



Photo: H. Pilcher - Impact Group
Date: 24 May 2018

1 View Point 2 View From Formal Dining Across Front Boundary
58 Victoria Road, Bellevue Hill NSW

NOTE:
Library not visible



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Memorised Architect

John Cockings NSWABR 6855 444

GENERAL NOTES

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ADDRESS

58 Victoria Road

Bellevue Hill, NSW

DRAWING TITLE

VIEW POINT 2

DRAWN BY

JC, CF, JW, ZW

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Photo: H. Pilcher - Impact Group
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1 View Point 3 View From Formal Dining Across Side Boundary
58 Victoria Road, Bellevue Hill NSW

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Photo: H. Pilcher - Impact Group
Date: 24 May 2018

1 View Point 7 In Front of Formal Dining Room Across Side Boundary - BEFORE
58 Victoria Road, Bellevue Hill NSW



Proposed library profile

2 View Point 7 In Front of Formal Dining Room Across Side Boundary - AFTER
58 Victoria Road, Bellevue Hill NSW

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1 View Point 8 View From Terrace Across Side Boundary - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018



2 View Point 8 View From Terrace Across Side Boundary - AFTER
58 Victoria Road, Bellevue Hill NSW

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1 View Point 9 View Across Side Boundary From Garden Terrace - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: March 2018



2 View Point 9 View Across Side Boundary From Garden Terrace - AFTER
58 Victoria Road, Bellevue Hill NSW

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1 View Point 10 From Cabana Across Side Boundary - BEFORE
58 Victoria Road, Bellevue Hill NSW



2 View Point 10 From Cabana Across Side Boundary - AFTER
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018

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1 View Point 11 Over Side Boundary From Driveway - BEFORE
58 Victoria Road, Bellevue Hill NSW



2 View Point 11 Over Side Boundary From Driveway - AFTER
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: March 2018

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VIEW 11

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SSD1.02/17-452



1 View Point 12 View Across Side Boundary From Cottage Living Room - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018



2 View Point 12 View Across Side Boundary From Cottage Living Room - AFTER
58 Victoria Road, Bellevue Hill NSW

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VIEW POINT 12

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Photo: H. Pilcher - Impact Group
Date: 24 May 2018

1 View Point 13 Across Front Boundary From Side Window of Cottage Living Room
58 Victoria Road, Bellevue Hill NSW

NOTE:
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Photo: H. Pilcher - Impact Group
Date: 24 May 2018

1

View Point 14 Over Side Boundary From Cottage Living Room Balcony - BEFORE
58 Victoria Road, Bellevue Hill NSW



2

View Point 14 Over Side Boundary From Cottage Living Room Balcony - AFTER
58 Victoria Road, Bellevue Hill NSW

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1 View Point 15 From Cottage Master Bedroom Across Side Boundary - BEFORE
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2 View Point 15 From Cottage Master Bedroom Across Side Boundary - AFTER
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018

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Photo: Paul Hogan
Date: 25 May 2018



2 View Point 16 Across Side Boundary From Master Bedroom Suite Balcony - AFTER
58 Victoria Road, Bellevue Hill NSW



Photo: Paul Hogan
Date: 25 May 2018



2

View Point 18 Across Side Boundary From Master Bedroom Suite Balcony - AFTER
58 Victoria Road, Bellevue Hill NSW

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VIEW POINT 18

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1 View Point 19 Across Side Boundary From Master Bedroom Ensuite Balcony - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: Paul Hogan
Date: 25 May 2018



2 View Point 19 Across Side Boundary From Master Bedroom Ensuite Balcony - AFTER
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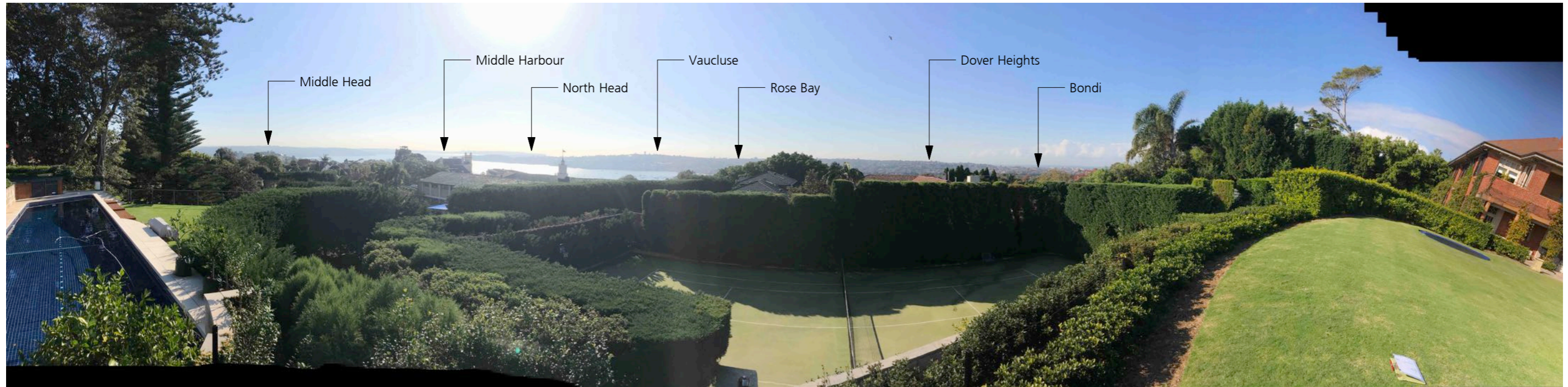


Photo: JCA Architects
Date: 24 May 2018



View Point 20 Panoramic View East - AFTER
58 Victoria Road, Bellevue Hill NSW

View Impact Assessment Table

Rev B

June 2018.

View Point	View Point Description	View Point Significance	Value of the View	Impact of the View
1	View over side BDY from Entry Portico	5	2	3
2	View from Formal Dining Room across Front BDY	1	2	6
3	View from Formal Dining Room Across Side BDY	1	2	6
4	View from Kitchen, Dining, Family Room to Private Outdoor Space Photo from Viewpoint 4 from Kitchen/Dining Room/Family Room to Private Open Space not included in EIS for privacy reasons. The proposed building is not visible in this view. Available on request to the Department of Planning and Environment	1	5	6
5	View from Private Terrace across Side BDY	2	3	5
6	View From Dining Terrace across Side BDY	2	2	4
7	View From Terrace across Side BDY	2	3	6
8	View From Terrace across Side BDY	2	2	3
9	View across Side BDY from Garden Terrace	3	3	3
10	View from Cabana across Side BDY	3	3	3
11	View over Side BDY from Driveway	3	1	4
12	View across Side BDY from Cottage Living Room	1	3	5
13	View across front BDY from window of Cottage Living Room	1	3	6
14	View over side BDY from Cottage Living Room Balcony	1	1	5
15	View from Cottage Master Bedroom across Side BDY	3	1	4
16	View across Side BDY from Master Bedroom Suite Balcony	3	1	4
17	View across Side BDY from Master Bedroom Suite	3	2	4
18	View across Side BDY from Master Bedroom Suite Balcony	3	1	4
19	View Across Side BDY from Master Bedroom Ensuite Balcony	3	2	4
20	Panorama from Pool. Looking North over Side BDY	4	1	5

Rating	View Point Significance	View Value	View Impact
1	Main Living Space	North Head	Devastating
2	Kitchen / Dining / Primary Outdoor Space / Verandahs	Middle Harbour	Severe
3	Bedroom / Balconies / Garden Terrace	Land Water Interface	Moderate
4	Service / Bathroom	Water View	Minor
5	Internal / External Circulation	Land Views	Negligible
6	No Significance		None

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