

40–48 Redan Street Mosman

RtS Response – View Sharing

Prepared For

Mosman Land No 1 Pty Ltd

July 2026

Final

Acknowledgement of Country

We acknowledge the Traditional Owners of the lands we operate on. We acknowledge their continuing connection to Country through culture and community and we pay our respects to Elders past and present.

Urbis staff responsible for this report

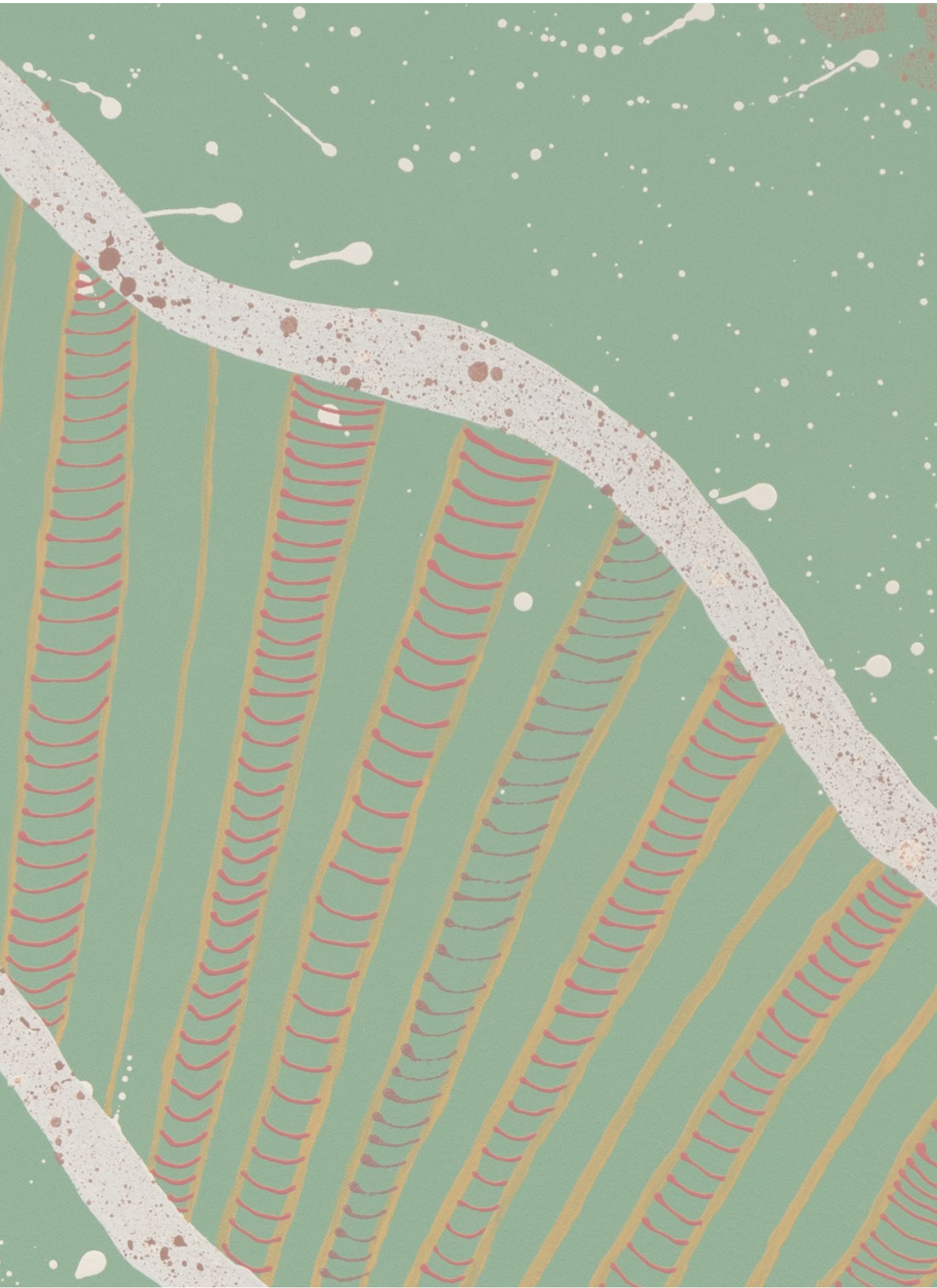
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Executive summary

A suburban street scene. In the foreground, a blue Nissan Qashqai is parked on the left side of the road, facing away from the camera. The license plate is DWY-72V. To the right of the car is a grassy verge and a stone retaining wall. Behind the wall is a large, two-story house with a red-tiled roof and a white veranda. The house has a stone base and a white garage door. In the background, a red crane is visible against a cloudy sky. The text "Executive summary" is overlaid in the center of the image.

Urbis has prepared this report in response to Department of Planning, Housing and Infrastructure's (DPHI) key issues letter dated 6 May regarding private domain impacts in relation to a proposed development at 40-48 Redan Street, Mosman, SSD-93020230.

This response follows a Visual Impact Assessment (VIA) prepared by Urbis November 2025.

The SSDA seeks consent for a multi-storey residential development that utilises the Low and Mid-Rise Housing (LMR) and In-fill Affordable Housing (IAH) policies recent introduced under the the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

3D architectural modelling prepared by FJC has been used in the preparation of 10 photomontages from 8 of the closest and most affected dwellings north of the site along Redan Street.

Photomontages show the proposal as a grey translucent mass. A pink colour wash has been applied to the images to indicate any non-compliant massing. The photomontage preparation method, report and survey data, demonstrating compliance with the policy is included at **Appendix 3**.

Request for Access

- In response to DPHI Key Issues, Urbis sought access to potentially affected dwellings via a letter drop in April 2026 (**Appendix 3**). 2 dates were offered for inspection being Friday 1st May or Monday 4th May, between 10:30am and 1:30pm.
- The letter drop included delivery to dwellings along either side of Muston Street (east and west) and east facing dwellings which overlook Post Office Lane and have a Military Road address. This includes 800, 806, 810, , 814, 822 and 766 Military Road. Urbis did not receive any correspondence from these dwellings regarding access to inspect views. No inspections were undertaken.
- 699 and 786 were not included in the Military Road letter drop as they do not align with the site, and the majority of views are obtained in other view directions which remain unaffected by the proposal.
- Urbis was initially granted access to 18 dwellings to inspect views. 9 of the 18 dwellings cancelled their appointment the day before inspections.
- Urbis were granted access and inspected views at 9 dwellings accompanied by LTS registered surveyors and residents.
- 10 views from 8 dwellings were selected for analysis against the Tenacity planning principle, via the preparation of photomontages.
- This includes at least 1 x view from each dwelling and 2 x views from Unit 2/77 Muston Street and 69B Muston Street.
- Views from 65 Muston Street were excluded from modelling given its location does not directly align with the site and it is s expected to receive minimal impacts. Furthermore, the SSD (SSD-98068713) for 65

Muston Street is currently under assessment by DPHI for a proposed residential flat building.

Tenacity Planning Principle

The DPHI have requested an assessment of view impacts against the Tenacity Planning Principle established in the LECNSW. The Tenacity assessment and final view impact rating is determined through 3 steps and an analysis of the quantitative view loss as shown in the photomontages.

Importantly the view impact rating must consider impacts on all views available from a dwelling including the retention of views that are unaffected by a proposal.

At a minimum, one photomontage from each inspected dwelling has been prepared to help inform the analysis of view loss. Additional photomontages have been prepared for dwellings where multiple views are impacted.

The view selected for modelling from each dwelling represents a 'worst-case scenario' for residents, from an important location in the dwelling. For most dwellings this is the balcony view associated with primary internal open plan living areas. For most dwellings, this is the only scenic view available, and it is available from all main living areas.

Results

- Of the 8 dwellings assessed, **3 were rated as severe** and **1 as devastating**.
- There are 9 buildings along the southern side of Redan Street and 8 along the northern side which align wholly or in part with the site.
- Views at 6 buildings were inspected and documented, and locations at 5 buildings were selected for modelling and analysis. 65 Muston Street, being less affected and the subject of a proposed residential flat building was therefore excluded from modelling.
- Dwellings within buildings selected align with northern, central and southern parts of the site. Based on the information available, it is likely that view impacts for dwellings at 67 71, 75 Muston Street and 77C Redan Lane will also range from moderate-severe to severe.
- In relation to fully complying developments, Tenacity requires consideration of alternative, more skilful designs, if they can meaningfully reduce impacts for neighbours and allow the same development potential and amenity under the controls for the applicant.
- The proposal includes a central 7.3m wide view corridor which benefits one of the dwellings directly north of the site, 73 Muston Street. The upper separation of forms will likely benefit dwellings further west.

- Notwithstanding, it appears that due to the location, relative viewing heights, and orientation to the most scenic and valuable views that no alternative "more skillfull design" could achieve any meaningful reduction of view impacts for neighbours without significantly limited development potential for the applicant. Further, the Tenacity Planning Principle states that if a proposal is compliant with relevant controls, the view impact may be considered acceptable.
- For the closest and most affected dwellings, including those inspected and assessed, the extent of view loss is significant, the outcome is not equitable view sharing or likely to be a reasonable outcome for residents, however the view impact in the context of permissibility under the Housing SEPP is acceptable.
- View impacts include significant scale of loss, of scenic and highly valued compositions including wide sections of land water interface including North Harbour, North Head, Middle Head and unique features within their settings such as Grotto Point Lighthouse, Balmoral Beach, Cobblers Beach and part of The Esplanade.
- View loss affects all primary indoor and outdoor living areas including from entry level and upper level rooms in double storey dwellings.
- For dwellings rated moderate-severe or severe, the proposal will create a significant scale of loss where all view loss results from the placement of fully compliant and permissible build form.
- Minor height non-compliances, shown in pink, do not block compositions of high scenic quality and do not increase the rating of impact.
- The extent of effects are contemplated by the Housing SEPP and bonus provisions and as such, the extent of view loss is contemplated by this planning policy.

01 Introduction



1.1 Purpose of this report

This report has been prepared to address further information requested by the Department of Planning, Housing and Infrastructure (DPHI) in their key issues letter dated 6 May in relation to a proposed development at 40–48 Redan Street, Mosman, SSD-93020230.

This report responds to feedback from DPHI and the public submissions raised during exhibition, and specifically notes that inspections of various properties has been undertaken post-exhibition from neighbouring properties to enable an updated Visual Impact Assessment (VIA).

This response follows a previously prepared and submitted VIA by Urbis, dated February 2026.

This report provides assessment of the potential visual effects of the proposal on the closest neighbouring private domain views. Analysis of dwellings against the Tenacity planning principle is informed by detailed fieldwork produced by Urbis.

1.2 Methodology

In response to DPHI's key issues, Urbis have analysed various baseline data to help determine the most affected private residential dwellings where views will potentially include parts of the proposal.

This included fieldwork observations, including analysis of relative building heights and potential access to views. Publicly available floor plates and real estate imagery have been further considered to further refine view places for inspection.

Photomontages prepared by Urbis include a 3D architectural model of the proposal provided by **FJC Architects** which is shown as a grey translucent mass. A pink colour wash has been applied to the images to indicate non-compliances.



Figure 1 Drone photography showing Muston Street dwellings west of site.

02 Methodology



2.1 Private domain views

Request for Access

- In response to DPHI Key Issues, Urbis sought access to potentially affected dwellings via a hand delivered letter drop to strata and individual unit letter boxes 21st April 2026 (**Appendix 3**). 2 dates were offered for inspection being Friday 1st May or Monday 4th May, between 10:30am and 1:30pm.
- Letters were delivered to dwellings along either side of Muston Street (east and west) and east facing dwellings which overlook Post Office Lane and have a Military Road address. This includes 800, 806, 810, 814, 822 and 766 Military Road. Urbis did not receive any response from these dwellings. No inspections were undertaken.
- 699 and 786 were not included in the Military Road letter drop as they do not align with the site, and the majority of views are obtained in other view directions which remain unaffected by the proposal.
- Urbis was intially granted access to 18 dwellings to inspect views. 9 of the 18 dwellings cancelled their appointment the day before inspections.
- Urbis were granted access and inspected views at 9 dwellings accompanied by LTS registered surveyors and residents.
- 10 views from 8 dwellings were selected for analysis against the Tenacity planning principle, via the preparation of photomontages.
- This includes at least 1 x view from each dwelling and 2 x views from Unit 2/77 Muston Street and 69B Muston Street.
- Views from 65 Muston Street were excluded from modelling given its location does not directly align with the site and it is s expected to receive minimal impacts. Furthermore, the SSD (SSD-98068713) for 65 Muston Street is currently under assessment by DPHI for a proposed residential flat building.

Dwellings Inspected

- 69B Muston Street
- 73 Muston Street
- Unit 1/77 Muston Street
- Unit 2/77 Muston Street
- Unit 3/77 Muston Street
- Unit 2/77A Muston Street
- Unit 3/77A Muston Street

- Unit 5/65 Muston Street – excluded from modelling
- Unit 5/70 Muston Street

Views were documented using full frame single images, captures with high resolution professional camera (Canon EOS R3) mounted on a tripod at 1.6m above floor level.

All view inspections were undertaken by Jane Maze-Riley and Annabelle Cooper of Urbis. Images were documented using a 50mm and 35mm focal length lens (FL) consistently, both mid-range focal lengths which provide a logical and appropriate field of view given the close proximity of the view places to the site.

Each view place in the dwelling was surveyed, so that the X, Y and Z (height) of the view place (camera lens) could be geo-located in relation to the site.

Multiple fixed features on the subject site, for example building edges, roof forms, window frames and sills and surrounding features to the site were captured in views and were previously surveyed.

These have been used to align, insert, and rotate the proposed development in views from dwellings.

Dwellings Inspected

69B Muston Street

- Located on eastern side of Muston Street.
- 2 storey building with formal front boundary west to Muston.
- Includes 2, 3-bedroom units where all primary living areas face east towards the subject site.
- Master bedrooms have easterly views and secondary bedrooms have westerly views towards Muston Street.
- Primary living areas are elevated above Redan Lane, overlooking the subject site.
- Access to views of high scenic quality including wide sections of land water interface are available from all levels of both the lower level unit (69A) and the upper unit (69B).
- Access to distant sections of CBD skyline, icons and land water interface from first floor bedroom.

73 Muston Street

- Located on eastern side of Muston Street.
- 2 storey detached dwelling with formal front boundary west to Muston Street.
- Main indoor and outdoor living, lower ground, garden and pool area present east to Redan Lane and subject site.
- Access to views of high scenic quality including wide sections of land water interface from lower and upper living areas.

77 Muston Street

- Located on eastern side of Muston Street.

- 3 storey building includes 6 units with formal front boundary west to Muston Street.
- All dwellings are elevated above street level garaging along Redan Lane (equivalent to approximately one residential storey).
- Views of high scenic quality including wide sections of land water interface are available from second and third storey apartments and potentially from level one apartments.
- Views are available from all primary indoor and outdoor living areas.

77A Muston Street

- Located on eastern side of Muston Street.
- Part 2, part 3 storey building with formal front boundary west to Muston Street.
- Second and third storey east facing dwellings elevated approximately one storey above Redan Lane, overlooking the subject site.
- Access to views of high scenic quality including wide sections of land water interface.
- No views of high scenic quality, value or wholeness are available from any ground floor rooms or associated outdoor spaces.

70 Muston Street

- Located on the western side of Muston Street, with formal front boundary east to Muston Street.
- 4 storey residential flat building with upper levels setback to Muston Street.
- Primary outdoor terraces oriented east overlooking Muston Street.
- Access to highly scenic compositions including wide sections of land water interface, though constrained by roof top development east of Muston Street.

65 Muston Street – Not selected for Modelling

- Located on eastern side of Muston Street.
- 2 storey residential flat building above lower ground car park, presents as single storey to Muston Street.
- Formal front boundary to Muston Street.
- Deep garden setback to Redan Lane.

2.2 Objective rating of view impacts for dwellings

Urbis applies an objective, conservative approach to determining the overall view impact for each dwelling. Our approach is based on a considered understanding of, and interpreting the underlying intent of the Tenacity Planning Principle. View impact ratings relate to steps 1-3 in Tenacity and extent of affectation per dwelling.

Photomontages objectively show the extent of visual change that will occur in one selected view available from a dwelling and does not directly equate to a view impact.

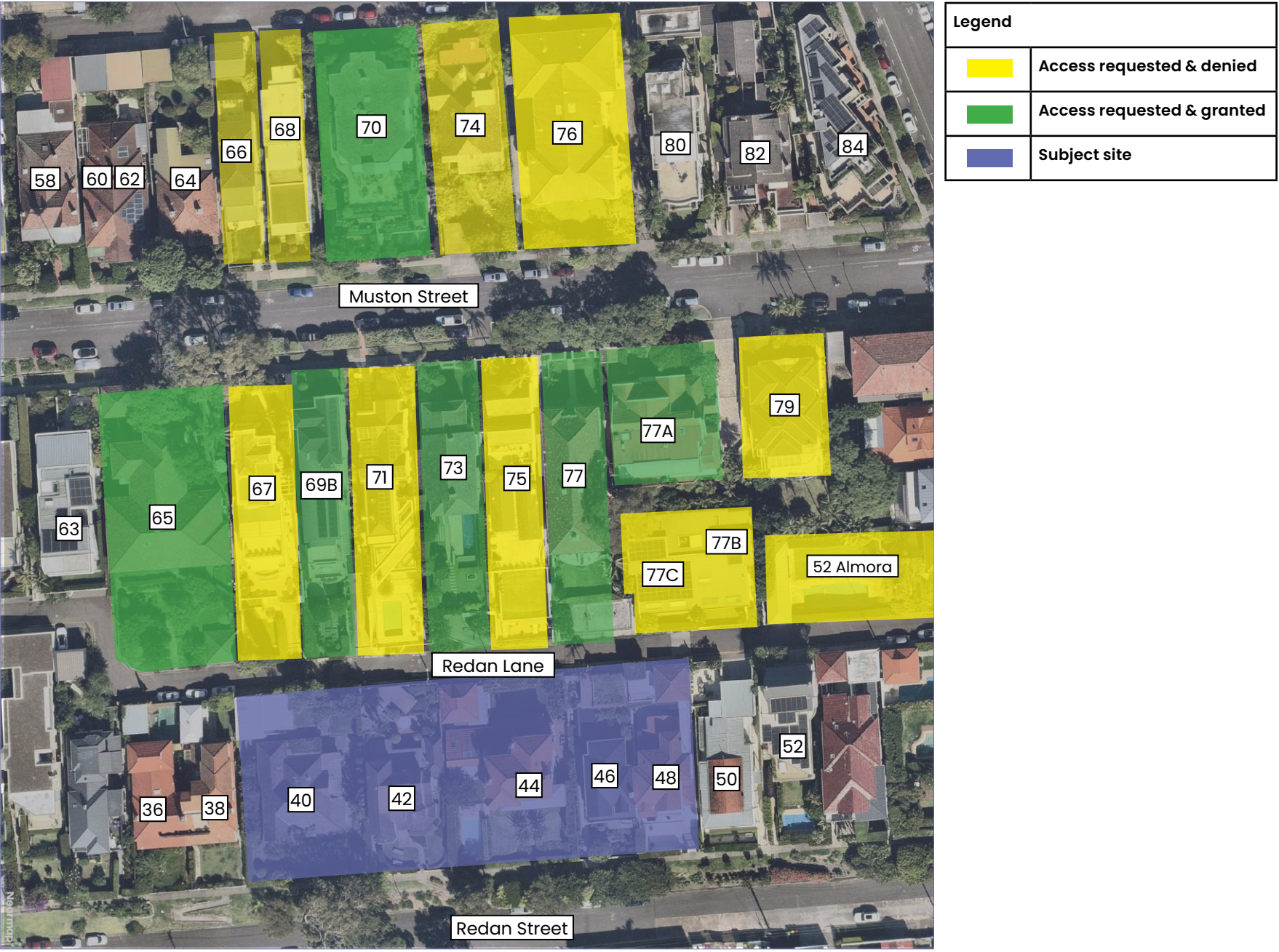


Figure 2 Site map showing location of objector dwellings.



Figure 3 Detail – views from corner of Almora and Muston Streets.



Figure 4 Detail of side setback view at 77A Muston Street.



Figure 5 Detail of side setback view at 65 Muston Street.



Figure 6 Detail of side setback view 67 Muston Street.



Figure 7 Detail Redan Lane.



Figure 8 Detail - rear of 77 Muston Street from Redan Lane at left.



Figure 9 Detail 73 Muston Street.



Figure 10 Detail of 77A Muston Street.



Figure 11 Detail of 65 Muston Street.



Figure 12 Detail - rear of 65 Muston Street.



Figure 13 View towards site from Redan Lane bend.



Figure 14 Detail of 44, 42 and 40 Redan Street.



Figure 15 View east, corner of Redan Lane and Almora Street.



Figure 16 View east from Redan Lane and Balmoral Avenue.

03 Visual effects analysis



3.1 Selection of views for analysis

No.	Description
VP 01	Unit 2/77 Muston Street - Standing view north-east, entry hall
VP 04	Unit 2/77 Muston Street - Standing view north-east, balcony
VP 06	Unit 5/70 Muston Street - Standing view north-east, balcony
VP 10	Unit 3/77A Muston Street - Standing view north-east, balcony
VP 13	Unit 2/77A Muston Street- Standing view north-east, balcony
VP 15	Unit 1/77 Muston Street - Standing view east, balcony
VP 18	Unit 3/77 Muston Street - Standing view east, balcony
VP 21	69B Muston Street - Standing view north-east, balcony
VP 24	73 Muston Street - Standing view north-east, balcony
VP 27	73 Muston Street - Seated view north-east, first floor study balcony



Figure 17 View place location map.

VP 01
Unit 2/77 Muston Street
Standing view north-east, entry hall

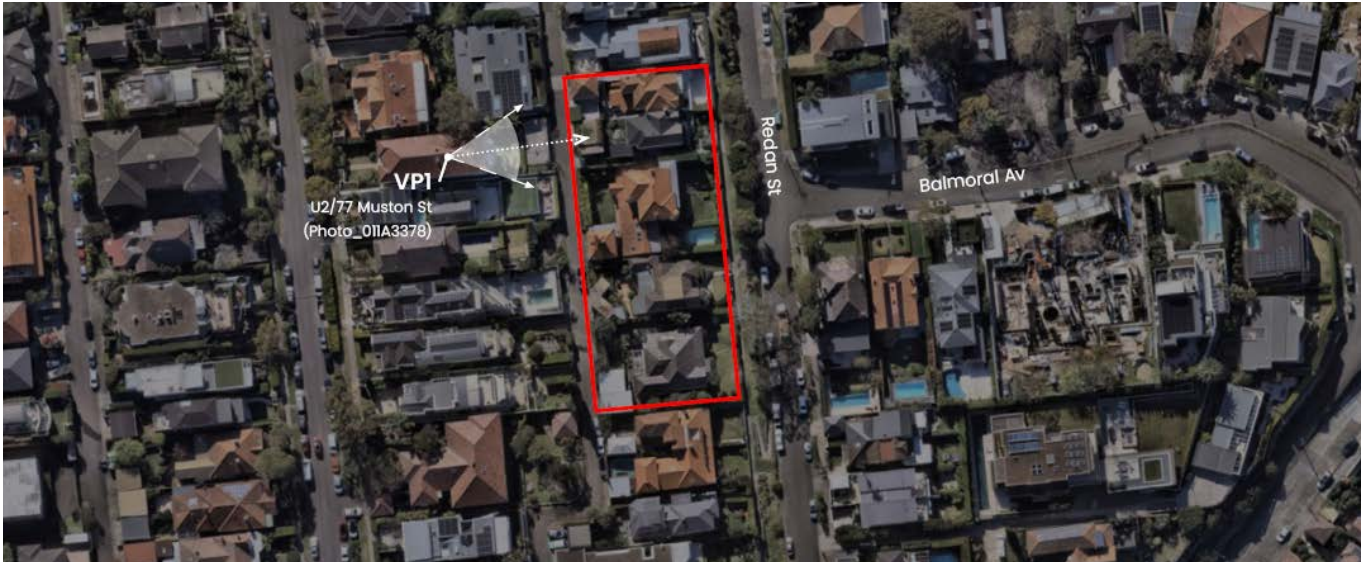


Figure 18 View location 01 in plan view.



Figure 19 Existing standing view north-east from entry hall.



Figure 20 Proposed standing view north-east from entry hall.

VP 04
Unit 2/77 Muston Street
Standing view north-east, balcony

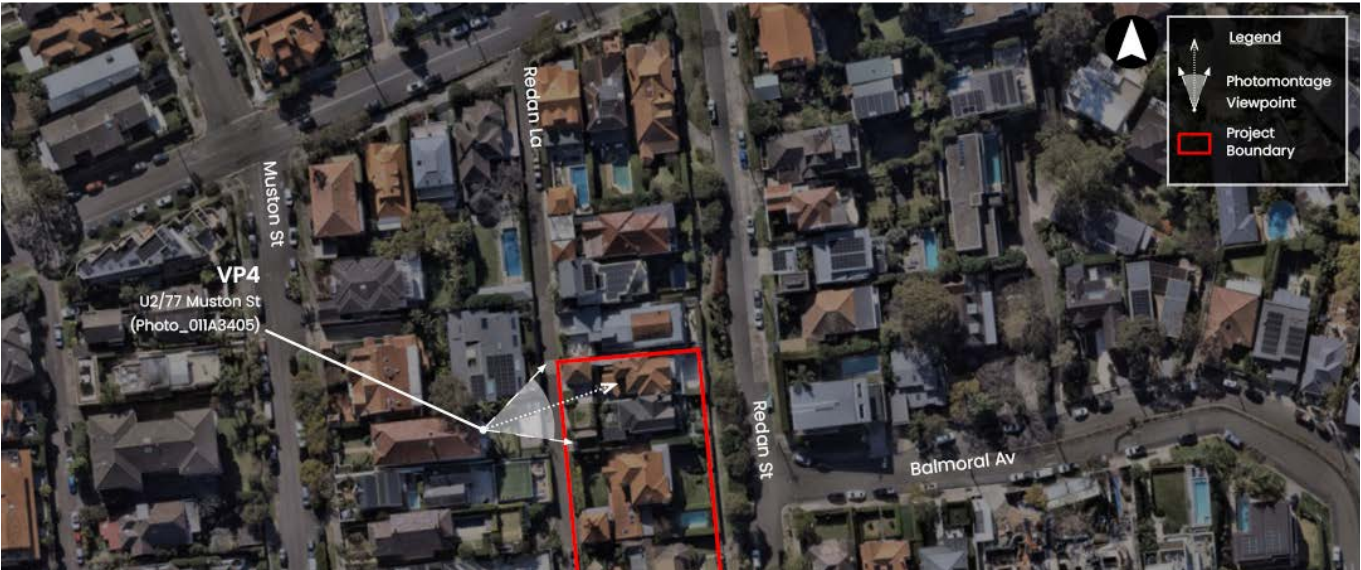


Figure 21 View location 04 in plan view.



Figure 22 Existing standing balcony view north-east.



Figure 23 Proposed standing balcony view north-east.

Alternative views available – Unit 2/77 Muston Street



Figure 24 Standing view north-north-east from balcony.



Figure 25 Seated view north-north-east from balcony.



Figure 26 View north-north-east from living room.

Tenacity Assessment – Unit 2/77 Muston Street				
View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing view north-east from entry hall. Standing view north-east from balcony.	Existing View - This view is a north-easterly view from the main open plan living areas including living room, kitchen and balcony. This dwelling is elevated approximately 2 residential storeys above Redan Lane and the subject site. This view or similar compositions are available from all main living and balcony areas. - The foreground includes lower rooftop development east of Redan Lane which form the subject site. - The lower forms allow for a significant extent and depth of view including a wide section of land water interface including North Harbour, Middle Head, Dobroyd Head and North Head. - Unique features include parts of the Esplanade, south-eastern areas of Balmoral Beach, Cobblers Beach, moored and moving vessels, heritage item Grotto Point Lighthouse and Balmoral Wharf. - The view is predominantly characterised by scenic elements and would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces a new built form into the immediate foreground significantly altering the spatial arrangement and depth of field available in the view. The upper middle northern end is visible and will block a wide and highly scenic section of the view available to the south-east. - A wide and highly scenic section of the view remains available to the north-east characterised by land-water interface. The part of the view to be retained includes Dobroyd Head, Manly and the north-eastern part of North Head.	Views towards the proposal are gained via the rear boundary from seated and standing positions.	View impact rating – moderate When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered moderate.	- All loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - A wide and highly scenic section of the composition is retained to the north-east from the kitchen, living room and balcony. - The view impact for this dwelling in the context of the SEPP planning controls is acceptable.

VP 06

Unit 5/70 Muston Street

Standing balcony view north-east



Figure 27 View location 06 in plan view.



Figure 28 Existing standing balcony view north-east.



Figure 29 Proposed standing balcony view north-east.

Tenacity Assessment – Unit 5/70 Muston Street

View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing view north-east from balcony.	Existing View - This is a north-easterly view from the top floor outdoor terrace associated with Unit 5. The extensive wrap-around terrace extends off the main living areas and master bedroom. This, or similar view compositions are available from all outdoor terrace areas. - The foreground includes lower residential development east of Redan Street which overlook the site to the east. - The lower building heights and pitched roof forms allow for a significant extent and depth of view including a wide section of land water interface including North Harbour, Middle Head, and North Head. - The view includes a distant background composition predominantly characterised by scenic elements which would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces new built form into the mid-ground composition, altering the depth of field available in this view. - Middle and upper sections of the development are visible and will block the most scenic parts of the view available. - Minor height non-compliances shown in pink block a limited area of open sky.	Views towards the proposal are gained via the front boundary from seated and standing positions.	View impact rating – Moderate-severe When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered moderate-severe.	- All loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - Minor height non-compliances do not block scenic compositions and do not increase the rating of impact. - Notwithstanding the view loss is not in the spirit of the Tenacity view sharing principle, the view impact for this dwelling in the context of the SEPP planning controls is acceptable.

VP 10

Unit 3/77A Muston Street

Standing balcony view north-east



Figure 30 View location 10 in plan view.



Figure 31 Existing standing balcony view north-east.



Figure 32 Proposed standing balcony view north-east.

Alternative views available – Unit 3/77A Muston Street



Figure 33 Standing view north-north-east from south end of balcony.



Figure 34 Standing view north-north-east from northern end of balcony.



Figure 35 View north-north-east from northern end of balcony.

Tenacity Assessment – Unit 3/77A Muston

View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing view north-east from balcony.	Existing View - This is a north-eastetly view from a top floor balcony, associated with a large, open plan living, dining and kitchen area. This or similar view compositions are available from all of these areas. - The foreground includes lower rooftop development either side of Redan Lane. - The lower forms allow for a significant extent and depth of view including a wide section of land water interface including North Harbour, Middle Head, Dobroyd Head and North Head. - Unique features include parts of the Esplanade, south-eastern areas of Balmoral Beach, moored and moving vessels, heritage item Grotto Point Lighthouse and Balmoral Wharf. - The view is predominantly characterised by scenic elements and would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces a new built form into the immediate foreground, to the south-east, blocking part of Middle Head and the south-eastern end of Balmoral Beach. - The location of the proposal relative to this unit is such that the majority of this composition is retained and the most scenic parts of the view are unaffected.	Views towards the proposal are gained via the rear boundary from seated and standing positions.	View impact rating – minor. When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered minor.	- All loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - The majority of the composition is retained from the majority of indoor and outdoor living areas in this dwelling. - Notwithstanding the view loss is not in the spirit of the Tenacity view sharing principle, the view impact for this dwelling in the context of the SEPP planning controls is acceptable.

VP 13

Unit 2/77A Muston Street

Standing balcony view east



Figure 36 View location 13 in plan view.



Figure 37 Existing standing balcony view north-east.



Figure 38 Proposed standing balcony view north-east.

Alternative views available – Unit 2/77A Muston Street



Figure 39 Standing view north-north-east from central balcony.



Figure 40 Standing view east from kitchen sink.



Figure 41 View east from balcony (central mid-ground composition unaffected).

Tenacity Assessment – Unit 2/77A Muston Street				
View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing view north-east from balcony.	Existing View - This is a north-easterly view from a mid-level balcony, associated with a large, open plan living, dining and kitchen area. This or similar view compositions are available from all of these areas. - The foreground includes the immediate lower roof form of 77B & 77C Redan Lane, and rooftop development east of Redan Lane. - The lower forms allow for a significant extent and depth of view characterised by a wide section of land water interface including North Harbour, North Head, Middle Head, and the south-eastern end of Balmoral Beach. - Unique features include moored and moving vessels, the south-eastern end of Balmoral Beach and Cobblers Beach. - The view is predominantly characterised by scenic elements and would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces a new built form into the immediate foreground, to the south-east, blocking part of Middle Head. - The location of the proposal relative to this unit is such that the majority of this composition is retained and the most scenic parts of the view are unaffected. - The northern setback above the podium maintains access to the south-eastern part of Balmoral Beach. - Highly oblique views to elevated topography will remain unaffected. - Minor height non-compliances shown in pink block a limited area of open sky.	Views towards the proposal are gained via the rear boundary from seated standing positions.	View impact rating – minor. When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered minor.	- The majority of the composition is retained from the majority of indoor and outdoor living areas in this dwelling. - All loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - Minor height non-compliances do not block scenic compositions and do not increase the rating of impact. - Notwithstanding the view loss is not in the spirit of the Tenacity view sharing principle, the view impact for this dwelling in the context of the SEPP planning controls is acceptable.

VP 15

Unit 1/77 Muston Street

Standing balcony view east



Figure 42 View location 15 in plan view.



Figure 43 Existing standing balcony view east.



Figure 44 Proposed standing balcony view east.

Alternative views available – Unit 1/77 Muston Street



Figure 45 Standing view north-north-east from south-eastern corner of balcony.



Figure 46 Standing view south from dining area.



Figure 47 Standing view south-east from south-eastern corner of balcony.

Tenacity Assessment – Unit 1/77 Muston Street				
View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing view east from balcony.	Existing View - This is a north-easterly view from a mid-level balcony associated with the main open plan living area including living, kitchen and dining. This view or similar compositions are available from all of these areas. - The foreground includes lower rooftop development, east of Redan Lane which forms the subject site. - The lower forms allow for a significant extent and depth of view including a wide section of land water interface characterised by North Harbour, North Head and Middle Head. - Unique features include The Esplanade, the south-eastern end of Balmoral Beach, Cobblers Beach and moored and moving vessels. - The view is predominantly characterised by scenic elements and would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces a new built form into the immediate foreground significantly altering the spatial arrangement and depth of field available in the view. The northern end and middle storeys are visible and will block the most scenic parts of the view available to the east including North Head and Middle Head. - Depth of field and access to scenic compositions are retained via the northern setback above the podium. - Highly oblique views to elevated topography will remain unaffected. - Minor height non-compliances shown in pink block a limited area of open sky.	Views towards the proposal are gained via the boundary from seated and standing positions.	View impact rating –Severe. When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered severe.	- View impacts include significant loss of scenic and highly valued compositions, from all main indoor and outdoor living areas. Some depth of field and access to part of the view is retained via the northern setback above the podium. - All loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - Minor height non-compliances do not block scenic compositions and do not increase the rating of impact. - Given the location and relative height of this dwelling, a more skilful design could not meaningfully reduce view impacts for this neighbour and maintain the capacity of reasonable development potential on the site. - Notwithstanding the view loss is not in the spirit of the Tenacity view sharing principle, the view impact for this dwelling in the context of the SEPP planning controls is acceptable.

VP 18

Unit 3/77 Muston Street

Standing balcony view east

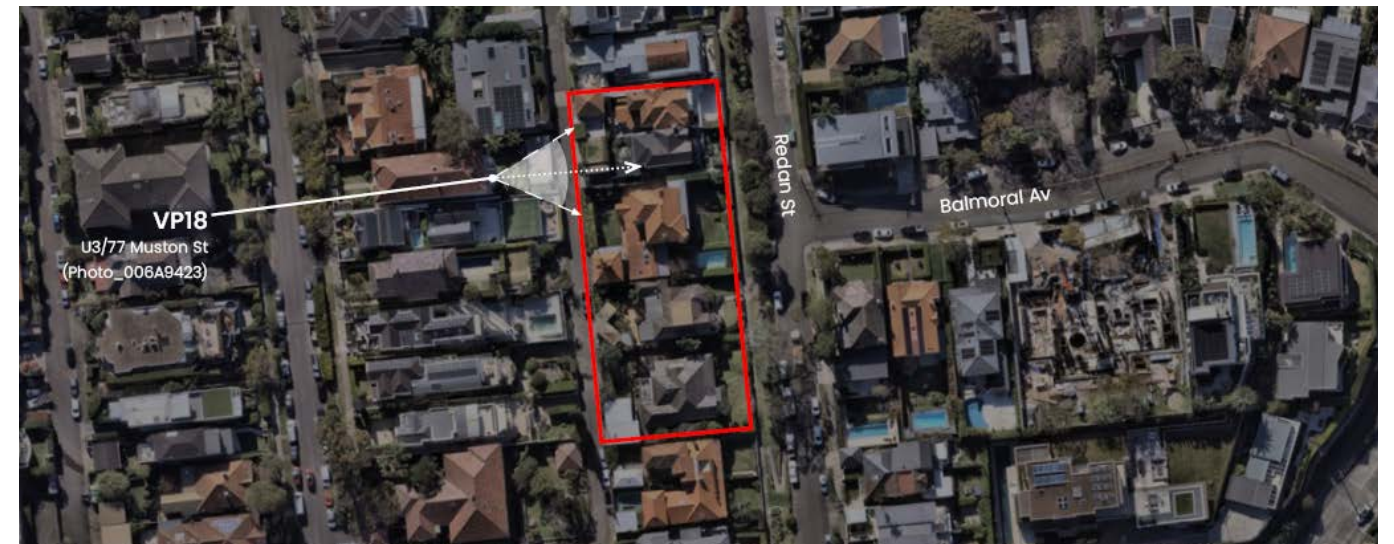


Figure 48 View location 18 in plan view.



Figure 49 Existing standing balcony view east.



Figure 50 Proposed standing balcony view east.

Alternative views available – Unit 3/77 Muston Street



Figure 51 Standing view south from south-eastern corner of balcony.



Figure 52 Standing view south from living area.



Figure 53 Standing view south-east from south-eastern corner of balcony.

Tenacity Assessment – Unit 3/77 Muston				
View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing balcony view east	Existing View - This is a north-easterly view from a mid-level balcony associated with the main open plan living area including living, kitchen and dining. This view or similar compositions are available from all of these areas. - The foreground includes lower rooftop development, east of Redan Lane which forms the subject site. - The lower forms allow for a significant extent and depth of view including a wide section of land water interface characterised by North Harbour, North Head and Middle Head. - Unique features include The Esplanade, moored and moving vessels, the south-eastern end of Balmoral Beach and Cobblers Beach. - The view is predominantly characterised by scenic elements and would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces a new built form into the immediate foreground significantly altering the spatial arrangement and depth of field available in the view. The northern end and middle storeys are visible and will block the most scenic parts of the view available to the east including North Head and Middle Head. - Depth of field and access to scenic compositions are retained via the northern setback above the podium. - Highly oblique views to elevated topography will remain unaffected. - Minor height non-compliances shown in pink block a limited area of open sky.	Views towards the proposal are gained via the rear boundary from seated and standing positions.	View impact rating –Severe. When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered severe.	- View impacts include significant loss of scenic and highly valued compositions, from all main indoor and outdoor living areas. Depth of field and access to part of the view is retained via the northern setback above the podium. - The proposal will create a significant scale of loss where all loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - Minor height non-compliances do not block scenic compositions and do not increase the rating of impact. - Given the location and relative height of this dwelling, a more skilful design could not meaningfully reduce view impacts for this neighbour and maintain the capacity of reasonable development potential on the site. - Notwithstanding the view loss is not in the spirit of the Tenacity view sharing principle, the view impact for this dwelling in the context of the SEPP planning controls is acceptable.

VP 21

69B Muston Street

Standing balcony view north-east

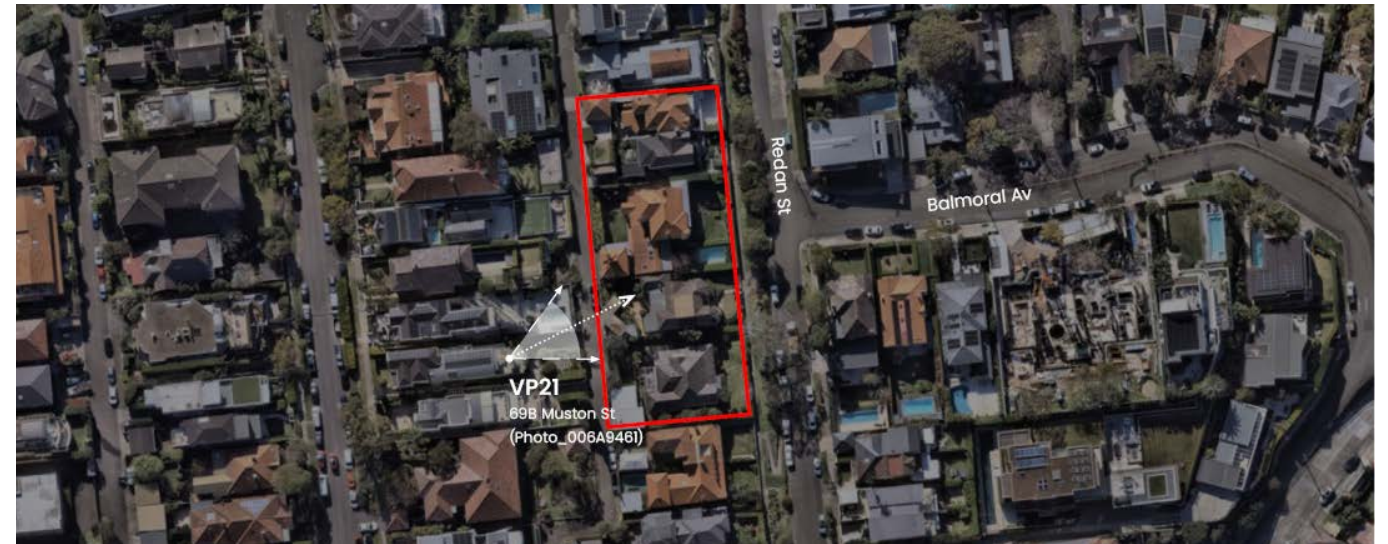


Figure 54 View location 21 in plan view.



Figure 55 Existing standing balcony view north-east.

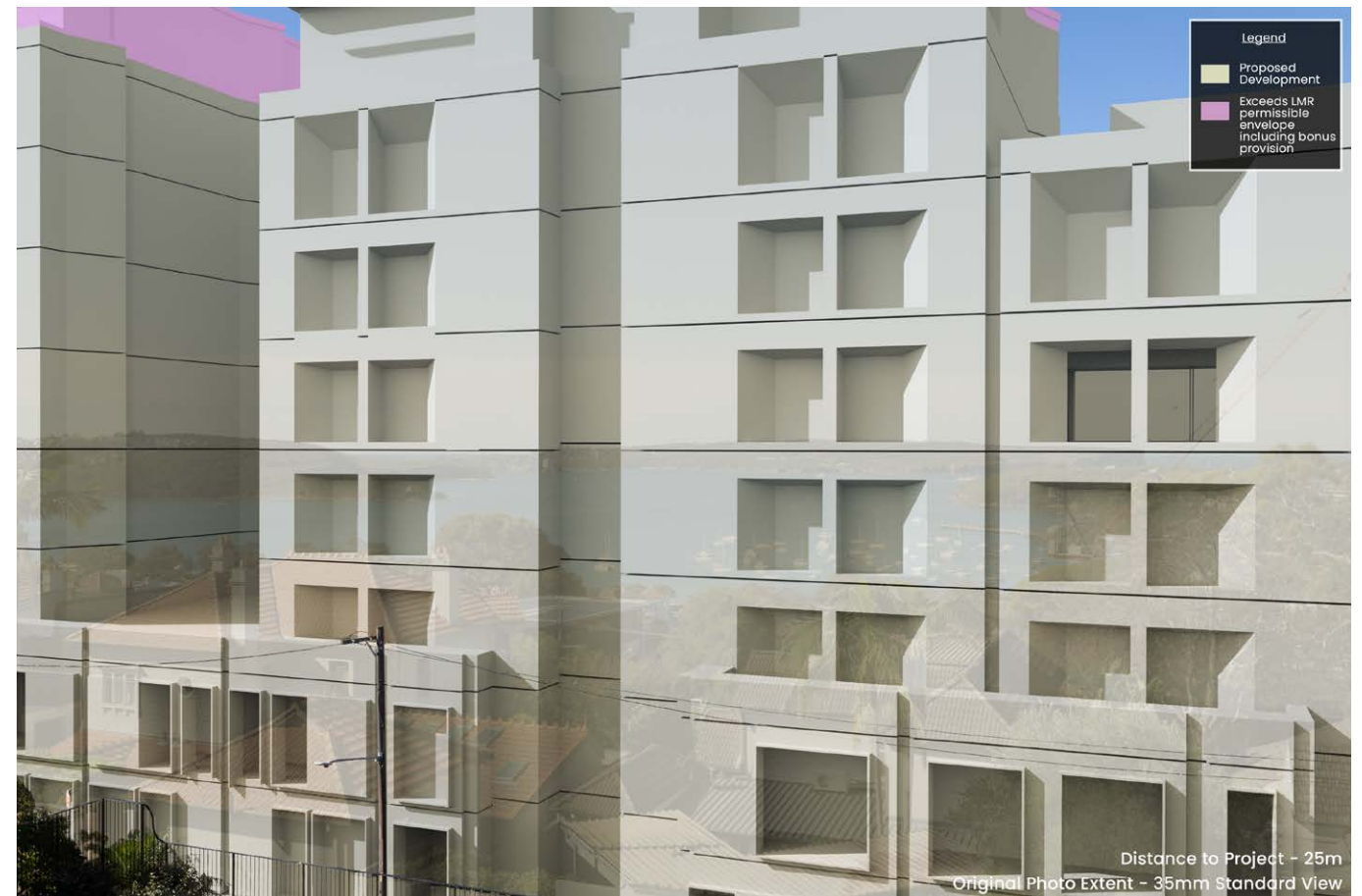


Figure 56 Existing standing balcony view north-east.

Alternative views available – Unit 69B Muston Street



Figure 57 Standing view south from south-eastern corner of balcony.



Figure 58 Standing view south-south-east from south-eastern corner of balcony.



Figure 59 Standing view south-east from south-eastern corner of balcony..



Figure 60 Standing view north-north-east from north-eastern corner of balcony.

Tenacity Assessment – 69B Muston Street				
View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing view north-east from balcony.	Existing View - This is a north-easterly from a top floor first floor balcony, associated with a large open plan living, dining and kitchen area. - The view is elevated approximately 2 residential storeys above Redan lane overlooking lower development east of Redan lane within the subject site. - The lower forms allow for a significant extent and depth of view including a wide section of land water interface characterised by North Harbour, Dobroyd Head, North Head and Middle Head. - Unique features include moored and moving vessels Cobblers Beach and heritage item Grotto Point Lighthouse. - The view is predominantly characterised by scenic elements and would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces a new built form into the immediate foreground significantly altering the spatial arrangement and depth of field available in the view. The central and southern middle storeys are visible and will block all of the view available. - Some access to depth of field and highly oblique views to elevated topography will remain unaffected. - Minor height non-compliances shown in pink block a limited area of open sky.	Views towards the proposal are gained via the rear boundary from seated and standing positions.	View impact rating –Devastating. When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered devastating.	- View impacts include significant loss of scenic and highly valued compositions, from all main indoor and outdoor living areas. - The proposal will create a significant scale of loss where all loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - Minor height non-compliances do not block scenic compositions and do not increase the rating of impact. - Given the location and relative height of this dwelling, a more skilful design could not meaningfully reduce view impacts for this neighbour and maintain the capacity of reasonable development potential on the site. - Notwithstanding the view loss is not in the spirit of the Tenacity view sharing principle, the view impact for this dwelling in the context of the SEPP planning controls is acceptable.

VP 24

73 Muston Street

Standing view north-east, balcony



Figure 62 Existing standing view north-east from balcony.



Figure 61 View location 24 in plan view.



Figure 63 Proposed standing view north-east from balcony.

VP 27

73 Muston Street

Seated view north-east, first floor study balcony



Figure 65

Existing seated balcony view north-east.

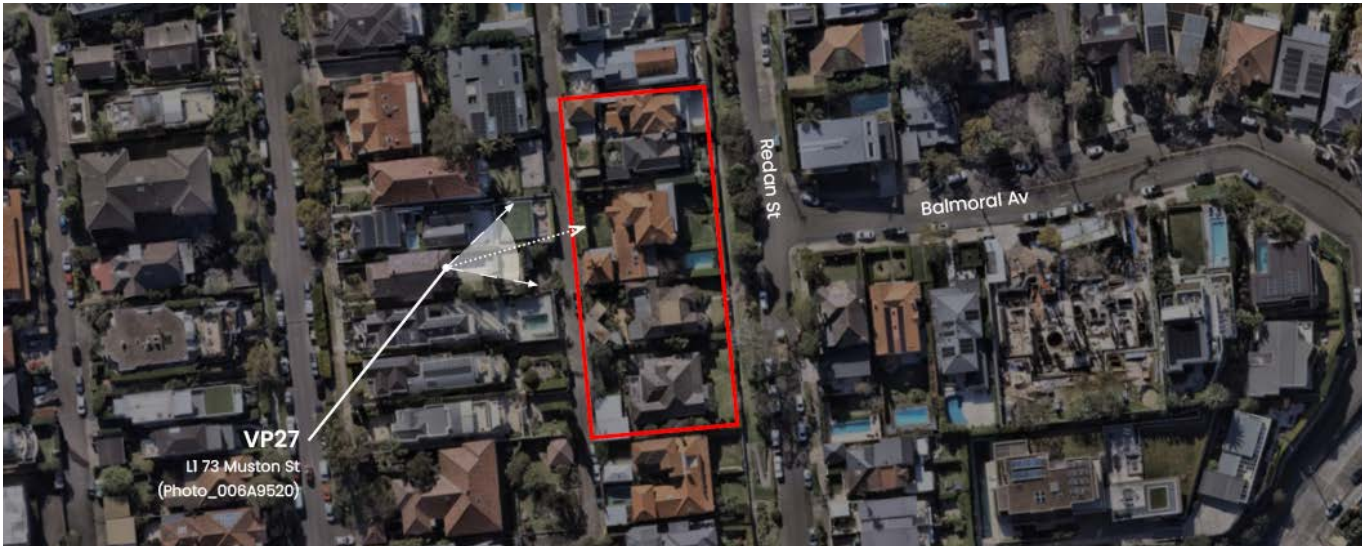


Figure 64

View location 27 in plan view.



Figure 66

Proposed seated balcony view north-east.

Tenacity Assessment – 73 Muston Street				
View Location	Tenacity Step 1, Existing views to be affected?	Tenacity Step 2, From where are the views available?	Tenacity Step 3, View Impact Rating (for whole dwelling)	Tenacity Step 4. Reasonableness of Impact
Standing view north-east from balcony. Seated view north-east from first floor balcony.	Existing View - This is a north-easterly view from the ground floor balcony and main living area, and a first floor balcony associated with a study. - The ground floor living area is elevated above Redan Lane overlooking rooftop development within the subject site. - The lower forms allow for a significant extent and depth of view including a wide section of land water interface characterised by North Harbour, Dobroyd Head, North Head and Middle Head. - Unique features include moored and moving vessels, heritage item Grotto Point Lighthouse, the south-eastern end of Balmoral Beach, and Cobblers Beach. - The view is predominantly characterised by scenic elements and would be considered highly valued in Tenacity terms. Proposed View - The proposed development introduces a new built form into the immediate foreground significantly altering the spatial arrangement and depth of field available in the view. - This dwelling aligns with a central 7.3m separation of the northern and southern forms, creating a central view corridor. The middle and upper storeys of the two forms block scenic compositions to the north-east and south-east. - The location of the central view corridor allows for retention of depth and extent, parts of Middle Head, North Head and Cobblers Beach. - Minor height non-compliances shown in pink block a limited area of open sky.	Views towards the proposal are gained via the rear boundary from seated and standing positions.	View impact rating – Severe. When considering the relevant factors in Steps 1 and 3, the view impact for the whole dwelling would be considered Moderate-severe.	- View impacts include significant loss of scenic and highly valued compositions, from all main indoor and outdoor living areas. Some scenic compositions are retained via the central view corridor. - The proposal will create a significant scale of loss where all loss results from the placement of fully compliant and permissible built form. In this way the extent of effects in relation to this dwelling are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy. - Minor height non-compliances do not block scenic compositions and do not increase the rating of impact. - The proposal includes a central 7.3m separation of forms which meaningfully reduces view impacts for this dwelling, and maintains the capacity for reasonable development potential on the site. - Notwithstanding the view loss is not in the spirit of the Tenacity view sharing principle, the view impact for this dwelling in the context of the SEPP planning controls is acceptable.

3.2 View from southern end of Balmoral Beach



Figure 67 View from southern end of Balmoral Beach, 77 Muston Street indicated for reference.

The majority of the proposal is likely to be blocked by mid-ground, evergreen vegetation. Parts of the upper storeys of the proposal may be visible in the distant background, in the context of existing development and future LMR housing schemes of similar height and scale. The proposal is unlikely to dominate and negatively impact the composition from this and similar locations.

04 Conclusion



4.1 Results

Access was provided to 9 of the closest and potentially most affected dwellings north of the site along Redan Street.

10 views from 8 dwellings were selected for analysis against the Tenacity planning principle, via the preparation of photomontages and were assigned the following impact ratings:

Unit 3/77A Muston Street – **Minor**

Unit 2/77A Muston Street – **Minor**

Unit 2/77 Muston Street – **Moderate**

Unit 5/70 Muston Street– **Moderate–severe**

73 Muston Street – **Severe**

Unit 1/77 Muston Street – **Severe**

Unit 3/77 Muston Street – **Severe**

69B Muston Street – **Devastating**

Of the 8 dwellings assessed;

- 2 were rated as **minor**,
- 1 as **moderate**
- 1 as **moderate–severe**
- 3 as **severe** and;
- 1 as **devastating**.

4.2 Summary

Access was provided to 9 of the closest and potentially most affected dwellings north of the site along Redan Street.

10 views from 8 dwellings were selected for analysis via the preparation of photomontages.

In 4 of the 10 views modelled and assessed, the proposal will create a significant scale of loss of scenic and highly valued compositions from all main indoor and outdoor living areas.

Of the 8 dwellings assessed, 3 were rated as **severe** and 1 as **devastating** on the Tenacity qualitative rating scale.

In all views modelled and assessed, all view loss results from the placement of fully compliant and permissible built form.

The extent of effects are contemplated by the Housing SEPP and bonus provisions and it follows the extent of view loss is contemplated by this planning policy.

Minor height non-compliances do not block scenic compositions and do not increase the rating of impact.

The proposal includes a centrally located view corridor which results in meaningful view sharing improvements for 1 dwelling.

Given the location and relative height of dwellings that directly align with the site, a more skilful design could not meaningfully reduce view impacts and maintain the capacity of reasonable development potential on the site.

Appendix 1

Analysis of visual effects

Published on the NSW Department of Planning, Housing and Infrastructure website via major projects tab (NSW DPHI). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Table 3 Description of visual effects.

Factors	Low effect	Medium effect	High effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

Table 2 Description of visual impacts.

Factors	Low impact	Medium impact	High impact
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

21/4/2026

Dear Resident,

Request to inspect views from your dwelling

We are requesting access to inspect views from your dwelling in relation to a proposed development at 40-48 Redan Street Mosman, which is now the subject of a development application SSD-93020230.

As part of the assessment process, the applicant, Mosman Land No 1 Pty Ltd, is required by the Department of Planning, Housing & Infrastructure to provide further information including view impact analysis from some neighbouring residential dwellings.

Urbis are independent specialists in visual impact and view sharing assessment and have been engaged to undertake this work. Our aim is to prepare photomontages that will show the proposal in views from neighbouring dwellings and streetscapes to assist the assessment of the proposal.

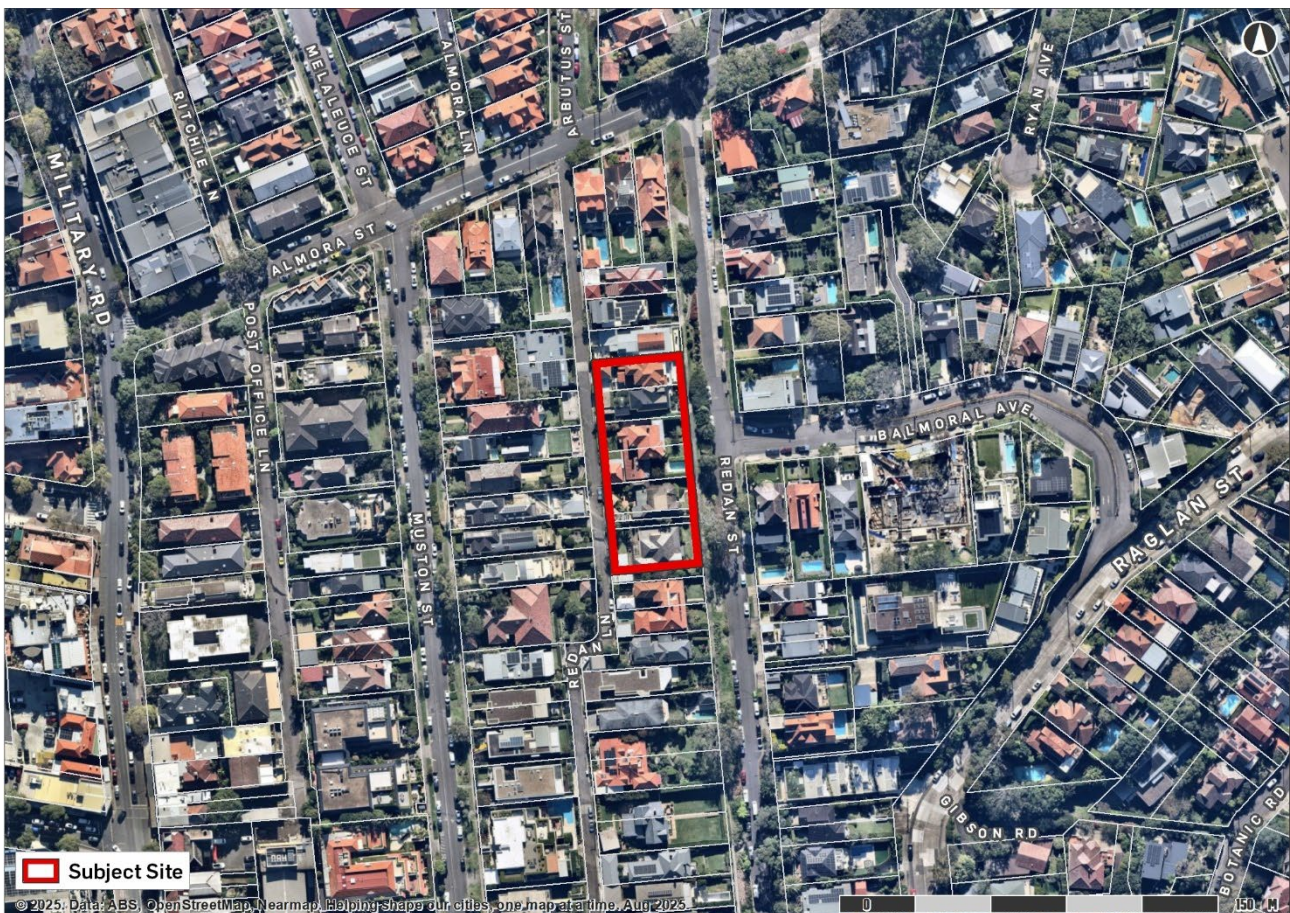


Figure 1 Location of subject site, 40-48 Redan Street outlined in red.

Assessment

To prepare the visual analysis material and understand potential effects for local residents we are seeking to inspect and photograph views from inside neighbouring dwellings. Your dwelling has been identified as having potential access to views above and beyond the existing buildings on the site. It would greatly assist the DPHI, and is in your own interest, for us to be able to inspect and photograph views from your dwelling.

Photomontages

As part of our work, certifiably accurate photomontages will be prepared. A photomontage is a visual aid which includes a 3D architectural model of the proposal inserted and aligned into a 'real world view' using various data sets to ensure accuracy. We will document photographs from your dwelling including locations of your choice as directed by you or your representative. At the time of inspections, each camera location will be recorded by an independent registered surveyor, in accordance with the prevailing NSW photomontage policy.

Requirements

Allowing access to your dwelling is entirely **optional** and at your discretion but is extremely beneficial for the Court and Council. A surveyor, photographer, Urbis staff member (s) will need to be present in your dwelling for approximately 20–30 minutes to undertake this work.

To book an appointment

Urbis will undertake this work on Friday 1st May and/or Monday 4th May between 10:30am and 1:30pm. If you would like to book an appointment, please email Annabelle Cooper (acooper@urbis.com.au) Wednesday 29th April, with your address, mobile phone number and your preferred date and time.

We will endeavour to accommodate your preferred time and will contact you prior to the inspection to confirm the booking. Urbis are happy to answer any technical queries you may have about this process via email

Kind regards,

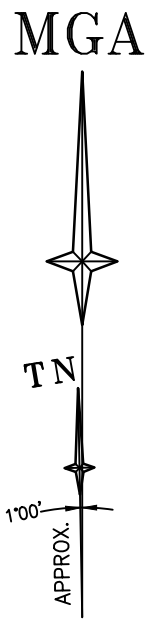


Jane Maze-Riley

Director

jmazeriley@urbis.com.au

PHOTO LOCATIONS



NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. THE BOUNDARY SURVEY (FOR THE SUBJECT SITE) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2024 SECTION 46 AND ARE SUBJECT TO FINAL SURVEY
3. ADJOINING BOUNDARIES WITHIN THIS FILE HAVE BEEN ADDED FROM DCDB DATA OBTAINED FROM NSW LAND REGISTRY SERVICES AND ARE APPROXIMATE ONLY
4. ORIGIN OF MGA2020 COORDINATES IS TAKEN FROM SSM 20983 - E:337751.982, N:6255459.887 IN REDAN STREET (13/08/2025)
5. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 20983 R.L. 53.27 (A.H.D.) IN REDAN STREET
6. SURVEY OF PHOTO LOCATION VIEW POINTS TAKEN 1, 4 & 5 MAY 2026



SCALE 1:1500 @ A1

H	00/00/00	—	00	D	00/00/00	—	00
G	00/00/00	—	00	C	00/00/00	—	00
F	00/00/00	—	00	B	00/00/00	—	00
E	00/00/00	—	00	A	28/05/26	VP13 ADDED	003
Revision	Date	Description	Reference	Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: _____
Registered Surveyor NSW

Client MOSMAN LAND NO1 PTY LTD
Drawing title PLAN OF PHOTO LOCATIONS RELATING TO LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP 33257 BEING No. 40-48 REDAN STREET, MOSMAN

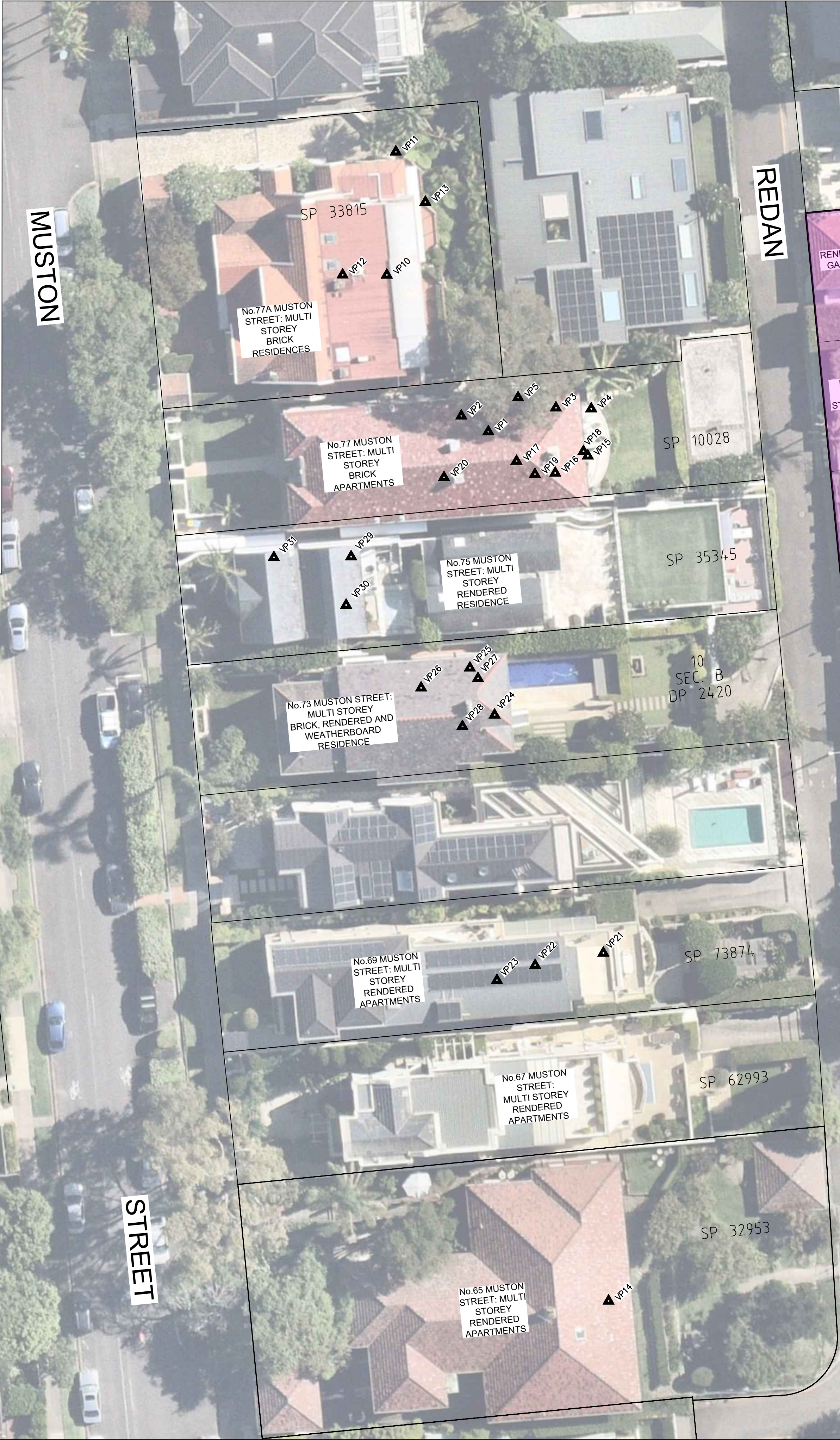
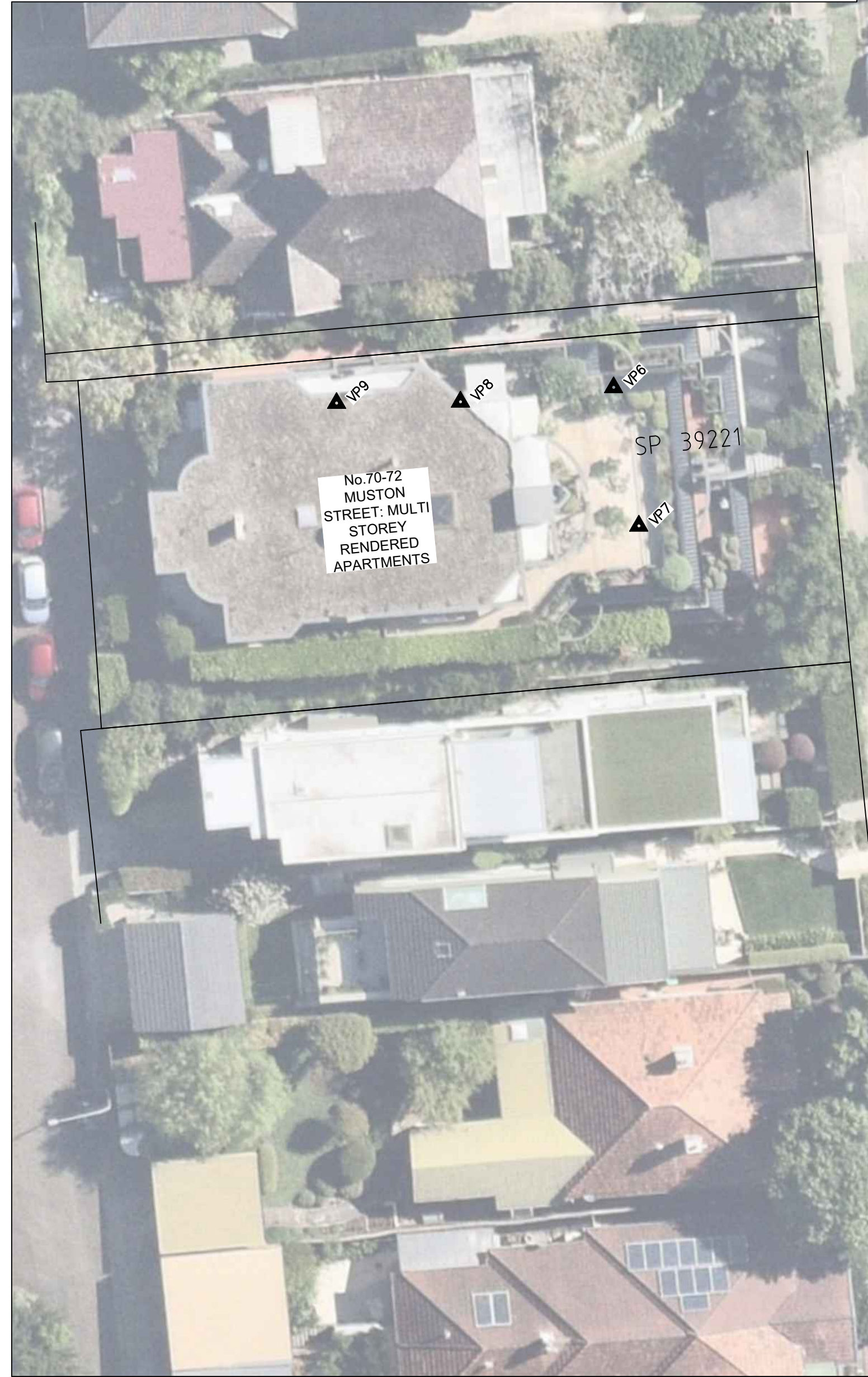
datum AHD
site Area N/A
LGA MOSMAN

reference number 52627 003VP
scale 1:1500 @A1
date of survey (SEE NOTE 6)
SHEET 1 OF 2

Photo Location Schedule				
ViewPoint	Easting	Northing	Camera Height (AHD)	Unit number & Street Address
VP1	337664.213	6255580.467	74.14	Unit 2, No.77 Muston Street
VP2	337661.678	6255581.946	74.14	Unit 2, No.77 Muston Street
VP3	337670.554	6255582.707	74.13	Unit 2, No.77 Muston Street
VP4	337673.875	6255582.616	73.92	Unit 2, No.77 Muston Street
VP5	337667.003	6255583.667	73.44	Unit 2, No.77 Muston Street
VP6	337604.149	6255544.32	81.80	Unit 5, No.70-72 Muston Street
VP7	337605.636	6255536.131	81.81	Unit 5, No.70-72 Muston Street
VP8	337595.092	6255543.464	81.81	Unit 5, No.70-72 Muston Street
VP9	337587.769	6255543.384	81.95	Unit 5, No.70-72 Muston Street
VP10	337654.68	6255595.179	78.39	Unit 3, No.77A Muston Street
VP11	337655.53	6255606.733	78.39	Unit 3, No.77A Muston Street
VP12	337650.53	6255595.187	78.49	Unit 3, No.77A Muston Street
VP13	337658.298	6255602.016	75.04	Unit 2, No.77A Muston Street
VP14	337675.501	6255498.858	72.70	Unit 5, No.65 Muston Street
VP15	337673.42	6255678.46	73.90	Unit 1, No.77 Muston Street
VP16	337670.495	6255576.587	73.72	Unit 1, No.77 Muston Street
VP17	337666.859	6255577.695	74.14	Unit 1, No.77 Muston Street
VP18	337673.389	6255578.494	77.03	Unit 3, No.77 Muston Street
VP19	337668.589	6255576.468	76.53	Unit 3, No.77 Muston Street
VP20	337660.047	6255576.168	76.53	Unit 3, No.77 Muston Street
VP21	337675.015	6255531.519	75.10	No.69B Muston Street
VP22	337668.61	6255530.372	75.20	No.69B Muston Street
VP23	337665.022	6255528.963	75.20	No.69B Muston Street
VP24	337664.803	6255553.868	73.33	Ground Floor, No.73 Muston Street
VP25	337662.479	6255558.283	73.33	Ground Floor, No.73 Muston Street
VP26	337657.901	6255556.414	73.37	Ground Floor, No.73 Muston Street
VP27	337663.241	6255557.303	76.43	Level 1, No.73 Muston Street
VP28	337661.778	6255552.791	76.82	Level 1, No.73 Muston Street
VP29	337651.331	6255568.735	76.03	No.75C Muston Street
VP30	337650.863	6255564.183	76.10	No.75C Muston Street
VP31	337644.076	6255568.66	76.18	No.75C Muston Street

LEGEND

PHOTOGRAPHIC LOCATION	▲
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H	00/00/00	—	00	D	00/00/00	—	00
G	00/00/00	—	00	C	00/00/00	—	00
F	00/00/00	—	00	B	00/00/00	—	00
E	00/00/00	—	00	A	28/05/26	VP13 ADDED	003
Revision	Date	Description	Reference	Revision	Date	Description	Reference



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 28/05/26

Client MOSMAN LAND NO1 PTY LTD
Drawing title PLAN OF PHOTO LOCATIONS RELATING TO LOT 1 DP929591, LOT 13 DP920285, LOT 1 DP921113, LOT 1 DP455982, LOTS 9-11 DP1350 AND LOTS 1 & 2 DP33257 BEING NO. 40-48 REDAN STREET, MOSMAN

datum AHD
site Area N/A
LGA MOSMAN
reference number 52627 003VP
scale 1:250
date of survey @A1 (SEE NOTE 6)
SHEET 2 OF 2

40–48 Redan Street, Mosman

Appendix B
Visual Assessment | Private View Photomontages

Photomontages Prepared By:

Urbis, Level 10, 477 Collins Street, Melbourne 3000.

Date Prepared:

1 July 2026

Visualisation Artist:

Kim Nguyen, Urbis – Visual Technologies Consultant
Bachelor of Interior Architecture

Location Photographer:

Grant Leslie, Specialist Photographer – Grant Leslie Photography
under direction from Jane Maze-Riley, Urbis – Director, National Design

Camera Model, Lens, and Type:

Canon EOS R3 – 24 Megapixel digital mirrorless camera (Full frame sensor) with Canon RF24–105mm F2.8 L IS USM Z

Software Used:

- 3DSMax 2023 with Arnold 5 (3D Modelling and Render Engine)
- AutoCAD 2025 (2D CAD Editing)
- Globalmapper 26.1 (GIS Data Mapping / Processing)
- Photoshop CC 2025 (Photo Editing)

Data Sources:

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) – Sydney 2020–05
- Aerial photography from Nearmap (geo-referenced JPG) – 2025–07–11
- Proposed architectural drawings received from Architect (AutoCAD DWG and PDF) – Received 2026–02–12
- Height plane 3D model received from Architect (AutoCAD DWG) – Received 2026–02–12
- Proposed 3D model received from Architect (IFC) – Received 2026–05–11
- Independent site survey from LTS Registered Surveyors (AutoCAD DWG) – Dated 2025–10–22
- Independent private views analyses survey from LTS Registered Surveyors (AutoCAD DWG) – Dated 2026–05–28

Methodology:

Photomontages provided on the following pages have been produced with a high degree of accuracy to satisfy the intent of the requirements as set out in the practice direction for the use of visual aids in the NSWLEC Policy: Use of Photomontages and Visualisation Tools, May 2024 (the Policy).

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken on a tripod at a standing height of 1.60m above natural ground level, with survey data per view place recorded. Photos have generally been taken at a standard focal length of 35mm to show a slightly wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.



VP	Easting	Northing	Camera Height (AHD)	Unit number & Street Address
VP1	337664.213	6255580.467	74.14	Unit 2, No. 77 Muston Street
VP4	337673.875	6255582.616	73.92	Unit 2, No. 77 Muston Street
VP6	337604.149	6255544.32	81.80	Unit 5, No. 70-72 Muston Street
VP10	337654.68	6255595.179	78.39	Unit 3, No. 77A Muston Street
VP13	337658.298	6255602.016	75.04	Unit 2, No. 77A Muston Street
VP15	337673.42	6255578.46	73.90	Unit 1, No. 77 Muston Street
VP18	337673.389	6255578.494	77.03	Unit 3, No. 77 Muston Street
VP21	337675.015	6255531.519	75.10	No. 69B Muston Street
VP24	337664.803	6255553.868	73.33	Ground Floor, No. 73 Muston Street
VP27	337663.241	6255557.303	76.43	Level 1, No. 73 Muston Street



40-48 Redan Street, Mosman - Visual Assessment

Photomontages - View Location Map

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_MAP
REV: -



Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP1 (Photo 011A3378): Standing at entry threshold of U2/77 Muston St, view east
Existing Conditions 2026-05-01 10:43 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_1A
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP1 (Photo 011A3378): Standing at entry threshold of U2/77 Muston St, view east
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_1B
REV: -

Legend

Proposed
Development



Distance to Project - 30m
Original Photo Extent - 35mm Standard View



40-48 Redan Street, Mosman - Visual Assessment

VP1 (Photo 011A3378): Standing at entry threshold of U2/77 Muston St, view east
Photomontage - Proposed Development

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_1C
REV: -



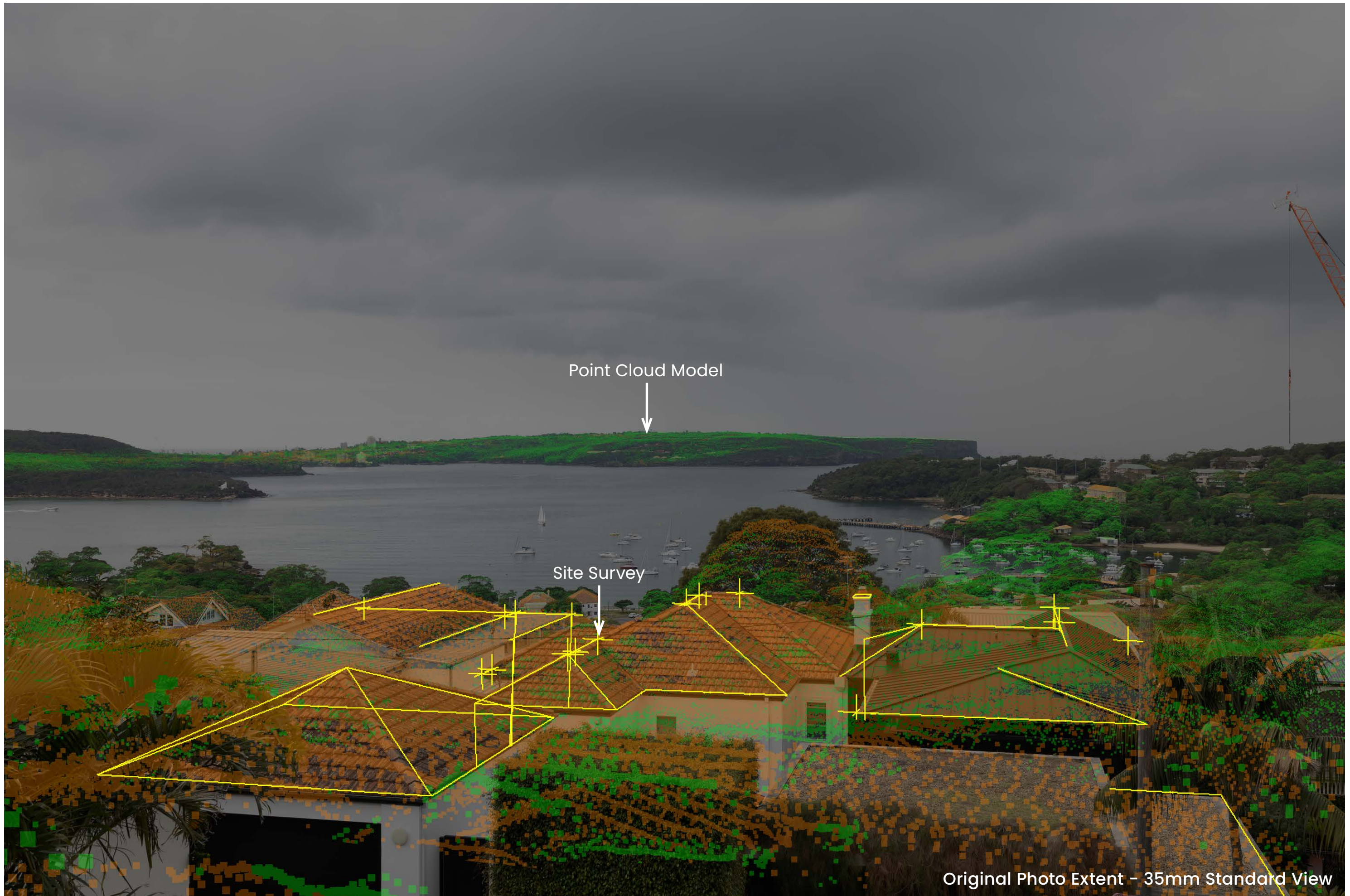
Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP4 (Photo 011A3405): Standing at threshold of U2/77 Muston St, view ENE
Existing Conditions 2026-05-01 11:05 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_4A
REV: -



Original Photo Extent - 35mm Standard View



40-48 Redan Street, Mosman - Visual Assessment

VP4 (Photo 011A3405): Standing at threshold of U2/77 Muston St, view ENE
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_4B
REV: -

Legend

Proposed
Development



Distance to Project – 20m

Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP4 (Photo 011A3405): Standing at threshold of U2/77 Muston St, view ENE
Photomontage – Proposed Development

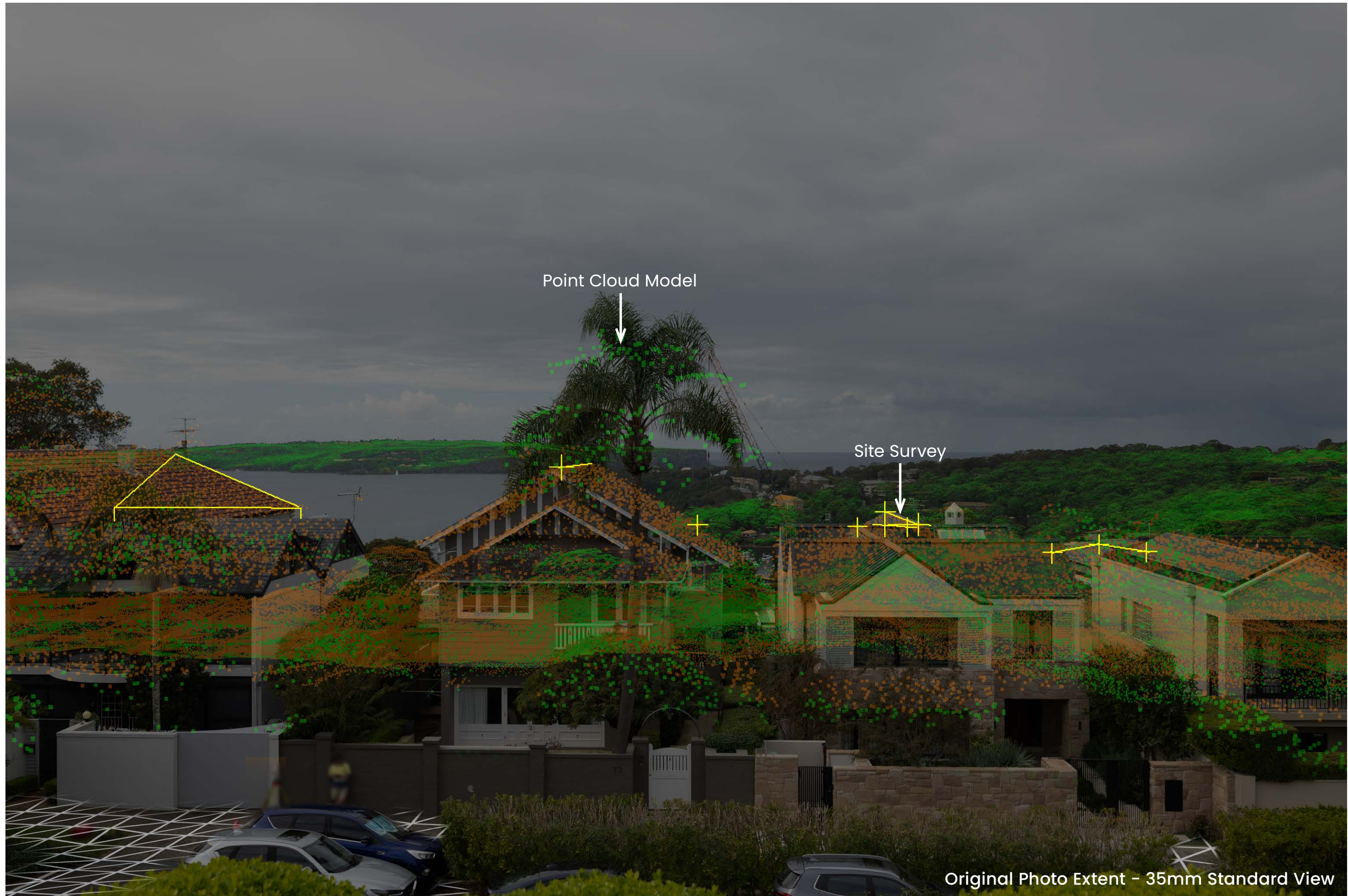
DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_4C
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP6 (Photo 011A3435): Standing at balcony of U5/70-72 Muston St, view east
Existing Conditions 2026-05-01 11:40 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_6A
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP6 (Photo 011A3435): Standing at balcony of U5/70-72 Muston St, view east
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_6B
REV: -

Legend

- Proposed Development
- Exceeds LMR permissible envelope including bonus provision



40-48 Redan Street, Mosman – Visual Assessment

VP6 (Photo 011A3435): Standing at balcony of U5/70-72 Muston St, view east
Photomontage – Proposed Development

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_6C
REV: -



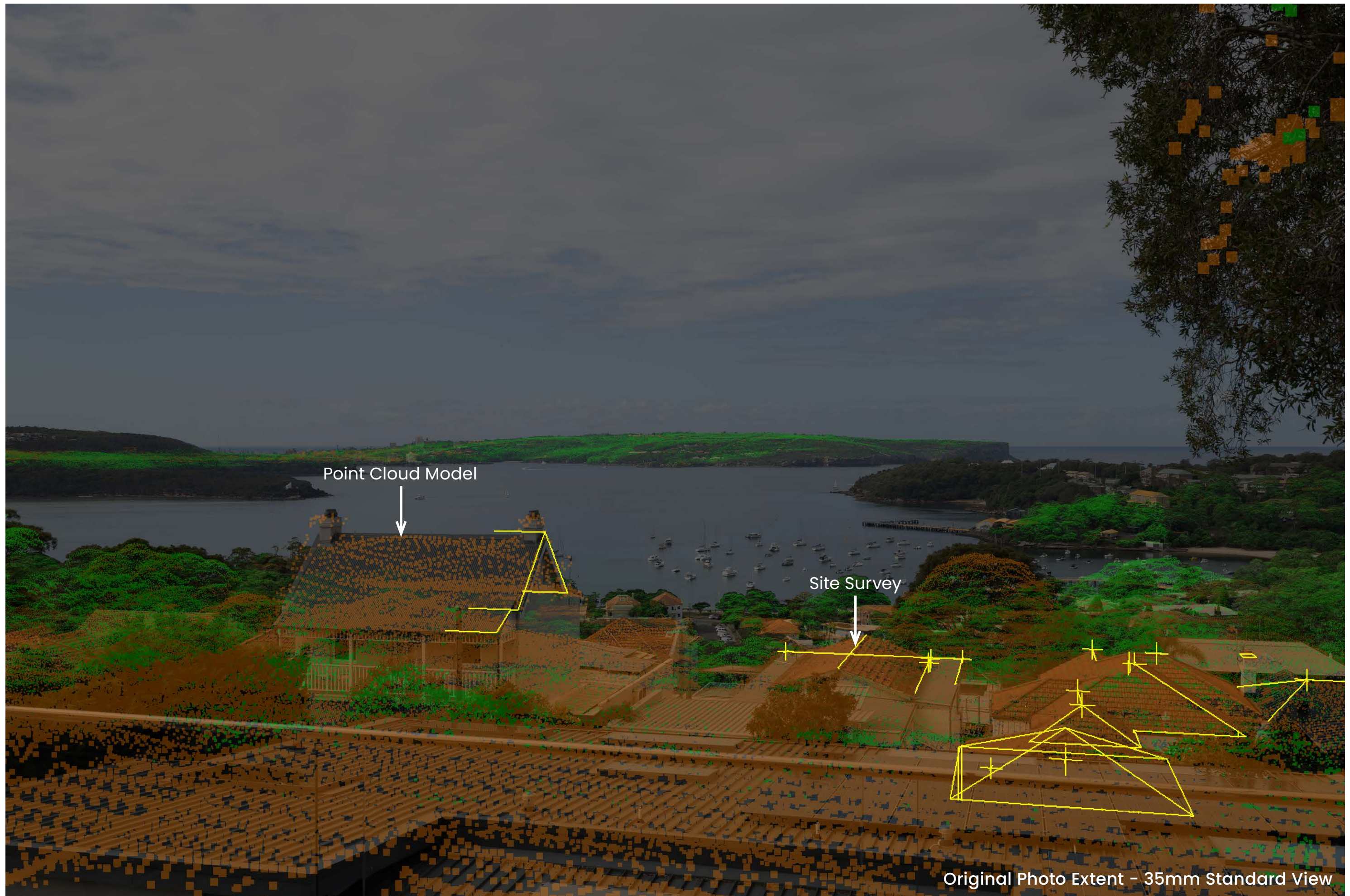
Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP10 (Photo 011A3477): Standing at centre of balcony at U3/77A Muston St, view ENE
Existing Conditions 2026-05-01 12:51 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_10A
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP10 (Photo 011A3477): Standing at centre of balcony at U3/77A Muston St, view ENE
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_10B
REV: -

Legend

- Proposed Development
- Exceeds LMR permissible envelope including bonus provision

Exceeds LMR permissible envelope including bonus provision



Distance to Project - 40m

Original Photo Extent - 35mm Standard View



40-48 Redan Street, Mosman - Visual Assessment

VP10 (Photo 011A3477): Standing at centre of balcony at U3/77A Muston St, view ENE
Photomontage - Proposed Development

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_10C
REV: -



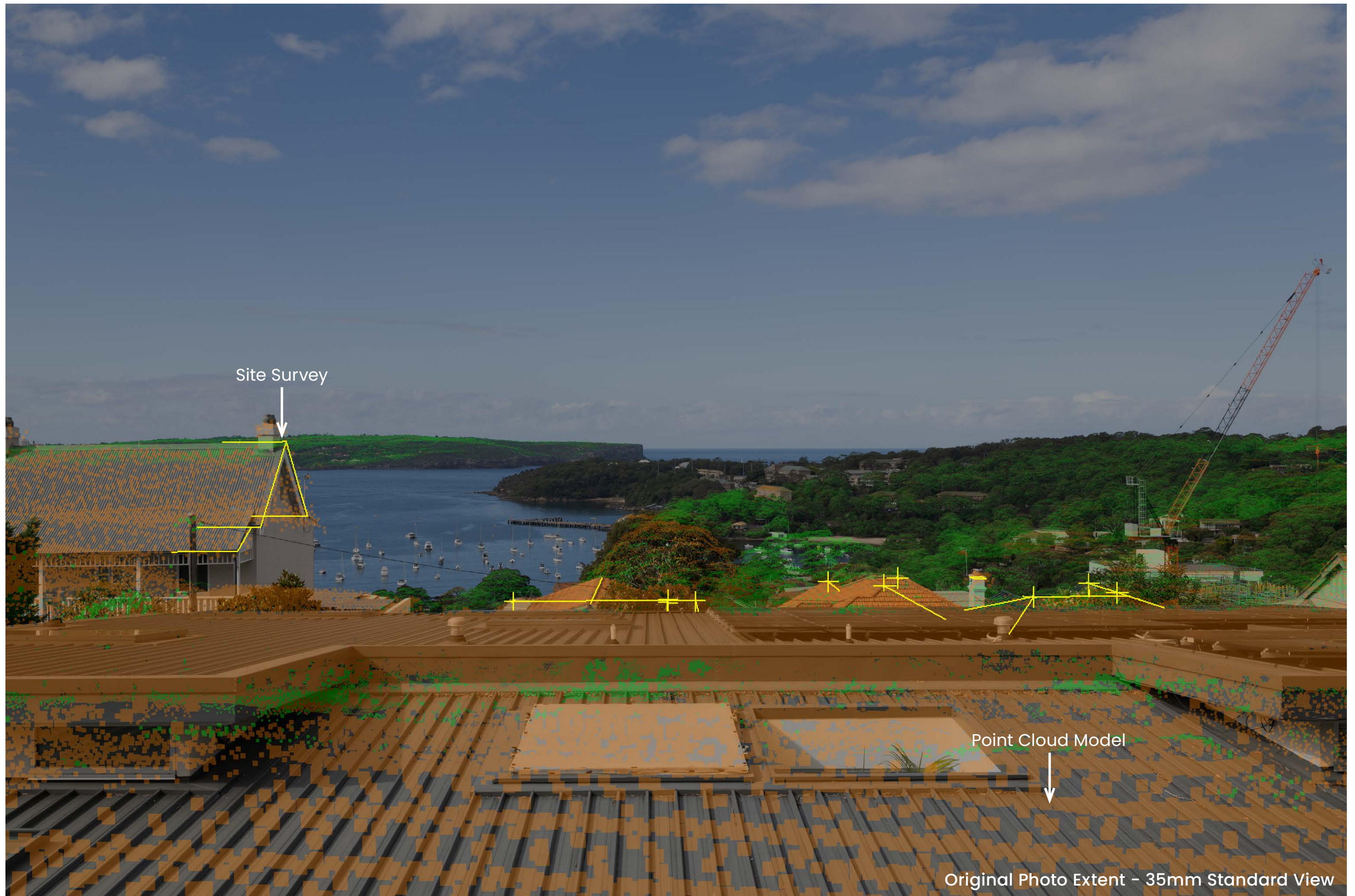
Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP13 (Photo 011A3513): Standing at balcony of U2/77A Muston St, view east
Existing Conditions 2026-05-01 13:22 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_13A
REV: -



40-48 Redan Street, Mosman - Visual Assessment
VP13 (Photo 011A3513): Standing at balcony of U2/77A Muston St, view east
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_13B
REV: -





Original Photo Extent - 35mm Standard View



40-48 Redan Street, Mosman - Visual Assessment

VP15 (Photo 006A9387): Standing at balcony of U1/77 Muston St, view east
Existing Conditions 2026-05-04 10:43 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_15A
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP15 (Photo 006A9387): Standing at balcony of U1/77 Muston St, view east
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_15B
REV: -





40-48 Redan Street, Mosman - Visual Assessment

VP18 (Photo 006A9423): Standing at balcony of U3/77 Muston St, view east
Existing Conditions 2026-05-04 11:48 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_18A
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP18 (Photo 006A9423): Standing at balcony of U3/77 Muston St, view east
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_18B
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP18 (Photo 006A9423): Standing at balcony of U3/77 Muston St, view east
Photomontage - Proposed Development

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_18C
REV: -



Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP21 (Photo 006A9461): Standing on balcony of 69B Muston St, view ENE
Existing Conditions 2026-05-05 13:36 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_21A
REV: -



40-48 Redan Street, Mosman - Visual Assessment

VP21 (Photo 006A9461): Standing on balcony of 69B Muston St, view ENE
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_21B
REV: -



40-48 Redan Street, Mosman - Visual Assessment
VP21 (Photo 006A9461): Standing on balcony of 69B Muston St, view ENE
Photomontage - Proposed Development

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_21C
REV: -



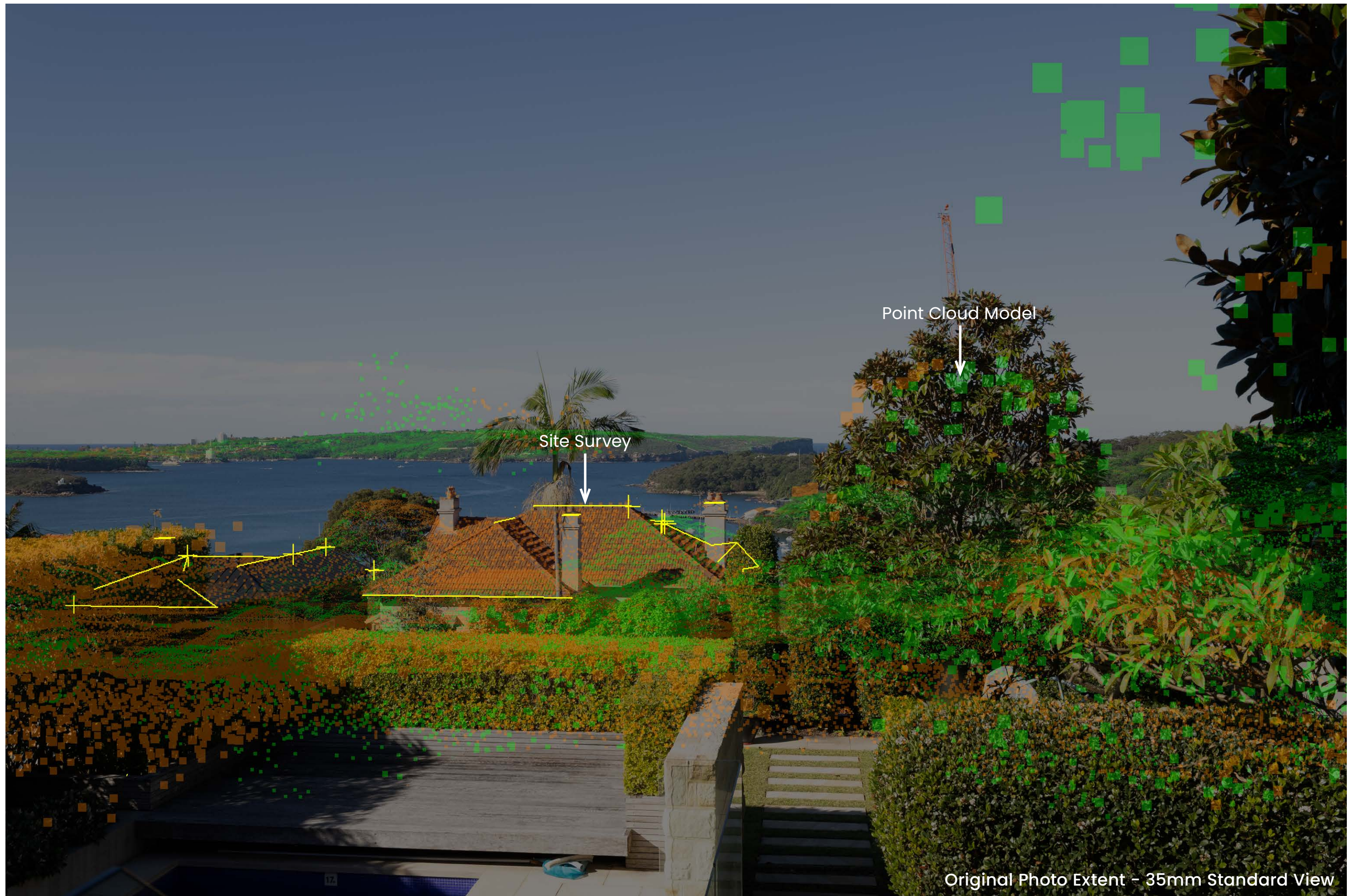
Original Photo Extent - 35mm Standard View



40-48 Redan Street, Mosman - Visual Assessment

VP24 (Photo 006A9496): Standing on ground floor balcony of 73 Muston St, view ENE
Existing Conditions 2026-05-05 14:12 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_24A
REV: -



Original Photo Extent - 35mm Standard View



40-48 Redan Street, Mosman - Visual Assessment

VP24 (Photo 006A9496): Standing on ground floor balcony of 73 Muston St, view ENE
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_24B
REV: -





40-48 Redan Street, Mosman - Visual Assessment

VP27 (Photo 006A9520): Seated on level 1 study of 73 Muston St, view ENE
Existing Conditions 2026-05-05 14:37 AEST

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_27A
REV: -



Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP27 (Photo 006A9520): Seated on level 1 study of 73 Muston St, view ENE
Camera Match 3D Model to Photo (Wire Frame)

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_27B
REV: -



Legend

- Proposed Development
- Exceeds LMR permissible envelope including bonus provision

Distance to Project – 30m
Original Photo Extent – 35mm Standard View



40–48 Redan Street, Mosman – Visual Assessment

VP27 (Photo 006A9520): Seated on level 1 study of 73 Muston St, view ENE
Photomontage – Proposed Development

DATE: 2026-07-01
JOB NO: P0062816
DWG NO: VP_27C
REV: -