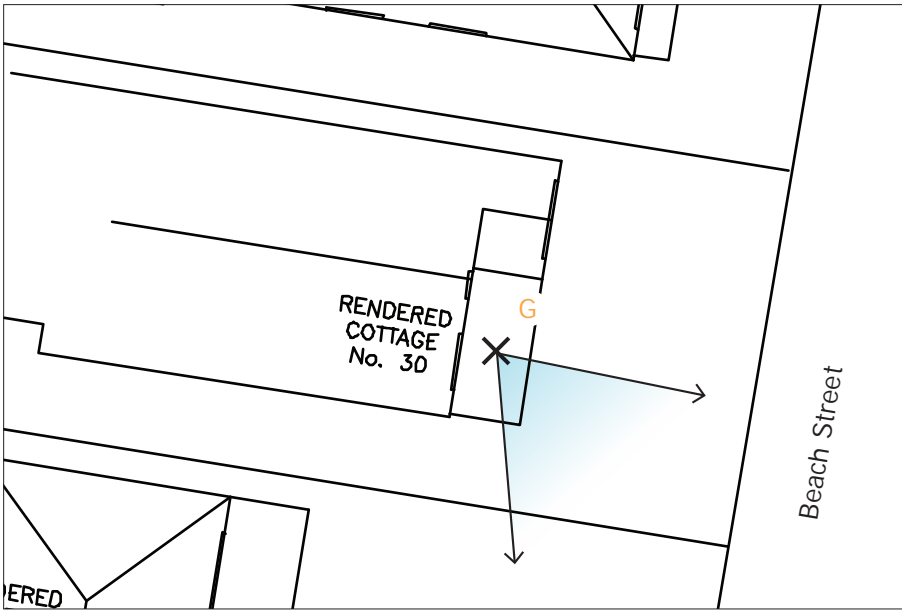


30 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The 'after' image shows that the proposal would entirely stay behind existing vegetation and buildings. The proposal would not be visible from this view. Therefore, the visibility of the proposal is nil. This is a more positive outcome than the previous estimated (i.e. negligible visibility) in the preliminary assessment.

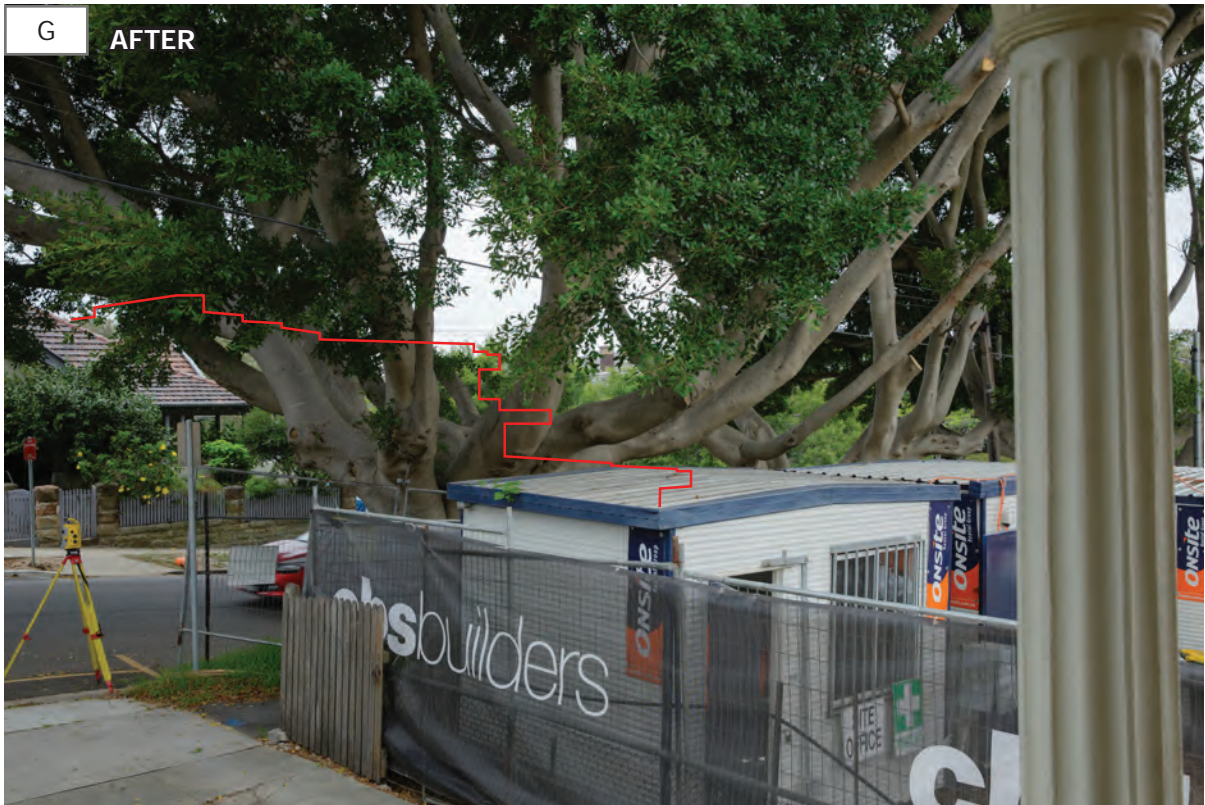
As the proposal would not be visible, it would not cause any view impacts on this property. The existing view would remain unchanged.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Low	Acceptable
Visibility: Nil	
Impact: Nil	



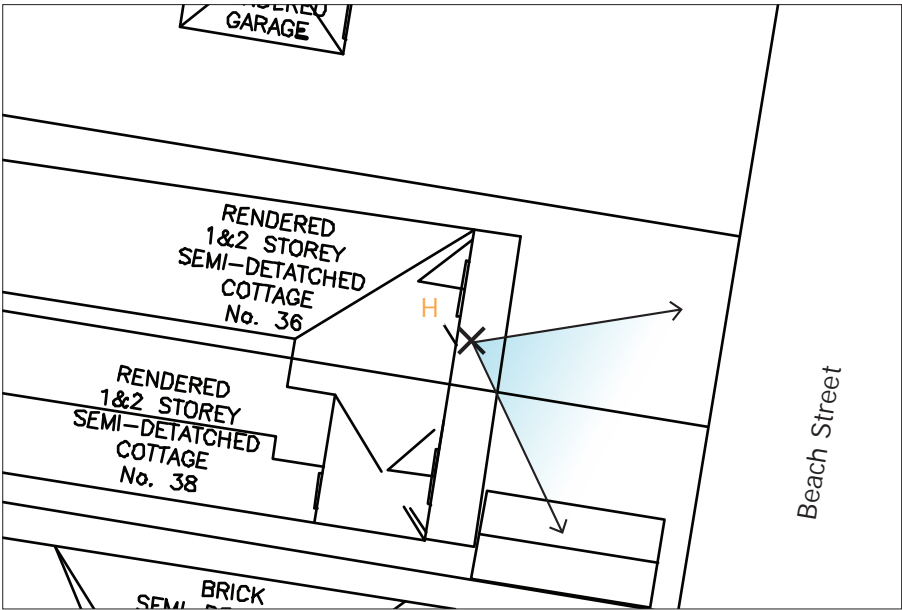
Existing view



Outline of proposed development overlaid (in red) behind the existing vegetation



36 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The 'after' image shows that the proposal would entirely stay behind the existing hedge planting in the property's front garden. Therefore, the visibility of the proposal is nil. It confirms GMU's preliminary assessment that the visibility of the proposal is nil.

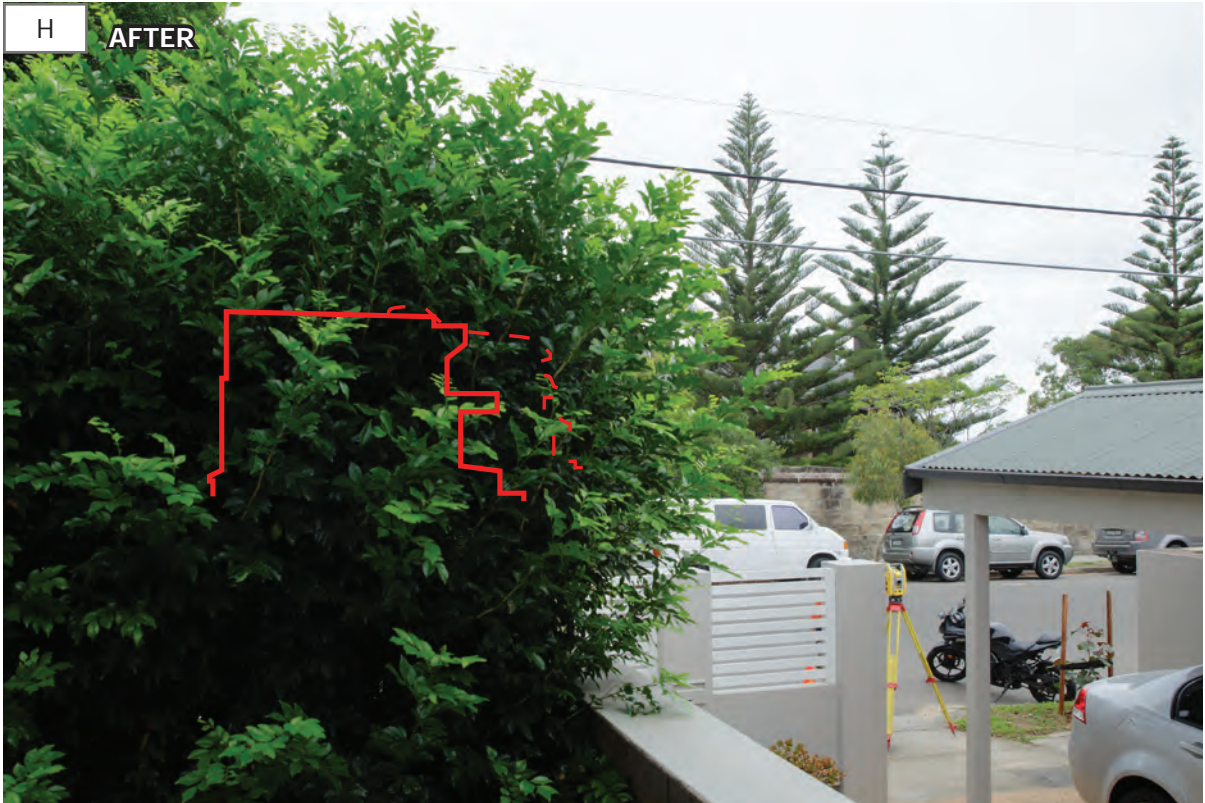
As the proposal would not be visible, it would not cause any view impacts on this property. The existing view would remain unchanged. Even if the existing hedge planting is removed, it is estimated that the proposal would be unlikely to become a prominent feature in the view.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Low	Acceptable
Visibility: Nil	
Impact: Nil	



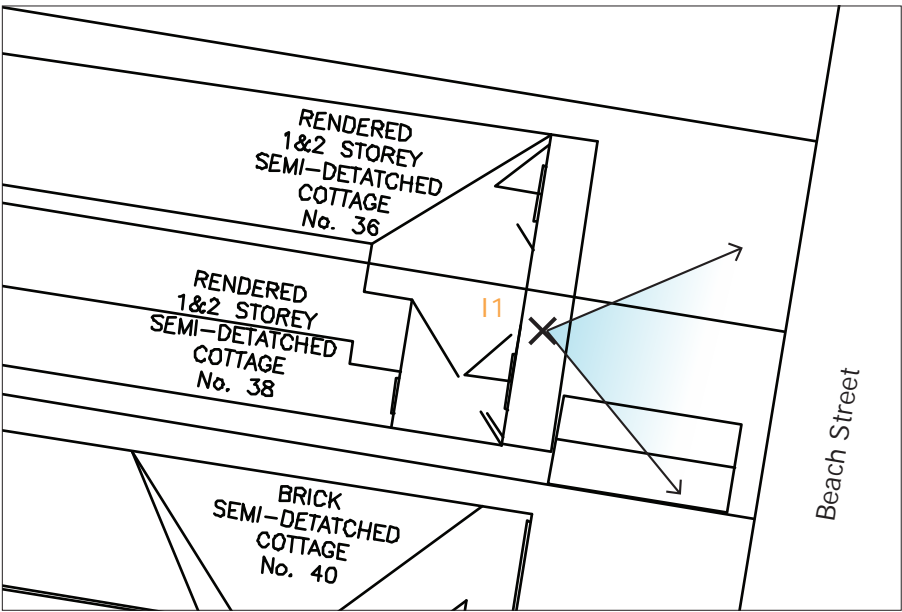
Existing view



Outline of proposed development overlaid (in red) behind the existing vegetation



38 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The 'after' image shows that the proposal would largely stay behind existing vegetation. Only a small portion of the proposal would be visible above the vegetation and would stay below the highest tree canopy. It confirms our preliminary assessment that the proposal would have a negligible level of visibility.

The proposal would reduce a very minor extent of the sky views, but largely blend with the vegetation. The existing open sky above tree canopies would not be affected. The overall scale and character of the existing view would remain unchanged. As a result, the level of visual impact is considered nil.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Low	Acceptable
Visibility: Negligible	
Impact: Nil	



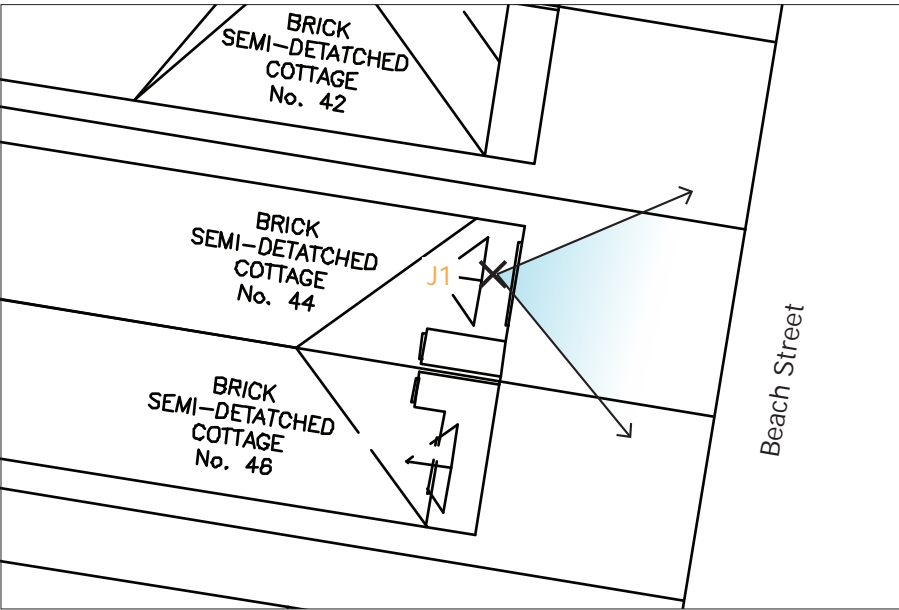
Existing view



Outline of proposed development overlaid (in red) behind the existing vegetation



44-46 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The ‘after’ image shows that the majority of the proposal would be obstructed by existing vegetation and Cliffbrook House. Some portion of the upper level of the proposal is noticeable above the existing tree canopies and a small portion of the east wing of the new building would also be seen in the existing view corridor to the ocean. The proposal would lead to some degree of change in the scale or character of the view. It confirms GMU’s preliminary assessment that the proposal would have a medium level of visibility.

The proposal would obstruct views of the horizon line and reduce the views of the ocean within the view corridor. Due to the affectation on the ocean views which are an important view element, the level of view impact is considered to be significant.

As the proposal has not breached any building envelope controls, when considering its acceptability in terms of view sharing, the question is whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of the neighbours. The level of view impact would still be considered acceptable, if effective design changes are implemented to satisfy the more skilful design test. Please refer to GMU’s recommended design changes in Chapter 4.

Conclusions:	Acceptability:
Significance: Medium	Acceptable, with recommended design changes
Visibility: Medium	
Impact: Significant	



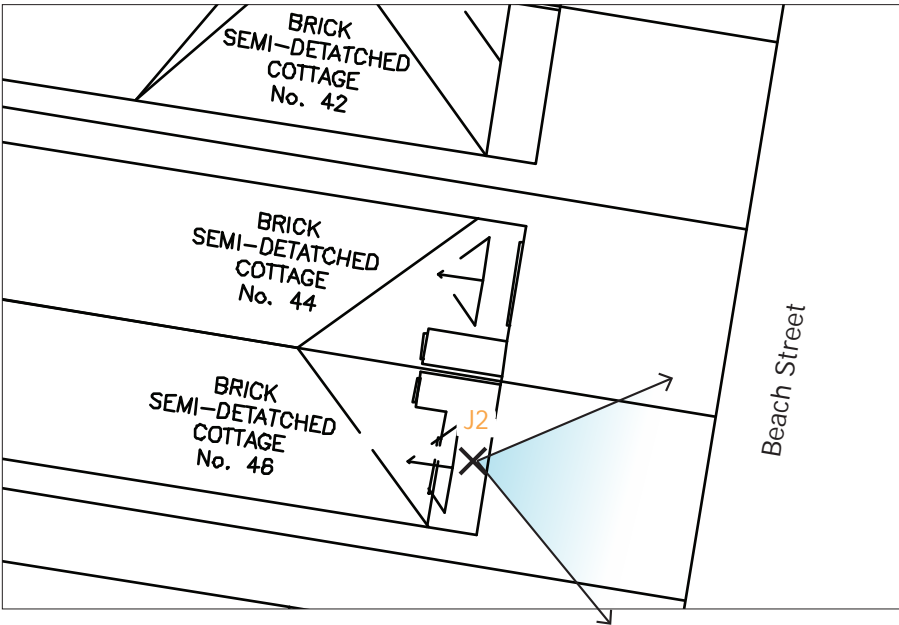
Existing view



Outline of proposed development overlaid (in red) to show potential view changes



44-46 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The 'after' image shows that the majority of the proposal would be obstructed by the existing vegetation and Cliffbrook House. Similar to View J1, some portion of the higher level of the proposal would be noticeable above the existing tree canopies and a small portion of the east wing of the new building would also be seen in the existing view corridor to the ocean. The proposal would lead to some degree of change in the scale or character of the view, and that confirms GMU's preliminary assessment that the proposal would have a medium level of visibility.

The proposal would obstruct views of the horizon line and reduce the views of the ocean within the existing view corridor. Due to the affectation on the ocean views which are an important view element, the level of view impact is considered to be significant.

As the proposal has not breached any building envelope controls, when considering its acceptability in terms of view sharing, the question is 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. The level of view impact would still be considered acceptable, if effective design changes are implemented to satisfy the more skilful design test. Please refer to GMU's recommended design changes in Chapter 4.

Conclusions:	Acceptability:
Significance: Medium	Acceptable, with recommended design changes
Visibility: Medium	
Impact: Significant	



Existing view



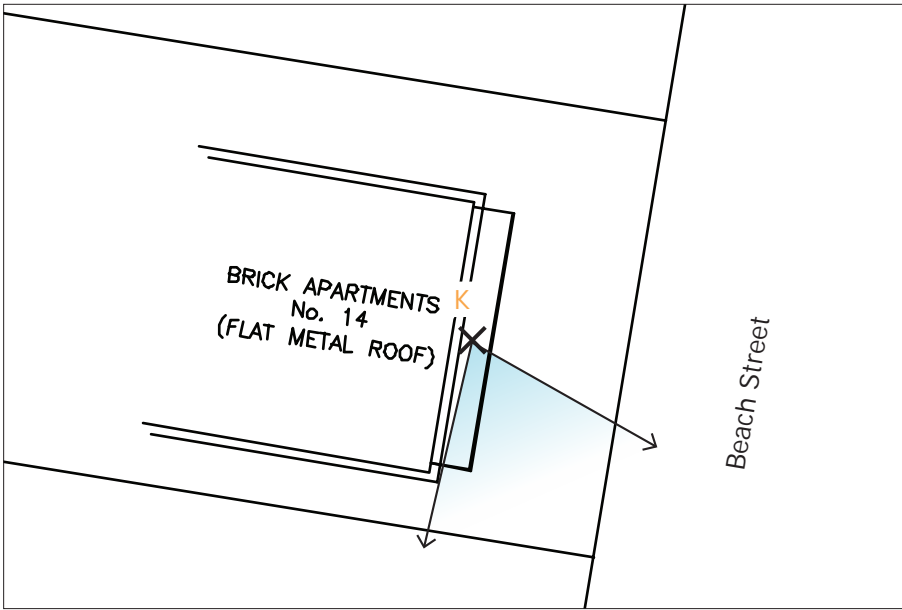
Outline of proposed development overlaid (in red) to show potential view changes

Demolition of CC4 building would increase sky views.





14 BEACH STREET - POTENTIAL VIEW CHANGES



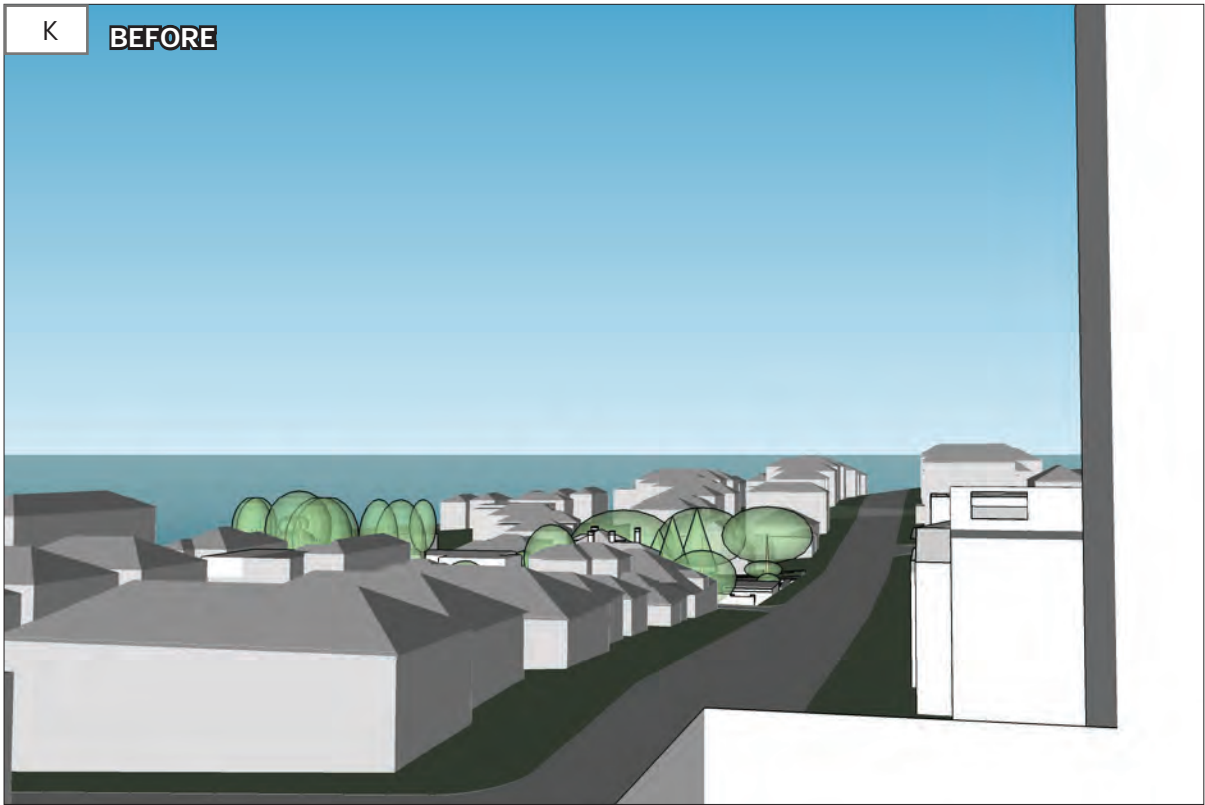
Assessment:

The 'after' image shows that the proposal is visible in part but only to a very minor extent. It also blends with the existing buildings in the context. The overall visibility of the proposal is barely discernible. It confirms GMU's preliminary assessment that the proposal would have a negligible level of visibility.

Due to its low level of visibility, the proposal would not cause any alteration to the existing view character.

The level of impact is considered nil and acceptable.

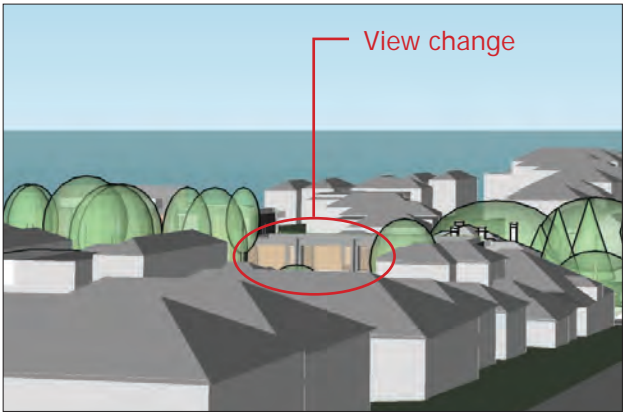
Conclusions:	Acceptability:
Significance: High	Acceptable
Visibility: Negligible	
Impact: Nil	



CGI view of existing conditions

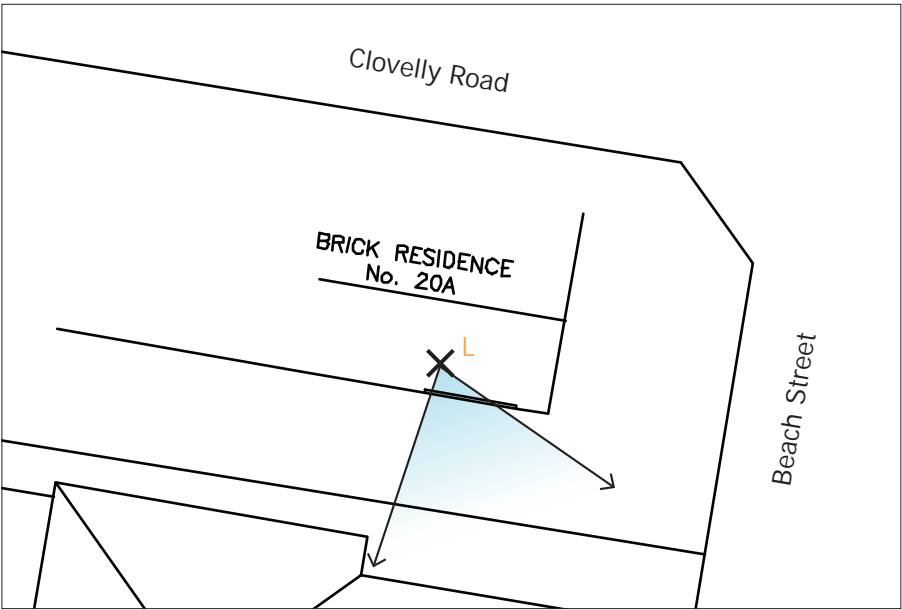


CGI view of the potential altered views including the proposed development





20A BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The 'after' image shows that the proposal is visible in part but only to a very minor extent. It also blends with the existing buildings in the context. The overall visibility of the proposal is barely discernible. It confirms GMU's preliminary assessment that the proposal would have a negligible level of visibility.

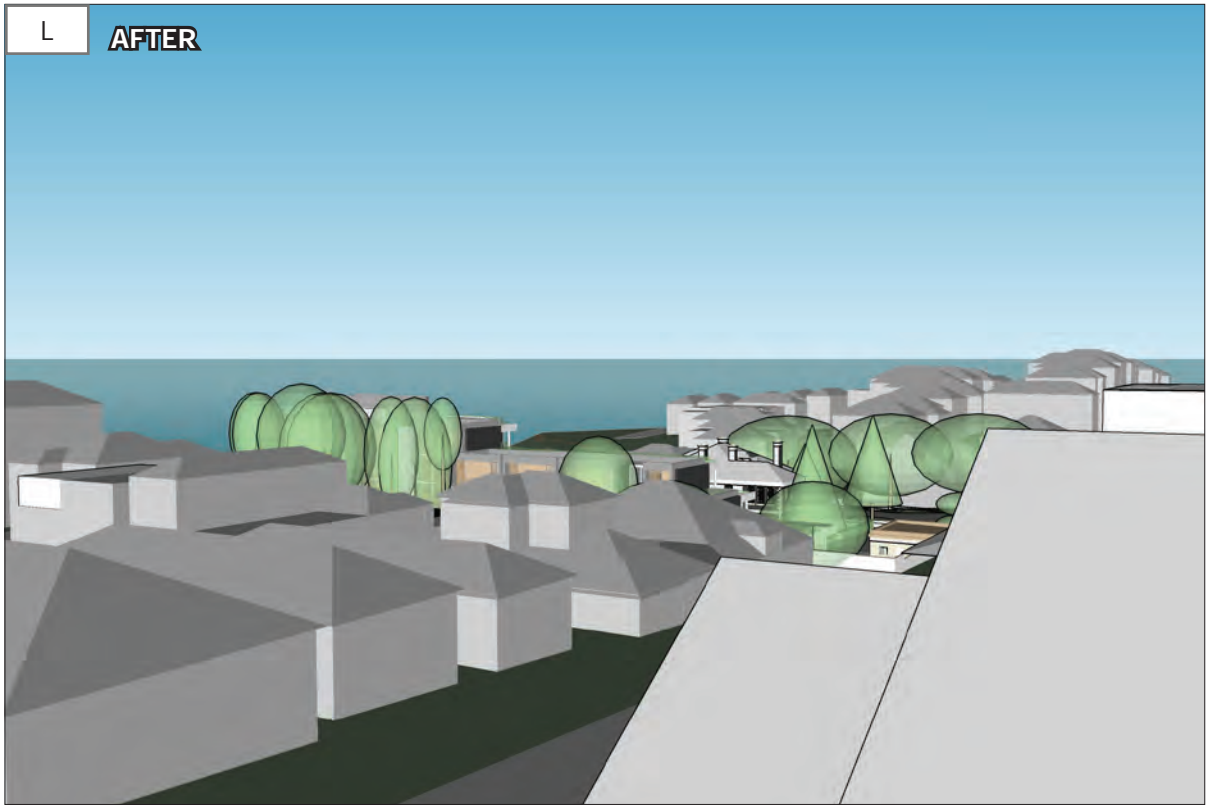
Although a very minor extent of the ocean might be reduced by the proposal, the alteration in the view is largely unnoticeable. The proposal would not cause any perceivable alteration to the existing view character. As a result, the proposal is considered to have a minor level of view impact.

The level of impact is considered acceptable.

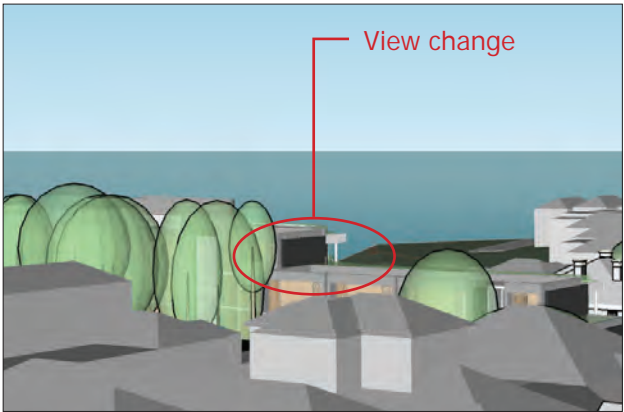
Conclusions:	Acceptability:
Significance: High	Acceptable
Visibility: Negligible	
Impact: Minor	



CGI view of existing conditions

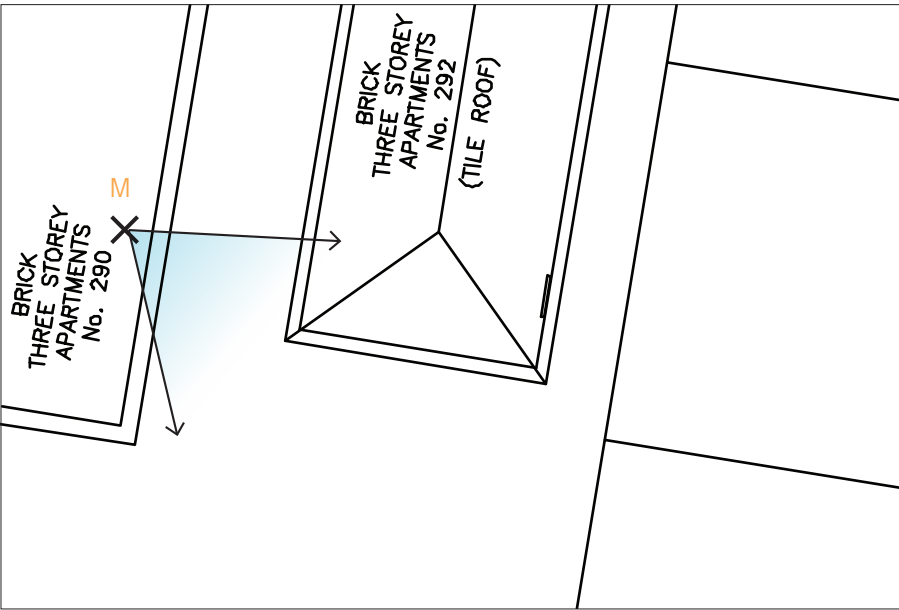


CGI view of the potential altered views including the proposed development





290 CLOVELLY ROAD - POTENTIAL VIEW CHANGES



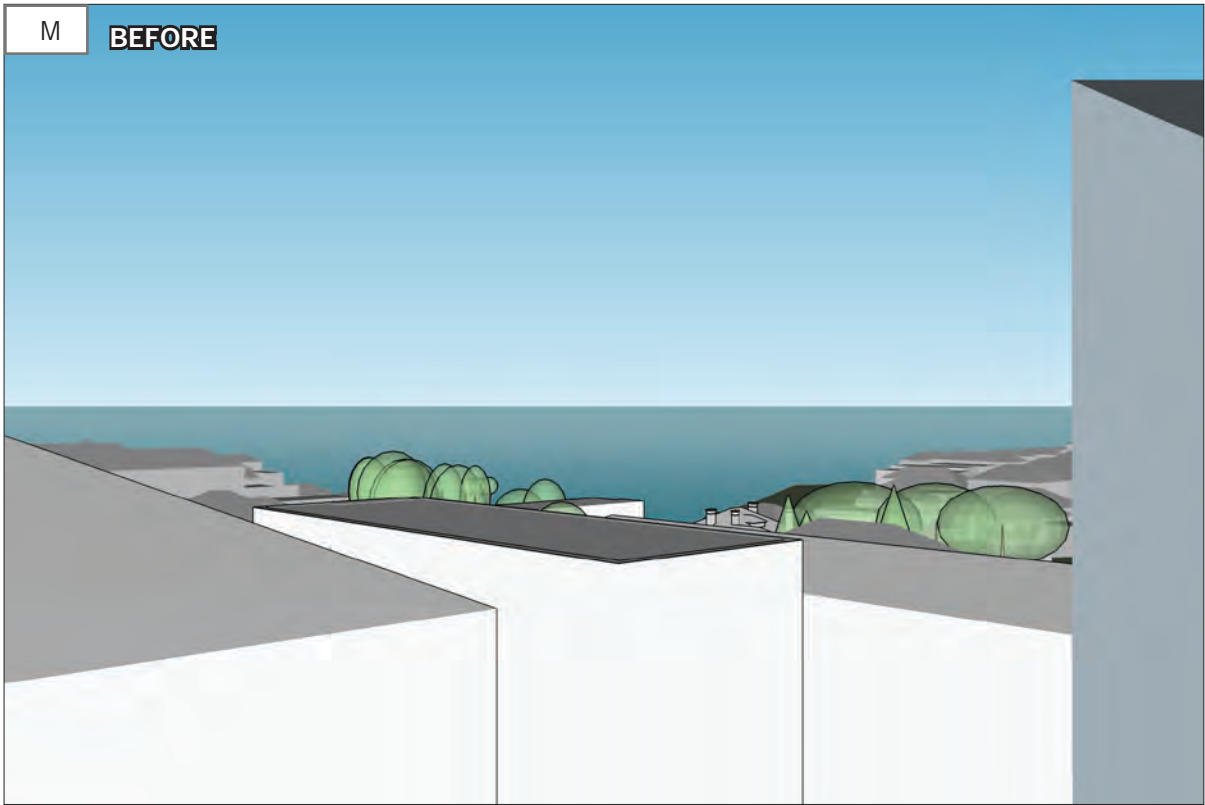
Assessment:

The 'after' image shows that the proposal is visible in part but only to a very minor extent. It also blends with the existing buildings and vegetation in the context. The overall visibility of the proposal is barely discernible above the existing pocket of trees at the centre of the view. It confirms GMU's preliminary assessment that the proposal would have a negligible level of visibility.

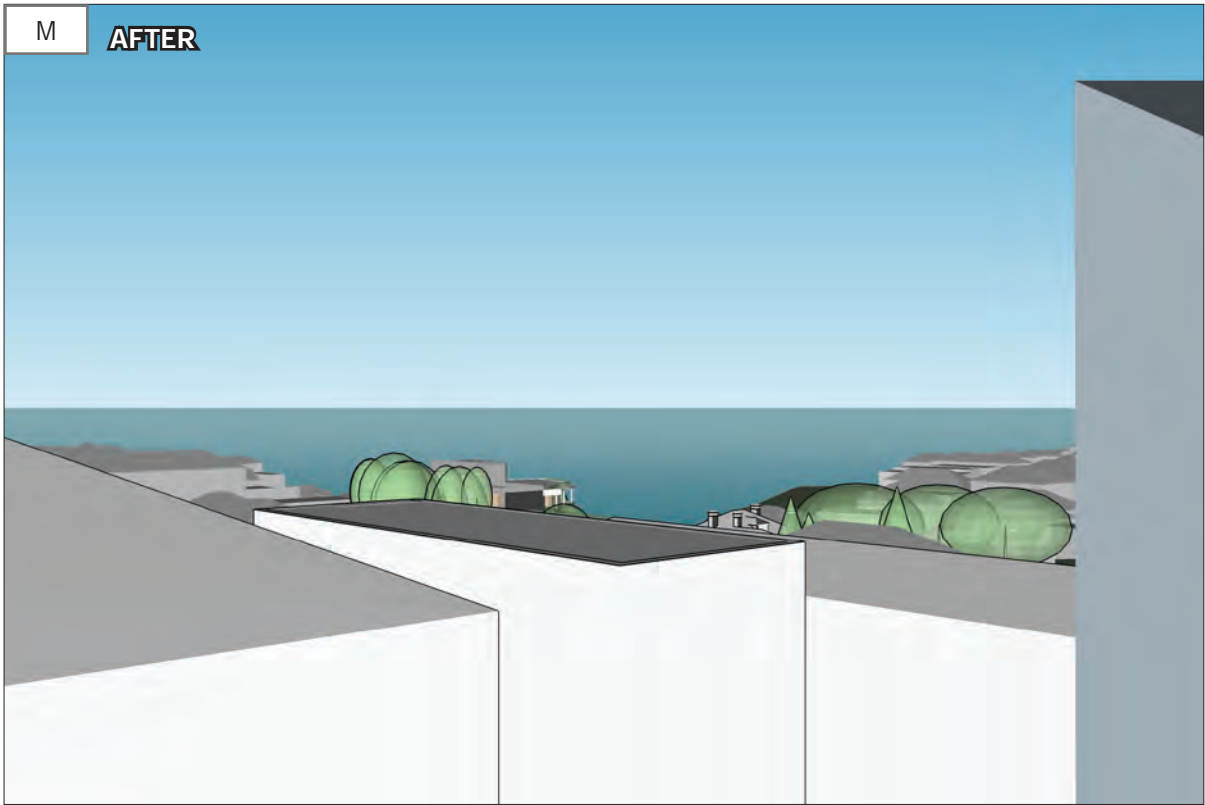
Although a very minor extent of the ocean might be reduced by the proposal, the property would also regain a small area of ocean views by demolishing the existing CC4 Building. Overall, the alteration in the view is largely unnoticeable. The proposal would not cause a perceivable degree of alteration to the existing view character.

As a result, the level of impact is considered nil and acceptable.

Conclusions:	Acceptability:
Significance: High	Acceptable
Visibility: Negligible	
Impact: Nil	



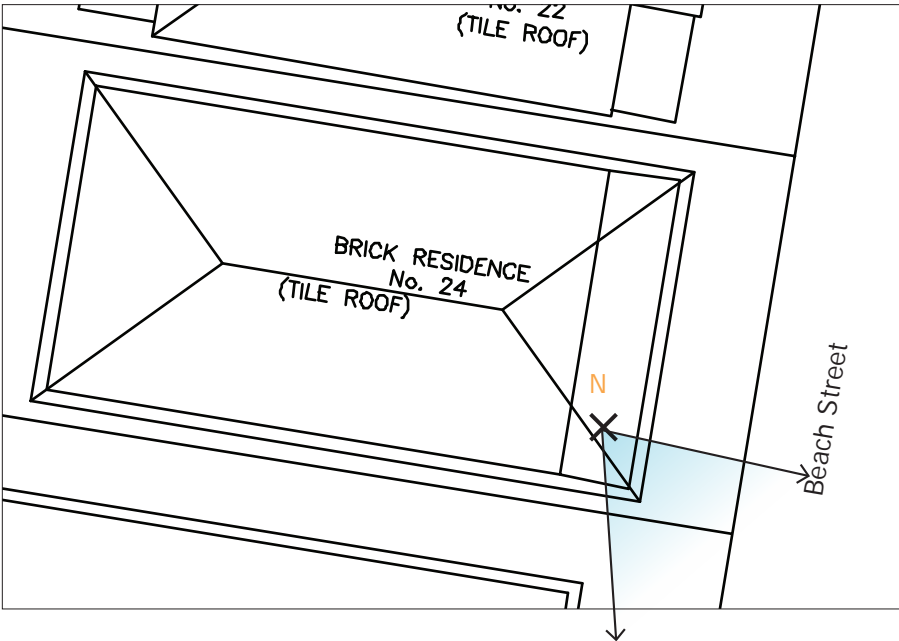
CGI view of existing conditions



CGI view of the potential altered views including the proposed development



24 BEACH STREET - POTENTIAL VIEW CHANGES



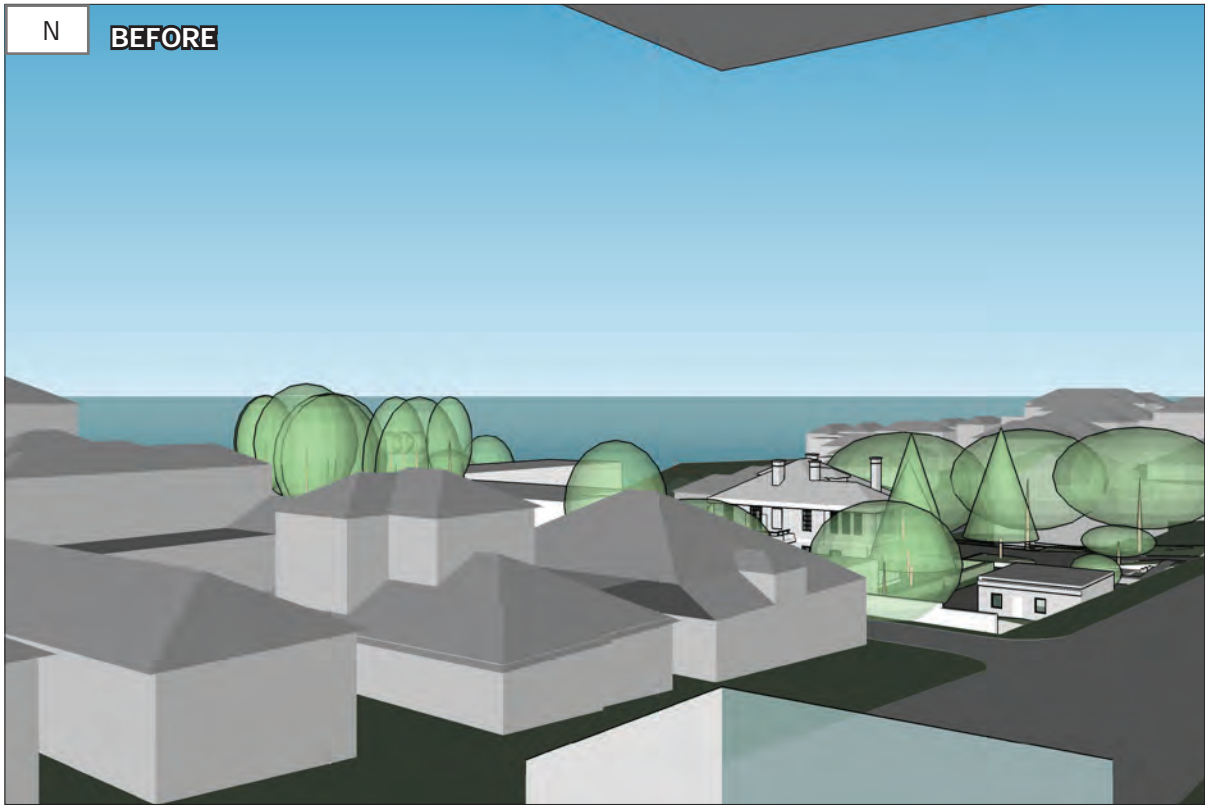
Assessment:

The 'after' image shows that the proposal is visible in part but only to a very minor extent. It also blends with the existing buildings in the context. The overall visibility of the proposal is barely discernible, which confirms GMU's preliminary assessment that the proposal would have a negligible level of visibility.

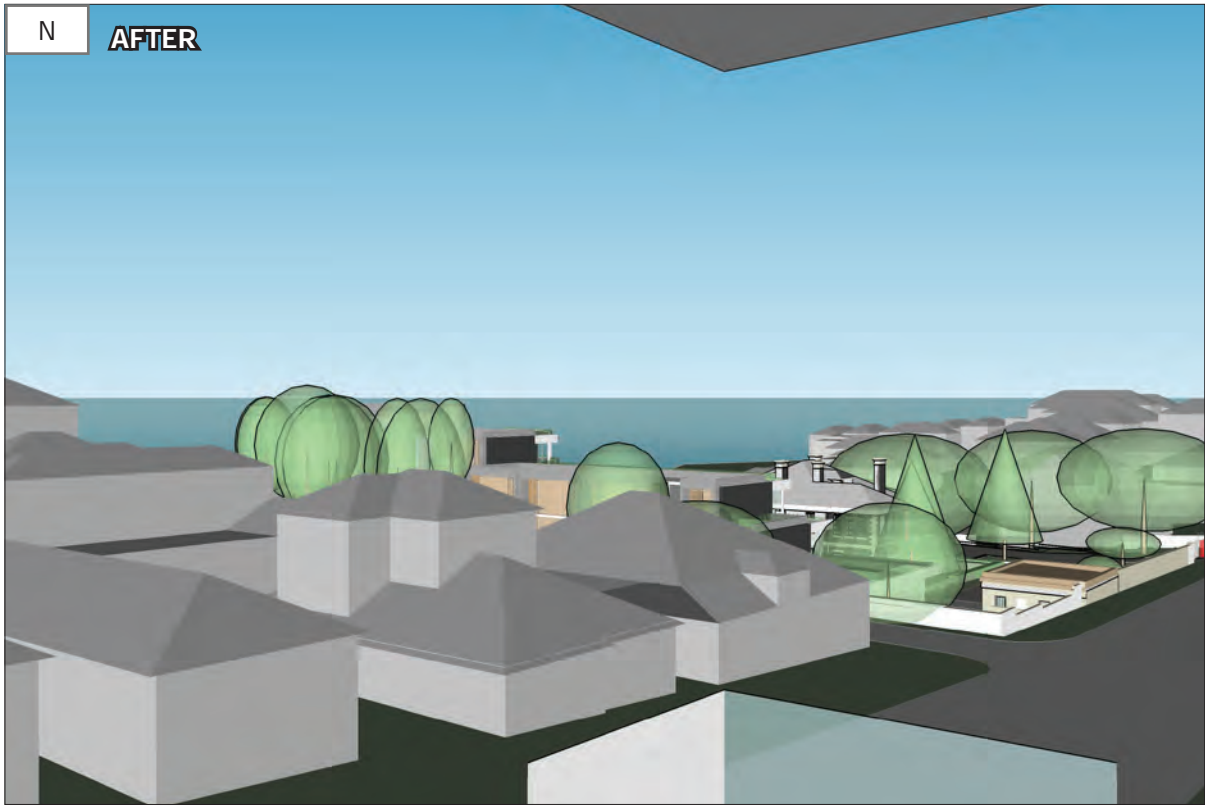
Although a very minor extent of the ocean might be reduced by the proposal, the alteration in the view is largely unnoticeable. The proposal would not cause any perceivable alteration to the existing view character. As a result, the proposal is considered to have a minor level of view impact.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Low	Acceptable
Visibility: Negligible	
Impact: Minor	



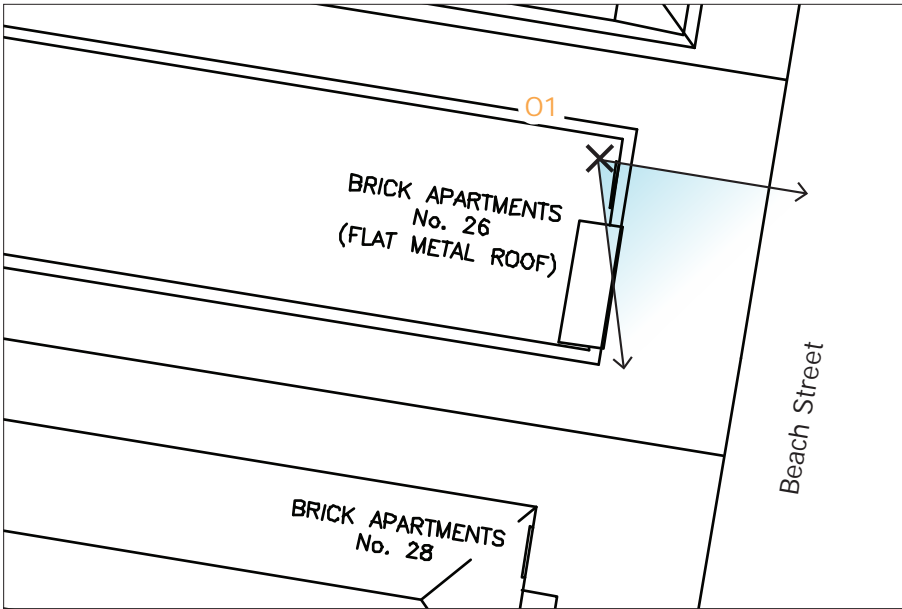
CGI view of existing conditions



CGI view of the potential altered views including the proposed development



L1 / 26 BEACH STREET - POTENTIAL VIEW CHANGES



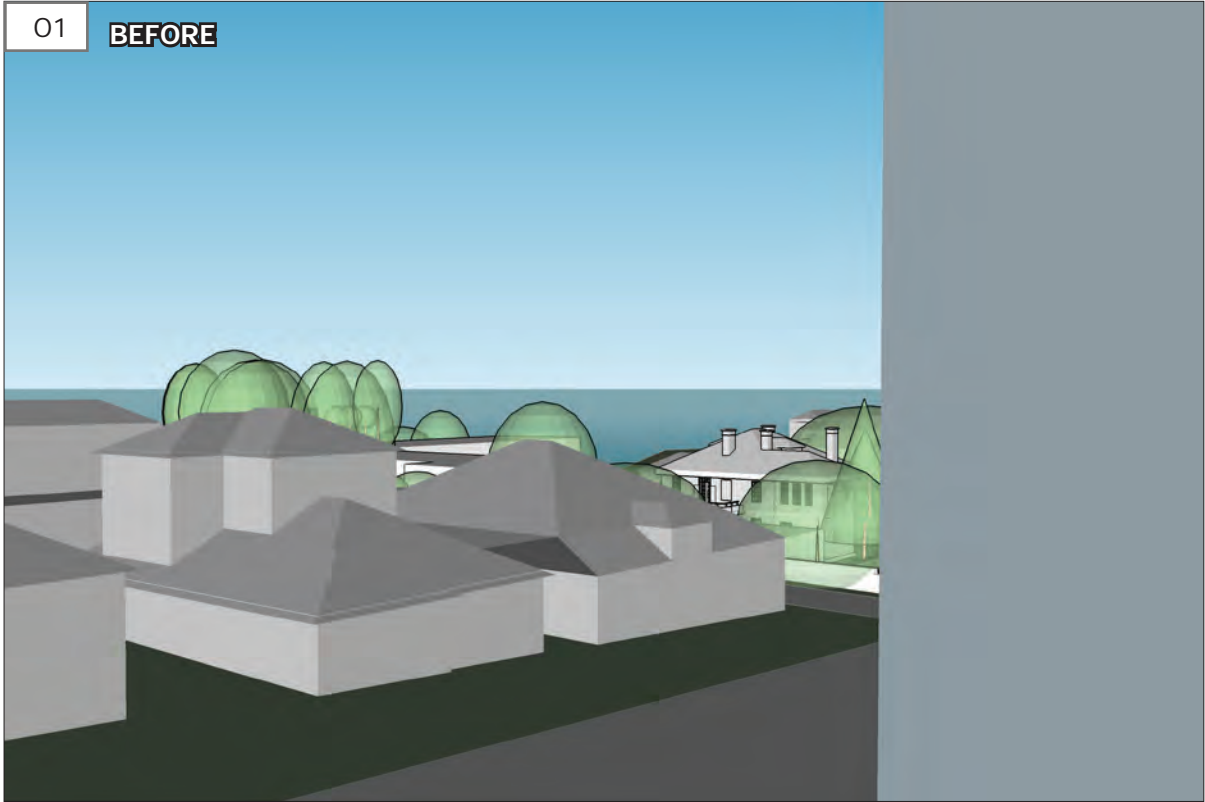
Assessment:

The 'after' image shows that the majority of the proposal is obstructed by existing vegetation and buildings. It is visible in part but only to a very minor extent. The overall visibility of the proposal is noticeable but would not significantly alter the view. It confirms GMU's preliminary assessment that the proposal would have a low level of visibility.

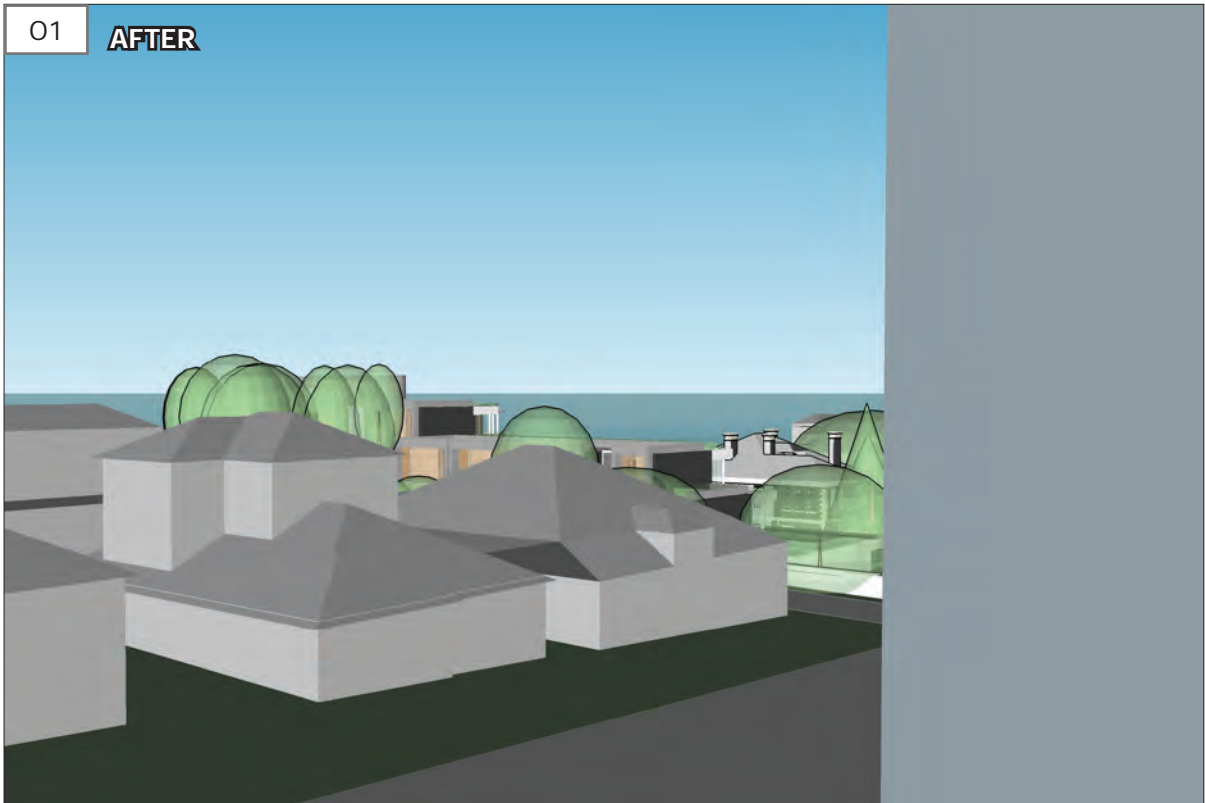
Some extent (estimated to be no more than 10%) of the water area would be reduced by the proposal; however, the continuity of horizon line in the view would not be affected. The proposal is not a prominent feature in the view and the existing view character would largely remain the same. Therefore, it is considered that the proposal's level of view impact is moderate.

As a result, the level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Medium	Acceptable
Visibility: Low	
Impact: Moderate	



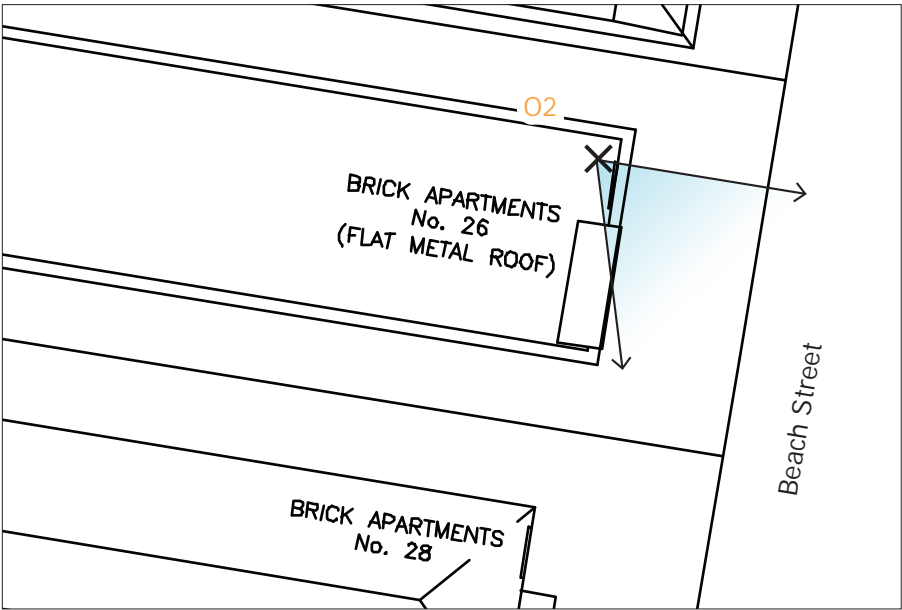
CGI view of existing conditions



CGI view of the potential altered views including the proposed development



L3 / 26 BEACH STREET - POTENTIAL VIEW CHANGES



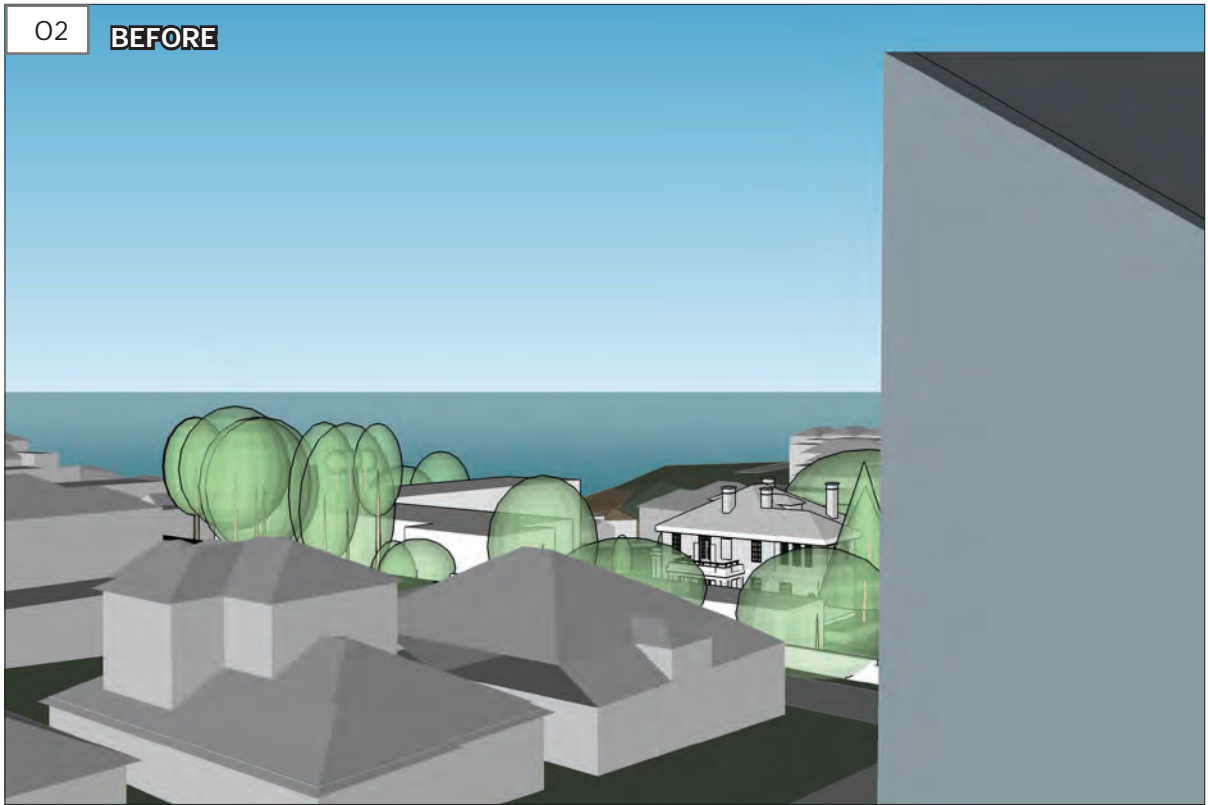
Assessment:

The 'after' image shows that the majority of the proposal is obstructed by existing vegetation and buildings. This view is framed by other larger elements in the view. It is visible in part but only to a very minor extent. The overall visibility of the proposal is noticeable but would not significantly alter the view. It confirms GMU's preliminary assessment that the proposal would have a low level of visibility.

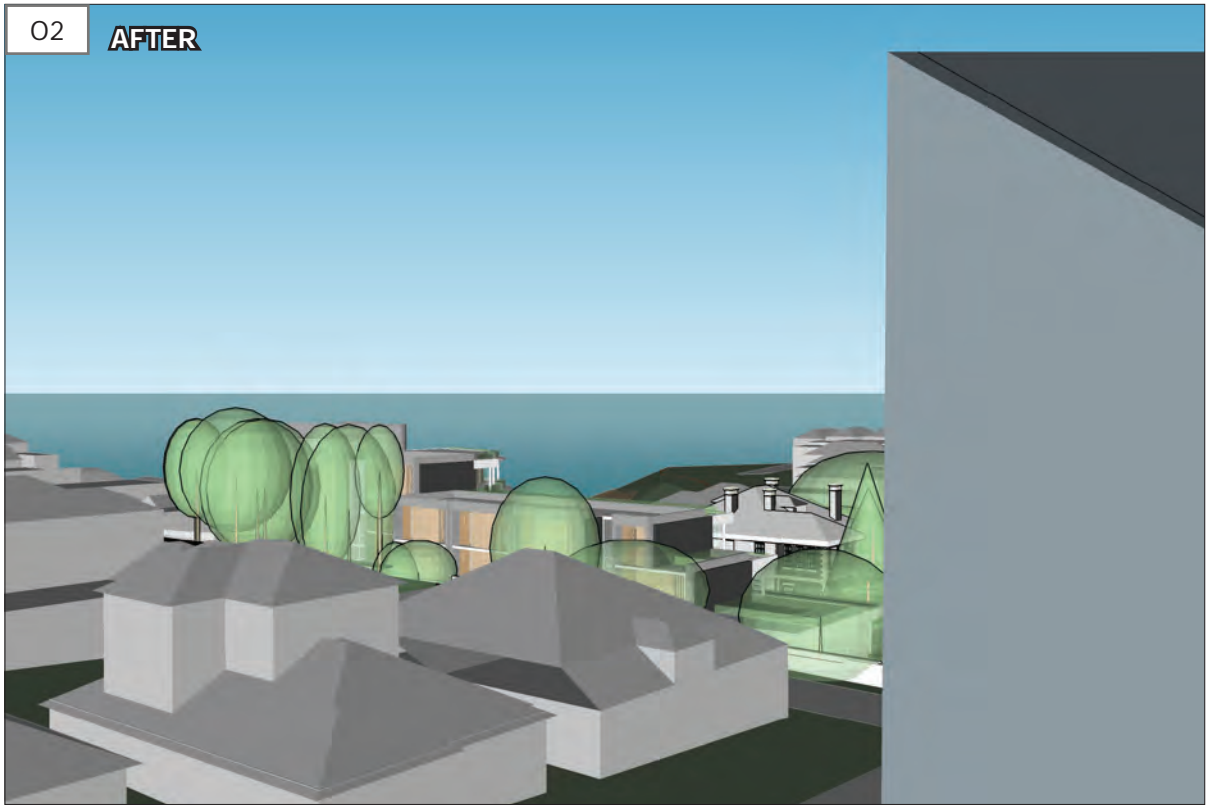
A very minor extent (estimated to be 5%) of the water area would be reduced by the proposal; such a small degree of change is barely discernible and would not cause any significant alteration to the existing view. The proposal is not a prominent feature in the view and the existing view character would largely remain the same. Therefore, it is considered that the proposal's level of view impact is minor.

As a result, the level of impact is acceptable.

Conclusions:	Acceptability:
Significance: High	Acceptable
Visibility: Low	
Impact: Minor	



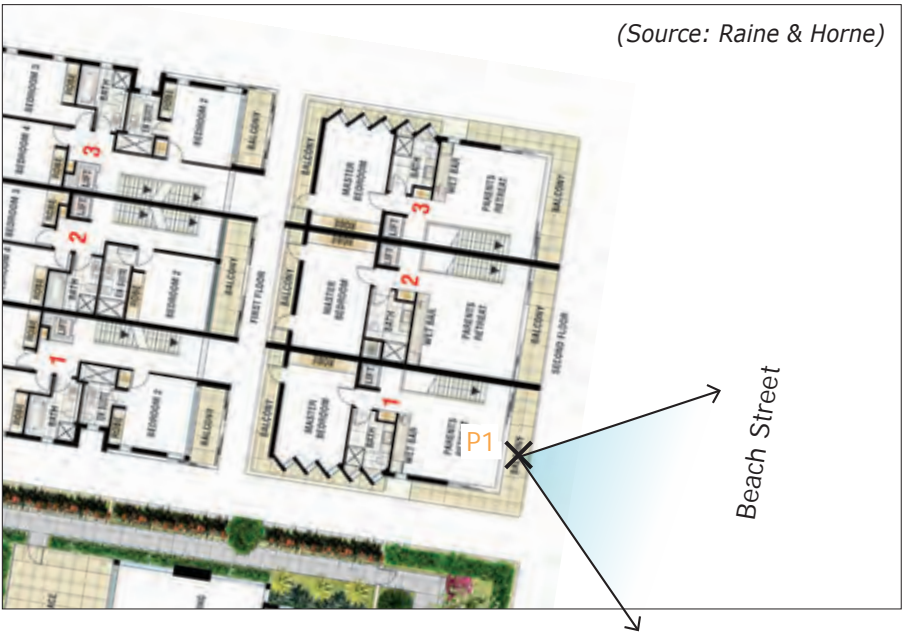
CGI view of existing conditions



CGI view of the potential altered views including the proposed development



UNIT 1 / 32-34 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

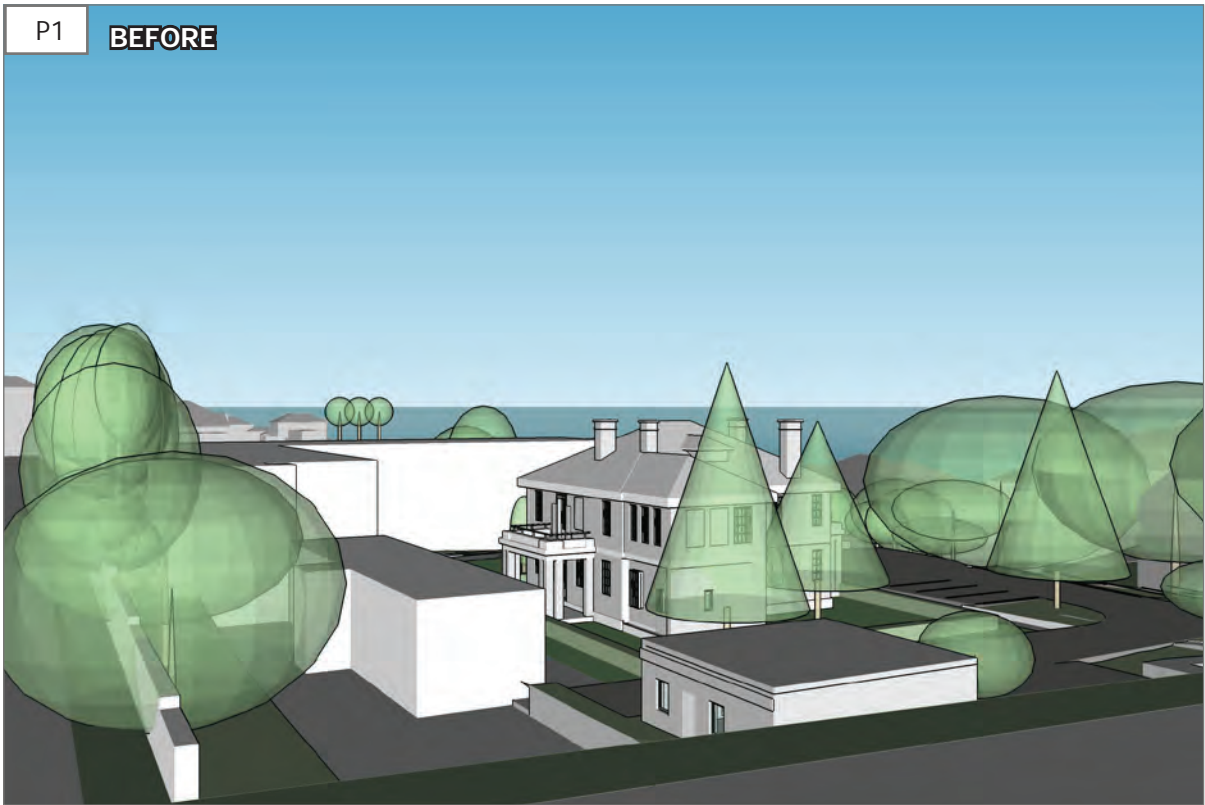
The 'after' image shows that the proposal is reasonably visible. Part of the new building would be obscured by existing vegetation along the site boundary. The top level of the proposal can be seen against the open sky, which confirms GMU's preliminary assessment that the proposal would have a medium level of visibility.

The proposal does not substantially change the scale and character of the existing view. It would obscure a small extent of the sky and water; however, the degree of affectation is not significant - estimated to be less than 5%. The demolition of the existing CC4 Building would also allow the property to gain back some ocean views between Cliffbrook House and the proposed new building and improve the existing views to Cliffbrook House. Therefore, the level of view impact is considered moderate.

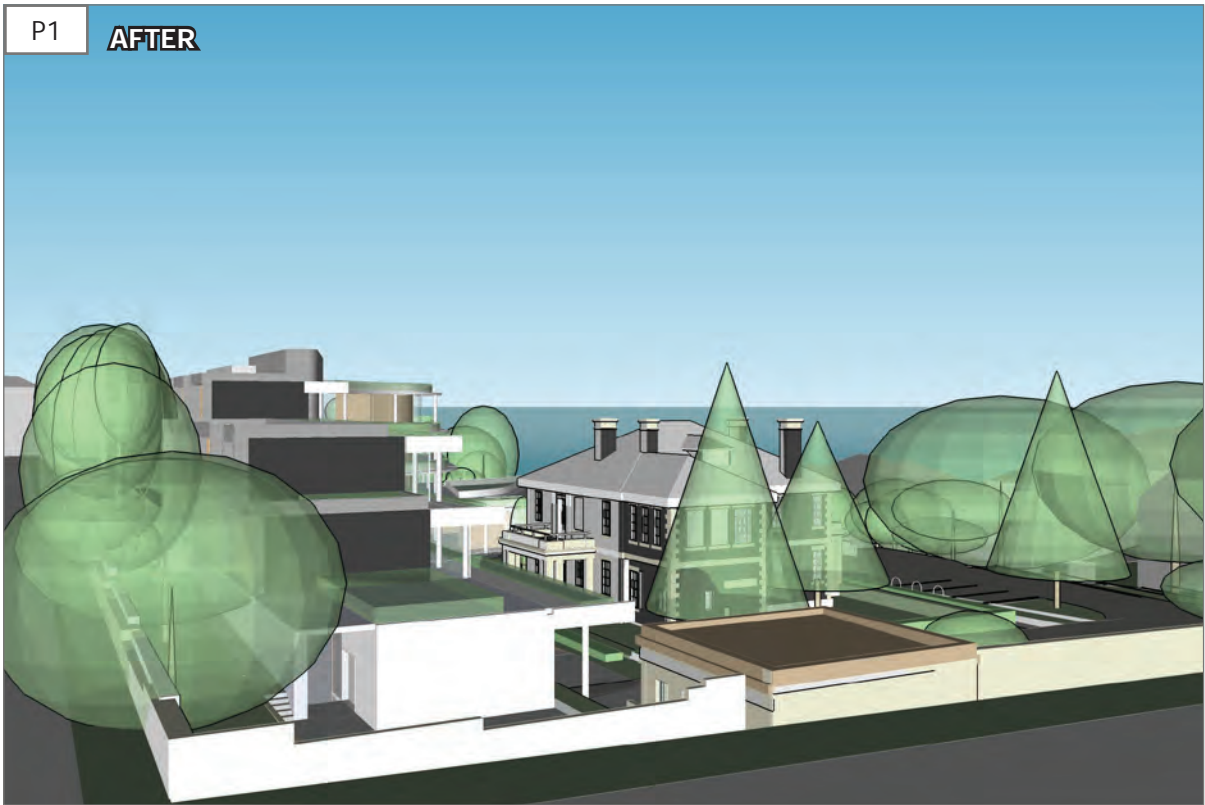
The above findings were based on the CGI views on this page. In reality, when taking into account the interruption of the existing street trees in the view, the actual level of impact is estimated to be lowered to negligible or nil.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Medium	Acceptable
Visibility: Medium	
Impact: Moderate	
Estimated actual impact: nil to negligible	

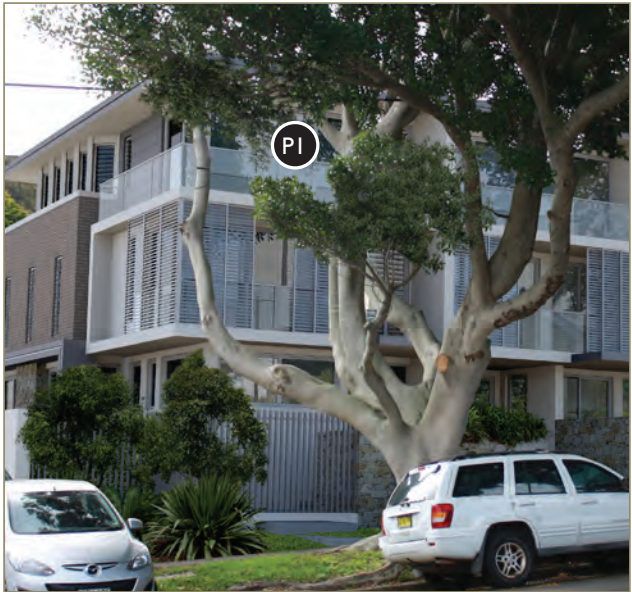


CGI view of existing conditions



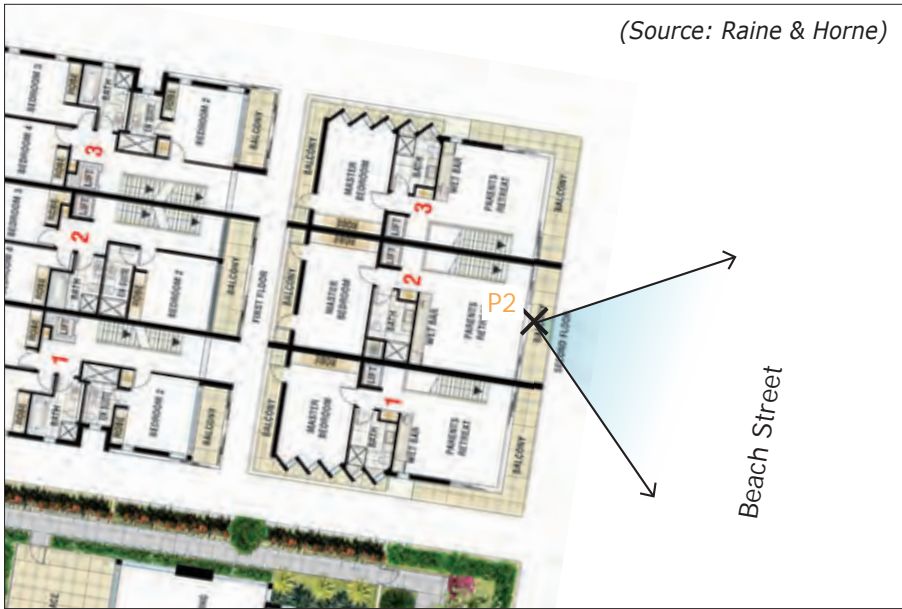
CGI view of the potential altered views including the proposed development

Please note that these views have been generated without taking into account the large street tree in front of this unit.





UNIT 2 / 32-34 BEACH STREET - POTENTIAL VIEW CHANGES



(Source: Raine & Horne)

Assessment:

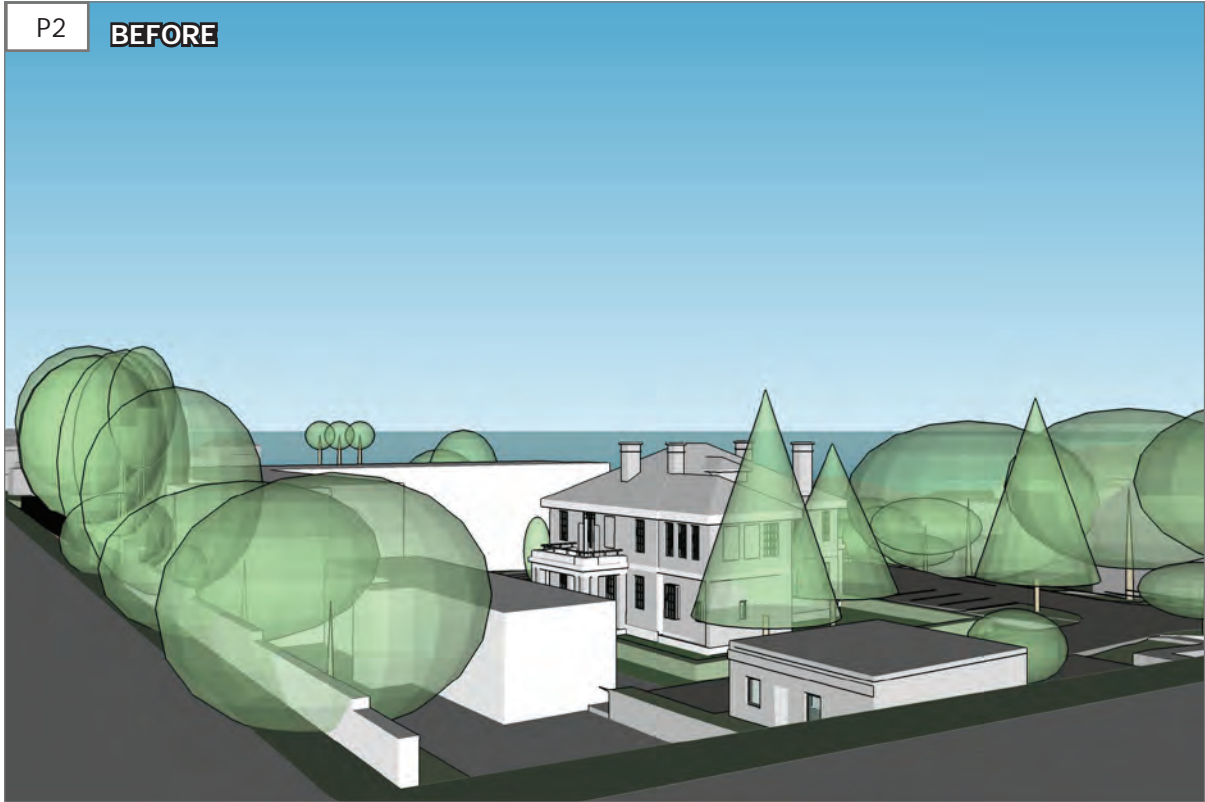
The 'after' image shows that the proposal is reasonably visible. Part of the new building would be obscured by existing vegetation along the site boundary. The top level of the proposal can be seen against the open sky. It confirms GMU's preliminary assessment that the proposal would have a medium level of visibility.

The proposal does not substantially change the scale and character of the existing view. It would obscure a small extent of the sky and water; however, the degree of affectation is not significant - estimated to be less than 5%. The demolition of the existing CC4 Building would also allow the property to gain back some ocean views and improve the existing views to Cliffbrook House. Therefore, the level of view impact is considered moderate.

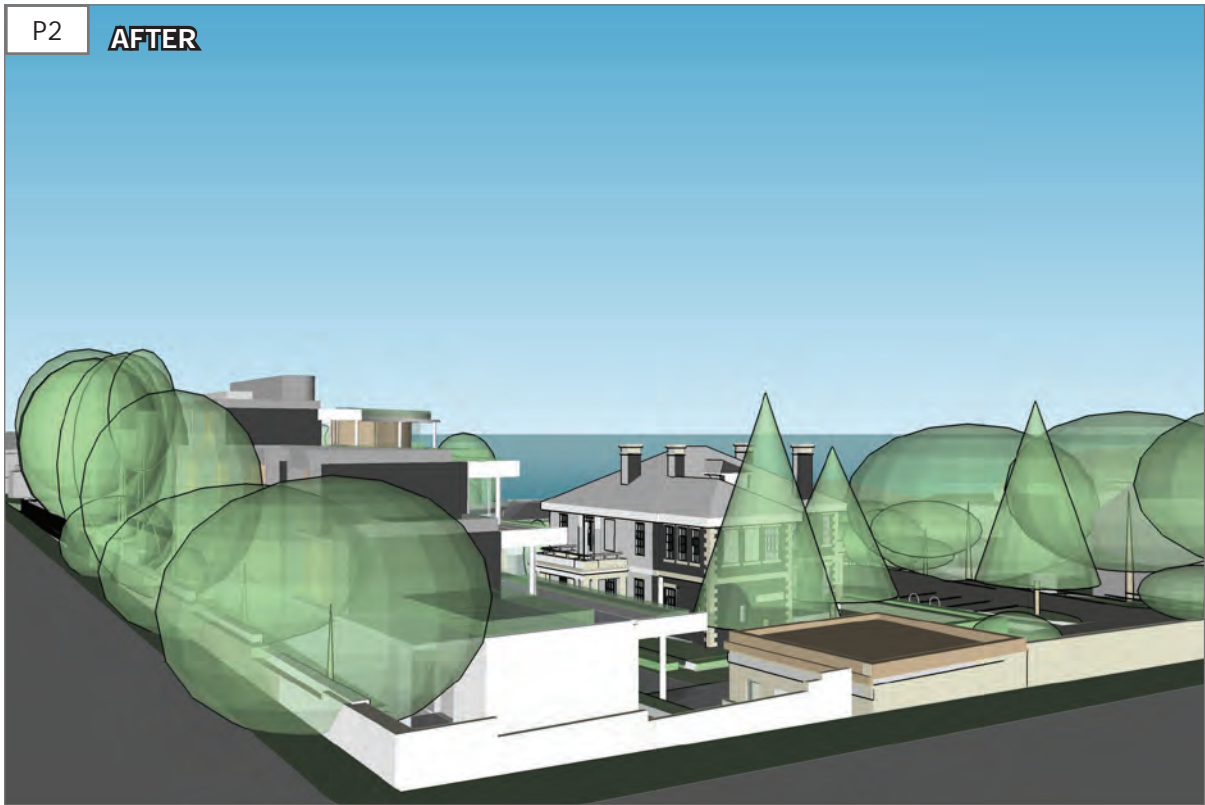
The above findings were based on the CGI views on this page. In reality, when taking into account the interruption of the existing street trees in the view, the actual level of impact is estimated to be lowered to negligible or nil.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Medium	Acceptable
Visibility: Medium	
Impact: Moderate	
Estimated actual impact: nil to negligible	

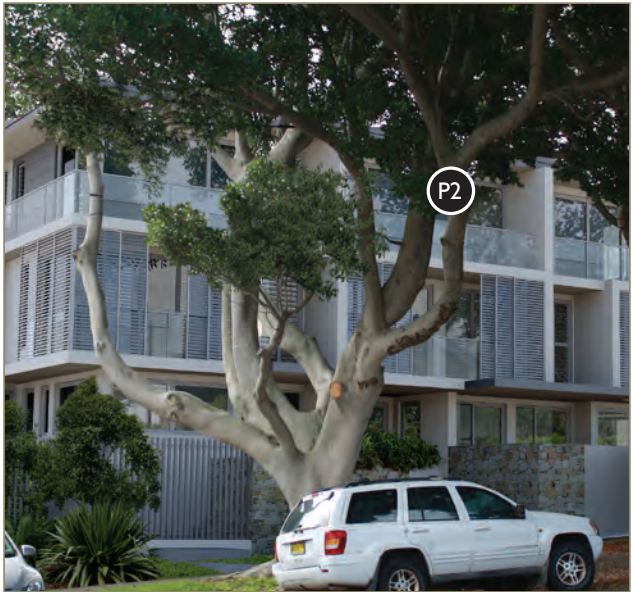


CGI view of existing conditions



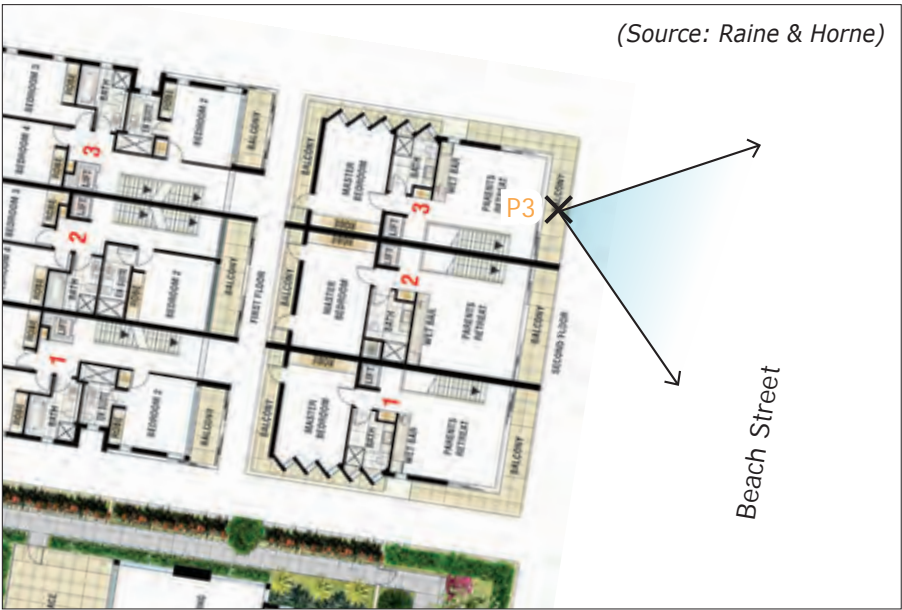
CGI view of the potential altered views including the proposed development

Please note that these views have been generated without taking into account the large street tree in front of this unit.





UNIT 3 / 32-34 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

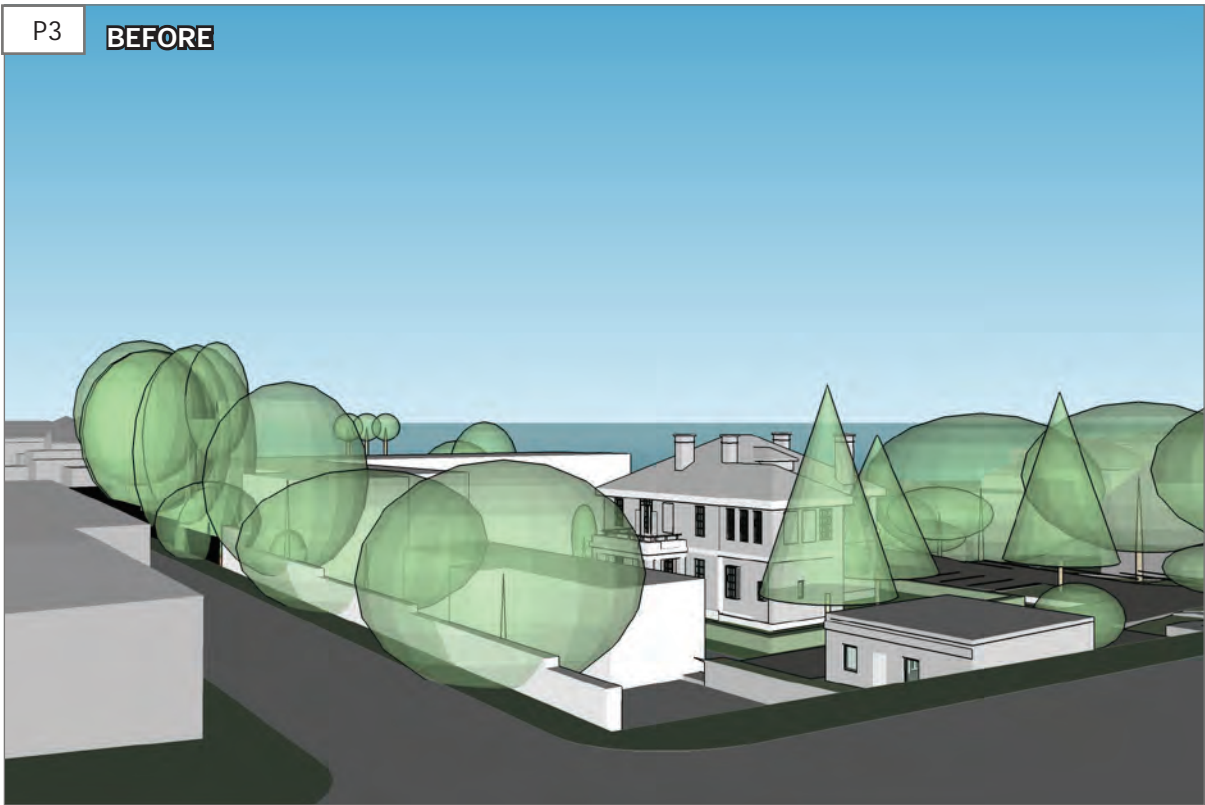
The 'after' image shows that the proposal is reasonably visible. Part of the new building would be obscured by existing vegetation along the site boundary. The top level of the proposal can be seen against the open sky. It confirms GMU's preliminary assessment that the proposal would have a medium level of visibility.

The proposal does not substantially change the scale and character of the existing view. The existing views to Cliffbrook House will not be affected. It would obscure a small extent of the sky and water; however, the degree of affectation is not significant - estimated to be less than 5%. The demolition of the existing CC4 Building would also allow the property to gain back some ocean views and improve the existing views to Cliffbrook House. Therefore, the level of view impact is considered moderate.

The above findings were based on the CGI views on this page. In reality, when taking into account the interruption of the existing street trees in the view, the actual level of impact is estimated to be lowered to negligible or nil.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Medium	Acceptable
Visibility: Medium	
Impact: Moderate	
Estimated actual impact: nil to negligible	



CGI view of existing conditions



CGI view of the potential altered views including the proposed development

Please note that these views have been generated without taking into account the large street tree in front of this unit.





## 4.CONCLUSION AND RECOMMENDATIONS





4.1 SUMMARY OF ASSESSMENT

This Visual Impact Assessment report provides an independent opinion on the potential view impacts of the proposal at 45-51 Beach Street, Coogee. The preliminary assessment initially analysed a total of 26 views from private residential dwellings in the vicinity of the subject site, 20 views were then selected for detailed view assessment.

The findings of this report show that out of the 20 views analysed in the detailed view assessment, 12 (or 60%) were found to have nil to minor level of view impact. Six views (or 30%) from close distances (i.e. within 25m) would have a moderate level of impact. Only two views (or 10%) from No.44-46 Beach Street were considered to have a significant level of impact. No views were found to experience a severe or devastating level of impact.

Furthermore, the three units within No.32-34 Beach Street are currently considered to experience a moderate level of impact; but in reality, the extent of view alteration that would be perceived by these units may be considerably less due to the existence of street trees in front of the properties. It is estimated that their actual level of impact may be nil to negligible.

Overall, the study finds that the proposal is able to achieve a positive visual outcome as the levels of impact on the majority of the views are acceptable. The two views with a higher level of impact can be addressed with practical measures as discussed on the following page.

View No.	Property	View Location	Camera setup	Distance (approx.)	Significance	Visibility	Level of Impact	Acceptability
Photographs								
A1	43 Beach Street	Ground level, veranda	Standing, 24mm focal length	10m	Low	Medium	Moderate	Acceptable
A2	43 Beach Street	Ground level, living room	Standing, 35mm focal length	10m	Low	Medium	Not required for detailed assessment	
A3	43 Beach Street	Ground level, study	Standing, 24mm focal length	10m	Low	Low	Minor	Acceptable
B	1 Battery Street	Ground level, living room	Standing, 24mm focal length	15m	Low	Medium	Moderate	Acceptable
C1	1A Battery Street	Ground level, terrace	Standing, 24mm focal length	15m	Low	Medium	Not required for detailed assessment	
C2	1A Battery Street	Level 1, balcony	Standing, 24mm focal length	18m	Medium	Medium	Minor	Acceptable
C3	1A Battery Street	Level 1, living room	Standing, 35mm focal length	20m	Medium	Low	Not required for detailed assessment	
D1	3 Battery Street	Ground level, terrace	Standing, 24mm focal length	10m	Low	Low to medium	Not required for detailed assessment	
D2	3 Battery Street	Level 1, balcony	Standing, 24mm focal length	20m	Medium	Low	Minor	Acceptable
E	3A Battery Street	No information. Property did not provide access for inspection			n/a	n/a	n/a	n/a
F1	U2 / 5 Battery Street	Level 1, dining room	Standing, 24mm focal length	15m	Medium	Negligible	Nil	Acceptable
F2	U2 / 5 Battery Street	Level 1, bedroom	Standing, 35mm focal length	15m	Low	Low to medium	Not required for detailed assessment	
G	30 Beach Street	Ground level, porch	Standing, 35mm focal length	35m	Low	Nil	Nil	Acceptable
H	36 Beach Street	Ground level, porch	Standing, 35mm focal length	20m	Low	Nil	Nil	Acceptable
I1	38 Beach Street	Ground level, porch	Standing, 35mm focal length	20m	Low	Negligible	Nil	Acceptable
I2	38 Beach Street	Level 1, bedroom	Standing, 50mm focal length	25m	Medium	Nil	Not required for detailed assessment	
J1	44-46 Beach Street	Ground level of No.44, bedroom	Standing, 50mm focal length	20m	Medium	Medium	Significant	Acceptable with recommended design changes
J2	44-46 Beach Street	Ground level of No.46, porch	Standing, 50mm focal length	20m	Medium	Medium	Significant	Acceptable with recommended design changes
Computer-generated images								
K	14 Beach Street	Level 4, balcony	Standing, 50mm focal length	155m	High	Negligible	Nil	Acceptable
L	20A Beach Street	Level 2, habitable room	Standing, 50mm focal length	95m	High	Negligible	Minor	Acceptable
M	290 Clovelly Road	Level 3, habitable room	Standing, 50mm focal length	100m	High	Negligible	Nil	Acceptable
N	24 Beach Street	Level 1, balcony	Standing, 50mm focal length	70m	High	Negligible	Minor	Acceptable
O1	L1 / 26 Beach Street	Level 1, habitable room	Standing, 50mm focal length	60m	Medium	Low	Moderate	Acceptable
O2	L3 / 26 Beach Street	Level 3, habitable room	Standing, 50mm focal length	60m	High	Low	Minor	Acceptable
P1	U1 / 32-34 Beach Street	Level 2, balcony	Standing, 50mm focal length	25m	Medium	Medium	Moderate	Acceptable
P2	U2 / 32-34 Beach Street	Level 2, balcony	Standing, 50mm focal length	25m	Medium	Medium	Moderate (Estimated actual impact: Nil to negligible)	Acceptable
P3	U3 / 32-34 Beach Street	Level 2, balcony	Standing, 50mm focal length	25m	Medium	Medium	Moderate (Estimated actual impact: Nil to negligible)	Acceptable



## 4.2 RECOMMENDED DESIGN CHANGES

The objective of the recommended design changes in this section is to explore an alternative design in order to alleviate the level of view impact on Views J1 and J2 while still providing the applicant with a comparable development potential and amenity. This is consistent with the view sharing principles set out in *Tenacity Consulting v Warringah* [2004] NSWLEC 140.

From the detailed view assessment, GMU understands that the view impacts on View J1 and J2 are caused by the breakout/cocktail lounge area in the east wing of the new building. In particular, its roof structure partly obstructs the horizon line and existing ocean views.

The project team has explored several options to minimise the view impact, including:

- Using transparent materials on the south elevation of the east wing - however, this approach would compromise the visual privacy of No.1 Gordon Avenue located south to the site; therefore, it is not recommended.
- Setting back the lounge area from the east - due to the view angles, the use of setback to retain existing views will not provide a meaningful degree of improvement, unless the setback is over 8m, which will significantly reduce the proposal's development potential by removing the entire lounge area. GMU found that this approach is impractical and ineffective for view retention in this circumstance.

Having understood the cause of the impact and taking into consideration the site's constraints, GMU has identified a number of measures that would effectively retain a greater area of view as seen on Views J1 and J2. These measures include:

- Narrowing the depth of the roof structure where practical
- Lowering the roof parapet as much as possible
- Lowering the ceiling height of the lounge/dining area to assist with lowering the overall height of the encroaching volume
- Retracting the eaves as much as practicable
- Using low shrub or groundcover planting for roof landscaping

The above design changes are pending further testing by the project architect to determine the extent of potential improvement. The changes should seek to retain the degree of view retention from other vantage points already achieved as part of the current design.

It is GMU's opinion that the above-recommended design changes are able to deliver meaningful improvement and view retention so as to potentially reduce the view impact to a lower level.

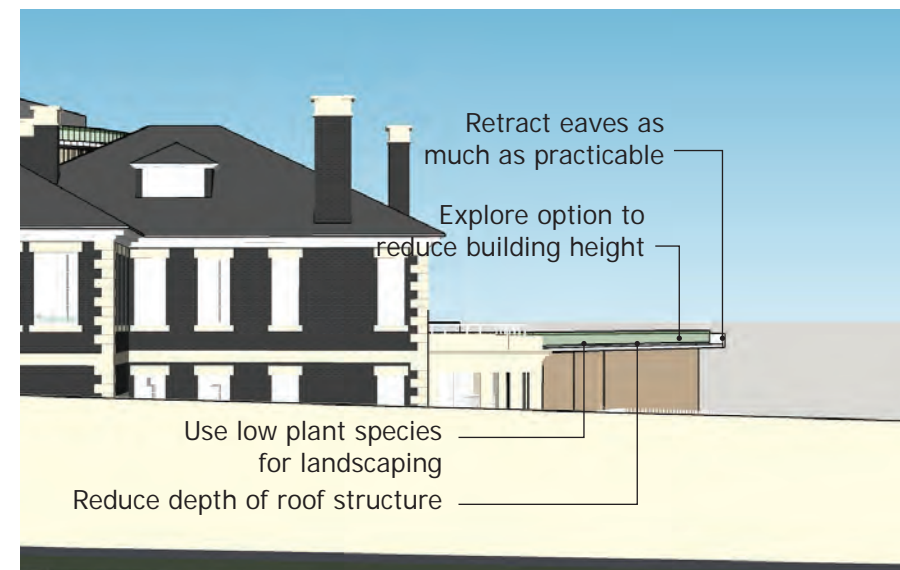


Figure 5. 3D views from No.44-46 to the subject site and the ocean



### 4.3 CONCLUSION

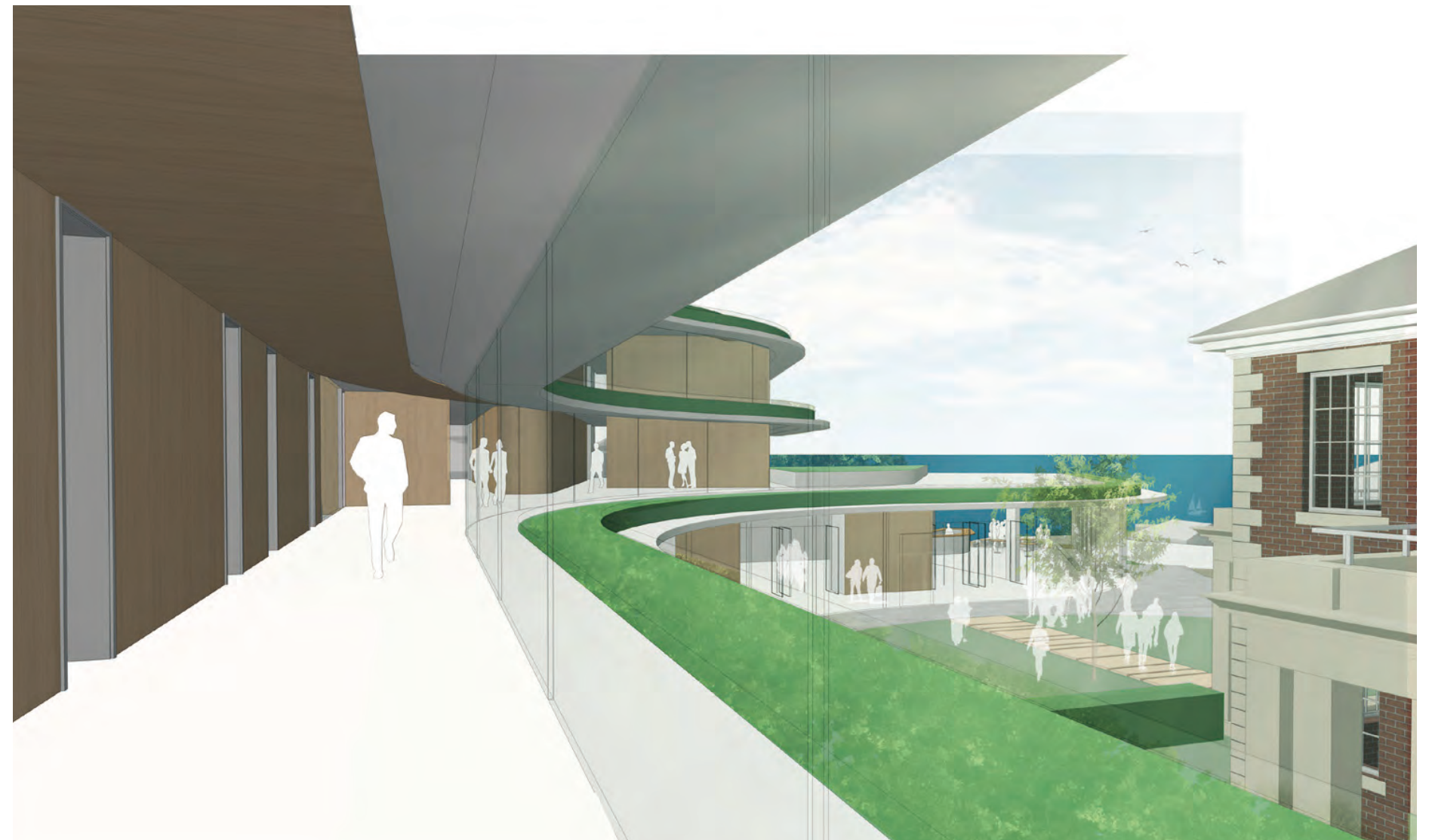
Taking into consideration the site's context, desired future character and the findings of the above assessment, it is GMU's opinion that the proposed development in general is acceptable. In circumstances where the perceived level of view impact is higher, design changes have been suggested to alleviate the impact.

In the design process, the proposal has provided careful design responses to the constraints of the site such as heritage and visual privacy before arriving at the current built form. In regard to the potential view impact, the number of views which might experience a significant level of impact has been reduced to only two. The recommended design changes can be practically delivered to ensure that the proposal meets the principles of view sharing.

The proposal also has the potential to deliver a range of benefits to the local community, such as:

- To protect and enhance the site's natural coastal edge landscape by:
  - Respecting and enhancing the Foreshore Protection Area
  - Synthesising the building form and landscape
  - Improving habitats for native fauna through the planting of indigenous vegetation
  - Retaining significant trees and enhancing their historical setting
- To celebrate the heritage setting of the subject site and maintain its significance by:
  - Restoring and adaptively reusing Cliffbrook House and Garage
  - Restoring and retaining bounding sandstone wall

It is GMU's opinion that the proposal is reasonable and it should be recommended for approval.



*Conceptual perspective of the proposal, view along upper level access way to Gordons Bay (Courtesy of FJMT).*



# APPENDIX A

## WIRE FRAME IMAGES FOR ACCURACY VERIFICATION

