richard lamb & associates

Project Archimedes 255-266 Miller Street, North Sydney

Views Impact Assessment

Prepared for: Wenona School Pty Ltd

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10 June, 2015

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Table of Contents

1	**Purpose of this report**	**3**
2	**Visual Exposure of the Proposed Development**	**3**
3	**Proposal's relationship to the Regency Park Apartments**	**4**
4	**Orientation to views**	**4**
4.1	What is in the Existing Views	5
4.2	What is not in the Existing Views	5
5	**Process of Assessing Views from Regency Park Apartments**	**5**
5.1	Selection of apartments to assess	5
5.2	Process of documentation	5
5.3	Preparation of photomontages	6
6	**View Loss to the Private Domain**	**12**
6.1	Application of the four-step view sharing principles in ***Tenacity***	12
6.2	Address to the planning principles in ***Davies***	16
7	**Conclusion**	**18**
Appendix A: Photographic Plates		**19**
Appendix B: Photomontages prepared by Digital Line		**26**
Company Profile and Curriculum Vitae: Dr Richard Lamb		**40**

Project Archimedes 255-265 Miller Street, North Sydney

Applicant: Wenona School Pty Ltd

View Impacts Assessment

1 Purpose of this report

This report has been commissioned from Richard Lamb and Associates (RLA) by Wenona School Pty Ltd, the applicants for the development of the subject property at North Sydney.

RLA are specialist consultants in visual impacts, view loss and landscape heritage assessments. The author of this report is Dr Richard Lamb, whose CV can be viewed on the People page of the RLA website at www.richardlamb.com.au.

The report specifically addresses potential view impacts on the adjacent apartment building north of the proposed Project Archimedes site, at Regency Park Apartments, 267 Miller Street.

2 Visual Exposure of the Proposed Development

The proposed development has frontages to two streets in the public domain, ie. Miller Street to the west and Elliott Street to the east.

The development's only neighbour other than for other parts of Wenona School is the Regency Park Apartments building at 267 Miller Street, which also has a frontage to Elliott Street to the east. The proposed development site and the site of Regency Park Apartments fall in elevation from Miller toward Elliott Street. The street wall of the proposal to Miller Street is similar in height to the street wall of the existing building at 265 Miller Street (proposed for demolition) and the street wall of the Regency Park Apartments. In Elliott Street, the street wall is approximately that of the first living level of the Regency Park Apartments to the north, with steps in response to the slope toward Miller Street, behind and above. The visibility of the upper floors behind the street wall from Elliott Street would be very limited as the street is relatively narrow. As a result, other than for the presentation of the street walls of the buildings to the streets, the development will be of minimal visibility in the local public domain.

3 Proposal's relationship to the Regency Park Apartments

The Regency Park Apartments building is adjacent to part of Wenona School. The building has a formal address to Miller Street and a secondary address to Elliott Street to its rear. It has three levels of apartments that could be affected by views of the proposal, which have windows, balconies and on the lowest living level, courtyards, some of which face south across the side boundary of the building relative to Wenona School.. The building appears to be essentially symmetrical in floor plans above its car parking level, meaning that most of the apartments face in directions other than to the south and would not be affected by the proposal. A partial plan of the building is shown on the proposed General Demolition Plan and surveyed elevations are shown on the Elevations plans by Rygate Surveyors.

Relative to Elliott Street, Regency Park Apartments have a double height garage entrance and 1-2 storey carpark underneath , above which are three main levels of apartments, of which those on the south and south east of the building have some potential to be affected. As the proposal is stepped with the slope, whereas the floor plates of residential levels in the Regency Park Apartments are not, the potential for there to be some effects on views varies with the location of the individual apartments. Apartments toward the east, or Elliott Street, on Level 2, for example, would be less affected than those toward Miller Street on the same level. Only those with southward or south eastern views across the side boundary of the property could be affected.

It is worth noting that the building has ground level courtyards (Level 3 relative to Elliott Street, or living level Ground) and balconies (Levels 4 and 5, or living Levels 1 and 2 relative to Elliott Street), which are set back from the southern boundary with the subject site (see General Demolition Plan). The building therefore benefits from borrowing views across the side boundary toward Wenona School and partly over existing structures. In those views, in particular from Ground Level and Level 1, the foreground is almost entirely composed of the canopies of trees, to the extent there is no significant access to views beyond.

4 Orientation to views

The Regency Park Apartments building is irregular in plan on the south façade and as a result the potential orientation to views across the subject site varies to some extent. As noted above, the centre of the south elevation of the building at the living levels is set back from the boundary with the subject site. The south west and south east parts of the south elevation of the building are at nil setback however, with a blank wall three storeys high adjacent to the existing building at 265 Miller Street. Apartments at the north east and south east corners of Regency Park Apartments at Levels Ground to Level 2 have a bedroom window in the return wall which faces either east or west into the setback area above the ground level courtyards, parallel to the boundary with the subject site, which provide an oblique view.

The views potentially available to the Regency Park Apartments toward the south, ignoring vegetation canopy for the moment, are contained by tall buildings to the south east such as Rydges Hotel, the SAP building, buildings south of McLaren Street and the upper parts of other taller buildings toward the North Sydney CBD. The upper levels have a slightly wider potential angle of view.

4.1 What is in the Existing Views

The foreground of views from the Regency Park Apartments from living Levels 1 and 2 are composed almost entirely of the canopies of vegetation in the school and on land between the school and McLaren Street. From living Level 3, the views are less impacted by existing vegetation, with apartments toward the west (Miller Street) end of the building less affected. The view not screened by vegetation are predominantly of buildings in McLaren Street, with glimpses of other, taller buildings behind and in some cases above.

4.2 What is not in the Existing Views

In general, the existing buildings that are intended to be replaced by the proposal are not visible, as a result of screening by vegetation canopy.

5 Process of Assessing Views from Regency Park Apartments

As an aid to assessment of the likely impacts of the proposed development on views from apartments in Regency Park Apartments, block model photomontages have been prepared to represent views from a sample of apartments. The process was as follows:

5.1 Selection of apartments to assess

Wenona School's Business Manager Mr Andrew Leake made contact with the Body Corporate manager for the Regency Park Apartments and through the manager a number of owners, who agreed to provide access to their apartments so analysis and documentation of the views could be undertaken.

A sample of residences were visited on 15 December, 2014 for the purpose of inspection view access and where practicable to take representative photographs and survey the viewing places and camera RLs.

The sample of residences visited included those on Ground and Levels 2 and 3. The locations of the cameras relative to the plans and elevations are shown with the photomontages in Appendix 2 to this report.

5.2 Process of documentation

I, Mr Leake and a surveyor from Rygate Surveyors visited the apartments. RL took high definition digital photographs from each apartment documented, in a standardised way where practicable, as follows:

- Photos were taken with a DSLR full frame camera
- The camera was levelled horizontally and vertically and mounted on a Manfrotto tripod with the lens at 1.6m above floor level (standing eye level)
- Photos were taken with manual focus to accentuate clarity of distant features

- Photos were taken at standard focal length of 50mm in JPG and RAW format
- RAW format images were included for maximum sharpness and also so light and colour balance could be adjusted if necessary, as most residents wanted the views taken in the late afternoon, at which time low light, blue colour shift and camera shake are problems for obtaining good quality images
- View places used were internal, 1m inside the glass door line with the doors open, or on external balconies or courtyards 1m outside the door line
- The surveyor from Rygate Surveyors who accompanied RL carried a prism set at the same height as the camera lens (standing eye height), to communicate with a jigger which had been set up inside the window of an existing building south of the subject site. This was done to accurately locate the camera and lens RL
- In some cases it was not practicable to adopt the above conventions, for example:
    - In some bedrooms and other spaces the location of furniture prevented a standard 1m tripod location inside the glass line being used.
    - As the surveyor's prism has to have line of sight between the tripod where photographs were being taken and the jigger, it was necessary to take the photographs from a location that provided line of sight
    - In some cased, this required placing the camera closer to the window than is conventionally required, or moving it until line of sight was established
    - In a number of cases there was no line of sight and full vegetation screening prevented the viewing location from being surveyed

5.3 Preparation of photomontages

The photographic images taken are part of the base material necessary for preparation of photomontages. For the purposes of this exercise, block model montages are sufficient, as they show the effect of the building envelope without the distraction of rendered details.

Principles of verification of photomontages

For the certification of photomontages, the fundamental requirement is that there is a model of the proposed development that can be accurately located and merged with representative photographs taken from key viewing places, to produce a photomontage.

The model of the building envelopes needs to be a 3D model, the location and height of which can be verified with respect to surveyed features of the existing development site and/or surrounding areas, or aligned with buildings and other features visible on aerial imagery. The 3D model is then inserted into high definition digital images of the existing environment.

The 3D model was prepared by the project architects and provided to Digital Line, an independent architectural illustrator firm, who prepared the photomontages in this report. The model is for massing only and does not contain details such as doors, fenestration,

balustrades, stairs, landscape, materials, lift overruns or other extraneous material. The model is to shown the potential view blocking effect of the mass of the building only.

The key to being able to certify the accuracy of the resulting photomontage is being able to demonstrate that the 3D model of the proposed building envelope has a good fit to known surveyed markers or fixed features of the site or locality which are shown on a survey plan or aerial imagery. The second level of fit is the fit of the model to a realistic photographic representation of the site in its context.

A single image photograph is the best base onto which to fit the computer model of the building envelopes. This is because the conventions of perspective which are used by the computer software to generate a 3D image of the proposed development area are relatively consistent with the geometry of a single photographic image because both have a flat ground plane and one centre of view. The requirement for a single image however means that the focal length of the lens may not encompass the total horizontal field of view available.

Because the views outward from Regency Park Apartments are potentially extensive, a 50mm focal length image does contain all of the components of the landscape that it is possible to see in the view, and is representative of the composition of the view.

The camera images need to be of high resolution taken in full frame 35mm format as single images, taken with a quality camera on a tripod which is levelled in both horizontal and vertical planes. The high resolution images can be printed at large size without losing significant amounts of resolution. They need to be taken with a lens with low distortion.

The photographs were taken with a Canon EOS 5D Mark 2 Digital SLR camera in RAW and JPG format at high resolution (22 mega pixels). RAW format images are sharper, as the camera does not apply smoothing or other electronic image processing to them. They can also be adjusted individually to increase the visibility of items such as those used as 3D reference items, if light conditions, contrasts, white balance, colour saturation or other features of the images are sub-optimal for photography at the time the images are taken.

For this exercise it was necessary to establish line of sight between the camera tripod and the surveyor's jigger, as the exact floor levels of the Regency Park Apartments were not know. A very close approximation had been made however, in the survey by Rygate Surveyors of the building as built, seen from the school land, where the floor levels can be interpolated. The height of the camera lens above ground level was standardised at 1.6m (standing eye height) as mentioned above. This information constitutes two of the checks that can be made in verifying the accuracy of the photomontages.

At each viewing place a representative photograph was taken of a view that contains not only the site and enough adjacent context for it to be interpreted, but also a series of identifiable immovable physical features, such as other buildings that can be identified on aerial imagery. These extra 3D reference points are used to align the computer model in photographic space were provided to Digital Line, expert architectural illustrators, who did the graphic work. When the model and the photograph are merged, the alignment of the model to the reference marks is the major test of the accuracy of the location of the building envelopes in the photograph, testing both the horizontal and the vertical accuracy of the fit.

A significant practical problem in this case however arose as a result of the level of screening of views that is caused by vegetation canopy in the subject site. Views from what is known

as Ground Level in the Regency Park Apartments are screened or blocked by vegetation. This also affects views from Levels 1 and to a lesser extent from Level 2.

In the views from levels other than Ground Level, there were significant features of known locations on or in the general vicinity of the site/s to assist in locating the 3D model accurately. Such features are essential for accurately locating the 3D model of the proposed building envelopes when there is no visibility of any features on the site itself, which in some views is obscured by vegetation, etc.

In the case of views from Ground Level (see photomontage in Appendix 2 of the view from Apartment 11), the location of the camera had to be approximated, as there was no line of sight between the surveyor's prism and the jigger. The floor level was determined and the approximate location of the camera plotted on aerial imagery of the plan of the courtyard from which the photograph used for the photomontage had been taken. This was assisted by photographs of the courtyard of Apartment 11, taken from the existing building at 265 Miller Street.

Checking the montage accuracy

The accuracy of the fit of the computer model to the photograph other than for the photomontage for Apartment 11 in Regency Park Apartments is checked in more than one way.

The model is checked for alignment and height with respect to the surveyed fixed features which are visible in the images. The wire diagram montages prepared by Digital Line show a generally high level of fit to the 3D reference items. The fit was also checked in the horizontal plane in relation to the model of the proposed development after the 3D reference items had been added.

The location of the camera is also checked using the Camera Match utility in the 3D Studio Max program, which uses five or more match coordinates to back-check the location, the RL of the camera and the focal length of the lens used.

Every one of the images has five or more 3D references or surveyed fixed features visible other than the photomontage for Apartment 11 in Regency Park Apartments. The location of the camera predicted by the software was then matched with both the 3D model and the height and location of the 3D reference markers or other surveyed fixed features in the images. The location and height of the references can be further cross-checked with reference to other features that can be used to align them with the photographic image, that are derived from the survey plan or aerial images.

It is not possible for a perfect fit to occur, because of minor distortions that occur with the camera lens and because of significant differences that occur in the visibility of reference objects caused by the distance between the view place and the item used as a reference point as well as rectification errors in aerial images.

This process is the most accurate method of aligning a 3D model that is currently used in preparing photomontages of these kinds of developments, as it has both formal and other informal cross-checks.

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

Figure 1: Perspective from Miller Street showing 10m (red) and 12m (yellow) height planes
Graphic courtesy of TZG Project Architects

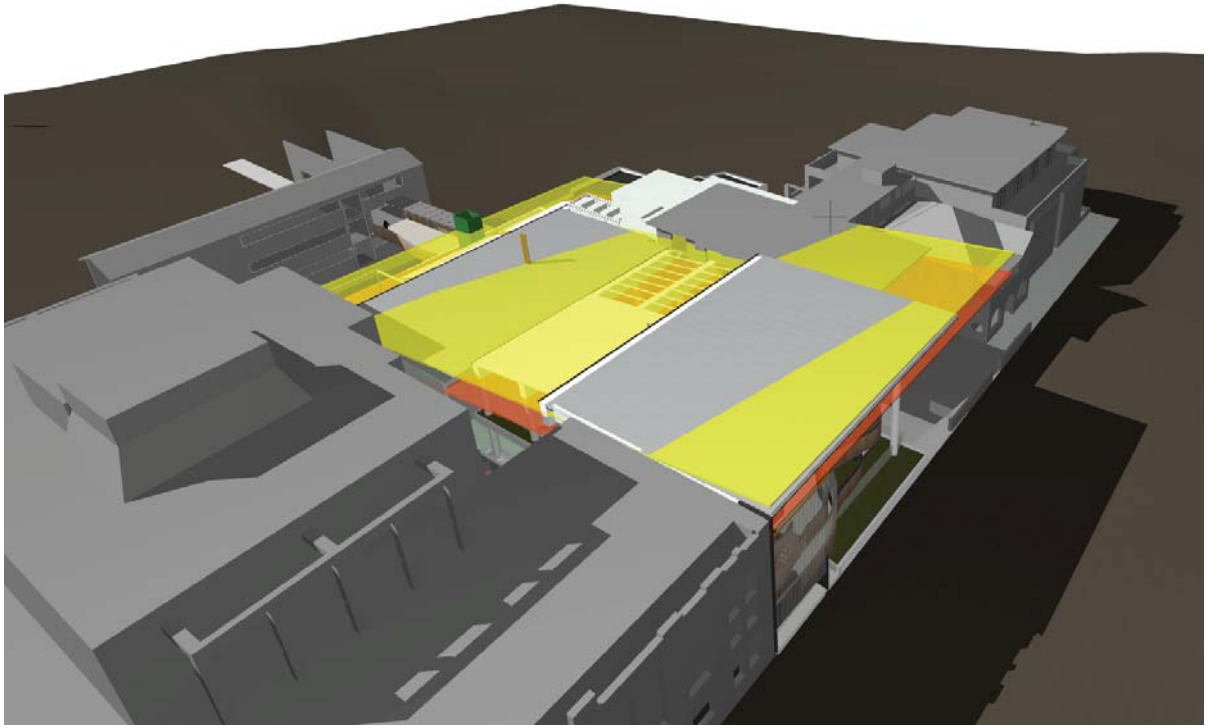


Figure 2: Aerial perspective from Miller Street showing 10m (red) and 12m (yellow) height planes
Graphic courtesy of TZG Project Architects

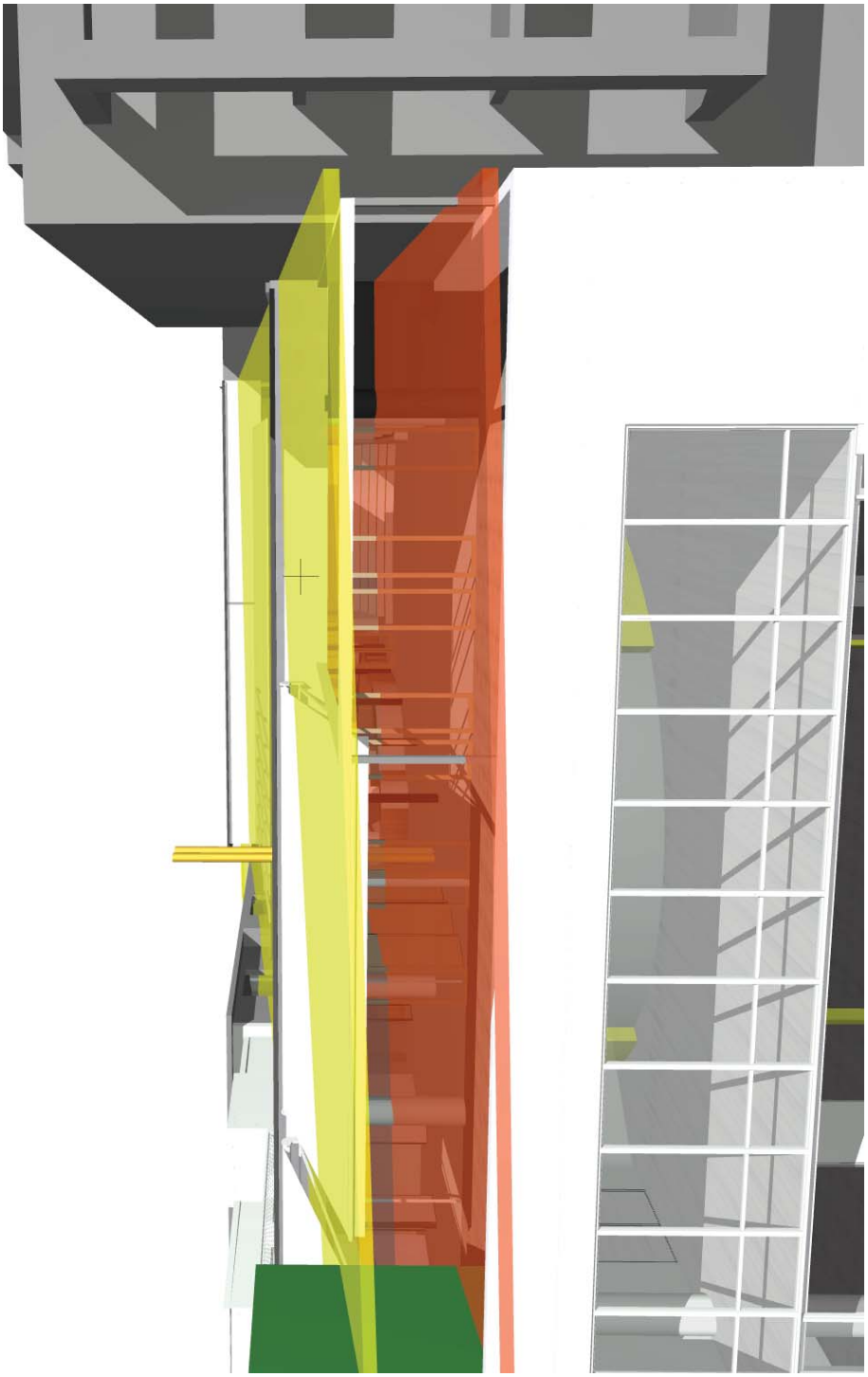


Figure 3: Aerial perspective from Elliott Street showing 10m (red) and 12m (yellow) height planes
Graphic courtesy of TZG Project Architects

6 View Loss to the Private Domain

The first assessment that I have made of the effects on views and the extent of view sharing follows the guidance provided by Senior Commissioner Roseth of the Land and Environment Court of NSW in the judgement in *Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours* which provided a planning principle concerning view loss. The second considers the planning principles in *Pafburn v North Sydney Council [2005] NSWLEC 444 (Pafburn)*, which has recently been amended in *Davies v Penrith City Council [2013] NSWLEC 1141* (*Davies*).

Tenacity is specific to view loss and provides a method of assessment. *Pafburn* is a judgment the impetus for which is predominantly concerned with sunlight access but it summarises several judgements that provided principles to be applied to the assessment of impacts on neighbouring properties, and states that there are five themes running though these, each of which may be relevant to specific impacts, for example impacts on views. The themes are summarised as a planning principle at Paragraph 26. The second of five questions in *Pafburn* was amended in *Davies*, however *Pafburn* otherwise remains relevant.

As will be shown after the application of the assessment method provided by Roseth SC in *Tenacity* and consideration of the relevant amended principles of *Pafburn* as amended in *Davies*, it is my opinion that the proposed development is reasonable as regards view loss, taking all things into account. The dwellings on which there is some view loss effect either currently do not experience views of scenic features or could not expect to retain views to the features currently available, given the height control on the subject site.

6.1 Application of the four-step view sharing principles in *Tenacity*

The approach to view loss and view sharing assessment that is provided by Roseth SC employs a four step process. Roseth SC points out that view sharing as a notion is invoked when a property enjoys existing views and a proposed development would share a view by taking some of it away for its own enjoyment. This is a threshold test in *Tenacity*. If there is no view loss caused by one property to another, the question of view sharing does not arise. If there is a view loss, is the property causing the loss gaining a share of the view, for its own enjoyment? The implication however is that the loss is more likely to be reasonable if the proposal is designed to share and not to appropriate, or simply block, the view.

In the present application, the relevant comparison is not purely between the existing views and the view effects caused by the proposed building, but is more relevantly in relation to the comparison between the visual effects of the proposal and what is anticipated by the existing and future controls.

In the current application, the views are available directly across the side boundary between Regency Park Apartments and the subject site and over buildings that are significantly lower than that which is now permissible under either the existing LEP control of the SEPP Infrastructure height control.

The proposal will take away views that are currently available from living areas of some south-facing dwellings in the Regency Park Apartments. The proposal does not seek to gain these views at the expense of the apartments, but there will be some loss to the neighbours. The question of whether view sharing is adequate is therefore relevant and must be assessed in determining the merits of the application.

My assessment of the proposal on each of the four steps in Tenacity is summarised below.

Step 1: The view to be affected.

The view that is to be affected is described in Part 4 above and varies slightly according to the angle of view, location of the apartment and the level in Regency Park Apartments from which it is experienced. The existing views are shown for each of the apartments assessed in Appendix 1 and montages for a selection are shown in Appendix 2.

Roseth SC in *Tenacity* points out that water views are valued more highly than land views, as are whole views and those containing iconic features. The views lost do not include water, land-water interfaces, whole views or scenic items. What would be lost would primarily be a foreground composed of vegetation canopy, a screened view of buildings and a sense of space beyond and behind it, albeit in most cases there is no evidence of what is behind the vegetation.

Apartments on Level 3 and above such as Apartment 37, would not experience view loss, but would perceive a change to the appearance of the foreground, in which the roofs of the proposed development would be visible as a new feature of the composition, seen at a downward angle.

Where there is view loss other than of foreground vegetation or sky, it is of an area of local residential and commercial development in the middle distance. That component of the view is to be given less weight with regard to the significance of view loss in *Tenacity*.

Step 2: The part of the property from which views are obtained.

All of the views that were assessed are obtained from areas which were considered as important by the owners, whether dining, lounge or bedroom areas. Kitchens, living rooms and outdoor recreation spaces are however considered the most significant in *Tenacity* and those to be accorded the greatest weight (importance) in assessing view sharing. That is, they are locations from which view sharing is reasonable to expect. *Tenacity* points out that the view loss should be assessed from the whole dwelling and not only in relation to the view to be affected. In the context of this apartment building, which has several apartments orientated in various ways to the view, it is reasonable to interpret this principle as meaning that the overall effect of the proposal on the view should be considered, rather than concentrating only on the view from a part of the most affected apartment.

Step 3: The extent of the impact.

Views will be lost from the primary living areas of some of the affected dwellings, as a result of the construction of the proposed development (eg. Apartment 11, courtyard seen through

bedroom door; Apartment 24, balcony). Views will also be lost from secondary areas such as bedrooms in some cases (Apartment 26, spare bedroom). What will be lost is not a scenic element in the view in *Tenacity* terms, but is one that alters the scenic character and spatial definition of the view (a view of vegetation and/or sky replaced by a building closer to the viewer). Considered in isolation, the extent of the loss of view could be considered to be moderate to severe, using the qualitative ratings recommended in *Tenacity*.

However those ratings by themselves do not denote an unreasonable development proposal. The extent of impact is only one of the factors to be taken into account in determining the reasonableness of the application in Step 4 (below). As indicated above, a significant consideration in giving weight to the view lost is whether the loss is of significant items of the view and that this needs to be considered in relation to the part of the building from which the impact is experienced, not only the kind of room, but also the level in the building in which the apartment exists and also the fact that the views affected are all across the side boundary of the apartment building.

To summarise in regard to the extent of impact, while the view loss may be considered to be moderate to severe in some individual apartments if considered in isolation, when considered in relation to the controls that apply to the site which determined desired future character, that extent of view loss may be considered acceptable.

However, this is not the only test in *Tenacity*. Another relevant test is whether the part of the view affected that is significant and seen from an area of importance to the dwelling could be retained and if so whether it is reasonable to expect this. The view lost in my opinion does not pass the test of being a significant part of the viewing experience from the dwellings which should not be taken away for the benefit of the applicants. It is an outlook and not an unpleasant one, but it is not a scenic item.

The test of reasonableness is in the next step in *Tenacity*. However, as is the case with the progression from step to step in *Tenacity*, there is another threshold issue. This is whether the extent of the loss is such that it justifies the question in Step 4 being answered at all. In my opinion, the extent of view loss is moderate at the most and in that regard it is questionable as to whether it is necessary to go to Step 4.

However, Step 4 also considers reasonableness from the perspective of what is reasonable in the context of the controls that apply to the site, in addition to the quantum of view lost and therefore Step 4 needs to be addressed.

Step 4: The reasonableness of the proposal

As a principle in Tenacity in considering whether a proposal is reasonable in regard to view sharing, a development that complies with all planning controls would be considered more reasonable than one that breaches them, if an impact on view arises directly as a result of the non-compliance. This is in a sense another threshold test in *Tenacity*. In other words, if there is a non-compliance that does not cause view loss, the question does not need to be answered. If there is a non-compliance that leads directly to view loss, there is significant and greater weight to be given to concern about view loss in that regard. All the other steps have to be considered before the reasonableness of the proposal is assessed, not a simple test as to whether there is a non-compliance or not.

In this case, the height of the proposed development is the factor most responsible for causing view loss. In that regard, there are two possible height limit scenarios that are relevant. The first is the statutory 10m height limit that applies to the current zoning of the subject site under the North Sydney LEP. The second is the 12m height limit that applies under the Infrastructure SEPP. As noted in relation to the streetscape character of the proposal above, the existing street wall to Miller Street which includes the façade of the Regency Park Apartments and existing buildings beyond the subject site to the south, is predominantly at approximately 12m. As a result, the streetscape presentation of the proposed building is compatible with the SEPP height limit and also with the existing character of the street.

To assist in answering the question as to whether non-compliance with the controls in itself causes view loss, the project architects TZG were requested to prepare a 3D model of the two height planes averaged across the subject site. The planes are shown on Figures 1, 2 and 3 below, perspectives prepared by TZG, with the height plans shown in red (10m) and yellow (12m), respectively. Figure 1, Miller Street streetscape view looking south east shows the 10m height plane cutting through the proposed building. The building is generally below the yellow 2m height plane at the street wall. Figure 2, aerial perspective from above Miller Street looking south east shows that the proposed building is largely below the yellow 12m height plane. Figure 3, aerial perspective from Elliott Street, shows the building to be above the 10m plane but predominantly below the yellow 12m plane.

Digital Line who prepared the photomontages were then asked to show the height planes in each photomontage view. So as to visualise the planes, a 1m by 1m grid of lines was placed over each plane. The planes were shown using the same colour conventions as the models prepared by TZG.

Each photomontage view is shown below with either the red 10m height plane or the yellow 12m height plane showing with a 1m grid over it, along with the proposed building, shown with a green outline and grey transparent fill.

Taking the views from Level 3 first, where the view of the proposed building is downward, it can be seen in the views from Apartment 37 that the proposed building is all above the 10m height plane but is predominantly below the 12m height plane, other than for two wedge-shaped projections above the plane. Neither of these would be visible from Miller Street or Elliott Street. The part of the building above the 12m height plane does not cause the loss of significant view.

At the level below, Level 2 for Apartment 26, view from the spare room and similar to the view from the bedroom, the proposed building is above the 10m height plane and is below the 12m plane. The existing view is heavily screened by vegetation. If the building complied with the 10m height plane, there would be a reduction in the amount of building visible compared to the proposal. What would be visible above the height plane however would not be considered scenic. The proposed building is below the 12m height plane but blocks more of the view. What is blocked would not be considered to be scenic. In addition, a building fully compliant with the 12m height control would block more of the view. Taking these facts together, there would be a difference in the detail of what is visible and a greater sense of spaciousness with compliance with the 12m height control, but little difference in the quality of the view resulting from compliance with either height control.

For Apartment 25 on Level 2, in the view from the balcony, the proposed building is above the 10m height plane. However, the view lost above the plane is of existing buildings in the foreground and a slice of sky space. The proposed building is below the 12m height plane and a building fully complying with that plane would cause significantly greater view loss than the proposal. There is in my opinion no significant difference between compliance with 10m and 12m height controls in relation to this view.

For Apartment 24 on Level 2 (toward the Miller Street end of the level), in the view from the balcony), the 10m height plane is above eye level. While the height of the building exceeds the height plane in the view, the top of the building is out of sight to view. Any building complying with the 10m or the 12m control would have the effect of blocking the view.

On Level 1, Apartment 11, view from the bedroom door looking south, the viewer's eye height is lower than the 10m height plane. As a result, any building complying with either control would block the view.

In my opinion, there would be a quantitative and a qualitative difference in what is visible of the proposed building in views from Level 2 in Apartments 25 and 26, if it complied with the 10m height control, compared to the proposal. The proposal complies in these views with the 12m control. Compliance with either control causes view loss. The extra height above what would occur with compliance with the 10m control clearly causes more loss of view. However, what is lost would not be considered scenic to the extent that it is reasonable to expect it to be retained. I consider that while there is view loss, that the loss is reasonable in the circumstances.

Taking each of the relevant matters into account, I do not consider the view loss to be unacceptable and the proposal is in my opinion satisfactory with regard to the planning principles in *Tenacity*.

6.2 Address to the planning principles in *Davies*

The second assessment that I have made of the effects on amenity considers the planning principles in *Pafburn v North Sydney Council [2005] NSWLEC 444* as amended in *Davies v Penrith City Council [2013] NSWLEC 1141. Pafburn* summarises several judgements at Paragraph 19 that provided principles to be applied to the assessment of impacts on neighbouring properties. It states that five common themes run through the principles and for each theme there is a corresponding question to be answered. The second theme and question considered the necessity for and reasonableness of a proposal. This question was amended by Senior Commissioner Moore in *Davies* to remove consideration of necessity, as this was considered anthropocentric and not appropriate as the basis of a planning principle.

The first theme is that change in impact may be as important as the magnitude of the impact. The question posed is:

How does the impact change the amenity of the affected property? How much view is lost as well as how much is retained?

The question being posed here is whether the impact significantly changes the amenity of the affected property, even if it is a small change.

Comment: In this case, there will be an impact on views that will be minor, considered in relation to the planning controls that apply to the locality and the site. The effect of the proposed building on views is minor in the context of the future intended for the views available.

The second theme is that in assessing an impact, one should balance the magnitude of the impact with the reasonableness of the proposal that creates it. An impact that arises from a reasonable proposal should be assessed differently from an impact of the same magnitude that arises from an unreasonable proposal. The question posed is:

How reasonable is the proposal causing the impact?

Comment: In my opinion, the proposal is reasonable, notwithstanding there is some view loss. There is a minor impact on views arising from the proposed building. My justification for this conclusion is in the discussion on the fourth step in *Tenacity*, above.

The third theme is that in assessing an impact one should take into account the vulnerability of the property receiving the impact. The question to be posed is:

How vulnerable to the impact is the property receiving the impact? Would it require the loss of reasonable development potential to avoid the impact?

Comment: The dwellings affected are vulnerable to view loss impacts in a sense, as they have access to views over the existing site, of a kind that would not be permitted today. The views are also experienced over the side boundary of the site, reducing the significance of the impact. In addition, the site is subject to controls that anticipate that views up to Level 2 of Regency Park Apartments would not be expected to be protected. In that context, the vulnerability is reduced.

The fourth theme is that the skill with which a proposal has been designed is relevant to the assessment of the impacts. Even a small impact should be avoided if a more skilful design can eliminate it. The question to be posed is:

Does the impact arise out of poor design? Could the same amount of floor space or amenity be achieved by the proponent while reducing the impact on neighbours?

Comment: The question in Davies is not hypothetical: it concerns the design of the application that is in front of the consent authority. The impact in the current application does not arise out of a bad design decision but rather out of a response to a combination of constraints and recognition of the existing planning regime.

The fifth theme is that an impact that arises from a proposal that fails to comply with planning controls is much harder to justify that one that arises from a complying proposal. People affected by a proposal have a legitimate expectation that the development on adjoining properties will comply with the planning regime. The question to be posed is:

Does the proposal comply with the planning controls? If not, how much of the impact is due to the non-complying elements of the proposal?

Comment: I had considered this matter to the extent my expertise allows, above. In regard to view loss, in my opinion the application can be justified as reasonable, when the desired character intended to be created by the planning controls for the locality are taken into account.

In summary, in my opinion the proposal is consistent with the planning principles in *Davies*.

7 Conclusion

The analysis of the likely effects on views caused by of the application shows that the development would cause some view loss to some apartments on Level 2 of the Regency Park Apartments and below.

In my opinion the views lost are in the nature of an outlook rather than a view. What is lost is not scenic, iconic or culturally significant items. No water, land-water interface, whole or iconic items are lost.

Considered in the context of the views affected being across the side boundary, from a building with disposition to the views that would not now be permitted and from levels below those where it is reasonable to expect view sharing, I consider that the proposal is reasonable and that the application can be supported as regards view impacts.

Dr Richard Lamb
Richard Lamb & Associates

Appendix A: Photographic Plates

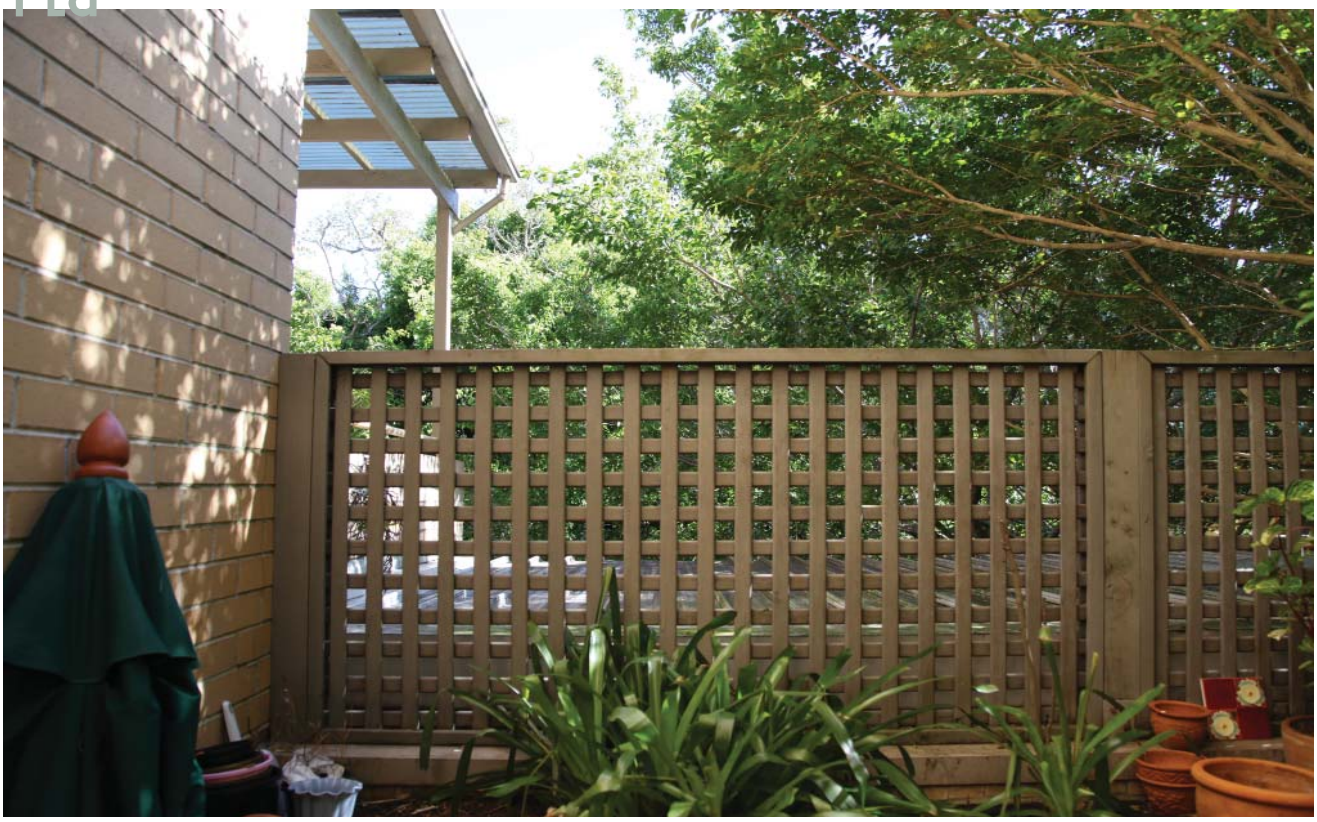


Plate 1: Ground Floor Apartment 11: View south across courtyard space

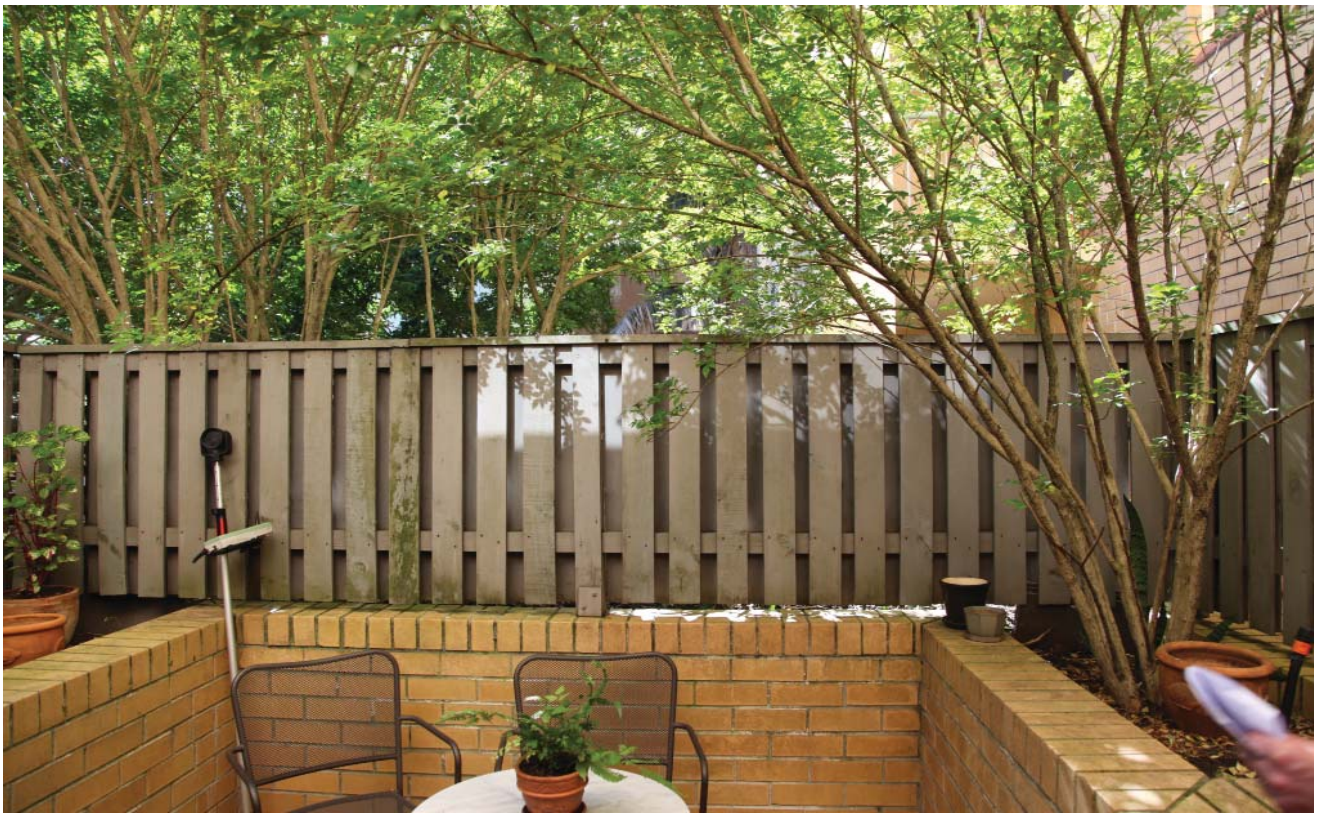


Plate 2: Ground Floor Apartment 11: View west parallel to building facade

Plate 3: Ground Floor Apartment 12: View south across courtyard space

Plate 4: Level 2 Apartment 24: View south from balcony

Plate 5: Level 2 Apartment 24: View west from balcony

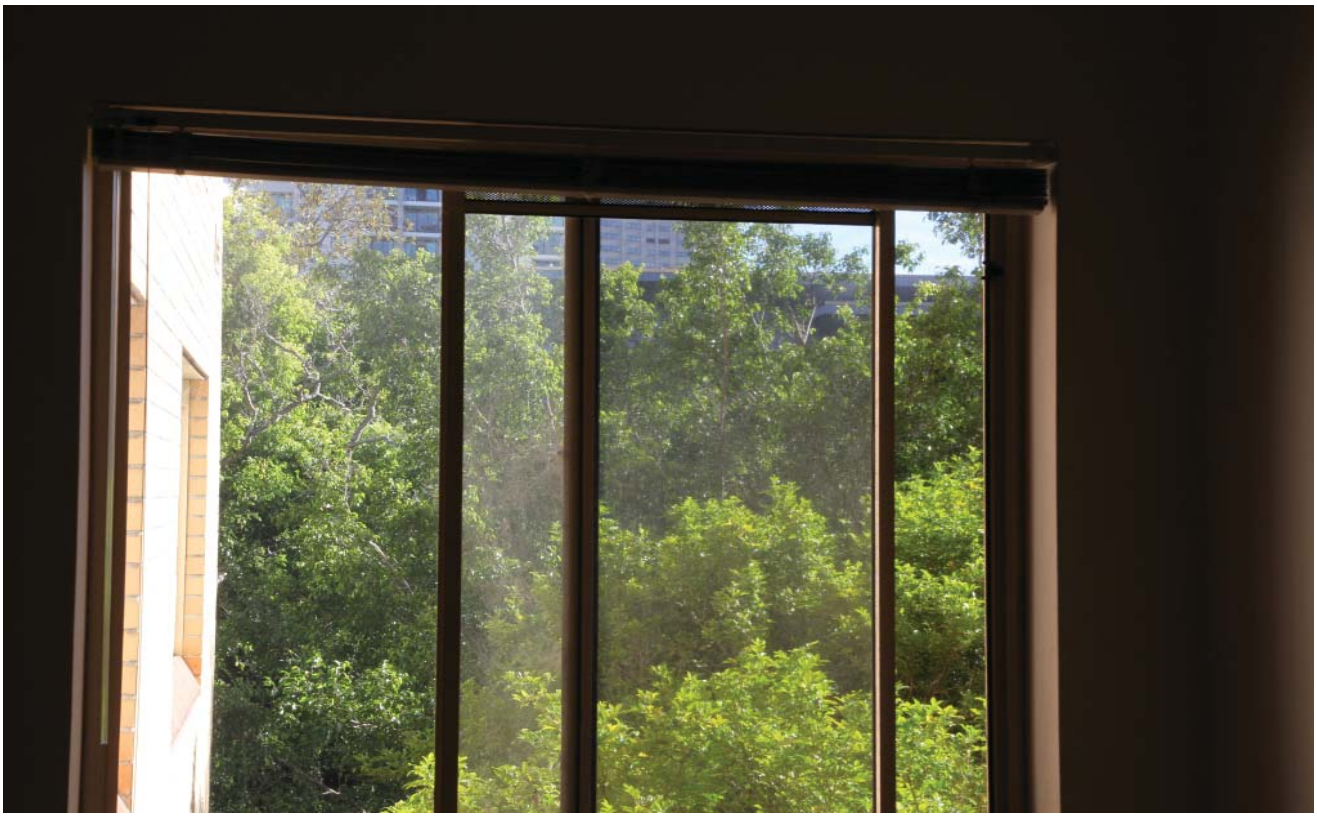


Plate 6: Level 2 Apartment 24: View south from bedroom

Plate 7: Level 2 Apartment 25: View south from balcony

Plate 8: Level 2 Apartment 26: View south east from bedroom

Plate 9: Level 2 Apartment 26: View south east from second bedroom

Plate 10: Level 3 Apartment 37: View south from bedroom

Plate 11: Level 3 Apartment 37: View south from southern balcony

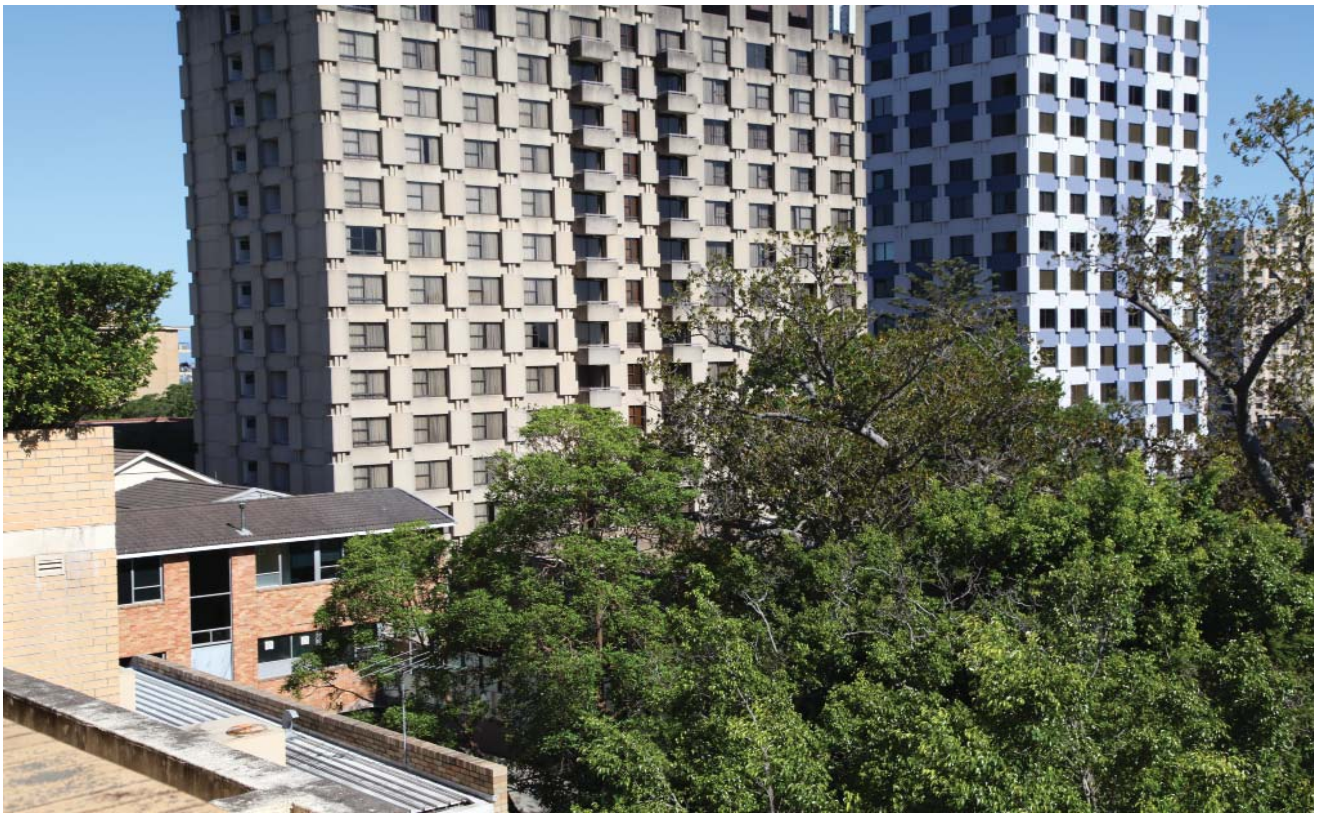
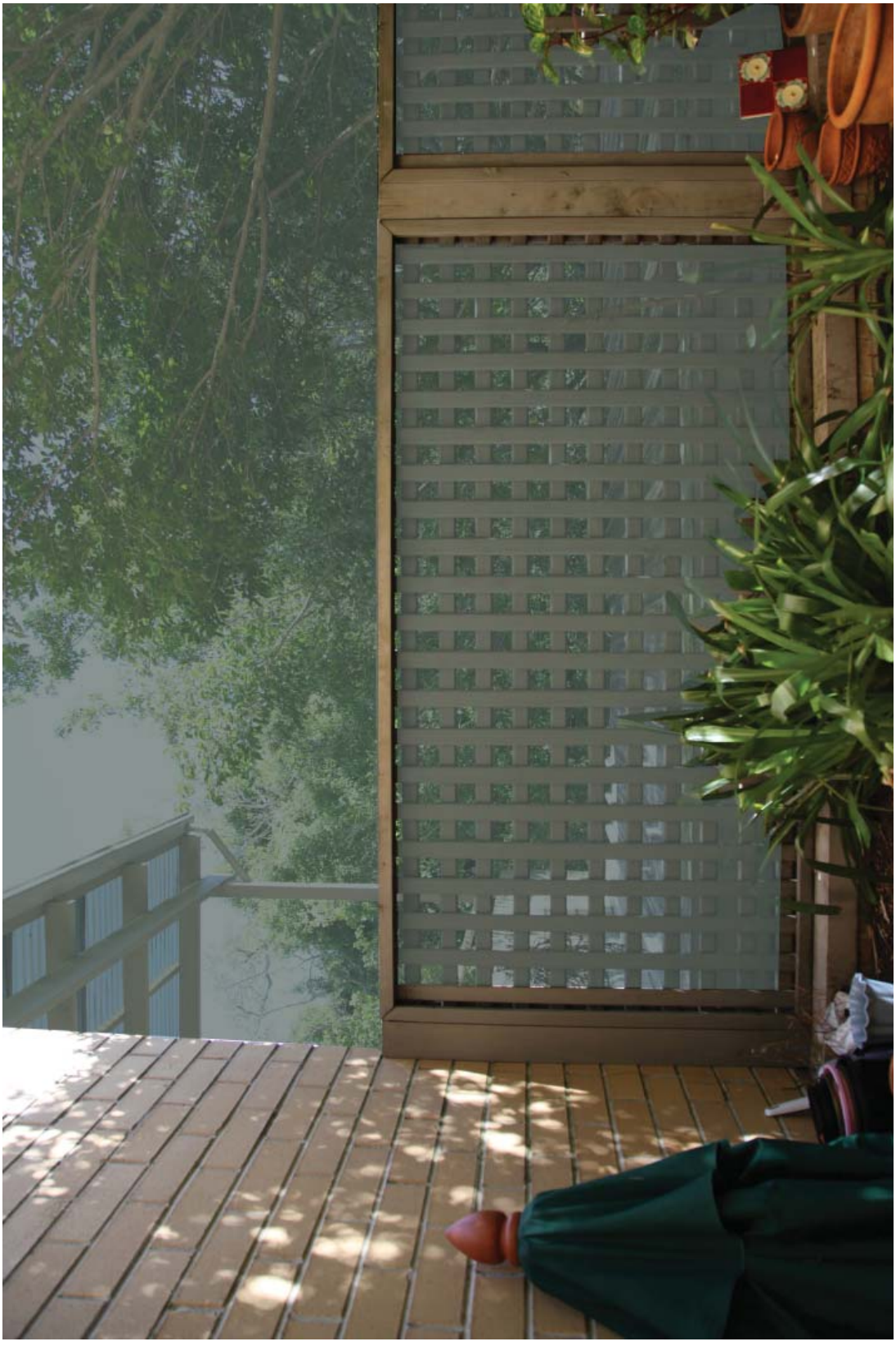


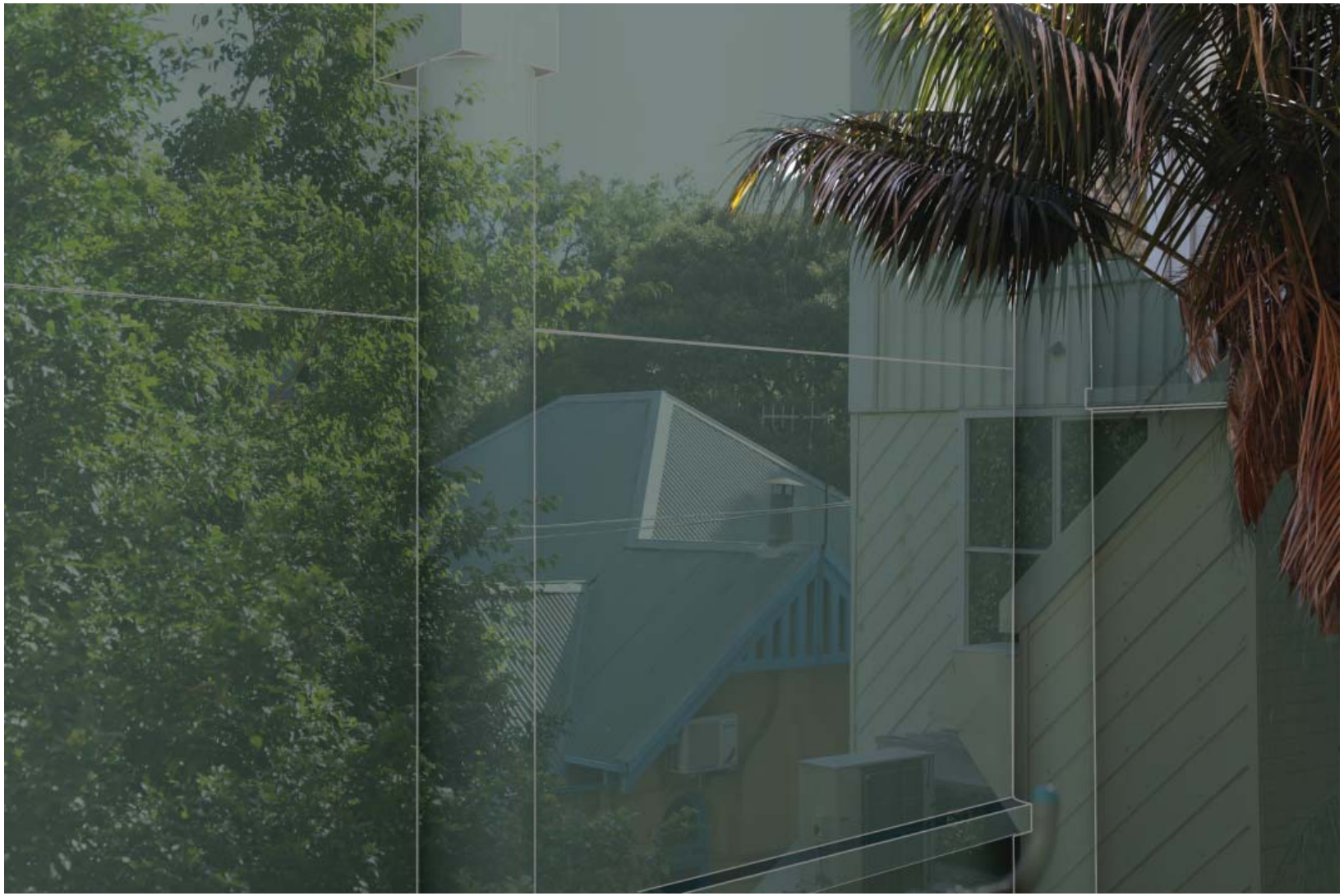
Plate 12: Level 3 Apartment 37: View south east from balcony

Plate 13: Level 3 Apartment 37: View south from study

Appendix B: Photomontages prepared by Digital Line



Photomontage 1 (Unit 11: compare to existing view in Plate 1)
The 10m and 12m height planes are hidden by structure in this montage and have not been shown



Photomontage 2 Unit 24 (compare with Plate 5)
The 10m and 12m height planes are hidden by structure in this montage and have not been shown

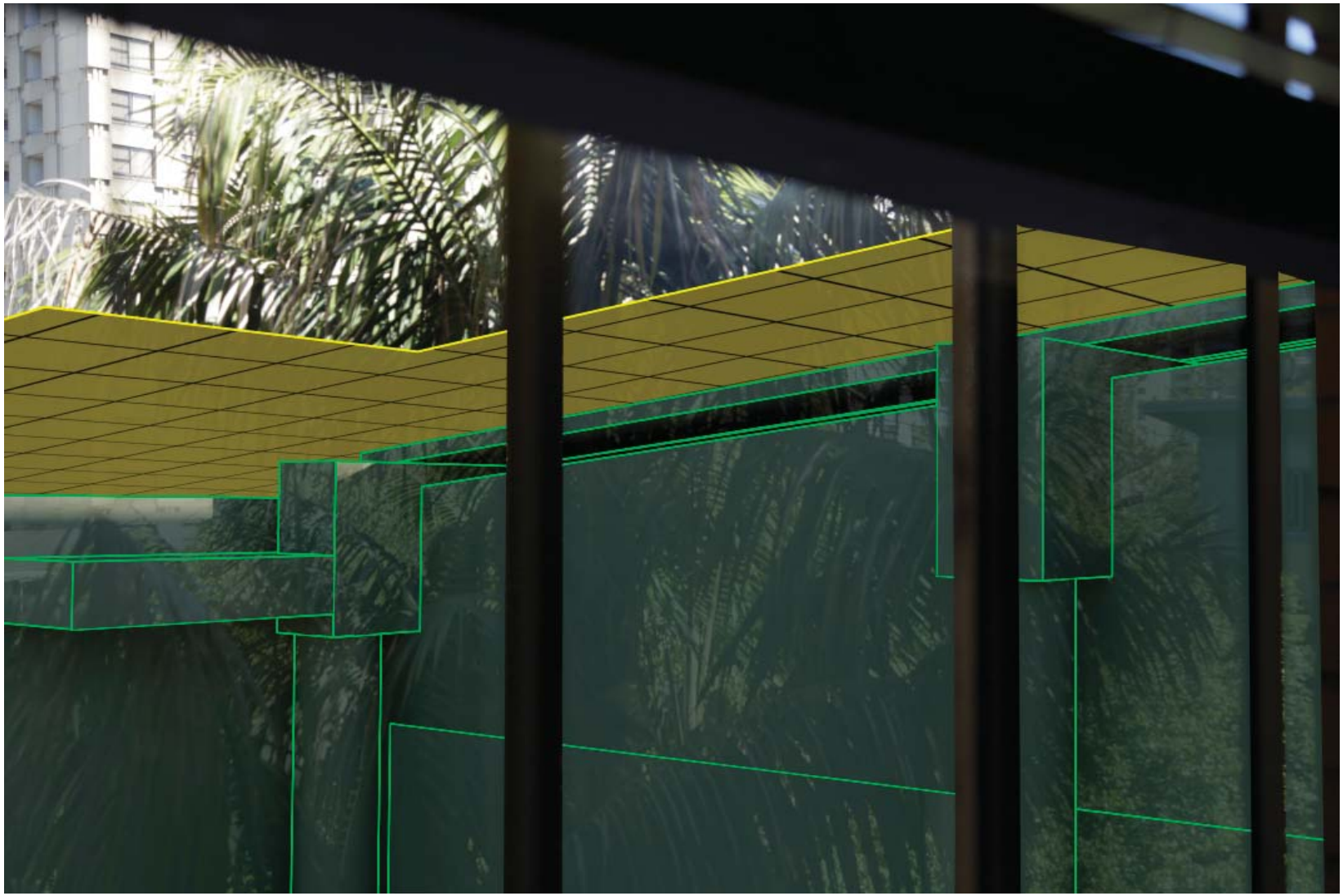
Photomontage 3 Unit 25 (Compare to Plate 7)

Photomontage 3A Unit 25 (Compare to Plate 7) 10m height plane shown in red

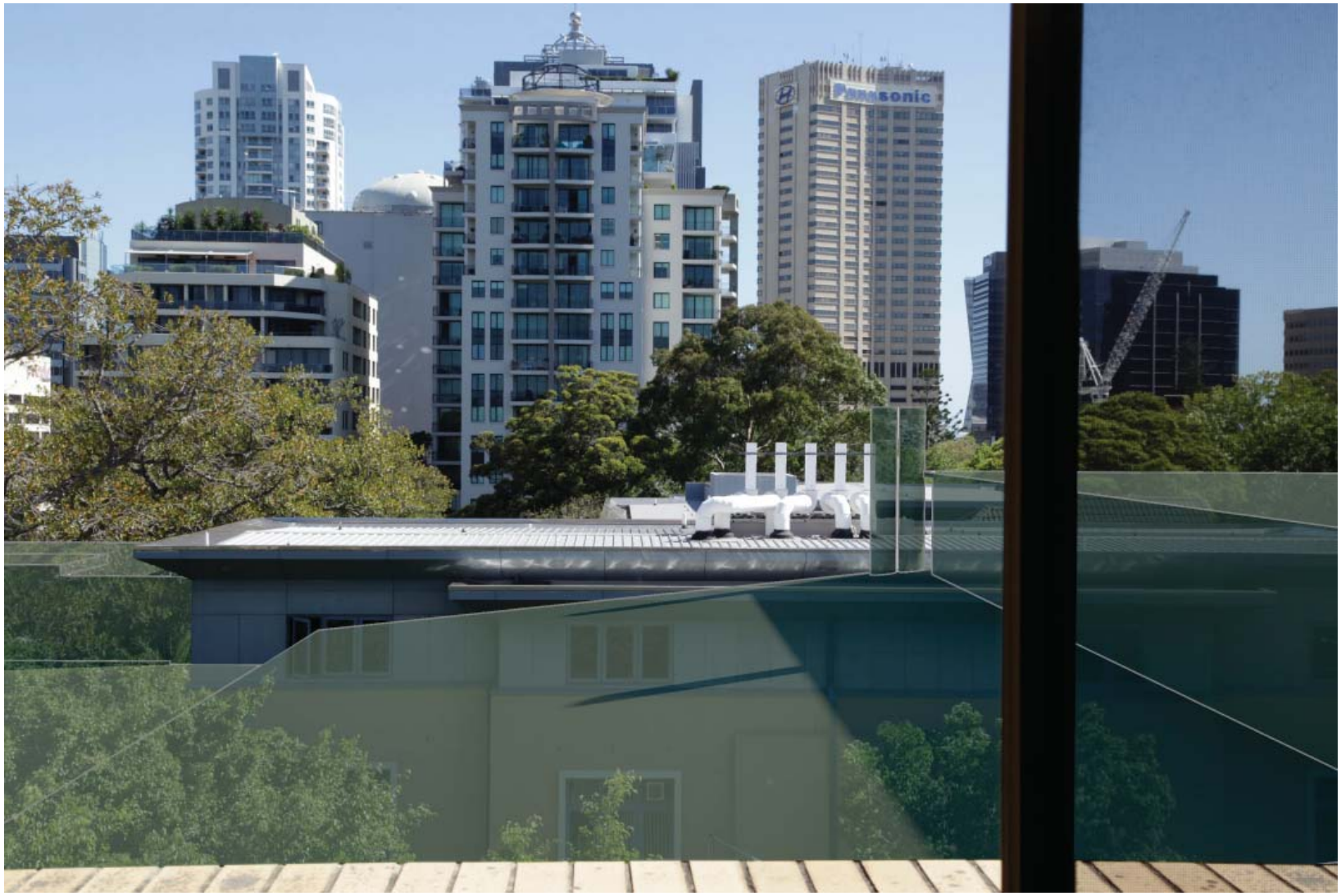
Photomontage 3 Unit 25 (Compare to Plate 7) 12m height plane shown in yellow

Photomontage 4 Unit 26 (Compare with Plate 9)

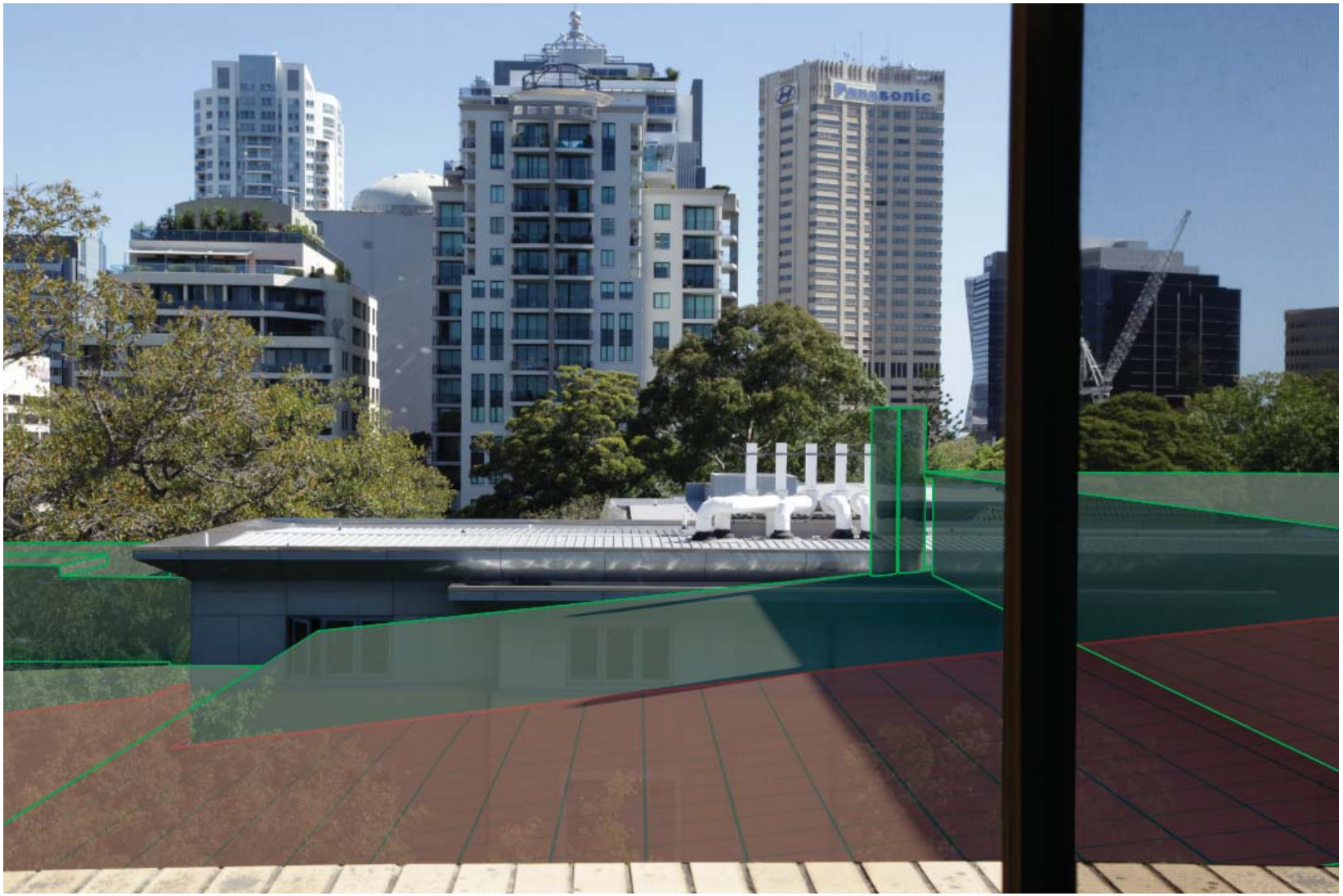
Photomontage 4A Unit 26 (Compare with Plate 9) 10m height plane shown in red



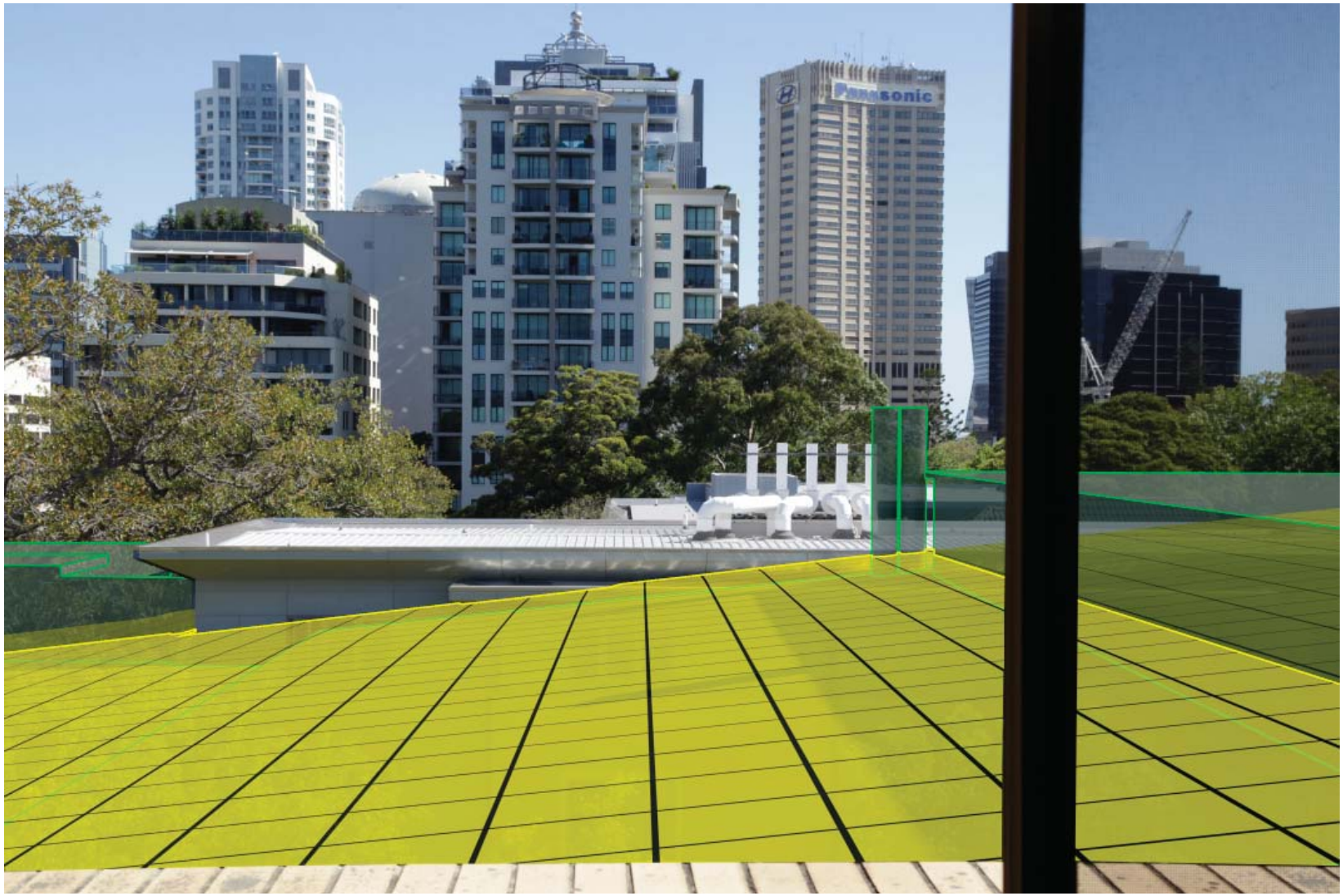
Photomontage 4B Unit 26 (Compare with Plate 9) 12m height plane shown in yellow



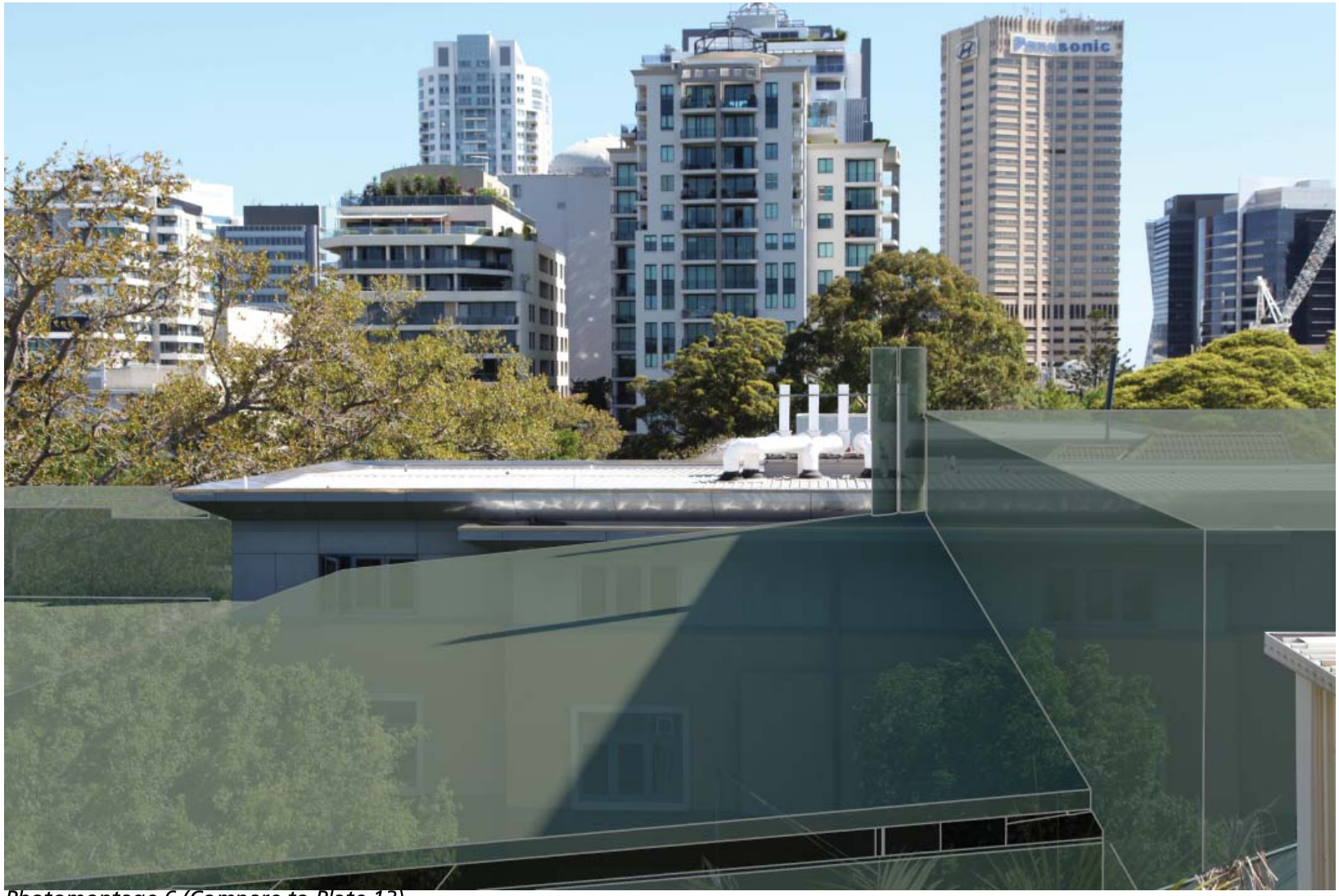
Photomontage 5 Unit 37 (Compare with Plate 11)



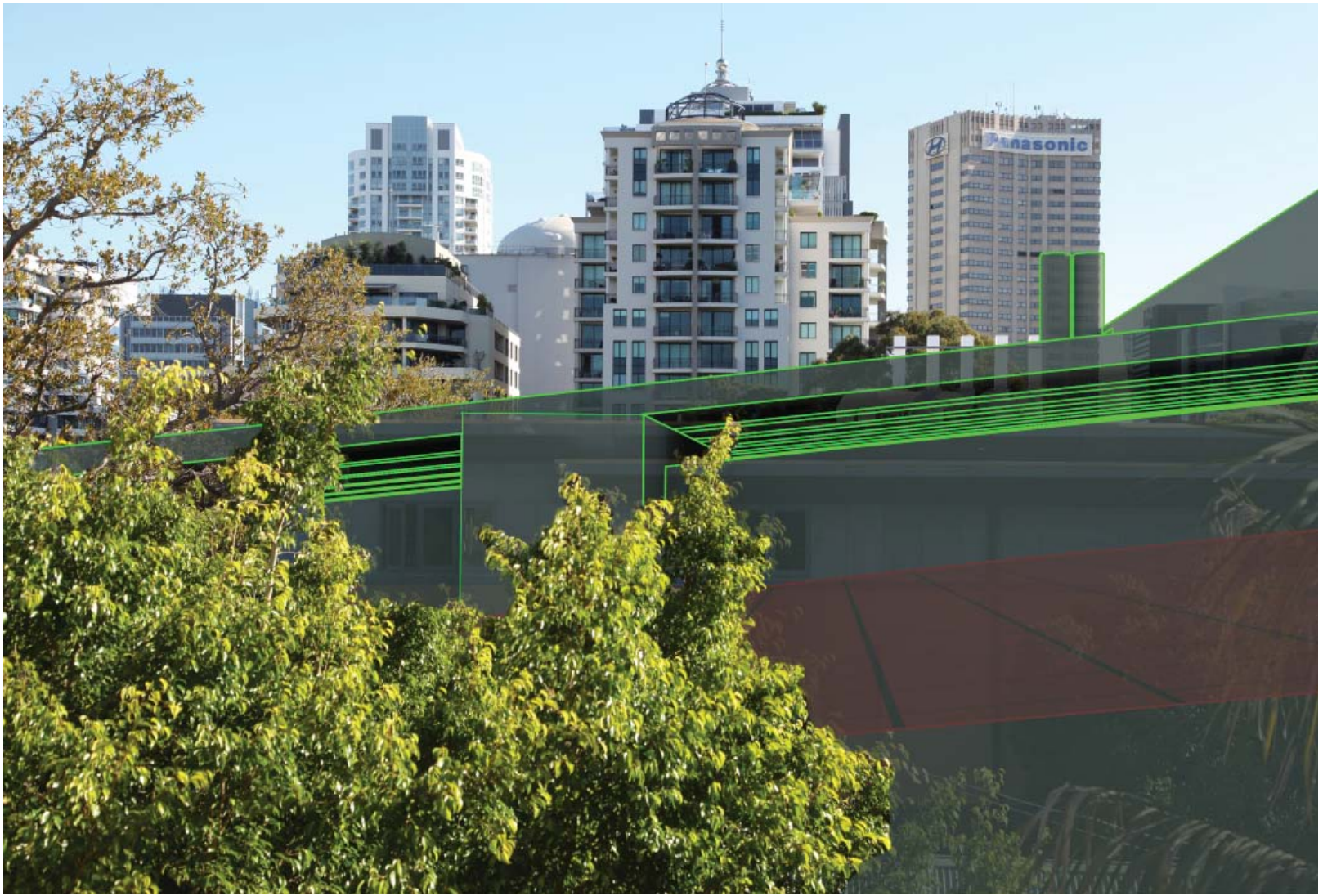
Photomontage 5A Unit 37 (Compare with Plate 11) 10m height plane shown in red



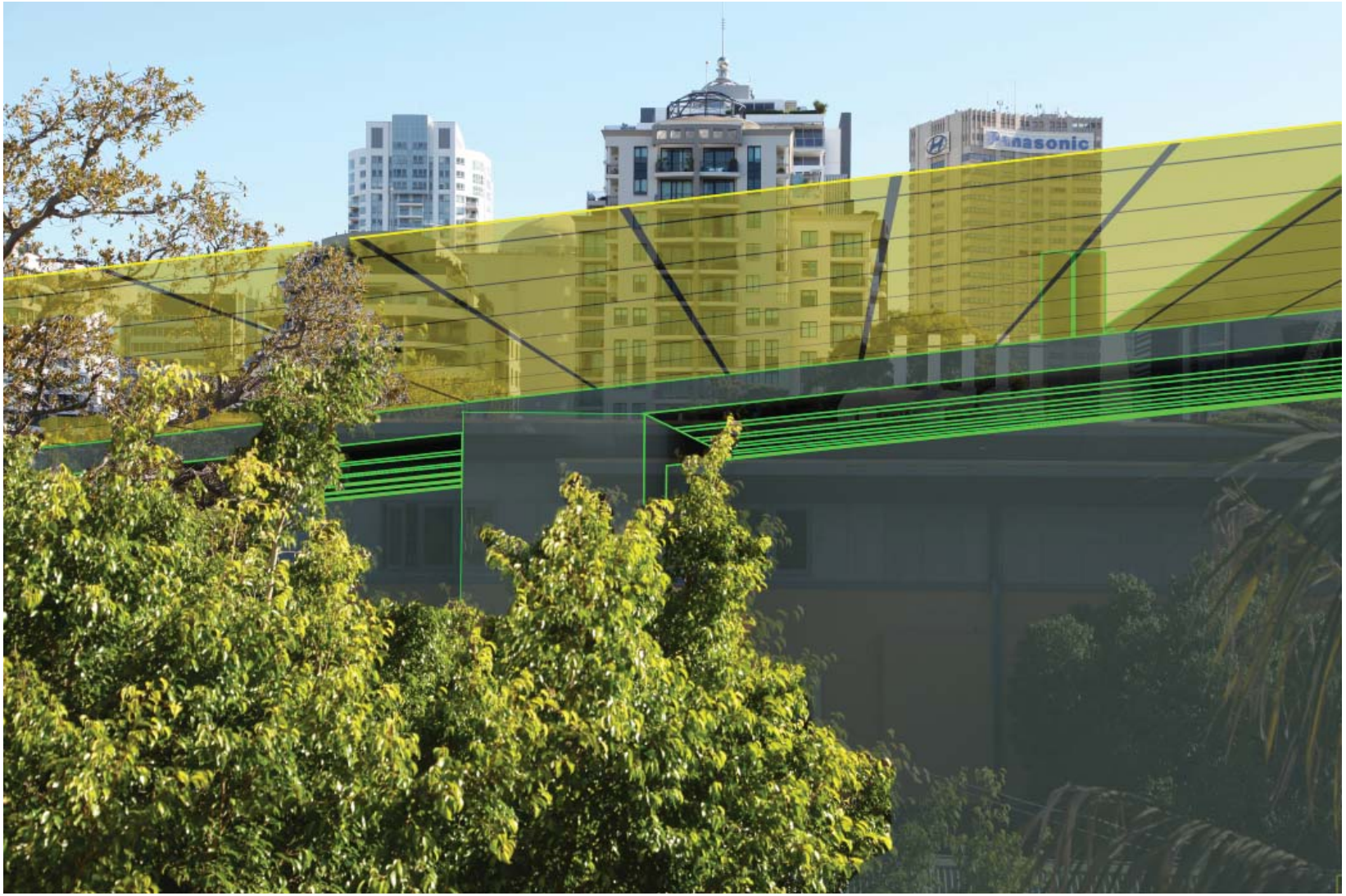
Photomontage 5B Unit 37 (Compare with Plate 11) 12m height plane shown in yellow



Photomontage 6 (Compare to Plate 13)



Photomontage 6A (Compare to Plate 13) 10m height plane shown in red



Photomontage 6B (Compare to Plate 13) 12m height plane shown in yellow

Appendix C: Curriculum Vitae

Company Profile and Curriculum Vitae: Dr Richard Lamb

Summary

I am a professional consultant specialising in landscape heritage and visual impacts assessment and the principal of Richard Lamb and Associates (RLA). I was a senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney for 28 years and Director of the Master of Heritage Conservation program. I have taught and specialised in environmental impact assessment and visual perception studies for 30 years.

As the principal of RLA I provide professional services, expert advice and landscape heritage and aesthetic assessments in many different contexts. I carry out strategic planning studies to protect and enhance scenic quality and heritage values, conduct scenic and aesthetic assessments in contexts from rural to urban, provide advice on view loss and view sharing and conduct landscape heritage studies. I act for various client groups on an independent basis, including local councils, government departments and private clients to whom I provide impartial advice. I provide expert advice, testimony and evidence to the Land and Environment Court of NSW and the Planning and Environment Court of Queensland in various classes of litigation. I have appeared in over 200 cases and made submissions to several Commissions of Inquiry. I have been the principal consultant for over 500 consultancies concerning the visual impacts and landscape heritage area of expertise during the last ten years.

At the University of Sydney I had the responsibility for teaching and research in my areas of expertise, which are visual perception and cognition, aesthetic assessment, landscape assessment and conservation of heritage items and places. I taught postgraduate students in these areas and also gave specialised elective courses in aesthetic heritage assessment. I supervise postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). The latter field is based around empirical research into human aspects of the built environment, in particular, in my area of expertise, aspects of visual perception, landscape preference and environmental cognition.

I have a number of academic research publications in local and international journals that publish research in EBS, environmental psychology and cultural heritage management. I have developed my own methods for landscape heritage assessment, based on my education, knowledge from research and practical experience.

Qualifications

- Bachelor of Science, First Class Honours, University of New England (Botany and ecology double major).
- Doctor of Philosophy, University of New England in 1975.
- Visiting lecturer, University of New South Wales, School of The Built Environment
- Principal of Richard Lamb and Associates and Director of Lambcon Associates Pty Ltd.

Employment History

- Tutor, Botany and Ecology, School of Botany, UNE (1968-1974)
- Lecturer in Resource Management, School of Life Sciences, UTS (1975-1980)
- Lecturer, Foundation Program in Landscape Architecture, Faculty of Architecture, University of Sydney (1980-1989)
- Lecturer and Senior Lecturer, Architecture and Heritage Conservation, University of Sydney (1989-2011)

Since 1975 I pursued research related to my teaching responsibilities and professional practice. My research works are in:

- Plant ecology
- Landscape heritage assessment
- Visual perception
- Social and aesthetic values of the natural and built environment

Publications and presentations relevant to visual perception and assessment of landscapes are listed at the end of this CV.

Affiliations

Professional

Chartered Biologist, Institute of Biology (UK)

International Journals for which papers have been refereed

- Landscape & Urban Planning
- Journal of Architectural & Planning Research
- Architectural Science Review
- Journal of the Australian & New Zealand Association for Person Environment Studies
- Journal of Environmental Psychology
- Australasian Journal of Environmental Management
- Ecological Management & Restoration
- Urban Design Review International

Recent experience in Categories listed on:

Richard Lamb and Associates website (www.richardlamb.com.au)

Landscape Planning

Assessment and Advice

Private Clients

- Advice on merits of proposal for SEPP HSPD development, Pokolbin.
- Advice on visual impacts of alternative building footprint locations, Foxground Road, Foxground.
- Advice on visual impacts of proposed residential development at Cambewarra. Report on strategic planning issues related to Scenic Preservation hatching and Draft LEP specific to visual quality protection, Cambewarra Village.
- Advice on visual impacts of proposed subdivision and draft submission to Gosford Council, The Scenic Road, MacMasters Beach.
- Aesthetic assessment and evaluation of REF for proposed wind farm by Pacific Power and Partners, Crookwell.
- Assessment of visual impacts of proposed development and submisson to Shoalhaven City Council, Bendeela Road, Kangaroo Valley.
- Heritage and visual impacts assessment as part of statement of environmental effects, proposed monastery at Mangrove Mountain, City of Gosford
- Independent assessment and advice concerning identification of viewing places and presentation of visual impact scenarios, Harrington Park Stage II, Camden.
- Initial advice concerning visual resources of site and potential to accommodate large scale institutional development, Campbelltown Road, Denham Court.
- Landscape assessment and evaluation of alternative building sites, Saddleback Mountain, Kiama.
- Landscape character analysis and visual assessment in relation to "Gateway" concept, The Northern Road, Glenmore Park.
- Landscape constraints and development capability assessment for potential residential development, Governors Way, Macquarie Links.
- Landscape planning strategy and visual impacts assessment, proposed cemetery and crematorium, Elizabeth Drive, Luddenham.
- Landscape visual constraints and capability assessment for potential for residential development, Shellharbour Road, Dunmore.
- Landscape visual constraints and capability assessment for potential residential development, Old Princes Highway, Dunmore.
- Landscape visual constraints and capability assessment of a land proposed fo be rezoned for residential development, Cooby Road, Albion Park

- Landscape visual constraints and capability assessment of a parcel of land proposed for rezoning, Ashburton Drive, Albion Park
- Landscape visual constraints and capability assessment of parcels of land proposed for rezoning to residential use within the urban fringe area, Albion Park.
- Pre DA advice and statement of visual exposure, seniors living proposal, Cobbitty, Camden municipality.
- Pre DA advice on constraints and development envelopes, strategy and advice, Windang, Lake Illawarra.
- Pre-DA advice and visual impact assessment of proposed rezoning of rural land for potential residential development, Corner Kirkham Lane and Macquarie Grove Road, Kirkham.
- Pre-DA advice on design, visual and streetscape impacts assessment, proposed Islamic school, Burragorang and Cawdor Roads, Camden
- Pre-DA advice on visual impacts of proposed SEPP 5 development at Cambewarra.
- Report on visual impacts and effects on adjoining zones of a proposed subdivision, Glenhaven Road, Glenhaven.
- Pre DA advice and advocacy on proposed rural residential subdivision, The Northern Road, Glenmore Park.
- Statement of visual impact to accompany rezoning application, Old Northern Road, Castle Hill.
- Strategic planning advice concerning development potential, Fernhill, Mulgoa.
- Strategic planning and 3D modelling study to establish visibility constraints on zone boundaries, East Leppington Urban Release Area.
- Submission of feasibility study for re-zoning of land and subdivision for rural residential uses, Macquarie Grove Road, Kirkham.
- Submission to NSW Department of Planning against proposed extension of Catherine Hill Bay, Mooney Village and Gwandalan for residential development by Asquith & Dewitt Pty Ltd for Rosecorp Ltd.
- Visual and environmental impact assessment, proposed new dwelling, Dora Creek.
- Visual and heritage landscape assessment of impacts of proposed additions on the locality and Landscape Conservation Area, Benedictine Abbey, Jamberoo Pass.
- Visual and scenic impacts advice both pre- and post-DA, SEPP 5 Development, Old Northern Road, Castle Hill.
- Visual and scenic resources management study and visual impact assessment of a Concept Plan for Mixed Use Development, Tallawarra Lands, Tallawarra.
- Visual assessment and development strategy for proposed re-zoning of land partly for cemetery purposes, Varroville, Campbelltown.
- Visual assessment and development strategy for proposed re-zoning of land partly for residential purposes, Grange Hills, Campbelltown.
- Visual assessment and statement of environmental effects, proposed rezoning and

subdivision, Cooranbong, Lake Macquarie.

- Visual assessment of proposed Town Centre land, Nambucca Drive, Scotts Head.

- Visual impact advice and report regarding location of dwellings on subdivided lots, Princes Highway, Kiama.

- Visual impact advice for proposed location of new dwelling, Weir Street, Kiama.

- Visual impact assessment and scenic amenity statement, proposed rural residential development, Dido Street, Kiama.

- Visual impact assessment for Jack Nicklaus Golf Resort, Rothbury, Hunter Valley

- Visual impact assessment for proposed Seniors Living Development, Pokolbin, Hunter Valley.

- Visual impact assessment of potentially unsightly landscape features vis-à-vis the Local Government Act definition in the vicinity of Vacy Downs Estate subdivision, Vacy.

- Visual impact assessment of proposed new dwelling, Pheasant Point Drive, Kiama.

- Visual impact assessment of proposed rezoning of land for urban residential use, Blue Seas Parade, Lennox Head.

- Visual impact assessment of proposed subdivision, Hillcrest Road, Mirrabooka, Lake Macquarie.

- Visual impact assessment, assessment against the provisions of Wingecarribee DCP 53 and advice concerning merits of proposed new dwelling location and design, Bibbys Lane, Werai Junction, Southern Highlands.

- Visual impact assessment, residential subdivision and development application, Scotts Head.

- Visual impact assessment, strategic planning analysis and peer review of proposed Forde Masterplan, Canberra.

- Visual impacts assessment of the proposed residential subdivision, Old Northern Road, Castle Hill.

- Visual resources and visual constraints study to accompany DA for establishment of new necropolis, Berrima district, Southern Highlands of NSW.

- Visual resources and visual constraints study, design advice and advocacy for potential DA, proposed resort and seniors living development, Glossodia.

Government Clients

- *Camden Council*

Camden Scenic and Cultural Landscape Study, Local Government Area of Camden.
Report on strategic planning for landscape protection based on the Camden Scenic and Cultural Landscape Study, for the Camden Rural Lands Study.

- *Dungog Council*

Assessment of visual and heritage impacts, scenic protection controls and heritage impact performance standards, proposed rezoning and rural residential development, Paterson, Upper Hunter Valley.

- *Shellharbour City Council*

Strategic planning study for identification, protection and conservation of landscapes of natural and cultural heritage significance, Shellharbour Local Government Area.

- *The Joint Old Growth Forest Project*

Empirical study to assess the feasibility of including cultural and aesthetic values in the evaluation of old growth forest.

- *The Resources and Conservation Council of New South Wales (RaCAC)*

Aesthetic values audit of the Upper North East region of NSW.

Expert workshop on integrating heritage values into the CRA/RFA process for evaluation of Australian forests.

- *Wingecarribee Shire Council*

Preparation of Development Control Plan No.53 for sighting of dwellings in rural zones.

Land and Environment Court Proceedings

Australian Native Landscapes v Warringah Council: s82A Review of conditions of consent, retail nursery, Mona Vale Road, Terrey Hills.

Baevski v Wingecarribbee Shire Council: proposed covered dressage arena, Myra Vale Road, Robertson.

Baulkham Hills Council ats Gelle: proposed extension to existing caravan park, KoVeda Caravan Park, Wisemans Ferry.

Broken Bay Pty Ltd v The National Parks and Wildlife Service of NSW: valuation matter concerning acquisition of land, Hawke Head Road, Killcare.

CD Barker Pty Ltd for Eodo Pty Ltd v Council of the City of Blue Mountains: proposed subdivision and detached residential development, Heather Road, Winmalee.

Design Collaborative Pty Ltd v Wingecarribee Shire Council: proposed spring water extraction facility, Governors Street, Bundanoon.

Erolmore Park Pty Ltd v Maitland City Council: proposed industrial development, New England Highway, Thornton.

Flower and Samios v Shoalhaven Council: proposed Seniors Living Development, Main Road, Cambewarra.

Heathcote Gospel Trust v Sutherland City Council: proposed place of worship, Forum Drive, Heathcote.

Hornsby Shire Council

- *ats Haoushar*, proposed attached dual occupancy dwellings, Crosslands Road, Galston.
- *ats Momentum Architects*, proposed SEPP5 development, Old Northern Road, Kenthurst.
- *ats M&R Civil*, proposed SEPP5 development, Old Northern Road, Kenthurst.

Kiama Council ats Moss: proposed new residence in rural land, Alne Bank Road, Gerringong.

Liverpool City Council ats Kira Holdings Pty Ltd: proposed subdivision and low density residential development, Hoxton Park.

Luke Tappouras v Lake Macquarie City Council: proposed Heritage College, Ironbark Road, Morisset.

Marsim (Queensland) Pty Ltd and Gold Coast City Council ats Hoffman & Ors: proposed neo-traditional settlement development, Killowill Avenue, Paradise Point, Gold Coast.

Molusso J v Gosford Council: proposed apartment building, Grosvenor Road, Terrigal.

Penrith City Council

- *ats Pacific Waste Management Pty Ltd*, proposed waste facility, Elizabeth Drive, Badgery's Creek.
- *ats Penrith Waste Services Pty Ltd*, prosecution for alleged breaches of conditions of consent, Mulgoa Quarry.
- *ats Sydney Anglican Schools Corporation*, proposed rural school construction, Homestead Road, Orchard Hills.

Pope Shenouda Coptic Christian Centre v Campbelltown City Council: proposed redevelopment of religious and community facilities, Wills Road, Long Point.

RTA ats Scollard: valuation matter concerning compulsory acquisition of land, Olympic Way, Gerogery.

Sangha Holdings Pty Ltd v Kiama Council: proposed subdivision, Cooby Road, Albion Park.

Save Hawkesbury's Unique River Environment (SHURE) ats Consensus Developments: proposed tourist accommodation facility, Kangaroo Point, Brooklyn.

Seaview Gardens Pty Ltd v Port Stephens Shire Council:proposed medium density residential development, One Mile Close, Boat Harbour, Port Stephens.

Sherringhams v Baulkham Hills Council: proposed retail nursery, Old Northern Road, Dural.

Sutherland Shire Council: primary submission to Commission of Inquiry into land use, Helensburgh.

The Coffs Harbour Environment Centre v the Minister for Planning: proposed rezoning of Look at Me Now Headland for the purpose of sewage treatment plant and outfall, Coffs Harbour.

*The Jehovah's Witnesses Congregations v Penrith Counci*l: proposed place of worship, Homestead Road, Orchard Hills.

Tony Fidler as Trustee for Howship Holdings v Port Stephens Shire Council: valuation matter concerning acquisition of land, Lily Hill, Nelson Bay.

Townsend W & D v Lake Macquarie City Council: proposed rural dwelling, Chelston Street, Warners Bay.

Warringah Council ats Vigor Master: proposed dwelling construction, Brooker Avenue, Beacon Hill

Wingecarribee Shire Council

- *ats Knox*, prosecution for illegal construction of earth bank, Range Road, Kangaloon.
- *ats Webb*, proposed rural dwelling, Silver Springs Hill, Burrawang.
- *ats Allen*, proposed rural dwelling Greenhills Road, Berrima.

Visual Impacts

Assessment and Advice

Private Clients

- Advices and visual impact assessment of a proposed aged care facility, McLaren Street, North Sydney.

- Advices and visual impact assessment of the proposed concept plan for a medium density residential development, Belmore Street, Ryde.

- Advices and visual impact assessment of the proposed new dwelling and swimming pool, Mountain Road, Austinmer.

- Advices and visual impact assessment of the proposed retirement resort, Oakey Creek Road and Marrowbone Road, Pokolbin.

- Advices on potential visual impacts of the proposed driveway and basement car park, Musgrave Street, Mosman.

Advice on potential visual impacts of proposed amendments to existing consent, Minamurra Road, Northbridge.

- Assessment and advice on visual effects of lighting from adjacent parking garage, Ocean Street, Woollahra

- Assessment of visual impacts of additions and alterations to existing retirement village, Jersey Road, Paddington.

- Assessment of visual impacts of proposed subdivision, Bantry Bay Road, Frenchs Forest.

- Landscape assessment, curtilage study and heritage impact assessment as part of a Local Environmental Study, curtilage of Duckenfield House, Duckenfield, Hunter Valley.

- Local environmental study, proposed subdivision and residential development, Berkeley Vale, Wyong Shire.

- Report on strategic planning issues and submission to Shoalhaven City Council related to Scenic Preservation hatching being proposed over the locality of Cambewarra Village, North Nowra.

- Scenic resources and visual constraints study, proposed seniors living proposal involving concurrent rezoning, Milton, South Coast.

- Strategic planning and visual impact assessment for proposed rezoning and master plan application, Riverlands Golf Course, Milperra.

- Strategic planning study for Stage 1 Master Plan, visual impact assessment for rezoning applications, principles for siting of buildings and mitigation of potential impacts, Boydtown, Eden region.

- Submission to Council against a proposed industrial development on Burley Road, Horsley Park on the visual amenity, Capitol Hill Drive, Mt Vernon.
- Submission to Council against a proposed industrial development on Burley Road, Horsley Park on the visual amenity, Greenway Place, Horsley Park.
- Submission to Waverley Council concerning visual impacts of proposed amended DA, Birrell Street, Tamarama.
- Urban design and visual impact study, Beach Street, Coogee.
- Urban design and visual impacts assessment, proposed Trinity Point Marina and tourism development Concept Plan, Lake Macquarie.
- Visual and landscape strategic planning assessment of proposed draft amendment to Wingecarribee LEP 1989, Burradoo, Moss Vale
- Visual constraints and residential development strategy advice, Lennox Head. Advocacy concerning strategic planning process and proposed rezoning of land, Lennox Head.
- Visual impact and view loss assessment for proposed seniors living development, former Loreto site, Bronte Road, Bronte
- Visual impact assessment and advice on building height controls for Greystanes Estate, Southern Employment Land, Greystanes.
- Visual Impact Assessment and advices on rural subdivision, The Northern Road, Glenmore Park.
- Visual impact assessment and strategic planning for proposed rezoning and subdivision of land at Menangle Road, Menangle
- Visual impact assessment as part of the Review of Environmental Factors for Shellharbour Waste Water Treatment Works.
- Visual impact assessment for subdivision application, The Northern Road, Glenmore Park.
- Visual impact assessment of land proposed for rezoing to support a proposed clay target shooting facility, Bong Bong Road, Huntley.
- Visual impact assessment of new school house, Kingswood Road, Orchard Hills.
- Visual impact assessment of proposed amendments to existing consent, Tulloch Avenue, Concord
- Visual impact assessment of proposed residential development, Bray Street, Mosman.
- Visual impact assessment of proposed residential subdivision, mitigation measures and advice on conditions for site specific DCP, Scarborough Gardens, Bonnells Bay
- Visual impact assessment of proposed seniors living development, St Albans Street, Abbotsford.
- Visual impact assessment of the proposed mixed use development, Columbia Precinct, Parramatta Road and Columbia Lane, Homebush.
- Visual impact assessment of the proposed residential townhouses development including preparation and certification of photomontages, Johnston Street, Annandale.

- Visual Impact Assessment Part 3A Concept Plan application. Old Canterbury Road, Lewisham.

- Visual impact evaluation of a series of possible locations for dwelling sites, Menai.

- Visual impacts assessment of proposed residential developments, Thomas and Dumbarton Streets, McMahons Point.

Government Clients

- *Ashfield City Council*

Ashfield Town Centre, Study of Building Heights to be incorporated into the Town Centre Development Control Plan.
Review of DA for Abacus Ashfield Mall Redevelopment, against the performance standards of Building Heights Study.

- *Brisbane City Council*

Cultural Mapping exercise, for Quality Urban Corridors Program, Logan Road, Lutwyche/ Gympie Roads, in association with Archimix Brisbane.

- *Brisbane City Council and the Department of Natural Resources, Queensland*

Protection of Scenic Landscapes Study; Regional landscape study to develop a methodology for the documentation of scenic values of the South East Region of Queensland.
South East Queensland Regional Organisation of Councils
advice on Scenic Amenity Study

- *Council of the City of Gosford*

City Wide Visual Quality Study in association with David Kettle Consulting Services.
Development Control Plan-Scenic Quality.
Local Environmental Study, The Scenic Highway, Terrigal.

- *Department of Infrastructure, Planning and Natural Resources and The Uniting Church of Australia*

Visual impact assessment for subdivision of land at Ingleside Road, Ingleside.

- *Hastings Shire Council*

Review and redrafting of DCPs 9 and 20 relating to scenic and heritage resource protection, Port Macquarie.
Visual resources and scenic conservation study as part of Camden Haven River Estuary Processes Study, in association with Patterson Britton and Partners.

- *Ku ring gai Council*

Brief development for municipality wide neighbourhood visual and streetscape study.
Local Environmental Study: scenic quality of South Turramurra.

- *Landcom*

Strategic planning advice and visual impact assessment for proposed NSW Police Facilities on former Sydney Water land, Potts Hill.

- *Manly Council*

advice on and provision of certified photomontages of proposed Major Projects developments in Manly Town Centre.

- *Pittwater Council*

Scenic qualities, landscape resources and visual constraints study, potential rezoning and

land swap exercise, Council Works Depot site, Ingleside.

- *Sydney Water*

Review of visual environmental effects for Wongawilli Reservoir proposal, West Dapto, Illawarra.

- *Road Transit Authority*

Review of visual environmental effects for Oak Flats Highway Interchange proposal, Oak Flats to Dunmore section, Princes Highway, Illawarra.

- *Office of Marine Administration and Department of Environment and Planning*

Methodology for assessment of visual issues and design guidelines for the DCP to accompany SREP 22 and 23, Sydney and Middle Harbours and Parramatta River: and Part 5 checklist.

- *Rockdale City Council*

Development control strategy and advice for Draft DCP, Rocky Point Road, Ramsgate.

- *Singleton City Council*

Visual impact assessment of proposed temporary accommodation village, Putty Road, Singleton.

- *Shoalhaven City Council*

East Nowra Local Environmental Study.
Old Erowal Bay visual quality study.
Brief for Mollymook Local Environmental Study: Visual Impacts.
- Visual impacts assessment relating to land swap and rezoning proposals, Milton and Narrawallee.

- Sutherland Shire Council, jointly with Wollongong City Council.

Commission of Inquiry into rezoning, primary submission on visual impacts, Helensburgh.

- *Wingecarribee Shire Council*

Preparation of Development Control Plan No 53 for the siting of buildings in rural zones.