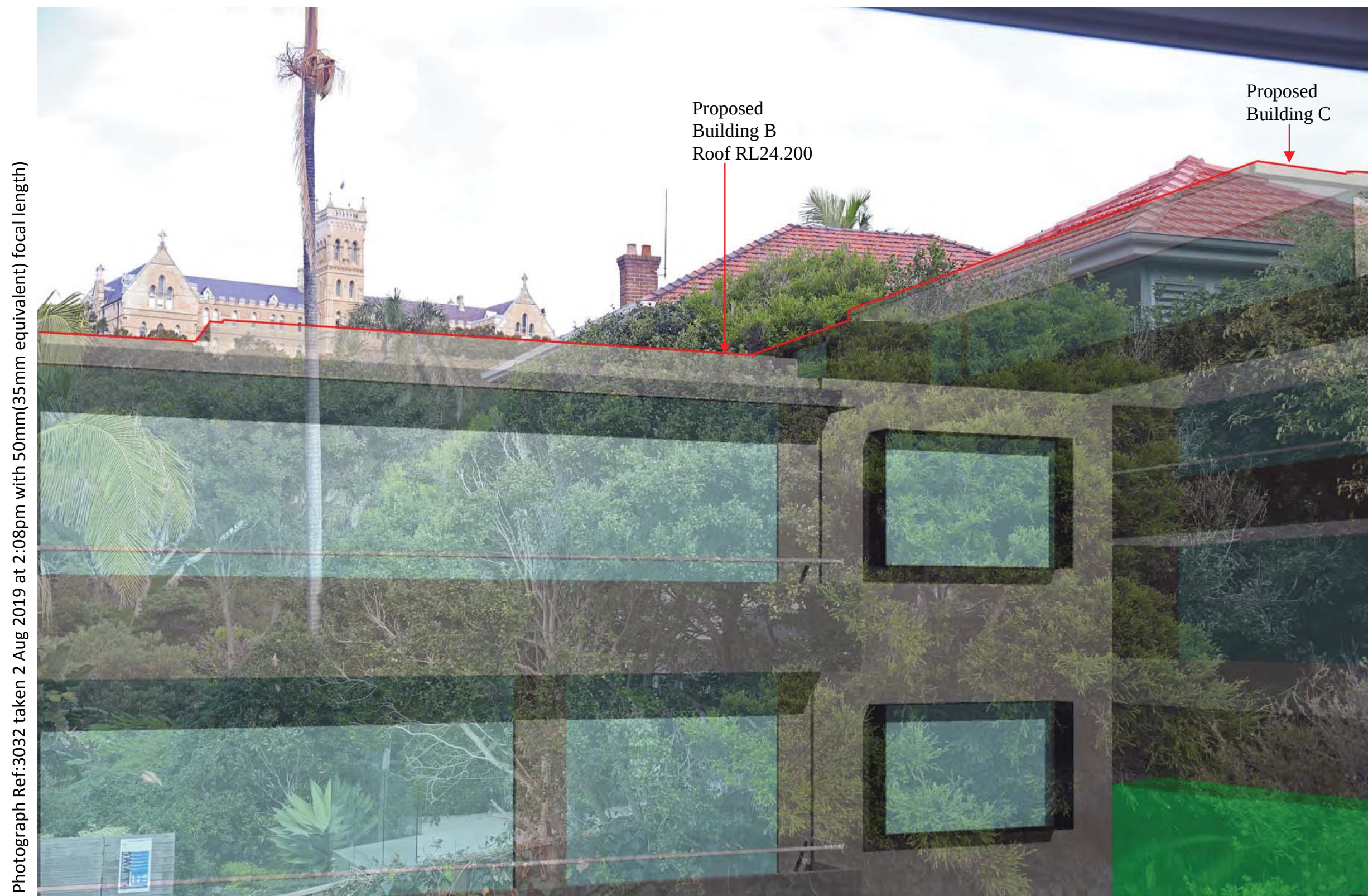


Photograph Ref:3032 taken 2 Aug 2019 at 2:08pm with 50mm(35mm equivalent) focal length)

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 97 Bower St kitchen side window
29-35 Reddall St & 95 Bower St, Manly

Survey View Point 1

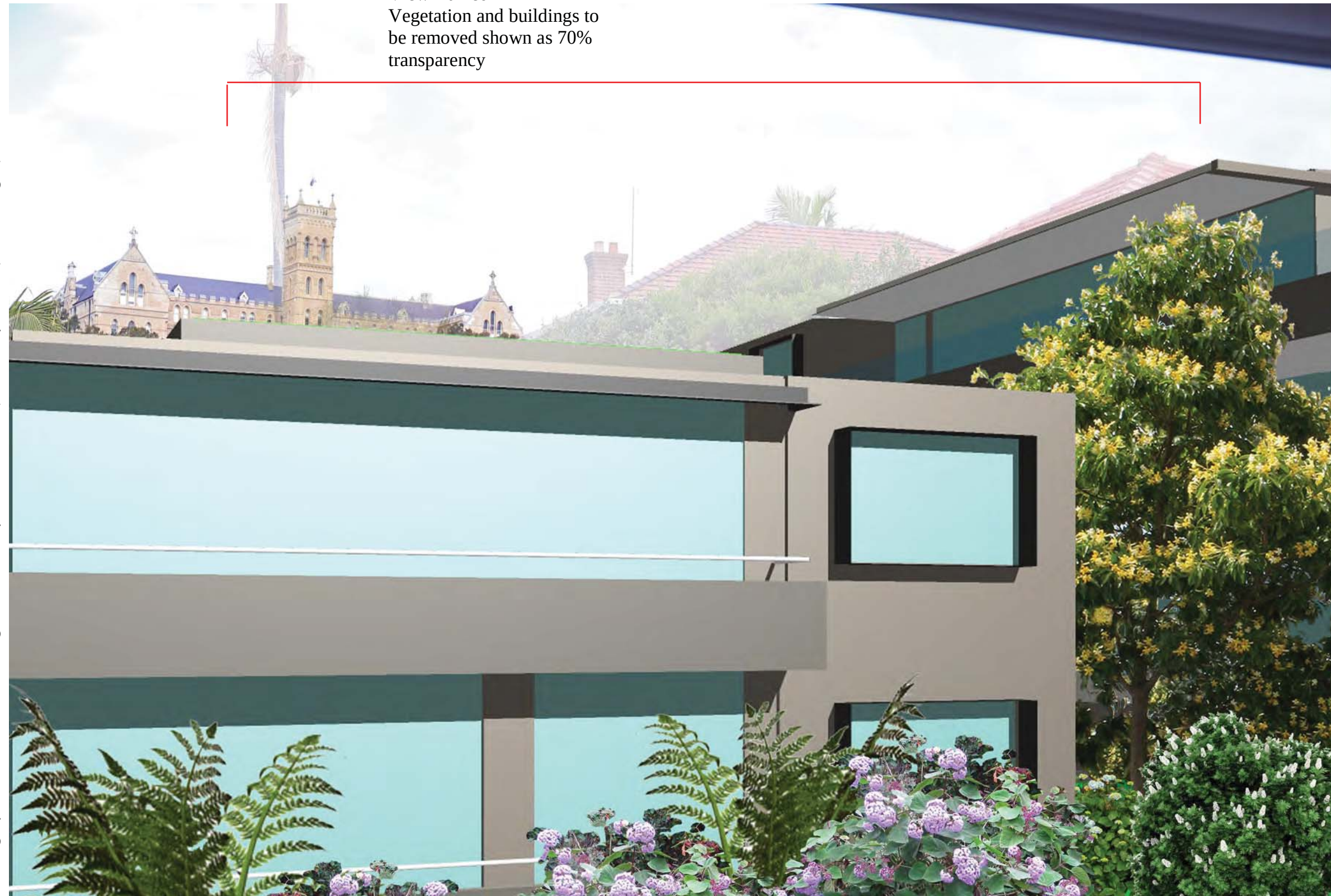


Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from 97 Bower St kitchen side window
29-35 Reddall St & 95 Bower St, Manly

View gained
Vegetation and buildings to
be removed shown as 70%
transparency

Photograph Ref:3032 taken 2 Aug 2019 at 2:08pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 97 Bower St kitchen side window
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3032 taken 2 Aug 2019 at 2:08pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 97 Bower St kitchen side window
29-35 Reddall St & 95 Bower St, Manly

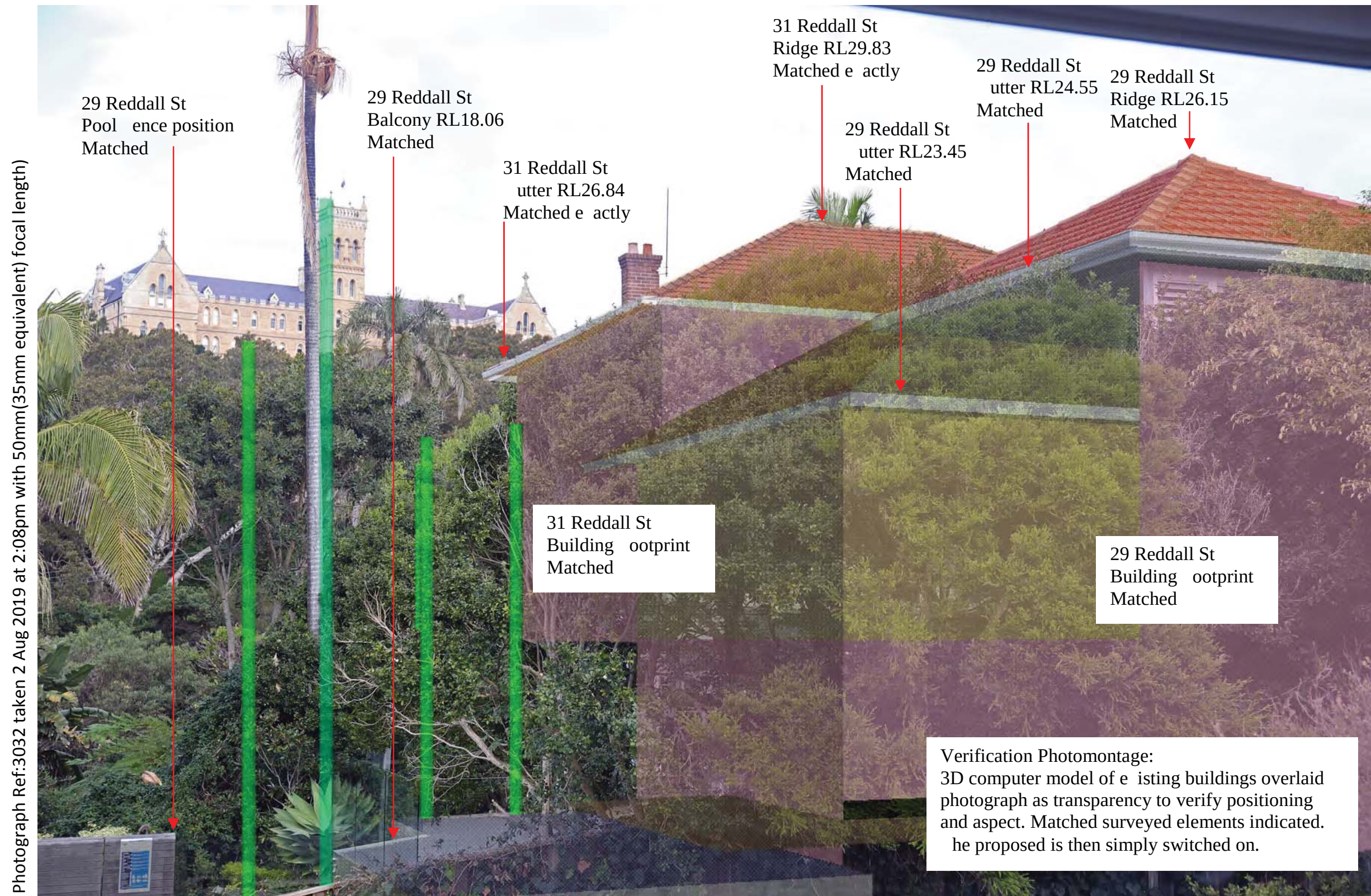
Photograph Ref:3032 taken 2 Aug 2019 at 2:08pm with 50mm(35mm equivalent) focal length)



Survey View Point 1

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 97 Bower St kitchen side window
29-35 Reddall St & 95 Bower St, Manly



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from 97 Bower St kitchen side window
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3030 taken 2 Aug 2019 at 2:08pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 97 Bower St kitchen side window
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3027 taken 2 Aug 2019 at 2:00pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 97 Bower St living room side window
29-35 Reddall St & 95 Bower St, Manly



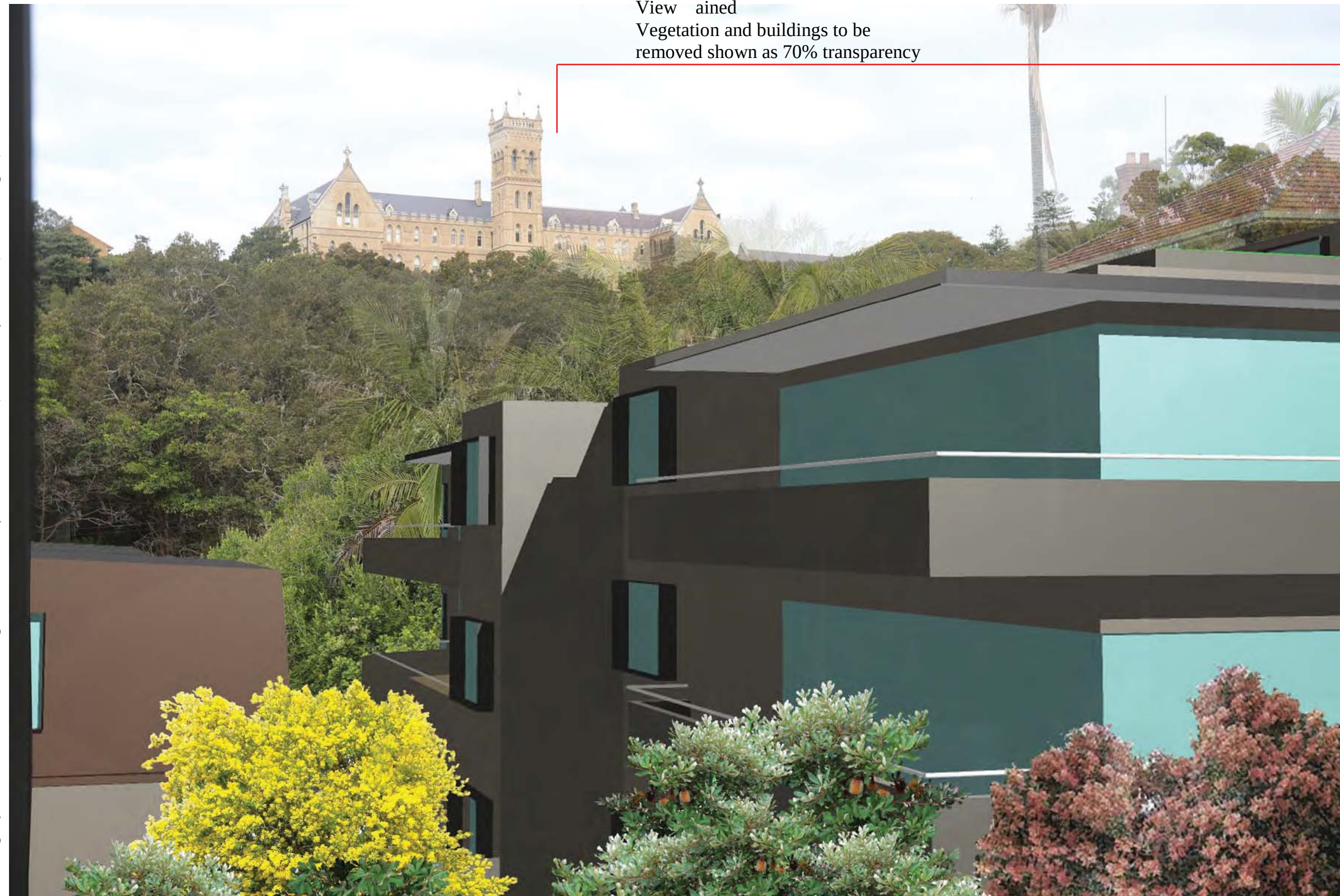
Photograph Ref:3027 taken 2 Aug 2019 at 2:00pm with 50mm(35mm equivalent) focal length)

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from 97 Bower St living room side window
29-35 Reddall St & 95 Bower St, Manly

View gained
Vegetation and buildings to be
removed shown as 70% transparency

Photograph Ref:3027 taken 2 Aug 2019 at 2:00pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 97 Bower St living room side window
29-35 Reddall St & 95 Bower St, Manly



Photograph Ref:3027 taken 2 Aug 2019 at 2:00pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 97 Bower St living room side window
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3027 taken 2 Aug 2019 at 2:00pm with 50mm(35mm equivalent) focal length)



Survey View Point 02

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from 97 Bower St living room side window
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3028 taken 2 Aug 2019 at 2:00pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 97 Bower St living room side window
29-35 Reddall St & 95 Bower St, Manly



Photograph Ref:3117 taken 2 Aug 2019 at 3:10pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from Unit 3/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

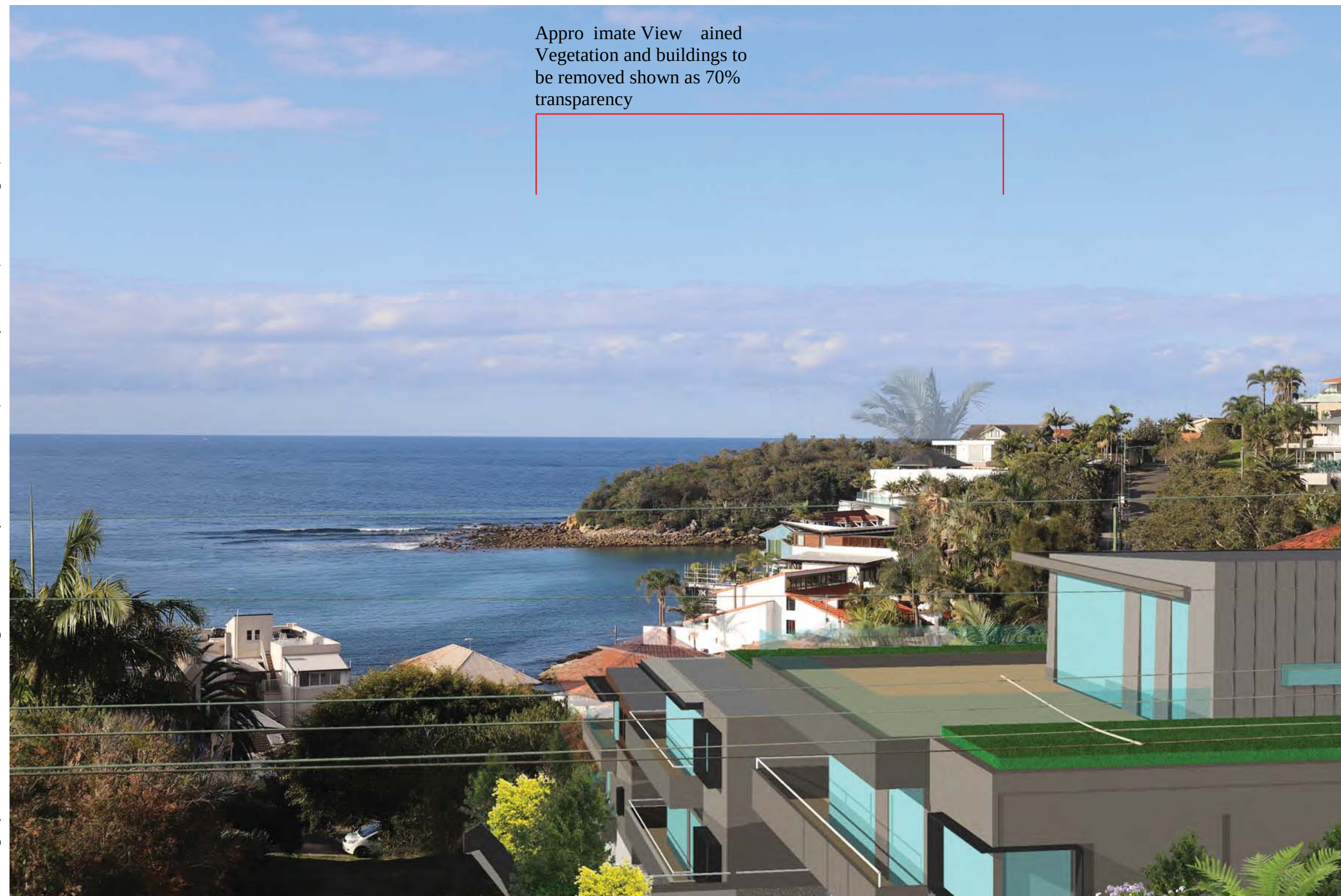
Photograph Ref:3117 taken 2 Aug 2019 at 3:10pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 3/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3117 taken 2 Aug 2019 at 3:10pm with 50mm(35mm equivalent) focal length)

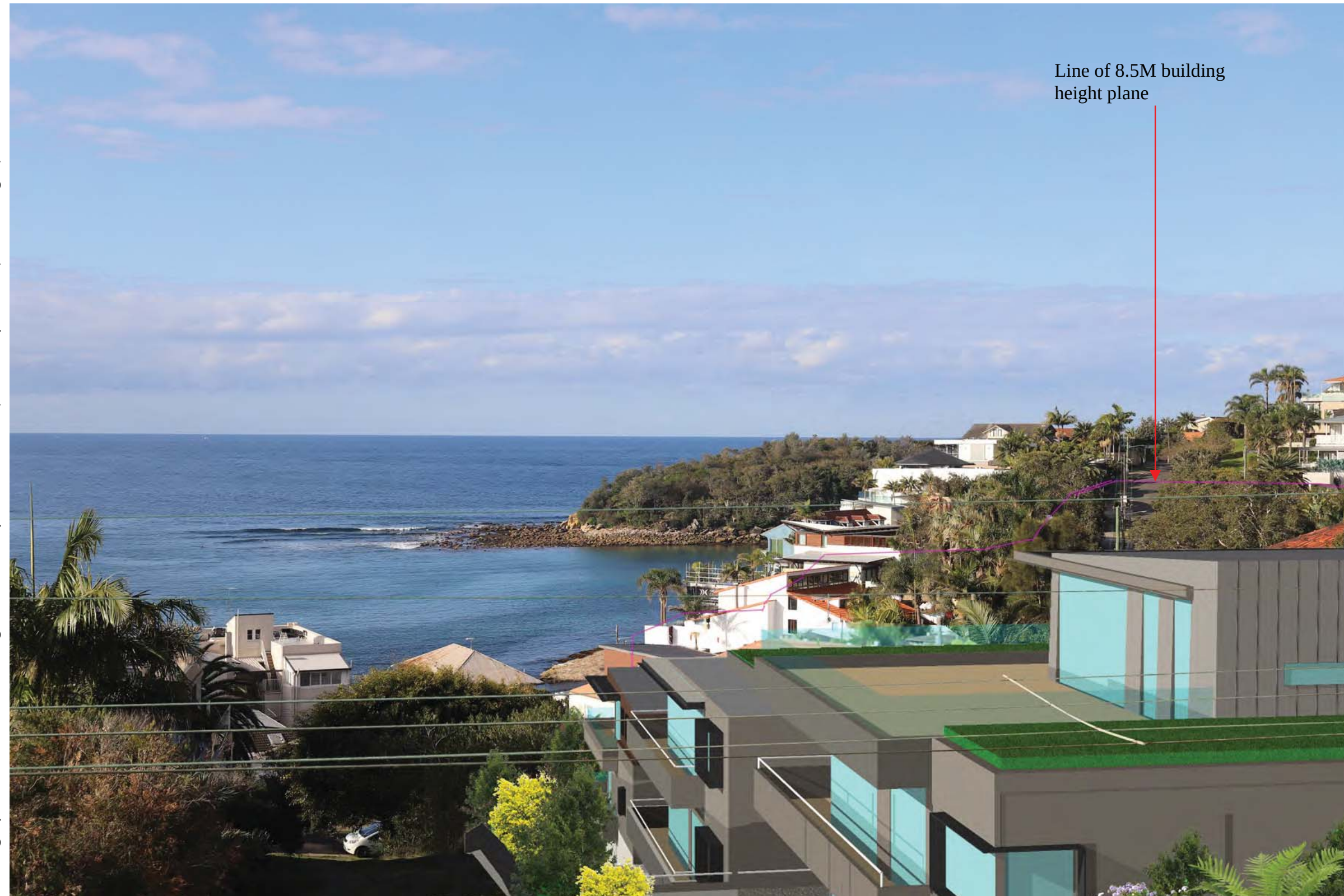


Approximate View
Vegetation and buildings to
be removed shown as 70%
transparency

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 3/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

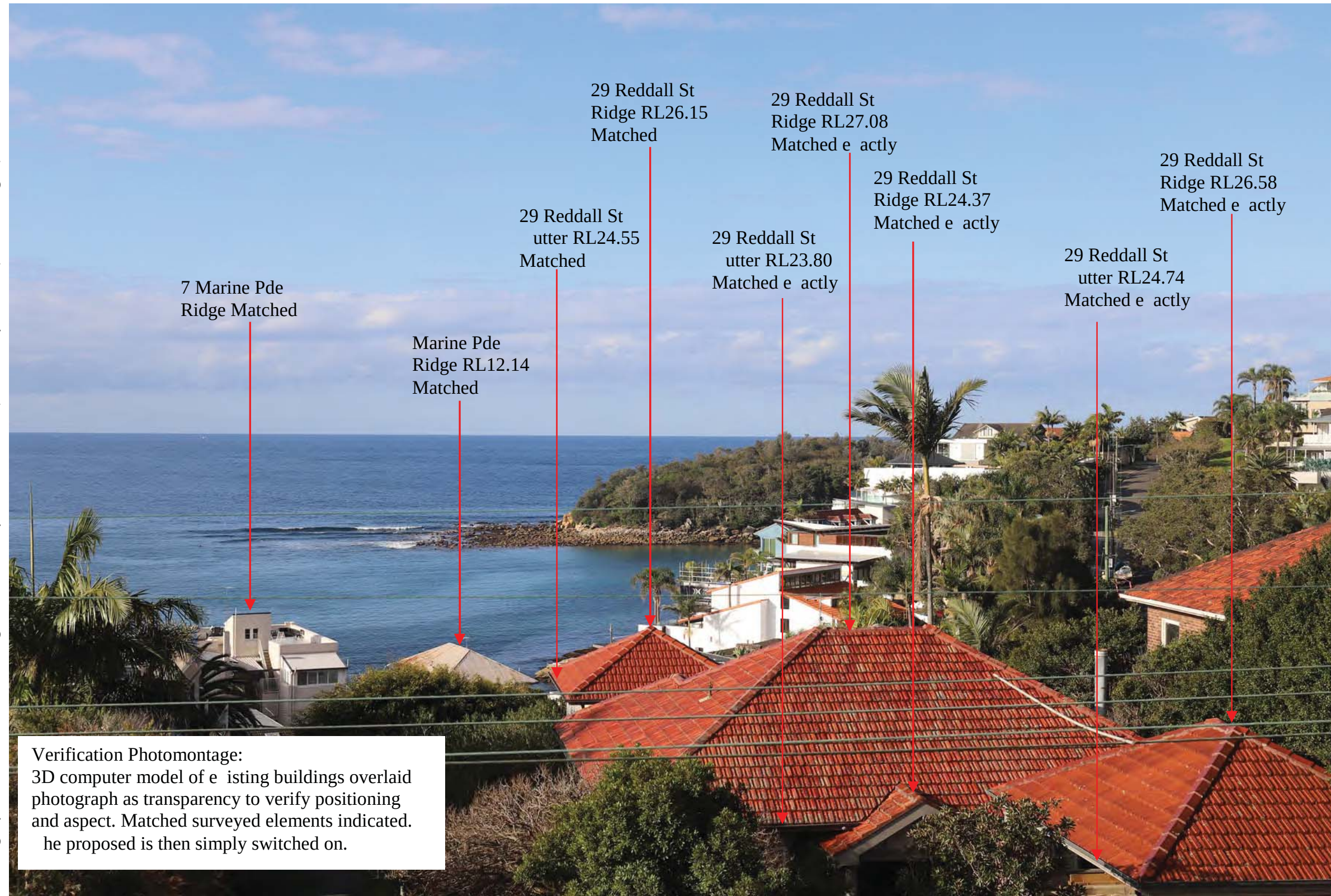
Photograph Ref:3117 taken 2 Aug 2019 at 3:10pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 3/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3117 taken 2 Aug 2019 at 3:10pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 3/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:31119 taken 2 Aug 2019 at 3:10pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 3/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3133 taken 2 Aug 2019 at 3:36pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 1/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3133 taken 2 Aug 2019 at 3:36pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from Unit 1/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3133 taken 2 Aug 2019 at 3:36pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 1/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3133 taken 2 Aug 2019 at 3:36pm with 50mm(35mm equivalent) focal length)



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View with proposed overlaid as 3D solid block computer model
View from Unit 1/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

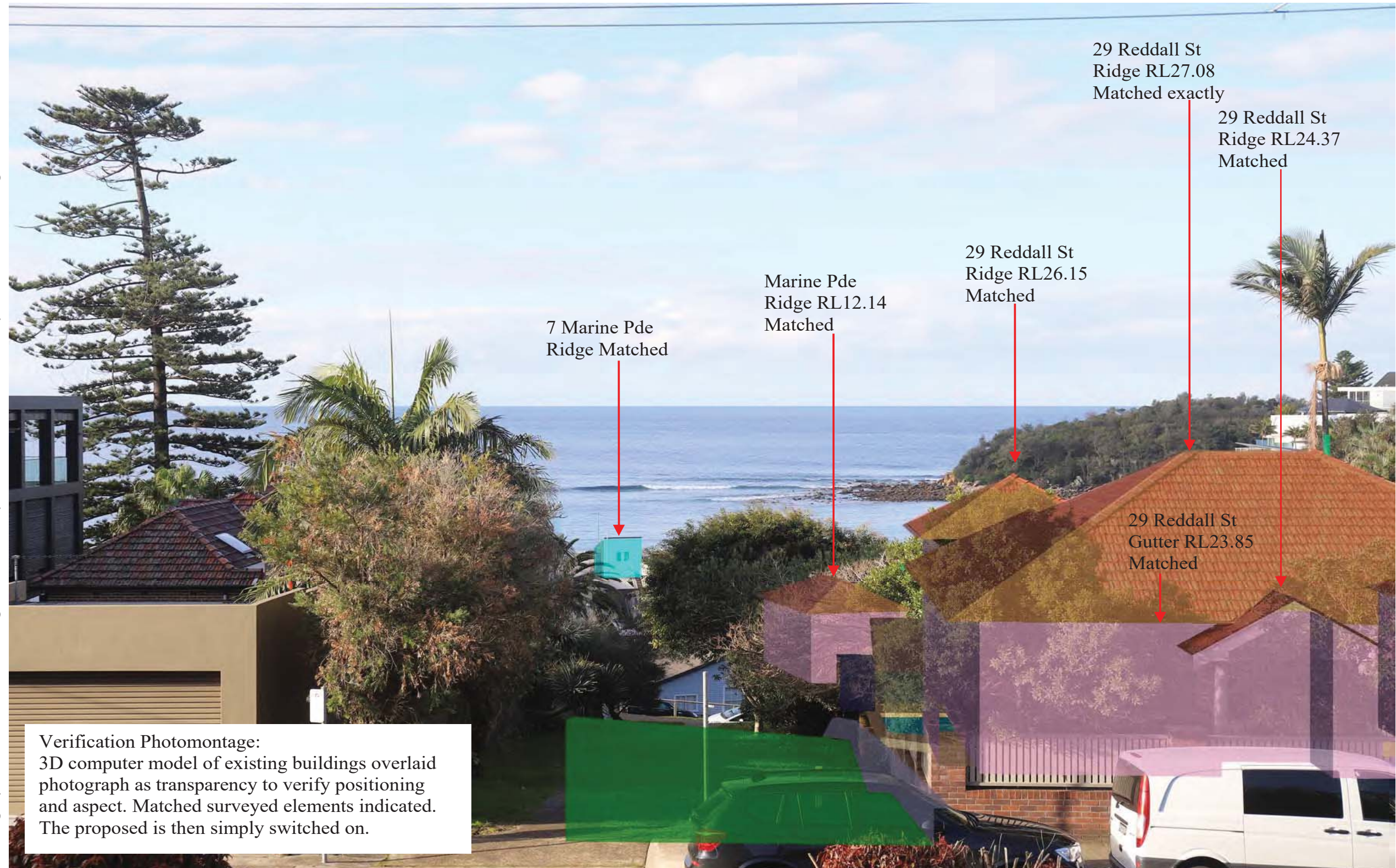
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Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
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View with proposed overlaid as 3D solid block computer model
View from Unit 1/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3133 taken 2 Aug 2019 at 3:36pm with 50mm(35mm equivalent) focal length)



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Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 1/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3142 taken 2 Aug 2019 at 3:36pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
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Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 1/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3155 taken 2 Aug 2019 at 3:42pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 2/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3155 taken 2 Aug 2019 at 3:42pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from Unit 2/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3155 taken 2 Aug 2019 at 3:42pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 2/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3155 taken 2 Aug 2019 at 3:42pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 2/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3155 taken 2 Aug 2019 at 3:42pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 2/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3155 taken 2 Aug 2019 at 3:42pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 2/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3170 taken 2 Aug 2019 at 3:42pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 2/28 Reddall St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3461 taken 7 Aug 2019 at 3:37pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 30 Reddall St upper balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3461 taken 7 Aug 2019 at 3:37pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from 30 Reddall St upper balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3461 taken 7 Aug 2019 at 3:37pm with 50mm(35mm equivalent) focal length)



Vegetation and buildings to be removed shown as 70% transparency

Photograph Ref:3461 taken 7 Aug 2019 at 3:37pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 30 Reddall St upper balcony
29-35 Reddall St & 95 Bower St, Manly

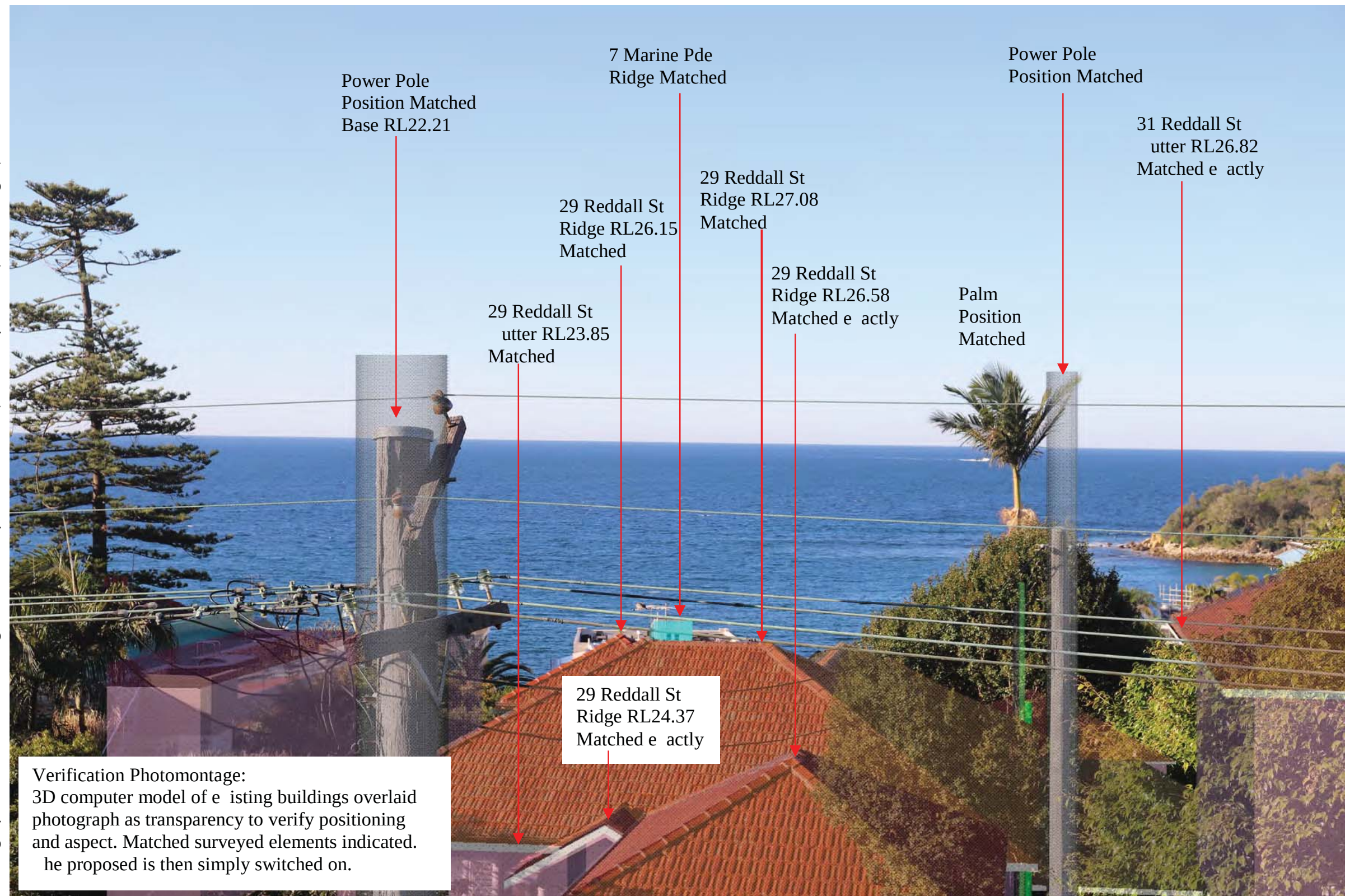
Photograph Ref:3461 taken 7 Aug 2019 at 3:37pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 30 Reddall St upper balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3461 taken 7 Aug 2019 at 3:37pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from 30 Reddall St upper balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3465 taken 7 Aug 2019 at 3:37pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 30 Reddall St upper balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3434 taken 7 Aug 2019 at 3:19pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 30 Reddall St dining area & centre of balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3434 taken 7 Aug 2019 at 3:19pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from 30 Reddall St dining area & centre of balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3434 taken 7 Aug 2019 at 3:19pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 30 Reddall St dining area & centre of balcony
29-35 Reddall St & 95 Bower St, Manly

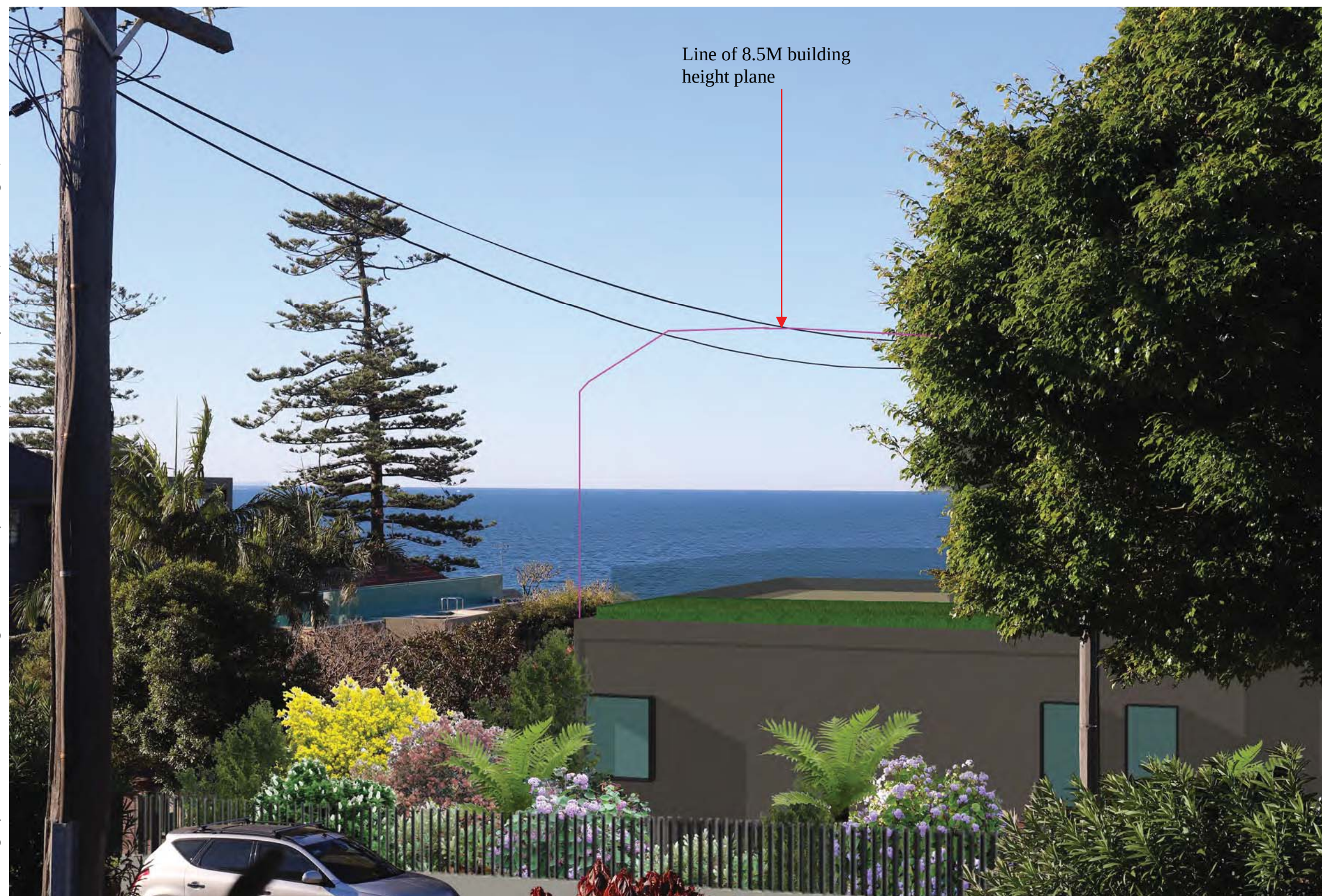
Photograph Ref:3434 taken 7 Aug 2019 at 3:19pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 30 Reddall St dining area & centre of balcony
29-35 Reddall St & 95 Bower St, Manly

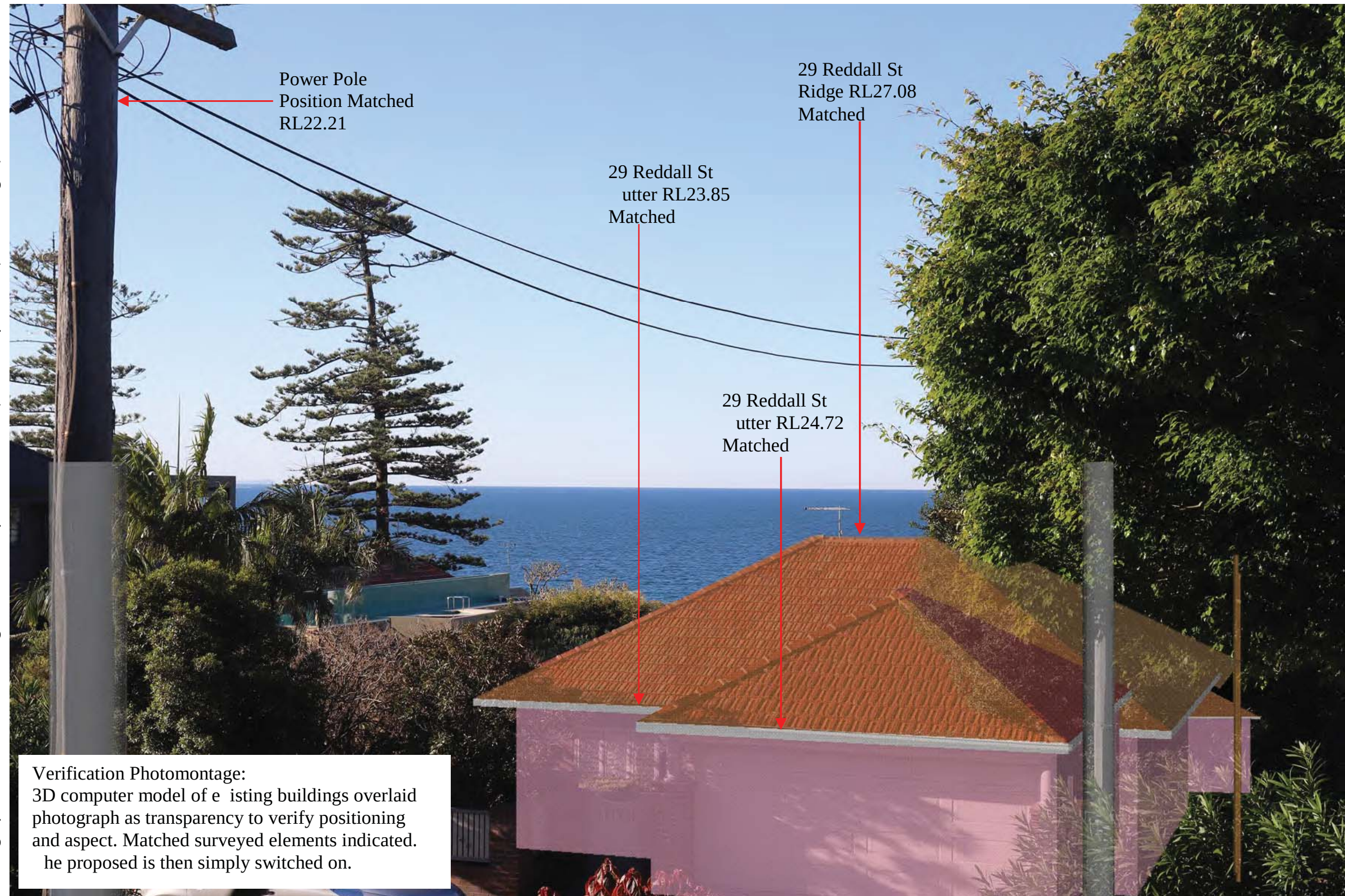
Photograph Ref:3434 taken 7 Aug 2019 at 3:19pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 30 Reddall St dining area & centre of balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3434 taken 7 Aug 2019 at 3:19pm with 50mm(35mm equivalent) focal length)



Verification Photomontage:
3D computer model of existing buildings overlaid
photograph as transparency to verify positioning
and aspect. Matched surveyed elements indicated.
The proposed is then simply switched on.

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from 30 Reddall St dining area & centre of balcony
29-35 Reddall St & 95 Bower St, Manly



Photograph Ref:3021 taken 2 Aug 2019 at 1:25pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 32 Reddall St proposed upper level
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3021 taken 2 Aug 2019 at 1:25pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from 32 Reddall St proposed upper level
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3021 taken 2 Aug 2019 at 1:25pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 32 Reddall St proposed upper level
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3021 taken 2 Aug 2019 at 1:25pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 32 Reddall St proposed upper level
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3021 taken 2 Aug 2019 at 1:25pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 32 Reddall St proposed upper level
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3021 taken 2 Aug 2019 at 1:25pm with 50mm(35mm equivalent) focal length)



Verification Photomontage:
3D computer model of e isting buildings overlaid
photograph as transparency to verify positioning
and aspect. Matched surveyed elements indicated.
he proposed is then simply switched on.

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of e isting overlaid as 50% transparency
View from 32 Reddall St proposed upper level
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3015 taken 2 Aug 2019 at 1:25pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 32 Reddall St proposed upper level
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:2985 taken 2 Aug 2019 at 1:09pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 32 Reddall St ground floor music room
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:2985 taken 2 Aug 2019 at 1:09pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from 32 Reddall St ground floor music room
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:2985 taken 2 Aug 2019 at 1:09pm with 50mm(35mm equivalent) focal length)



View aimed
Vegetation and buildings to
be removed shown as 70%
transparency

View aimed
Vegetation and buildings to
be removed shown as 70%
transparency

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 32 Reddall St ground floor music room
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:2985 taken 2 Aug 2019 at 1:09pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 32 Reddall St ground floor music room
29-35 Reddall St & 95 Bower St, Manly

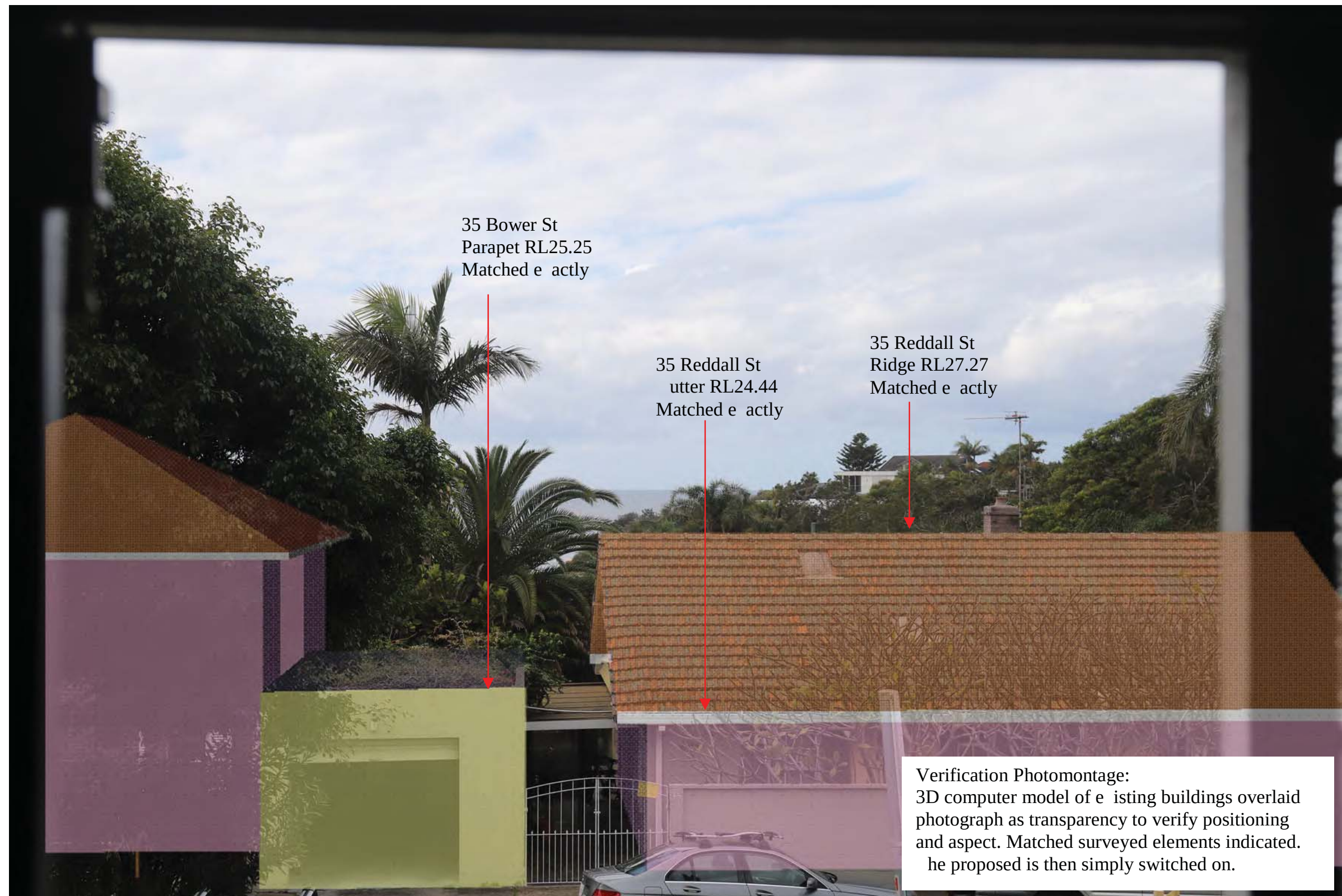
Photograph Ref:2985 taken 2 Aug 2019 at 1:09pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from 32 Reddall St ground floor music room
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:2985 taken 2 Aug 2019 at 1:09pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from 32 Reddall St ground floor music room
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:2976 taken 2 Aug 2019 at 1:09pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from 32 Reddall St ground floor music room
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3308 taken 7 Aug 2019 at 1:33pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 6/7 College St kitchen & dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3308 taken 7 Aug 2019 at 1:33pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from Unit 6/7 College St kitchen & dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3308 taken 7 Aug 2019 at 1:33pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 6/7 College St kitchen & dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3308 taken 7 Aug 2019 at 1:33pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 6/7 College St kitchen & dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3308 taken 7 Aug 2019 at 1:33pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 6/7 College St kitchen & dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3308 taken 7 Aug 2019 at 1:33pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 6/7 College St kitchen & dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3314 taken 7 Aug 2019 at 1:33pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 6/7 College St kitchen & dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3179 taken 7 Aug 2019 at 12:30pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 10/7 College St kitchen/dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3179 taken 7 Aug 2019 at 12:30pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from Unit 10/7 College St kitchen/dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3179 taken 7 Aug 2019 at 12:30pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 10/7 College St kitchen/dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3179 taken 7 Aug 2019 at 12:30pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 10/7 College St kitchen/dining area
29-35 Reddall St & 95 Bower St, Manly

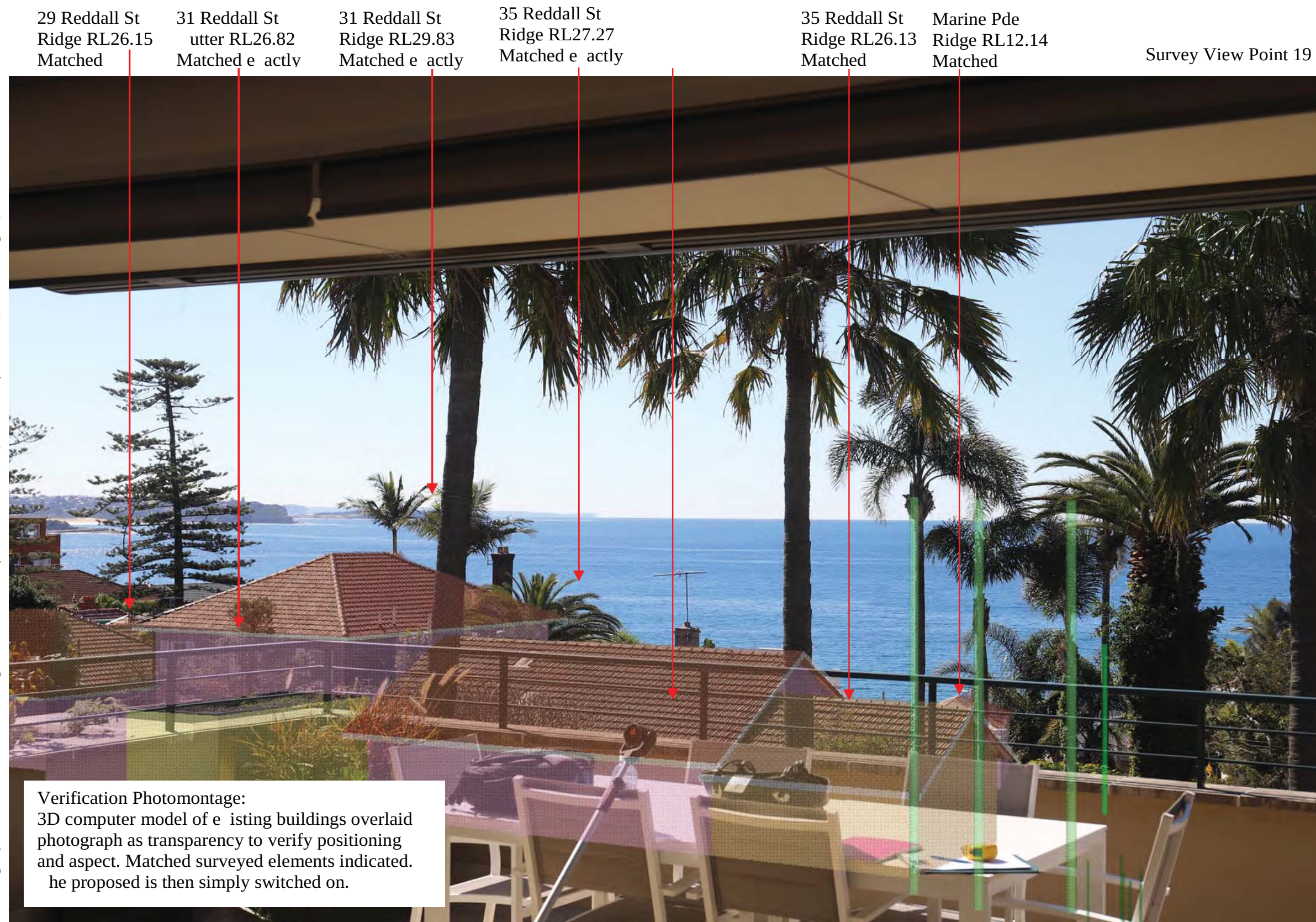
Photograph Ref:3179 taken 7 Aug 2019 at 12:30pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 10/7 College St kitchen/dining area
29-35 Reddall St & 95 Bower St, Manly

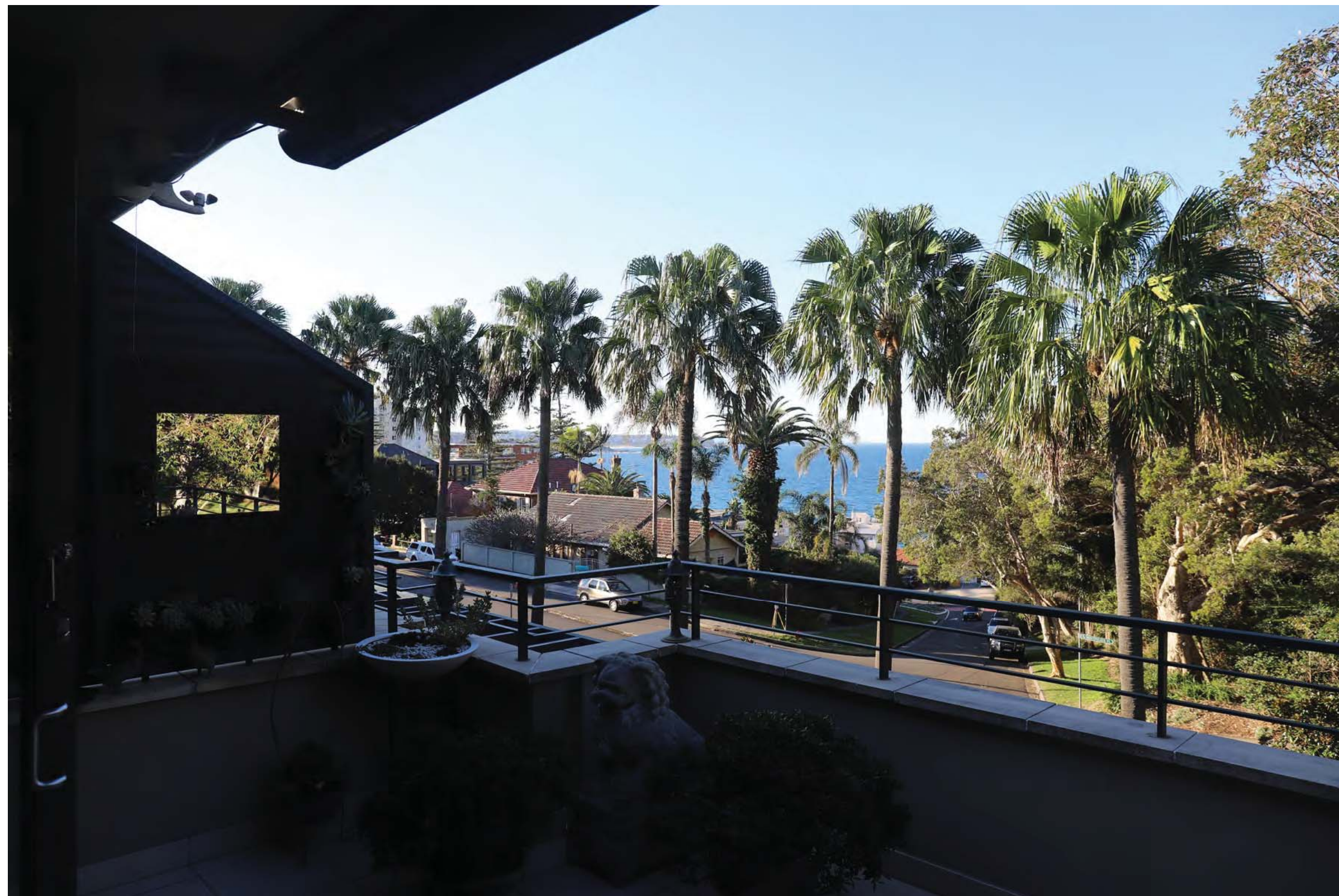
Photograph Ref:3179 taken 7 Aug 2019 at 12:30pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of e isting overlaid as 40% transparency
View from nit 10/7 College St kitchen/dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3496 taken 7 Aug 2019 at 12:30pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 10/7 College St kitchen/dining area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3372 taken 7 Aug 2019 at 2:52pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 2/7 College St entry garden area
29-35 Reddall St & 95 Bower St, Manly

Proposed Building C
Roof RL29.34

Proposed Clear
glass Balustrade

Survey View Point 20

Photograph Ref:3372 taken 7 Aug 2019 at 2:52pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from Unit 2/7 College St entry garden area
29-35 Reddall St & 95 Bower St, Manly

View gained
Vegetation and buildings to be
removed shown as 70% transparency

Survey View Point 20

Photograph Ref:3372 taken 7 Aug 2019 at 2:52pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from unit 2/7 College St entry garden area
29-35 Reddall St & 95 Bower St, Manly

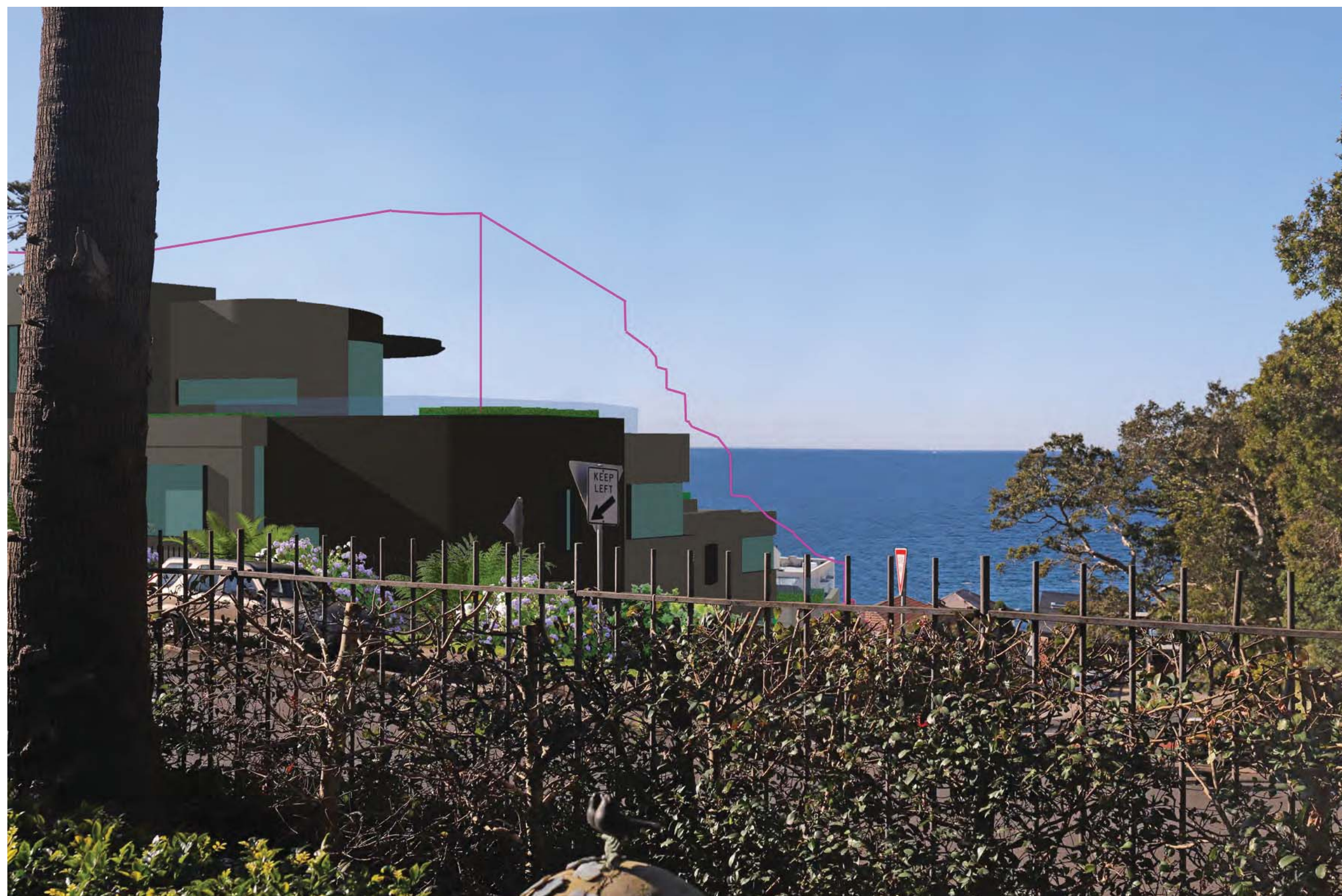
Photograph Ref:3372 taken 7 Aug 2019 at 2:52pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 2/7 College St entry garden area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3372 taken 7 Aug 2019 at 2:52pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

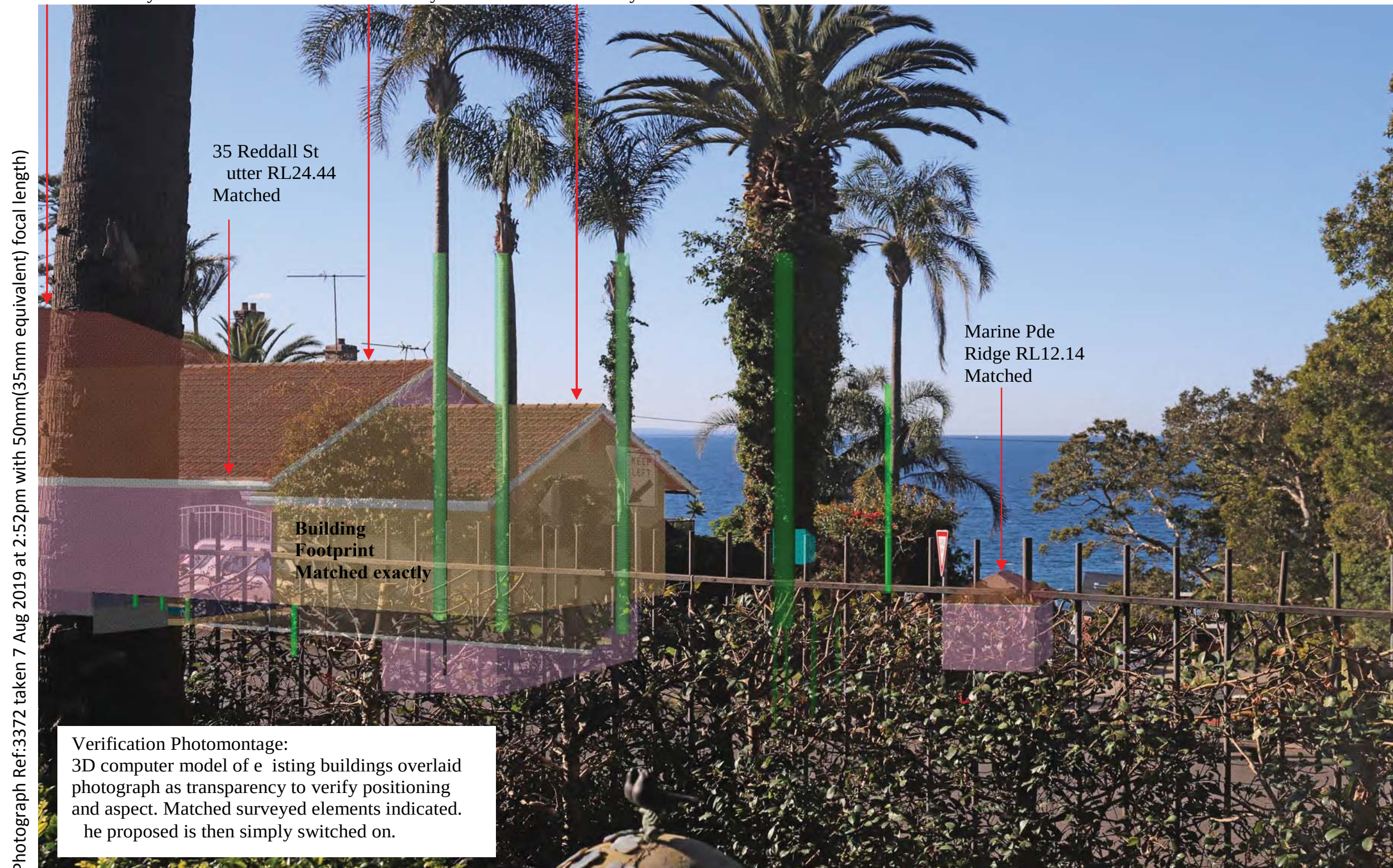
View with proposed overlaid as 3D solid block computer model
View from nit 2/7 College St entry garden area
29-35 Reddall St & 95 Bower St, Manly

31 Reddall St
Ridge RL29.83
Matched exactly

35 Reddall St
Ridge RL27.27
Matched exactly

35 Reddall St
Ridge RL26.13
Matched exactly

Survey View Point 20



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 2/7 College St entry garden area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3370 taken 7 Aug 2019 at 2:52pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 2/7 College St entry garden area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3076 taken 2 Aug 2019 at 2:50pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 9/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Proposed Roof
RL29.34

Proposed Clear
glass Balustrade

Survey View Point 21

Photograph Ref:3076 taken 2 Aug 2019 at 2:50pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from nit 9/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3076 taken 2 Aug 2019 at 2:50pm with 50mm(35mm equivalent) focal length)



View aimed
Vegetation and buildings to
be removed shown as 70%
transparency

View aimed
Vegetation and buildings to be
removed shown as 70% transparency

Survey View Point 21

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 9/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3076 taken 2 Aug 2019 at 2:50pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 9/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly



on Photomontage:
uter model of existing buildings overlaid
h as transparency to verify positioning
t. Matched surveyed elements indicated.
head is than simply switched on

Photograph Ref:3082 taken 2 Aug 2019 at 2:50pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of e isting view
View from nit 9/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3329 taken 7 Aug 2019 at 1:46pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 5/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3329 taken 7 Aug 2019 at 1:46pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from nit 5/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3329 taken 7 Aug 2019 at 1:46pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 5/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3329 taken 7 Aug 2019 at 1:46pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 5/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3329 taken 7 Aug 2019 at 1:46pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 5/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

31 Reddall St
Ridge RL29.83
Matched exactly

35 Reddall St
Ridge RL26.13
Matched

Survey View Point 22

31 Reddall St
utter RL26.82
Matched exactly

35 Reddall St
utter RL24.44
Matched exactly

35 Reddall St
Ridge RL27.27
Matched exactly

Palms
Positions
Matched

7 Marine Pde
Ridge Matched

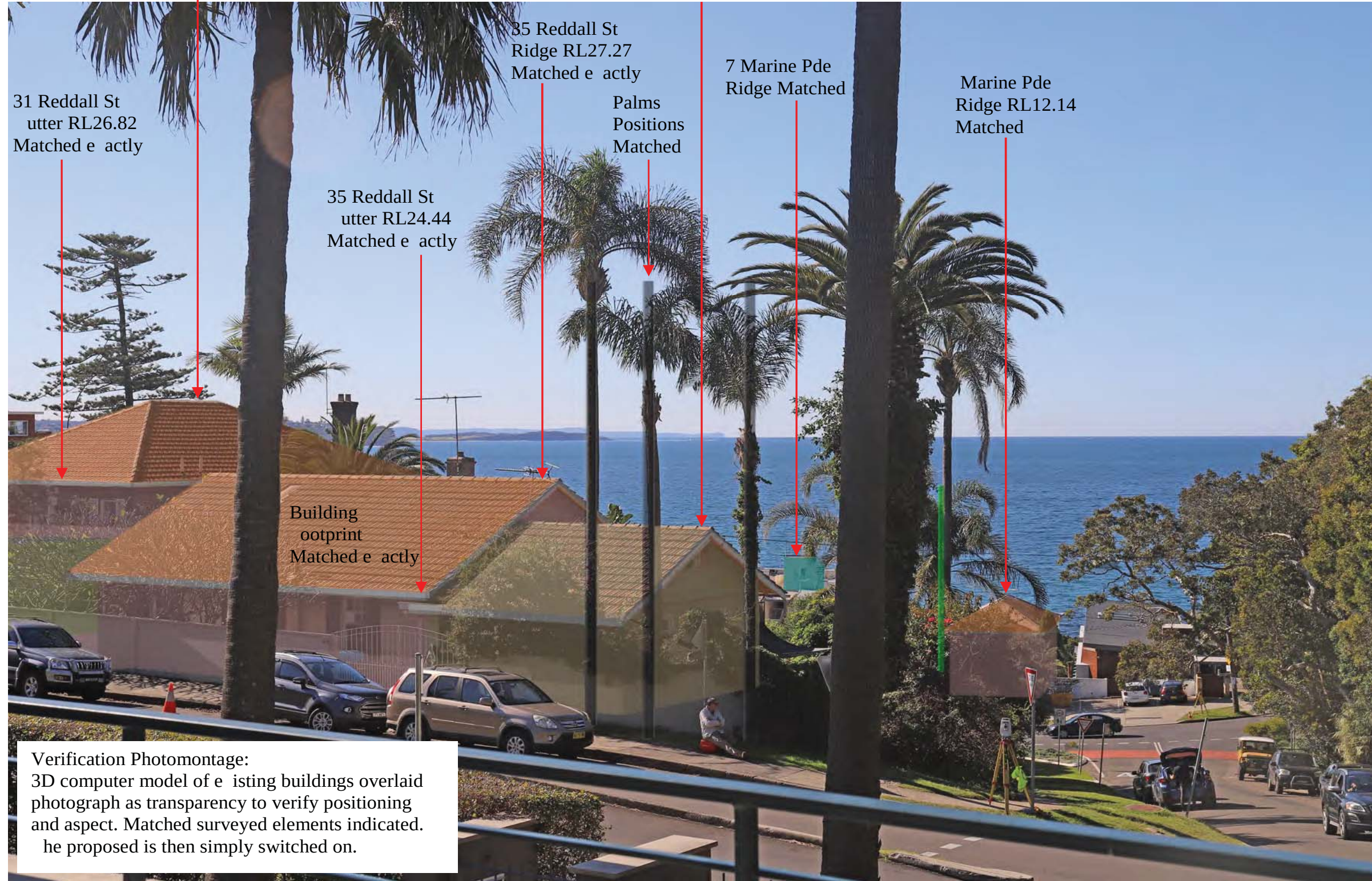
Marine Pde
Ridge RL12.14
Matched

Building
footprint
Matched exactly

Verification Photomontage:
3D computer model of existing buildings overlaid
photograph as transparency to verify positioning
and aspect. Matched surveyed elements indicated.
The proposed is then simply switched on.

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 5/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly



Photograph Ref:3328 taken 7 Aug 2019 at 1:46pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 5/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3216 taken 7 Aug 2019 at 12:51pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 8/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3216 taken 7 Aug 2019 at 12:51pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from nit 8/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3076 taken 2 Aug 2019 at 2:50pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 8/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3076 taken 2 Aug 2019 at 2:50pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 8/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

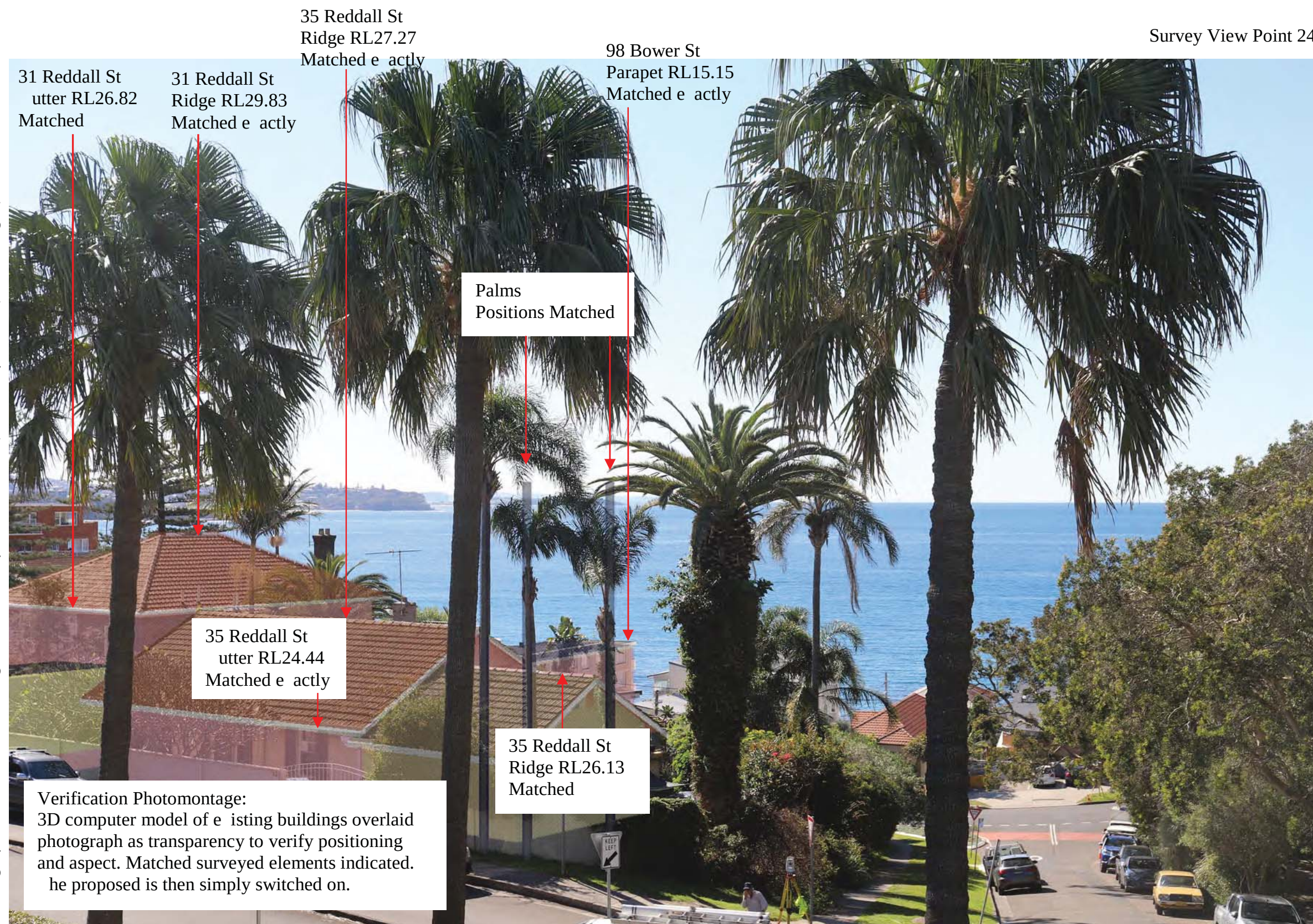
Photograph Ref:3076 taken 2 Aug 2019 at 2:50pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 8/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3216 taken 7 Aug 2019 at 12:51pm with 50mm(35mm equivalent) focal length)



Survey View Point 24

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of e isting overlaid as 50% transparency
View from nit 8/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3217 taken 7 Aug 2019 at 12:51pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 8/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

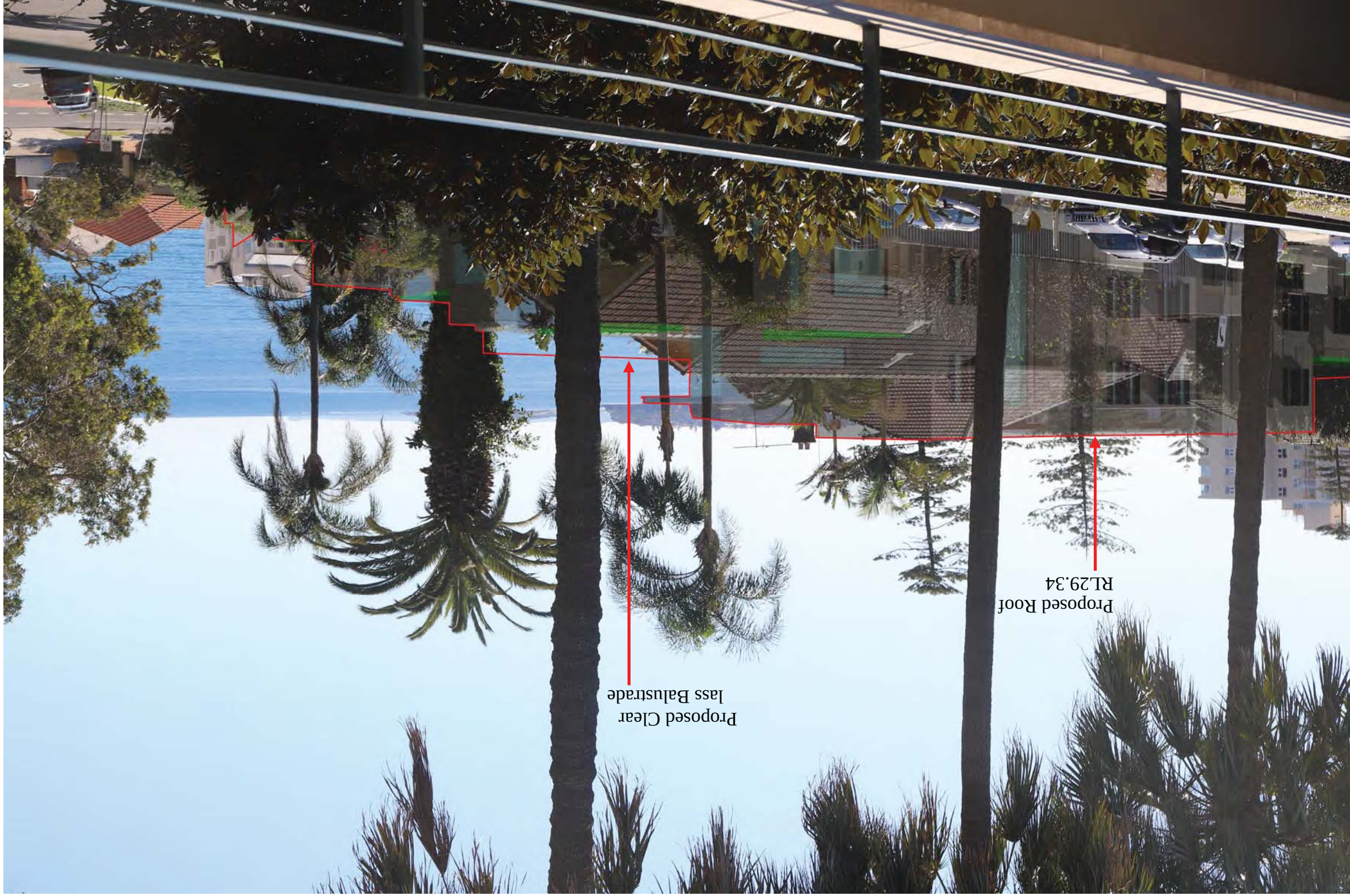
Photograph Ref:3245 taken 7 Aug 2019 at 1:07pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 4/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3245 taken 7 Aug 2019 at 1:07pm with 50mm(35mm equivalent) focal length)



View Point 26

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019
View with 3D computer model of proposed overlaid as 50% transparency
View from nit 4/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3245 taken 7 Aug 2019 at 1:07pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from Unit 4/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3245 taken 7 Aug 2019 at 1:07pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

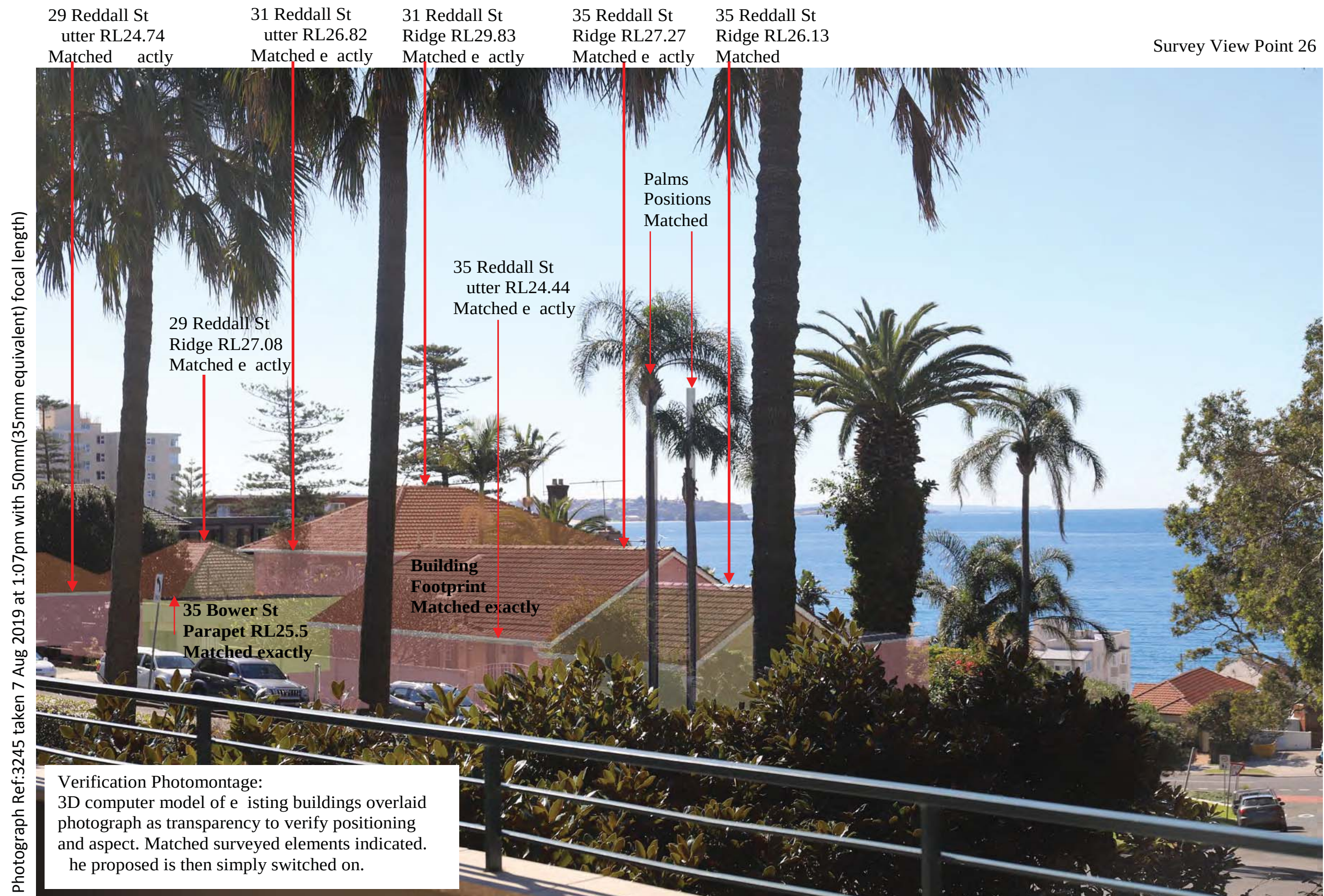
View with proposed overlaid as 3D solid block computer model
View from nit 4/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3245 taken 7 Aug 2019 at 1:07pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 4/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 4/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3246 taken 7 Aug 2019 at 1:07pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 4/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

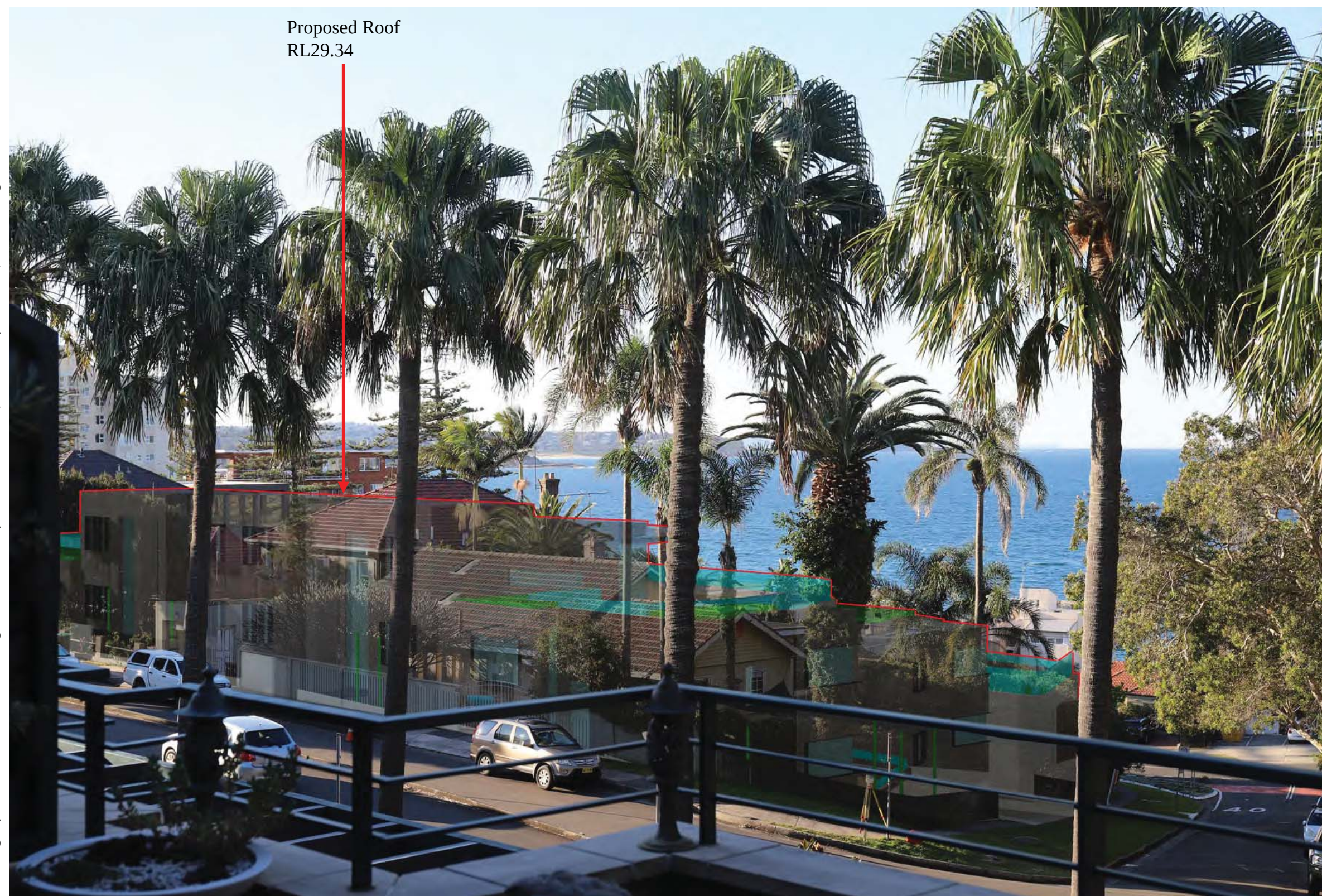
Photograph Ref:3493 taken 7 Aug 2019 at 3:54pm with 50mm(35mm equivalent) focal length



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 7/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3493 taken 7 Aug 2019 at 3:54pm with 50mm(35mm equivalent) focal length



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from nit 7/7 College St main e ternal living balcony
29-35 Reddall St & 95 Bower St, Manly

tent of view gained

Survey View Point 27

View gained
Vegetation and buildings to
be removed shown as 70%
transparency

Photograph Ref:3493 taken 8 July 2019 at 3:549m with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

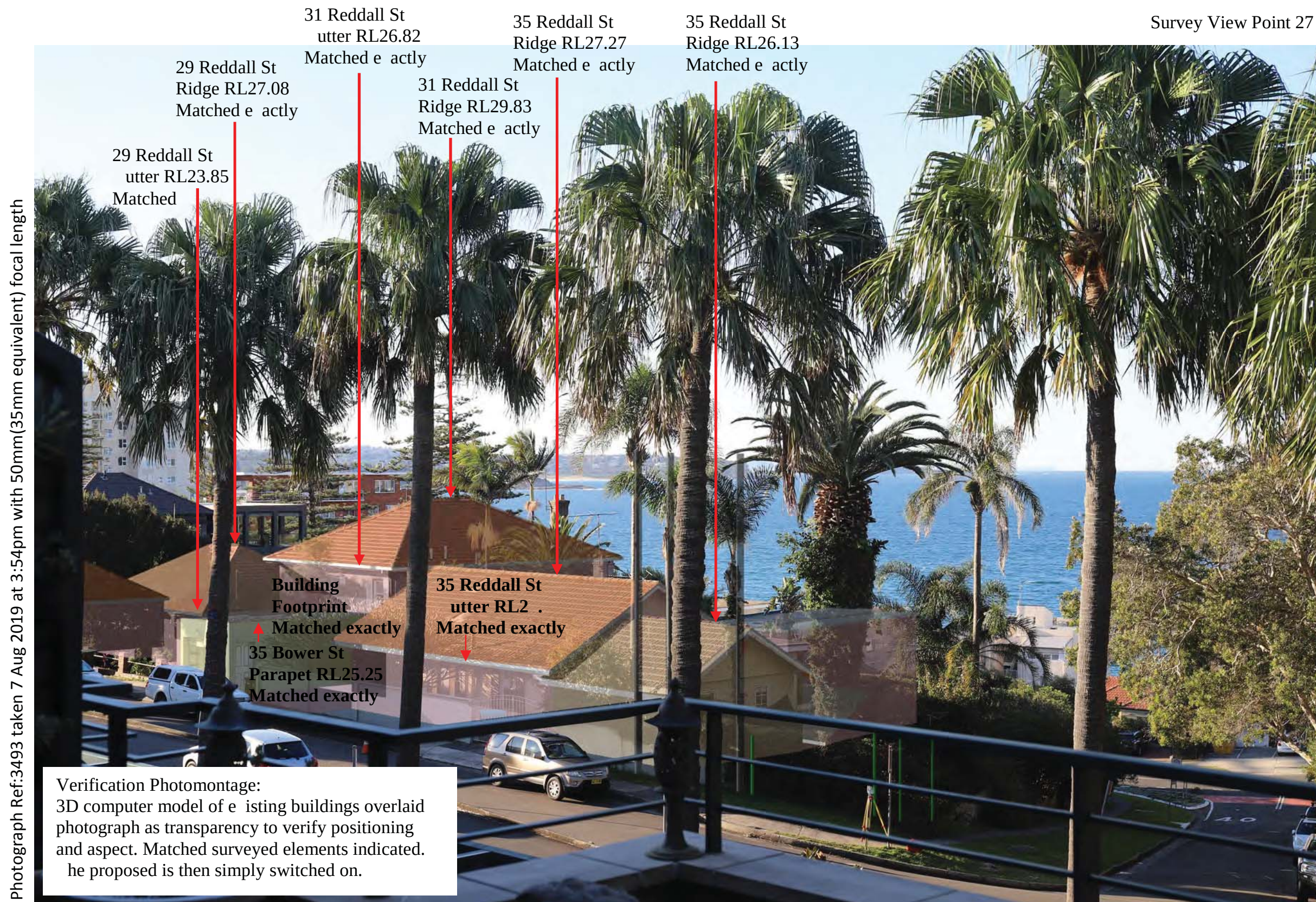
View with proposed overlaid as 3D solid block computer model
View from Unit 7/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3493 taken 8 July 2019 at 3:549m with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 7/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly



Verification Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph with 3D computer model of existing overlaid as 50% transparency
View from Unit 7/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3496 taken 7 Aug 2019 at 3:54pm with 24mm(35mm equivalent) focal length



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 7/7 College St main external living balcony
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3123 taken 2 Aug 2019 at 3:23pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 1/7 College St entry courtyard area
29-35 Reddall St & 95 Bower St, Manly

Proposed Building C
Roof RL29.34

Survey View Point 28

Proposed Clear
lass Balustrade

Photograph Ref:3123 taken 2 Aug 2019 at 3:23pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with 3D computer model of proposed overlaid as 50% transparency
View from Unit 1/7 College St entry courtyard area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3123 taken 2 Aug 2019 at 3:23pm with 50mm(35mm equivalent) focal length)



Vegetation and buildings to be removed shown as 70% transparency

Survey View Point 28

Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 1/7 College St entry courtyard area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3123 taken 2 Aug 2019 at 3:23pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 1/7 College St entry courtyard area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3123 taken 2 Aug 2019 at 3:23pm with 50mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

View with proposed overlaid as 3D solid block computer model
View from nit 1/7 College St entry courtyard area
29-35 Reddall St & 95 Bower St, Manly

Photograph Ref:3124 taken 2 Aug 2019 at 3:23pm with 24mm(35mm equivalent) focal length)



Photomontage by Pam Walls
Based on C.M.S.Surveyors CAD Survey Ref:18725-09/08/201
Squillance DA Drawing Ref:CAS1509A-14/06/2019

Photograph of existing view
View from Unit 1/7 College St entry courtyard area
29-35 Reddall St & 95 Bower St, Manly