

# WAR MEMORIAL HOSPITAL WAVERLEY (UNITING WAVERLEY)

PREPARED FOR  
**UNITING**  
NOVEMBER 2024  
FINAL

URBIS



## ACKNOWLEDGMENT OF COUNTRY

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge the Traditional Owners on whose land we stand, the Bidjigal, Birrabirragal and Gadigal peoples who traditionally occupied the Sydney Coast.

We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present, and emerging.









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We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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# EXECUTIVE SUMMARY

This Visual Impact Assessment (VIA) has been prepared by Urbis to satisfy the Secretary's Environmental Assessment Requirements (SEARs) for SSD-61389706. The development proposal is for a residential aged care facility in the suburb of Waverley, where the site is bound by Bronte Road, Birrell Street, Carrington Road and Church Street.

Architectural modelling prepared by Architectus have been used in the preparation of 10 accurate and certifiable photomontages from 10 view places which demonstrate a range of representative sample views from within the site's visual catchment. Photomontages are useful objective visual aids which have been prepared in a manner that satisfies the photomontage policy established by the Land and Environment Court of NSW.

Views from selected locations were modelled in photomontages and used for further analysis to determine the extent of visual change, the effects of those changes on the existing visual environment and the importance of those changes, being the final rating of visual impact.

## Method & Results

The methodology employed to assess visual impacts establishes the baseline visual context and characteristics, and the visual effects of the proposed development on those baseline factors, as modelled in selected representative public domain views.

The level of visual impacts has been determined by applying various weighting factors to each view type, including Sensitivity, Compatibility and Physical Absorption Capacity.

The final impact assessment and determination of the level of significance of any residual impact is included in Section 5.0 of this report.

- Public domain views are predominantly restricted to close, immediately surrounding street locations such as Birrell Street, Carrington Road, Church Street and Bronte Road.
- The proposal is not visible in distant views from sensitive locations such as Queens Park or Centennial Park.
- Potential views from close, neighbouring residential dwellings are unlikely to be

characterised by scenic or highly valued compositions in *Tenacity* terms which indicate **low** potential for private domain view loss.

- This part of Waverley includes development of a similar and compatible character, height, bulk and scale to the proposal and is consistent with viewer expectations for this site and its immediate surroundings.
- The site is close to parts of Bondi Junction characterised by large scale built form including residential towers of greater height and scale to the proposal.
- Notwithstanding the visibility of the proposal in close views, of the public domain views analysed, all were rated as having **low** or **low-medium** visual impact. Due to the small and close extent of the visual catchment, no clear medium or distant views to the proposal are available. In distant views, in the case that the uppermost parts of the tallest forms were visible, view impacts would be negligible.

In our opinion, the proposal will not result in any significant adverse visual impacts, and the extent of visual effects generated by the proposal is acceptable in the immediate and wider visual context. The proposal is therefore supported on visual impact grounds.





# 01 INTRODUCTION



# 1.1 PURPOSE OF THE REPORT

Urbis Pty Ltd (Urbis) has been engaged to prepare a Visual Impact Assessment (VIA) to accompany an SSDA for a residential aged care facility in the suburb of Waverley. The site is bound by Bronte Road, Birrell Street, Carrington Road and Church Street.

This VIA has been prepared in response to the Secretary’s Environmental Assessment Requirements (SEARs) for SSD-61389706, dated 18th August 2023. The specific SEARs regarding Visual Impact are reproduced below:

Issue& Assessment Requirements	Documentation
5. Environmental Amenity <ul style="list-style-type: none"><li>Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li></ul>	<ul style="list-style-type: none"><li>View Analysis</li></ul>
6. Visual Impact <ul style="list-style-type: none"><li>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li><li>Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.</li></ul>	<ul style="list-style-type: none"><li>Visual Analysis</li><li>Visual Impact Assessment</li></ul>

The VIA follows an objective, logical process to determine the importance of the extent of the visual change in relation to the local and wider visual context.

This VIA includes a certification statement regarding the preparation method and accuracy of photomontages. The photomontages prepared by Urbis included in this report have informed the analysis of visual effects and impacts.

# 1.2 DOCUMENTS CONSULTED

- This VIA has been prepared with regard for the following documentation:
- Industry Specific SEARs, Seniors Housing 18th August 2023
  - NSW SDRP Package, prepared by Architectus, 3rd May 2023
  - Waverley LEP 2012
  - Waverley DCP 2012



Figure 1 Site location and surrounding context, approximate site boundaries indicated in yellow.



### 1.3 PROPOSED DEVELOPMENT

The proposed development comprises a Residential Aged Care Facility (RACF), Independent Living Units (ILUs), Community and Ancillary Land Uses at the Uniting War Memorial Hospital Site.

The proposed development is for the purposes of Seniors Housing which seeks to create a unique and special place that supports older people and the wider community. It will offer contemporary housing, aged care and health and wellness services within a welcoming urban oasis that promotes social connection, communal spaces and landscaped areas within the Subject Site.

The proposal involves the construction and operation of Seniors Housing at the Uniting War Memorial Hospital Site (Uniting Waverley), comprising:

- Earthworks involving cut and fill;
- Tree removal;
- Demolition of existing structures on the northern and western portion of the Subject Site;
- Demolition of Cadi Cottage;
- Adaptive Reuse of 3 heritage buildings (Ellerslie, Banksia and Wych Hazel, and Church St Cottages);
- Augmentation of existing services and infrastructure such as water, power, and sewer;
- Construction of basement car parking comprising 478 car parking spaces
- Construction of a 6-storey Residential Aged Care Facility (RACF), including:
  - 105 beds, consulting rooms and staff administration areas;
  - Ancillary land uses including a salon, cafe, chapel;
  - Community facilities including a seniors' gym
- Construction of 4-7-storey Independent Living Unit (ILU) buildings, including:
  - 231 units (including Affordable Rental Housing units);
- Construction of proposed driveway on Bronte Road and secondary driveways on Birrell St; and
- Provision of associated landscaping.

### 1.4 PROPOSED DEVELOPMENT IN VISUAL TERMS

The proposal seeks to redevelop the site as a campus-style residential aged care and seniors living village. Several visually prominent heritage buildings currently occupy the north-eastern and north-western corners of the site and will remain in-situ as part of the development.

Valued elements of the site including the highly visible and visually unique heritage facades will remain a feature of the new development, as will the tree lined entry point at the western end of Birrell Street.

These elements, which are visually distinct attributes of the site will be retained and incorporated into an improved, publicly accessible interface along Carrington Road and Birrell Street.

Visually, the development will include new built form massing along the western end of the Birrell Street elevation proposed as a 4 storey street frontage and double storey upper level setback.

Similarly, new built form massing is proposed along Bronte Road which includes a 4 storey street frontage and triple storey upper level setback. A new 6 storey building is proposed at the intersection of Birrell Street and Bronte Road, which retains and incorporates the existing heritage fencing and gates. A new centrally located 7 storey accommodation block is proposed for the interior of the site.

Existing entry points along Church Street, Carrington Road and Birrell Street are to remain unchanged, with a new driveway entrance proposed along Birrell Street south of heritage building *Ellerslie*. The main entrance along Bronte Road has been moved south as there is an existing entry point on Bronte Road.

New landscaping, additional entry points, the removal of Cadi Cottage and restoration of heritage buildings in the north-eastern part of the site has been designed to improve the visual interface of the site along Carrington Road and Birrell Street. In essence, the elevations of the heritage buildings that present to Carrington Road and Church Street, and their visual settings will remain unchanged. Given the underlying topography of the site and this part of Waverley, this part of the development sits higher and is more visually prominent from the public domain.

In this regard, improvements to this area of the site will increase visual permeability of the site and reduce the perception of height and scale from the public domain. Similarly, the bulk of new massing has been sited at lower locations across the site which further reduce perception of scale within the immediate visual context.





Figure 2 Site plan showing location of proposed built form.





# 02 VIA METHODOLOGY



# 2.1 URBIS METHODOLOGY

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW and published guidelines in other states. It is based on widely adopted concepts, terminology and objectives for visual impact assessment.

The Urbis VIA method draws on 30 years of academic research and publications by industry leaders whom have considered the specific needs of assessment relevant to a site's visual context and the relevant regional or subregional strategic context for the site.

The method is specific to visual impacts (assessing the quantum and importance of visual change) rather than landscape character visual impacts assessments (LCVIA).

An LCVIA takes a more holistic approach to changes proposed to the physical and visual landscape, which in our opinion is more relevant in greenfield or visually accessible landscapes, that is site that are predominantly characterised by rural or open, less developed landscapes.

The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects (quantum of change) using objective visual aids from key locations, and considers the importance of that change.

The significance of the extent of visual effects, is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method also distinguishes and places 'weight' on relevant factors such as the relative importance of a view place, viewer sensitivity, physical absorption capacity and visual compatibility. Our method considers impacts on unique visual settings near the site such as heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

Our method also has regard to:

- *The Landscape Institute Technical Guideline Note - Visual Representation of Development Proposals (AILA 2019)*
- *Guidance note for Landscape and Visual Assessment (AILA 2018)*
- *Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services 2018 (RMS LCIA)*

Urbis rely on accurately prepared and certifiable photomontages prepared by ourselves or others to satisfy the NSW Land and Environment Court photomontage policy.

The sequence of steps and logic flow is shown graphically in the method flow chart overleaf at **Figure 1**.

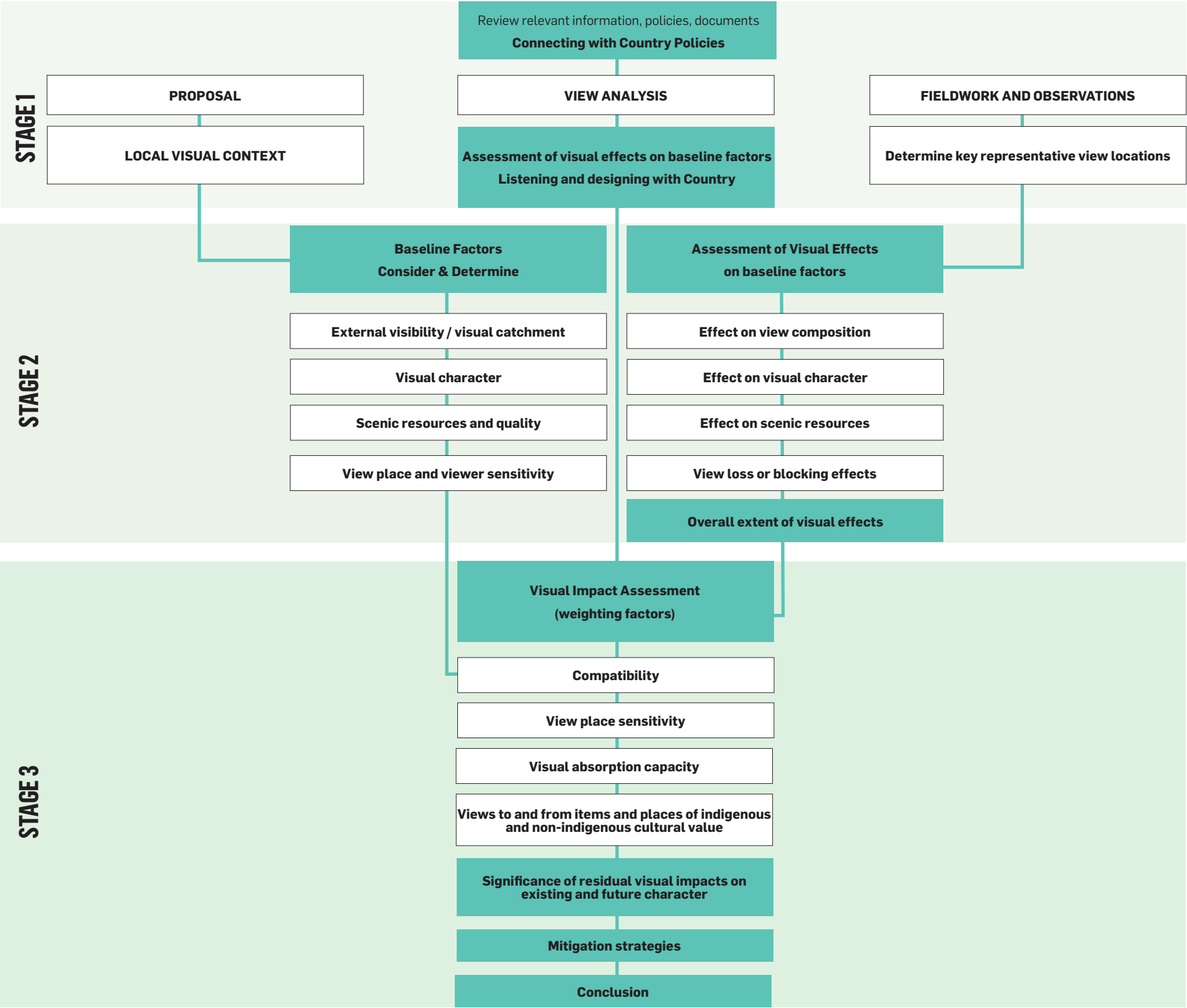


Figure 3 Methodology flowchart.



## 2.2 VISUAL CONTEXT

The intersections of Bronte Road, Carrington Road, and Birrell Street are main public domain view places, attracting high numbers of users and as such are of some sensitivity. The intersection of Bronte Road and Birrell Street, includes development of greater scale and height within a local commercial core, creating a transition to a high-density visual context towards Bondi Junction.

In visual terms, development in the vicinity is varied in terms of height and scale, including taller forms at intersections. The remainder of Bronte Road to the north-west is predominantly characterised by 2-4 storey buildings until the junction of Bronte Road and Ebley Street which includes development of 12 or more storeys.

### North

The visual context north of the site is characterised by 2-3 storey residential flat buildings which adjoin a small commercial shopping strip to the north-west at the junction of Birrell Street and Bronte Road. Bondi Junction is located a short distance to the north-west and is characterised by high-density residential development surrounding the commercial and retail precinct.

Built from within the adjoining shopping strip is of varying age, scale and character and marks the transition from low to high density built form in and around Bondi Junction. The Waverley Telephone Exchange building (local heritage item) is of particular relevance, given its height and scale (approximately 4 storeys), and visual prominence adjoining a corner site at the intersection of Bronte Road and Birrell Street. Built form of increased height and scale south of Bondi Junction is visible along the road corridor looking north-west down Bronte Road, and is not an uncommon visual feature of the broader urban context.

### North-east

The intersection of Birrell Street and Carrington Road, immediately north-east of the site, sits atop a local knoll where St Mary's Anglican Church is located north of the intersection, on the northern side of Birrell Street and Waverley College on the southern side of Birrell Street. From the highest point of the knoll ocean views are available to the east. Waverley park is located at the base of the knoll to the north-west and includes playing fields and recreational facilities, parkland, and vegetated walkways, and is surrounding by low density residential development.

Waverley College occupies the southern side of Birrell Street to Henrietta Street, opposite Waverley Park. The highest point of the campus is occupied by mature vegetation and bulky forms between 2 and 5 storeys which are prominent features of the streetscape in views from Carrington Road, Salisbury Street and along the western half of the Birrell Street frontage.

### South-east

Approximately two-thirds of the Carrington Road interface with the site is occupied by Waverley College, which transitions to low-height residential development south of Salisbury Street where development is predominantly Federation dwellings characterised by hipped roof forms, and traditional setbacks. Development along Carrington Road is predominantly low-height terrace housing. We note this area does not form part of a mapped Heritage Conservation Area.

### South

Development south of Church Street is separated by Short Street. East of short street includes St Clare's College and St Charles Primary School which are characterised by large bulky forms and open hardstand areas. West of Short Street is characterised by Victorian and Federation residential dwellings and forms part of the Charring Cross Conservation Area (C7).

The presence of multiple schools close to Uniting Waverley, supports the observation that large scale, expansive, campus-style institutions, including buildings of significant height or scale, contribute to the visual character of this part of Waverley.

### West

West of the site falls under the Blenheim Street/Bronte Road Landscape Conservation Area and is occupied by several 3-4 storey residential flat buildings. The visual character of flat buildings is mixed, however predominantly of the Inter-War style. We note the presence and cumulative effect of multiple flat buildings located close together along approximately two-thirds of the interface with the site, until Church Street where the police station breaks the continuous height bulk and scale seen along the western side of Bronte Road.



Photo 2. Residential development northern side of Birrell Street.



Photo 1. Residential development, northern side of Birrell Street.



Photo 3. St Mary's Anglican Church.





Photo 4. Residential development along Carrington Road.



Photo 5. Development south side of Church Street.



Photo 6. inter-War residential flat buildings south side of Bronte Road.



Photo 7. Residential flat buildings south side of Bronte Road.

## 2.3 VISUAL CATCHMENT

The potential visual catchment is the theoretical area within which parts of the site and proposal may be visible, and, in this regard, the visual catchment is larger than the area within which there would be discernible visual effects of the proposal. The visibility of any proposed development varies depending on constraints such as the blocking effects of intervening built form, vegetation or topography.

Visibility refers to the extent to which the proposal would be physically visible, identifiable, for example as new, novel, a contrasting element or, alternatively, a recognisable but compatible feature.

The potential visual catchment of the proposed development was initially determined via a desktop review of the site using 3D aerial imagery, maps and client supplied information. Fieldwork observations and LiDar data across the potential visual catchment have been used to determine the extent of potential visibility of the existing and proposed built forms on the site, from surrounding development.

LiDar data refers to Light Detection and Ranging which is technology used to create high-resolution models of the ground levels and underlying topography, including where specific the presence of tree canopy. In this case to predict the potential visual catchment we used the relative levels (RLs) of the proposed built forms and mapped the heights of surrounding intervening buildings roofs, within 1km of the site to be able to predict the external visibility of the upper storeys of proposed forms on site.

Visibility to proposed built forms is unlikely to extend beyond the following locations which mark the approximate boundaries of the visual catchment:

- St Mary's Anglican Church to the north-east, where easterly views are restricted by the presence of a local knoll which declines in elevation to the east.
- The entrance to Waverley Public School to the south, where northerly views are restricted by road alignment and intervening built form.
- The intersection of Bronte and Carrington Roads to the south, where the intersection introduces new road alignment and northerly views are blocked by intervening built form.
- The intersection of Porter and Botany Streets and the intersection of Brisbane and Birrell Streets to the north-west, where visibility is limited due to the alignment of Bronte and intervening built form.

Two distant views are included at **Photo 8** and **Photo 9** which confirm the negligible visibility from low points, from within Queens Park, south of the site, and from the eastern boundary of Centennial Park. Fieldwork observations further confirm brief visibility to the site from moving viewing situations, travelling north along Carrington Road from the intersection of Darley Road, along the eastern axis of the park.

### Public Domain Visibility

The nearest residential dwellings surrounding the site include 2-3 residential flat buildings along the western side of Bronte Road and the northern side of Birrell Street.

The visual catchment as described above is shown in viewshed imagery included at **Figure 6**. The locations of distant views recorded (**Photo 8** and **Photo 9**) are identified at **Figure 7** in red, with close view locations recorded indicated in blue.





**Photo 8.** View north-east towards site from Queens Park.





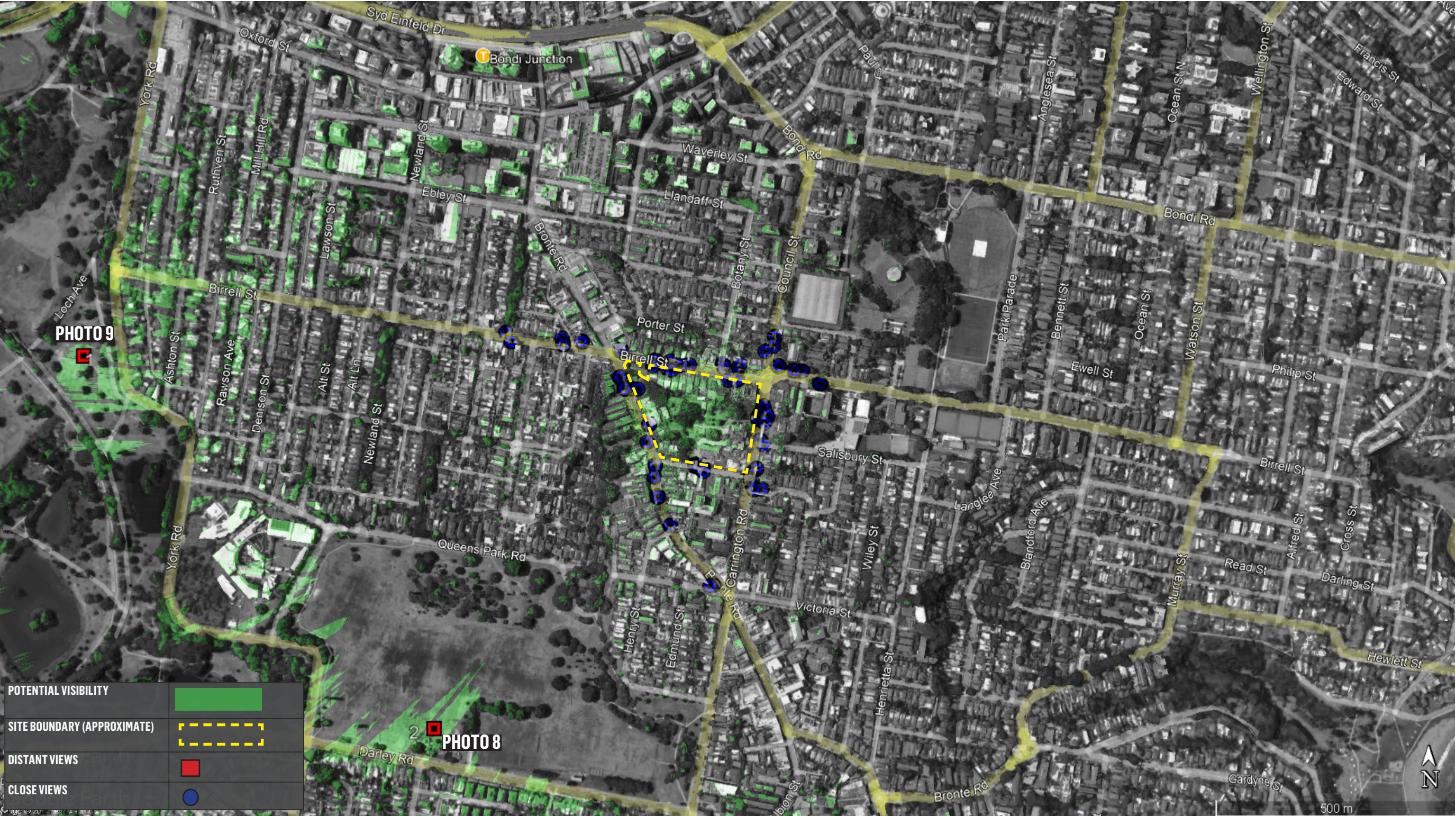
**Photo 9.** View north-east towards site from intersection of Birrell Street and York Road, close to the eastern boundary of Centennial Park.






Figure 4 Viewshed imagery, potential visibility indicated in green.





**Figure 5** Viewshed imagery showing distant and close view locations. Given the small, constrained extent of visibility, all views assessed are close, immediately adjacent to the site. This overstates the view impacts across the extent of the visual catchment. When considered across all areas of visibility the view impacts of the proposed development will diminish.





# 03 BASELINE VISUAL ANALYSIS



## 3.1 VISUAL CHARACTER OF THE SITE

The subject site is located in the suburb of Waverley, south of Bondi Junction, north-east of Queens Park and approximately 1.6km inland from the coast. The site is bordered by Birrell Street to the north, Carrington Road to the east, Church Street to the south and Bronte Road to the west. The underlying topography is characterised by a north-east to south-west cross-fall. Development is generally aligned to the outer perimeters of the site, with the interior of the site given over to at grade parking facilities and open gardens.

Existing uses on the site include aged care residential and hospital services. The site's layout can be broadly characterised as a 'campus-style' where development is of mixed architectural style, age, and character, centred around areas of open lawn and mature trees and lower ornamental vegetation. Heritage buildings occupy the eastern half of the site and present to Carrington and Church Streets, and to the north-east end of Birrell Street. These buildings are also elevated compared to the southern half of the site and as such are visually prominent in close views form the south-east, south-west and north-west. The group of heritage buildings located in the south-eastern corner of the site form part of the Uniting War Memorial Hospital facilities and are visually characterised by hipped roof forms and traditional profiles and proportions. There is little to no building separation with built forms generally clustered in al L-shape where the two frontages present to Carrington Road and Church Street. Vegetation is limited to street trees along the Church Street (southern) boundary.

The north-eastern corner of the site is occupied by a second grouping of heritage buildings of similar character, and includes a small chapel, heritage cottage, aligned to Carrington Road (east) and two large, modified heritage buildings aligned to Birrell Street (north).

The historic building which forms part of the site at the corner of Birrell Street and Carrington has been identified as a late addition and is of reduced heritage significance.

The chapel building is surrounded by several mature trees, limiting visibility to the interior of the site from Carrington Road. Vehicle entry from Birrell Street is marked by linear plantings of mature palm trees which line either side of the internal access route to the centre of the site which is characterised by expansive open lawns in front of the Edina Building and is also the location of two mature pine trees which protrude above the tree canopy within the site and serve as a visual marker for the site from more distant public domain locations.

The eastern extent of the Birrell Street frontage includes a row of single storey semi-detached, modified Federation dwellings, characterised by hipped roof forms and traditional setbacks. Tree canopy from within the interior of the site forms a backdrop behind the dwellings where the site falls in elevation to the west.

The north-western corner of the site, at the junction of Birrell Street and Bronte Road is characterised by modified wrought iron and sandstone historic gates and a substantial grouping of mature vegetation which blocks views to the interior of the site and built form along Bronte Road (west). The Bronte Road frontage of the site is characterised by low-height built form (2 storeys), setback from the street, enclosed by a low-height sandstone fence. Built form is partially screened by vegetation within the site and also by mature street trees. The south-western corner of the site is occupied by several modified Federation dwellings and mature vegetation within the site.

## 3.2 SCENIC QUALITY

*Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features. Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.*

*Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.*

### Comment:

The scenic quality of the site is medium. The site is set out in a 'campus-style' arrangement, characterised by open space, pedestrian pathways, mature plantings and groupings of heritage buildings. The site is visually influenced by naturalistic features such as several large Moreton Bay Fig Trees which collectively create an expansive tree canopy, and the unique heritage architecture of the *Edina* Building, *Ellerslie*, *Banksia* and *Wychazel*. The interior of the site includes mixed built form of varying age, style, scale and form, predominantly between 1 and 4 storeys. Built form along the northern boundary fronting Birrell Street includes a uniform row of single storey semi-detached dwellings.

Though the site contains features of high scenic quality, the elements of the site do not collectively form highly valued compositions.

## 3.3 VIEW PLACE SENSITIVITY

*This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.*

### Comment:

There are no public reserves or parks located within the immediate visual context of the site from which direct views to the site are available. There is limited or no visibility of the site from nearby parks such as Waverley Oval and Queens Park. More sensitive, highly used locations such as Centennial Park are significantly spatially separated from the site. In this regard, visual effects on views from the aforementioned open spaces are unlikely to be significant and as such, potential visual impacts would be low.

## 3.4 VIEWER SENSITIVITY

*Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.*

### Comment:

Private domain views to the site and built form proposed will be available from upper level south and east facing apartments along Birrell Street and Bronte Road, respectively. Some single storey residential dwellings facing west towards the site along Carrington Road will have views to the site, predominantly characterised by the existing heritage buildings on site.

Detailed view loss analysis from surrounding residential dwellings is not included in the scope of this report. Notwithstanding that the composition of some close private domain views may change significantly, it is unlikely that views to be lost, would be predominantly characterised by compositions of high scenic quality, iconic views or access to views of individual icons. Based on fieldwork inspections, in our opinion it is unlikely that close private domain views would be subject to any adverse view loss, noting Urbis have not had the benefit of inspecting private residential dwellings.

## 3.5 RELEVANT ADDITIONAL FACTORS

### 3.5.1 VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or waterways, provide for greater potential for the viewer to perceive the visual effects. In the majority of views from close locations to the proposed development will be from moving viewing locations, or those of a short duration.


### 3.5.2 VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

The visual catchment of the site includes close views from the north, south-east and south-west, from which views to heritage items are likely available. We note there are limited direct axial views aligned with parts of the subject site and that distant views may be available to upper part of the proposed built form, such as from the south and south-west. In this regard, and the heritage significance of the site, the majority of the views modelled fall into the close and medium distance ranges.

Ranges are as follows; close range (<100m), medium range (100-1000m) and distant (>1000m).





# **04** RELEVANT CONTROLS, GUIDELINES & POLICIES



## 4.1 HERITAGE CONTEXT

We note the complexities of the heritage context both on and surrounding the site. This includes three separate local heritage listings within the site outlined below:

- War Memorial, Landscape (I159)
- War Memorial, Late Victorian Buildings and Former Stables (I449)
- Federation Style Detached Residences (I1473)

We note no part of the site falls within a heritage conservation area, including public street frontages to the north (Birrell Street) and south (Church Street).

Local Heritage Conservation Areas are located immediately north and south of the subject site, known as Botany Street Conservation Area and Charring Cross Conservation Area, respectively. Within the Botany Street Conservation Area, the building streetscape is mixed, and includes various compatible residential styles ranging from the 1890's to the 1940s including Victorian Filigree and Inter-War Art Deco. The streetscape of Charring Cross Conservation Area is characterised by 19th and early 20th century buildings, dominated by Federation style architecture.

State listed heritage item, St Mary's Anglican Church is located north-east of the site, at the edge of the site's visual catchment, and does not form part of a conservation area.

### 4.1.1 DOCUMENTED VIEWS

In addition to fieldwork inspections, Urbis have reviewed the relevant documentation with regard to heritage items and documented views as follows.

- Waverley DCP 2022
- *Charing Cross Urban Conservation Area*, NSW State Heritage Inventory Form
- *Botany Street Conservation Area*, NSW State Heritage Inventory Form
- *St Mary's Anglican Church*, NSW State Heritage Inventory Form

None of the above guidelines refer to documented views either within, or to and from the neighbouring heritage conservation areas or the grounds of State Listed heritage item, St Mary's Anglican Church.

### 4.1.2 WHAT IS A HERITAGE VIEW

There are no widely adopted guidelines used in NSW to determine whether or not a potential 'heritage' view has been historically, intentionally designed. Many documented views exist that capture heritage items (typically individual buildings) from particular places and historic scenes of early colonial development for example streetscapes and view corridors across NSW etc. However, without knowing the purpose of a photograph, or intentions and inherent potential cultural bias of a photographer at the time of photography, it cannot be determined whether or not a so called 'heritage view' is associated with cultural or visual values of significance.

This report considers the assessment criteria and methodology for determining the historic legitimacy of a documented view which may be thought to have heritage significance or value, developed by a leading academic Dr Richard Lamb.

The co-author of this report assisted Dr Lamb in developing this approach.

Views are rated at five different levels, Level 1 being a documented view that is considered as being most likely to be a deliberately designed view and therefore assumes the most significance or greatest value. A Level 5 view is the lowest rating assigned, based on evidence found, and refers to a view is most unlikely to have been historically designed or intended as a visual link between items of features.

At a lower level still, on the hierarchy of views that might be claimed to be heritage views, are views from or in the vicinity of items, the curtilages or settings of items, from which new or non-significant items are visible. Simply being able to see a heritage item, place or setting does not make the view a heritage view. By the same token, being able to see a new, different or novel item of no current significance, in the context of a heritage item, does not create an impact on heritage values, unless it can be demonstrated that the acknowledged authentic heritage values of the item would be impaired to the detriment of interpretation of the heritage values of the item (level 5 L5).

No additional documented historic views were discovered during our desktop review or fieldwork. If any of the views selected for analysis were subsequently found to be documented 'historic' views in our opinion they would be rated at the lowest level 'L5" given that they appear to be incidental views from or in the vicinity of items, the curtilages or settings of items, from which new or non-contributory items are visible.

In our opinion, none of the views inspected or assessed or modelled in photomontages would satisfy the criteria outlined, and as such would attract a low level rating of L5 or below.

## 4.2 WAVERLEY DEVELOPMENT CONTROL PLAN 2022

The following sections of the Waverley DCP 2022 specifically reference views. Urbis have assessed visual impacts on public domain views with regard for the controls outlined below and provide the following additional commentary on the protection of views with respect to the proposal.

### *Character & Streetscape, 8.6.1 All Development*

*"A Context and Streetscape Analysis is to be provided that identifies common elements and features of the area including:*

*(ii) Views to and from the site"*

**Comment:** Urbis attended site to inspect the surrounding visual context and record the relevant visual data including documenting photographs from the closest surrounding residential locations. Sections 2.0 and 3.0 include detailed descriptions of the surrounding built form context and visibility to and from the site from key locations within the visual catchment.



## 4.3 E7 EDINA ESTATE

Part E of the Waverley DCP 2022 relates to development on the subject site, also known as *Edina Estate*. The following relevant controls have been considered against the proposal with respect to views and visual impact.

### 7.2 Site Layout

(f) Where possible, provide vistas throughout the site to the western facade of the Vickery (Edina) building and tower.

**Comment:** We note the existing visual catchment of the western facade of the Edina building is limited to close internal views from within the site. There are limited viewing opportunities of the western facade of the Edina building from the public domain due to the presence of intervening topography, built form and vegetation within the site. View 06 includes heavily filtered views of the Edina building which will remain unaffected by the proposal.

This visual impact assessment does not consider internal views to the Edina building and tower from within the site.

### 7.4 Heritage

#### 7.4.1 Significant Fabric, Views, Spaces and Spatial Relationships

(a) The significant fabric as identifies in Figure 2 (extract provided overleaf at Figure 7) are to be conserved and enhanced. They are:

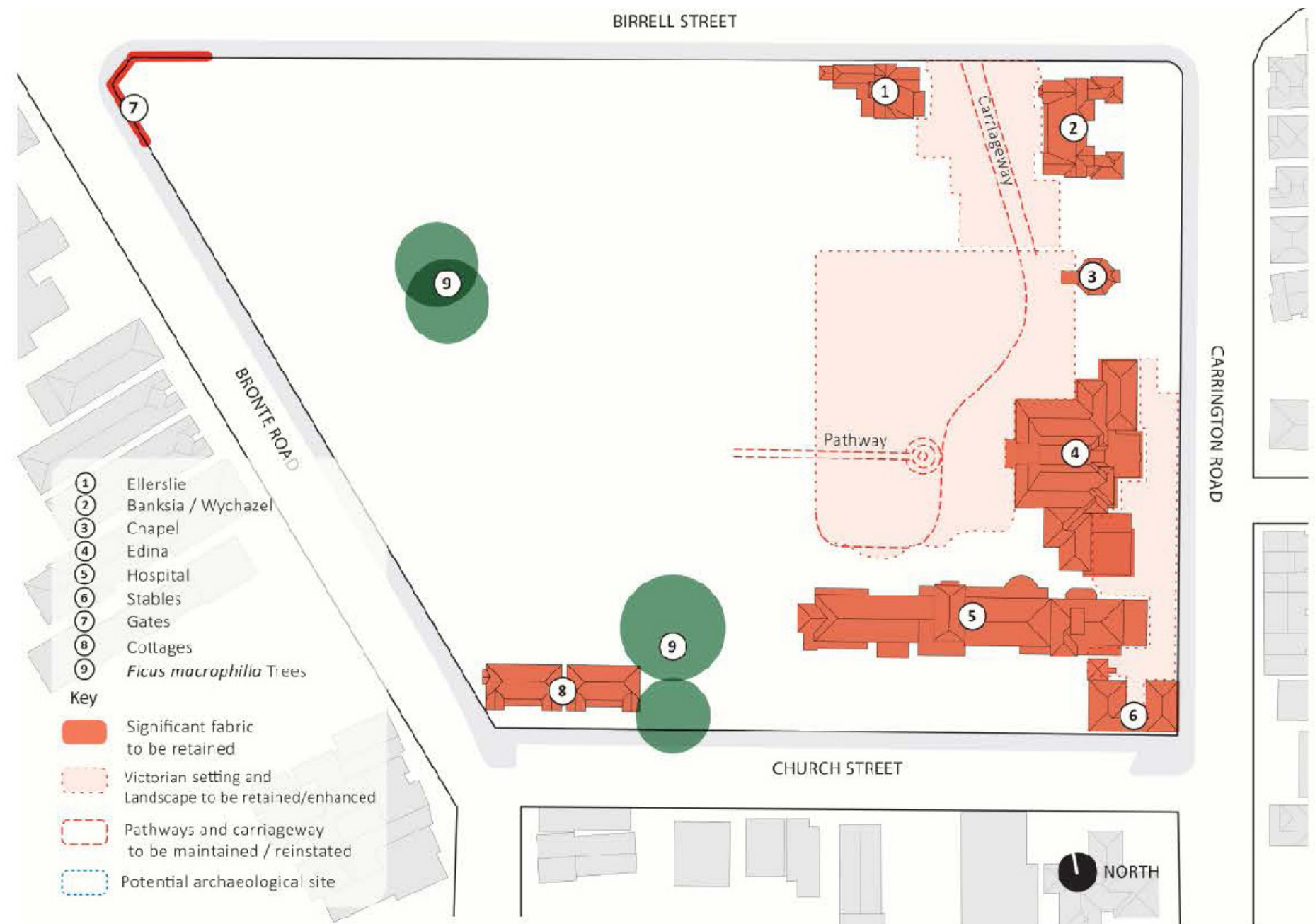
v. External views from Centennial Park of the Norfolk Island Pines

vi. Existing views of the Ellerslie, Banksia and Wychazel houses along Birrell Street and Vickery tower from Carrington Road and the Carrington Road wrought iron gates from cc.1920.

**Comment:** Photo 9 under Section 2 of this report is taken from the from intersection of Birrell Street and York Road, close to the eastern boundary of Centennial Park, where the middle and upper sections of the two Norfolk Pines remain visible. The eastern boundary of Centennial Park sits on a high point and is lined with dense, mature vegetation. Viewing opportunities towards the Norfolk pines are therefore limited from within the Park due to the intervening topography and vegetation. The proposal will not affect views of the pines as seen in **Photo 9**. The location of **Photo 9** is shown in **Figure 6**.

Views 04 and 05 show the proposed development in the context of the existing heritage buildings Ellerslie, Banksia and Wychazel from Birrell Street. The proposal does not visually dominate or overwhelm heritage items in views from Birrell Street. The scale and placement of new development ensures the proposal remains visually recessive and that heritage features including prominent roof forms and chimneys are unaffected.

There are limited viewing opportunities to Vickery tower from Carrington Road due to road alignment and intervening built form within the site. Urbis have recorded a view near the intersection of Carrington Road and Salisbury Road where the upper section of Vickery tower is visible between the two Norfolk Pines (refer to Figure 8). Based on modelling from nearby locations along Carrington Road (View 02) it is unlikely the proposal will be visible from Salisbury Road. Views to Vickery tower are unlikely to be affected from locations along Carrington Road.



**Figure 6** Extract from site specific DCP, E7 Edina Estate, showing significant fabric to be retained.





**Figure 7** View towards site from Salisbury Road, close to intersection with Carrington Road showing Vickery tower.



# 05 VISUAL EFFECTS ANALYSIS

## CERTIFICATION OF PHOTOMONTAGES

The method of preparation is outlined in Appendix 3 of this report.

The accuracy of the locations of the 3D model of the proposed development inserted into digital photographs has been checked by Urbis in multiple ways:

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images.
2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs are known.
3. Reference points from the survey were used for cross-checking accuracy in all images.
4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be within reasonable limits.

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales practice direction.

Urbis certifies, based on the methods used and taking all relevant information into account, that the photomontages are as accurate as is possible in the circumstances and can be relied upon by the Court for assessment.



4.1 USE OF PHOTOMONTAGES

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and lidar data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 10 public view locations for further analysis.

View Ref.	DESCRIPTION
View 01 (VP2)	View north towards existing driveway entrance to site from Church Street.
View 02 (VP5)	View north-west towards site from corner of Carrington Road and Zarita Avenue.
View 03 (VP7)	View west from Carrington Road towards Proposed Building A.
View 04 (VP10)	View south-west from north-eastern corner of intersection of Birrell Street and Carrington Road.
View 05 (VP12)	View south-west towards site from north-western corner of intersection of Birrell Street and Carrington Road.
View 06 (VP13)	View south towards existing driveway entrance from Birrell Street.
View 07 (VP16)	View south-west towards site from intersection of Bronte Road and Porter Street.
View 08 (VP21)	View south-east towards site from north-western corner of intersection from Birrell Street and Bronte Road.
View 09 (VP25)	View north towards site from bus stop outside Bronte Road entrance to Waverley Police Station.
View 10 (VP26)	View north from Bronte Road entrance to Waverley Public School.



Figure 8 Viewpoint location map.



# VIEW 01 (VP2)

## VIEW NORTH TOWARDS EXISTING DRIVEWAY ENTRANCE TO SITE FROM CHURCH STREET

DISTANCE CLASS

- Close
- <100m

EXISTING COMPOSITION OF THE VIEW

This is a direct view into the site where the foreground is characterised by its southern boundary along Church Street. The foreground elements include part of the roadway and footpath, and the existing at grade driveway entrance to the site which is flanked by a 2m high sandstone fence.

The left of the mid-ground composition includes a consistent band of canopy formed by vegetation within the site, extending from the southern boundary to the interior. The centre-midground composition is characterised by an open area of bitumen and grass for parking. To the left of this section the full height and part of the southern façade of one of the hospital buildings is visible behind the branches and foliage of a mature paperbark tree located outside the site along Church Street.

**VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED**

Part of the mid and upper level sections of the centrally located Building A will be introduced to the central mid-ground composition blocking predominantly open sky, distant low-height built form and vegetation. Notwithstanding the proposed removal of vegetation in this view, the retained heritage Fig trees and Fig garden will likely filter views to mid level sections of built form.

Existing views to the centre of the site and to heritage buildings from Church Street remain unaffected. The proposal does not block scenic or highly valued features.

Visual effects of proposed development	
Visual Character	low-medium
Scenic Quality	low
View Composition	medium
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	
low	
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	medium (down-weight)
Compatibility with Urban Context and Visual Character	medium (down-weight)
Overall rating of significance of visual impact	
low	

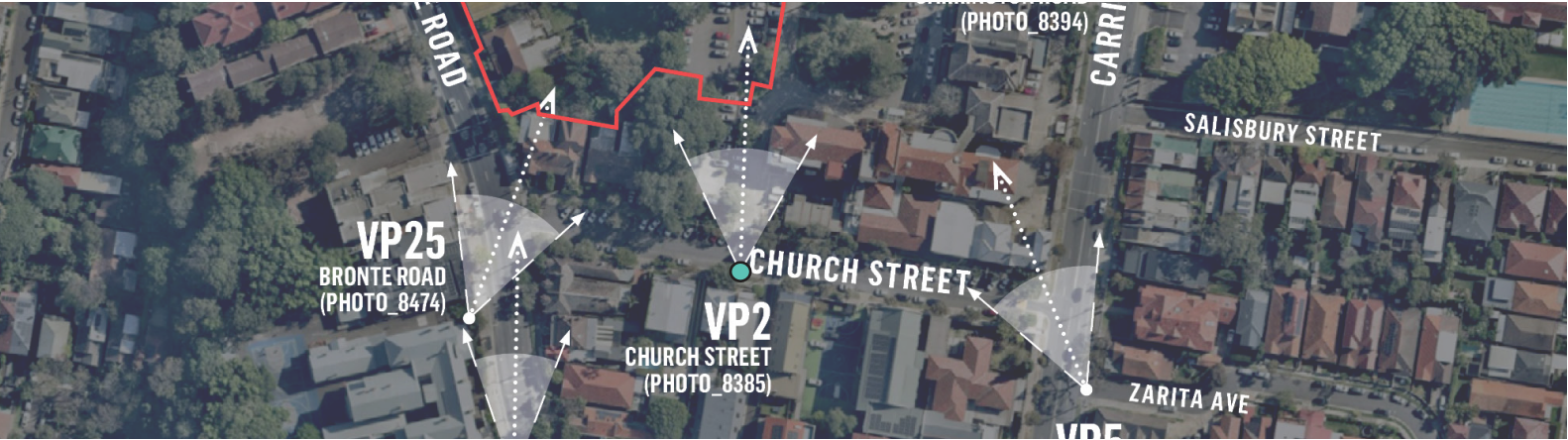


Figure 9 Viewpoint location.



Figure 10 View 01 existing view.





Figure 11 View 01 photomontage.



# VIEW 02 (VP5)

## VIEW NORTH-WEST TOWARDS SITE FROM CORNER OF CARRINGTON ROAD AND ZARITA AVENUE

### DISTANCE CLASS

- Close
- <100m

### EXISTING COMPOSITION OF THE VIEW

This is a diagonal view to the eastern boundary of the site where the foreground is characterised by Carrington Road. The mid-ground composition includes the intersection of Carrington Road and Church Street which forms the south-eastern corner of the site, and is characterised by the existing double storey heritage buildings on the site associated with the hospital. Vegetation across the mid-ground composition includes trees within the St Clare's College campus (left), street trees along Church Street which filter views to the southern elevation of the corner heritage building (centre), and a dense grouping of vegetation at the far right of the composition which is formed by street trees along Carrington Road and canopy within the site. Two tall pine trees are visible in the centre of the composition from behind the heritage building which form a unique and distinct visual feature of this view.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

No part of the proposal is visible in this composition. All built form is blocked by existing heritage buildings which occupy the north-eastern corner of the site.

Visual effects of proposed development	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low-medium (neutral)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Overall rating of significance of visual impact	low



Figure 12 Viewpoint location.



Figure 13 View 02 existing view.





Figure 14 View 02 photomontage.



# VIEW 03 (VP7)

## VIEW WEST FROM CARRINGTON ROAD TOWARDS PROPOSED BUILDING A

### DISTANCE CLASS

- Close
- <100m

### EXISTING COMPOSITION OF THE VIEW

This is a direct view to the interior of the site from the eastern boundary adjoining Carrington Road where the foreground composition includes a central open area of bitumen alongside the lower portion (ground floor) of the northern façade of the Edina building (left). To the right of this section is an open hardstand and seating area enclosed by modest landscaping and concrete bollards. The mid-ground composition is characterised by an open area of lawn (west of the Edina building), built form further south within the site and tree canopy, formed by various mature plantings. The centre of this composition includes existing 3-4 storey built form in the centre of the site, west of the Edina building and associated lawns.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces built form to the mid-ground composition of this view blocking existing vegetation and built form towards the centre of the site. The eastern facade of Building A will be visible across the mid-ground, to the right of the exiting Edina Building. The view will change to include continuous built form in place of tree canopy which is visible from Carrington Road. Views to the formal lawns west of the Edina building will be seen against a backdrop of built form.

Visual effects of proposed development	
Visual Character	low-medium
Scenic Quality	low-medium
View Composition	low-medium
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Overall rating of significance of visual impact	low

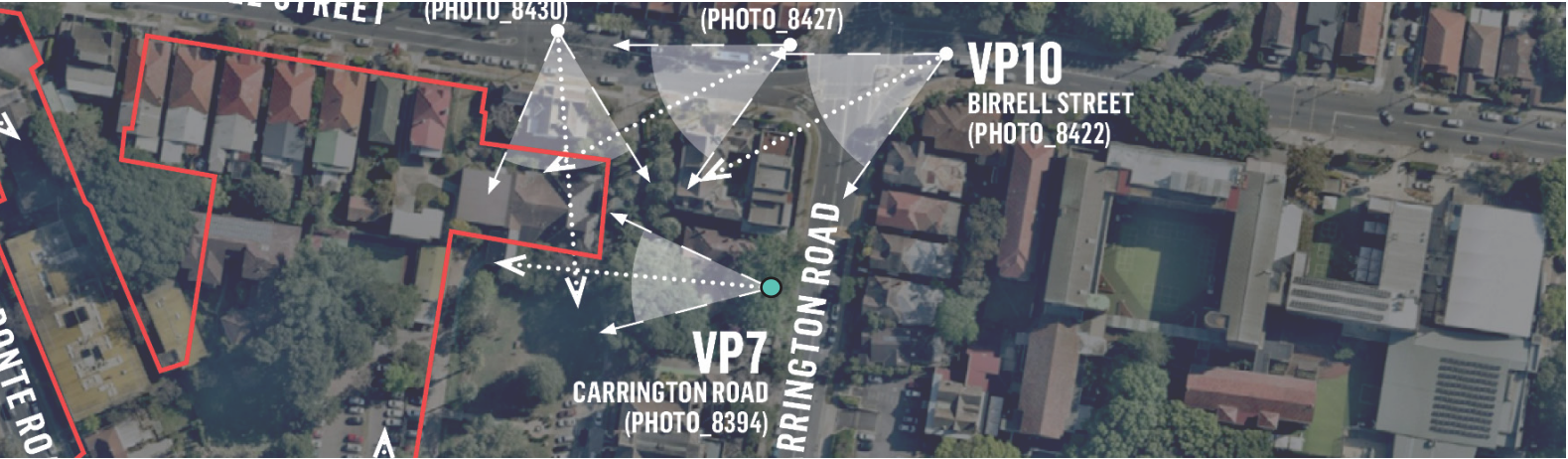


Figure 15 Viewpoint location.



Figure 16 View 03 existing view.





Figure 17 View 03 photomontage.



# VIEW 04 (VP10)

## VIEW SOUTH-WEST FROM NORTH-EASTERN CORNER OF INTERSECTION OF BIRRELL STREET AND CARRINGTON ROAD

### DISTANCE CLASS

- Close
- <100m

### EXISTING COMPOSITION OF THE VIEW

This is a diagonal view towards the site from the north-east where the foreground composition is characterised by a wide, open section of bitumen across the intersection of Birrell Street and Carrington Road. The mid-ground composition includes the north-eastern corner of the site, occupied by existing heritage buildings, and the eastern extent of the Birrell Street frontage, occupied by two heritage buildings of similar scale and character. Upper sections of individual plantings within the site extend behind the corner buildings including the two heritage pines.

A central open space between the heritage buildings is formed by the existing at grade driveway entrance to the site from Birrell Street which reveals tree canopy within the site and part of several mature palm trees which line the Birrell Street entry way. Views west down Birrell Street are blocked by existing terrace housing and vegetation along the northern side of Birrell Street to the right of the mid-ground composition. Built form and vegetation in this view are seen against a backdrop of open sky.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces built form into the central mid-ground composition of this view, seen between and behind the existing heritage buildings Wychazel, Banksia and Ellerslie. The majority of built form will sit below the level of the road and intersection due to the slope of the site and will be blocked by intervening built form and vegetation. Visible built form blocks a narrow section of open sky and does not block scenic or highly valued features. The height, scale and flat-roof forms are visually distinct from and recessive compared to the closer heritage buildings and their roof forms and features. The visual prominence of the heritage buildings and their setting is unaffected.

Visual effects of proposed development	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium (up-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Overall rating of significance of visual impact	low

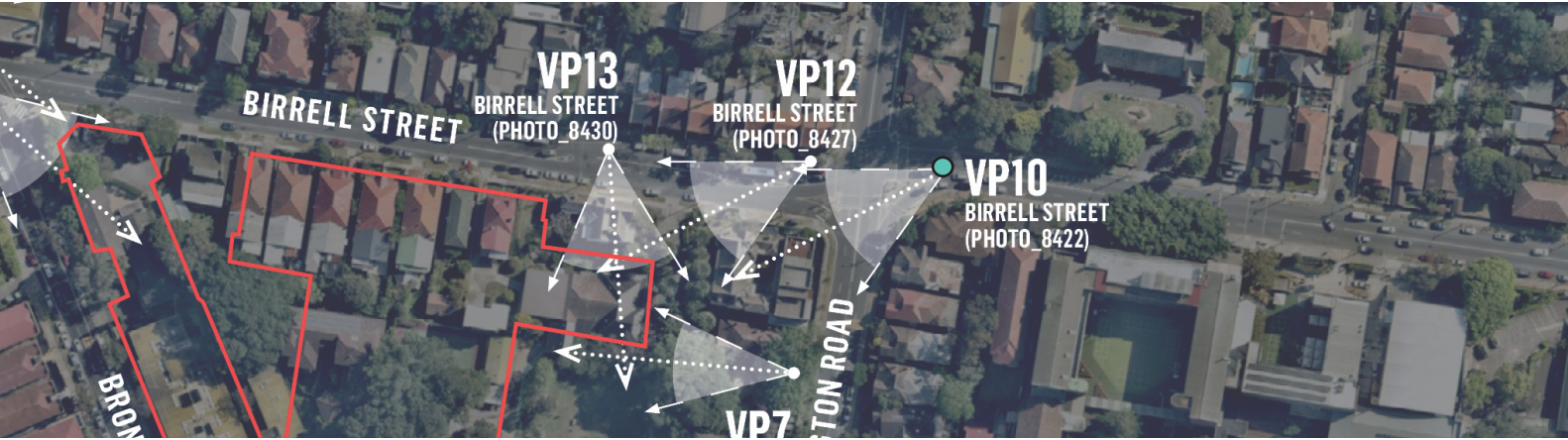


Figure 18 Viewpoint location.



Figure 19 View 04 existing view.





Figure 20 View 04 photomontage.



# VIEW 05 (VP12)

## VIEW SOUTH-WEST TOWARDS SITE FROM NORTH-WESTERN CORNER OF INTERSECTION OF BIRRELL STREET AND CARRINGTON ROAD

- DISTANCE CLASS
- Close
  - <100m

EXISTING COMPOSITION OF THE VIEW

This is an oblique view to the northern boundary of the site where the foreground is characterised by the roadway (Birrell Street). The mid-ground composition is characterised by two double storey heritage buildings, unique individual plantings and single storey residential development along the Birrell Street frontage. The two heritage buildings are separated by a central open space, occupied by vegetation and canopy from the interior of the site. Built form is predominantly seen against open sky, however single storey development to the far right of the composition is seen in the context of 3-4 storey built form along Bronte Road and distant built form west of Moore Park.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal will introduce built form into the mid-ground composition of this view seen between, over and beyond heritage buildings Wychazel, Banksia and Ellerslie blocking open sky, built form along Bronte Road and a narrow distant view to built form west of Moore Park. Large sections of built form will be blocked by the heritage buildings and existing vegetation within the site. The proposal does not block views to scenic or highly valued features including heritage buildings. The proposal includes flat contemporary roof forms which are visually distinct from the heritage buildings. The visual prominence, character and unique architectural elements of the heritage buildings will remain unaffected.

Visual effects of proposed development	
Visual Character	low-medium
Scenic Quality	low-medium
View Composition	low-medium
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	medium (up-weight)
Overall rating of significance of visual impact	low



Figure 21 View point location.



Figure 22 View 05 existing view.





Figure 23 View 05 photomontage.



# VIEW 06 (VP13)

## VIEW SOUTH TOWARDS EXISTING DRIVEWAY ENTRANCE FROM BIRRELL STREET

DISTANCE CLASS

- Close
- <100m

EXISTING COMPOSITION OF THE VIEW

This is a direct, close view to the northern boundary of the site where the foreground composition is characterised by Birrell Street and the existing at grade driveway entrance to the site. The mid-ground composition is predominantly characterised by vegetation within the site including formal linear plantings (palm trees) which line driveway access to the interior of the site and are a notable, unique visual feature of the Birrell Street frontage. This view includes the western façade of an existing heritage building on the site (left-mid-ground), partially blocked by vegetation, and filtered views to built form closer to the interior of the site.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces a minor section of built form into the centre-right mid-ground composition of this view blocking open sky. We note the proposed removal of vegetation within the site may reveal more of the proposal in this composition. Notwithstanding this, the proposal does not block scenic or highly valued features and the historic entrance and its visual setting, including the distinctive row of Phoenix Palms will remain unaffected by the proposal.

Visual effects of proposed development	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	high (down-weight)
Overall rating of significance of visual impact	low



Figure 24 Viewpoint location.



Figure 25 View 06 existing view.





Figure 26 View 06 photomontage.



# VIEW 07 (VP16)

## VIEW SOUTH-WEST TOWARDS SITE FROM INTERSECTION OF BRONTE ROAD AND PORTER STREET

DISTANCE CLASS

- Close
- <100m

EXISTING COMPOSITION OF THE VIEW

This is a direct view to the north-western corner of the site where the foreground composition is characterised by Bronte Road. The left of this composition is dominated by the part one, part four storey Waverley Telephone Exchange building which blocks views to more eastern parts of the site. The central mid-ground composition is characterised by the intersection of Bronte Road and Birrell Street and dense canopy of vegetation formed by mature street trees at more southerly locations along Bronte Road, and vegetation within the site which is enclosed by a sandstone and steel palisade fence.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The proposal introduces built form into the central mid-ground composition of this view blocking open sky. Large sections of built form along Bronte Road (right) and Birrell Street (left) and the junction of these roads (centre) will be blocked by either intervening built form and or vegetation. Built form visible above the existing tree canopy on the site is of compatible scale and form to the Waverley Telephone Exchange (left of composition). The proposal does not block scenic or highly valued features.

Visual effects of proposed development	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium (up-weight)
Physical Absorption Capacity	high (down-weight)
Compatibility with Urban Context and Visual Character	medium-high (down-weight)
Overall rating of significance of visual impact	low



Figure 27 Viewpoint location.



Figure 28 View 07 existing view.



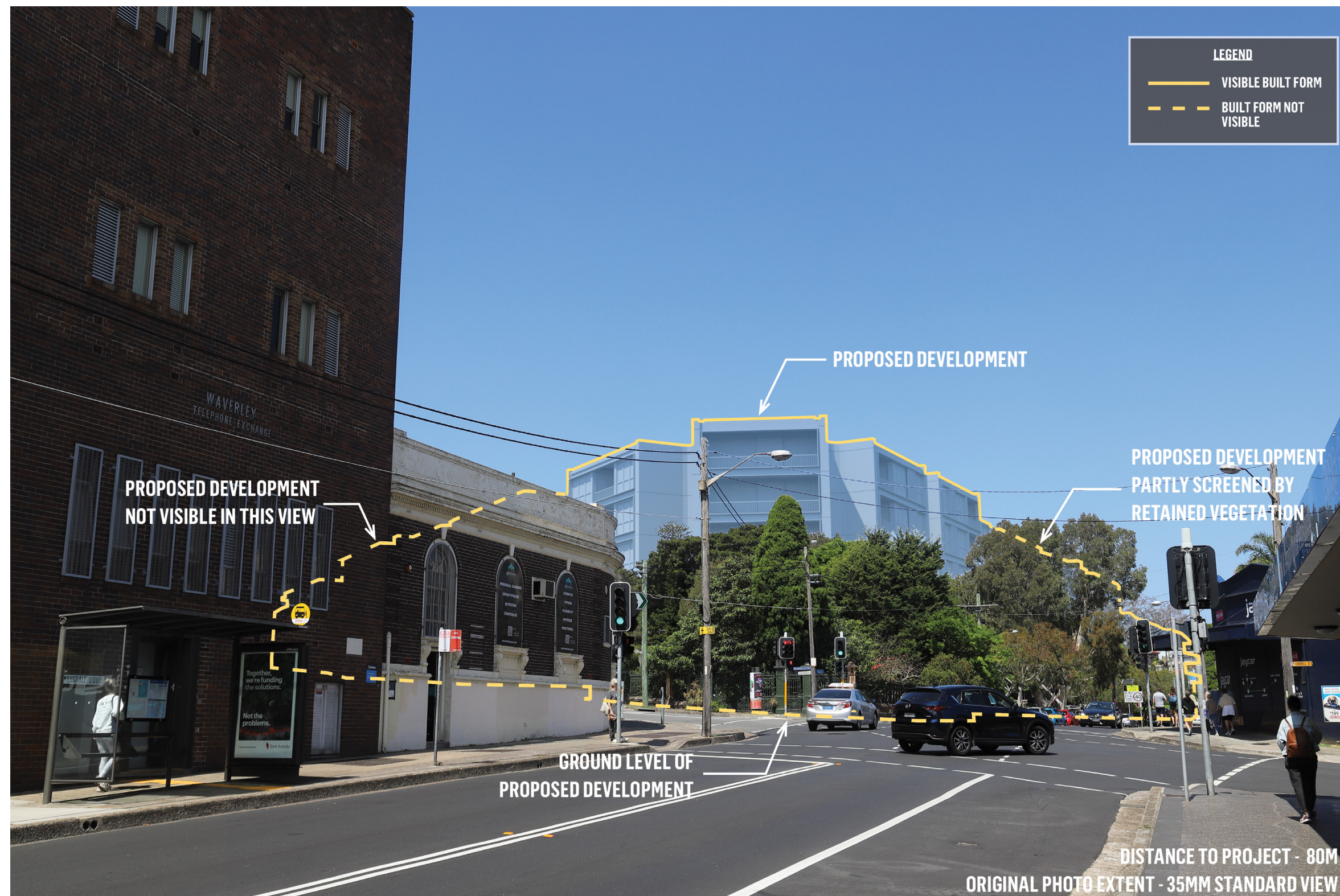


Figure 29 View 07 photomontage.



# VIEW 08 (VP21)

## VIEW SOUTH-EAST TOWARDS SITE FROM NORTHWESTERN CORNER OF INTERSECTION OF BIRRELL STREET AND BRONTE ROAD

### DISTANCE CLASS

- Close
- <100m

### EXISTING COMPOSITION OF THE VIEW

The extent of this view includes the western boundary of the site along Bronte Road, where the foreground composition is characterised by the roadway and footpath. The mid-ground composition is characterised by the western boundary of the site which is demarcated by a sandstone and steel palisade fence and encloses a horizontal band of vegetation formed by plantings within the site and several mature street trees along Bronte Road. Vegetation continues along the extent of Bronte Road, blocking views to built form on the site and at more southerly locations along Bronte Road.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

This composition will change to include a continuous band of built form along Bronte Road behind substantial vegetation which will screen large sections of the middle and lower parts of proposal. Visible, upper sections of the proposal will block open sky. The proposal does not block scenic or highly valued features including the heritage fencing and gates which will remain a unique element of the development and create visual interest within the intersection.

Visual effects of proposed development	
Visual Character	medium
Scenic Quality	low
View Composition	medium
Viewing Period	low
Viewing Distance	low-medium
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low-medium
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low-medium (up-weight)
Physical Absorption Capacity	medium (down-weight)
Compatibility with Urban Context and Visual Character	medium (down-weight)
Overall rating of significance of visual impact	low-medium



Figure 30 Viewpoint location.



Figure 31 View 08 existing view.





Figure 32 View 08 photomontage.



# VIEW 09 (VP25)

## VIEW NORTH TOWARDS SITE FROM BUS STOP OUTSIDE BRONTE ROAD ENTRANCE TO WAVERLEY POLICE STATION

DISTANCE CLASS

- Close
- <100m

EXISTING COMPOSITION OF THE VIEW

This view is characterised by the intersection of Bronte Road and Church Street where the roadway forms the foreground composition and the mid-ground includes built form along Bronte Road to the north and south of Church Street. Built form north of Church Street forms the south-western corner of the site and includes two federation dwellings, two storey development on the site further north along Bronte Road, vegetation within the site and street trees.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The mid-ground composition of this view will change to include a backdrop of built form set back from Bronte Road (centre and left of mid-ground) and the western end of Church Street (right of composition). Lower and middle parts of the proposal will be blocked by intervening built form and vegetation. Visible, upper storeys are set back, reducing the perception of scale along Bronte Road, and will block open sky only. The proposal does not block scenic or highly valued features including the heritage dwelling at the corner of Bronte Road and Church Street.

Visual effects of proposed development	
Visual Character	medium
Scenic Quality	low
View Composition	medium
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	low-medium
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	medium (down-weight)
Compatibility with Urban Context and Visual Character	low-medium (up-weight)
Overall rating of significance of visual impact	low-medium

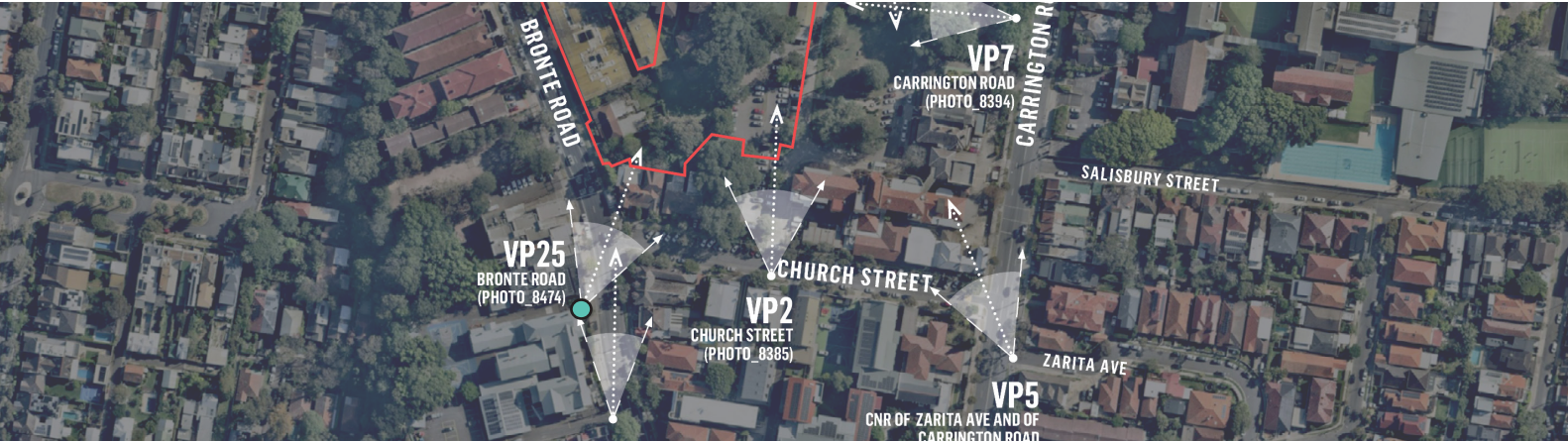


Figure 33 Viewpoint location.



Figure 34 View 09 existing view.





Figure 35 View 09 photomontage.



# VIEW 10 (VP26)

## VIEW NORTH FROM BRONTE ROAD ENTRANCE TO WAVERLEY PUBLIC SCHOOL

### DISTANCE CLASS

- Close
- <100m

### EXISTING COMPOSITION OF THE VIEW

This is an axial view where the foreground composition is characterised by Bronte Road including the pedestrian crossing in line with the Bronte Road entrance to Waverley Public School. The mid-ground composition comprises built form and vegetation along either side of Bronte Road including single storey Federation dwellings and a double storey brick accommodation block on the site located along the Bronte Road boundary. The mid-ground is characterised by unique individual plantings within the site including conical-shaped pines and palm trees, street trees and trees within Waverley Public School.

### VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

This view will change to include a continuous band of built form along Bronte Road, where the lower and middle parts of the proposal will be screened by intervening built form and vegetation. Only the upper storeys are visible against a backdrop of open sky. The proposal does not block scenic or highly valued features. Sections of the proposal lower in height(left composition) are not visible due to vegetation, built form and road alignment.

Visual effects of proposed development	
Visual Character	low-medium
Scenic Quality	low
View Composition	low-medium
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low
Overall rating of effects on baseline factors	<b>low</b>
Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low (down-weight)
Physical Absorption Capacity	medium (down-weight)
Compatibility with Urban Context and Visual Character	low-medium (up-weight)
Overall rating of significance of visual impact	<b>low-medium</b>

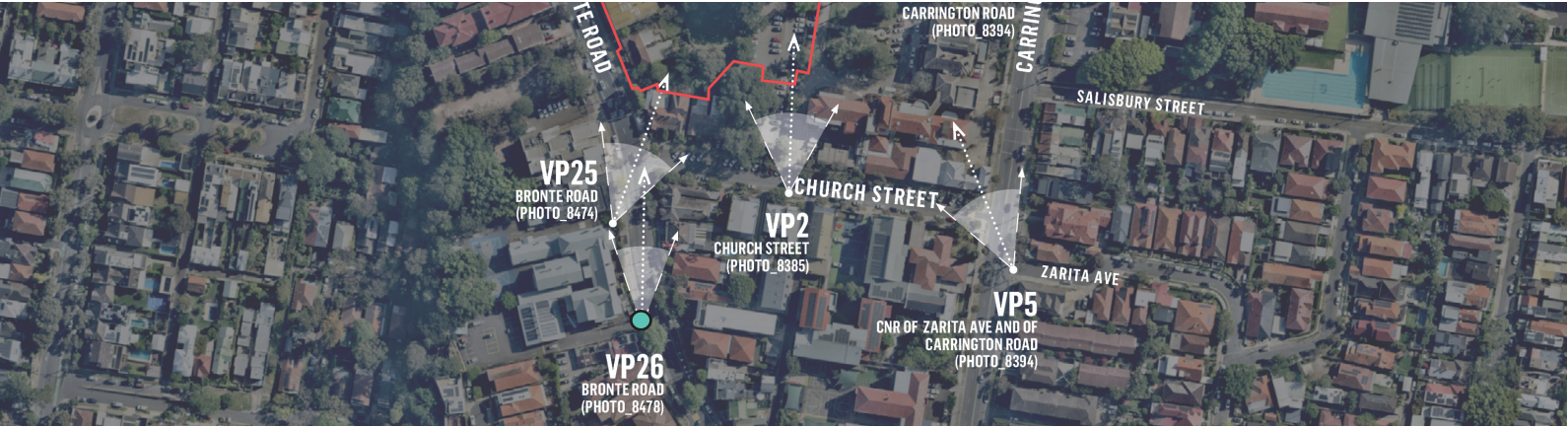


Figure 36 Viewpoint location.



Figure 37 View 10 existing view.





Figure 38 View 10 photomontage.



# 05 VISUAL IMPACT ASSESSMENT

VIEW REFERENCE	LOCATION	RATING OF VISUAL EFFECTS ON VARIABLE WEIGHTING FACTORS AS LOW, MEDIUM OR HIGH			OVERALL RATING OF SIGNIFICANCE OF VISUAL IMPACT
		Public Domain View Place Sensitivity	Physical Absorption Capacity	Compatibility with Urban Context and Visual Character	
View 01	View north towards existing driveway entrance to site from Church Street.	low (down-weight)	medium (down-weight)	medium (down-weight)	low
View 02	View north-west towards site from corner of Carrington Road and Zarita Avenue.	low-medium (neutral)	high (down-weight)	high (down-weight)	low
View 03	View west from Carrington Road towards Proposed Building A.	low (down-weight)	high (down-weight)	high (down-weight)	low
View 04	View south-west from north-eastern corner of intersection of Birrell Street and Carrington Road.	medium (up-weight)	high (down-weight)	high (down-weight)	low
View 05	View south-west towards site from north-western corner of intersection of Birrell Street and Carrington Road.	low (down-weight)	high (down-weight)	medium (up-weight)	low
View 06	View south towards existing driveway entrance from Birrell Street.	low (down-weight)	high (down-weight)	high (down-weight)	low
View 07	View south-west towards site from intersection of Bronte Road and Porter Street.	medium (up-weight)	high (down-weight)	medium-high (down-weight)	low
View 08	View south-east towards site from north-western corner of intersection from Birrell Street and Bronte Road.	low-medium (up-weight)	medium (down-weight)	medium (down-weight)	low-medium
View 09	View north towards site from bus stop outside Bronte Road entrance to Waverley Police Station.	low (down-weight)	medium (down-weight)	low-medium (up-weight)	low-medium
View 10	View north from Bronte Road entrance to Waverley Public School	low (down-weight)	medium (down-weight)	low-medium (up-weight)	low-medium

Table 1      Summary of ratings of visual effects on weighting factors.



Having determined the extent of the visual change based on the 10 representative modelled views (photomontages) Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

## 5.1 SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

### Comment:

Public domain view place sensitivity is rated as **low** or **low-medium** in all views modelled, where visibility to the site is experienced for short durations of time. Several views from surrounding intersections were recorded, modelled and analysed where visual effects of the proposal were also rated as **low**.

## 5.2 PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.

- Low to moderate prominence means:
  - Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.
  - Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

### Comment:

The existing visual environment has a relatively high capacity to absorb the visual changes proposed given the existing vegetation within and surrounding the site, the surrounding urban context and presence of large bulky forms associated with nearby schools, residential towers and commercial blocks in Bondi Junction which block or partially block medium and distant public domain views towards the site.

## 5.3 VISUAL COMPATIBILITY

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. It assumes that there is a moderate to high visibility of the project to some viewing places. It further assumes that novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

A comparative analysis of the compatibility of similar items to the proposal with other locations in the area which have similar visual character and scenic quality or likely changed future character can give a guide to the likely future compatibility of the proposal in its setting.

### Comment:

The proposed development has a high compatibility with the existing mixed visual character seen in this part of Waverley. The immediate visual context of the site includes several schools which are visually characterised by large bulky forms, arranged across large irregular lots, separated by vegetation and areas of open space. Further, the surrounding visual context includes a variety of public establishments and institutions including churches, Waverley police station and public recreation facilities, which contribute to a diverse range of built form, and a tolerance for increased perceived visual bulk.

## 5.6 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces. These personal preferences are to, or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing, approved or proposed form of urban development.

### Comment:

In our opinion, residual impacts are low and acceptable given the highly urbanised location of the site in a part of Waverley where larger scale, new built form is likely to be anticipated by viewers. Notwithstanding the extent of visibility in views along Birrell Street and Bronte Road, the development is highly compatible with its surrounding visual context and does not create significant adverse effects on the wider visual character of this part of Waverley.

## 5.7 APPLYING THE 'WEIGHTING' FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects. Where the level of visual effects were rated as low for the majority of factors, for example scenic quality, character or

sensitivity, and high for compatibility and physical absorption capacity these factors combine to provide a down-weight and a reduction to the overall final impact ratings.

In all views modelled where the level of visual effects was rated as low for the majority of baseline factors, for example in relation to effects on scenic quality, character or composition, the overall visual rating was also low.

## 5.8 OVERALL VISUAL IMPACTS

Taking into consideration the existing visual context and baseline factors against which to measure change, the level of visual effects of the proposed development and in the context of additional weighting factors, the visual impacts of the proposed development were found to be acceptable.





# 06 PRIVATE VIEWS



## 6.1 PRIVATE DOMAIN VIEWS

### INTENT OF *TENACITY*

The extent and reasonableness of private domain view loss is typically assessed against the Land and Environment Court of New South Wales planning principle outlined in *Tenacity Consulting v Warringah* [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (*Tenacity*). The planning principle has the objective of achieving a 'desirable outcome' and to reaching a planning decision about what is reasonable or not and defines a number of appropriate matters to be considered in making the planning decision. Therefore, the importance of the principle is in outlining all relevant matters and the relationships of factors to be considered throughout the process and is not simply to describe the features within a view that could be lost.

The principle identifies and rates the relative scenic value and importance of some view compositions and combinations of features compared to others. The features described were based on the particulars of that matter, for example water and areas of land-water interface, the presence of a combination of factors to create a whole view as opposed to a partial view and the presence of unique features and icons. Various combinations are attributed greater value than others and as such the loss of more highly views attracts more weight and importance when considering potential view loss. However the principle can be applied to various views and composition for example in relation to land views and city views which have scenic merit depending on their 'wholeness' or partiality and the features and combinations of features, unique items or topography etc which are present in views. By describing the nature and predominant composition of the views *Tenacity* suggests that if there is no substantive view loss in qualitative or quantitative terms, then the threshold for proceeding to apply the principle may not be warranted.

The underlying intent in *Tenacity* requires the consideration of all relevant factors in reaching an overall view impact rating. Factors include:

- Scenic quality of the view including consideration of the predominant character; its intactness, wholeness or partiality, and whether the composition includes particular features for example 'icons' etc.
- Formal presentation (site boundary) of the dwelling in relation to the proposed development
- Internal room types and uses for the entire dwelling including an assessment of all potential view loss from the dwelling or entire residential flat building including views that will be unaffected,
- Ownership of space through or over which a view is gained,
- Remaining view composition,
- Reasonable development potential of site and,
- Overall reasonableness of potential view loss in the context of a proposal compliance with relevant controls and objectives.

## 6.2 POTENTIAL PRIVATE DOMAIN VIEW LOSS

As part of fieldwork observations and analysis Urbis examined (externally only) surrounding residential locations and potential views from private domain locations. Views towards the site from residential flat buildings and dwellings along Bronte Road, Birrell Street, Church Street and Carrington Road are likely characterised by built form and vegetation within the site and from surrounding urban areas.

Some upper level units from residential flat buildings along Birrell Street and Bronte Road may have views over the site which include established tree canopy and or unique and visually distinct heritage elements. Such views would not be considered scenic or highly valued in *Tenacity* terms which indicates very low risk private domain view loss.

Due to road and building alignment, underlying topography and intervening built form and vegetation, private views compositions from surrounding residential locations are unlikely to include both the subject site and scenic and highly valued features for example the coastline, several kilometres to the east. In this regard, potential risk of private domain view loss is further re

The proposal includes a well-developed planting scheme and seeks to retain historical elements. Private views to these elements of the site including Wychazel, Banksia and Hunter Lodge will likely be improved as a result of the proposed removal of Cadi Cottage. Removal of Cadi Cottage will also improve visual access into the site from Carrington Road, increase the visual prominence of the Edina Building via the eastern most entry point from Birrell Street, and the Chapel which was designed to be viewed in the round.

The proposed landscaping scheme for the site includes lawns, formal gardens, water features and shared pathways and which will improve the scenic quality of the site and those private domain views over the site characterised by the existing tree canopy.





# 07 CONCLUSION



- Based on fieldwork inspections, observations and photomontages, the views modelled indicate the proposal creates low to medium visual effects in close, medium and distant views from within the visual catchment, noting the level of visual effects does not equate directly to a level of visual impact.
- In the majority of views modelled, large sections of the proposal are not visible due to intervening built form and vegetation, road alignment and the underlying topography of the site.
- Parts of the proposal are highly visible in some close views from surrounding street locations within the visual catchment.
- In more distant views, from more sensitive viewing locations such as Queens Park or Centennial Park, there is no visibility to the proposal.
- The proposal is highly compatible with existing built form in this part of Waverley and is consistent with viewer expectations for this site and its immediate surroundings.
- The site is close to parts of Bondi Junction characterised by large scale built form including residential towers of greater height and scale to the proposal.
- The effects of future materiality, colours, building articulation and planting will further reduce visual impacts.
- The proposal does not create adverse visual impacts to historical buildings on the site, and does not block scenic or highly valued features or compositions.
- Of the public domain views analysed, all were rated as having **low** or **low-medium** visual impact.
- The proposed development is supported on visual impact grounds.





# 08 APPENDIX



# APPENDIX 1

## ANALYSIS OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). 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.

# APPENDIX 2

## ANALYSIS OF VISUAL IMPACTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

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 effects.

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.

Table 3 Indicative Ratings Table of Visual Impact Factors.



# UNITING WAVERLEY

## VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR  
**SAVILLS**  
NOVEMBER 2024



**PHOTOMONTAGES PREPARED BY:**

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

**DATE PREPARED :**

27 November 2024

**VISUALISATION ARTIST :**

Ashley Poon, Urbis – Lead Visual Technologies Consultant  
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Piyangi Mallawarachchi, Urbis – Visual Technologies Consultant  
Master of Architecture

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

**LOCATION PHOTOGRAPHER :**

Nick Sisam, Urbis - Associate Director, National Design  
under direction from Jane Maze-Riley, Urbis - Director, National Design

**CAMERA :**

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

**CAMERA LENS AND TYPE :**

Canon EF 24-105mm f/4L IS USM

**SOFTWARE USED :**

- 3DSMax 2023 with Arnold 5.4 (3D Modelling and Render Engine)
- AutoCAD 2021 (2D CAD Editing)
- Globalmapper 25.1 (GIS Data Mapping / Processing)
- Photoshop CC 2024 (Photo Editing)

**DATA SOURCES :**

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets (LAS and DEM) - Sydney 2020-10
- Aerial photography from Nearmap (geo-referenced JPG) - 2023-10-03
- Proposed 3D model received from Architect (AutoCAD DWG and Revit) - 2024-10-23

**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 handheld or taken on a tripod at a standing height of 1.60m above natural ground level. Photos have generally been taken at a standard focal length of 50mm. 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 photo's 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.





**LEGEND**

 **PHOTOMONTAGE VIEWPOINT**

 **PROPOSED BUILT FORM**





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

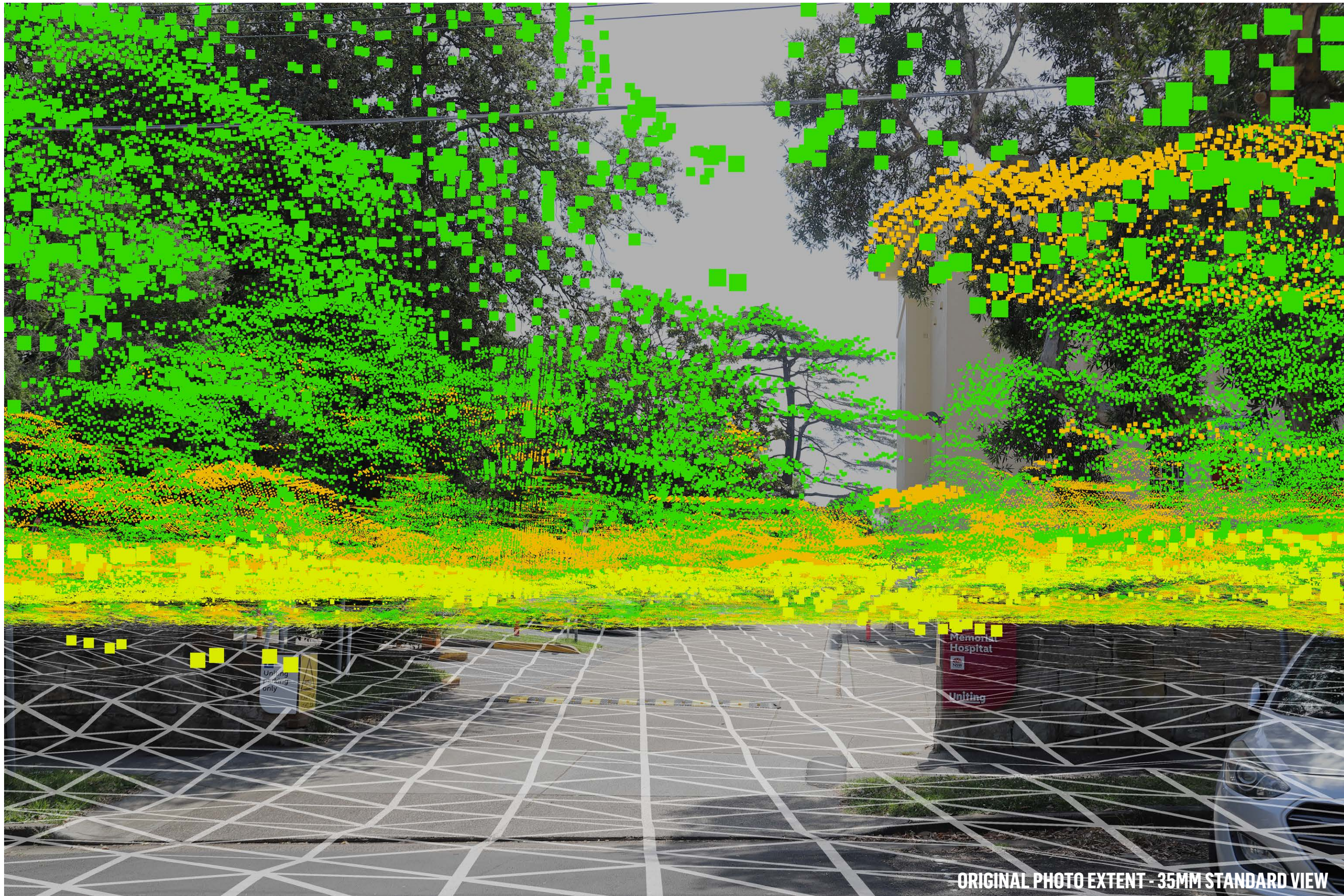


## UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT

VP2 (PHOTO 8385) : LOOKING NORTH ALONG CHURCH ST | EXISTING CONDITIONS 2023-10-10 11:06 AEDT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_2A  
REV: -





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



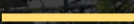
**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP2 (PHOTO 8385) : LOOKING NORTH ALONG CHURCH ST | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_2B  
REV: -





**LEGEND**

 **VISIBLE BUILT FORM**

 **BUILT FORM NOT VISIBLE**

**PROPOSED DEVELOPMENT** →

**PROPOSED DEVELOPMENT  
NOT VISIBLE IN THIS VIEW**

**DISTANCE TO PROJECT - 40M**  
**ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW**







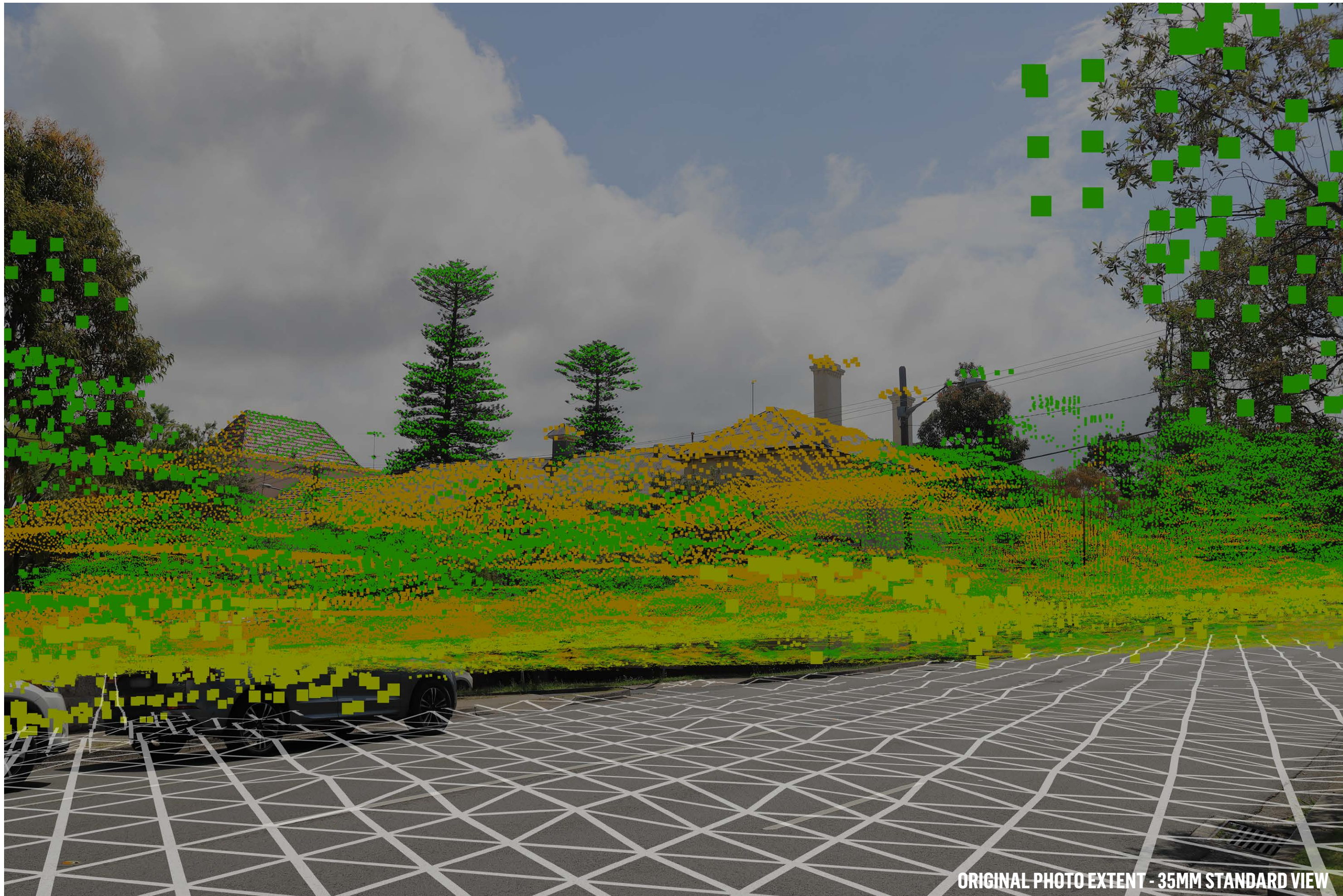
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP5 (PHOTO 8394) : LOOKING NNW AT CNR OF ZARITA AVE AND CARRINGTON RD | EXISTING CONDITIONS 2023-10-10 11:29 AEDT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_5A  
REV: -





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP5 (PHOTO 8394) : LOOKING NNW AT CNR OF ZARITA AVE AND CARRINGTON RD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_5B  
REV: -





**LEGEND**

— VISIBLE BUILT FORM

- - - BUILT FORM NOT VISIBLE

**PROPOSED DEVELOPMENT  
NOT VISIBLE IN THIS VIEW**

**DISTANCE TO PROJECT - 80M**  
**ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW**





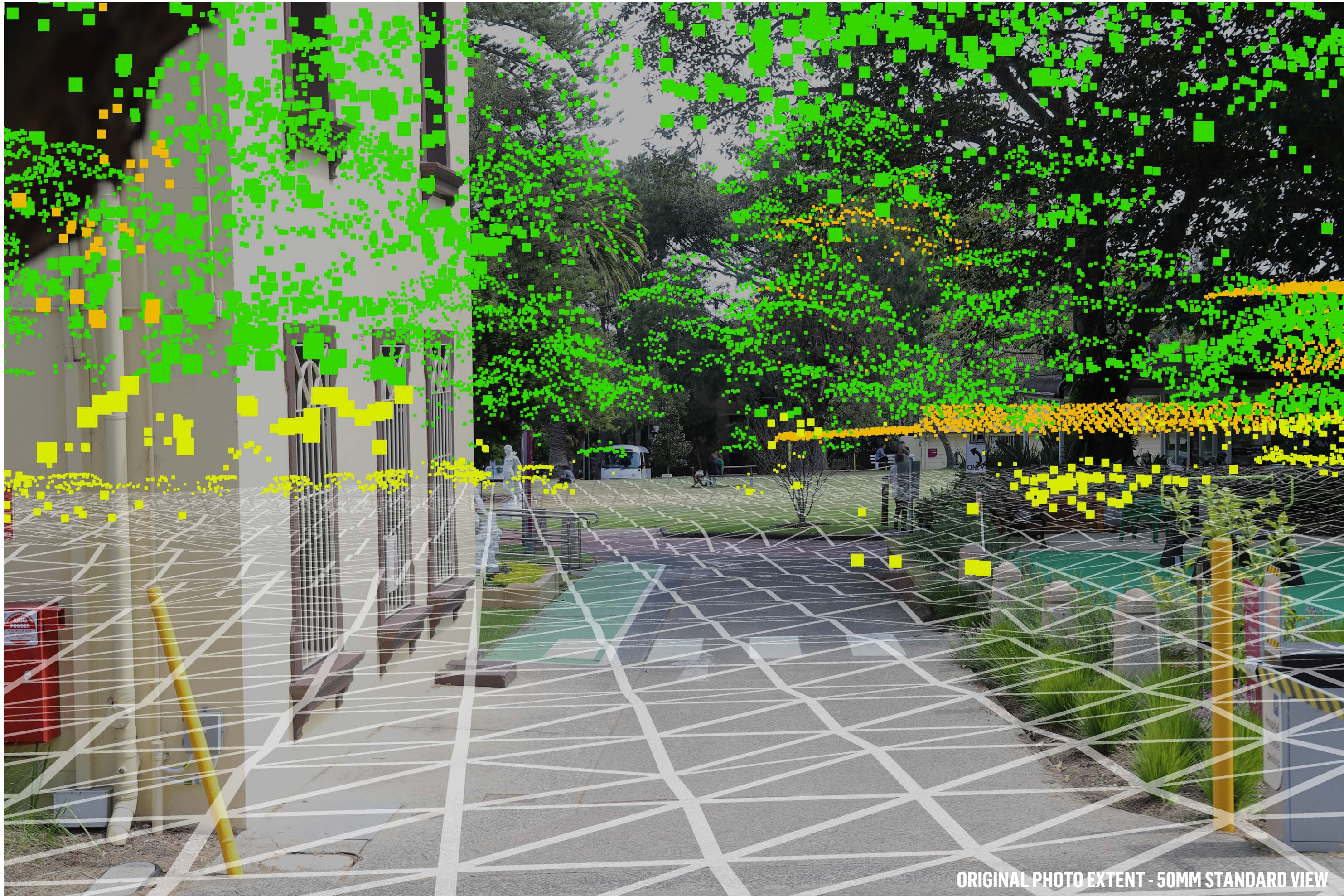
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP7 (PHOTO 8409) : LOOKING WEST ALONG CARRINGTON ROAD | EXISTING CONDITIONS 2023-10-10 11:40 AEDT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_7A  
REV: -





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP7 (PHOTO 8409) : LOOKING WEST ALONG CARRINGTON ROAD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_7B  
REV: -





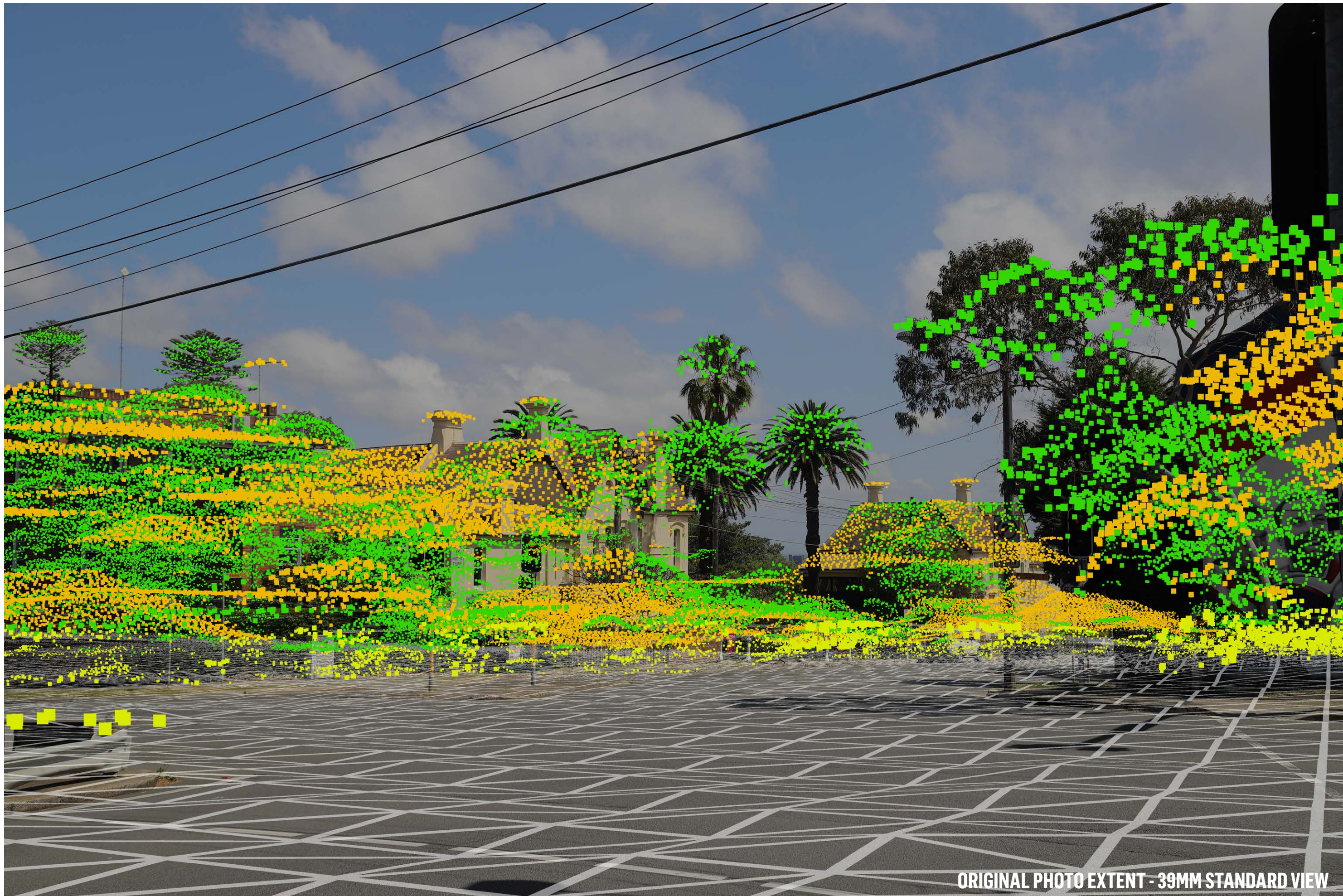




ORIGINAL PHOTO EXTENT - 39MM STANDARD VIEW







**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP10 (PHOTO 8422) : LOOKING SW ALONG BIRRELL STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_10B  
REV: -





**LEGEND**

— VISIBLE BUILT FORM

- - - BUILT FORM NOT VISIBLE

**PROPOSED DEVELOPMENT  
NOT VISIBLE IN THIS VIEW**

**PROPOSED DEVELOPMENT**

**DISTANCE TO PROJECT - 90M**  
**ORIGINAL PHOTO EXTENT - 39MM STANDARD VIEW**



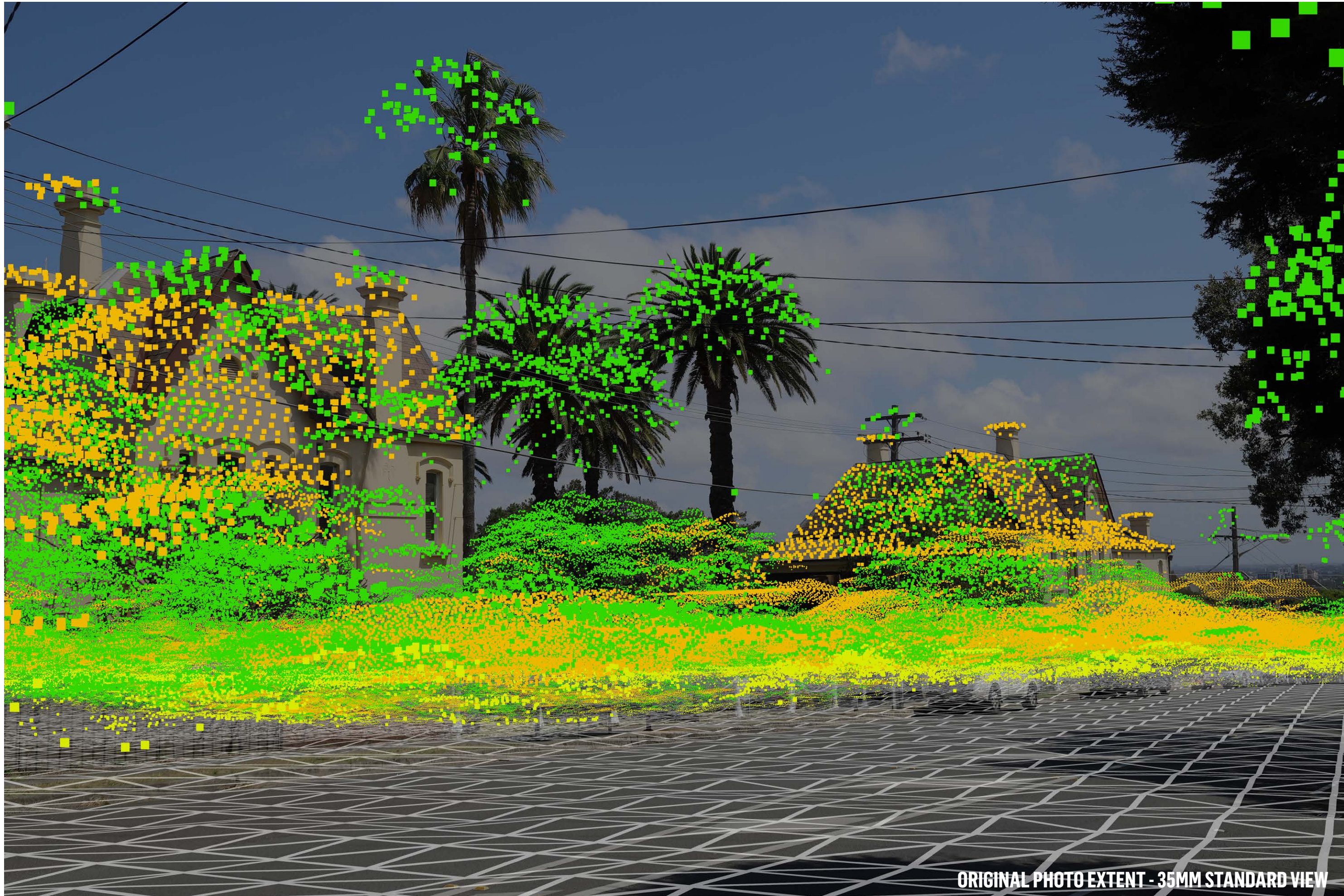




ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW







ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP12 (PHOTO 8427) : LOOKING SW ALONG BIRRELL STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_12B  
REV: -





**LEGEND**

 **VISIBLE BUILT FORM**

 **BUILT FORM NOT VISIBLE**

**PROPOSED DEVELOPMENT**

**PROPOSED DEVELOPMENT  
NOT VISIBLE IN THIS VIEW**

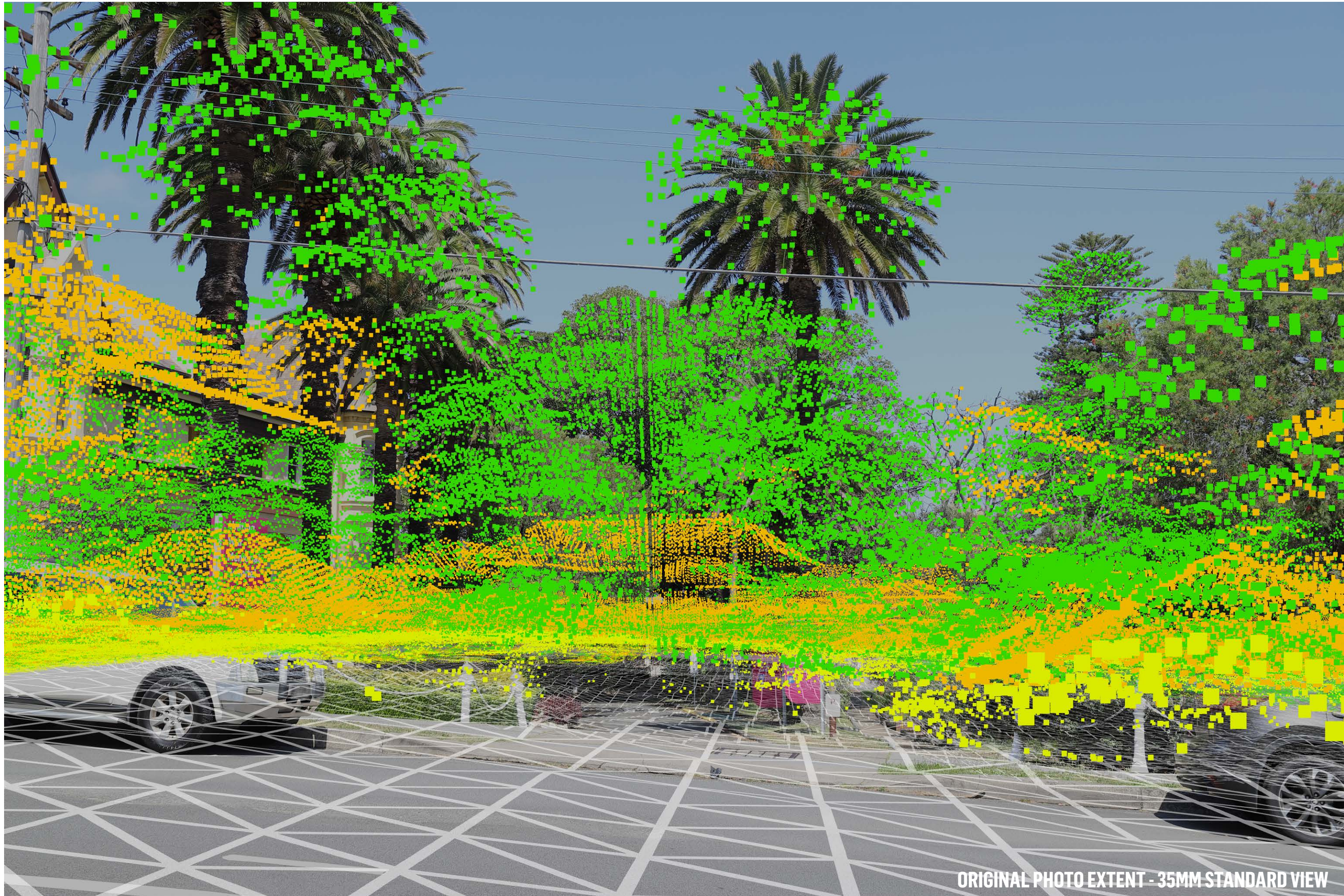
**DISTANCE TO PROJECT - 50M**  
**ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW**











ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP13 (PHOTO 8430) : LOOKING SOUTH ALONG BIRRELL STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_13B  
REV: -





LEGEND

— VISIBLE BUILT FORM

- - - BUILT FORM NOT VISIBLE

PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 30M

ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP13 (PHOTO 8430) : LOOKING SOUTH ALONG BIRRELL STREET | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_13C  
REV: -





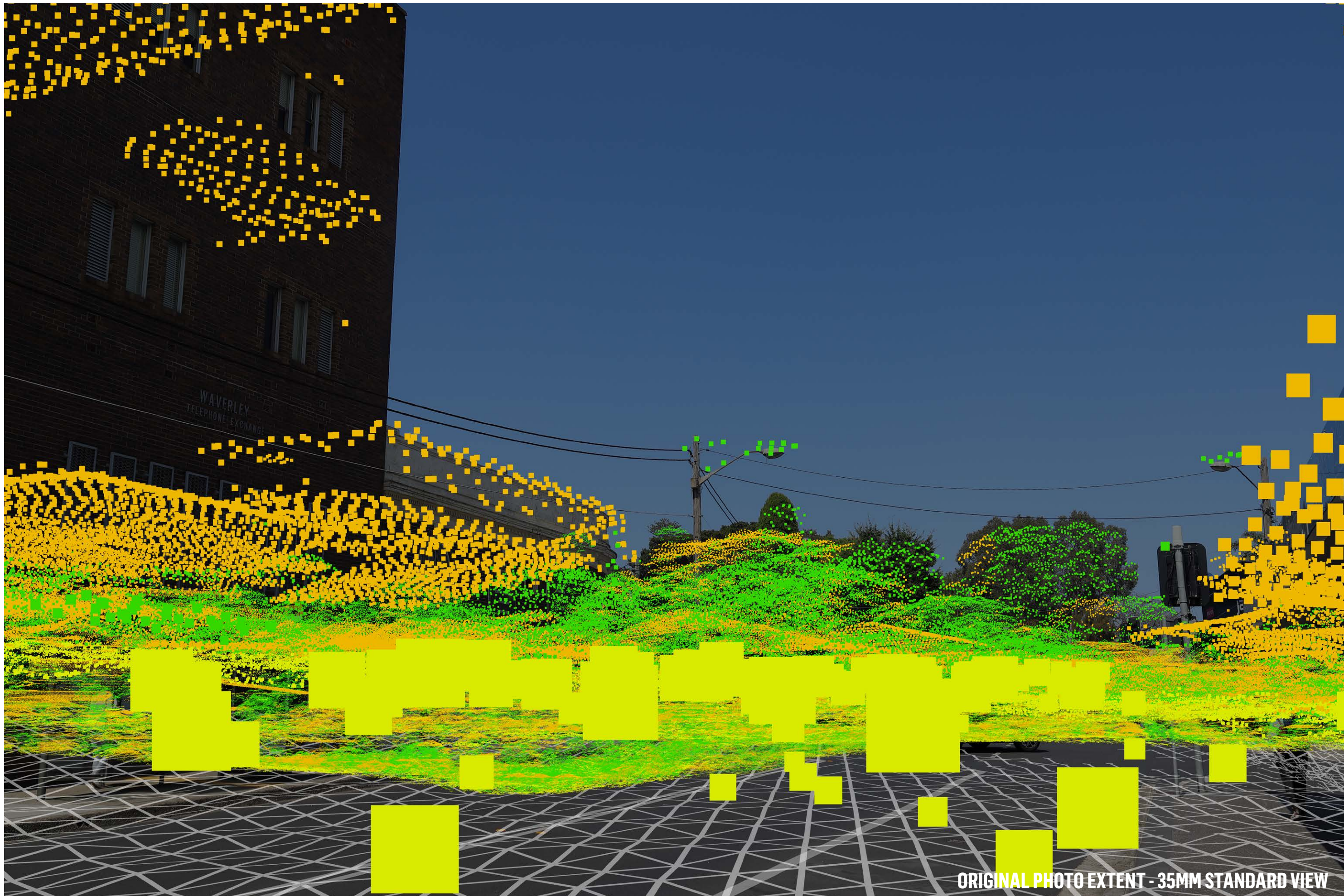
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP16 (PHOTO 8450) : LOOKING SE ALONG BRONTE ROAD | EXISTING CONDITIONS 2023-10-10 12:34 AEDT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_16A  
REV: -





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP16 (PHOTO 8450) : LOOKING SE ALONG BRONTE ROAD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_16B  
REV: -





**LEGEND**

— — — — — VISIBLE BUILT FORM

- - - - - BUILT FORM NOT VISIBLE

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT  
NOT VISIBLE IN THIS VIEW

PROPOSED DEVELOPMENT  
PARTLY SCREENED BY  
RETAINED VEGETATION

GROUND LEVEL OF  
PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 80M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP16 (PHOTO 8450) : LOOKING SE ALONG BRONTE ROAD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_16C  
REV: -





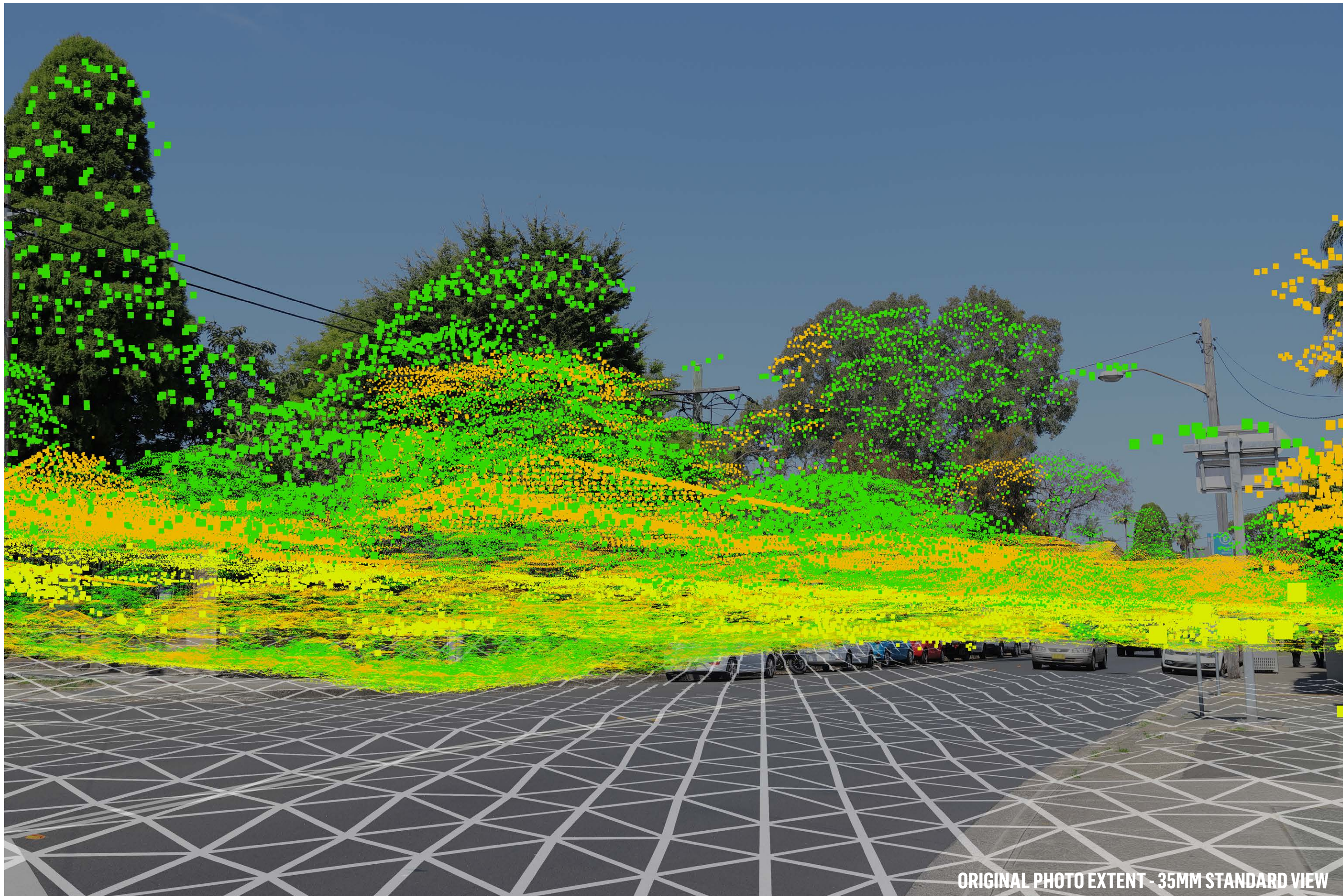
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP21 (PHOTO 8461) : LOOKING SE AT CNR OF BRONTE RD AND BIRRELL ST | EXISTING CONDITIONS 2023-10-10 12:48 AEDT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_21A  
REV: -









LEGEND

- VISIBLE BUILT FORM
- - - BUILT FORM NOT VISIBLE

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT  
PARTIALLY VISIBLE IN THIS VIEW

DISTANCE TO PROJECT - 35M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**

VP21 (PHOTO 8461) : LOOKING SE AT CNR OF BRONTE RD AND BIRRELL ST | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_21C  
REV: -





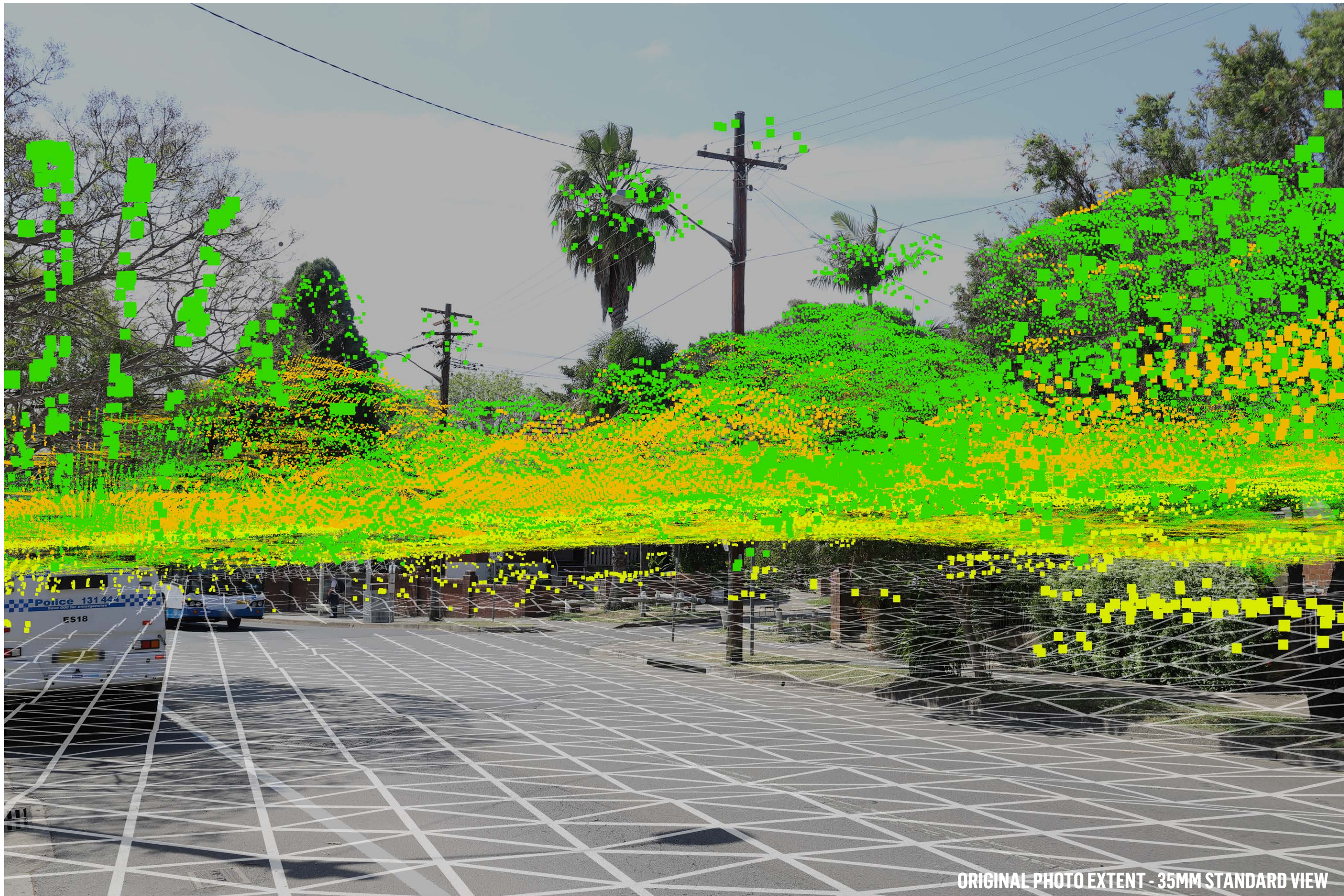
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP25 (PHOTO 8474) : LOOKING NNE ALONG BRONTE ROAD | EXISTING CONDITIONS 2023-10-10 12:59 AEDT

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_25A  
REV: -





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP25 (PHOTO 8474) : LOOKING NNE ALONG BRONTE ROAD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_25B  
REV: -





LEGEND

— VISIBLE BUILT FORM

- - - BUILT FORM NOT VISIBLE

PROPOSED DEVELOPMENT  
PARTIALLY VISIBLE IN THIS VIEW

PROPOSED DEVELOPMENT

DISTANCE TO PROJECT - 60M  
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW

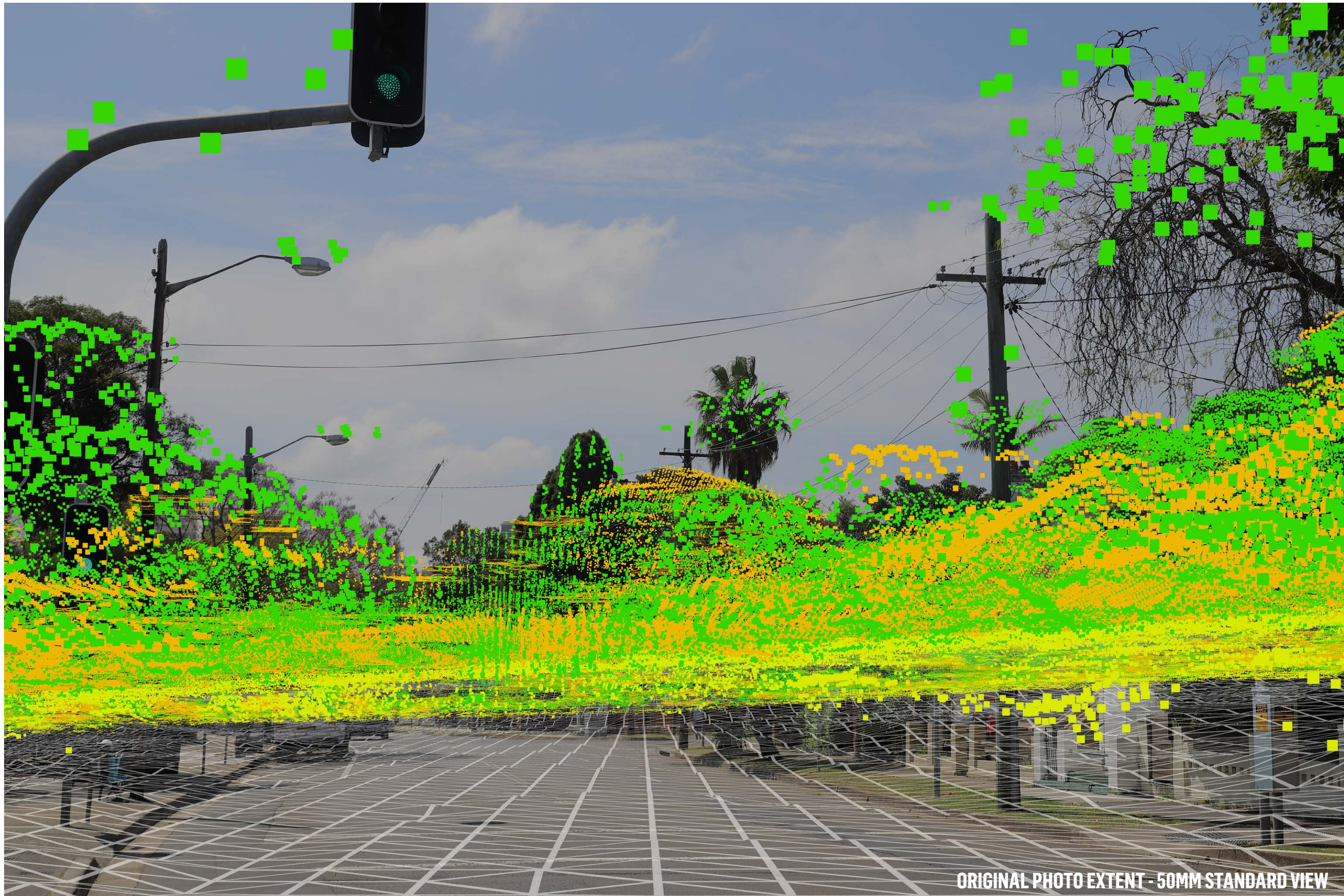




ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW







**UNITING WAVERLEY, WAVERLEY - VISUAL ASSESSMENT**  
VP26 (PHOTO 8478) : LOOKING NORTH ALONG BRONTE ROAD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-11-27  
JOB NO: P049457  
DWG NO: VP\_26B  
REV: -





LEGEND

VISIBLE BUILT FORM

BUILT FORM NOT VISIBLE

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT  
PARTIALLY VISIBLE IN THIS VIEW

DISTANCE TO PROJECT - 100M  
ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW