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DESIGN GROUP

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

Proposed Shop Top Housing Development, 35 to 43, Belgrave Street, Manly 2095

VISUAL IMPACT ASSESSMENT

December 4, 2023

Scope and Purpose of Report:

This Visual Impact Report has been prepared by Urbaine Design Group in support of a development application proposing the demolition of the existing structures and the construction of a shop top housing development at 35-43 Belgrave Street, Manly. The application proposes 423m² of commercial floor space at the ground floor, 25 residential apartments throughout the upper four floors, and two levels of basement car parking for 45 cars. The application also includes basement storage, separate residential and commercial waste rooms, associated infrastructure and landscaping.

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

The Proposed Development:

The subject property comprises five separate allotments, as follows:
• SP14133, known as 35-39 Belgrave Street, Manly
• Lot 1 in DP 100633, known as 40 Belgrave Street, Manly
• Lot 1 in DP 104766, known as 41 Belgrave Street, Manly
• Lot 1 in DP 34395, known as 42 Belgrave Street, Manly
• Lot 1 in DP719821, known as 43 Belgrave Street, Manly

See Figures 1 and 2 for site location and the relative position of the requested viewpoints from No.26, Whistler St. These are the apartments from which a visual impact assessment has been undertaken.

Assessment Methodology:

Initially, a point cloud survey of the site and surrounding buildings was created and aligned to survey positions for accurate 3d data of all existing buildings on the subject site and its surroundings. This was aligned to a precise measurement, and accurate geo-located Lidar model of the area.

A detailed modeling matching the building envelope of the latest Marchese Partners design and its associated interaction with the surrounding site (see Figure 4 for ground floor plan) was matched to the scene to known surveyed positions and the existing building.

Photos were taken with a drone from positions close to the building and from these photos, virtual cameras were placed and aligned into the 3D model with the same mathematical known lenses and sensor sizes and characteristics to match various selected viewpoints, in both height, position and roll, pitch and yaw using a process of triangulation. The precision is verified by a high quality match to the physically accurate point cloud and surveyed positions of the existing building.

From these cameras, rendered views have been generated and photomontaged into the existing photos.
The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. The images within the report are of a standard lens format, as are the views contained within Appendix A.
The Visual Impact Assessment includes detailed evaluation of views from several neighbouring properties at various levels, as described further below.

Visual Impact Assessment:

There are no set guidelines within Australia regarding the actual methodology for visual impact assessment, although there are a number of requirements defined by the Land and Environment Court (LEC) relating to the preparation of photomontages upon which an assessment can be based (Appendix C).
Where a proposal is likely to adversely affect views from either private or public land, Council will give consideration to the Land and Environment Court's Planning Principle for view sharing established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140. This Planning Principle establishes a four-step assessment process:

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

In order to assess the visual impact of the Design Proposal, it is necessary to identify a suitable scope of publicly, or privately accessible locations that may be impacted by it, evaluate the visual sensitivity of the Design Proposal to each location and determine the overall visual impact of the Design Proposal. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the subject site are used to assess the visual impact of the Design Proposal. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.
Views of high visual quality are those featuring a variety of natural environments / landmark features, long range, distant views and with no, or minimal, disturbance as a result of human development or activity. Views of low visual quality are those featuring highly developed environments and short range, close distance views, with little or no natural features.

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

In order to allow a quantitative assessment of the visual impact, photos were selected that represented relevant viewing locations from the specific locations likely to be affected. Within these areas, photographs were taken from the property boundaries or where possible, equating to standing height views within the relevant buildings. A drone with 35mm sensor equivalent of 24mm was used to take all viewpoint photos, at an approximate eye level of 1600mm.
The photos include location descriptions, to be read in conjunction with the larger format panorama images contained in Appendix A.

To assess the visual impact, there are 2 relevant aspects - view loss of actual substance (landscape, middle and distance view elements etc.) and also direct sky view loss. To a large extent, the value associated with a view is subjective, although a range of relative values can be assigned to assist with comparing views. Figure 3 is a scale of values from 0 to 15, used to allow a numeric value to be given to a particular view, for the purposes of comparison. On the same table are a series of values, from zero to 15, that reflect the amount of visual impact.

The second means of assessment relates to assigning a qualitative value to the existing view, based on criteria of visual quality defined in the table – also in Figure 3

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

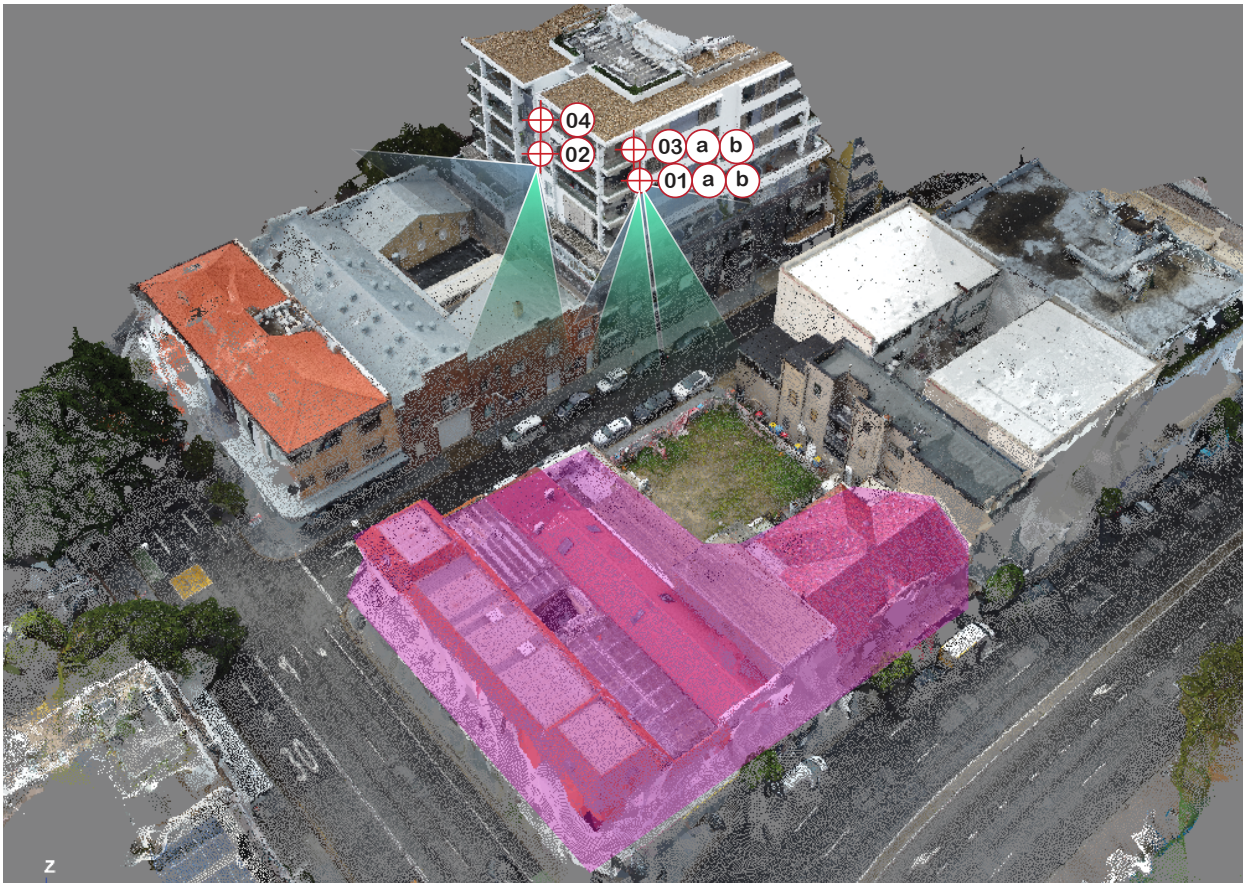

Figure 1: Aerial view of point cloud 3d scan indicating viewpoint locations, available view (blue) and camera direction in green from No.26 Whistler Street. Site shown in magenta

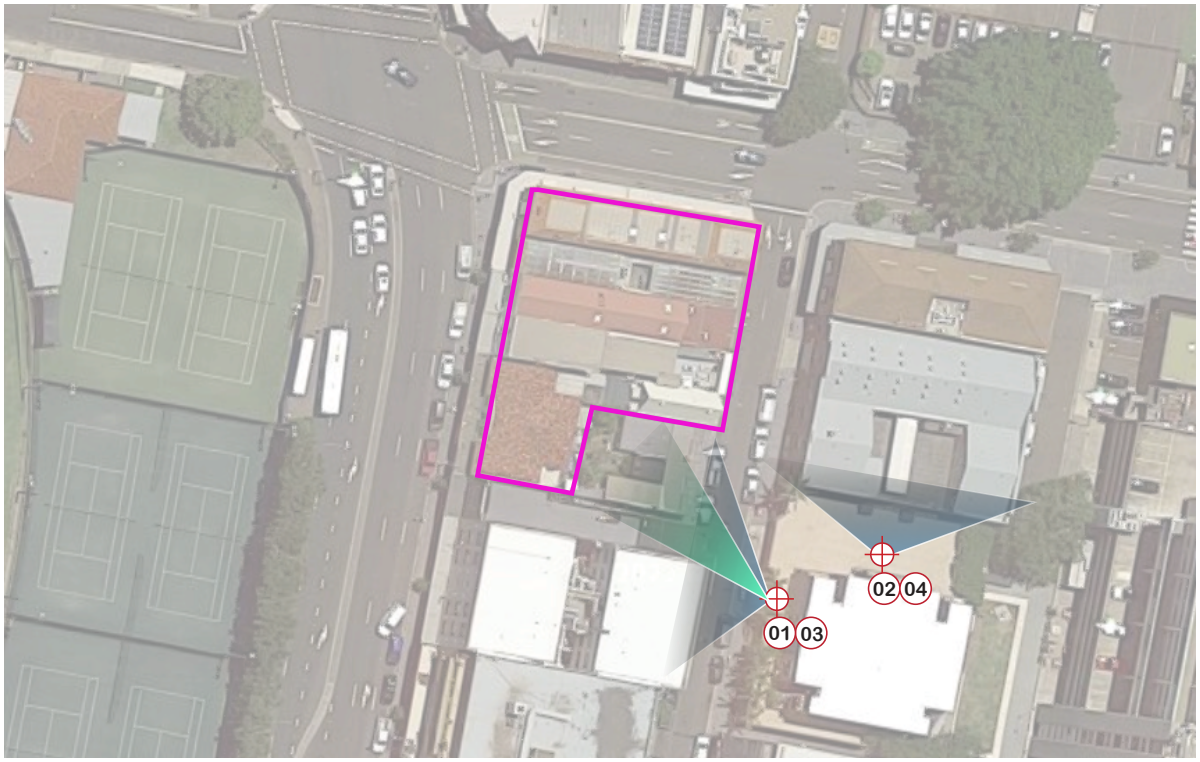

Figure 2: Aerial view - Sixmaps, indicating viewpoint locations from No 26 Whistler. Available viewpoint field of view (blue) and camera direction in green and field of view in green.

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PROJECT:

ISSUE: December 4, 2023

DWG NO: 4

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

Figure 3: View value and view loss assessment table with Tenacity Value

Figure 4: Floor plans of Apartment Nos.601 and 701, with key available viewpoints from apartments shown in green overlay.

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ISSUE: December 4, 2023

DWG NO: 5

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VIEWPOINT 01 A - UNIT 601, No.26, Whistler Street.

Site images

P08 DJI_0065 A.JPG

Photomontage of proposal with amended roof option

P08 DJI_0065 C.JPG

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ISSUE: December 4, 2023

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Visual impact of amended roof option in cyan with red outline, lodged DA in yellow outline

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Panorama with nested image in white frame for additional context closer to natural field of view

CLIENT:

PROJECT:

ISSUE: December 4, 2023

DWG NO: 7

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Viewpoint No. 01 A - Unit 601: Assessment

Visual impact – Amount of new development visible in view - 39%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%
Existing Visual Quality Scale no: 7 /15 Visual Impact Assessment Scale no: 6 /15

This is a drone equivalent, static, private viewpoint from residential apartment - unit 601, Level 6 at No.26, Whistler Street. The view direction is to the northwest and includes the existing roofs of residential and commercial properties along Whistler Street. The intersection of Belgrave and Raglan Streets is clearly seen and from here, to the north, the shops and residences along Pittwater road, with North Manly and Queenscliff in the middle and far distance. The value of the existing view would be assessed as Medium.

The view loss, as a result of the new proposal, is assessed as Minor-to-Moderate, being limited to middle-distance rooftops and the road intersection. No distant, or horizon views are impacted from this location. Distant harbour views, to the southwest, are retained and unaffected by the proposed development.

View loss from this location is experienced, partially across a side boundary. diminishing the value in terms of its eligibility for retention as the view becomes more northerly facing.

Tenacity v Warringah Assessment Summary:
Value of view: Medium.
View location: Secondary living space - dining
Extent of impact: Minor-to-Moderate.
Reasonableness of proposal: This is a largely compliant development that integrates well into the scale of its surroundings and within the overall future development character of the subject site. This amount of view loss is acceptable and the proposal can be considered reasonable.

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ISSUE: December 4, 2023

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VIEWPOINT 01 B - UNIT 601, No.26, Whistler Street.

Site images

P08A DJI_0067 A.JPG

Photomontage of proposal with amended roof option

P08A DJI_0067 C.JPG

CLIENT:

PROJECT:

ISSUE: December 4, 2023

DWG NO: 9

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Visual impact of amended roof option in cyan with red outline, lodged DA in yellow outline

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Panorama with nested image in white frame for additional context closer to natural field of view

CLIENT:

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ISSUE: December 4, 2023

DWG NO: 10

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Viewpoint 01B - Unit 601: Assessment

Visual impact – Amount of new development visible in view - 49%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%
Existing Visual Quality Scale no: 10 /15 Visual Impact Assessment Scale no: 8 /15

This is a drone equivalent, static, private viewpoint from residential apartment - unit 601, Level 6 at No.26, Whistler Street. The view direction is to the west and includes the existing roofs of the residential and business buildings along Belgrave Street, looking across Manly Oval to Ivanhoe Park, up to Fairlight, on the ridgeline and north to the shops and residences along Pittwater road and Raglan Street to the west.

The tennis courts, across Pittwater Road and approximately 50% of the oval grass is impacted, in addition to the intersection of Belgrave and Raglan Streets, while the residential hill and ridgeline to the west remain uninterrupted.

It should be noted that any DCP-compliant development, maximising the permitted envelope, would obscure the tennis courts and the Manly Oval.

The view loss, as a result of the new proposal, is assessed as moderate, being confined to elements of the middle ground view. The proposed development does not impact on any iconic or high value elements, such as the harbour to the southwest, and does not break the distant ridgeline to the west.

Tenacity v Warringah Assessment Summary:
Value of view: Medium-High.
View location: Primary living space - Lounge /Dining/ Deck
Extent of impact: Moderate.
Reasonableness of proposal: This is a largely compliant development that integrates well into the scale of its surroundings and within the overall future development character of the subject site. This amount of view loss is acceptable and the proposal can be considered reasonable.

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ISSUE: December 4, 2023

DWG NO: 11

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VIEWPOINT 02 - UNIT 601, No.26, Whistler Street.

Panorama with nested image in white frame for additional context closer to natural field of view

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Viewpoint 02 - Unit 601: Assessment

Visual impact – Amount of new development visible in view - 72%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%
Existing Visual Quality Scale no: 11 /15 Visual Impact Assessment Scale no: 7 /15

This is a drone equivalent, static, private viewpoint from residential apartment - unit 601, at No.26, Whistler Street. The view direction is to the north and stretches over 180 degree and includes the existing roofs of the residential and business buildings along Belgrave Street, looking across a small portion of Manly Oval to Ivanhoe Park, up to Fairlight, on the ridgeline and north to the shops and residences along Pittwater Road, then to the east and the high rise apartment buildings along North Steyne, with corridor views to the Norfolk pines and iconic Manly beach. The value of the existing view would be assessed as Medium to High.

The oval is impacted, in addition to the intersection of Belgrave and Raglan Streets, although Fairlight and the distant ridgeline, to the north and west, are uninterrupted The viewline straight out across Manly, towards Queenscliff in the distance, is unobstructed, while views of the ocean and iconic Manly Beach, would not be affected.

The view loss from this location would be assessed as Minor-to-Moderate, being observed across the property's side boundary.

Tenacity v Warringah Assessment Summary:
Value of view: High.
View location: Primary living space - Lounge /Dining/ Deck
Extent of impact: Minor-to-Moderate
Reasonableness of proposal: This is a largely compliant development that integrates well into the scale of its surroundings and within the overall future development character of the subject site. This amount of view loss is acceptable and the proposal can be considered reasonable.

CLIENT:

PROJECT:

ISSUE: December 4, 2023

DWG NO: 12

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VIEWPOINT 03 A - UNIT 701, No.26, Whistler Street.

Site images

P02 DJI_0027 A.JPG

Photomontage of proposal with amended roof option

P02 DJI_0027 C.JPG

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PROJECT:

ISSUE: December 4, 2023

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Visual impact of amended roof option in cyan with red outline, lodged DA in yellow outline

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Panorama with nested image in white frame for additional context closer to natural field of view

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ISSUE: December 4, 2023

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Viewpoint No. 03 A - Unit 701: Assessment

Visual impact – Amount of new development visible in view - 37%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%
Existing Visual Quality Scale no: 8 /15 Visual Impact Assessment Scale no: 5 /15

This is a drone equivalent, static, private viewpoint from residential apartment - unit 701, Level 7 at No.26, Whistler Street. The view direction is to the northwest and includes the existing roofs of residential and commercial properties along Whistler Street. The intersection of Belgrave and Raglan Streets is clearly seen and from here, to the north, the shops and residences along Pittwater road, with North Manly and Queenscliff in the middle and far distance. The value of the existing view would be assessed as Medium to High

The view loss, as a result of the new proposal, is assessed as Minor-to-Moderate, being limited to middle-distance rooftops and the road intersection. No distant, or horizon views are impacted from this location.

View loss from this location is experienced, partially across a side boundary. diminishing the value in terms of its eligibility for retention as the view becomes more northerly facing.

Tenacity v Warringah Assessment Summary:
Value of view: Medium.
View location: Secondary living space - dining
Extent of impact: Minor-to-Moderate.
Reasonableness of proposal: This is a largely compliant development that integrates well into the scale of its surroundings and within the overall future development character of the subject site. This amount of view loss is acceptable and the proposal can be considered reasonable.

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ISSUE: December 4, 2023

DWG NO: 15

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VIEWPOINT 03B - UNIT 701, No.26, Whistler Street.

Site images

P02A DJI_0029 A.JPG

Photomontage of proposal with amended roof option

P02A DJI_0029 C.JPG

CLIENT:

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ISSUE: December 4, 2023

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Visual impact of amended roof option in cyan with red outline, lodged DA in yellow outline

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Panorama with nested image in white frame for additional context closer to natural field of view

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PROJECT:

ISSUE: December 4, 2023

DWG NO: 17

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Viewpoint 03B - Unit 701: Assessment

Visual impact – Amount of new development visible in view - 33%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%
Existing Visual Quality Scale no: 10 /15 Visual Impact Assessment Scale no: 7 /15

This is a drone equivalent, static, private viewpoint from residential apartment - unit 701, Level 6 at No.26, Whistler Street. The view direction is to the west and includes the existing roofs of the residential and business buildings along Belgrave Street, looking across Manly Oval to Ivanhoe Park, up to Fairlight, on the ridgeline and north to the shops and residences along Pittwater road and Raglan Street to the west.

The tennis courts, across Pittwater Road are impacted, although almost the entirety of the oval remains visible. The intersection of Belgrave and Raglan Streets is also impacted, while the residential hill and ridgeline to the west remain uninterrupted.

The view loss, as a result of the new proposal, is assessed as Minor-to-Moderate, being confined to portions of the middle ground view. The proposed development does not impact on any iconic or high value elements and does not break the distant ridgeline to the west.

Tenacity v Warringah Assessment Summary:
Value of view: Medium.
View location: Primary living space - Lounge /Dining/ Deck
Extent of impact: Minor-to-Moderate.
Reasonableness of proposal: This is a largely compliant development that integrates well into the scale of its surroundings and within the overall future development character of the subject site. This amount of view loss is acceptable and the proposal can be considered reasonable.

CLIENT:

PROJECT:

ISSUE: December 4, 2023

DWG NO: 18

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VIEWPOINT 04 - UNIT 701, No.26, Whistler Street.

Panorama with nested image in white frame for additional context closer to natural field of view

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Viewpoint 04 - Unit 701: Assessment

Visual impact – Amount of new development visible in view - 68%
Visual impact ratio - view loss (including buildings) : sky view loss: 100% : 0%
Existing Visual Quality Scale no: 11 /15 Visual Impact Assessment Scale no:6 /15

This is a drone equivalent, static, private viewpoint from residential apartment - unit 701, at No.26, Whistler Street. The view direction is to the north and stretches over 180 degree and includes the existing roofs of the residential and business buildings along Belgrave Street, looking across a small portion of Manly Oval to Ivanhoe Park, up to Fairlight, on the ridgeline and north to the shops and residences along Pittwater road, then to the east and the high rise apartment buildings along North Steyne, with corridor views to the Norfolk pines and iconic Manly beach. The value of the existing view would be assessed as Medium to High

The small portion of the oval is impacted, in addition to the intersection of Belgrave and Raglan Streets, though Fairlight and the distant ridgeline, to the north and west, are uninterrupted The viewline straight out across Manly, towards Queenscliff in the distance, is unobstructed, while views of the ocean and iconic Manly Beach, would not be affected.

The view loss from this location would be assessed as Minor-to-Moderate, being observed across the property's side boundary.

Tenacity v Warringah Assessment Summary:
Value of view: Medium-to-High.
View location: Primary living space - Lounge /Dining/ Deck
Extent of impact: Minor-to-Moderate
Reasonableness of proposal: This is a largely compliant development that integrates well into the scale of its surroundings and within the overall future development character of the subject site. This amount of view loss is acceptable and the proposal can be considered reasonable.

CLIENT:

PROJECT:

ISSUE: December 4, 2023

DWG NO: 19

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SUMMARY ASSESSMENT.

This Visual Impact Assessment from Urbaine Design Group seeks to provide an objective approach to the likely visual impact and potential view loss from neighbours at No.26 Whistler Street, unit 601 and 701, in close proximity to the site of a new proposed development at Nos.35-43 Belgrave Street, Manly.

Existing views, from the upper floors of neighbouring residential apartment buildings, are extensive, incorporating glimpses of the harbour to the southwest and to Manly Beach, in a northeasterly direction. Beyond this, to the north, Queenscliff and North Manly are clearly visible, whilst the view to the west incorporates the Manly Oval, Ivanhoe Park and Fairlight in the distance, completing the ridgeline.

The apparent height and bulk of the proposed development is compatible with that of recent surrounding developments, and consistent with the desired future character of the locality. It creates a completion to the northern end of Manly town centre, at a corner junction that would be considered a ‘gateway’ to Manly.

Whilst inconsistent with the maximum height prescribed by the DCP, the height of the development is generally consistent with other recent development approved along Belgrave Street and Whistler Street, including that on the adjoining site at No.21 Whistler Street. In this context, the scale of the building is considered appropriate.

The visual impacts of the proposed development are considered to be compatible with the existing visual context and satisfy the intents and objectives of the Manly Local Environmental Plan 2013.

John Aspinall, DIRECTOR.

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PROJECT:

ISSUE: December 4, 2023

DWG NO: 20