

VIEW H - 36 BEACH STREET

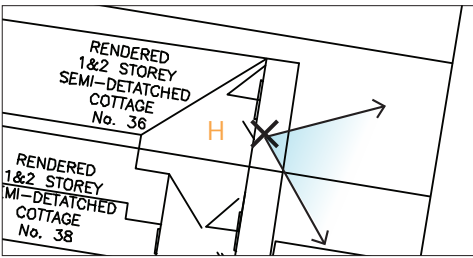
Description:

Distance to site: 20m (approx.)

Description of view: Ground floor / porch / standing / 35mm

View H looks east from the porch on the ground floor of No.36 Beach Street approximately 20m from the site. Approximately half of the view is dominated by the existing hedge planting in the property’s front garden. Any existing views to the campus are only available through the adjoining property at No.38. The view does not contain any memorable focal points or iconic elements. Therefore, it is considered that this view has low significance.

The proposal's potential visibility is estimated to be nil to negligible due to the obstruction of hedge planting. This view was selected for further detailed assessment to understand if there would be any impact on the existing sky views.



Standing view from porch on ground level

VIEW I1 - 38 BEACH STREET

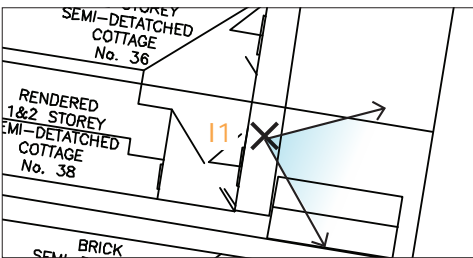
Description:

Distance to site: 20m (approx.)

Description of view: Ground floor / porch / standing / 35mm

View I1 looks east from the porch on the ground floor of No.38 Beach Street approximately 20m from the proposed development. It contains existing structures of the property such as carport, walls and fences in the foreground. The view does not contain any other memorable focal points or iconic features. There are limited/highly filtered views of the chimney of Cliffbrook House behind existing vegetation but the heritage building is unrecognisable. Therefore, the view is considered to have low significance.

The proposal's potential visibility is estimated to be negligible as a small part of the proposal may be visible above existing tree canopies. This view was selected for further detailed assessment to understand if there would be any impact on the existing amount of sky available within the view.



Standing view from porch on ground level

Preliminary Conclusions:

- Significance: Low
- Potential Visibility: Nil to negligible
- View identified for detailed assessment - refer to Chapter 3

VIEW I2 - 38 BEACH STREET

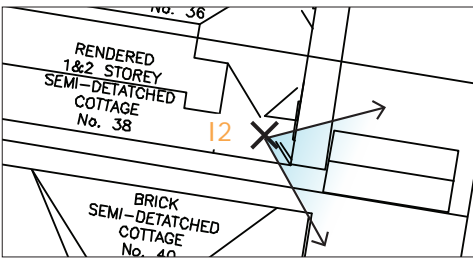
Description:

Distance to site: 25m (approx.)

Description of view: Level 1 / bedroom / standing / 50mm

View I2 looks southeast from a bedroom on Level 1 of No.38 Beach Street approximately 25m from the site. It contains a narrow corridor of long-distance views of the ocean and the horizon. Cliffbrook House is also partly visible behind the boundary wall. The view contains layers of elements in its composition including the local streetscape, greenery, the ocean, the horizon and the open sky. Therefore, the view is considered to have a medium level of significance.

The proposal's potential visibility is nil as the future building will not be visible from this window. Therefore, this view was not selected for further detailed assessment.



Standing view from bedroom on Level 1

VIEW J1 - 44-46 BEACH STREET

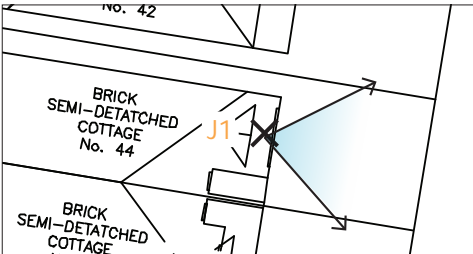
Description:

Distance to site: 20m (approx.)

Description of view: Ground floor / bedroom / standing / 50mm

View J1 looks east from the bedroom on the ground floor of No.44 Beach Street approximately 20m from the site. The view contains partial views to Cliffbrook House and a pocket of views of the ocean and the horizon to the right hand side of Cliffbrook House. Therefore, the view is considered to be of medium significance.

The proposal's potential visibility is estimated to be minor as a small part of the proposal may be visible above existing tree canopies. The proposal is also possible to affect the existing ocean views. Therefore, this view was selected for further detailed assessment.



Standing view from bedroom room on ground level

Preliminary Conclusions:

Significance: Medium
Potential Visibility: Nil
View not identified for detailed assessment

Preliminary Conclusions:

Significance: Medium
Potential Visibility: Minor
View identified for detailed assessment - refer to Chapter 3

VIEW J2 - 44-46 BEACH STREET

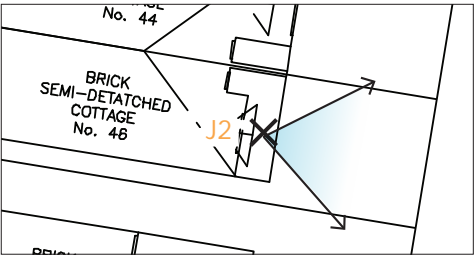
Description:

Distance to site: 20m (approx.)

Description of view: Ground floor / porch / standing / 50mm

View J2 looks east from the porch on the ground floor of No.46 Beach Street approximately 20m from the site. Similar to View J1, this view contains partial views to Cliffbrook House and a pocket of views of the ocean and the horizon to the right hand side of Cliffbrook House. Therefore, the view is considered to be of medium significance.

The proposal's potential visibility is estimated to be minor as a small part of the proposal may be visible above existing tree canopies. The proposal may also possible to affect the existing ocean views; therefore, this view was selected for further detailed assessment.



Standing view from porch on ground level

Preliminary Conclusions:

- Significance: Medium
- Potential Visibility: Minor
- View identified for detailed assessment - refer to Chapter 3

VIEW K - 14 BEACH STREET

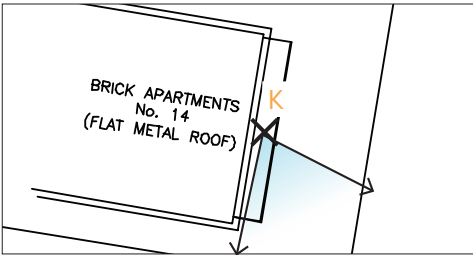
Description:

Distance to site: 155m (approx.)

Description of view: Level 4 / balcony / standing / 50mm

View K looks southeast from a balcony on Level 4 (top level) of No.14 Beach Street approximately 155m from the site. A large portion of the site is obstructed by existing residential dwellings in the foreground and it visually blends with surrounding buildings. The view consists of layers of local streetscape in the foreground, expansive and long-distance views to the ocean and the horizon, as well as the open sky in the background. These high-value view elements are uninterrupted and together they create a pleasant composition for the view; therefore, the view is highly significant.

The proposal's potential visibility is estimated to be negligible due to the viewer's distance to the site and the obstruction of existing buildings. Due to its high significance, this view is selected for further detailed assessment in the next chapter.



Estimated standing view from a balcony on Level 4

VIEW L - 20A BEACH STREET

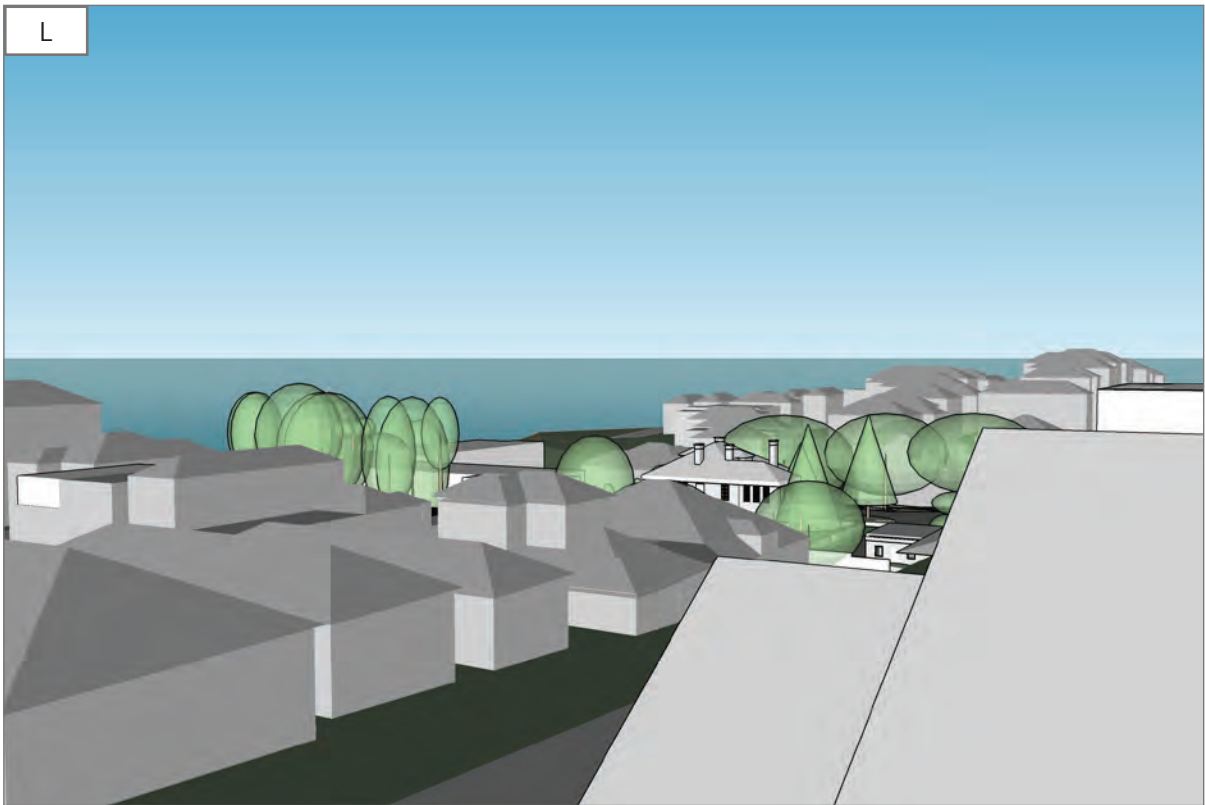
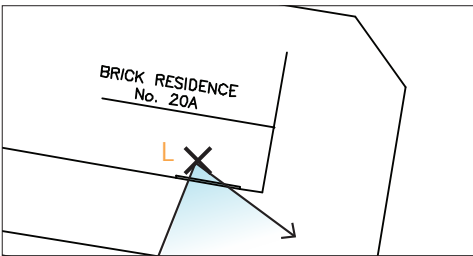
Description:

Distance to site: 95m (approx.)

Description of view: Level 2 / habitable room / standing / 50mm

View L looks southeast from a habitable room on the Level 2 (which appears to be an attic) of No.20A Beach Street, approximately 95m from the proposed development. The property enjoys views of the local streetscape in the foreground, expansive views of the ocean and the horizon in the middle ground and open sky views in the background. This view has high significance as it contains uninterrupted high-value view elements.

The proposal's potential visibility is estimated to be low. A small part of the proposal may be visible above existing tree canopies and dwelling houses. This view is selected for further detailed assessment due to its high significance.



Estimated standing view from a habitable room on Level 4

Preliminary Conclusions:

Significance: High

Potential Visibility: Negligible

View identified for detailed assessment - refer to Chapter 3

Preliminary Conclusions:

Significance: High

Potential Visibility: Negligible to low

View identified for detailed assessment - refer to Chapter 3

VIEW M - 290 CLOVELLY ROAD

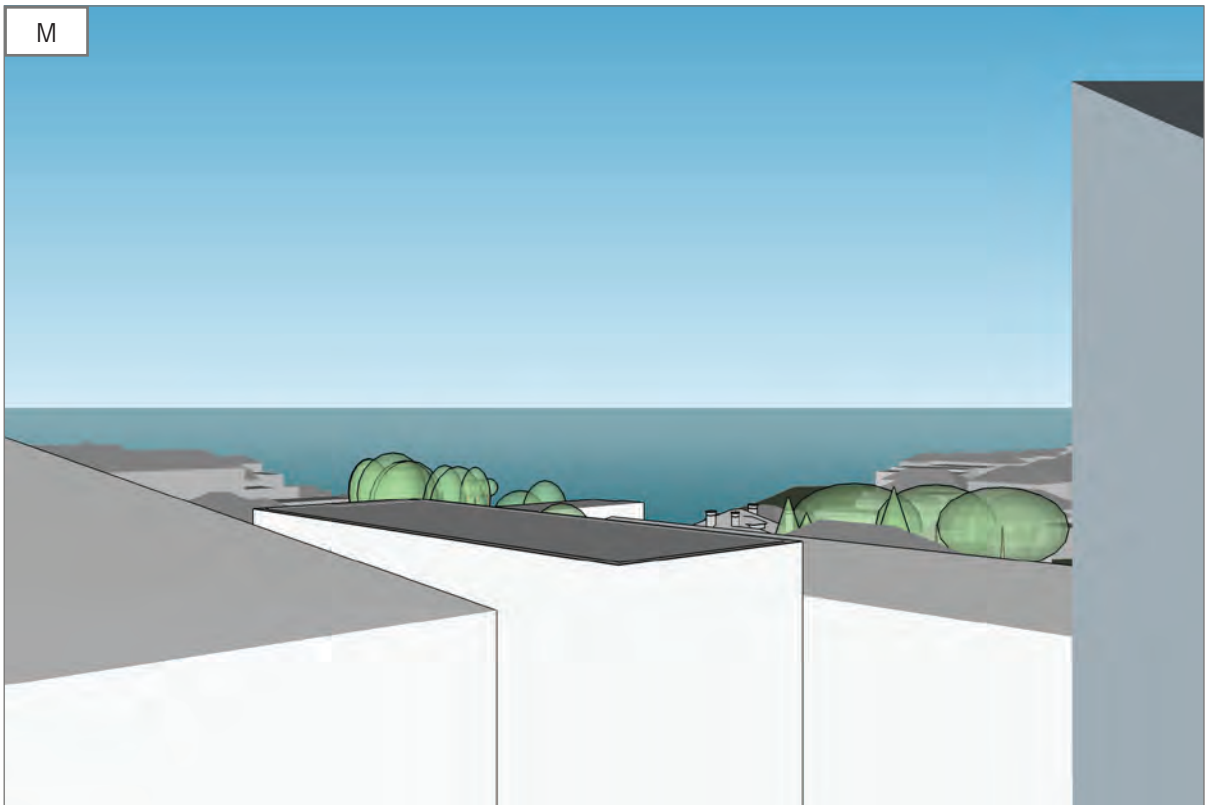
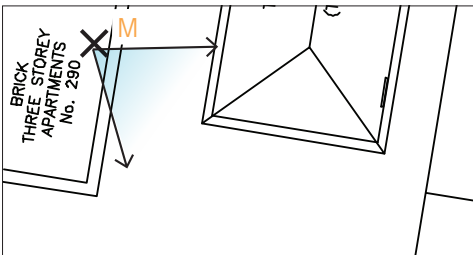
Description:

Distance to site: 100m (approx.)

Description of view: Level 4 / habitable room / standing / 50mm

View M looks southeast from a habitable room on Level 4 (top level) of No.290 Clovelly Road, approximately 100m from the site. The site is largely obstructed by No. 26 Beach Street and is barely identifiable. The view contains expansive views of the ocean, uninterrupted views of the horizon and views of the open sky. Although the foreground of the view is dominated by the roof of adjacent buildings including No. 292 Clovelly Road, No. 26 and No. 28 Beach Street, it is considered to have high significance due to the existence of these high-value elements.

The proposal's potential visibility is estimated to be negligible due to the obstruction of existing buildings in the foreground. This view was selected for further detailed assessment due to its high significance.



Estimated standing view from a habitable room on Level 4

VIEW N - 24 BEACH STREET

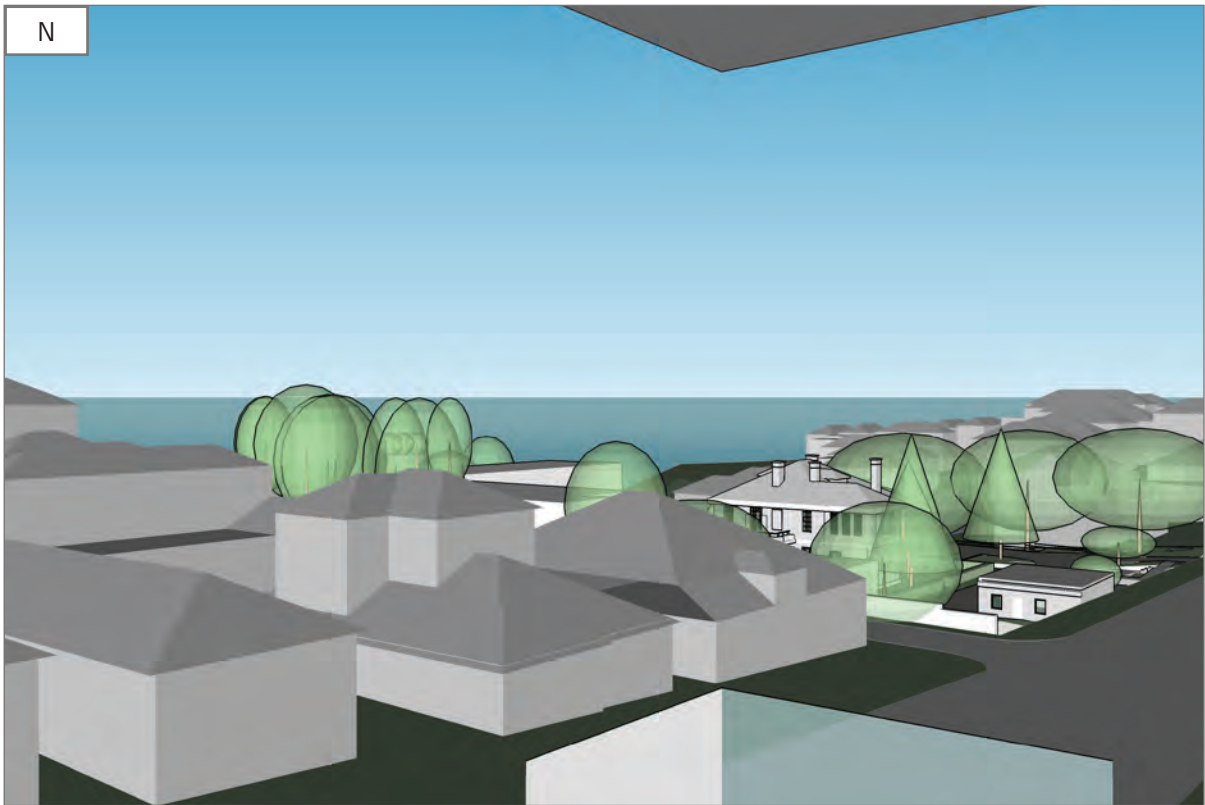
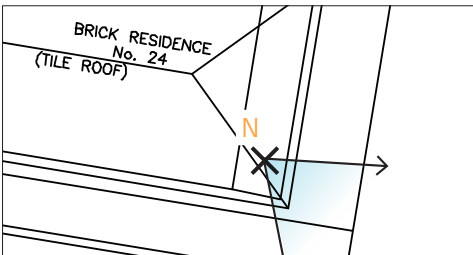
Description:

Distance to site: 70m (approx.)

Description of view: Level 1 / balcony / standing / 50mm

View N looks southeast from a balcony on Level 1 of No.24 Beach Street, approximately 70m from the site. The composition of the view contains existing dwelling houses in the foreground, expansive views of the ocean and the horizon in the middle ground and open sky views in the background. It also contains partial views of Cliffbrook House. Although the views of the ocean and the horizon are somewhat interrupted by existing trees, this view is considered to have high significance due to the presence of extensive water area.

The proposal's potential visibility is estimated to be negligible to low as it would be obstructed by existing dwelling houses and vegetation in the foreground. This view was selected for further detailed assessment due to its high significance.



Estimated standing view from a balcony on Level 1

Preliminary Conclusions:

Significance: High
Potential Visibility: Negligible
View identified for detailed assessment - refer to Chapter 3

Preliminary Conclusions:

Significance: High
Potential Visibility: Negligible to low
View identified for detailed assessment - refer to Chapter 3

VIEW O1 - L1 / 26 BEACH STREET

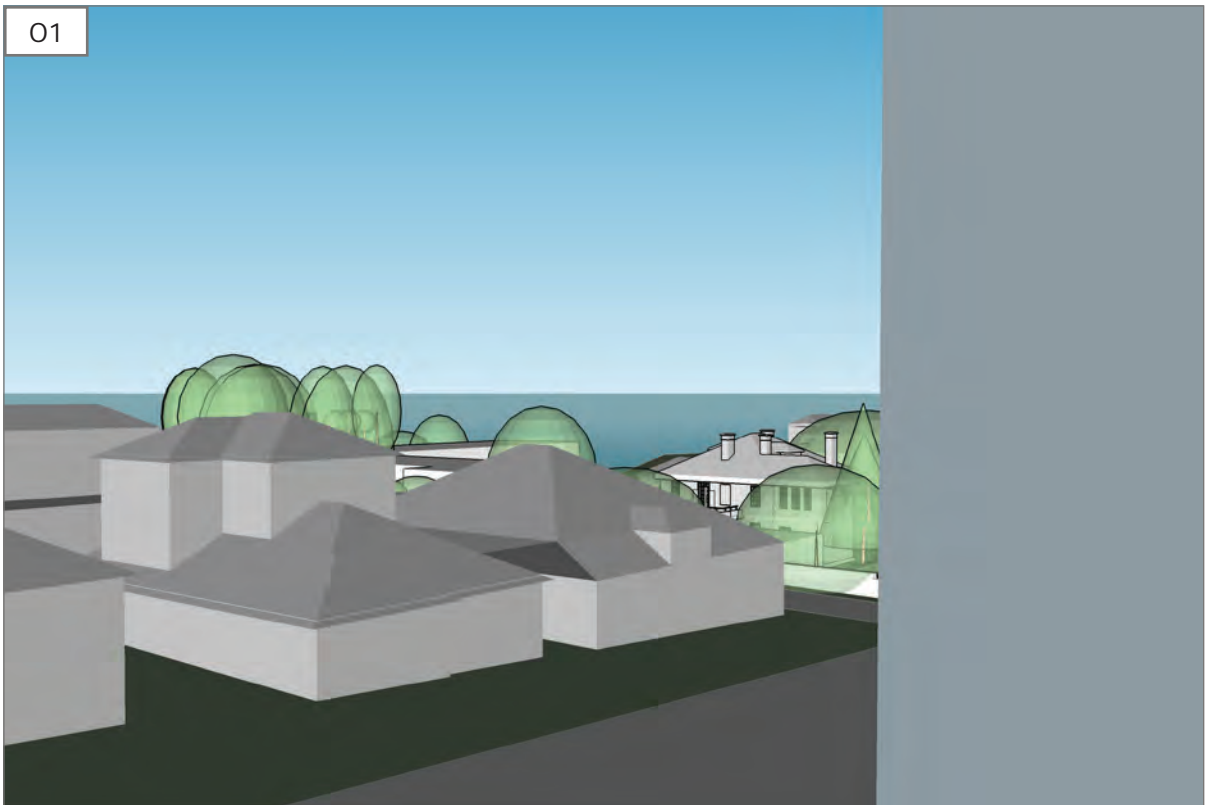
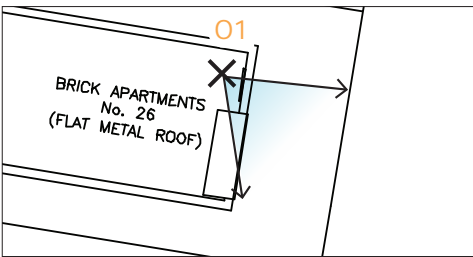
Description:

Distance to site: 60m (approx.)

Description of view: Level 1 / habitable room / standing / 50mm

View O1 looks southeast from a residential unit on Level 1 of No.26 Beach Street, approximately 60m from the site. The actual unit number is unclear. It contains some views of the ocean, the horizon and the open sky. The ocean and the horizon are high-value view elements, but they are interrupted by existing trees. Therefore, the significance of the view is considered medium.

The proposal’s potential visibility is estimated to be low due to the obstruction of existing buildings. The proposal might cause an alteration of ocean views and, therefore, it was selected for further detailed assessment to understand its potential impact.



Estimated standing view from a habitable room on Level 1

VIEW O2 - L3 / 26 BEACH STREET

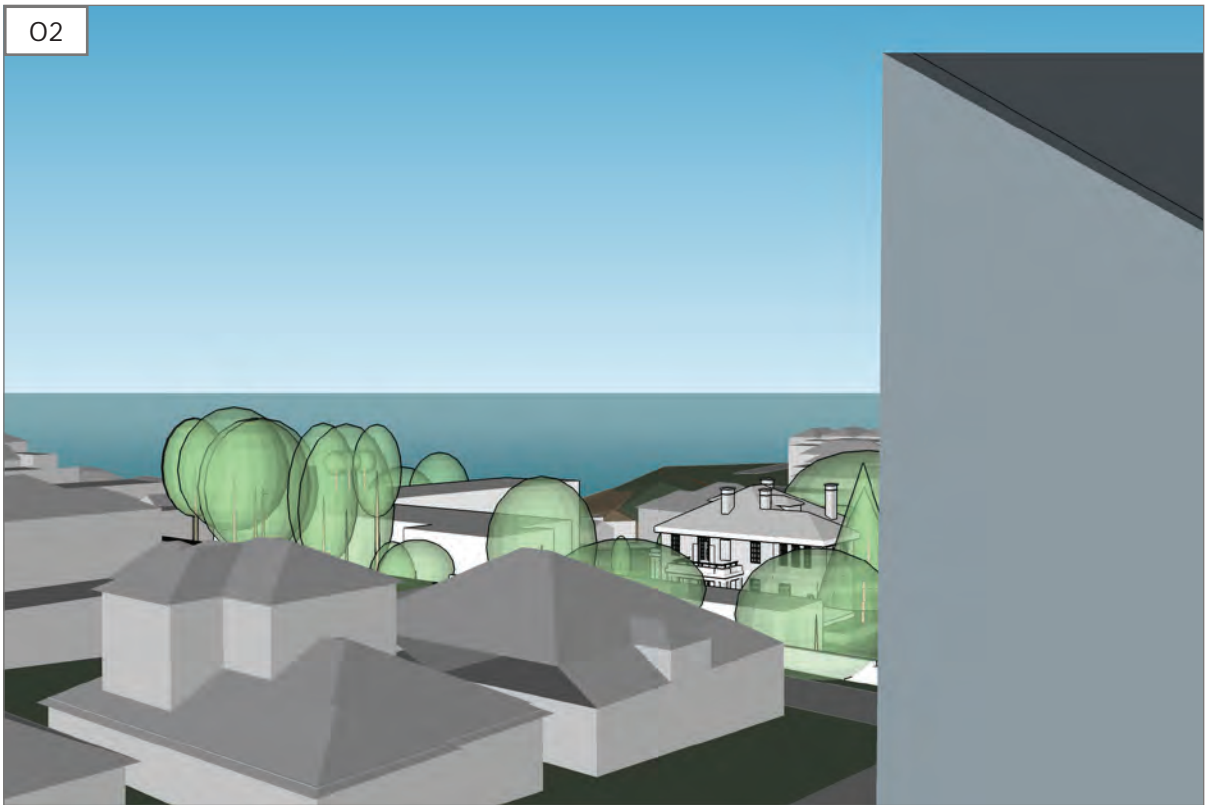
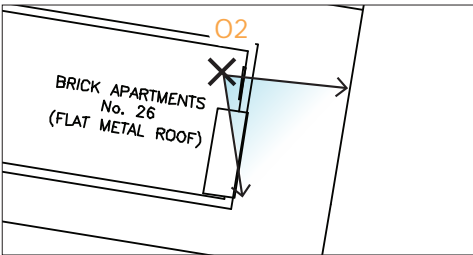
Description:

Distance to site: 60m (approx.)

Description of view: Level 3 / habitable room / standing / 50mm

View O2 looks southeast from a residential unit on Level 3 of No.26 Beach Street, approximately 60m from the site. The actual unit number is unclear. This view is generated at the same location as View O1 but on a higher floor level. It has a very similar composition to View O1 but the ocean views on this level are not interrupted by existing trees. It contains a greater extent of ocean views and also enjoys views of a continuous horizon. Therefore, the significance of the view is considered high.

The proposal’s potential visibility is estimated to be low due to the obstruction of existing buildings. The proposal might cause an alteration of ocean views and, therefore, it was selected for further detailed assessment to understand its potential impact.



Estimated standing view from a habitable room on Level 3

Preliminary Conclusions:

Significance: Medium

Potential Visibility: Low

View identified for detailed assessment - refer to Chapter 3

Preliminary Conclusions:

Significance: High

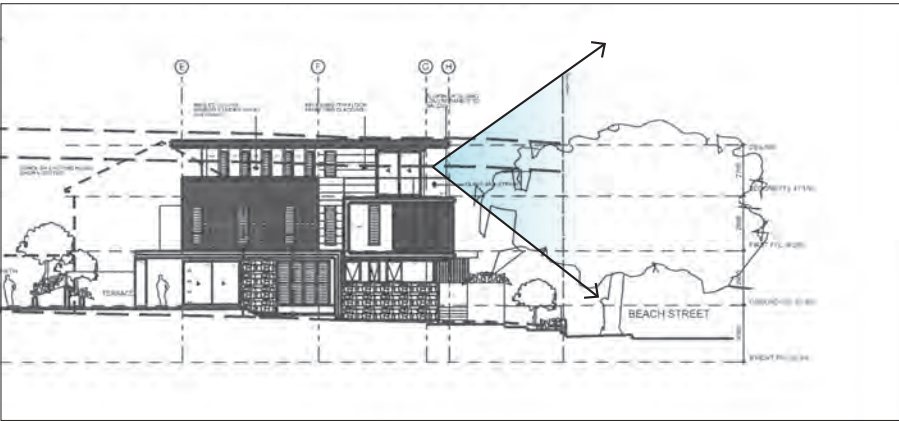
Potential Visibility: Low

View identified for detailed assessment - refer to Chapter 3

32-34 BEACH STREET

It is important to note that the discussion of the view significance and potential visibility of the proposal for No.32-34 Beach Street as well as the preliminary conclusions of the analysis are based on CGI views only. This limits the consideration on the likely impacts of the existing street trees in front of the units. The views simulated in the current CGI images assume that the existing street trees are no longer there and the CGI views appear to have a much higher view quality and a better composition than the actual future views.

In reality, as the photomontage on the right shows, the foliage of the existing street trees is likely to cause major interruption to the views, considerably reducing the significance of the views and the visibility of the proposal in these views.

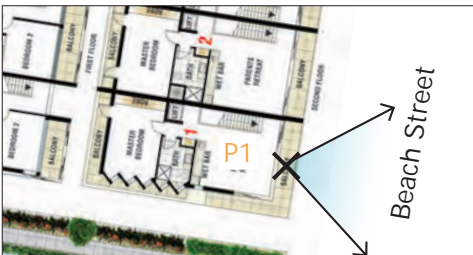


32-34 BEACH STREET - SOUTH ELEVATION (source: ASA Architects)

VIEW P1 - U1 / 32-34 BEACH STREET

Description:

Distance to site: 25m (approx.)
Description of view: Level 2 / balcony / standing / 50mm



View P1 looks southeast from a balcony of Unit 1 on Level 2 of No.32-34 Beach Street, approximately 25m from the site. According to the floor plan of the development, the balcony is located in front of a parents’ retreat room from which the occupants would enjoy the highest-quality views within the unit. The property has views overlooking to Beach Street in the foreground, the campus in the middle ground and the ocean/horizon in the background. It would have a pleasant composition and also contains pockets of ocean views. The ocean views would be somewhat interrupted by existing vegetation and would not likely be a continuous view element. Therefore, this view was considered of medium significance based on the CGI image. However, the actual quality of the view may be altered, should the interruption and obstruction of existing street trees were taken into consideration.

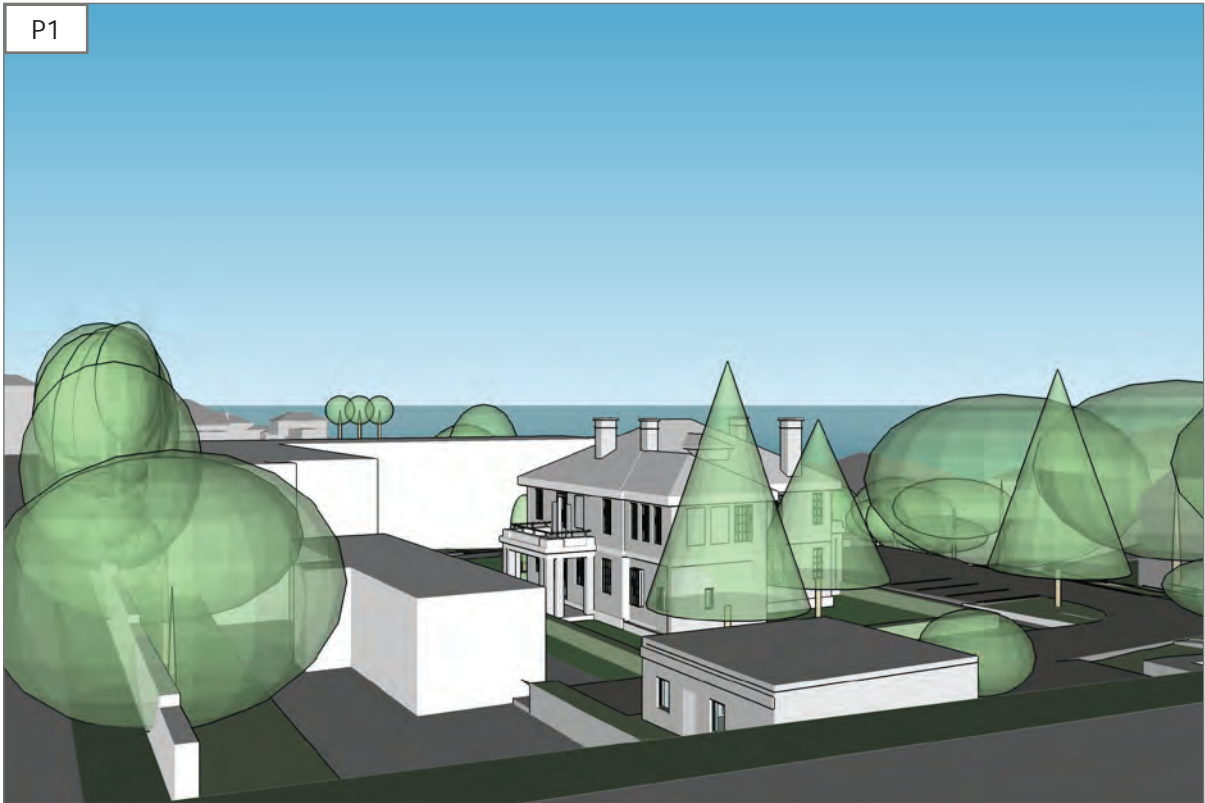
The proposal’s potential visibility is estimated to be medium to high due to the viewer’s proximity to the site. This view was selected for further detailed assessment due to the proposal’s potential high visibility.

Preliminary Conclusions:

Significance: Medium
Potential Visibility: Medium to high
View identified for detailed assessment - refer to Chapter 3



Photomontage showing location of Views P1, P2 and P3 on the balconies of Level 2 (Source: ASA Architects)



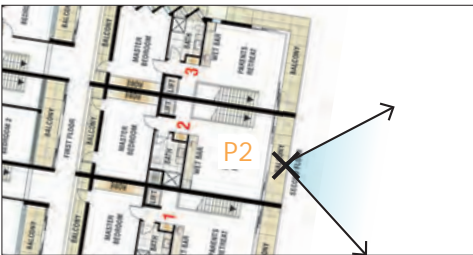
Estimated standing view from a balcony on Level 2

VIEW P2 - U2 / 32-34 BEACH STREET

Description:

Distance to site: 25m (approx.)

Description of view: Level 2 / balcony / standing / 50mm



View P2 looks southeast from a balcony of Unit 2 on Level 2 of No.32-34 Beach Street, approximately 25m from the site. According to the floor plan of the development, the balcony is located in front of a parents’ retreat room from which the occupants would enjoy the highest-quality views within the unit. Similar to View P1, the property has views overlooking Beach Street in the foreground, the campus in the middle ground and the ocean/horizon in the background. It would have a pleasant composition and also contain pockets of ocean views. The ocean views would be somewhat interrupted by existing vegetation and would not be a continuous view element. Therefore, this view was considered of medium significance based on the CGI image. However, the actual quality of the view may be altered, should the interruption and obstruction of existing street trees were taken into consideration.

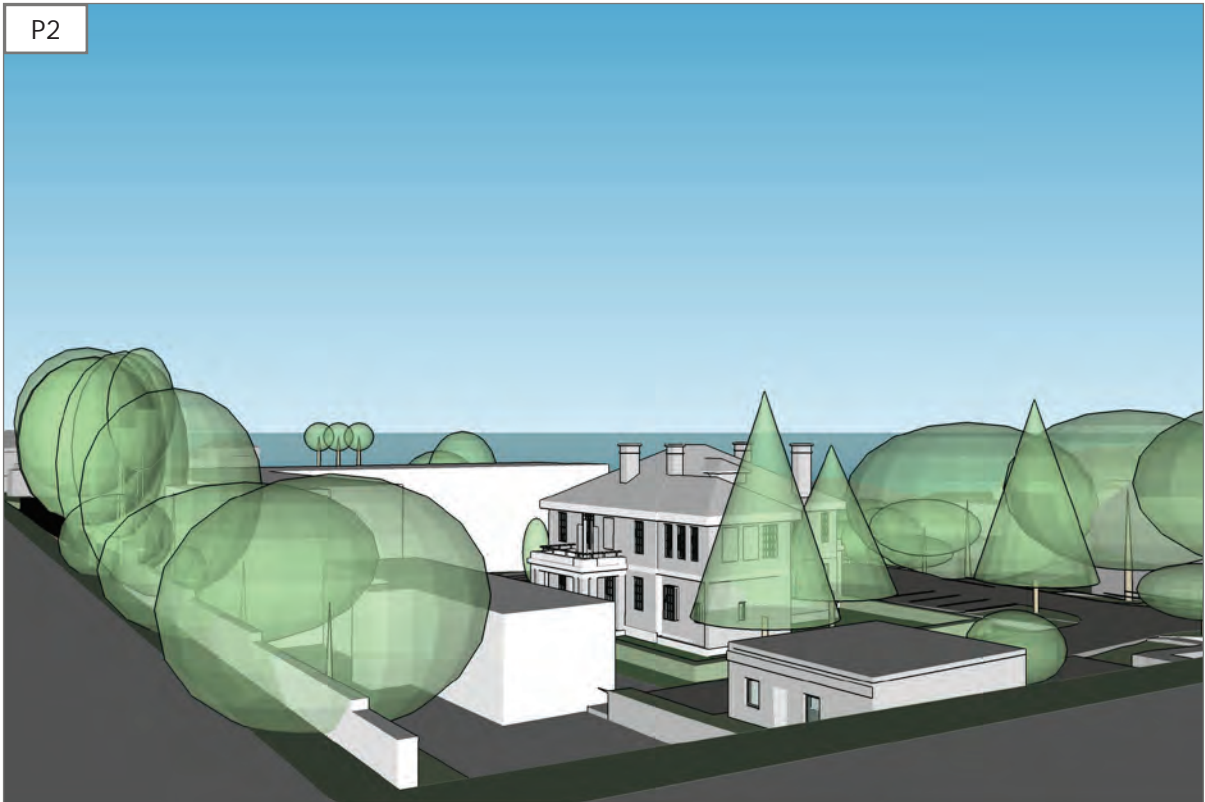
The proposal’s potential visibility is estimated to be medium to high due to the viewer’s proximity to the site. This view was selected for further detailed assessment due to the proposal’s potential high visibility.

Preliminary Conclusions:

Significance: Medium

Potential Visibility: Medium to high

View identified for detailed assessment - refer to Chapter 3



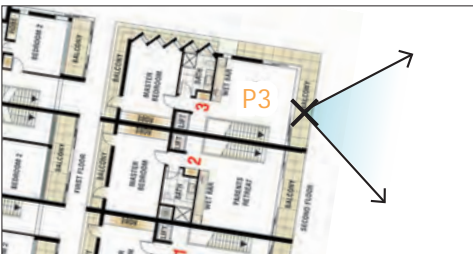
Estimated standing view from a balcony on Level 2

VIEW P3 - U3 / 32-34 BEACH STREET

Description:

Distance to site: 25m (approx.)

Description of view: Level 2 / balcony / standing / 50mm



View P3 looks southeast from a balcony of Unit 3 on Level 2 of No.32-34 Beach Street, approximately 25m from the site. According to the floor plan of the development, the balcony is located in front of a parents retreat room from which the occupants enjoy the highest-quality views within the unit. Similar to View P1, the property would have views overlooking Beach Street in the foreground, the campus in the middle ground and the ocean/horizon in the background. It has a pleasant composition and also contains pockets of ocean views. The ocean views would be somewhat interrupted by existing vegetation and would not be a continuous view element. Therefore, this view was considered of medium significance based on the CGI image. However, the actual quality of the view would be altered, should the interruption and obstruction of existing street trees were taken into consideration.

The proposal’s potential visibility is estimated to be medium to high due to the viewer’s proximity to the site. This view was selected for further detailed assessment due to the proposal’s potential high visibility.

Preliminary Conclusions:

Significance: Medium

Potential Visibility: Medium to high

View identified for detailed assessment - refer to Chapter 3



Estimated standing view from a balcony on Level 2

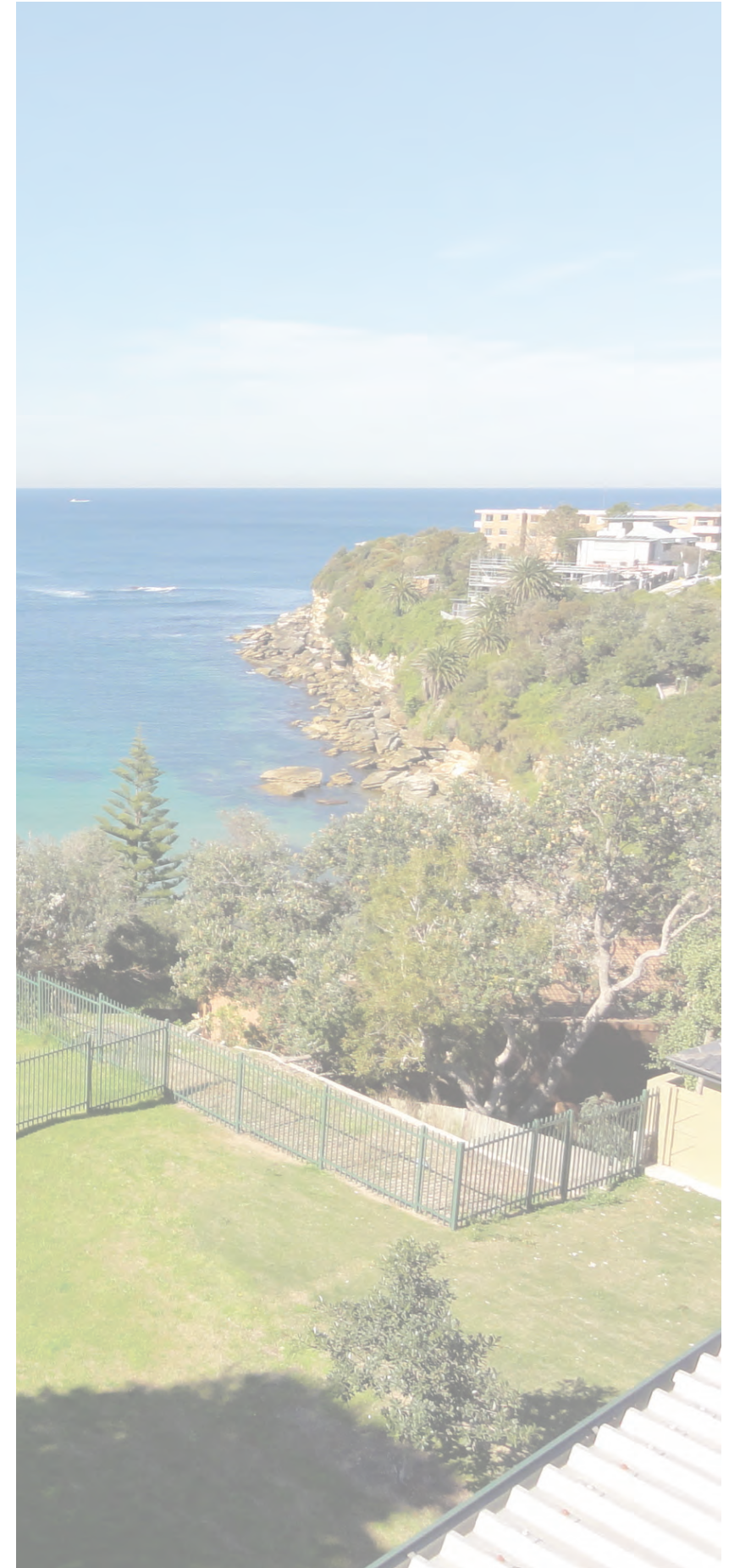
SECTION CONCLUSION

As summarised below, GMU has conducted preliminary view assessment for 18 properties (excluding 3A Battery Street which did not provide access for inspection) that are located in proximity to the subject site.

A total of 26 views (excluding View E) were investigated in this chapter. Out of the 26 views, 20 views were selected for further detailed view assessment in the next chapter which discusses the potential significance of each view and the visibility of the proposed development. It then determines the level of view alteration to decide whether the proposal is acceptable or requires design changes.

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

3.DETAILED VIEW ASSESSMENT



3.1 FORMAT OF DETAILED VIEW ASSESSMENT

To fully appreciate the level of view changes between the existing and the proposed views, each photomontage includes the context of the view available. This allows the role of the site within each view to be better understood. Considering the proposal together with its context and the desired future character of the campus is important, particularly in relation to the maximum allowable building envelope of the residential properties adjacent to the campus.

For each view, some of the initial summarised information leading to the view significance and potential visibility is repeated from Chapter 2 of this report. This includes:

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

An analysis of the impact on each selected view is provided based on the assessment on the degree of view changes. The analysis is structured to describe the extent and quality of impact, leading to an overall conclusion as to the acceptability of the proposal within the view. The analysis of each view concludes with a categorised summary of the impact, its overall acceptability and any design changes that may be recommended, if necessary.

In addition to the previous ratings of view significance and potential visibility, this section considers the actual level of impact and its acceptability. The section below outlines the format of detailed view assessment:

Impacts

The impact of the proposal is a combination of the amount of change in the view and the quality of the changes within that view. Although similar to ‘potential visibility’, the impact also takes into account the actual extent of change. Key factors which may influence the impact of the proposal include:

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

‘Before and after’ scenarios are compared in order to determine the extent of perceivable view changes. The ‘before’ scenario represents existing views to the site.

The ‘after’ scenario represents views to the site with the profile of the proposed development outlined in the view. In the event that CGI images are used, the proposal is represented using a 3D model provided by the project architect.

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

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

Acceptability

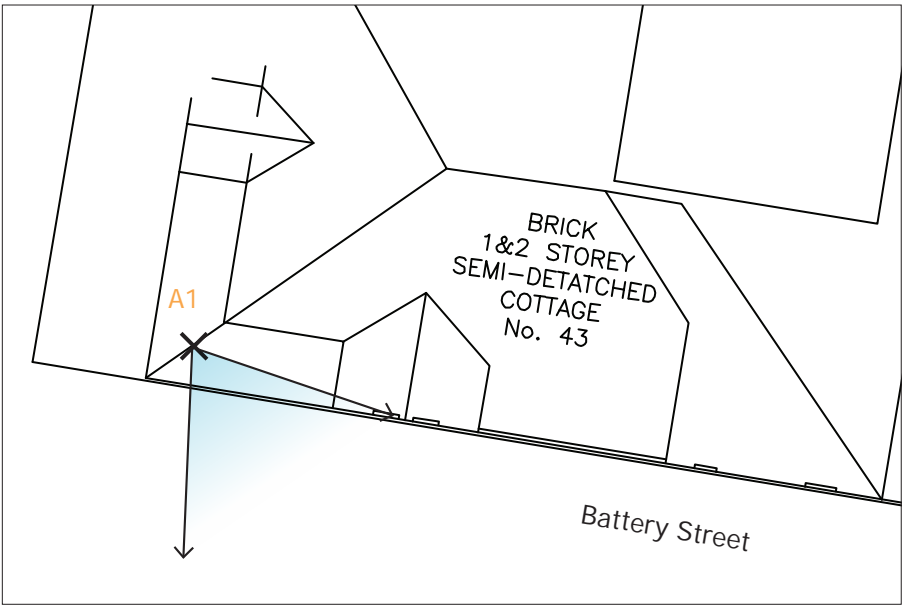
The acceptability relates to whether the impact of the proposal within the view is positive or adverse. It relates to the view significance and the impact of the view, as well as the quality of impact. The proposal is more likely to have a beneficial quality if it:

- Complements the character of its setting and/or
- Follows the relevant planning objectives and/or
- Improves or does not materially change the view.

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

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

43 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The ‘after’ image shows that the majority of the proposal would be obstructed by existing vegetation. Only a small portion of the top level is visible above the existing tree canopies and the roof of Cliffbrook House. It confirms GMU’s preliminary assessment that the proposal would have a medium level of visibility.

The visible part of the proposal does not substantially change the scale and quality of the existing view, but would reduce views to some open sky. The roof profile of Cliffbrook House is largely retained in the view. As a result, the level of visual impact is considered moderate.

The level of impact is considered acceptable.

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

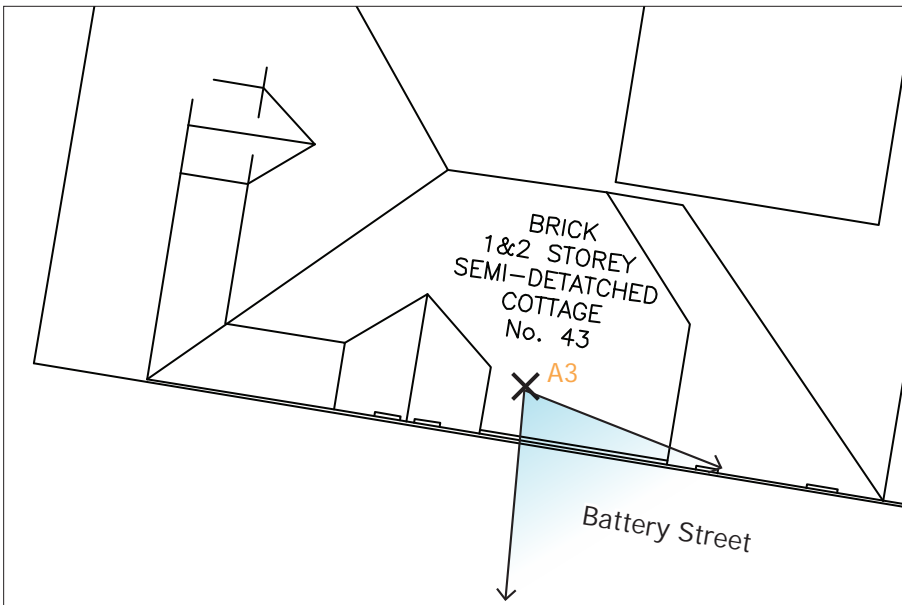


Existing view



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

43 BEACH STREET - POTENTIAL VIEW CHANGES



Assessment:

The 'after' image shows that the proposal would largely stay behind existing vegetation and would not be seen above the tree canopies. Therefore, the proposal is considered to have a low level of visibility. This is a more positive outcome than the previous estimated (i.e. medium visibility) in the preliminary assessment.

The proposal would only be a minor feature in the view and would not reduce any views of the existing open sky. As a result, the level of visual impact is considered low.

The level of impact is considered acceptable.

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

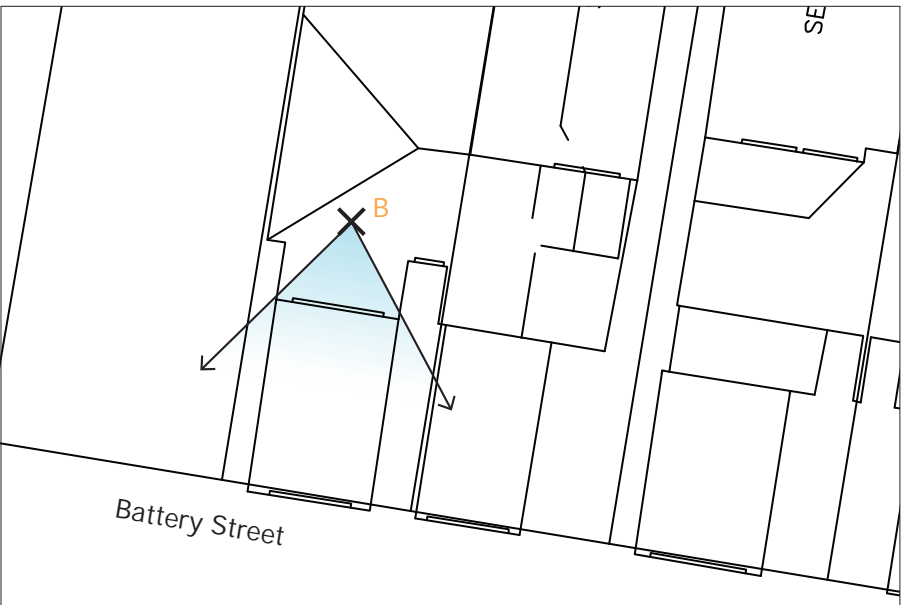


Existing view



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

1 BATTERY STREET - POTENTIAL VIEW CHANGES



Assessment:

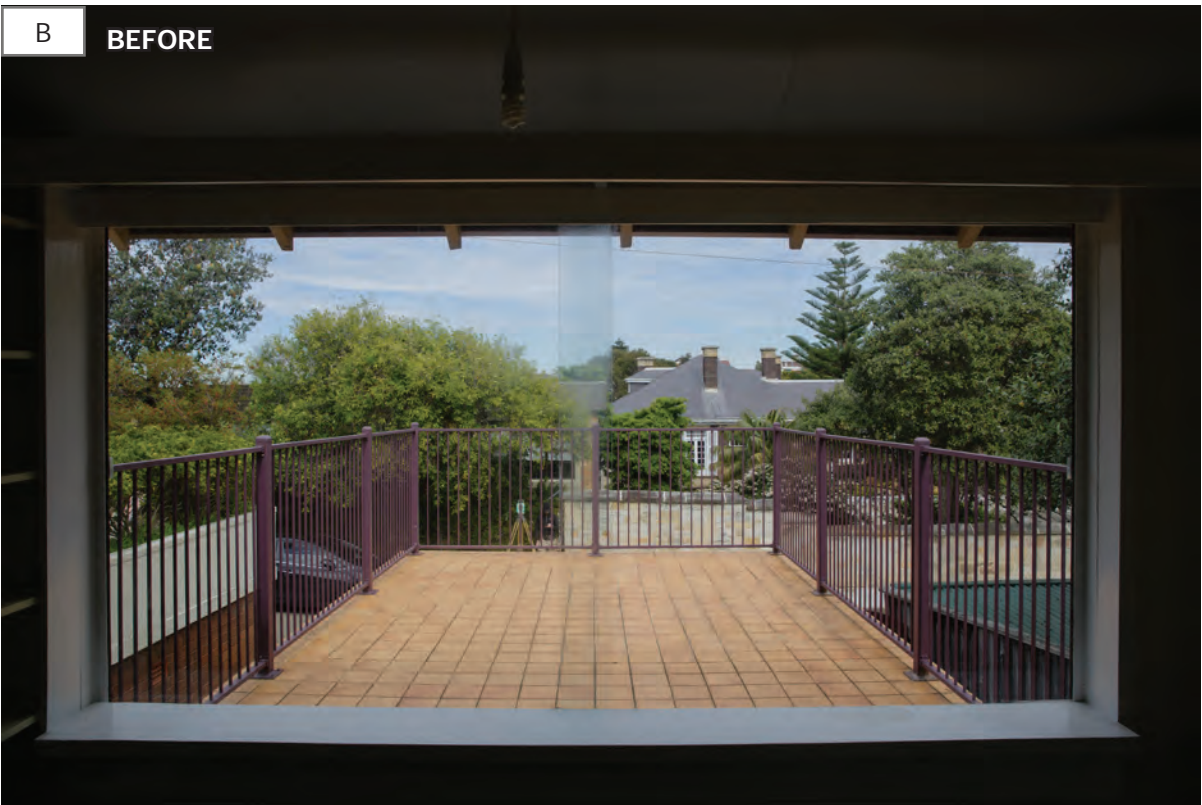
The ‘after’ image shows that the majority of the proposal would be obstructed by existing vegetation. Only a small portion of the proposed top level will be visible above the existing tree canopies and the roof of Cliffbrook House. It confirms our preliminary assessment that the proposal would have a medium level of visibility.

The visible part of the proposal would lead to some degree of change in the scale and character of the view and would reduce views to some open sky. The existing partial views of Cliffbrook House would be obstructed by the new building. As a result, the level of visual impact is considered moderate.

Despite of the perceivable degree of change in the view character, the level of view impact is considered acceptable for the following reasons:

- The significance of this view is low.
- The proposal has not breached any building height controls.
- The scale of the proposal presented to the street at the centre of this view is two-storey, which is comparable to the existing and desired future character for the northern side of Battery Street (refer to Section C in the architectural drawings).
- The residential area to the northern side of Battery Street currently has a maximum building height of 9.5m (equivalent to 3 storeys), as per the Randwick Local Environmental Plan 2012.

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

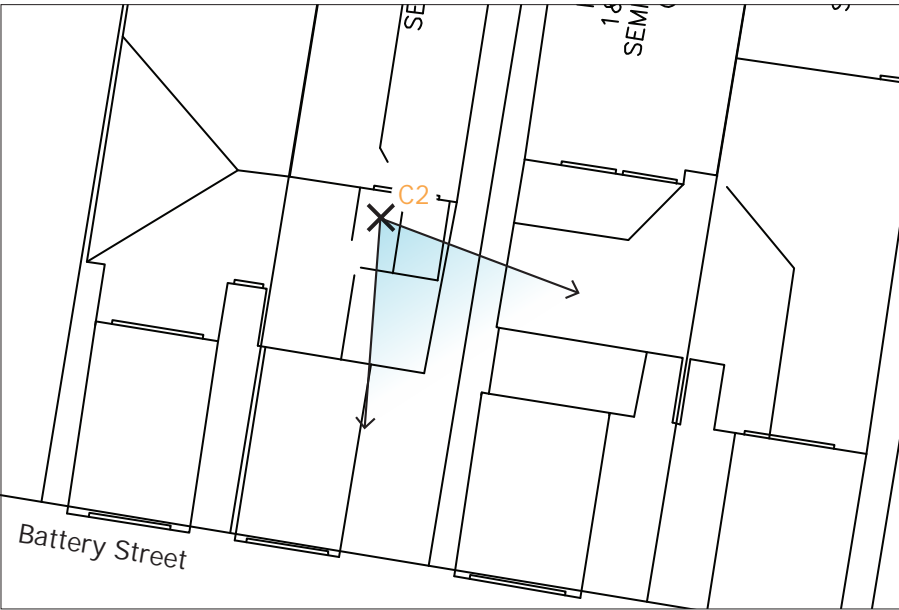


Existing view



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

1A BATTERY 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 seen between the vegetation. The height of the lift overrun and the plant room on the roof level generally stay at the same height of the existing tree canopies. They would not be seen as a prominent protruding element. Therefore, the proposal is considered to have a medium level of visibility.

The proposal would reduce the views of some sky and a small pocket of ocean views framed between existing trees. However, the existing open sky above the tree canopies and roofs would not be affected and the property will still be able to retain and enjoy high-quality ocean views on the left of this views. The scale and character of the existing view would not be altered significantly. As a result, the level of visual impact is considered minor.

The level of impact is considered acceptable.

Conclusions:	Acceptability:
Significance: Medium	Acceptable
Visibility: Medium	
Impact: Minor	



Existing view



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

3 BATTERY 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 seen between the vegetation. The top level of the proposal would stay below the tree canopies. It confirms GMU's preliminary assessment that the proposal would have a low level of visibility.

The proposal would reduce the views of a minor extent of the sky and a small pocket of ocean views framed between existing trees. However, the existing open sky above tree canopies and roofs would not be affected and the property will still be able to retain and enjoy high-quality ocean views on the left of this view. The overall scale and character of the existing view would not be altered and as a result, the level of visual impact is considered minor.

The level of impact is considered acceptable.

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

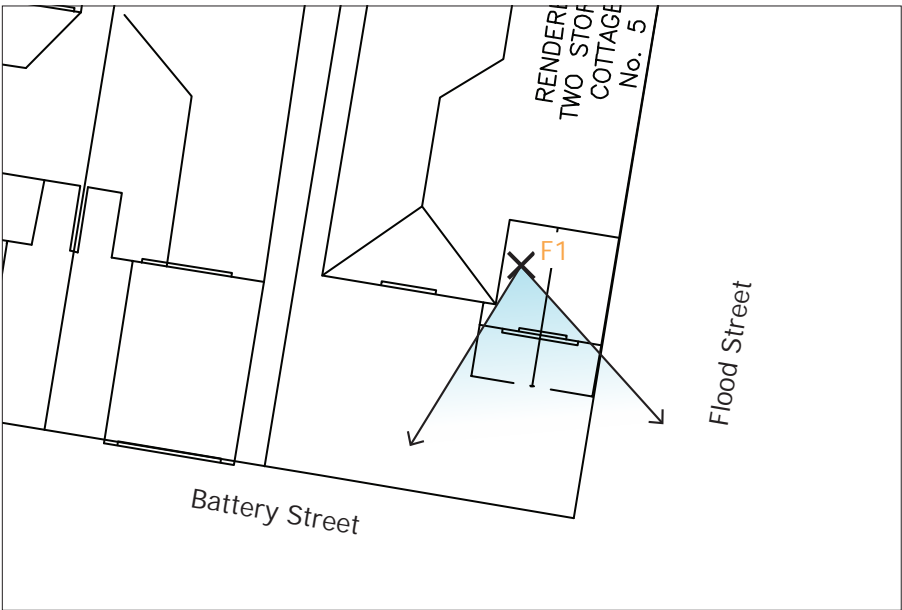


Existing view



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

UNIT 2 / 5 BATTERY STREET - POTENTIAL VIEW CHANGES



Assessment:

The ‘after’ image shows that the proposal would largely stay behind existing vegetation and would blend with the existing vegetation. The proposal would not be seen above the existing tree canopies. Therefore, the proposal is considered to have a negligible level of visibility. This is a more positive outcome than the previous estimated (i.e. low visibility) in the preliminary assessment.

Due to the proposal’s negligible level of visibility and significant buffering by the existing vegetation, there would be little affection on the scale and character of the existing view. Most importantly, the existing ocean views would not be affected. As a result, the level of visual impact is considered nil.

The level of impact is considered acceptable.

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



Existing view



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