URBIS

KAMBALA SCHOOL

VISUAL IMPACT ASSESSMENT

PREPARED FOR

KAMBALA SCHOOL CAMPUS

FOR SSDA SUBMISSION 28 APRIL 2021

CONTENTS

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EXECUTIVE SUMMARY

METHOD AND RESULTS

The methodology employed to assess visual impacts is described in section 2.0. This method describes the key components of the visual impact assessment including the analysis and documentation of existing views, analysis of the existing visual context and the visual effects of the proposed development on existing visual characteristics including in the public and private domain.

Parts of the methodology followed and in particular the assessment ratings in section 5.0 have been based on the work and methods of Dr Richard Lamb. Dr Lamb undertook investigative work on this project and identified with the author of this report, locations recommended for further analysis using block-model photomontages. A summary of visual effects in relation to the public domain views modelled is in included at Table 2.

View sharing impacts on the private domain views have been based on inspections at two residences at 50 Towns Road.

The final stage of the assessment is determining the level of significance of any residual visual impacts. This is included in section 5.0 of this report. A summary of visual impacts in relation to the views modelled is included at Table 3.

Urbis found that the proposed development would cause low visual effects on the majority of base line factors in public domain views for example on visual character, scenic quality, sensitivity of the view place or viewer sensitivity from the medium distant views and low-medium visual effects on close views immediately adjacent to the site.

The closest locations will experience the highest level of exposure to the visual effects including at location 6, 7,10, 15 and 16. The highest level of effects on baseline and additional variable factors was recorded as medium which is a conservative assessment and in the mid-range level.

There is a low level of visual effects for all other locations.

Subsequent to the consideration of additional factors the level of visual effects were weighted against the additional factors for example visual absorption capacity, compatibility with the approved development envelope, compatibility with urban features including heritage items. The residual visual impacts were considered to decrease in significance and were rated as low for all locations that were modelled and analysed.

CONCLUSIONS

The overall visual impacts of proposed development were found to be low and acceptable. Less visual effects on views from close locations are caused by the proposed Development compared to the Approved DA. When all factors are considered the proposed development generates a lower level of residual visual impacts on public domain views compared to the approved development. Overall the level of impacts generated by the proposed development is considered to be low and acceptable.

The proposed development causes a lower level of visual effects and impacts on private domain views compared to the Approved DA. In this regard it provides a better view sharing outcome and an in our opinion an acceptable level of visual impacts.

1.0 INTRODUCTION

This Visual Impact Assessment (VIA) report supports a State Significant Development Application (SSDA) submitted to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the proposed redevelopment of the sports precinct of Kambala School at 794 -796 New South Head Road, Rose Bay.

This application is SSD by way of clause 8 and schedule 1 under State Environmental Planning Policy (State and Regional Development) 2011 on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than $20 million.

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements (SEARs) issued for the project by DPIE, ref no SSD-10385 issued on 24 November 2019.

This VIA includes certification of the accuracy of the preparation process for photomontages prepared by Arterra Interactive that are assessed within this report.

1.1 COMPLIANCE WITH SEARS

SEARs that are relevant to view loss are identified below in Table 1 along with the location in the report where each issue has been addressed.

Table 1 Compliance with SEARs

Requirements	Addressed in section
Section 4; Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items.	Refer to all sections 3.0, 4.0, 5.0 and 6.0
Section 5 Environmental amenity • Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. • Conduct a view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided showing the building and likely future development).	Views that required analysis and assessment via the use of block-model photomontages were identified by Dr Richard Lamb.
Plans and Documents • Visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items;	Section 3 Baseline assessment of existing context Section 6 includes the Impact Assessment
View impact analysis including existing view, approved view and proposed views	Refer to Photomontages in section 5.
Certification report	Certification of accuracy of the photomontages is addressed in section 7

1.2 LIMITATIONS

This report is limited to an assessment of visual impacts. Visual issues that are related to other technical disciplines for example town planning are addressed by others with appropriate expertise. Visual issues that relate to the regulatory framework such as in the case of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; (the Sydney Harbour REP) have been addressed by Ethos Urban.

1.3 BACKGROUND

Kambala is an independent day and boarding school for girls up to 18 years. Kambala also has an early learning centre catering for approximately 70 girls and boys aged between 6 months and 5 years. The school was established in the late 1800s and moved to the Rose Bay campus in 1913. The campus has evolved in an organic and ad-hoc manner over the last 100 years as the school and its demands have grown.

A new campus-wide planning approach offers the opportunity to plan strategically for the future in a sustainable and effective manner and to preserve the unique aesthetic and heritage qualities of the campus. The preparation of a campus-wide planning approach is also consistent with the School's 2019 - 2023 Strategic Plan which identified the need for a broader strategic plan to coordinate renewal and development in a feasible and staged manner.

1.4 THE SITE

Kambala is located at 794 -796 New South Head Road, Rose Bay and is within the Woollahra Council local government area (LGA). Situated in the eastern suburbs of Sydney, the School is approximately 8km east of the Sydney CBD. The School is located on New South Head Road which is a classified road connecting the City with the eastern beaches. The School is surrounded by predominantly residential uses.

The campus is bounded by New South Head (to the east), Bayview Hill Road (to the north) and Tivoli Avenue (to the west). Fernbank Boarding House is located at 1A -3 Bayview Hill Road opposite the Kambala School grounds. No works are proposed to this part of the campus in this DA. The locational context of the School is illustrated at Figure 1 & 2.

The School campus slopes down from New South Head Road in the east to the west and comprises a series of existing buildings in the western part of the campus that range in height and age. The south western and north western part of the campus accommodates much of the school's existing built form, while the eastern part has the school's sporting fields and courts. The Kambala School building known as Tivoli House is in the heart of the campus. The house, its interiors, gateposts, gates and flanking walls with railing facing Tivoli Avenue, as well as 2 Norfolk Island Pines are listed as a heritage item in Woollahra Local Environmental Plan 2014 (WLEP 2014).

PROJECT DESCRIPTION

Within the School campus, the site of this SSDA is illustrated in Figure 3. The site proposed for new buildings is on top of the existing sports field and music building, as shown in green. The site proposed for demolition works and associated façade redevelopment and landscaping works is shown in red and is limited to a portion of the existing Hawthorne Building and the Arts building. The site of new landscape works is shown in yellow and includes all external spaces connecting these works. It is anticipated that the construction works will be staged, so the construction site for any given stage will be smaller than the overall site identified in Figure 3. The four key main buildings proposed are identified in Figure 4.

There are a number of built forms proposed that may be partly visible from public domain locations which have been assessed as part of this VIA. Aside from buildings, the use of a roof top terrace is also proposed during and after school hours. A description of the use, features and visual effects and potential impacts of the use of the roof top terrace is included in Section 1.5 Visibility of Proposed Roof Top Terrace.

1.5 VISIBILITY OF PROPOSED ROOF TOP TERRACE

The roof top terrace is located above the proposed Sports Building and is predominantly free of built forms and structures but does include the fencing posts and material, with bleacher-style seating at its western end which is protected by a fabric shade canopy. We note the presence of two scoreboards attached to the western fence orientated towards the east. We are advised that no other fixed features or furniture is proposed and that parts of the roof terrace will be used for informal seating on the surface itself. The fabric canopy structure is narrow and horizontal, extending for approximately 4m in length and is likely to be potentially visible in only downward external views from the public domain. We note however that it is set at RL 49.20 marginally above the finished height of the stainless steel tensile web mesh fence (as shown in DA2103-C Level 3 plan and DA103-B) at RL 47.59, but significantly below the path and street level of New South Head Road. In this regard its visibility would be limited. This, combined with the use of semi-translucent fabric is unlikely to generate any significant visual effects or impacts. The web-mesh fencing material is captured in photomontages where its visual effects are considered and analysed in each photomontage.

In our opinion given the limited presence of vertical, bulky features, the selection of semi-translucent materials for fencing and seating, the use and development of the roof top terrace is unlikely to create any significant visual effects and a low level of visual impact.

The rooftop open space would be in-use during school hours and on Saturday mornings until approximately 1pm and at some time after school. We note that the roof top terrace and sports fields on level 3 are accessed via – lifts, stairs and a vehicular ramp as shown on drawings DA3101 and DA3102. Where these such access features are visible in public domain views from New South Head Road they are shown in photomontages.

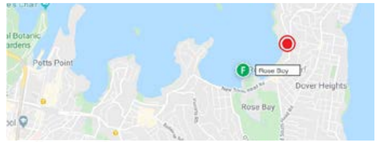

Figure 1 Map of sub-regional context of subject site

Figure 2 Aerial photo of the subject site

Figure 3 Proposed Scope of Works for Kambala school

Figure 4 Key plan for proposed works

2.0 METHODOLOGY

The methodology followed for this VIA is based on our analysis of a number of published methods including the Guidelines for Landscape and Visual Impacts Assessment 3rd edition, published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA) and on extensive experience gained by the author of this report working with Richard Lamb and Associates (RLA).

This report also draws on the method outlined in the Guideline for landscape character and visual impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services December 2018 (RMS LCIA)

Although the content and purpose of the RMS LCIA is to assess the impact on the aggregate of an area's built, natural and cultural character or sense of place rather than solely on views, it provides useful guidance as to the logic and process of visual impact assessment (VIA).

The methodology developed and used by RLA is unique in that it separates objective information about the existing visual environment and the extent of potential visual effects caused by a proposed development from more subjective issues such as view place sensitivity or compatibility with visual character or important features that may be present in the local visual context. Separating objective facts from subjective emotional responses establishes a robust and comprehensive matrix for analysis and the final assessment of the level of visual impacts.

Reviewing and combining industry best practice, Urbis continually reviews and develops its VIA methodology. Key steps followed by Urbis are outlined below. Some of the headings used in this report follow the RLA method which is included in their report.

2.1 URBIS VIA METHODOLOGY

STAGE 1 PRELIMINARY RESEARCH AND ANALYSIS

- Establish baseline factors; identify and describe the existing visual landscape in terms of visual character, scenic quality, viewer sensitivity and view place sensitivity
- Identify and describe the visual effects of the proposed development on those baseline factors

STAGE 2 ANALYSE THE VISUAL EFFECTS

- On baseline factors and specifically in relation to all views that have been modelled.

STAGE 3 ASSESS THE VISUAL IMPACTS IN THE CONTEXT OF RELEVANT SUBJECTIVE 'WEIGHTING' FACTORS

- Consider additional factors that influence the level of visual effects by adding 'weight' to each to arrive at a level of visual impacts for example; consider visual effects in the context of Physical Absorption Capacity(PAC), Compatibility with particular features for example with heritage items, desired future character, an existing concept approval or with maritime features.
- Consider the proposed development in the context of the relevant regulatory framework for example SEARs, SEPPs, LEPs and DCPs etc.
- Consider mitigation strategies if appropriate for example ameliorative planting, earthworks or alternate massing of a proposed development.
- Identify residual visual impacts.

2.2 VISUAL CATCHMENT

Urbis conducted fieldwork on the 3rd of March 2020 in the presence of Dr Richard Lamb to identify key viewpoints surrounding the site and returned in late March to identify and document views from the potential visual catchment.

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

Visibility means the extent to which the proposal would be physically visible, is identifiable for example as a new, novel, contrasting or alternatively as a recognisable but compatible feature. Various features affect the extent of visibility for example intervening buildings, the presence of vegetation, infrastructure and topography.

The potential visual catchment of the proposed development was broadly determined via a desktop review of the subject site using 3D aerial imagery, maps, client supplied information and was subsequently confirmed during fieldwork observations from publicly accessible viewpoints.

BUILT FORM

Existing built form on the site is low in height and scale so that there are no obvious visual markers for the site distant locations. However, the roof line of Tivoli House is distinctive in form and colour and along with the presence of a tall Norfolk Island Pine tree close to its north-west corner provide useful visual markers from which to gauge the potential visual catchment. Another feature present in the majority of distant views towards the subject site is the tall and distinctive form of the Kincoppal Rose Bay Chapel within the Sacred Heart school grounds which is located close to the subject site at the north-west corner of Bayview Hill Road and New South Head Road. The spire of the Chapel provides a landmark in views from the south, west and north.

LANDFORM

The site's underlying topography slopes towards Rose Bay from a ridgeline that is broadly aligns with the with Old South Head Road to the east. Notwithstanding land rises steeply to the east of New South Head Road visibility to the site from the public domain for example from roads, is limited. Views are screened by intervening built form and vegetation east of New South Head Road. Therefore, views from the west are limited, restricted to intermittent slot views alongside setbacks towards the site from parts of Rawson Road and potentially from the north end of Chamberlain Road.

HERITAGE

From the south parts of the school including Tivoli House and associated heritage listed vegetation is visible from New South Head Road adjacent to the site and to the south approximately at the intersection of Tivoli Avenue. South of Tivoli Avenue, New South Head Road falls in elevation to the south so that there is limited visibility of the site. Further south views of the School site and to the Tivoli House roofline are available from the western footpath of Lyne Park and from the Rose Bay ferry terminal and from Rose Bay beach in upwards views for example opposite the end of Caledonian Road. Views from New South Head Road north of Kincoppal North of

The visual catchment also extends to the west and north-west across Sydney Harbour. Photographs taken from the main navigation channel from Rose Bay to Watsons Bay show that distant views in which Tivoli House can be identified, extend to the north approximately to Shark Island. In such distant views and particularly from moving viewing situations, views to the subject site are difficult to discern.

Figure 5 Location Map of Documented Views

DOCUMENTED VIEWS FROM THE VISUAL CATCHMENT

View 1 Streetscape character view of the east side at the corner of Tivoli Avenue & New South Head Road

View 2 Detail view of residential development at the corner of Tivoli Avenue and New South Head Road (harbour view beyond)

View 3 Detail view of 889 New South Head Road

View 4 Detail view of 40 &40A Chamberlain Avenue from western footpath on New South Head Road

View 5 View west from New South Head Road road side opposite of 48-50 Towns Road

View 6 View looking south-west from New South Head Road road side opposite of 48-50 Towns Road

DOCUMENTED VIEWS

View 7 Detail view of Alcazar 50 Towns Road from New South Head Road

View 8 Streetscape character view east side of New South Head Road looking at intersection with Towns Road

View 9 Detail view looking at the adjoining Kambala school buildings along Bayview Hill Road

View 10 Detail view of adjoining residential at 5 Bayview Hill Road

View 11 Streetscape view looking at school buildings adjacent to 20 & 22 Tivoli Avenue

View 12 Detail view of entry to school located adjacent to 14 & 16 Tivoli Avenue

DOCUMENTED VIEWS

View 13 Streetscape character view of Kambala school buildings adjacent to 8 - 10 Tivoli Avenue

View 14 Streetscape character view of Kambala school buildings adjacent to 6 -8 Tivoli Avenue

View 15 Looking north-east towards Rose Bay Wharf and subject site (beyond) from Rose Bay Waterfront

View 16 Looking north-east towards Rose Bay Waterfront and subject site (beyond) from Lynes Reserve near Catalina entry

View 17 Looking north-east towards subject site (beyond) from Rose Bay Waterfront

View 18 Looking north-east towards the subject site from north of Rose Bay Wharf

DOCUMENTED VIEWS

View 19 Looking east of the site

View 20 Looking east to the site and aligned with Bayview Hill Road

View 21 Looking towards the site approximately aligned with Shark Island

View 22 Looking towards the site from Watsons Bay at the northern extent of visual catchment - no view

View 23 Looking west towards the harbour and aligned with Bayview Hill Road from street Opposite of 44 Towns Road - DCP view

View 24 Detail view of 46 Towns Road entry

DETAILED VIEWS OF NEIGHBOURING DEVELOPMENT

View 25 Detail view looking the entry of 46 Towns Road

View 26 Detail view looking at 48 Towns Road

View 27 Detail view looking at pedestrian entry to 38 & 46 Towns Road

View 28 Detail view looking the east elevation of 50 Towns Road

View 29 Detail view looking at side setback of 48 and 50 Towns Road

View 30 Detail view from GL garage unit 1 of 48 Towns

DETAILED VIEWS OF NEIGHBOURING DEVELOPMENT

View 31 Detail view looking at the eastern elevation of 48 Towns Road

View 32 Detail view of eastern larger block at 46 Towns Road

View 33 Detail view of 899 New South Head Road

View 34 Detail part elevation of 40 Chamberlain Avenue

View 35 Streetscape view of detail residential context around the intersection of New South Head Road and Rawson Road.

View 36 Detail view of 50 Towns Road - the Alcazar

DETAILED VIEWS OF NEIGHBOURING DEVELOPMENT

View 37 Detail west elevation 50 Towns Road - the Alcazar

View 38 View from top of wall adjacent to 50 Towns Road approx 1m from ground level window

View 39 View looking south 1m below ground level window at 50 Towns Road

View 40 Wide angle view (18mm FL) from 1m below ground level west facing window

View 41 Detail view of the south elevation of 50 Towns Road

View 42 Detail view south east looking at the driveway of 899 New South Head Road

DETAILED VIEWS OF NEIGHBOURING DEVELOPMENT

View 43 View looking north east towards the site from Rose Bay Beach

View 44 View looking north east towards the site from Rose Bay Beach

View 45 View west along Bayview Hill Road near the entrance of 1 Bayview Hill Road

3.0 BASELINE VISUAL ANALYSIS

3.1 VISUAL CHARACTER

3.1.1 VISUAL CHARACTER OF THE SITE

The subject site has a natural east-west cross which is accommodated across the existing campus by a series of retained and relatively level areas. The largest of these is the existing school oval occupying the north east part of the site is located approximately 8m below the New South Head Road. New South Head Road rises in elevation as it winds northwards past the site and curves to the north-east so that the height of the retaining wall below the road varies from approximately 7m at its southern end to 10m near the corner of Bayview Hill Road.

The site is characterised by a variety of buildings which vary in height, form and architectural age and style. Built forms are located virtually continuously along the Bayview Hill Road boundary and along Tivoli Avenue. We are informed that buildings along the northern boundary including the two-storey junior school and a long three storey buildings along Tivoli Avenue will remain unaffected by the proposed development.

'Tivoli' the centrally located creamy coloured building and centrepiece of the school's campus was a built in 1841 as part of a larger Tivoli Estate and was occupied by the school when it moved to the site in 1913. The house and other features of the school are listed in schedule 5 of the Woollahra LEP as heritage item. Tivoli House is built in the Victorian Modern Gothic style is a two-storey rendered brick and stone building with a slate roof, turned timber verandah posts and joinery and French windows to ground floor.

Tivoli House features a high gable to the western elevation which along with two heritage listed Norfolk Island Pine trees (Araucaria heterophylla) is visually significant in views from the west and from parts of Sydney Harbour.

This section establishes the character of the site and its immediate surrounds so that this can be used as a baseline factor against which to judge the level of change caused by the proposed development.

3.1.2 SITE CONTEXT VISUAL CHARACTER

Kambala School is bounded by two curvilinear roads to the west and east and the steeply sloping Bayview Hill Road to the north. The site is predominantly characterised by open space, garden beds and vegetation including the columnar shaped canopies of heritage vegetation and by long-low built forms which present to Bayview Hill Road and Tivoli Road. Vegetation also fills part of the inside the curve of New South Head Road along the base and top of the retaining wall. The pitched and gabled roof forms of Tivoli House are a central feature, visible in views from both main entrance gates. The north and north-east part of the school close to the intersection of Bayview Hill Road and New South Head Road is utilised by sports facilities including turf fields and roof top tennis courts which are set at a similar level at approximately RL40. The sports surfaces combine to provide continuous open space across this part of the school.

The school is surrounded by residential development to the west, east and south and by a few dwellings along the north side of Bayview Hill Road west of those owned by Kambala School. Kincoppal Rose Bay Chapel and school grounds occupies an elevated knoll to the north of the subject site below which individual residences occupy the south-facing slopes below Kincoppal Rose Bay including 5, 7 and 10 Bayview Hill Road. These dwellings are predominantly two-storey dwellings which vary in age and

Architectural detail. We observed that Nos 1 to 3 Bayview Hill road are occupied by Kambala owned residences and a former school facility.

The school occupies the entire length along the east side of Tivoli Avenue except at its southern end where two part-two and part-three storey dwellings at 1 and 3 Tivoli Avenue are located. The west side of Tivoli Avenue falls to the south-west below the carriageway and is characterised by large individual dwellings which occupy blocks that fall in elevation towards Sydney Harbour. Many of dwellings appear to be battle-axe developments including three to floor storeys of accommodation. Street trees are also intermittently located along both sides of Tivoli Avenue.

Residential development along the east side of New South Head Road is significantly elevated above the carriageway and in the vicinity of the site, includes a mix of three to four storey residential flat buildings and individual dwellings and dual occupancies. For example two contemporary four-storey residential development and a 1950's era brick and tile two-storey bungalow are located east of the site. Both are set approximately 4-5m above the height of the road separated from it by sandstone retaining walls and vegetation. Residential flat buildings at 50, 48 and 46 Towns Road are significantly elevated above the entire school site and each have elevations and windows that are orientated to the west and south-west.

50 Towns Road is the closest neighbouring residential development to the east located at the western end of the Towns Road. This building includes 3 residential storeys of accommodation above an elevated ground and presents a narrow west-facing elevation and stepped south-west facing elevation. There are no external balconies along the west or south-west orientated elevations. The closest dwellings that have the potential view access across the school site and the proposed development are discussed in more detail below in section 4.5.4 in relation to view sharing.

3.2 SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness or, preference of the visual setting of the subject site and is 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 by academics including Terrance Purcell, Richard Lamb, Colleen Morris and Gary Moore.

Moore (2006) summarises the theoretical and methodological constructs in the field of environment, behaviour and society (EBS) and discusses the largest body of research in this area prepared by Associate Professor Terry Purcell and Dr Richard Lamb. The research details results in relation to the experience, perception and aesthetics of natural and cultural landscapes, affective experience of the environment, and the perception of scenic quality.

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. The site would be considered in isolation and within its visual setting as having moderate-high scenic quality given the inclusion of heritage items and vegetation on the site

3.3 VIEW PLACE SENSITIVITY

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers. For example, close and middle distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods. In our opinion sensitive public domain locations as shown on the Public Domain View Location Map Figure 6 including; the rotary viewing area (4) both school entrances with views to Tivoli House (views 17 and 10) the view from Lyne Park near Rose Bay Ferry terminal (18) and close views from Sydney Harbour.

Other than for these locations view place sensitivity is low or low-medium.

3.4 VIEWER SENSITIVITY

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects. The spatial relationship (distance) the length of exposure and the viewing place within a dwelling are factors which affect and overall rating as to the sensitivity to visual effects. Private domain view sharing is considered in detail in section 4.5.3.

Figure 6 Suggested views for inspection. These and others were reviewed and inspected where relevant by Dr Lamb and Urbis

4.0 ADDITIONAL FACTORS

4.1 DEFINITION OF VIEW TYPES

View composition type when considered in formal pictorial terms, refers to the placement or arrangement of visual elements in a view which in this case will include the proposed development in the composition of the view.

Considering a view in formal pictorial terms means that we consider various parts of the composition as if it were a painting where the composition can be divided broadly into the sections of foreground, mid-ground and background.

Description of typical view types:

- Expansive: unrestricted other than by features behind the viewer, such as a hillside, vegetation and buildings.
- Restricted: a view which is restricted at some distance by features between or to the sides of the viewer and the view for example by vegetation or built forms.
- Panoramic: a 360-degree angle of view unrestricted by any features close to the viewer.
- Focal: a view that is focused and directed toward the proposed development by features close to the viewer for example a view that is constrained to a road corridor by buildings etc
- Feature: a view where the proposed development is the main feature or element and dominates the view. A feature view would be a close-range view.

Other additional factors that influence the significance of visual effects include consideration of the viewing period, the distance of the view from the viewing location to the proposed development, the level of view loss or blocking effects and in some situations the viewing level alters the ability to perceive the level of visual effects.

4.2 RELATIVE VIEWING LEVEL

Relative viewing level refers to the location of the viewer relative to the location of the proposal. The viewing angel towards the proposed development can affect perception of the visual effects. For example, the visual effects of a proposed development in downward views from elevated locations relative may decrease the level of visual effects. However the visual effects of the same development in a close view or from a similar level to the proposed development, may be more significant for example due to the effects of the trailing edge (the edge furthest from the viewer), particularly if built form intrudes into horizons.

4.3 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 the viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or the waterways, provide for greater potential for the viewer to perceive the visual effects. It should be noted that although potential views from parts of Sydney Harbour are available towards the subject site, and from Lyne Park and Rose Bay Ferry Wharf where there are long potential viewing periods the height and scale of the built form proposed are difficult to discern. In the majority of views from close locations to the proposed development will be from moving viewing locations.

Repeated viewing period events, for example views experienced from roads as a result of regular travelling, are considered to increase perception of the visual effects of the proposal.

4.4 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.

For Kambala School given the visual catchment is limited due to the low height of built forms proposed, topography to the north and east, the majority of the views modelled fall into the close and medium distance ranges. Ranges are as follows; close range (<100m), medium range (100-500m) and distant (>500m).

The built form proposed is low in height so that in the majority of views including from close locations it will not highly visible in views. From medium and distant locations such as from parts of Sydney Harbour the proposed development will be difficult to discern.

4.5 VIEW LOSS OR BLOCKING EFFECTS

4.5.1 RELEVANT REGULATORY FRAMEWORK

Sydney Harbour Regional Environmental Plan (deemed SEPP) and accompanying Sydney Harbour DCP includes objectives relevant to views to and from Sydney Harbour. Responses to these issues will be provided by Ethos Urban.

The Woollahra Council DCP includes two views in the Rose Bay Precinct on Map 9 which are located close to the school and warrant assessment. These are considered in detail in section 4.5.2 below.

Is oriented to the west along Towns Road from its ridgeline and high point to the east. A photographic plate represents this view 23. Another view DCP view is indicated by three arrows above the schools eastern retaining wall which emanate from the same location in New South Head Road. This location has been approximately located on the ground. The effects of the proposed development on these views are modelled in photomontages.

4.5.2 PLANNING PRINCIPLES RELEVANT TO VIEW LOSS

There are two planning principles from the Land and Environment Court of New South Wales that are relevant. The most relevant in terms of private domain view sharing is Tenacity Consulting v Warringah [2004] NSWLEC 140 - Principles of view sharing: the impact on neighbours (Tenacity) and Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor. [2013] NSWLEC 1046 (Rose Bay).

View loss or blocking effects in this assessment means a measure of the extent to which the proposal is responsible for view loss or blocking the visibility of items in the view. Notwithstanding Tenacity concerns private domain view loss, what could be construed to be a valuable feature of the view which could be lost, e.g. specific features of views such as whole views and iconic elements viewed across water, alluded to in the judgement are of some relevance to the public domain.

Rose Bay is relevant to view loss in the public domain in relation to important or documented views. In this regard it is relevant to this assessment in relation to two documented DCP views that are shown in the Woollahra DCP 2015 Rose Bay precinct Map 9. A view is oriented to the west along Towns Road and another is from a location on west side of New South Head Road south of Bayview Hill Road and above the school.

In the Towns Road view corridor, the location of the built form proposed is such that it is set to the south and below the continuation of the road onto Bayview Hill Road. The proposed development is unlikely to cause any significant visual effects on this axial view west along Towns Road (refer to photographic plate 23). If any part of the proposal is visible in this view corridor it is likely to be minor in extent so that in our opinion an assessment against the Rose Bay planning principle is not required.

The other view shown on the DCP Map 9 emanates from New South Head Road above the school and includes a wide arc of view from the north-west to the

5.0 VIEW SHARING ANALYSIS

5.1 PUBLIC DOMAIN VIEWS

Moore in Rose Bay sets out to establish a planning principle to address view sharing principles for public domain views and specifically assesses the impacts on public domain views caused by private developments. The principle shares similarity's with Tenacity and considers impacts in the context of reasonable development expectations, the enjoyment and access to the views by the public from public place. The steps for determining the acceptability of the impact on views from the public domain are in two stages - the first factual followed by a second, analytical process.

Identification Stage

- The first step of this stage is to identify the nature and scope of the existing views from the public domain. This identification should encompass (but is not limited to): the nature and extent of any existing obstruction of the view; relevant compositional elements of the view (such as is it static or dynamic and, if dynamic, the nature and frequency of changes to the view); or whether is the change permanent or temporary etc What are the curtilages of important elements in the view?
- The second step is to identify the locations in the public domain from which the potentially interrupted view is enjoyed.
- The third step is to identify the extent of the obstruction at each relevant location. A public domain view is one that can be enjoyed by all members of the population and not assessed as in Tenacity using a normative eye height.
- The fourth step is to identify the intensity of public use of those locations where that enjoyment will be obscured, in whole or in part, by the proposed private development.
- The final step to be identified is whether or not there is any document that identifies the importance of the view to be assessed.

This will encompass specific acknowledgment of the importance of a view (for example, by international, national, state or local heritage recognition) or where the relevant planning regime promotes or specifically requires the retention or protection of public domain views. However, the absence of such provisions does not exclude a broad public interest consideration of impacts on public domain views.

Urbis Response

The DCP view is available from a short stretch of New South Head Road above Kambala School. Its compositional elements include a foreground of the school ground, parts of Tivoli House and heritage vegetation. The distant background includes parts of Sydney Harbour including icons such as Sydney Harbour Bridge, Sydney Opera House and other areas of land-water interface. This view is available from moving viewing locations for short periods of time rather than sustained longer term views from an arterial route. The extent of obstruction would be permanent but is limited in height and extent blocking a minor amount of the foreground and mid-ground composition in downward views. This leaves the majority of the composition unaffected by the proposed development and available to members of the public including all the scenic and highly valued icons in it. Views to the Sydney Harbour Bridge and Opera House are unaffected by the visual effects of the proposed development. The public path and road from which the view is available are highly used. The view is identified in the Woollahra DCP.

Analysis of impacts

Qualitative Assessment This evaluation requires an assessment of aesthetic and other elements in the view, which despite being subjective must follow a defined process which outlines the factors taken into account and the weighting attached to them. As in Tenacity a high value or weighting is attached to views considered to be iconic or that include major landmarks or the weight could be influenced by the importance of other factors such as the status of a statutory document and the terms in which an objective about views is expressed. A specific weighting is not provided. Factors to be considered are:

- Is there any significance to the view likely to be affected?
- Who has attributed the significance to the view and why?
- Would the change (caused by the proposed development) make the view less desirable?
- Would the change alter whether the view is static or dynamic, positive or negative?
- If the view is a known attraction from a specific location, how will the view be impacted?
- Would the visual effects or change proposed, render the view tokenistic?
- Has the existing view already been degraded so that the remaining view warrants preservation?

Prior to undertaking the assessment however Roseth discusses the notion of view sharing and in the first step of his four-step method requires that views to be affected should be identified and described.

Urbis Comment

The view is documented in the Woollahra DCP and by reference in the associated LEP and in this regard has some statutory weight. The view includes iconic features that are of state, national and international significance and would be of high scenic value however the visual changes caused by the proposed development would have a minor effect on the desirability of the view. The view appears to be incidental and fortuitous given that it is gained between roadside vegetation and is unlikely to be a known attraction from a specific location. In our opinion the minor visual blocking effects of the proposed built form would not make the remaining view tokenistic, given the majority of the view composition will remain the same and the significant iconic elements in their settings and overall scenic quality of the view remains unaffected. The existing view is wide and panoramic where only a minor amount of foreground and mid-ground composition will be affected. The existing view does not appear to have been degraded by other development such that it warrants preservation.

Quantitative Assessment

This requires an assessment of the extent of the present view available, its composition and an assessment of the extent to which the view will be obstructed by or changed by the introduction of the proposed development.

Relevant questions to answer are; is the remaining, impacted view still sufficiently composed and the significant elements able to be understood by the public? Moore notes that the greater the obstruction of the view means may make the remaining part of greater value.

Urbis Comment

The view includes iconic features and is of high scenic value. The nature and extent of the visual effects of the proposed development are minor and limited to parts of the view that are below the horizontal view line. The impacted view is still characterised by the main compositional elements so that it can be understood and enjoyed by the public.

This assessment against the Rose Bay Planning Principle finds that the visual impacts on the DCP view are acceptable.

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SELECTED VIEWS FOR PHOTOMONTAGES

The following pages undertake a detailed analysis of the 12 views which were identified as requiring further analysis.

View Ref	Photo Reference	Description	View Direction	Focal Lens	Distance Range
View 04	RLA06405	View south-west from Forsyth Park towards the school	South-west	35mm	<100m
View 05	RLA06403	View south-west from footpath near intersection of Bay View Hill Road & New South Head Road	South-west	35mm	<100m
View 06	RLA06401	View south-west from footpath along New South Head Road adjacent to Kambala School sporting fields	South-west	34mm	<100m
View 07	RLA06408	View south-west from footpath at the corner of Towns Road, parallel to New South Head Road	South-west	35mm	<100m
View 09	RLA06396	View further south-east, looking west from footpath along New South Head Road adjacent to Kambala School sporting fields	West	34mm	<100m
View 10	RLA06394	View north-west from footpath along New South Head Road adjacent to Kambala School entry on New South Head Road	North-west	34mm	<100m
View 11	RLA06391	View north towards the site from footpath along New South Head Road	North	41mm	100-500m
View 13	RLA06392	View north towards the site from footpath at the corner of New South Head Road & Tivoli Avenue	North	33mm	<100m
View 15	RLA06398	Harbour view south-west from footpath along New South Head Road adjacent to Kambala School sporting fields	South-west	34mm	<100m
View 16	RLA06406	Rose Bay view looking south-west from footpath along Bayview Hill Road adjacent to Kambala School Sporting Fields	South-west	35mm	<100m
View 17	RLA06424	View of Entry to school off Tivoli Avenue located adjacent to 14 & 16 Tivoli Avenue	East	34mm	<100m
View 18	RLA06388	View north-east towards the site from footpath near Lynes Park playground	North	35mm	>500m

Table 4.1: Public domain views focal length advice

Figure 7 Public Domain View Locations

VIEW 04

VIEW SOUTH-WEST FROM FORSYTH PARK TOWARDS THE SCHOOL

Location & distance class
Rotary viewing platform near corner of Bayview Hill Road

- Close view
- <100m

Visual effects approved DA
The mass and roof form shown in yellow rises to block the majority of views towards the north elevation of Tivoli House.

Visual effects of the proposed development

- The proposed development sits at a lower elevation relative to the approved DA leaving the majority of views towards Tivoli House available.
- The lower part of the heritage item will be blocked by the proposed built form however the upper parts of Tivoli House will be visible through the near-transparent sports field fencing.
- The proposed development blocks a minor amount of built form and generates a lesser extent of visual effects compared to the Approved DA.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low-medium
View Composition	low
Viewing Level	low
Viewing Period	low
Viewing Distance	low-medium
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW**

Figure 10 Key Plan of Public Domain View 4

Figure 8 View 4 - Existing

Figure 9 View 4 - Survey Overlay

Figure 11 View 4 - Proposed

VIEW 05

VIEW SOUTH-WEST FROM FOOTPATH NEAR INTERSECTION OF BAY VIEW HILL ROAD & NEW SOUTH HEAD ROAD

Location & distance class
New South Head Road south of Bayview Hill Road
corner equivalent to DCP view

- Close view
- <100m

Visual effects approved DA
The mass and roof form shown in yellow rises to block the majority of views towards the north elevation of Tivoli House.

Visual effects of the proposed development

- The proposed development sits at a lower elevation relative to the approved DA leaving the majority of views towards Tivoli House available.
- The lower part of the heritage item will be blocked by the proposed built form however the upper parts of Tivoli House will be visible through the near-transparent sports field fencing.
- The proposed development blocks a minor amount of built form and generates less visual effects compared to the Approved DA.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	medium
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW**

Figure 14 Key Plan of Public Domain View 5

Figure 12 Public Domain View 5 - Existing

Figure 13 Public Domain View 5 - Survey Overlay

Figure 15 Public Domain View 5 - Proposed

VIEW 06

VIEW SOUTH-WEST FROM FOOTPATH ALONG NEW SOUTH HEAD ROAD ADJACENT TO KAMBALA SCHOOL SPORTING FIELDS

Location & distance class
New South Head Road south of Bayview Hill Road
corner equivalent to DCP view

- Close view
- <100m

Visual effects approved DA
The approved DA extends upwards to block the majority of the north elevation of Tivoli House including its gable and mid-ground views to parts of Sydney Harbour.

Visual effects of the proposed development

- The proposed development sits at a lower elevation relative to the approved development and almost wholly below road level leaving the majority of views to Tivoli House available.
- The lower part of the heritage item will be visible through the near-transparent sports field fencing, part of the sports field and substructure.

Visual effects of proposed development factors	
Visual Character	low-medium
Scenic Quality of View	low-medium
View Composition	low-medium
Viewing Level	low
Viewing Period	low
Viewing Distance	medium-high
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW**

Figure 18 Key Plan of Public Domain View 6

Figure 16 Public Domain View 6 - Existing

Figure 17 Public Domain View 6 - Survey Overlay

Figure 19 Public Domain View 6 - Proposed

VIEW 07

VIEW SOUTH-WEST FROM FOOTPATH AT THE CORNER OF TOWNS ROAD, PARALLEL TO NEW SOUTH HEAD ROAD

Location & distance class

West side foot path near 899 New South Head Road similar to DCP view

- Close view
- <100m

Visual effects approved DA

The roof form of the approved DA is visible and blocks part of Tivoli House.

Visual effects of the proposed development

- A minor amount of playing surface and the near transparent sport fence will occupy the lower west side of the view.
- The majority of the proposed built form is below the road level so that the most visible elements are narrow vertical fence posts around the sports field.
- The proposed development blocks a minor amount of built form and generates less visual effects compared to the Approved DA.

Visual effects of proposed development factors	
Visual Character	low-medium
Scenic Quality of View	low-medium
View Composition	low-medium
Viewing Level	low
Viewing Period	low
Viewing Distance	medium
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW**

Figure 22 Key Plan of Public Domain View 7

Figure 20 Public Domain View 7 - Existing

Figure 21 Public Domain View 7 - Survey Overlay

Figure 23 Public Domain View 7 - Proposed

VIEW 09

VIEW FURTHER SOUTH-EAST, LOOKING WEST FROM FOOTPATH ALONG NEW SOUTH HEAD ROAD ADJACENT TO KAMBALA SCHOOL SPORTING FIELDS

Location & distance class

East side of New South Head Road

- Close view
- <100m

Visual effects approved DA
The approved development is not visible from this location.

Visual effects of the proposed development

- The proposed development introduces a new built form into the foreground composition to a mid-height level and will block an isolated view towards a school building.
- Tivoli House is not visible in this composition.

Visual effects of proposed development factors	
Visual Character	medium
Scenic Quality of View	medium
View Composition	low
Viewing Level	low
Viewing Period	low
Viewing Distance	medium
View Loss & View Blocking Effects	medium

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low-medium
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	n/a

Overall rating of significance of visual impact	**LOW**

Figure 26 Key Plan of Public Domain View 9

Figure 24 Public Domain View 9 - Existing

Figure 25 Public Domain View 9 - Survey Overlay

Figure 27 Public Domain View 9 - Proposed

VIEW 10

VIEW NORTH-WEST FROM FOOTPATH ALONG NEW SOUTH HEAD ROAD ADJACENT TO KAMBALA SCHOOL ENTRY ON NEW SOUTH HEAD ROAD

Location & distance class

New South Head Road

- Close view
- <100m

Visual effects approved DA

The approved development is partly visible in the background composition.

Visual effects of the proposed development

- The proposed development introduces a new central foreground feature.
- The built form proposed will block views of mid-ground vegetation, parts of the existing school oval, retaining wall and vegetation.
- Tivoli House is not present in the view.

Visual effects of proposed development factors	
Visual Character	medium
Scenic Quality of View	medium
View Composition	high
Viewing Level	low
Viewing Period	low
Viewing Distance	high
View Loss & View Blocking Effects	medium

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**MEDIUM**

Figure 30 Key Plan of Public Domain View 10

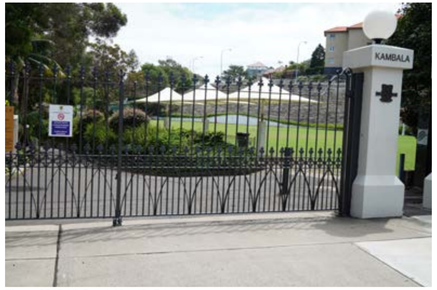

Figure 28 Public Domain View 10 - Existing

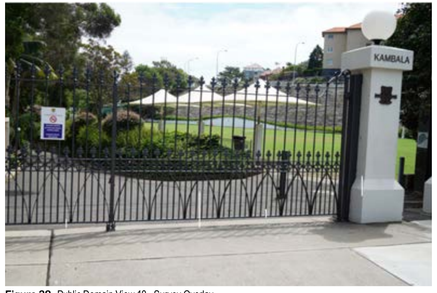

Figure 29 Public Domain View 10 - Survey Overlay

Figure 31 Public Domain View 10 - Proposed

VIEW 11

VIEW NORTH TOWARDS THE SITE FROM FOOTPATH ALONG NEW SOUTH HEAD ROAD

Location & distance class

New South Head Road view north.

- Close view
- <100m

Visual effects approved DA

The approved development is not visible from this location.

Visual effects of the proposed development

- The proposed development is not visible in this view due to the blocking effects of existing intervening built form

Visual effects of proposed development factors	
Visual Character	n/a
Scenic Quality of View	n/a
View Composition	n/a
Viewing Level	n/a
Viewing Period	n/a
Viewing Distance	n/a
View Loss & View Blocking Effects	n/a

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**NONE**

Figure 34 Key Plan of Public Domain View 11

Figure 32 Public Domain View 11 - Existing

Figure 33 Public Domain View 11 - Survey Overlay

Figure 35 Public Domain View 11 - Proposed

VIEW 13

VIEW NORTH TOWARDS THE SITE FROM FOOTPATH AT THE CORNER OF NEW SOUTH HEAD ROAD & TIVOLI AVENUE

Location & distance class

North from the intersection of Tivoli Avenue and New South Head Road

- Close view
- <100m

Visual effects approved DA

The approved development is not visible from this location.

Visual effects of the proposed development

- The proposed development is not visible in this view due to the blocking effects of existing intervening buildings.

Visual effects of proposed development factors	
Visual Character	n/a
Scenic Quality of View	n/a
View Composition	n/a
Viewing Level	n/a
Viewing Period	n/a
Viewing Distance	n/a
View Loss & View Blocking Effects	n/a

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	low
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**NONE**

Figure 38 Key Plan of Public Domain View 13

Figure 36 Public Domain View 13 - Existing

Figure 37 Public Domain View 13 - Survey Overlay

Figure 39 Public Domain View 13 - Proposed

VIEW 15

HARBOUR VIEW SOUTH-WEST FROM FOOTPATH ALONG NEW SOUTH HEAD ROAD ADJACENT TO KAMBALA SCHOOL SPORTING FIELDS

Location & distance class

New South Head Road

- Close view
- <100m

Visual effects approved DA

The approved development is not visible from this location.

Visual effects of the proposed development

- The proposed development is lower in elevation compared to the approved DA and introduces a new foreground element into the view.
- The trailing edge of the proposed built form, sports surface and semi-translucent fence will block the lower part of Tivoli House.
- The distinctive roof form and gables remain visible and unaffected by the proposed development available.
- The proposed development blocks a minor amount of background built form and generates a lesser extent of visual effects compared to the Approved DA.

Visual effects of proposed development factors	
Visual Character	low-medium
Scenic Quality of View	medium
View Composition	low-medium
Viewing Level	medium
Viewing Period	low
Viewing Distance	high
View Loss & View Blocking Effects	medium

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	low
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW-MEDIUM**

Figure 42 Key Plan of Public Domain View 15

Figure 40 Public Domain View 15 - Existing

Figure 41 Public Domain View 15 - Survey Overlay

Figure 43 Public Domain View 15 - Proposed

VIEW 16

ROSE BAY VIEW LOOKING SOUTH-WEST FROM FOOTPATH ALONG BAYVIEW HILL ROAD ADJACENT TO KAMBALA SCHOOL SPORTING FIELDS

Location & distance class

West from the intersection of Bayview Hill Road towards the school site

- Close view
- <100m

Visual effects approved DA

The approved DA rises to a height that blocks the majority of views to Tivoli House and background built form.

Visual effects of the proposed development

- The proposed development is lower in elevation compared to the approved DA and introduces a new foreground element into the view.
- The trailing edge of the proposed built form, sports surface and semi-translucent fence will block the lower part of Tivoli House.
- The distinctive roof form and gables remain visible and unaffected by the proposed development available.
- The proposed development blocks a minor amount of background built form and generates a lesser extent of less visual effects compared to the Approved DA.

Visual effects of proposed development factors	
Visual Character	low-medium
Scenic Quality of View	medium
View Composition	low-medium
Viewing Level	medium
Viewing Period	low
Viewing Distance	high
View Loss & View Blocking Effects	medium

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	medium
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW-MEDIUM**

Figure 46 Key Plan of Public Domain View 16

Figure 44 Public Domain View 16 - Existing

Figure 45 Public Domain View 16 - Survey Overlay

Figure 47 Public Domain View 16 - Proposed

VIEW 17

VIEW OF ENTRY TO SCHOOL OFF TIVOLI AVENUE LOCATED ADJACENT TO 14 & 16 TIVOLI AVENUE

Location & distance class

Entry gates at Tivoli Avenue

- Close view
- <100m

Visual effects approved DA

A minor amount of the Approved DA is visible in this view but does not generate any significant visual effects.

Visual effects of the proposed development

- A minor amount of the proposed development is visible in this view. It does not generate any significant visual effects.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	high
Visual Absorption Capacity	high
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW**

Figure 50 Key Plan of Public Domain View 17

Figure 48 Public Domain View 17 - Existing

Figure 49 Public Domain View 17 - Survey Overlay

Figure 51 Public Domain View 17 - Proposed

VIEW 18

VIEW NORTH-EAST TOWARDS THE SITE FROM FOOTPATH NEAR LYNES PARK PLAYGROUND

Location & distance class

Lyne Park in Rose Bay

- Distant View
- >500m

Visual effects approved DA

The approved DA occupies a minor part of the view and is difficult to discern.

Visual effects of the proposed development

- The proposed development introduces a short narrow horizontal band of new built form into the view. Its final form will be treated and detailed so that it merges easily with the vernacular background.

Visual effects of proposed development factors	
Visual Character	low
Scenic Quality of View	low
View Composition	low
Viewing Level	low
Viewing Period	low
Viewing Distance	low
View Loss & View Blocking Effects	low

Rating of visual effects on variable weighting factors	
Public Domain View Place Sensitivity	medium
Visual Absorption Capacity	low-medium
Compatibility with Urban Features in the Composition	high
Compatibility with Existing DA Envelope	high

Overall rating of significance of visual impact	**LOW**

Figure 54 Key Plan of Public Domain View 18

Figure 52 Public Domain View 18 - Existing

Figure 53 Public Domain View 18 - Survey Overlay

Figure 55 Public Domain View 18 - Proposed

VIEW 19

VIEW NORTH-EAST TOWARDS THE SITE FROM GROUND FLOOR FRONT OF UNIT 1, 50 TOWNS ROAD

Figure 56 Key Plan of Public Domain View 19

Figure 57 Public Domain View 19 - Existing

Figure 58 Public Domain View 19 - Survey Overlay

Figure 59 Public Domain View 19 - Proposed

VIEW 20

VIEW NORTH-EAST TOWARDS THE SITE FROM TOP FLOOR REAR OF UNIT 8, 50 TOWNS ROAD

Figure 60 Key Plan of Private Domain View 20

Figure 61 Private Domain View 20 - Existing

Figure 62 Private Domain View 20 - Survey Overlay

Figure 63 Private Domain View 20 - Proposed

5.2 TABLE SUMMARY OF VISUAL EFFECTS

View Reference	Location	Distance Class	View Type	Visual effects of approved DA *(modelled in translucent yellow)*	Visual effects of the proposed development *(modelled in translucent grey)*
View 04	Rotary viewing platform near corner of Bayview Hill Road	Close view	Restricted view View south-west towards the close school	The mass and roof form shown in yellow rises to block the majority of views towards the north elevation of Tivoli House.	• The proposed development sits at a lower elevation relative to the approved DA leaving the majority of views towards Tivoli House available. • The lower part of the heritage item will be blocked by the proposed built form however the upper parts of Tivoli House will be visible through the near-transparent sports field fencing. • The proposed development blocks a minor amount of built form and generates a lesser extent of visual effects compared to the Approved DA.
View 05	New South Head Road south of Bayview Hill Road corner equivalent to DCP view	Close view	Restricted view due to vegetation View south-west towards the school	The mass and roof form shown in yellow rises to block the majority of views towards the north elevation of Tivoli House.	• The proposed development sits at a lower elevation relative to the approved DA leaving the majority of views towards Tivoli House available. • The lower part of the heritage item will be blocked by the proposed built form however the upper parts of Tivoli House will be visible through the near-transparent sports field fencing. • The proposed development blocks a minor amount of built form and generates less visual effects compared to the Approved DA.
View 06	New South Head Road south of Bayview Hill Road corner equivalent to DCP view	Close view	Restricted due to vegetation View south-west towards the school	The approved DA extends upwards to block the majority of the north elevation of Tivoli House including its gable and mid-ground views to parts of Sydney Harbour.	• The proposed development sits at a lower elevation relative to the approved development and almost wholly below road level leaving the majority of views to Tivoli House available. The lower part of the heritage item will be visible through the near-transparent sports field fencing, part of the sports field and substructure.
View 07	West side foot path near 899 New South Head Road similar to DCP view	Close view	Expansive view	The roof form of the approved DA is visible and blocks part of Tivoli House.	• A minor amount of playing surface and the near transparent sport fence will occupy the lower west side of the view. • The majority of the proposed built form is below the road level so that the most visible elements are narrow vertical fence posts around the sports field. • The proposed development blocks a minor amount of built form and generates less visual effects compared to the Approved DA.
View 09	East side of New South Head Road	Close view	Restricted due to vegetation	The approved development is not visible from this location.	• The proposed development introduces a new built form into the foreground composition to a mid-height level and will block an isolated view towards a school building. • Tivoli House is not visible in this composition.
View 10	New South Head Road	Close view	Feature view of proposed development	The approved development is partly visible in the background composition.	• The proposed development introduces a new central foreground feature. • The built form proposed will block views of mid-ground vegetation, parts of the existing school oval, retaining wall and vegetation. • Tivoli House is not present in the view.
View 11	New South Head Road view north	Close view	Focal view, constrained by built form	The approved development is not visible from this location.	• The proposed development is not visible in this view due to the blocking effects of existing intervening built form.
View 13	North from the intersection of Tivoli Avenue and New South Head Road	Close view	Focal view, constrained by built form	The approved development is not visible from this location.	• The proposed development is not visible in this view due to the blocking effects of existing intervening buildings.
View 15	New South Head Road	Close view	Focal view, constrained by built form	The approved DA mass extends upwards to block part of a westerly view towards parts of Sydney Harbour the north pier of the Sydney Harbour Bridge, and lower part of Tivoli House.	• The proposed development is lower in elevation compared to the approved DA and introduces a new foreground element into the view. • The trailing edge of the proposed built form, sports surface and semi-translucent fence will block the lower part of Tivoli House. • The distinctive roof form and gables remain visible and unaffected by the proposed development available. The proposed development blocks a minor amount of background built form and generates a lesser extent of visual effects compared to the Approved DA.
View 16	West from the intersection of Bayview Hill Road towards the school site	Close view	Feature view of proposed development	The approved DA rises to a height that blocks the majority of views to Tivoli House and background built form.	• The proposed development is lower in elevation compared to the approved DA and introduces a new foreground element into the view. • The trailing edge of the proposed built form, sports surface and semi-translucent fence will block the lower part of Tivoli House. • The distinctive roof form and gables remain visible and unaffected by the proposed development available. • The proposed development blocks a minor amount of background built form and generates a lesser extent of less visual effects compared to the Approved DA.
View 17	Entry gates at Tivoli Avenue	Close view	Focal view, constrained by built form	A minor amount of the Approved DA is visible in this view but does not generate any significant visual effects.	• A minor amount of the proposed development is visible in this view. It does not generate any significant visual effects.
View 18	Lyne Park in Rose Bay	Distant View	Expansive view	The approved DA occupies a minor part of the view and is difficult to discern.	• The proposed development introduces a short narrow horizontal band of new built form into the view. Its final form will be treated and detailed so that it merges easily with the vernacular background.

Table 1 Summary of visual effects on public domain views

5.3 PRIVATE DOMAIN VIEWS

This report assesses the likely visual effects and potential impacts of the construction of the Proposed Development from four neighbouring residential developments to the site. Our analysis of view sharing is based on analysis of photomontages and in the context of the visual effects of the Concept Approval and the principles of private domain view sharing established by Roseth SC in the Land and Environment Court of New South Wales.

- Investigative fieldwork was undertaken by Dr Richard Lamb (RLA) and Jane Maze-Riley (Urbis) concurrently for this assessment.
  - Dr Lamb identified surrounding dwellings which were likely to be most affected by potential view loss.
  - In this regard Dr Lamb identified dwellings located along the east and elevated side of New South Head Road and at the west end of Towns Road that required further analysis including 46, 48, 50 Towns Road and 899 and 897 New South Head Road (also known as 40 and 40a Chamberlain Road).
- A letter of request for access was delivered by Urbis to all dwellings listed above (approximately 60 dwellings) to which 2 responses were received.
- Views were inspected at unit 1 and unit 8 at 50 Towns Road also known as The Alcazar on the 27th April 2020. Urbis attended the dwellings in the presence of a surveyor and professional photographer.
- Photos were recorded using a full frame camera Sony ILCE- 7Rm3 mounted on a tripod at 1.6m above floor level.
  - Photos were taken using a 24mm, 35mm and 50mm focal length lens (FL) however for the purposes of this assessment 50mm FL views were selected for modelling. Coordinates of the location of the camera lens were independently captured by RPS surveyors included at section 7.
  - The architectural model of the proposed development was then inserted into the selected photographs using surveyed features on the subject site and the surveyed location of the camera to be able to locate and align the model accurately.
  - Further detail about the preparation of photomontages is included in section 6.

5.3.1 ASSESSMENT AGAINST TENACITY

Roseth SC in *Tenacity* defines a four-step process to assist in the determination of the impacts of a development on views from the private domain. The steps are sequential and conditional, meaning that proceeding to further steps may not be required if the conditions for satisfying the preceding threshold is not met in each view considered. Prior to undertaking the assessment however Roseth discusses the notion of view sharing as quoted below.

"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. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four step assessment".

Tenacity includes descriptions of highly valued features, iconic views and whole views which refer to the particulars of that matter, for example water and areas of land-water interface. By describing the nature and composition of the views and rating the value of the composition Tenacity suggests that if there if there no substantive loss in qualitative or quantitative terms or if the items lost are not considered to be valued in Tenacity terms, then the threshold to proceed to Step 1 may not be met and continuing with other steps in the process may not be justified.

The proposed development will take away some views for its own benefit therefore the threshold to proceed to step 1 is met. The first step of his four-step method requires that views to be affected should be identified and described.

Without the benefit of access and views inspections of other neighbouring residences, Urbis inspected the spatial relationship between some properties and the subject site to make observations about the likely view access and potential view sharing outcomes. In this regard other than for units 1 and 8 at 50 Towns Road, dwellings were inspected from publicly accessible locations including driveways and road reserves.

UNIT 1 AT 50 TOWNS ROAD

STEP 1: VIEWS TO BE AFFECTED

26 The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

This unit occupies the western end of the floorplate at the ground level. The ground level is elevated above natural ground so that is several metres above towns Road and approximately 4 to 5m above New South Head Road.

- The views are taken from a living room which occupies the west end of the dwelling and is an enclosed former balcony now used as a sitting and dining room.
- The view modelled is a standing view approximately 500mm inside the window at the south-west corner of the room.
- The view is a wide panoramic view constrained to the west by the Kincoppal Rose Bay Chapel, the composition of which includes open areas of Sydney Harbour, sections of land-water interfaces, the Sydney Harbour Bridge, parts of North Sydney, the Sydney Opera House and the City of Sydney CBD skyline.
- These features are iconic and considered in Tenacity terms to be scenic and highly valued.
- The most scenic parts of the view are those located above the horizontal view line where the lower foreground is predominantly characterised by Kambala school, a variety of buildings, open space, vegetation and heritage items.

STEP 2

The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic

Notwithstanding that 50 Towns Road has a formal street presentation and front boundary to the north in my opinion views from this dwelling to the west could be considered as primary views or those gained over a front boundary. The view composition described above is available from sitting and standing positions and from an adjoining master bedroom.

The westerly view from the resident's favourite sitting location at the dining table has not been modelled given Tenacity's direction that it is more realistic to be able to protect standing views notwithstanding we anticipate that the level of visual effects caused on this view will be similar to eth standing view described and would be rated as minor.

STEP 3

The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

Views from this dwelling are available to the north to Towns Road (from the kitchen and dining room) and to the west and south from the dining – living room and master bedroom. View blocking effects will occur in the westerly views towards the harbour. Views to the north from all rooms will be unaffected by the proposed development and views to the south will largely be unaffected with the exception of an increase in the height of the playing fields which will rise by approximately 1.5m. The greatest level of effects will be in the primary westerly view towards the school and Sydney Harbour. The visual effects caused are rated as minor given that changes are constrained to a low height below the horizontal view line and affect foreground built forms on the school. A minor amount of built form and vegetation on the school grounds and a small area of undifferentiated open water in Sydney Harbour would be blocked by the proposed built form.

No view loss is caused in relation to iconic features such that all views to the Sydney Skyline, Sydney Opera House, Sydney Harbour Bridge, North Sydney CBD and areas of land-water interface are unaffected. Therefore in our opinion, the visual effects of the proposed development on this view composition, are negligible to minor.

STEP 4

The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

We are advised that the proposal complies with the LEP height control which is the most relevant planning principle to view sharing. As the proposal is compliant the question to be answered is whether a more skilful design could provide the same development potential for the school but limit the visual impacts. In our opinion given that the low level of visual effects and potential visual impacts this question is not relevant and overall the level of view sharing that is demonstrated would be considered as reasonable.

Unit 8 50 Towns Road

This is a unit that occupies the rear, south-western part of the floorplate at the top floor of the residential flat building.

The view available to the west is constrained by the south elevation of the residential flat building but includes open areas of Sydney Harbour, sections of land-water interfaces, the Sydney Harbour Bridge, parts of North Sydney, the Sydney Opera House and the City of Sydney CBD skyline. These features are iconic and considered in Tenacity terms to be scenic and highly valued. The most scenic parts of the view are those located above the horizontal view line where the lower foreground is predominantly characterised by Kambala school, a variety of buildings, open space, vegetation and heritage items.

Step 2

We consider these views to be primary views available over what is essentially the front boundary of the dwelling.

Step 3

Views to the west and south are from a living-dining room and from a master bedroom. View blocking effects will occur in the westerly views towards the harbour. Views to the south will largely be unaffected with the exception of an increase in the height of the playing fields which will rise by approximately 1.5m. The greatest level of effects will be in the westerly view towards the school and Sydney Harbour. The visual effects caused are constrained to a low height below the horizontal view line in downward views. The view lost will include built forms in the school, vegetation and a small area of undifferentiated open water in Sydney Harbour the extent of which is rated as minor.

No view loss is caused in relation to iconic features such that all views to the Sydney Skyline, Sydney Opera House, Sydney Harbour Bridge, North Sydney CBD and areas of land-water interface are unaffected. Therefore in our opinion the visual effects of the proposed development on the scenic and highly valued composition of the view modelled are negligible to minor.

Step 4

As the proposal is compliant the question should be answered as to whether a more skilful design could provide the same development potential for the school but limit the visual impacts. In our opinion given that the low level of visual effects and potential visual impacts this question is not relevant and overall the level of view sharing that is demonstrated would be considered as reasonable.

View Access from other neighbouring dwellings

Without the benefit of access to inspect views from other neighbouring residences, Urbis have made assumptions about the likely view access and potential view sharing outcomes. Such assumptions have been made on the basis of detailed fieldwork observations regarding the spatial relationship of dwellings to the site, aerial imagery, google earth 3D modelling and survey data for the subject site. In addition we have referred to a selection of real estate photographs from some of surrounding residences which are included at Appendix 2.

897 New South Head Road

This is a 1930s era brick and tile dwelling that is characterised by a large bay windows and curved façade large picture windows orientated towards the subject site. The dwelling is broadly aligned with Tivoli House but is likely to have views across the whole school site and beyond to include scenic features as described above. Given the dwelling's relative elevation above the site in our opinion the visual effects of the built form are unlikely to generate any significant view loss or impacts on the wider view or on individual icons in the composition.

899 New South Head Road

This development is also known as 40 and 40a Chamberlain Street and includes two contemporary buildings set side by side and orientated towards New South Head Road. Both spring from significantly elevated ground levels compared to the subject site, approximately 6-8 metres above the roadway.

Both dwellings include 4 storeys of accommodation with balconies and decks orientated towards the subject site, Harbour and City beyond.

Views from close to ground level at 40a (the northern dwelling were inspected by Urbis from the top of public steps above New South Head Road. This view along with real estate images provide an indication of likely view access from some parts of this development. In this regard based on the information available in our opinion, the visual effects caused by the proposed development are unlikely to generate any significant view sharing impacts from these dwellings.

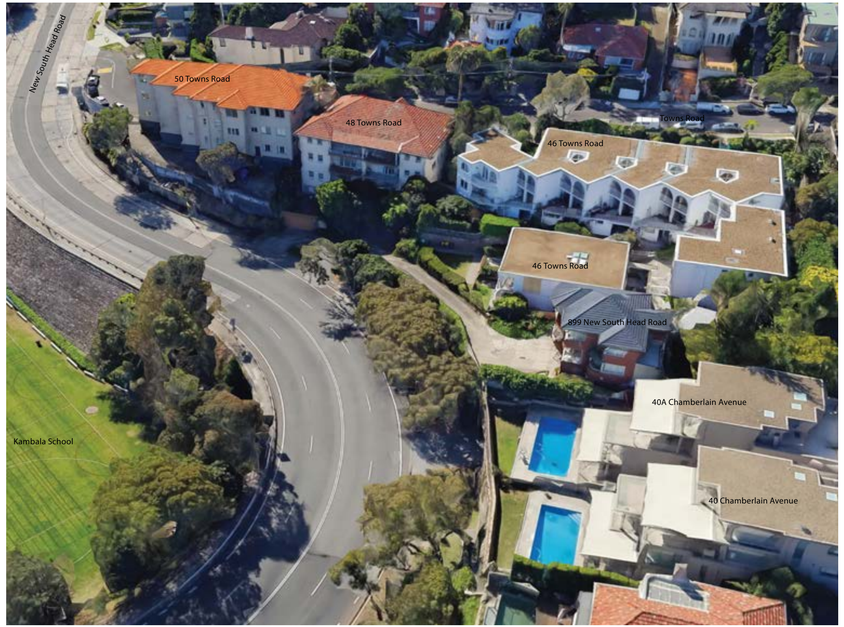

Figure 64 Private Domain View Locations identified for further investigation *(Source: http://earth.google.com)*

6.0 VISUAL IMPACT ASSESSMENT

With the permission of Dr Richard Lamb, Urbis have utilised descriptions of each of the weighting factors which help to determine the overall level of visual impacts. These are reproduced below in italics. The weighting factors most relevant for consideration are sensitivity, visual absorption capacity and compatibility with urban features, and the Approved Development. We have also considered compatibility with the heritage item Tivoli House.

Table 3 Summary of Visual Impacts shows the ratings for each factor and how they combine to provide a final assessment of the visual impact on each view. The views modelled are representative of the most affected views within the immediate visual catchment.

6.1 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

Residual effects are discussed by Dr Lamb as follows;

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

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

In our opinion visual impacts on the views modelled can be overcome by the application of fine-grained architectural detail, the use of the semi-transparent sports fencing and the implementation of the landscape plan including strategic framework and under-storey planting immediately around the under croft of the proposed sports fields.

In addition, we are advised that vegetation located close to the eastern boundary of the school and retaining wall and in the adjoining road reserve will remain and will continue to provide screening effects in the majority of close views.

6.2 SENSITIVITY

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

Two locations were assessed as having high sensitivity including views 4 and medium at locations 5, 6, 9,10,15,16 and 18 were rated as being of medium sensitivity. In most cases this is because the views are in close proximity and from the surrounding roads, viewpoints or public spaces.

6.3 VISUAL ABSORPTION CAPACITY

Physical 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.

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

- *Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.*
- *Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.*
- *Low to moderate prominence means:*
- *Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.*
- *Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.*

In all views the VAC for the Proposed Development is high with the exception of 5 views. There is a low VAC for views 10 and 5 both close views where there is direct access to parts of the built forms proposed and limited intervening features to screen or hide views.

Views 5, 16 and 18 are rated as having medium VAC which is in eth case of the distant view 18 is conservative. In all cases it should be noted that the block-model does not include any architectural detailing or colouration both of which will significantly improve the VAC.

In the majority visual absorption capacity (VAC) is high which means it has the capacity to absorb, block or hide the majority of the built form proposed. The visual catchment is constrained so that the majority of views are from close range along New South Head Road and distant ranges are only available from Lynes Park and parts of Sydney Harbour. In distance views the form and architectural detail of the built form proposed will not be easily perceived and will be seen in the context of the Kincoppal Rose Bay education buildings which are not dissimilar in scale or character.

6.4 COMPATIBILITY

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

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

6.4.1 COMPATIBILITY WITH URBAN FEATURES

In all views, the visual compatibility of proposed development is rated as high. This is because its long low form is similar in character to existing buildings within the Kambala School site and others that are visible in the surrounding visual context.

In all cases in our opinion the scale and form proposed has high compatibility with the Approved DA. It will generate a lower level of visual effects.

6.4.2 COMPATIBILITY WITH HERITAGE FEATURES

The prominent roof form, gables and vegetation are the most visible parts of the heritage item and can be seen from medium distance and distant range views to the south-west and west. In all such views the proposed development will not be highly visible. Where it is visible its form will be discerned as a simple low, long mass, below and in deference to Tivoli House. The proposed development will not overpower or dominate views to Tivoli House.

In close views from New South Head Road the built form proposed is visible near the heritage item and will block views to the lowest parts of the north-facing and east gable elevation of the north wing. In such close views the most visible and easily identifiable features of the heritage item will remain visible and unaffected by the proposed development.

The visually prominent roof form and vegetation will remain a dominant feature in all focal views and in this regard, it is our opinion that the proposed development is compatible with it.

6.5 APPLYING THE ADDITIONAL '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 summarises the ratings of each variable factor in relation to the visual impacts.

In all views modelled where the level of visual effects was rated as low for the majority of factors for example in relation to effects on scenic quality, character or composition the overall rating was also low. In some close views visual effects on some factors were rated as low-medium or medium for example close views 6 and 7 and from 15 and 16. This is a conservative approach and remains in the mid to low level of effects range. A rating of high was recorded in relation to viewing distance given that in several cases views of the proposed development are from within a few metres from intermittent locations on New South Head Road.

Notwithstanding some view locations were rated as high or medium in terms of sensitivity other weights factors such as compatibility and VAC reduced the significance of the effects resulting in a low impact.

6.6 ASSESS AGAINST RELEVANT INFORMATION/PLANNING INSTRUMENTS/POLICIES & MASTER PLANS

The proposed development has been assessed against the Rose Bay Planning Principle in relation to the Woollahra Council character area DCP and the potential visual impacts were found to be acceptable.

The proposed redevelopment and its overall impacts on each of the visual sensitivity zones is analysed against the relevant criteria provided in the SEARs and Land and Environment Court of New South Wales planning principles.

6.7 OVERALL VISUAL IMPACTS

Taking into consideration the 'baseline' or existing visual context, the generally low to medium level of visual effects of the proposed development on each factors and in the context of additional weighting factors described above in section 5.0, the visual impacts of the proposed development were found to be low and acceptable.

6.8 TABLE SUMMARY OF VISUAL IMPACTS

View Reference	Visual effects of proposed development factors *(refer to tables 3 in Appendix 1 for descriptions and rating information)*		Rating of visual effects on variable weighting factors as low, medium or high *(refer to Table 4 in Appendix 1 for descriptions of ratings)* *NB: high ratings mean low impacts eg where the visual effects are highly compatible this reduces the significance of the weighting factor* **Public Domain View Place Sensitivity: high, medium or low** *(refer to sections 3.3 and 3.4 of the report)*	**Visual Absorption Capacity**	**Compatibility** *(with urban features in the composition)*	**Compatibility with existing DA envelope**	**Overall rating of significance of visual impact**
View 04	visual character	low	high	high	high	high	**LOW**
	scenic quality of view	low-medium					
	view composition	low					
	viewing level	low					
	viewing period	low					
	viewing distance	low-medium					
	view loss or blocking effect	low					
View 05	visual character	low	medium	medium	high	high	**LOW**
	scenic quality of view	low					
	view composition	low					
	viewing level	low					
	viewing period	low					
	viewing distance	low					
	view loss or blocking effect	low					
View 06	visual character	low-medium	medium	high	high	high	**LOW**
	scenic quality of view	low-medium					
	view composition	low-medium					
	viewing level	low					
	viewing period	low					
	viewing distance	medium-high					
	view loss or blocking effects	low					
View 07	visual character	low-medium	low	high	high	high	**LOW**
	scenic quality of view	low-medium					
	view composition	low-medium					
	viewing level	low					
	viewing period	low					
	viewing distance	medium					
	view loss or blocking effects	low					
View 09	visual character	medium	low-medium	high	high	n/a	**LOW**
	scenic quality of view	medium					
	view composition	low					
	viewing level	low					
	viewing period	low					
	viewing distance	medium					
	view loss or blocking effects	medium					
View 10	visual character	medium	medium	low	high	high	**MEDIUM**
	scenic quality of view	medium					
	view composition	high					
	viewing level	low					
	viewing period	low					
	viewing distance	high					
	view loss and view blocking	medium					

View Reference	Visual effects of proposed development factors *(refer to tables 3 in Appendix 1 for descriptions and rating information)*		Rating of visual effects on variable weighting factors as low, medium or high *(refer to Table 4 in Appendix 1 for descriptions of ratings)* *NB: high ratings mean low impacts eg where the visual effects are highly compatible this reduces the significance of the weighting factor* **Public Domain View Place Sensitivity: high, medium or low** *(refer to sections 3.3 and 3.4 of the report)*	**Visual Absorption Capacity**	**Compatibility** *(with urban features in the composition)*	**Compatibility with existing DA envelope**	**Overall rating of significance of visual impact**
View 11	visual character	n/a	low	high	high	high	**NONE**
	scenic quality of view	n/a					
	view composition	n/a					
	viewing level	n/a					
	viewing period	n/a					
	viewing distance	n/a					
	view blocking effects	n/a					
View 13	visual character	n/a	low	high	high	high	**NONE**
	scenic quality of view	n/a					
	view composition	n/a					
	viewing level	n/a					
	viewing period	n/a					
	viewing distance	n/a					
	view blocking effects	n/a					
View 15	visual character	low-medium	medium	low	high	high	**LOW-MEDIUM**
	scenic quality of view	medium					
	view composition	low-medium					
	viewing level	medium					
	viewing period	low					
	viewing distance	high					
	view loss and view blocking	medium					
View 16	visual character	low-medium	medium	medium	high	high	**LOW-MEDIUM**
	scenic quality of view	medium					
	view composition	low-medium					
	viewing level	medium					
	viewing period	low					
	viewing distance	high					
	view loss and blocking effects	medium					
View 17	visual character	low	high	high	high	high	**LOW**
	scenic quality of view	low					
	view composition	low					
	viewing level	low					
	viewing period	low					
	viewing distance	low					
	view loss and blocking effects	low					
View 18	visual character	low	medium	low-medium	high	high	**LOW**
	scenic quality of view	low					
	view composition	low					
	viewing level	low					
	viewing period	low					
	viewing distance	low					
	view loss and blocking effects	low					

Table 2 Summary of visual impacts on public domain views

7.0 CERTIFICATION

7.1 USE OF PHOTOMONTAGES OR OTHER VISUALISATIONS

The Landscape Institute (UK) provides the following guidance:

Visual representations or 'visualisations' must fairly represent what people would perceive in the field. The sophistication of visualisation technique needs to be proportionate to factors such as purpose, use, user, sensitivity of the situation and magnitude of potential effect.

The use of the most appropriate type of visualisation requires an understanding of the landscape and visual context within which the development may be seen, knowledge regarding the type of development proposed, its scale and size, and an understanding of the likely effect of introducing the development into the existing environment.

Photomontages were selected as being an appropriate means to model the potential visual effects of the proposed SSD DA, given that the subject site is located in an area where access to scenic views is likely to be highly contested. This analysis required only block-model photomontages as a means to show the extent of the built form proposed. Other graphic aids which include fine-grained level of architectural detail and a more photo-realistic image of the built forms proposed will be provided by others.

7.2 PHOTOMONTAGES IN THE LAND & ENVIRONMENT COURT OF NSW

The preparation of photomontages has been undertaken to comply with the practice direction for the use of photomontages in the Land and Environment Court of New South Wales which in NSW is the most conservative standard to follow in the absence of any statutory guidelines. This involves following a number of steps as outlined below.

Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location and is to be accompanied by:

- A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
- A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.
- Survey data.
- Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used: for depiction of existing buildings or existing elements as shown in the wire frame; and to establish an accurate camera location and RL of the camera.
- Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
  - The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
  - The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

7.3 CERTIFICATION OF ACCURACY OF PHOTOMONTAGES

A certification of accuracy statement in relation to the preparation of all public domain photomontages is included in the view analysis report prepared by RLA. A certification statement in relation to the preparation of all views and additional information as to the process is managed by Urbis is outlined below.

7.3.1 VERIFICATION METHOD

The fundamental requirement to be able to certify photomontages is that there is a 3D architectural model of the proposed development which can accurately located within the composition of a photograph.

In order to be able to certify the accuracy of the photomontage resulting from merging the 3D model and photographs is being able to demonstrate that the 3D model of the proposed building has a good fit to known surveyed markers on the existing building and other fixed features of the site or locality which are shown on the survey plan.

In addition, the model must fit realistically into a photographic representation of the site in its context. AJC architects prepared the 3D model of the proposed development using Vectorworks software.

BASE PHOTOGRAPHY

The composition, distance range and location of views used were selected by Doctor Lamb based on a review of suggested locations from the project team including distance views and potential views towards the heritage item Tivoli House.

Public domain photographs were taken by Dr Richard Lamb in the 8th March using a Sony ILCE-7RM3 full frame camera using a 35mm focal length lens. The images are single frame photographs with one centre of perspective and therefore limited peripheral distortion at the outer edges of the image. The perspective in the 3D model of the proposed development that is generated by the computer is most closely aligned to the perspective that occurs in a single frame photograph

Camera & Focal Lengths

The camera images for the photomontages are of sufficient resolution taken with a lens of low distortion. The focal length of the lens used is appropriate for the purpose and has been standardised and stated to assist the photomontage artist. The reasons for using a specific focal length is determined by the vertical and horizontal scale of the subject of the view as well as the need to minimise apparent distortion of the images. The subject of the views commonly contains elements of vastly different horizontal and vertical scale, all of which must ideally be visible in each photograph.

Given that the most instructive views of the proposed development are from close locations it was not practical to use a 50mm lens due to the horizontal extent of the proposed works could not fit into a single image. In this regard close views have been taken using wider angel lens at 24mm and 35mm as required.

SURVEYED CAMERA LOCATIONS

The locations and RLs of the lens of the camera for photographs used to prepare photomontages were established by independent survey by RPS Australia east Pty Ltd, as instructed by Dr Lamb. On this basis each view location was marked with paint, numbered and the camera GPS coordinates were provided to the surveyor. The surveyor located and captured data in relation to each view and added 1.6m height above ground view to represent the typically adopted standing height.

WIRE FRAME REFERENCE

A wire frame image is required to be presented in relation to photomontages used in the Land and Environment. The photomontage presentation prepared by Arterra Inactive includes a wire frame outline of the survey of the existing Tivoli House.

- The wire frame outline of Tivoli House has been used as a marker to cross-check the accuracy of the location and alignment of the model.
- The 3D models were then merged with digital photographic images of the existing environment

As per the SEARs requirements the photomontages show the existing view and the proposed view The visual aids provided by Arterra Interactive includes four images per view; the existing view, the survey overlay (wire-frame view) location and orientation of the view and a block model image that shows the proposed development envelope (in blue) and the envelope of an existing but not constructed DA envelope (yellow).

The purpose of the detailed surveying/modelling, and independently surveyed camera locations is to enable a 3D virtual version of the site to be created in CAD software. If this has been done accurately, it is then possible to insert the selected photo into the background of the 3d view, position the 3d camera in the surveyed position and then rotate the camera around until the surveyed 3d points match up with the correlating real world objects visible in the photo. This is a self-checking mechanism – if the camera position or the survey data is out by even a small distance then good fit becomes impossible. It is however important to note that it is not possible for a 100% perfect fit to occur for the following reasons:

- Variance between measured focal length compared to stated focal length,
- Minor lens distortion which varies from lens to lens and manufacturer to manufacturer,
- Absence of a suitable range of reference points on site/visible through lens
- Allowing for these limitations, Arterra Interactive demonstrated that the alignment was achieved to a high degree of accuracy.

CHECK OF ACCURACY

The accuracy of the locations of the 3D model of the proposed development with respect to the photographic images was checked by Dr Lamb and Urbis in multiple ways:

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images taken by Unsigned Studios.
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 were reviewed by Urbis.
3. Reference points from the survey were used for cross-checking accuracy in a sample of 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 reasonable in the circumstances.

Dr Lamb reviewed the photomontages and is satisfied that the above requirements were met. In this regard Urbis can certify, based on the methods used and taking all relevant information into account, that the photomontages comply with the SEARs.

Arterra Interactive Studios have used survey information to locate the 3D model in each view. Surveyed markers and visual features used for alignment are shown on camera alignment images (view 3 in each set). In our opinion the use of surveyed markers as shown by Unsigned Studios is equivalent to showing a wire-frame diagram and demonstrates that the 3D model has been accurately aligned and fits into the existing visual context.

In our opinion the photomontages are as accurate as is reasonably possible and comply with the Land and Environment Court of New South Wales practice note concerning the use of photomontages in the Court, as is required in the SEARs.

7.4 INDEPENDENT SURVEY INFORMATION

Marker	MGA 56 2020		AHD	NOTES
	Easting	Northing		
RLA06380 V3	340029.80	6251522.24	25.94	
RLA06368 V4	340173.52	6251578.57	51.84	
RLA06365 V5	340185.71	6251545.37	50.35	
RLA06361 V6	340209.14	6251511.31	48.98	
RLA06373 V7	340211.90	6251541.97	51.32	
RLA06352 V9	340260.59	6251469.46	45.89	
RLA06346 V10	340212.25	6251419.27	39.37	
RLA06340 V11	340153.93	6251238.12	26.71	
RLA06343 V13	340148.61	6251335.43	31.29	
RLA06357 V15	340237.83	6251491.97	47.47	
RLA06375 V16	340175.17	6251554.89	48.01	
RLA06383 V17	340043.38	6251491.28	27.98	

Table 3 Public domain view locations recorded data

Building & Unit Number	Camera Location	MGA 56 2020		AHD
		Easting	Northing	
50 Towns Road, Unit 1	1	340226.066	6251535.814	57.907
50 Towns Road, Unit 1	2	340227.537	6251536.650	57.511
50 Towns Road, Unit 8	1	340244.829	6251522.259	64.397
50 Towns Road, Unit 8	2	340236.523	6251527.401	64.288

Table 4 Private domain view locations recorded data

APPENDIX 1

DESCRIPTIONS OF VISUAL EFFECTS AND IMPACTS

This information has been prepared by Richard Lamb and Associates and has been reproduced here with the permission of Dr Richard Lamb.

The descriptions below have been used as a guide to make judgments in relation to the effects and impacts of the proposed development on each modelled views.

Table 3: Description of Visual Effects

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	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-	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	Glimpse (eg moving vehicles).	Few minutes to up to half day (eg walking along the road, recreation in adjoining open space).	Majority of the day (eg adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100-1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

Table 4: Description of Visual Impacts

Visual Impacts Factors			
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 has a high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

APPENDIX 2

REAL ESTATE IMAGES FOR NEIGHBOURING DWELLINGS

46 TOWNS ROAD

This is a white stucco building characterised by arches that is massed in two parts. The upper part of the site is occupied by a rectangular part-three and part four-storey residential flat building set parallel to Towns Road.

The lower block is a two-storey component characterised by a rectangular footplate with an west elevation orientated towards the site.

Analysis of Real estate images and fieldwork photos are listed below.

Figure 65 View looking south west towards the harbour from balcony of unit 4/46 Towns Road *(Source: https://www.realestate.com.au)*

Figure 66 View looking south west towards the harbour from balcony of unit 2/46 Towns Road *(Source: https://www.realestate.com.au)*

48 TOWNS ROAD

This is a 1990 two storey building along Towns Road and split to 5 storeys facing the driveway of 899 New South Head Road. Balconies are located above the ground floor on each sides with entry to garages and building from the ground level.

Analysis of Real estate images are listed below.

Figure 67 View looking south west towards the harbour from balcony of unit 5/48 Towns Road *(Source: https://www.realestate.com.au)*

Figure 68 View looking south west towards the harbour from balcony of unit 4/48 Towns Road *(Source: https://www.realestate.com.au)*

50 TOWNS ROAD (THE ALCAZAR)

This dwelling is located at the western end of the Towns Road and includes a narrow west- facing elevation and a stepped south-west facing built form. The building is a four-storey residential flat building. There are no external balconies along the west or south-west orientated elevations.

Analysis of Real estate photos are listed below.

Figure 69 View looking west towards the harbour from unit 5/50 Towns Road *(Source: https://www.realestate.com.au)*

Figure 70 View looking south west towards the Rose Bay Beach from unit 6/50 Towns Road - view is obscured by existing deciduous tree along New South Head Road *(Source: https://www.realestate.com.au)*

40 & 40A CHAMBERLAIN AVENUE

This development includes two contemporary buildings set side by side and orientated towards New South Head Road. Both spring from significantly elevated ground levels approximately 6-8 metres above the roadway and higher still in relation to the existing school site.

Both dwellings include 4 storeys of accommodation with balconies and decks orientated towards the subject site, Harbour and City beyond.

Figure 71 View looking south west from the 2nd floor balcony of 40A Chamberlain - Harbour View *(Source: https://www.realestate.com.au)*

Figure 72 View looking south west from the pool deck of 40A Chamberlain Avenue. View is currently obscured by existing vegetation *(Source: https://www.realestate.com.au)*

899 NEW SOUTH HEAD ROAD

This is a 1930s era brick and tile dwelling that is orientated to the west and includes large picture windows and external terraces orientated towards the subject site and existing tennis courts.

Figure 73 View looking at 897 New South Head Road indicating three storeys residential with balcony facing the harbour *(Source: Google Earth, 2020)*

Figure 74 Potential private view looking south west from 897 New South Head Road indicating existing mature vegetation along New South Head Road *(Source: Google Earth, 2020)*

REFERENCES

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