



**ADDENDUM TO VISUAL IMPACT ASSESSMENT
REDEVELOPMENT OF UNSW CLIFFBROOK CAMPUS, 45-51 BEACH STREET, COOGEE
STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSD 8126)**

19 / 09 / 2017



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INTRODUCTION

GM Urban Design and Architecture (GMU) was engaged by the University of New South Wales (UNSW) in 2016 and early 2017 to prepare an independent visual impact assessment (VIA) to assist with the redevelopment of UNSW Cliffbrook Campus, located at 45-51 Beach Street, Coogee (SSD 8126).

When preparing the original VIA report, GMU analysed a total of 26 views from private dwellings in the vicinity of the subject site. 20 views were then selected for detailed view assessment, of which 18 (or 90%) were considered to have negligible or no impact and were deemed acceptable. Design changes were recommended for Views J1 and J2 to mitigate the view impact on the property located at 44-46 Beach Street.

It is GMU's understanding that the proposal was publicly exhibited and assessed by the DoPE in 2017. The Applicant then made amendments to the proposal in response to the comments from the DoPE and the submissions. As part of the design amendments, the bulk and scale of the proposal was reduced to adopt GMU's recommended design changes and the appearance of the proposed development has changed. This addendum has been prepared to update GMU's previous assessment findings on the potential visual impacts of the amended scheme.

This addendum includes two components:

1. Re-assessment of the potential view impacts of Views J1 and J2 in relation to 44-46 Beach Street.
2. Response to the DoPE's letter and public submissions made by neighbouring residents, including 43 Beach Street, 1A, 3 and 5 Battery Street.

In preparing this addendum, GMU has referred to the following information:

- Response to submissions letter by the DoPE, dated 10 August 2017
- Public feedback available on DoPE's website
- Amended architectural drawings by Francis-Jones Morehen Thorp (FJMT), dated 23 August 2017
- Amended 3D architectural model by Francis-Jones Morehen Thorp (FJMT)
- Heritage Impact Assessment by Weir Phillips Heritage, dated 5 May 2017
- Amended photomontages by GMU

AMENDED DEVELOPMENT PROPOSAL

The proposal is a State Significant Development (SSD 8126) which involves the development of residential accommodation and teaching facilities for the Australian Graduate School of Management (AGSM) Residential Programs.

The key changes related to visual impact on private views from the previous submitted DA scheme include:

- Relocation of a room on Level 3 at the northwestern end
- Removal of a stair and reduction of the plant area on the roof level at the northeastern end
- Reduction of rooftop planting and removal of overhang of the east wing of the development
- Lowering the roof of the lounge area in the east wing of the development



Figure 1. 3D perspective view of the proposal, view due southeast at the corner of Battery Street and Beach Street (courtesy of FJMT)

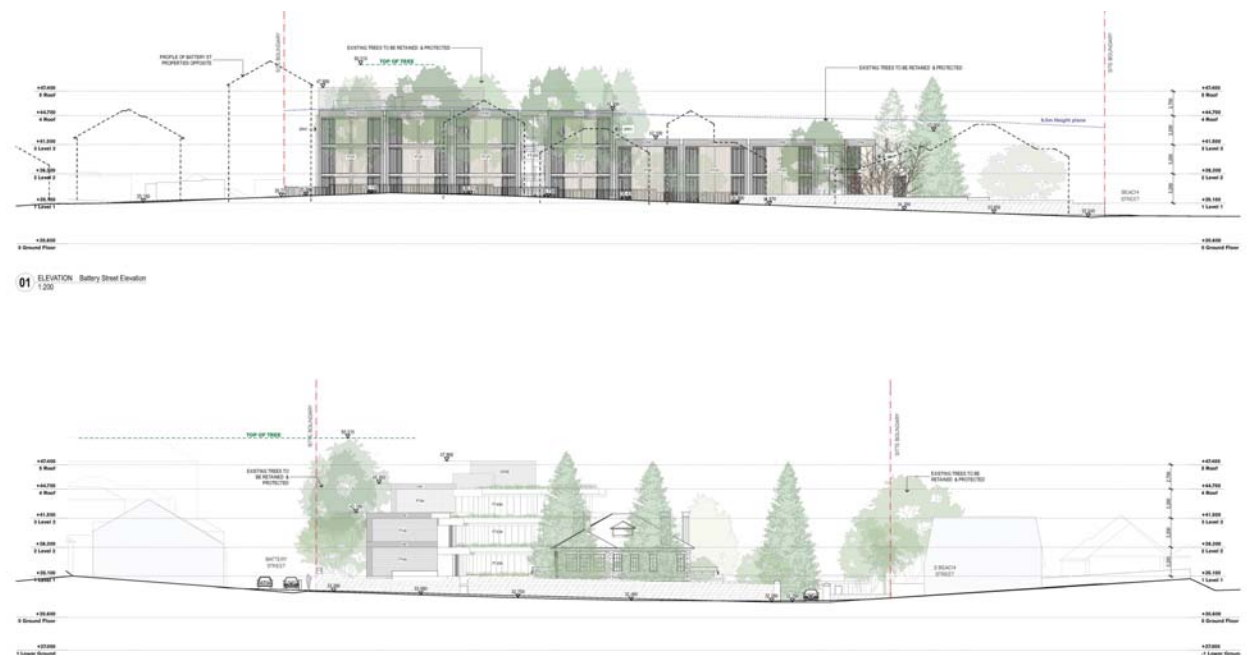


Figure 2. Battery Street elevation (top) and Beach Street elevation (bottom) of the proposal (courtesy of FJMT)

METHODOLOGY

The assessment and conclusions contained in this addendum have developed from a visual assessment based on the following methodology:

- Review of the architectural 3D model to develop an understanding of the key amendments to the proposal.
- Selection of views for re-assessment.
- Update of 'before and after' views, prepared following L&E Court-certifiable guidelines.
- Reassessment of the proposal's visibility on these views to determine their level of acceptability.
- Discussion of design changes if required with the project team.
- Research and review of public submissions made by neighbouring residents.
- Preparation of written responses to the comments raised by neighbouring residents.
- Preparation of an addendum to the original VIA.

FORMAT OF VIEW ASSESSMENT

The methodology used for the original view assessment is discussed in the following pages.

Format of Assessment

The following features of each view were described in an initial summary:

- The use of the viewing location, i.e. living room, bedroom or balcony
- The level where the view is recorded within the property
- The approximate distance to the proposal from the viewing location
- The position of the view, i.e. standing or sitting
- The focal length of the camera lens used to record the view

Following the initial summary, other features of the existing view and the proposal's relationship to it were documented and discussed. The outcome of this analysis was a preliminary conclusion based on the existing photographs only. This provided a broad categorisation of the view significance and potential visibility.

The preliminary conclusion included a decision as to whether a detailed assessment based on 'before and after' images was required to fully assess the impact of the proposal on the existing views.

View Significance

The view significance described the importance of the view from the view location. Key factors which influenced the significance of the view location included:

- Whether the view includes landmarks and iconic buildings.
- Whether the view includes water and/or land-water interfaces.
- Whether the view is open or enclosed.
- Whether the composition of the view is interrupted.
- The key elements in the foreground, middle ground and background of the view.

Three categories were used in identifying view significance, as described below:

View Significance	Description
Low	A view that contains no memorable focal points, quality vegetation, iconic features or framing elements.
Medium	A wide/deep/continuous view that contains memorable focal points, quality vegetation, iconic features or framing elements but is somewhat interrupted.
High	A wide/deep/continuous and uninterrupted view that contains highly memorable focal points, quality vegetation, iconic features or framing elements.

Potential Visibility

The potential visibility contained an assessment of the extent to which the proposal was likely to be seen within an existing view. Key factors which may have influenced the potential visibility of the proposal on a view included:

- Overall potential visibility of the proposal within the view.
- The distance of the proposal from the view location.
- The elevation from the view location relative to the proposal.
- Whether the proposal is a major component within the view, or secondary to other elements.
- The context to which the proposal will be seen, whether this be part of an existing skyline silhouette, adjacent to neighbouring buildings or an object against the sky.
- Whether the proposal obstructs existing views to any key locations or icons.

The five categories used to identify the extent of potential visibility were as follows:

Potential Visibility	Description
Nil	The proposal will not be visible.
Negligible	The proposal may be visible in part but to a very minor extent and blends with the view.
Low	The proposal will be noticeable, however does not significantly change the view.
Medium	The proposal may be reasonably visible and obscure a reasonable extent of the existing sky or reduces views to non-iconic built form or natural elements.
High	The proposal may be highly visible and may significantly change the scale of the view, or may obscure or significantly reduce views to landmark items or water.

Impacts

The impact of the proposal in the original GMU assessment was determined based on a combination of the amount of change in the view and the quality of the changes within that view. Although similar to 'potential visibility', the impact also takes into account the actual extent of change. Key factors which may have influenced the impact of the proposal included:

- The overall potential visibility of the proposal, including its distance and elevation from the view location as well as whether the proposal will be a primary visual element or a secondary element.
- The proposal's detailed response to the view, whether it fits within its context or stands out prominently, including the effects of its visual composition and overall appearance.
- Whether the proposal enhances the view.
- The context within which the proposal will be seen, i.e. adjacent to neighbouring buildings, or as an object within space.
- Whether the proposal obstructs views to any key locations or icons.

'Before and after' scenarios were compared in order to determine the extent of perceivable view changes. The 'before' scenario represented existing views to the site.

The 'after' scenario represents views to the site with the profile of the proposed development outlined in the view.

The six categories used in defining the impacts of view are described below. These were based on the categories outlined in the New South Wales Land and Environment Court planning principle on view sharing (*Tenacity Consulting v Warringah* [2004] NSWLEC 140).

Impact	Description
Nil	The proposal may be visible in part, however any change from the existing view is either unnoticeable or barely discernible.
Minor	The proposal will be visible, however is not a prominent feature within the view.
Moderate	The proposal does not substantially change the scale and quality of the existing view. The proposal may obscure some open sky or reduce views to less important visual elements.
Significant	The proposal may provide a change in scale from other elements within the existing view. The proposal may obscure view elements which are important but not iconic.
Severe	The proposal is prominent within the existing view, substantially changing its focus or character. It may obscure view elements which are important but not iconic.
Devastating	The proposal is the most prominent element within the existing view, significantly changing the character and obscuring views of iconic elements.

Acceptability

The acceptability related to whether the impact of the proposal within the view was positive or adverse. It related to the view significance and the impact of the view, as well as the quality of impact. The proposal was considered more likely to have a beneficial quality if it:

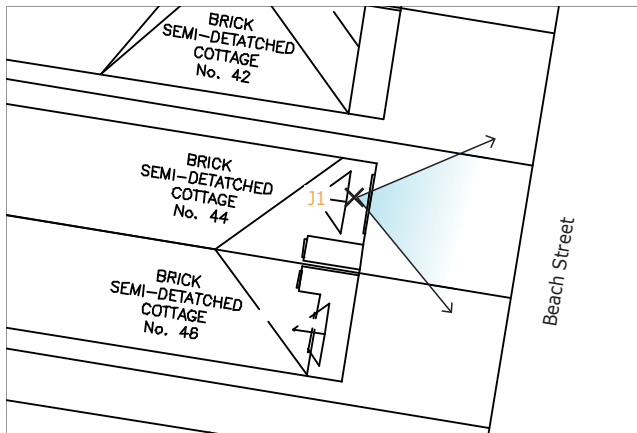
- Complemented the character of its setting and/or
- Followed the relevant planning objectives and/or
- Improved or did not materially change the view.

The three categories used in defining acceptability of view are described below:

Acceptability	Description
Acceptable	The impact of the proposal is beneficial, balanced, or in the case that it is adverse, the impact and the view significance is low.
Acceptable with recommended design changes	The proposal will have some adverse effects, however, these can be eliminated, reduced, or offset to a large extent by specific measures.
Unacceptable	The adverse effects are considered too excessive and are unable to be practically mitigated.

The following pages of this addendum report re-visit views J1 and J2 and based on the methodology discussed above reassessed the level of impact generated by the recommended mitigation measures by GMU which have now been implemented by the applicant.

44-46 BEACH STREET



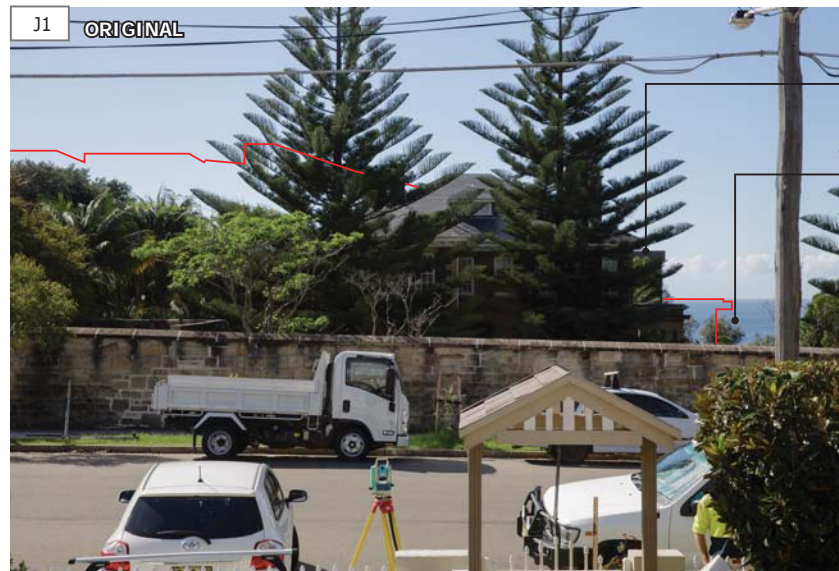
Assessment:

The amended proposal has a similar level of visibility as the original scheme due to the proximity to the viewer. In the original VIA report, GMU considered the proposal to have a significant level of impact on this view due to the potential obstruction of existing ocean views, but the impacts were considered to be potentially acceptable if GMU's recommended design changes were implemented.

As the amended view shows, the visual outcome of the proposal has noticeably improved after the mitigation measures have been implemented. On the left hand side of the view, the visible part of the proposal above the tree canopies has reduced. A greater improvement to the ocean view corridor can be seen on the right hand side of the view.

The original scheme obstructed approximately 50% of the horizon line. By lowering the height of the lounge area and redesigning the roof form of the east wing, the proposal is able to retain approximately 80% of the horizon line. Although a very small portion of the ocean would still be obstructed by the new building, the removal of an existing tree as part of the project would allow the resident at 44-46 Beach St to regain approximately an equal amount of ocean views. Furthermore, the demolition of the CC4 building would slightly increase sky views for the existing residents.

Overall, GMU considers that the outcome has noticeably improved and the design is consistent with the *Tenacity* view sharing principles. The view impacts have been reduced from 'significant' to 'minor-moderate' and the visual impact is considered acceptable. The amendments lead to an improved outcome and, therefore, no further design changes are required.



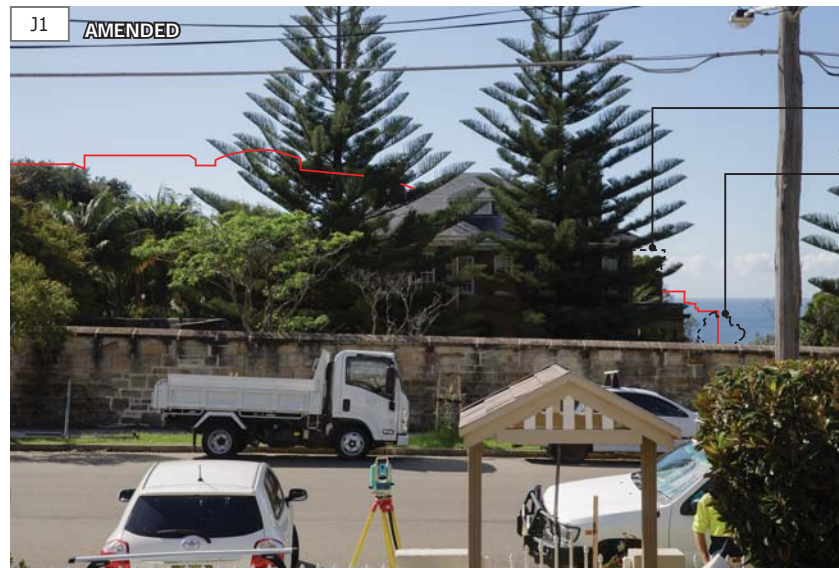
Outline of original proposal overlaid (in red) to show potential view changes

CC4 building to be demolished.

An existing tree to be removed.



Existing view



Outline of amended proposal overlaid (in red) to show the improved outcome

Demolition of CC4 building would increase sky views.

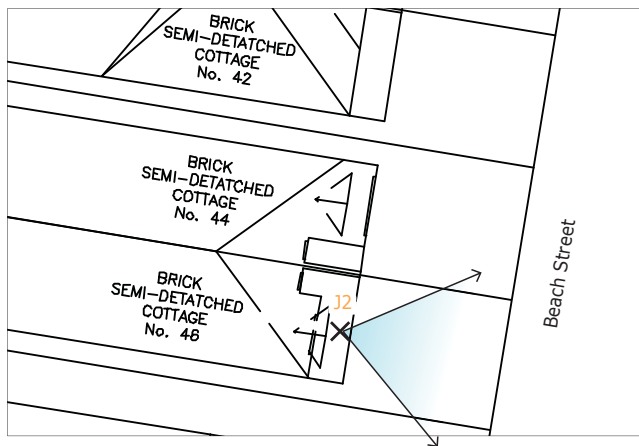
Removal of an existing tree would increase water views.

Conclusions:

Significance: Medium
 Visibility: Medium
 Impact: Minor-moderate

Acceptability:

Acceptable, no further changes required



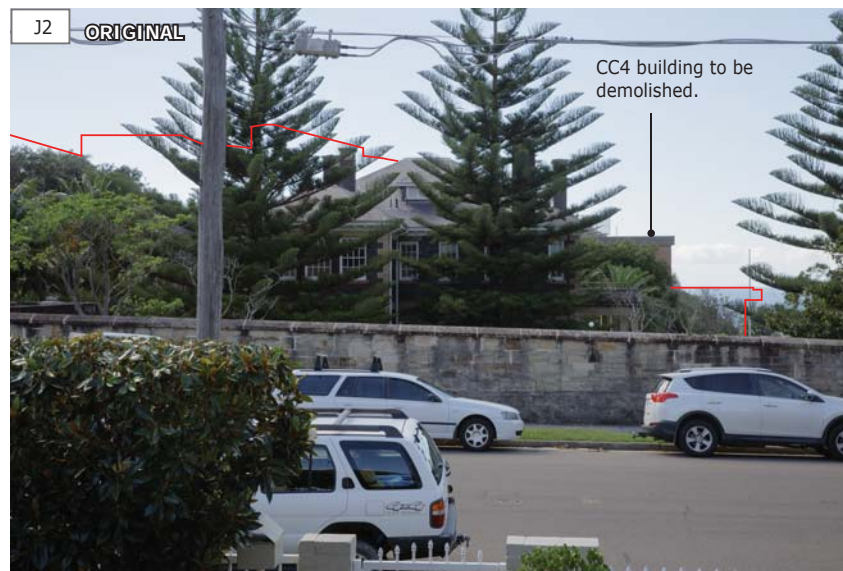
Assessment:

The amended proposal has largely the same level of visibility as the original scheme. In the original VIA report, GMU considered the proposal to have a significant level of impact on this view due to the partial obstruction of existing ocean views, but the impacts were considered to be potentially acceptable if GMU's recommended design changes were implemented.

As the amended view shows, the visual outcome of the amended proposal has noticeably improved. On the left hand side of the view, the visible part of the proposal above the tree canopies has reduced. On the right hand side of the view, the proposal demonstrates a noticeable improvement in terms of retention of existing ocean views.

The original scheme obstructed the horizon line and approximately 80% of the ocean views. By lowering the lounge area and redesigning the roof form of the east wing, the proposal is able to fully retain views of the horizon line and retain the majority of the ocean glimpses. The new building would still slightly reduce the lower part of the water views, but the affectation is limited to the area behind existing vegetation. The most valuable part of the water glimpses can be fully retained in this view corridor. The demolition of the CC4 building would also increase sky views for the existing residents.

GMU considers that the outcome has noticeably improved and the design is consistent with the *Tenacity* view sharing principles. The view impacts have been reduced from 'significant' to 'moderate' and the visual impact is considered acceptable. The amendments lead to improved outcome and, therefore, no further design changes are required.



Outline of original proposal overlaid (in red) to show potential view changes



Existing view



Outline of amended proposal overlaid (in red) to show the improved outcome

Demolition of CC4 building would increase sky views.

Conclusions:

Significance: Medium
 Visibility: Medium
 Impact: Moderate

Acceptability:

Acceptable, no further changes required

RESPONSE TO PUBLIC SUBMISSIONS

It is GMU's understanding that the proposal was publicly exhibited from 15 June 2017 to 31 July 2017. GMU has reviewed the residents' feedback available online and found that the following submissions were related on raised issues regarding potential visual impacts:

- One submission from 1A Battery Street: 218284
- One submission from 3 Battery Street: 218204
- Nine submissions from 5 Battery Street: 218530, 218528, 218520, 218512, 218514, 218516, 218522, 218524 and 218510
- One submission from 12, 14 and 18 Battery Street: 219983
- One submission from 43 Beach Street: 219098

Before providing a detailed response to each objector, it is important to note the following statement in relation to the view sharing principles set out by previous Land and Environment Court matters:

Tenacity Consulting v Warringah [2004] NSWLEC 140:

"The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment."

As per *Cullen v Waverley Council & Anor* [2008] NSWLEC 1215:

"In principle the notion of view sharing involves the equitable access to views from dwellings with the purpose of achieving a balance between facilitating new development and preserving as far as is practicable, access to views from surrounding properties. An important aspect of view sharing is that while one property may lose some of their views another property will realise some views. It is also important to recognise that no-one can own a view across private property."

Charles Yates Architects Pty Ltd v Pittwater Council [2007] NSWLEC 629:

"View Sharing and the outcome is to maintain reasonable sharing of views from public places and living areas and no one development is sited to maximise the views of its occupancy at the exclusion of adjoining properties."

With an understanding of the above principles, GMU's response to the objections or comments raised by the residents is as follows.

1A Battery Street

Objector's comments: The proposed redevelopment will result in significant view losses of both the ocean and Cliffbrook house from our first-floor balcony and garage terrace garden.

Response: The proposal is not considered to cause significant view losses from the balcony view of the property. This is discussed in page 34 of the original VIA report. The level of impact was considered to be minor and acceptable due to the preservation of existing water glimpses to the left of the view and the location of the majority of the proposed massing behind the tree canopy. Since the exhibition, the applicant has further lowered the overall height of the proposal by reducing the plant room and stairs on the roof level, which would further alleviate the visual impact of the development. These changes are reflected in the wire frame diagrams below.



The property's existing views of the Cliffbrook House are already significantly obstructed by the roof of the existing property in the foreground (see image below). The reduction of the remaining visible part of the Cliffbrook House is not considered to cause any significant view impact.



Comments: Why the potential view impact on the front terrace and proposed master-suite had not been included in the detailed assessment of the VIA?

Response: The answer to this question lies in the four-step assessment process of the view sharing principles established in the Land and Environment Court matter - *Tenacity Consulting v Warringah* [2004] NSWLEC 140. The four steps are as follows:

1. Assessment of views to be affected
2. Consider from what part of the property the views are obtained
3. Assess the extent of the impact
4. Assess the reasonableness of the proposal that is causing the impact

Following step 1 and step 2, GMU identified that the views which might be affected were from the front terrace on the ground floor and also from the living area and the balcony on the first floor. The property has a proposed master-suite approved as part of a DA (468/2015) behind the front terrace which would have southerly views. This is discussed on pages 16-17 of GMU's original report and not repeated here for expediency.

According to step 3 of the process, "Views available from other areas within residential buildings generally will not be protected particularly if views are available from living and entertainment areas in the building concerned."

GMU considered that throughout the property, the south-facing balcony and the living room on the first floor were the primary living and entertainment areas of the property. The front terrace overlooked Battery Street on the ground floor. It had some sky views, but the views were enclosed by mature trees and contained no important view elements. Therefore, GMU considered that view C1 was of low significance.

On the other hand, the first floor provides much higher quality views with an open sky and glimpses of the ocean. Out of the three views (i.e. C1, C2 and C3), GMU considered that C2 was the most valuable view of the property and it was more important for visual impact assessment. The *Tenacity* case also states that “*The impact on views from living areas is more significant than from bedrooms or service areas.*”

In this circumstance, it was GMU’s opinion that the views from the front terrace (C1) and the future master-suite were not primary views as per the view sharing principles. Therefore, they were not selected for discussion in the detailed assessment.

Comments: Why was 1 Battery St identified for detailed assessment, yet our front terrace was not?

The view from the living room of the neighbouring property (1 Battery Street) was included for detailed assessment because it is the primary and the only living area of the property. Unlike No.1A, the neighbouring property has no upper level. View B provides the only southerly view available from that property and, therefore, was selected for detailed assessment.

The reasons why the front terrace of 1A was not included in the detailed assessment are discussed above.

5 Battery Street

Comments: We note the University has not commissioned a view assessment with the erection of height poles. We would like to request that height poles are erected so that we can all accurately understand & assess what view loss we will each encounter.

Response: GMU’s assessment was based on computer generated (photo-matching) 3D models in each photograph. This approach allows viewers to see the full height profile of the project and therefore provides an accurate representation of the proposal in the views. On the other hand, height poles erected on site can only indicate heights at individual locations; it does not allow the viewers to see the full profile of the proposal. Using computer generated 3D modelling for the analysis is a court certifiable method and a widely accepted tool to provide an understanding of the potential impact.

The accuracy of the montages can be verified in the Appendix of GMU’s addendum report. The views were prepared as per the data provided by a qualified surveyor and the 3D architectural model by the project architect. It is GMU’s opinion that height poles can be used as an additional tool, but they do not provide a holistic approach.

Comments: The proposed 4 storey structure would eradicate our view of Gordon Bays Cliff Face from our living areas. We note that the building is very high on the left as we would look out of our Battery st [sic] window at the proposed building. (Currently the height of the building sits at 47.4 metres) Also we will be severely disadvantaged due to the fact that on the left side the building extends down into a L shape.

Response: As recorded in View F1 of the VIA report, the property does not show views of the Gordon Bay’s Cliff, but enjoys a corridor of ocean views to the southeast. At 4 storeys, the proposal would largely be screened by existing vegetation. The maximum height of the proposal stays below the top of the tree canopies and the building does not appear to be prominent. Most importantly, the existing ocean views, which are the most valuable view element for this property, will be fully retained.

Therefore, GMU’s visual impact assessment considered that the potential visual impact on the property’s living room is nil and acceptable.

Comments: Why is the Beach st end prejudiced allowing residents there access to views, while the Battery st [sic] end is being penalized with a monstrous 4 storey building blocking our views and visual amenity. We propose that the building should step down near the Flood st [sic] end as it does in the beach st end. This would preserve our iconic view and also preserve the views of several of our neighbours.”

Response: From a visual point of view, the proposed approach to concentrate the built form at the Flood Street leads to a better built form outcome. The site has dense and mature existing vegetation planted along the site boundary at this location where the proposal’s visibility can be minimised.

By concentrating the built form at the Flood Street end, the proposal would also achieve greater separation to the Cliffbrook House to minimise potential impact on the heritage item. The proposed site configuration follows the existing CC4 building which is also in an L-shape.

View F1 of the VIA report shows that any further stepping down of the built form near the Flood Street end does not provide meaningful improvement in terms of view retention. It is GMU’s opinion that no further design changes are required.

Comments: “The proposed building is massive in terms of bulk and scale. We propose again that to improve the bulk and scale of the building the number of rooms should be reduced and the rooms should step down to two levels on the flood st [sic] end as they are on the Beach st end. (Currently the height of the building sits at 47.4 metres on the Flood st end) .

Also, the shape of the building being that of an L on the Flood st end will have detrimental impacts to our iconic view of Gordon Bays Cliff face. Again the height poles would help us understand how much view loss or in fact if we would have total view loss from our living areas.”

Response: As elaborated in the previous response, the potential view impact on the living room of the property is considered acceptable. The L-shape configuration, height, bulk and scale of the proposal is also considered acceptable. As demonstrated in View F1 of the VIA report, stepping down the proposal at the Flood Street end would not provide any meaningful improvement in the visual outcome. Therefore, GMU does not consider that any major height reduction at the Flood Street would lead to a better visual and built form outcome.

3 Battery Street

Comments: "The proposed design will not allow a view of Cliffbrook House from our property, or from other properties in Battery Street who currently have a view of this historic landmark. In addition, the plans will obstruct the current street view of Cliffbrook House from walkers on both pavements in Battery Street, especially the significant portion which currently enjoys these views over the greenery (which is to be removed according to your plans), closer to Beach Street."

Response: The Heritage Impact Assessment by Weir Phillips Heritage agrees that the principal view corridors towards the site from the public domain are from Beach Street, not Battery Street. Battery Street is a side street which does not have a high level of pedestrian activity. The existing views to Cliffbrook House from the footpath are heavily obstructed by vegetation (see Google street views below). The visibility of the heritage item is already interrupted from this angle. The DA drawings also indicate that existing trees in this location will be retained and protected. Therefore, GMU considers the reduction of views of the Cliffbrook House from Battery Street as being acceptable.



View due south to the Cliffbrook House from Battery Street (Google street view)



View due east to the Cliffbrook House from Beach Street (Google street view)

Comments: "The bulk of the building on Level 3 running along Battery Street will impose view and light restrictions on our property." "Please can we respectfully request that the length of Level 3 is shortened for the portion immediately across the road from our entrance. (Currently our front door entrance and lobby and our upstairs view from our lounge room which is at the front of our property is overshadowed by the highest part of this development)."

Response: The applicant has amended the design by reducing the plant room and stairs on the roof level. As the following photomontages show, the amendments further alleviate the visual impact of the development. The montage also shows that further shortening of Level 3 would not provide meaningful retention of any important view elements. Therefore, GMU considers that further changes to Level 3 are not required.



12,14 and 18 Battery Street

Issues raised by 12, 14 and 18 Battery Street in relation to 'Visual' (item 2.2) are related to landscape design and plant selection. These are to be addressed by the project landscape architect.

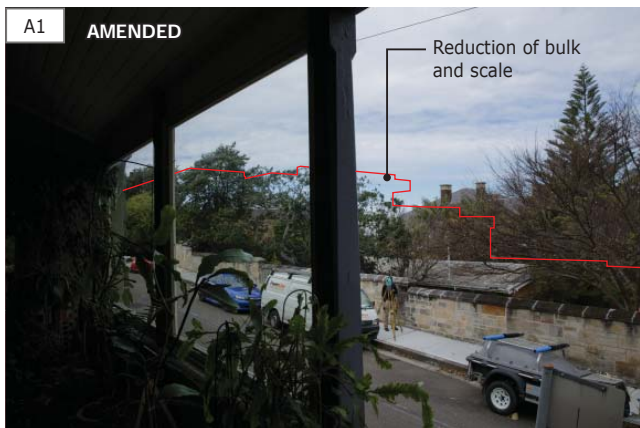
43 Beach Street

Comments: "This house originally had a magnificent view over Gordon's Bay and to the original Cliffbrook House. When we bought the house in 1977 from a member of the first family we could see through to the southern cliffs of Gordon's Bay and have had this view diminished gradually, mostly by trees, until finally it is set to be completely obliterated by this development. GMU summary [EIS p.54] "no views were found to experience a severe or devastating level of impact" NOT TRUE - This house will no longer have an ocean view, after 100 years! It will be a severe and devastating consequence. We will have no view of the ocean and very little view of Cliffbrook House and these are elements of our local area of real importance to us. It is rather a self serving argument to declare "your view are insignificant [because of the vegetation we have grown], we are removing most of the 'offending' foliage, but we will block your view with buildings, because your view is insignificant."

Response: The historical images provided by the resident demonstrate at the back that pocket views of the ocean and fuller views of the Cliffbrook House from the study windows did exist in the past. However, as the resident described above, due to the gradual vegetation growth over the decades, it has resulted in the reduction of views to Cliffbrook House and the ocean views are unidentifiable due to the obstruction of existing vegetation. GMU noted that according to Charles Yates Architects Pty Ltd v Pittwater Council [2007] NSWLEC 629, "canopy trees take priority over views". These historical views are no longer in the same condition at present and it is unreasonable to expect views to remain unchanged over decades.

GMU's view assessment compared the existing view conditions with the potential future scenarios. Due to no important view elements being found in Views A1 and A3, we affirm that the existing views from the property have low significance based on the criteria listed as part of the used methodology. Therefore, GMU's assessment concluded that the potential view impact on the views is acceptable.

Furthermore, the applicant has amended the scheme to shorten the length and reduce the bulk and scale of Level 3, which noticeably improves views of Cliffbrook House. The improvement of the visual outcome is reflected in the following photomontages. GMU considers that the design changes are adequate and no further changes are required.



CONCLUSION

This addendum to the previous Visual Impact Assessment report provides an independent opinion on the potential view impacts of the amended proposal for the development located at 45-51 Beach Street, Coogee. GMU understands that the Applicant has implemented GMU's recommended design changes in the amended proposal. The key changes which help improve the visual outcome include:

- Relocation of a room on Level 3 at the northwestern end
- Removal of stair and reduction of plant area on the roof level at the northeastern end
- Reduction of rooftop planting and removal of the roof overhang of the east wing of the development
- Lowering of the roof above the lounge area in the east wing of the development

Two views from 44-46 Beach Street (i.e. Views J1 and J2) were revisited in this addendum and their potential view impacts were re-assessed. GMU found that the amended proposal provides perceivable visual improvement in terms of retention of views to the ocean and significant heritage item.

GMU considers that the proposal has changed positively in both Views J1 and J2. The level of view impacts on View J1 has reduced from 'significant' to 'minor-moderate' and the level of view impacts on View J2 has reduced from 'significant' to 'moderate'. Both Views are now considered acceptable from a visual impact point of view and therefore they do not require any further design changes.

This addendum also provides detailed responses to public submissions made by the residents of 43 Beach Street, 1A, 3 and 5 Battery Street with reference to the view sharing principles. The amended proposal has reduced its bulk and scale and achieved an improved visual outcome when viewing from 1A and 3 Battery Street and 43 Beach Street.

GMU considers that the testing and analysis conducted for the proposed development was comprehensive, rigorous and faithfully followed the established L & E court certifiable guidelines; the design approach of the proposal was found to align with the view sharing principles of *Tenacity* vs Warringah Council.

The assessment findings for the updated views J1 and J2 are summarised as follows:

View	Property	View Location	Level of Impact (original)	Level of Impact (amended)	Acceptability
J1	44-46 Beach Street	Ground level of No.44, bedroom	Significant	Minor-moderate	Acceptable, no further changes required
J2	44-46 Beach Street	Ground level of No.46, porch	Significant	Moderate	Acceptable, no further changes required

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APPENDIX A

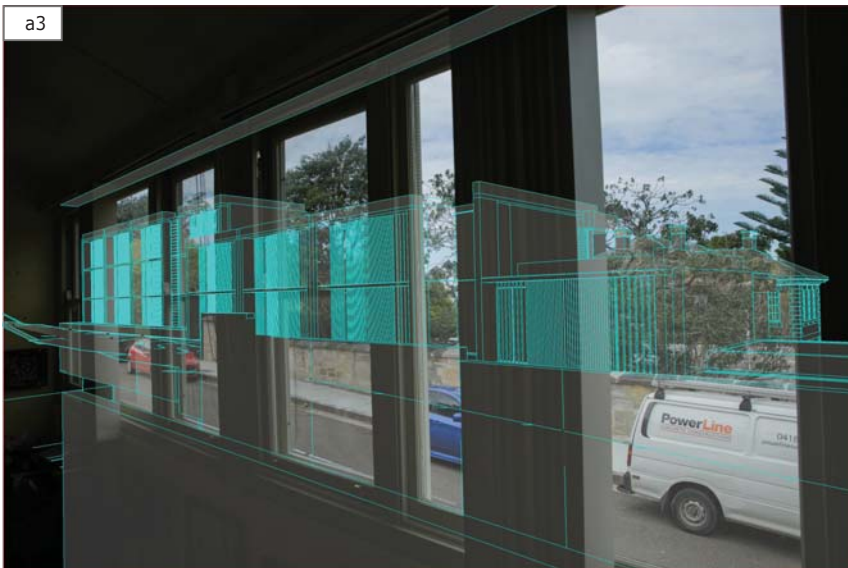
WIRE FRAME IMAGES FOR ACCURACY VERIFICATION



43 BEACH STREET



43 BEACH STREET



1A BATTERY STREET



3 BATTERY STREET



44-46 BEACH STREET



44-46 BEACH STREET



Project Addendum to Visual Impact Assessment
Redevelopment of UNSW Cliffbrook Campus,
45-51 Beach Street, Coogee
State Significant Development Application (SSD 8126)

Prepared for University of New South Wales

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