

# 40 – 48 Redan Street Mosman

## Visual Impact Assessment

Prepared For

**Time and Place**

February 2026

For Submission



## Acknowledgement of Country

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

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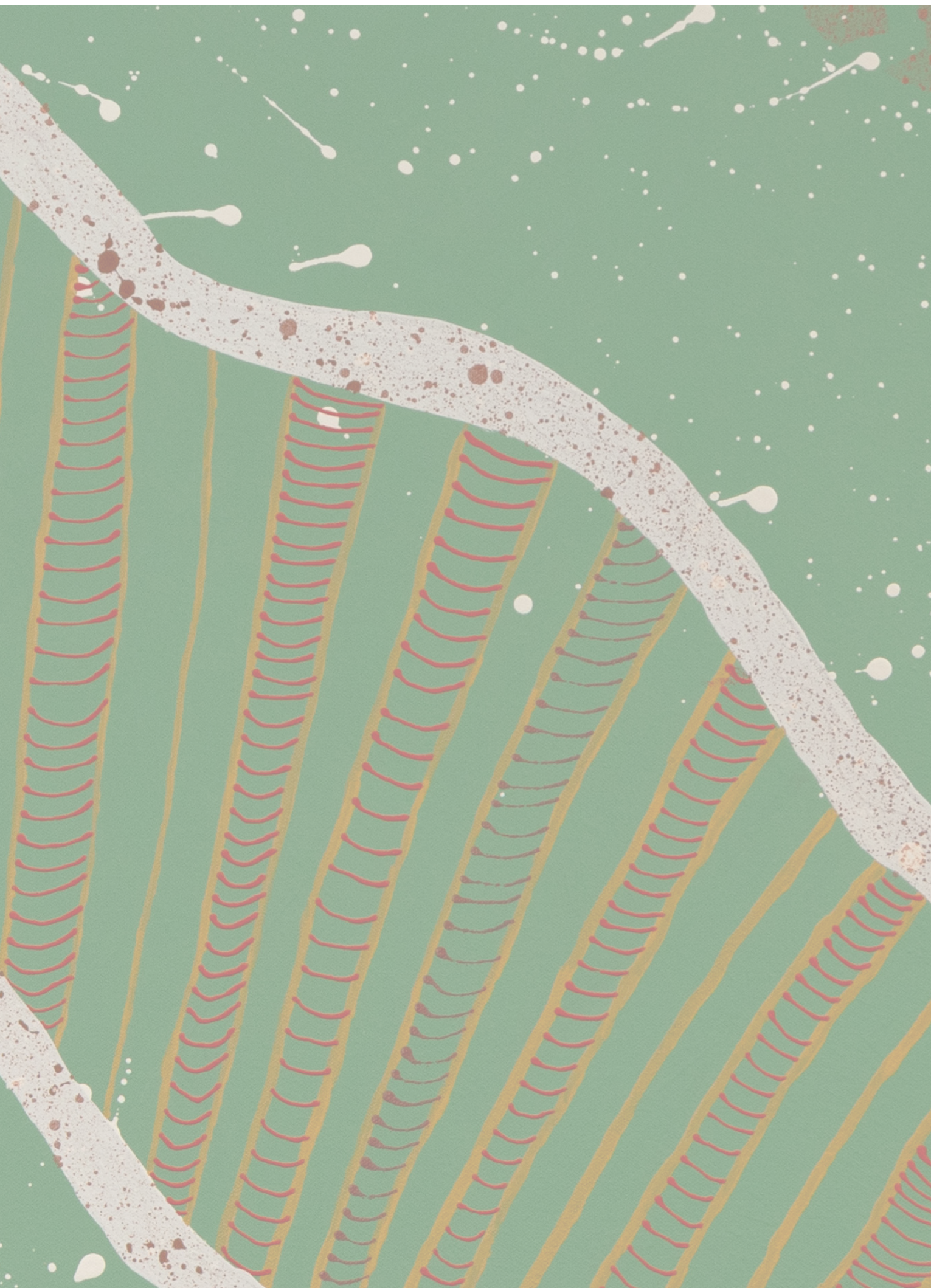
Project Code: 62816

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### Public Domain View Impacts

Impact on public domain locations have been informed by fieldwork observations, photography review of regulatory and non-regulatory strategic planning objectives and further informed by photomontages.

Photomontages have been prepared following the intent LECNSW photomontage policy using a 3D architectural model prepared by FJC architects and context envelopes prepared by Zannes.

Visual effects demonstrated in photomontages show that the quantum of change ranges from low to high. A High rating relates to immediate streetscape views including from Redan Street and Redan Lane at the intersection of Almora Street.

6 representative views including 3 from within the Scenic Protection Area (SPA) were analysed in more detail to understand the effects of change in relation to key visual criteria. Two close immediate streetscape views were rated as medium-high regarding visual effects on baseline factors. These ratings did not result in a high visual impact due to the composition and value of the view and sensitivity of the view place.

The most sensitive view places within the SPA received low visual effects and impact ratings. Visibility to the proposal from low lying scenic foreshore areas is highly constrained by intervening built form, vegetation and topography including for example in the vicinity of Esther Road, Raglan Street, and Almora Street near Raglan Park.

It is unlikely the proposal will be visible from Sydney Harbour to an extent that would result in any significant or unreasonable visual impacts on the built, natural and visual environment.

In westerly views from more distant locations within the SPA, for example from Lawry Plunkett Reserve, Balmoral Park, and southern end of Balmoral Beach the proposed development will not be visible due to intervening topography and vegetation. Where visible the upper forms will occupy a short section of the wider ridgeline view which includes other development where the ridgeline will remain a dominant feature.

Photomontages include potential LMR permissible and compliant envelopes in green which indicates likely potential future character within this inner LMR zone. The context massing shows that in time, perception of its initially isolated visual effects will have high compatibility with the future potential visual context.

As visual compatibility increases, visual impacts decrease.

### Private Domain View Impacts

Without the benefit of view inspections at neighbouring dwellings and the preparation of photomontages, potential private domain view impacts has been based on fieldwork observations, review of real estate floorplates and photographs, settlement pattern, alignment and relative levels and primary view orientations.

The greatest quantitative and qualitative extent of effects and resultant view impacts are constrained to immediately adjacent neighbouring dwellings to the south in Redan Lane which presents rear boundaries aligned to the subject site.

More wide spread potential view impacts of any significant merit in Tenacity terms will be limited due to the underlying topography, settlement pattern and direct alignment of dwellings with the built form proposed, and the blocking effects of intervening taller

or more tightly spaced development including along Military Road to the south.

Potential impacts for other residential development up slope, south, south-west and north-west will be less consequential in Tenacity terms, both qualitatively and quantitatively, due to aspect, access to views, distance and wholeness, the predominant scenic quality of compositions and the extent of affectation for dwellings.

### Effects of non-compliances

The highest storey of the western form exceeds the permissible envelope height control 28.6m (LMR height plane plus affordable uplift). The exceedance relates to re-massing permissible form either side of a 9m wide spatial separation between which creates a view sharing corridor. The view sharing corridor represents a more skilful design and attempt to reduce view impacts for neighbours and the perception of height and scale in public domain views.

The upper two and three storey parts of the proposal or all parts that sit above the base LMR 22m height plane, do not block unique compositions, scenic or highly values views in Tenacity terms but rather block open areas of sky for immediate neighbours.

### Conclusion

It is clear that significant visual change in terms of height and scale will occur but this not equate directly to a high impact rating in the context of relevant view related planning principles, permissible envelopes and desired future character for this LMR zone.

The proposed design attempts to reduce potential view loss and impacts by redistributing the proposed mass, and incorporating wide setbacks to the east which offer some visual relief, benefit the closest and most affected dwellings which [present rear boundaries to Redan Lane.

- The potential impacts for neighbours that are likely to range from severe to devastating will be limited to a small number of immediate dwellings.
- Notwithstanding potential view blocking for a limited number of immediate neighbours across this LMR zone, view loss and impacts for dwellings are caused by fully complying built form.
- The effects of the additional height sought are not material to an extent that public or private domain view impacts would increase.
- In this regard all view loss and view impacts generated by the proposal are anticipated by the strategic objectives of the Housing SEPP.
- Recent planning reforms envisage medium and high-density development in well located urban areas near local centres. This strategic objective is superlative to the need for retention of all existing views for some affected neighbours.
- A consequence of the changes is that more residents housed in contemporary developments under the SEPP will enjoy access to views of high scenic quality previously held by a few. In this way the rearrangement of massing and accommodation of new built forms could be considered as fostering future view sharing opportunities.

The proposed development can be supported on visual impacts grounds.

# 01 Introduction



# 1.1 Introduction

This report has been prepared to support a State Significant Development Application (SSDA) SSD- 93020230 for the site at 40-48 Redan Street, Mosman.

The Minister for Planning and Public Spaces, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

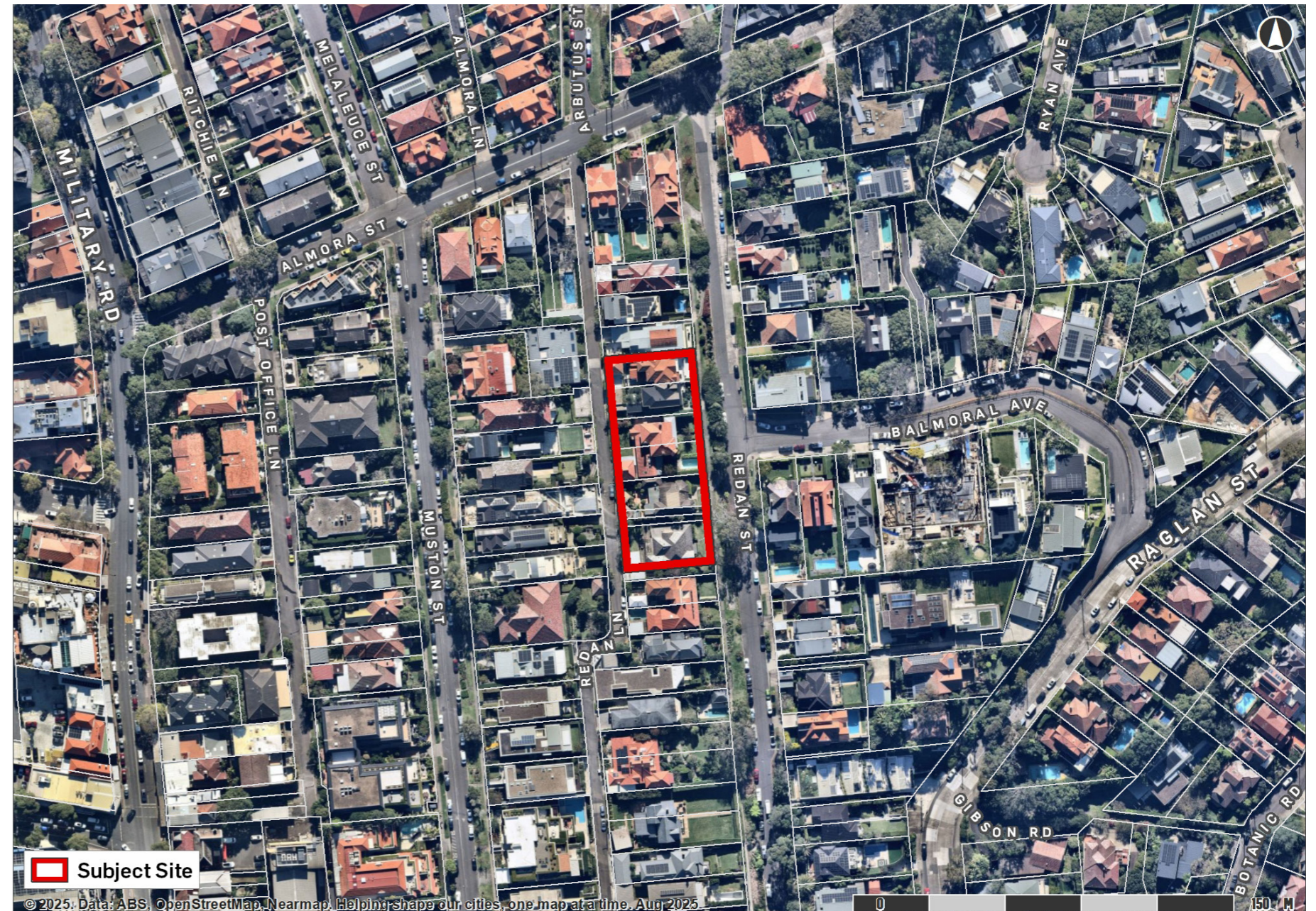
The SSDA seeks consent for a ten-storey residential development that utilises the Low and Mid-Rise Housing (LMR) and In-fill Affordable Housing (IAH) policies recently introduced under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The design is outlined in the Architectural Plan set prepared by FJC Studio and provided within the SSDA.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 5 September 2025 (SSD- 93020230). Specifically, this report has been prepared to respond to the following SEARs:

**Table 1 SEARs Compliance.**

Description of Requirement	Section Reference
<p><b>7. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>Assess amenity impacts on the surrounding on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li> </ul>	Section 7.0
<p><b>8. Visual Impact</b></p> <ul style="list-style-type: none"> <li>Provide a visual analysis of the development from key views, including photomontages or perspectives showing the proposed and likely future development.</li> <li>If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.</li> </ul>	Section 6.0

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



**Figure 1** Site location | Urbis.

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

## 1.2 Proposed development

The application seeks development consent for the redevelopment of the site for a multi-storey in-fill affordable housing residential development for 53 dwellings.

Specifically, this application seeks approval for the following:

- Demolition of the existing structures on site, including 5 dwellings and vehicle crossovers.
- Site preparation works including:
- Tree removal.
- Excavation across the site.
- Construction of a multi-storey residential flat building comprising:
- Two levels of basement for 133 car parking spaces, services and storage.
- 53 residential dwellings in 2-, 3- and 4-bedroom configurations.
- Communal open space at ground level, level 1 and level 5.
- Ancillary vehicular entry and public domain works from Redan Street.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by FJC Studio appended to the Environmental Impact Statement.

## 1.3 Proposed development in Visual Terms

The proposal includes 2 forms above a common podium facing east towards Redan Street including generous front, rear and side setbacks.

Levels Ground, 1 and 2 form the common podium which is setback 6 metres from the north and 2 metres from the south.

Massing above the podium is setback 9 meters from the north and 6 meters from the south. At level 3 the two forms are separated by a central 9 metre wide opening.

Setbacks increase at level 7 and 8 where massing steps in and up in height from the south and north.

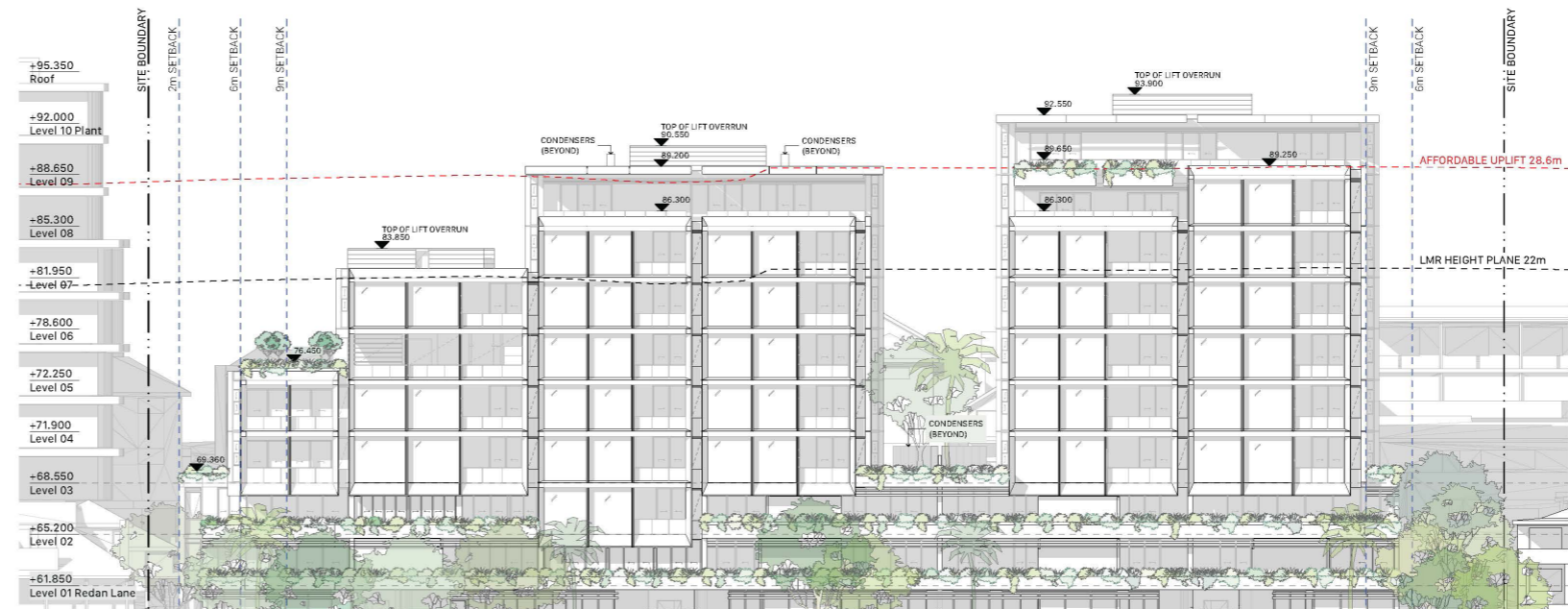


Figure 2 Extract from architectural drawing set - east elevation | fjc

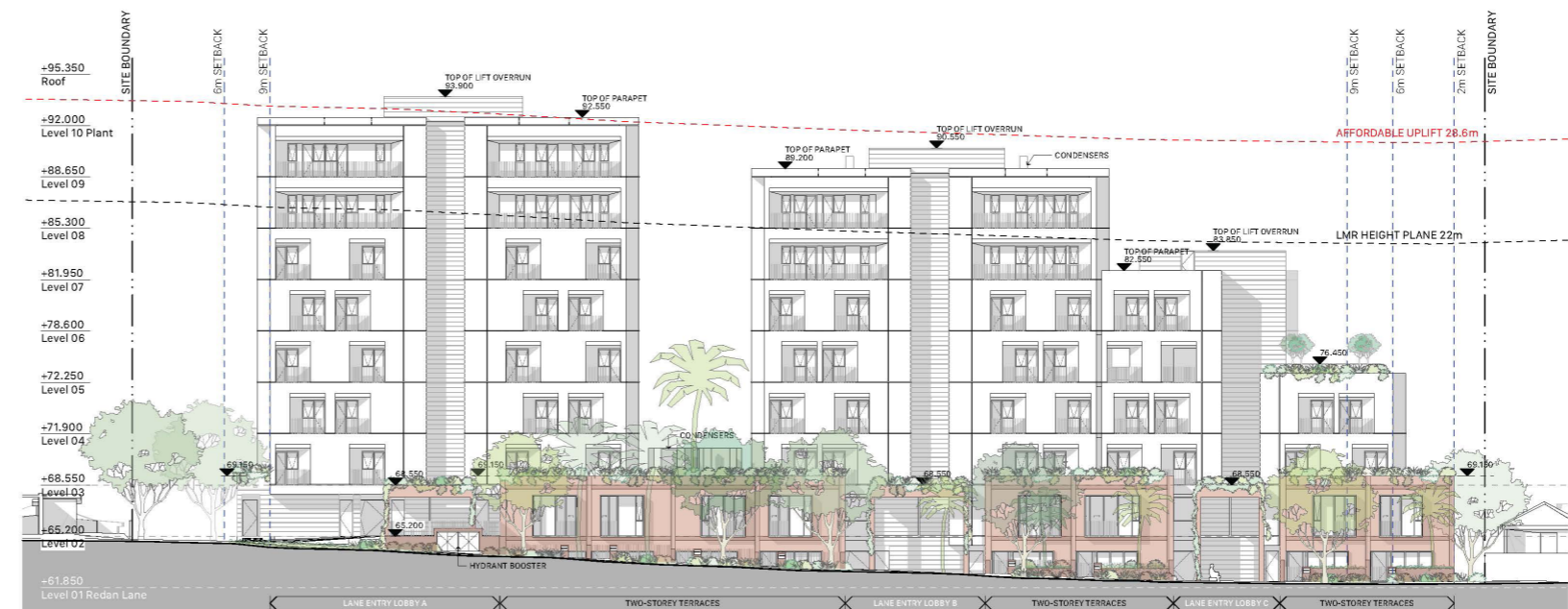


Figure 3 Extract from architectural drawing set - west elevation | fjc



# 02 Methodology



## 2.1 Urbis methodology

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW. It is based on widely adopted concepts and terminology included in multiple Visual Impact Assessment (VIA) methods, guidelines and objectives.

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than Landscape Character Visual Impacts Assessments (LCVIA).

The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method takes into consideration other relevant factors such as the underlying strategic planning intent of the site, its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

The Urbis method also distinguishes and places 'weight' on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Legislative changes and SEPP pathways are relevant to visual impact weighting considerations.

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

The sequence of steps and logic flow is shown graphically in the method flow chart.

Our method also has regard to:

'Guidelines for Landscape and Visual Impact Assessment' (Third Edition) (GLVIA3) Landscape Institute and Institute of Environmental Management & Assessment (2013)

The Landscape Institute Technical Guideline Note- Visual Representation of Development Proposals (AILA 2019)

Guidance note for Landscape and Visual Assessment (AILA 2018)

Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services 2018 (RMS LCIA)

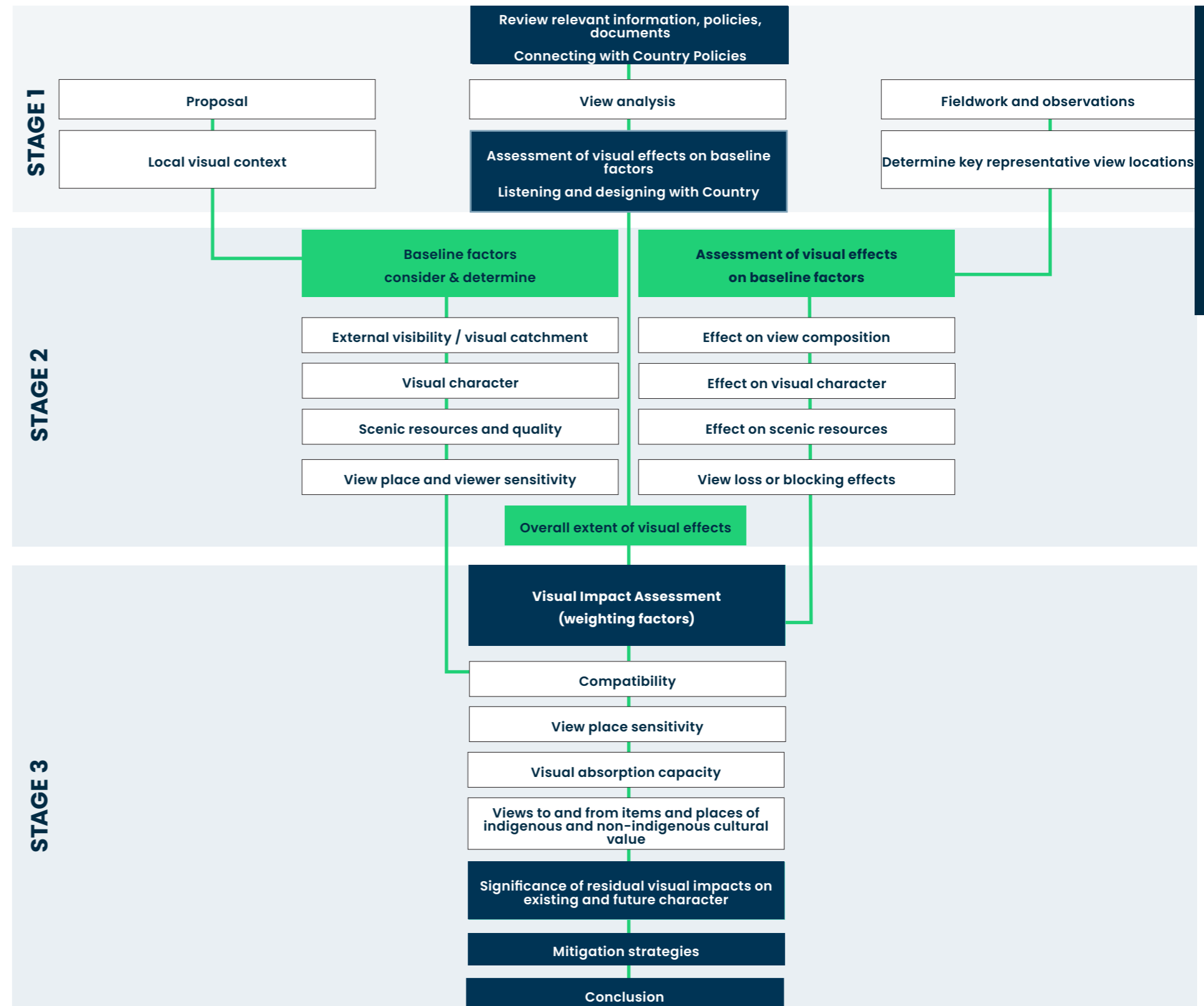



Figure 5 Urbis methodology flowchart.

A photograph of a park scene. In the foreground, there are large, leafy trees. In the middle ground, a white gazebo with a domed roof and several columns stands on a paved area. A few people are visible near the gazebo. In the background, there are more trees and some buildings on a hillside under a clear blue sky. The overall scene is bright and sunny.

# 03 **Baseline visual analysis**

## 3.1 Visual context

### Surrounding Visual Context

The visual context east of Redan Street is predominantly characterised by low density residential development of mixed architectural character. Pitched roof forms and traditional architectural detailing are common, with treed landscape settings and wide, but variable side setbacks. Several examples of more contemporary development are present or under construction. Surrounding streets typically include streetscape and other mature vegetation within generous front and rear setbacks.

Medium density residential development is prevalent west of Redan Street along Redan Lane, Muston Street and Post Office Lane and predominantly includes 4-6 storey flat buildings of mixed architectural style. Development is east-west aligned where the majority of dwellings are oriented east.

The underlying topography within the LMR zone falls steeply in elevation east from Military Road towards Balmoral and the waterfront. The visual context of the area is highly influenced by underlying topography where Redan Street occupies a mid-slope location along the north-south aligned Military Road ridgeline. Elevated development along Redan Street has access to easterly coastline views. Below Redan Street, street pattern and building alignment become irregular and development increasingly low lying to the east.

R3 context to the south includes a greater proportion of medium density forms and closely spaced development, including for example, along Military Road, and between Post office Lane and Muston Street. The visual character of this area which now falls within the LMR inner zone is already subtly different from Redan Street and lower density residential areas across the lower Balmoral slopes.

Notwithstanding higher density residential flat buildings feature more prominently closer to Military Road, the dominant surrounding typology is low density single and double storey residential dwellings. The majority of surrounding private dwellings are therefore significantly lower than the proposed development.

Water views are available from elevated streets within the visual catchment and are typical of the surrounding visual character, including, for example at the intersection of Redan Street and Balmoral Avenue, opposite the site.

The eastern coastline and surrounds (approximately 500 meters east of the site) includes features of high scenic quality and public amenity such as Balmoral Beach, Lawry Reserve, Balmoral Park and public walking tracks that provide access to Middle Head. These areas are concentrated along the coastline, where residential areas further west, and in proximity to Military Road form a more urbanised setting.

### Existing public domain views

Access to public domain views is influenced by the underlying topography of the area. Scenic compositions are typically more available from elevated, mid-slope locations near intersections, via road carriageways which provide a visual break in built form, and along east-west aligned roads which direct views east towards the coast.

Notable 'road corridor views' from elevated public domain locations within the LMR 400m zone to the east are intermittently available via Almora and Raglan Streets, Balmoral Ave and the elevated corner at Arbutus Street.

R2 low density residential development and expansive sections of land water interface including Middle Head, Dobroyd Head and North Head.

Views from flatter, low lying residential streets closer to the waterfront are more constrained due to lower height view faces and the blocking effects of intervening development and vegetation.

East-west aligned streetscape views are predominantly characterised by vernacular R2 development.

Upwards views from isolated locations along the Balmoral beach frontage may include parts of the proposal where short sections of its upper storeys will be visible above the local ridgeline.

## 3.2 Heritage items

The subject site is not within a Heritage Conservation Area (HCA) and does not include any heritage items. It is approximately 130 meters east of the Military Road Heritage Conservation Area (C7) and in proximity to several local heritage items within a 200 meter radius, including but not limited to:

- 29 Redan Street (also known as 18 Balmoral Avenue), diagonally opposite the site on the easternside of Redan Street
- 36-38 Redan Street (immediately south of the site)
- 28 Redan Street
- 18 Redan Street
- 52 Almora Street
- Redan Street Road Reserve (between Almora Street and Raglan Street)

In addition to fieldwork inspections, Urbis have reviewed the relevant listing information for heritage items. There are no documented views to or from the above heritage items.

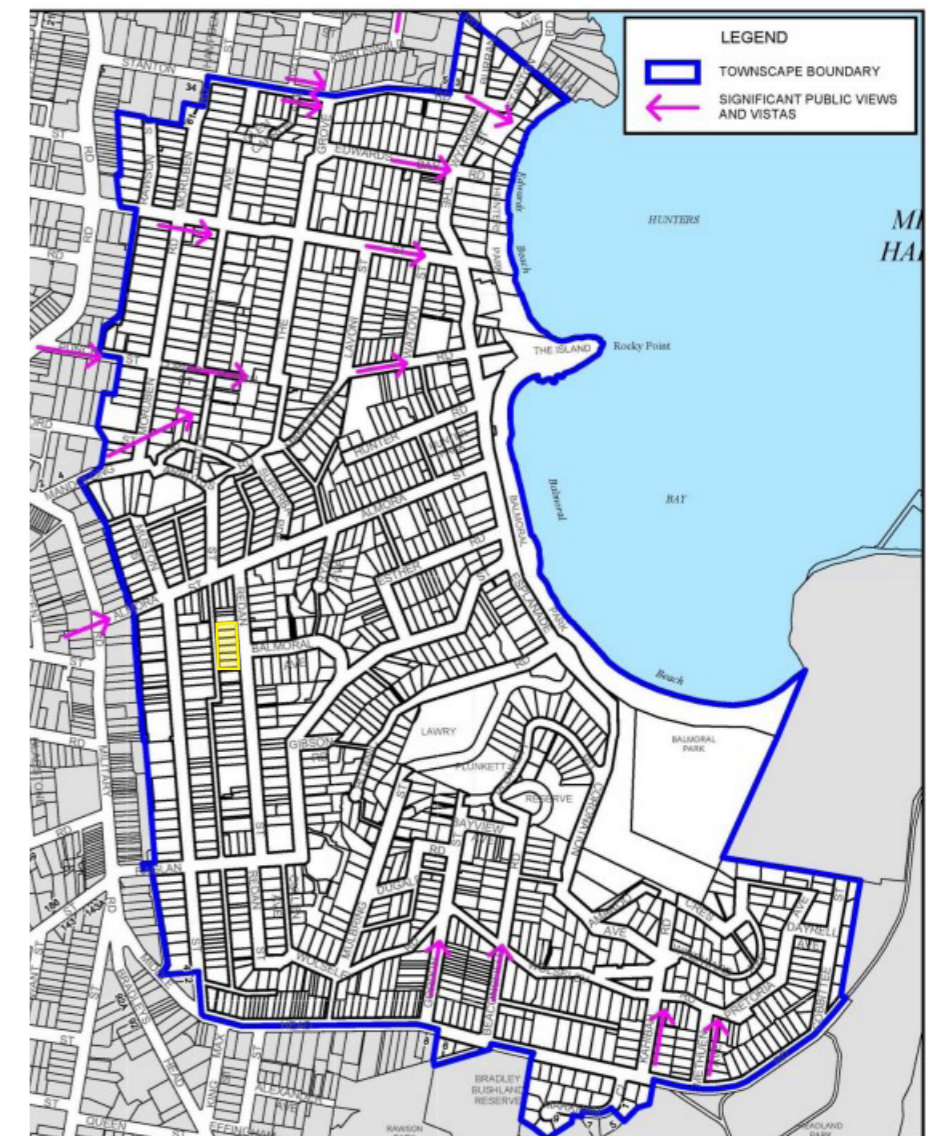


Figure 6 Balmoral Townscape mapped views shown in pink, subject site shown in yellow | Mosman LEP 2012

### 3.3 Fieldwork Inspected Locations

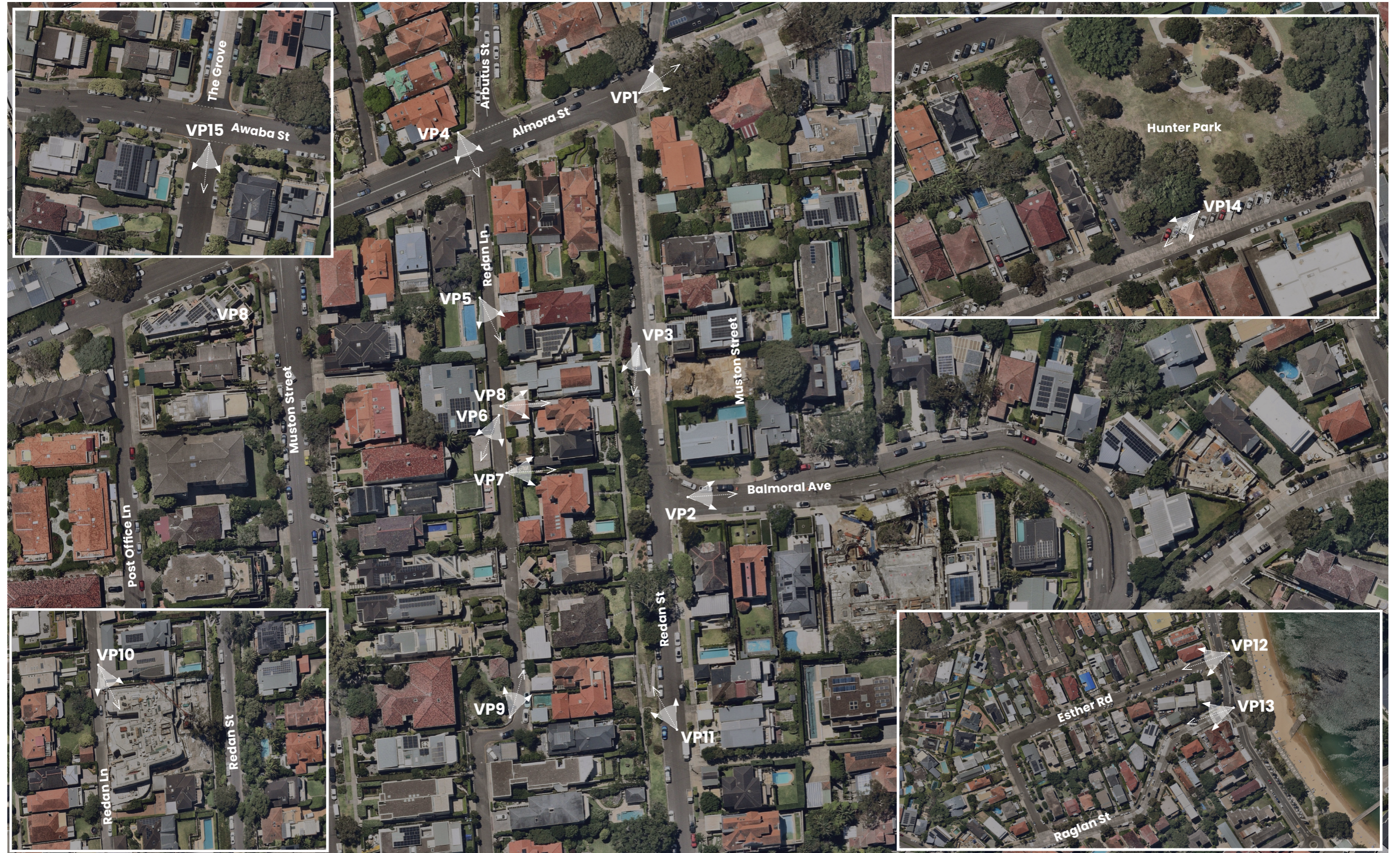


Figure 7 Locations inspected during fieldwork | Urbis

### 3.4 Documented views

Urbis have reviewed the relevant sections of the Mosman Development Control Plan 2024. Part 7 The Townscapes, (2) Belmont Townscape includes mapped significant public views and vistas as they relate to the townscape boundary. We note the subject site is not included within the Belmont Townscape boundary and the proposal does not interfere or impact on mapped views shown in Figure 6.

### 3.5 Visual catchment

Our undertaking of the potential visual catchment of the proposed development has been informed by fieldwork, desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography to identify the potential visual catchment to inform fieldwork inspections.

Potential visibility of the Proposal was further investigated by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth.

Public Domain Visual Catchment:

- Visibility is constrained from locations up-slope from the subject site to the north, north-west and south-west, due to intervening sloping topography and development.
- Conversely visibility is increased, though intermittent, from isolated locations at lower relative viewing levels along The Esplanade and Beach front.
- Visibility is highly constrained from more distant locations to the south-east within the SPA, including Lawry Plunkett Reserve and Balmoral Park, due to intervening topography and vegetation.
- The proposal is unlikely to will be visible from Sydney Harbour to any significant extent.
- The majority of views to the proposal are to the west, from lower easterly locations looking back towards sloping topography and development which surrounds Balmoral Beach.

### 3.6 Visual character of the site

The two northern-most lots are currently occupied by two large double storey Federation style dwellings. The southern lot includes a single storey modified Federation Bungalow. The street frontage is characterised by brick fencing, hedging and deep front setbacks. Development along the west side of Redan Street is elevated above the road and the underlying topography of the site falls in elevation to the east.

### 3.7 Scenic quality

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

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

**Urbis comment:**

The scenic quality of the site is considered low-medium. The site is characterised by dwellings of mixed architectural style, which include ornamental gardens and traditional architectural features, forms and detailing that contribute to an attractive, established streetscape character. Notwithstanding, the site does not include visually unique, rare or distinguishing features of scenic quality, and elements of the site do not combine to form scenic or highly valued compositions.

### 3.8 Public view place sensitivity

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

**Urbis comment:**

The surrounding visual context includes several parks, the closest of which is Memorial Park, approximately 300 meters north-east of the site, and outside of the SPA. Perimeter vegetation within Memorial Park and blocking effects of intervening, sloping development limit visibility to the site.

Potential visibility was inspected from multiple locations within the SPA, including Lawry Plunkett Reserve, Balmoral Park, and the southern end of Balmoral Beach, south-east of the site, where views to the site are constrained by intervening topography and vegetation.

Three views have been modelled and assessed from locations within the SPA along The Esplanade. Analysis of these views is included in Section 5.0 of this report.

# 04 Regulatory context



## 4.1 Land use zoning

The site is zoned R3 medium density residential. It is located at the edge of an R3 zone to the west and adjoins C4 Environmental Living to east. The surrounding visual context reflects current zoning, characterised by R2 low density residential development and adjoining areas of R3 medium density residential. Areas west and up-slope from the site include examples of part-three and part-storey development. C4 Environmental Living is subject to controls that encourage low-impact residential development on land with special environmental or scenic values.

## 4.2 Scenic protection area

Part of the site is located within the Scenic Protection Area (SPA) under the Mosman Local Environmental Plan (2012) and is subject to the following development consent restrictions to ensure the following objectives are upheld:

- (a) to recognise and protect the natural and visual environment of Mosman and Sydney Harbour
- (b) to reinforce the dominance of landscape over built form
- (c) to ensure development on land to which this clause applies is located and designed to minimise its visual impact on those environments

Pursuant to objectives of the SPA:

- (3) Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that -
  - (a) measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development to and from Sydney Harbour, and
  - (b) the development will maintain the existing natural landscape and landform.

## 4.3 Low & mid-rise housing policy

The proposal seeks to utilise controls under the Low and Mid-Rise Housing Policy under State Environmental Planning Policy (Housing SEPP) 2021. The site falls within a 'low and mid-rise housing inner area' which includes land within 400m of a mapped town centre.

The indicative LMR Housing Area south of Military Road broadly extends south and south-east to the boundary of the SPA, and includes mixed development of varying use, density, scale, architectural style and character.

Development within the LMR zone surrounding the site currently includes predominantly low density residential. R3 development is clustered closer to Military Road and areas west of Spofforth Street. The subject site occupies the southern fringe of the LMR zone.

The policy allows for a maximum height of 22m for R3 zoned sites within the above proximity. In this regard, areas within this zone are likely to undergo potentially significant visual change, as they transition to a future visual context characterised by development of greater scale and height.

Within this context, the proposal is responsive to the strategic vision for the area. While the proposal represents a change from existing, lower-scale development, it aligns with the future desired character for this locality.

The effects of the LMR policy are such that significant visual change in height and scale is likely to occur in areas close to local centres, or 'clustered' adjacent to areas that are typically more urban in character.

In our opinion, concentrating low and mid-rise density in such locations, limits the spatial extent of visual effects (change) and potential visual impact.

Increasing density within LMR zones seeks to constrain change in visual character across Local Government Areas, therefore protecting the character, scenic quality and amenity of areas outside of LMR zones. We note this recent strategic planning approach may be a departure from previously anticipated community preference or expectations in relation to local character. We further note that the unintended effects of the LMR include that anticipated or expected community preferences in relation to local character may not easily be satisfied.

## 4.4 Non-compliance

The proposal seeks to utilise Infill Affordable Housing provisions to achieve bonus height further to that afforded by the LMR controls. The maximum permissible height for the site, including all bonus height provisions is 28.6m.

Minor sections of the upper storeys across the central and northern forms exceed the height plane. Visual effects of non-compliant massing are assessed in section 5.0 of this report.

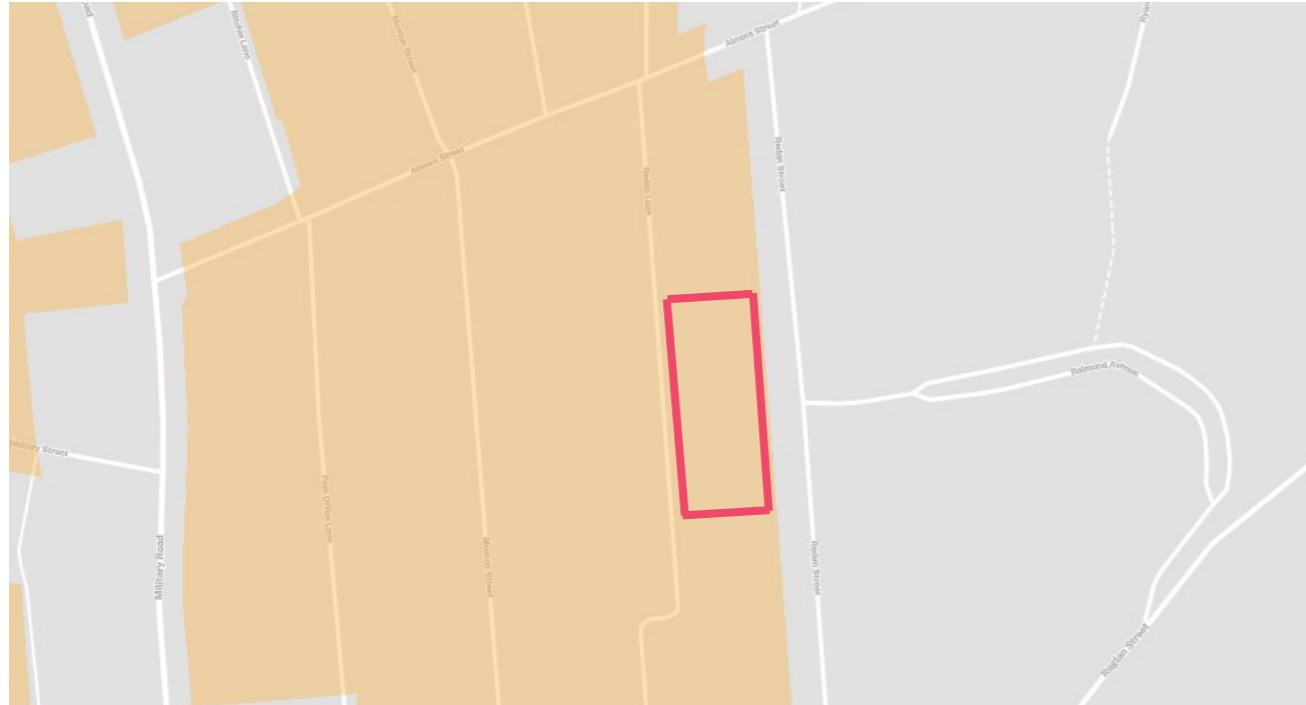


Figure 8 Low and Mid Rise Housing Indicative Mapping, area relevant to subject site indicated.

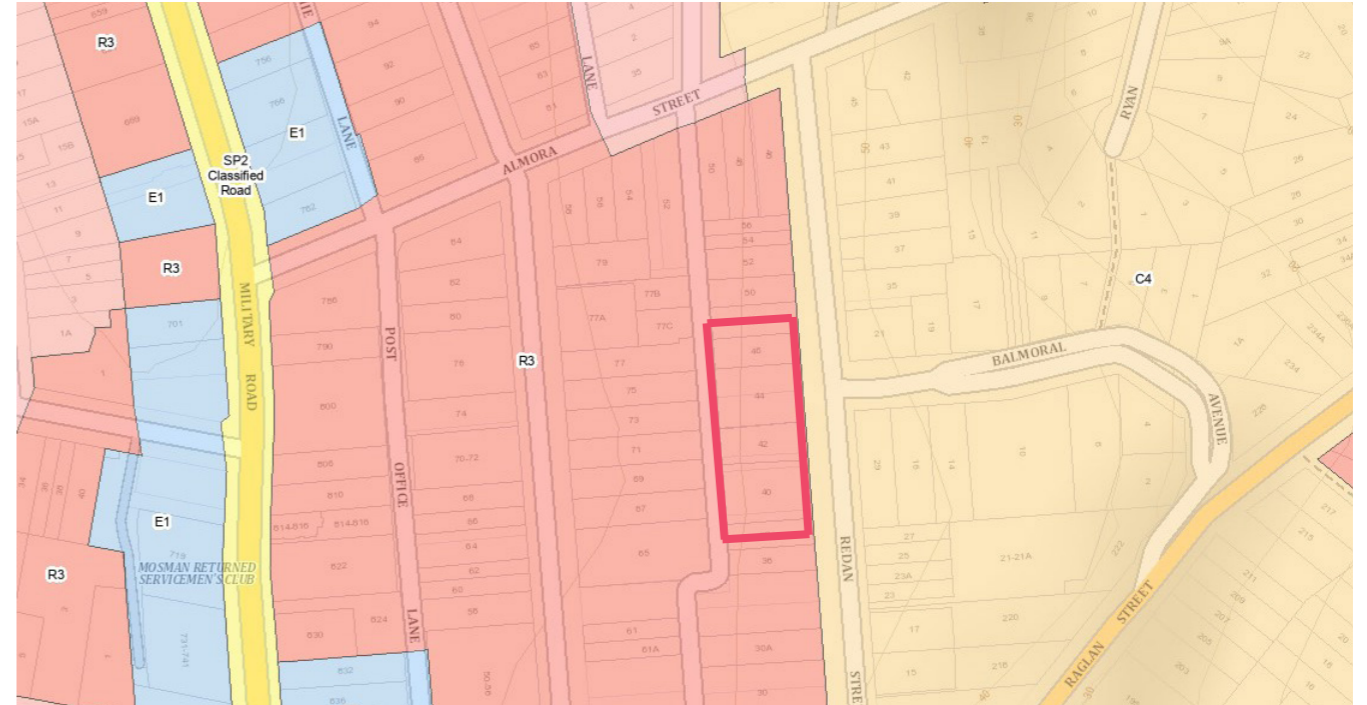


Figure 9 Land-use zoning map, subject site indicated.



Figure 10 Scenic Protection Area, subject site indicated.

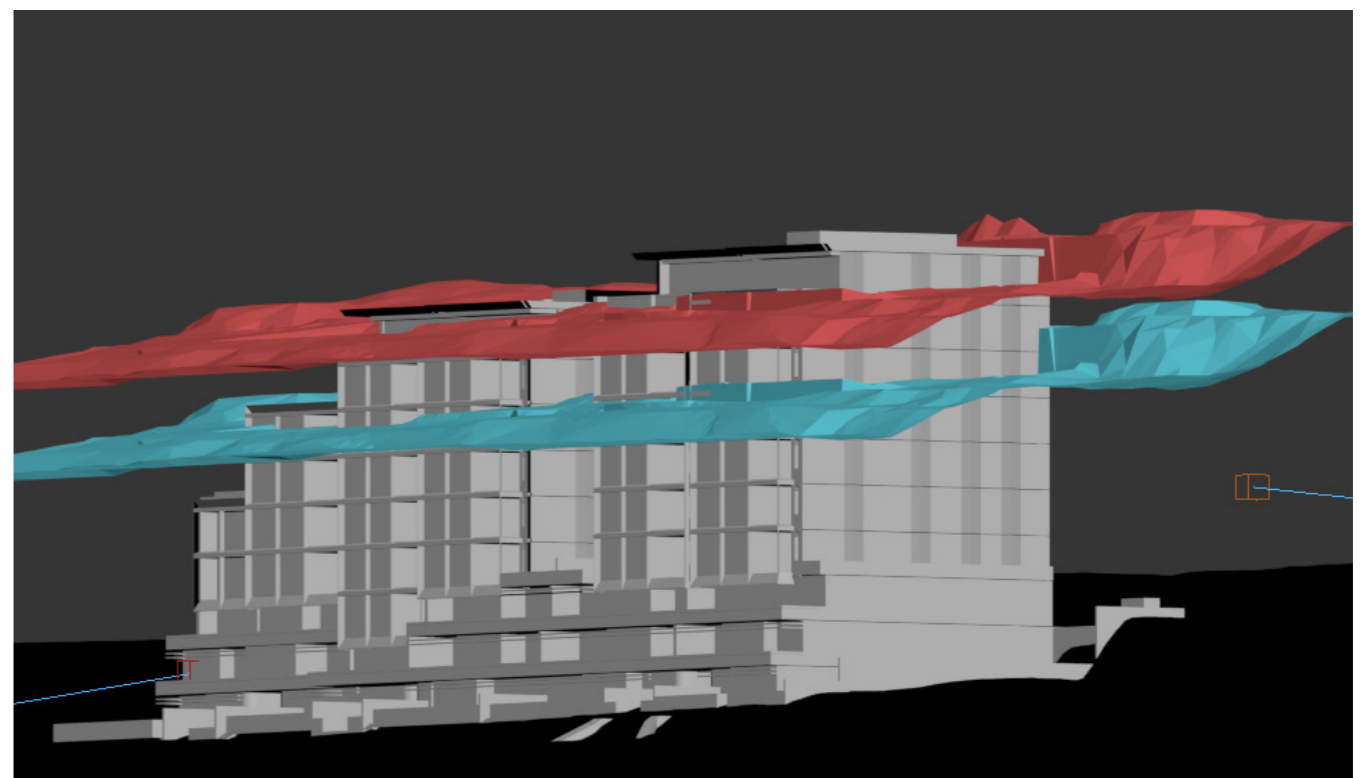


Figure 11 Height plane diagram showing LMR in blue and affordable uplift bonus in red.

The background of the slide is a photograph of a tropical resort. In the foreground, there are several palm trees and lush greenery. A set of concrete stairs with a metal railing leads up a hill towards a large, modern, multi-story building with a red-tiled roof. The sky is a clear, bright blue. The text '05 Visual effects analysis' is overlaid on the upper left portion of the image.

# 05 Visual effects analysis

### 3.1 Selection of views for analysis

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and LiDAR data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 6 public view locations for further analysis.

No.	Photomontage location
VP01	View south-south-east from corner of Almora Street and Arbutus Street
VP02	View north-north-west along Redan Street
VP03	View west-south-west from The Esplanade/Balmoral Beach
VP04	View west-south-west from The Esplanade at corner of Raglan Street
VP05	View south-west from edge of Hunter Park and Almora Street
VP06	View south-east from corner of Muston and Almora Streets

### 2.2 Certification of photomontages

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

The accuracy of the location and alignment of the 3D architectural model, was checked in multiple ways, outlined below.

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

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

Urbis certifies, the method and data used, and verification processes undertaken, that the photomontages are as accurate as possible and can be relied upon by the Court for assessment.



Figure 12 Photomontage location map.

# Photomontage 01

## View south-south-east from corner of Almora & Arbutus Streets

### Distance class

- Close
- 100m

### Existing composition of the view

This is a close view to the rear of the subject site via Redan Lane. The view includes residential dwellings at the intersection of Redan Lane and Almora Street characterised by pitched roof forms, traditional architectural features and street level garaging.

### Visual effects of the proposal on the composition as modelled

The proposal appears as new built form within the central mid-ground composition where the base and lower levels are blocked by adjacent low density development. The middle and upper storeys occupy a central section of the mid-ground.

The proposal blocks areas of open sky only, and does not block scenic or highly valued compositions, including heritage items.

### Additional Height Sought

A minor section of built form at the northern end of the development exceeds the height plane, blocking a limited area of open sky. Additional height sought creates low visual effects in this view and is immaterial to the extent that it changes the visual impact rating.

### Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	medium
Scenic quality	low
View composition	medium
View blocking of scenic elements	low

### Overall rating of effects on baseline factors **medium-high**

### Weighting factors

Public domain view place sensitivity	low (down-weight)
Physical absorption capacity	low-medium (up-weight)
Compatibility with urban context and visual character	low (up-weight)
Compatibility with desired future character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	close (up-weight)

See section 6.0 for overall visual impact rating



Figure 13 Viewpoint 01 location.



Figure 14 Viewpoint 01 existing view.



Figure 15 Viewpoint 01 photomontage - proposed view



Figure 16 Viewpoint 01 photomontage - proposed view including future potential LMR maximum envelopes.

# Photomontage 02

## View north-north-west along Redan Street

### Distance class

- Close
- <100m

### Existing composition of the view

This view is a north-westerly view from Redan Street, down-slope from the subject site. This view is characterised by a row of single and double storey dwellings along the northern, elevated side of Redan Street. Development sits above road level, separated by a steep grassed verge.

### Visual effects of the proposal on the composition as modelled

This is a close, direct view towards the eastern elevation from a low relative elevation in Redan Street. The proposal occupies a central, elevated mid-slope section of the mid-ground which blocks open sky only.

The proposal does not block scenic compositions or unique features, including heritage items. Southern setbacks at ground, levels 5 and 7 provide transition of scale and maintain visual curtilage for immediately adjacent heritage items to the south.

### Additional Height Sought

A minor, central and northern section of the upper storey exceeds the height plane blocking a limited area of open sky. Additional height sought creates low visual effects in this view and is immaterial to the extent that it changes the visual impact rating.

### Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	medium-high
Scenic quality	low
View composition	medium-high
View blocking of scenic elements	low

### Overall rating of effects on baseline factors

medium-high

### Weighting factors

Public domain view place sensitivity	low (down-weight)
Physical absorption capacity	low (up-weight)
Compatibility with urban context and visual character	low (up-weight)
Compatibility with desired future character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	close (up-weight)

See section 6.0 for overall visual impact rating



Figure 17 Viewpoint 02 location.



Original Photo Extent - 35mm Standard View

Figure 18 Viewpoint 02 - existing view.



Figure 19 Viewpoint 02 photomontage - proposed view



Figure 20 Viewpoint 02 photomontage - proposed view including future potential LMR maximum envelopes.

# Photomontage 03

## View west-south-west from The Esplanade near Esther Road

### Distance class

- Medium
- 100-1000m

### Existing composition of the view

This view is from a, low-lying foreshore location within the SPA along The Esplanade. The view includes elevated topography and residential development to the west across the lower Balmoral Slopes. This view includes Esther Road and development where larger forms sit close to the ridge line, overlooking lower areas along the beach front.

### Visual effects of the proposal on the composition as modelled

Mid and upper parts of the proposal occupy a central, elevated position within the mid-ground composition of this view. Notwithstanding its visibility, the proposal does not block views to unique features, heritage items or areas of high scenic quality or value. The base and lower levels of the proposal are blocked by down-slope intervening development and vegetation. The proposal appears as two visually distinct forms separated by a wide view corridor. The spatial separation and effects of light and shade through this void reduces the perception of scale and strengthens the effects of articulation.

### Additional Height Sought

Slim horizontal upper storey sections of the upper storeys of the central and northern forms exceed the height plane, blocking a minor section of open sky. Additional height sought creates low visual effects in this view and is immaterial to the extent that it changes the visual impact rating.

### Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low-medium
Scenic quality	low
View composition	low-medium
View blocking of scenic elements	low

### Overall rating of effects on baseline factors

low-medium

### Weighting factors

Public domain view place sensitivity	low-medium (up-weight)
Physical absorption capacity	low-medium (up-weight)
Compatibility with urban context and visual character	low-medium (up-weight)
Compatibility with desired future character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	medium (down-weight)

See section 6.0 for overall visual impact rating



Figure 21 Viewpoint 01 location.



Figure 22 Viewpoint 03 - existing view.



Figure 23 Viewpoint 03 photomontage - proposed view.



Figure 24 Viewpoint 03 photomontage - proposed view including future potential LMR maximum envelopes.

# Photomontage 04

## View west-south-west from The Esplanade at the corner of Raglan Street

### Distance class

- Medium
- 100-1000m

### Existing composition of the view

This view is from a low-lying foreshore location within the SPA near the intersection of The Esplanade and Raglan Street. The eastern end of Raglan Street includes double storey shop-top development which transitions to residential development further west. Elevated topography and development to the west overlooks low-lying areas along the beach front.

### Visual effects of the proposal on the composition as modelled

The majority of the proposal is blocked by lower intervening development and tree canopy. A limited section of the upper central and southern forms is visible beyond lower mid-ground development and vegetation. The proposal does not block scenic compositions or elements, including heritage items.

### Additional Height Sought

Limited sections of the upper central and southern forms exceed the height plane, blocking a minor section of open sky. Additional height sought creates low visual effects in this view and is immaterial to the extent that it changes the visual impact rating.

### Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	low

### Overall rating of effects on baseline factors

low

### Weighting factors

Public domain view place sensitivity	low-medium (up-weight)
Physical absorption capacity	high (down-weight)
Compatibility with urban context and visual character	medium (down-weight)
Compatibility with desired future character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	medium (down-weight)

See section 6.0 for overall visual impact rating



Figure 25 Viewpoint 04 location.



Figure 26 Viewpoint 04 – existing view.



Figure 27 Viewpoint 04 photomontage - proposed view.



Figure 28 Viewpoint 04 photomontage - proposed view including future potential LMR maximum envelopes.

# Photomontage 05

## View south-west from edge of Hunter Park and Almora Street

### Distance class

- Medium
- 100-1000m

### Existing composition of the view

This view is from a low-lying foreshore location within the SPA. The view is characterised by elevated topography and residential development to the west across the lower Balmoral Slopes. This view is predominantly includes elevated development where dwellings sit close to the ridge line, overlooking lower areas close to the beach front.

### Visual effects of the proposal on the composition as modelled

Middle and upper parts of the proposal occupy a central, elevated position within the mid-ground composition. Notwithstanding its visibility, the proposal does not block views to unique features, heritage items or areas of high scenic quality or value. The base and lower levels of the proposal are blocked by down-slope intervening development and vegetation. The proposal does not block scenic compositions or features, including heritage items.

### Additional Height Sought

Minor sections at the upper storeys of the central and northern forms exceed the height plane, blocking a limited section of open sky. Additional height sought creates low visual effects in this view and is immaterial to the extent that it changes the visual impact rating.

### Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low-medium
Scenic quality	low
View composition	medium
View blocking of scenic elements	low

### Overall rating of effects on baseline factors

low-medium

### Weighting factors

Public domain view place sensitivity	low-medium (up-weight)
Physical absorption capacity	low-medium (up-weight)
Compatibility with urban context and visual character	low-medium (up-weight)
Compatibility with desired future character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	medium (neutral)

See section 6.0 for overall visual impact rating



Figure 29 Viewpoint 05 location.



Figure 30 Viewpoint 05 existing view.



Figure 31 Viewpoint 05 photomontage - proposed view.



Figure 32 Viewpoint 05 photomontage - proposed view including future potential LMR maximum envelopes.

# Photomontage 06

## View south-east from intersection of Muston and Almora Streets

### Distance class

- Medium
- 100-1000m

### Existing composition of the view

This view is from a location north-west, elevated above Redan Street. This view includes the intersection of Muston and Almora Streets and low-density residential development. Development is characterised by pitched roof forms and traditional architectural features.

### Visual effects of the proposal on the composition as modelled

The majority of the proposal is blocked by intervening, upper-slope development and vegetation. Minor sections of the upper storeys and roof scape are visible behind mid-ground development. The proposal does not block scenic compositions or features including heritage items.

### Additional Height Sought

Minor sections of the upper storeys exceed the height plane, blocking a limited area of open sky. Additional height sought creates low visual effects in this view and is immaterial to the extent that it changes the visual impact rating.

### Visual effects of Proposal (quantum of change) on existing view attributes

Visual character	low
Scenic quality	low
View composition	low
View blocking of scenic elements	low

### Overall rating of effects on baseline factors **low**

### Weighting factors

Public domain view place sensitivity	low (down-weight)
Physical absorption capacity	high (up-weight)
Compatibility with urban context and visual character	low-medium (neutral)
Compatibility with desired future character	high (down-weight)
Viewing period	short (down-weight)
Viewing distance	medium (neutral)

See section 6.0 for overall visual impact rating



Figure 33 Viewpoint 06 location.



Original Photo Extent - 35mm Standard View

Figure 34 Viewpoint 06 existing view.



Figure 35 Viewpoint 06 photomontage - proposed view.



Figure 36 Viewpoint 06 photomontage - proposed view including future potential LMR maximum envelopes.

# 06 Visual impact assessment



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

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

## 6.1 Sensitivity

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

### Urbis comment:

View place sensitivity is low-moderate. Notwithstanding visibility to the proposal from multiple locations within the SPA, key scenic compositions which underpin the significance and value of the SPA are to the east and do not include the proposed development. Three views were modelled from low-lying locations within the SPA where, notwithstanding the high level of visual effects, overall visual impacts are considered supportable in the context of current planning regimes and desired future character.

Visibility from surrounding parks such as Memorial Park, approximately 400m north-west of the site is constrained by intervening sloping topography and development.

## 6.2 Visual absorption capacity

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

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

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

- Low to moderate prominence means:
  - Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with

existing elements.

- Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

### Urbis comment:

The wider existing visual environment has a moderate capacity to absorb the visual changes proposed. Surrounding sloping topography and development contributes to wide spread blocking effects across the visual catchment, particularly from upper slope locations to the north-west, west and south-west.

We note the immediate visual context is predominantly characterised by low-density residential built form and is significantly lower in height than the proposal. Further to the above, we note visual absorption capacity is reduced in views from lower relative viewing levels to the east. In this regard, the proposal will be visually prominent in a limited number of close views in the short term.

The density and scale of future development anticipated by the LMR controls will increase visual absorption capacity across this part of Mosman, reducing visual prominence and residual visual effects of the proposal over the long term.

## 6.3 Visual compatibility

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

### Urbis comment:

While the wider visual context is characterised by mixed development including numerous examples of emerging density, the immediate visual context predominantly includes low density development which is traditional in character. Notwithstanding, we note the presence of some larger, contemporary development along the ridge line in westerly views from The Esplanade.

Given that the proposal is an early LMR development within this visual context, it will be visible in isolation and significantly differ in scale to immediately adjacent low density development. The difference in scale will be experienced in the short term, until such time as subsequent LMR

developments are constructed and visual effects are reduced.

## 6.4 Viewing period

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

### Urbis comment:

The majority of views to the proposal are experienced from moving viewing situations where visibility is brief and transitory.

More sustained viewing opportunities from lower locations along The Esplanade are predominantly to the east and do not include the subject site.

## 6.5 Viewing distance

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

### Urbis comment:

The proposal is visible in a variety of close, medium and distant views within the visual catchment. Due to the sloping topography which falls in elevation to the east, visibility is increased from more distant, lower relative viewing locations such as The Esplanade. Conversely, visibility to the proposal is significantly reduced from closer viewing locations to the west, including from immediately neighbouring cross streets (VP06).

## 6.6 Visual impacts on the SPA

### Urbis comment:

We note intermittent visibility to parts of the proposal from low-lying foreshore areas within the SPA. Notwithstanding this, key scenic compositions which underpin the significance and value of the SPA are to the east and do not include the proposed development, and do not impact the scenic quality of Balmoral or the SPA.

Three views were modelled from low-lying locations within the SPA where, notwithstanding the high level of visual effects, overall visual impacts are considered supportable in the context of current planning regimes and desired future character.

Aims of the LMR policy prevail to the extent that DCP SPA objectives are less relevant.

## 6.7 Significance of residual visual impacts

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

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces.

In our opinion, residual impacts are acceptable given its location within an LMR zone where future visual change of this scale is anticipated. As the immediate and surrounding visual context transitions to one that is predominantly characterised by increased density and scale, the proposal will be consistent with viewer expectations, and be seen as part of a wider visual context and setting where valued features and aspects of the SPA remain visible, appreciated and understood.

## 6.8 Applying the 'weighting' factors

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects.

**Table 3** – Summary of Visual Effects and Weighting Factors.

Visual Effect Rating	VP1	VP2	VP3	VP4	VP5	VP6
Visual character	med	med-high	low-med	low	low-med	low
Scenic quality	low	low	low	low	low	low
View composition	med	med-high	low-med	low	med	low
View blocking of scenic elements	low	low	low	low	low	low
Weighting Factors	VP1	VP2	VP3	VP4	VP5	VP6
Public Domain View Place Sensitivity	low	low	low-med	low-med	low-med	low
Visual Absorption Capacity	low-med	low	low-med	high	low-med	high
Compatibility with Urban & Visual Context	low	low	low-med	med	low-med	low-med
Compatibility with desired future character	high	high	high	high	high	high
Viewing Period	short	short	short	short	short	short
Viewing Distance	close	close	med	med	med	med
Visual Impact Rating	VP1	VP2	VP3	VP4	VP5	VP6
(low-medium-high)	med	med	low-med	low	low-med	low

A scenic view of a beach and waterfront. In the foreground, a large, leafy tree with thick branches frames the top and right sides of the image. Below the tree, a paved walkway leads towards a sandy beach. Several people are walking along the path, and one person is sitting on a concrete ledge. The beach is populated with people, some sitting on towels, others standing. There are several colorful umbrellas scattered across the sand. The ocean is visible in the background, with a few sailboats on the water. The sky is clear and blue. The overall atmosphere is bright and sunny.

# 07 Private domain views

## 7.1 Private Domain View Place Sensitivity

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

## 7.2 Potential Private Domain Impacts

The most relevant planning principle established in the Land and Environment Court of New South Wales in relation to view sharing is referred to as *Tenacity Consulting v Warringah* [2004] NSWLEC 140 – Principles of view sharing: the impact on neighbours (Tenacity).

The assessment steps in Tenacity include the need to inspect views access and the composition of views from all parts of a dwelling. Part of the assessment details some elements that are considered to be of greater value to the viewer than others.

Themes and descriptions in Tenacity provide useful guidance as to defining the importance or value of a view for example some items and features have greater scenic value than other, for examples areas of land-water interface, whole views rather than part views and particular features that may be considered as 'iconic'.

## 7.3 Access to Views

Without the benefit of view inspections at neighbouring dwellings and the preparation of photomontages, our assessment of potential private domain view impacts has been based on fieldwork observations, review of real estate floorplates and photographs, observations about the settlement pattern, alignment and relative levels and primary view orientations of neighbouring dwellings.

The site is positioned along a ridgeline overlooking sloping topography which falls in elevation to the east and south towards Balmoral Beach.

Immediate neighbours, west of the site which present rear boundaries to Redan Lane enjoy existing views over, above and along wide side setbacks which characterise the site, to scenic compositions including sections of land-water interface, Harbour and landforms for example, Middle Head, Dobroyd Head and North Head.

Some residential development along Redan Lane is approximately 3-4 storeys in height, and includes multi-storey single detached dwellings and residential flat buildings.

### Potential Private Domain Impacts

- Two dwellings, 69 and 71 Muston Street, which have direct views over the centre of the site that align with the proposed massing, are likely to be exposed to significant view loss, potentially ranging from severe to devastating in Tenacity terms (refer Figure 42).
- Impacts for dwellings further north and south along Muston Street, including 67, 73, 75 and 77 will be less consequential in Tenacity terms, both qualitatively and quantitatively. Impacts will range due to aspect, access to views, scenic quality of compositions and level of affectation across the whole dwelling, noting the above dwellings will align with the central view corridor, and northern and southern setbacks (refer Figure 42).
- Similarly, impacts will range for elevated locations along Muston Street to the west including 66, 68, 70-72, 74 and 76 (refer Figure 42).
- Oblique views from dwellings which align with the northern and southern edges of the site, including 65 and 77 Redan Lane, will be less affected where the majority of scenic compositions in easterly views are likely to be retained (refer Figure 42).

### 52 Almora Street Mosman

52 Almora Street is a narrow linear lot located at the corner of Redan Lane and Almora Street with a formal presentation north towards Almora Street. The site is characterised by deep rear and front setbacks which both include mature vegetation.

Easterly views that potentially include the proposed development are available from upper level locations which align with the rear setbacks of development on the southern side of Redan Lane.

Views are highly oblique, gained via the side (eastern) boundary from first floor side windows and the north-facing first floor balcony.

Given the alignment, orientation and elevated position of 52 Almora Street, it is likely the majority of existing views will remain unaffected by the proposal (refer Figure 41).

In addition, with respect to the relevant considerations required by Tenacity, it is unlikely 52 Almora Street will be exposed to any significant view loss of merit.



Figure 37 Views retained at 52 Almora St shown in blue, subject site shown in yellow.



Figure 38 Level of exposure to potential view impacts.



Figure 39 Reverse view showing potentially affected dwellings which broadly align with parts of the proposal.

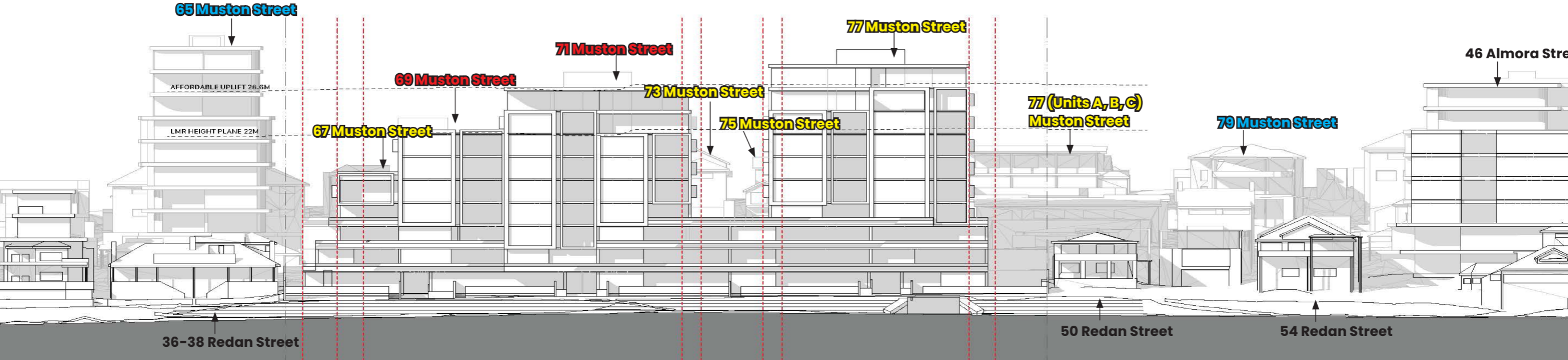


Figure 40 Approximate locations of dwellings poentnially affected by view loss.

## 77 Muston Street



Figure 41 2/77 Muston Street Mosman – access to scenic compositions from main living areas.



Figure 43 2/77 Muston Street – access to south-easterly district views from balcony.



Figure 42 2/77 Muston Street – access to scenic compositions (including Dobroyd and Middle Head) from from main outdoor main living area.



Figure 44 2/77 Muston Street Mosman floorplan – views available from main indoor and outdoor living areas.

## 77 Muston Street



Figure 45 5/77 Muston Street Mosman - access to north-easterly views from bedroom 2.



Figure 46 5/77 Muston Street - access to scenic compositions from upper level living area.



Figure 47 5/77 Muston Street - access to scenic compositions merit from main outdoor living areas (includes views to Grotto Point, Manly and North Head).

## 77A Muston Street



Figure 48 1/77A Muston Street Mosman - scenic compositions to the north-east available from main living areas.



Figure 50 1/77A Muston Street - access to scenic compositions from study.



Figure 49 1/77A Muston Street Mosman - scenic compositions available to the north-east from main outdoor main living area, composition includes views to Dobroyd Head and Middle Head.



Figure 51 1/77A Muston Street Mosman floorplan.

## 77A Muston Street



Figure 52 3/77A Muston Street Mosman scenic compositions available from lower level main indoor and outdoor living areas.



Figure 54 3/77A Muston Street Mosman - access to scenic compositions from main upper level indoor and outdoor living areas.



Figure 53 3/77A Muston Street Mosman - floor plan of top floor, penthouse apartment.



Figure 55 3/77A Muston Street Mosman - scenic compositions available from main outdoor living areas.

## 75B Muston Street



Figure 56 75B Muston Street – scenic compositions to the north east available from kitchen.



Figure 58 75B Muston Street – scenic compositions north-east from bedroom.



Figure 57 75B Muston Street – scenic compositions to the north-east (includes Dobroyd Head and Middle Head) available from main outdoor main living area.



Figure 59 75B Muston Street floorplan.



## 71 Muston Street



Figure 64 71 Muston Street Mosman north-easterly scenic compositions available from main living areas (prior to commencement DA 8.2021.466.1, alterations & additions to existing dwelling).



Figure 66 71 Muston Street - access to south-easterly district views from main outdoor pool area.



Figure 65 71 Muston Street - north-easterly scenic compositions available from upper level living areas, views include Dobroyd Head and Middle Head.

## 69B Muston Street



Figure 68 69B Muston Street Mosman – scenic compositions to the east and north-east from main living areas.



Figure 69 69B Muston Street – scenic compositions available from upper level living area.



Figure 67 69B Muston Street – floor plan of top floor, penthouse apartment.



Figure 70 69B Muston Street – scenic compositions available from main indoor and outdoor living areas. Compositions include Grotto Point, Manly and North Head.

# 69A Muston Street



Figure 71 69A Muston Street Mosman – scenic compositions available from main indoor and outdoor living areas.



Figure 72 69A Muston Street Mosman – easterly and north-easterly views from outdoor terrace.

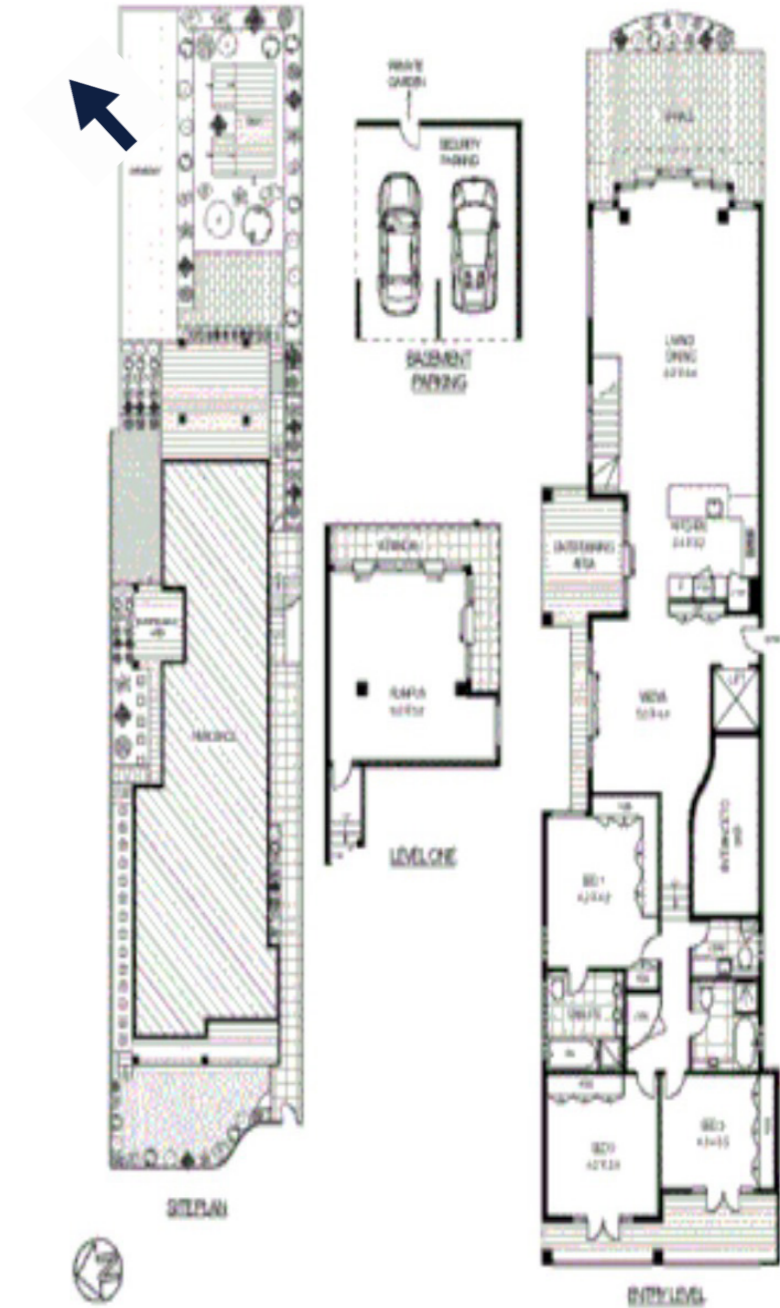


Figure 73 69A Muston Street floorplan.

# 67A Muston Street



Figure 74 67A Muston Road Mosman - scenic compositions to the north-east and east from main indoor and outdoor living areas.



Figure 75 67A Muston Road - scenic compositions to the north-east and east from main indoor and outdoor living areas.



Figure 76 67A Muston Road floorplan.

## Compositions available from Western (upper) side of Muston Street



Figure 77 **66 Muston Street** – North-easterly view form outdoor terrace, over lower development on east side of Muston Street.



Figure 78 **68 Muston Street** – Easterly view form outdoor terrace, over lower development on east side of Muston Street.

## Compositions available from Western (upper) side of Muston Street

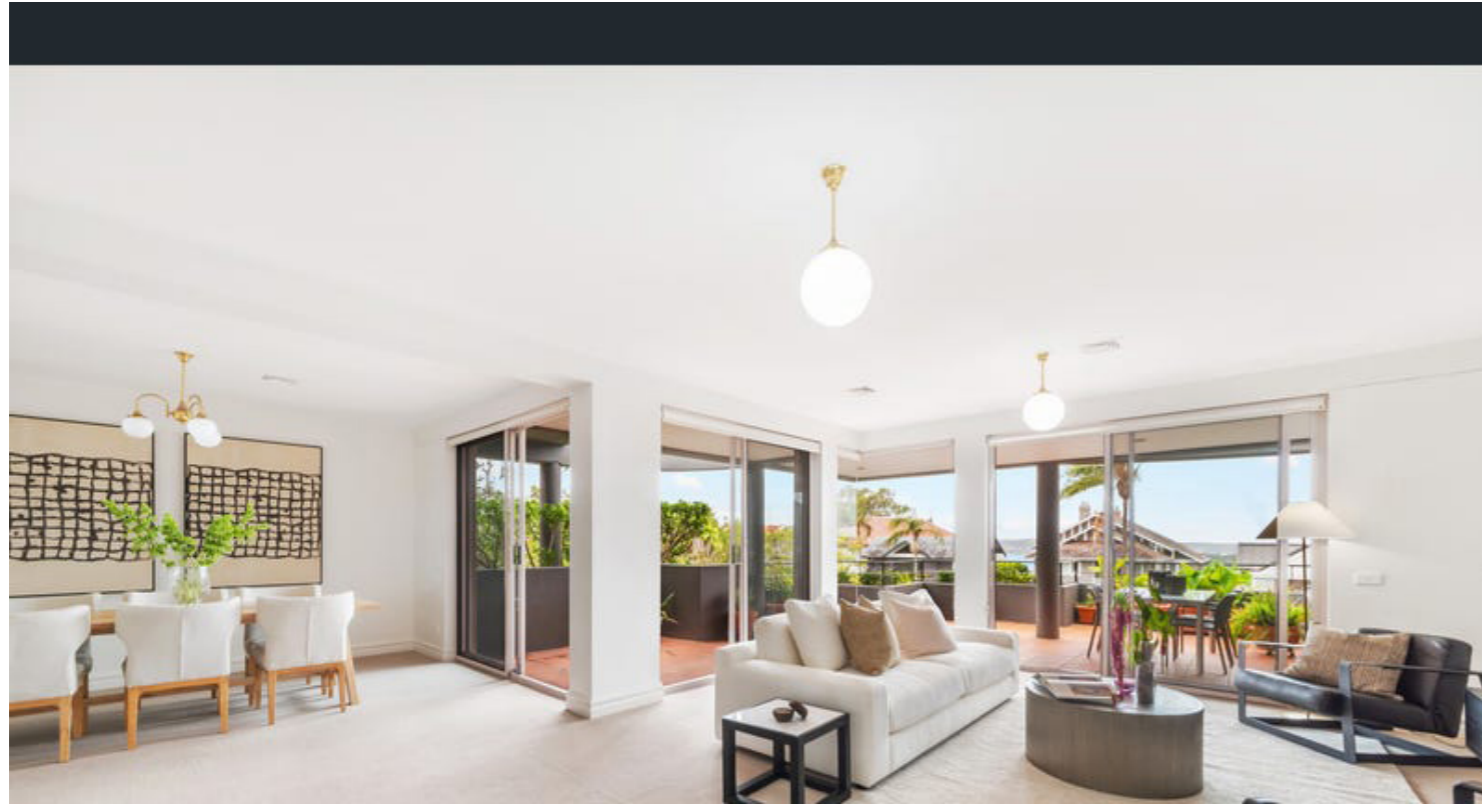


Figure 79 **Unit 3/70 Muston Street** - North-easterly views via side setbacks form main indoor and outdoor living areas.



Figure 80 **76 Muston Street** - Access to scenic compositions to the east, over lower development on the eastern side of Muston Street.

# 08 Conclusion



## 8.1 Summary

### Public Domain View Impacts

- This visual impact assessment considers potential impacts of the proposed development at 40-48 Redan Street Mosman from surrounding public domain locations and the closest neighbouring dwellings.
- Public domain impacts have been determined based on fieldwork observations and analysis of 6 accurate, certifiable photomontages prepared by Urbis.
- The proposal creates low, medium and high visual effects in close, medium and distant views within the visual catchment.
- 3 views from within the SPA were modelled and analysed in relation to key visual criteria where the overall visual effects were rated as low or low-medium.
- 2 views from close, immediate streetscape locations were rated as medium-high. Notwithstanding the level of visual effects, the overall visual impact is reduced when considering the value and composition of the view, and sensitivity of the view place.
- Visibility is constrained from upper-slope locations to the north-west, north and north-east of the proposal due to intervening sloping topography and development. Visibility is similarly constrained from locations within the SPA to the south-east, including Lawry Plunkett Reserve, Balmoral Park and the southern end of Balmoral Beach. Where visible the upper forms will occupy a short section of the wider ridgeline view which includes other development where the ridgeline will remain a dominant feature.
- It is unlikely the proposal will be visible from Sydney Harbour to an extent that would result in any significant or unreasonable visual impacts on the built, natural and visual environment.
- Photomontages include potential LMR permissible and compliant envelopes in green which indicates likely potential future character within this inner LMR zone. The context massing shows that in time, perception of its initially isolated visual effects will have high compatibility with the future potential visual context.

As visual compatibility increases, visual impacts decrease.

### Private Domain View Impacts

It is clear that significant visual change in terms of height and scale will occur but this not equate directly to a high impact rating in the context of relevant view related planning principles, permissible envelopes and desired future character for this LMR zone..

The proposed design attempts to reduce potential view loss and impacts by redistributing the proposed mass, and incorporating wide

setbacks to the east which offer some visual relief, benefit the closest and most affected dwellings which [present rear boundaries to Redan Lane.

- Notwithstanding potential view blocking for a limited number of immediate neighbours across this LMR zone, view loss and impacts for dwellings are caused by fully complying built form.
- The effects of the additional height sought are not material to an extent that public or private domain view impacts would increase.
- In this regard all view loss and view impacts generated by the proposal are anticipated by the strategic objectives of the Housing SEPP.
- Recent planning reforms envisage medium and high-density development in well located urban areas near local centres. This strategic objective is superlative to the need for retention of all existing views for some affected neighbours.
- A consequence of the changes is that more residents housed in contemporary developments under the SEPP will enjoy access to views of high scenic quality previously held by a few. In this way the rearrangement of massing and accommodation of new built forms could be considered as fostering future view sharing opportunities.

The proposed development can be supported don visual impacts grounds.

The background of the slide is a photograph of a lush tropical garden. In the foreground, a stone staircase leads up a hill. To the left, several tall palm trees stand against a clear blue sky. To the right, a large, mature tree with a thick trunk and dense foliage dominates the scene. The overall atmosphere is bright and natural.

# 09 Appendix

# Appendix 1

## Analysis of visual effects

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

Factors	Low effect	Medium effect	High effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).

**Table 1** Description of visual effects.

# Appendix 2

## Analysis of visual impacts

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

Factors	Low impact	Medium impact	High impact
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.

**Table 2** Indicative Ratings Table of Visual Impact Factors.