

The documentation of the visual catchment area identified that the proposal may potentially lead to view alteration on a number of residential properties in the vicinity to the subject site, especially those located to the north-west along Beach Street.

The adjacent photograph identifies the residential properties, which may contain windows of habitable rooms with views to the east:

- 290 Clovelly Road
- 26 Beach Street
- 24 Beach Street
- 20A Beach Street
- 14 Beach Street
- 1A Battery Street

The above residential developments have potential views from the habitable rooms and private open spaces to Gordons Bay over the subject site. The views from these properties are likely to experience various degrees of alteration as a result of the proposal. Therefore, this report discusses the potential view changes that may occur to the properties in the following sections.



View due north-west from the plant platform (air conditioning units) on the roof of Building CC4 in the Cliffbrook Campus.



In addition to the visual catchment analysis and in response to residents' request, the following private properties were nominated by UNSW to be analysed with photographs documented in this report:

- A. No.43 Beach Street
- B. No.1 Battery Street
- C. No.1A Battery Street
- D. No.3 Battery Street
- E. No.3A Battery Street
- F. Unit 2 / No.5 Battery Street
- G. 30 Beach Street
- H. 36 Beach Street
- I. 38 Beach Street
- J. 44-46 Beach Street

In addition to the above, a number of other properties were identified by GMU during the investigation of the visual catchment area. GMU recommended these properties to be analysed as an extension of the study using computer-generated imagery (CGI) technology:

- K. 14 Beach Street
- L. 20A Beach Street
- M. 290 Clovelly Road
- N. 24 Beach Street
- O. 26 Beach Street
- P. 32-34 Beach Street

One of the neighbouring properties, No.32-34 Beach Street, was undergoing construction of new townhouses at the time of the view analysis. The potential view impacts on the future townhouses were assessed using CGI images, which were generated based on the DA drawings of the approved development dated 02 July 2014 provided by ASA Architects.

The description and photographs of the above properties are provided on the following pages.

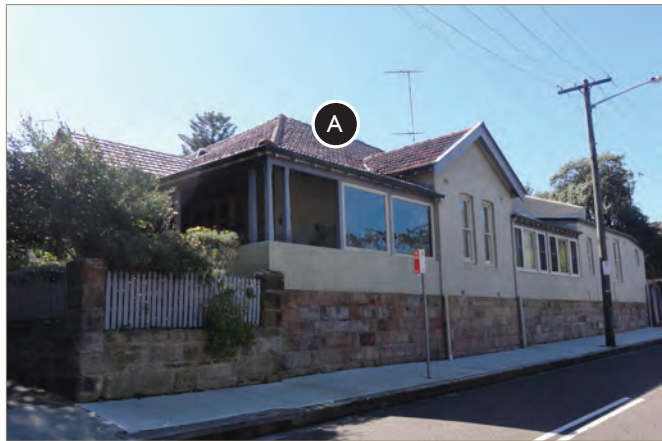


Figure 4. Location of the private residential properties analysed in this study

KEY

- UNSW CLIFFBROOK CAMPUS BOUNDARY
- EXISTING DENSE VEGETATION BUFFER
- # PROPERTY NOMINATED TO BE ANALYSED





*No.43 Beach Street - a single-storey semi-detached house with a verandah, several habitable and non-habitable rooms facing the subject site directly.*



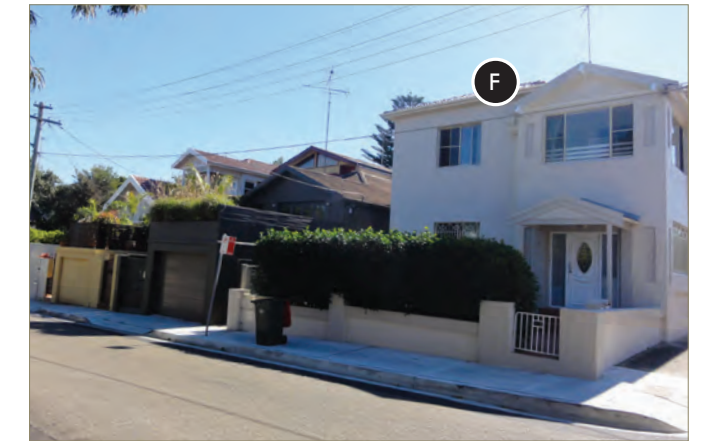
*B- No.1 Battery Street (left) - a single-storey semi-detached house with a living room directly facing the subject site; the terrace above the garage is non-trafficable.*

*C - No.1A Battery Street (right) - a two storey semi-detached house with a terrace on the lower level. On the upper level, the property has a balcony and a living room overlooking the subject site.*

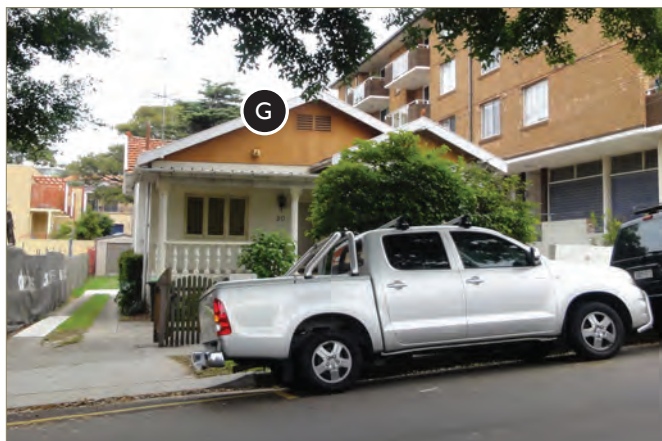


*D- No.3 Battery Street (left) - a two-storey semi-detached house with a terrace on the lower level. On the upper level, the property has a balcony and a living room overlooking the subject site.*

*E - No.3A Battery Street (right) - a single-storey semi-detached house with a terrace and a habitable room facing the subject site.*



*No.5 Beach Street - a duplex with habitable rooms directly facing the subject site from Unit 2 on the upper level.*

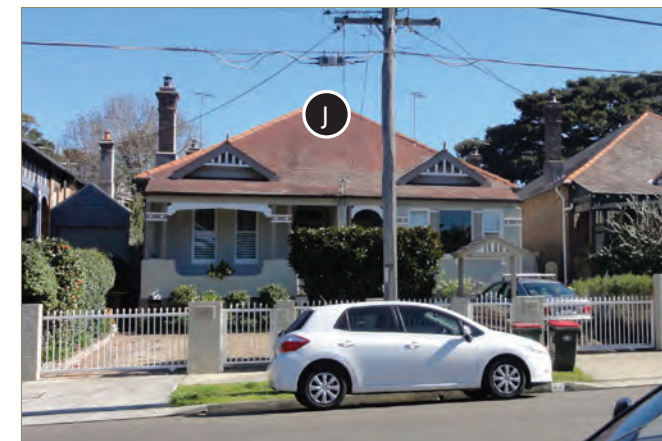


*No. 30 Beach Street - a single-storey detached house with a porch facing the subject site.*

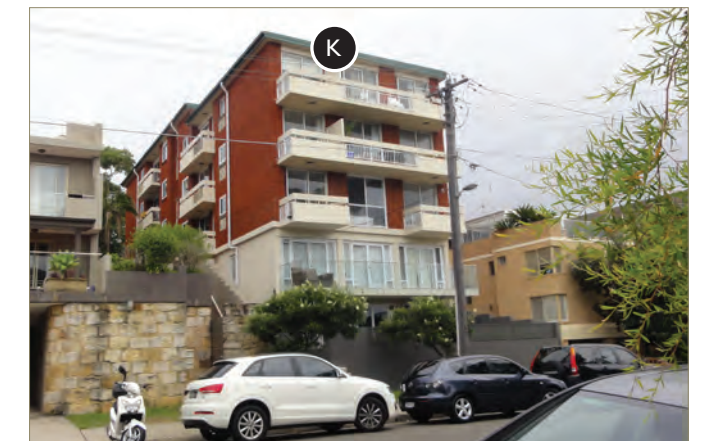


*I - No. 36 Beach Street - a single-storey semi-detached house with a porch directly facing the subject site.*

*H - No. 38 Beach Street - a two-storey semi-detached house with a porch and bedroom directly facing the subject site.*

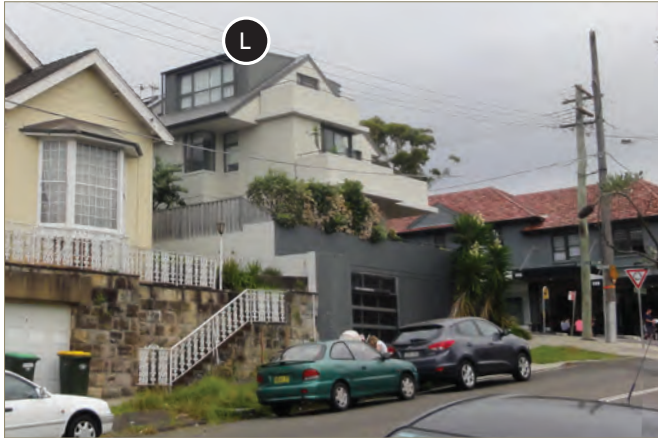


*No.44-46 Beach Street - a single-storey semi-detached house with habitable rooms directly facing the subject site.*



*No.14 Beach Street - a 5-storey residential flat building with habitable rooms and balconies directly facing east.*





*No. 20A Beach Street - a 3-storey terrace house fronting Clovelly Road and Beach Street with an attic overlooking the subject site.*



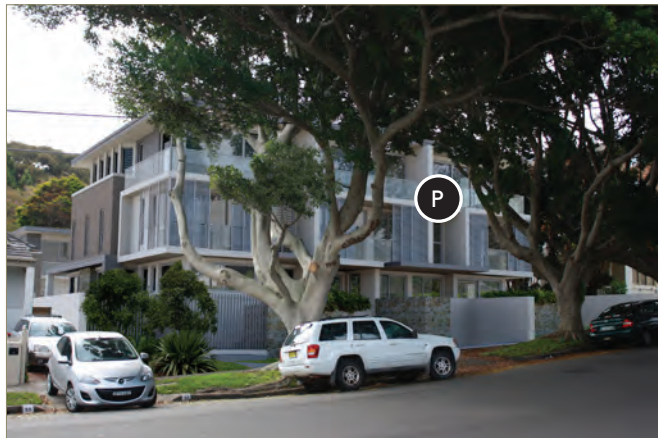
*No. 290 Clovelly Road - a 4-storey residential flat building fronting Clovelly Road with habitable rooms overlooking the subject site to the southeast.*



*No. 24 Beach Street - a two-storey detached house with a balcony overlooking the subject site.*

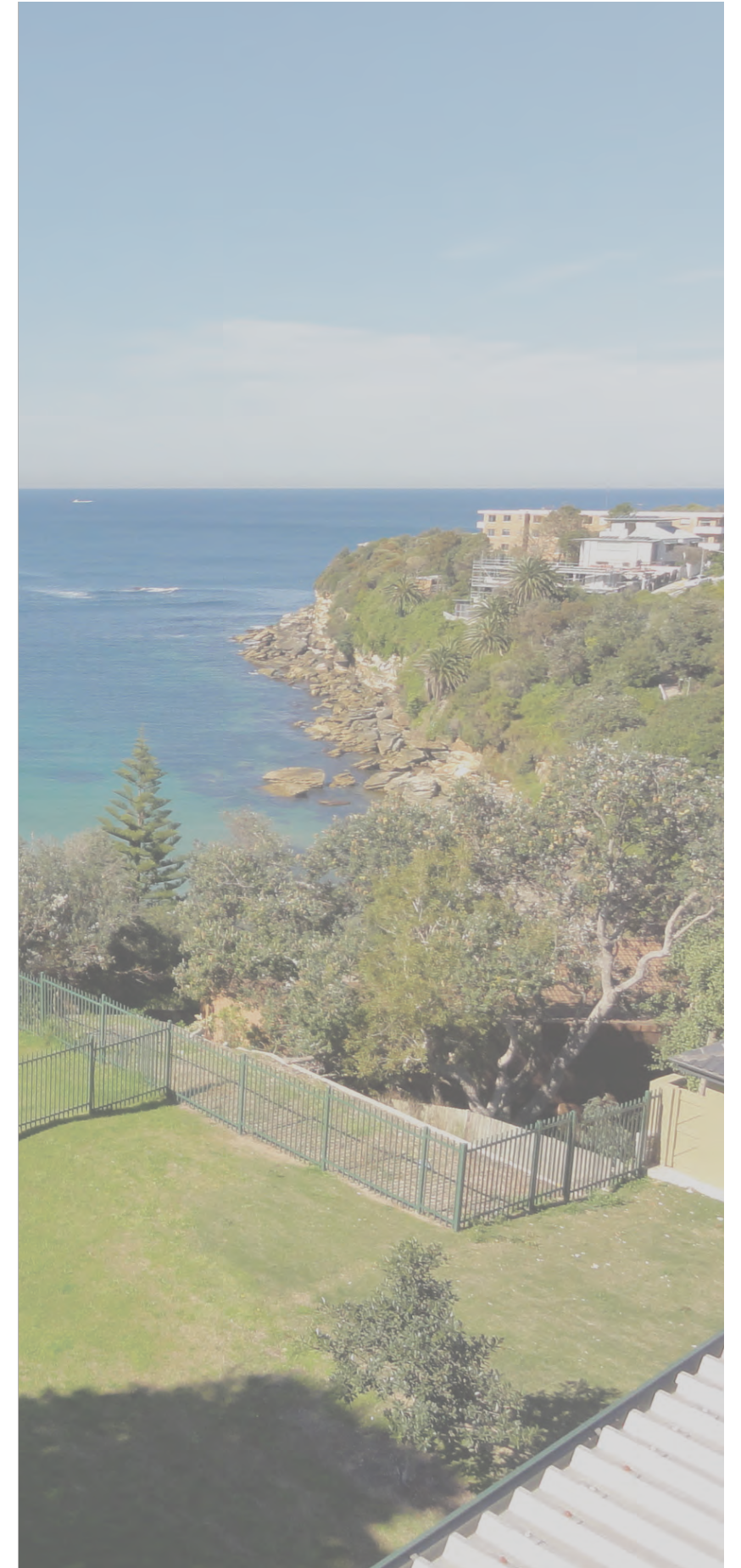


*No. 26 Beach Street - a 4-storey residential flat building with balconies and habitable rooms overlooking the subject site above the ground level.*



*No. 32-34 Beach Street - a 3-storey townhouse development with 3 units facing the subject site. This development was under construction at the time of the writing this report. The above image is a photorealistic montage provided by ASA Architects.*

## 2. PRELIMINARY VIEW ASSESSMENT





2.2 METHODOLOGY

The assessment and conclusions contained in this report have developed from a visual assessment based on the following methodology:

- Undertake desktop study including a review of aerial photography, surrounding context and site survey.
- Conduct initial site visit to understand the conditions of the potentially altered views and the site's visual catchment area.
- Review the architectural 3D model to develop an understanding of the proposal and applicable controls.
- Research and review any recently approved DA which may affect the visual setting of the area.
- Conduct property inspections to identify existing views from habitable spaces within the private properties.
- Photograph identified viewpoints.
- Select views for preliminary assessment.
- Carry out preliminary assessment to determine each view’s significance and the proposal's potential visibility in these views.
- Select views for detailed view assessment.
- Review ‘before and after’ scenarios, prepared following L&E court-certifiable guidelines.
- Ascertain the proposal's visibility on these views and determine if they are acceptable.
- Provide design guidance and recommendations to the project architects, if required.
- Discuss design changes as required with the project team.
- Prepare draft visual assessment report.
- Prepare final report.

The approach for considering the views focuses on views from the private residential dwellings during day time. The views have been selected based on the potential impacts of the proposal on the primary habitable spaces, such as balconies/terraces and the living room of each property. The alteration of these views have also been considered relative to the stated objectives of the applicable controls and planning instruments pertinent to the site.

2.1 FORMAT OF PRELIMINARY VIEW ASSESSMENT

The methodology used for the preliminary view assessment is discussed in the following pages.

Format of Assessment

The following features of each view are described in an initial summary:

- The use of the viewing location, i.e. living room, bedroom 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

Following the initial summary, other features of the existing view and the proposal’s relationship to it are discussed. The outcome of this analysis is a preliminary conclusion based on the existing photographs only. This provides a broad categorisation of the view significance and potential visibility.

The preliminary conclusion includes a decision as to whether a detailed assessment based on ‘before and after’ images is required to fully assess the impact of the proposal on the existing views. The detailed assessment is set out in Chapter 3 of this report and builds upon the conclusion made in this Chapter.

View Significance

The view significance represents the importance of the view from the view location. Key factors which may influence the significance of the view location include:

- Whether the view includes landmarks and iconic buildings.
- Whether the view includes water and/or land-water interfaces.
- Whether the view is open or enclosed.
- Whether the composition of the view is interrupted.
- The key elements in the foreground, middle ground and background of the view.

Three categories have been used in identifying view significance, as described below:

View Significance	Description
Low	A view that contains no memorable focal points, quality vegetation, iconic features or framing elements.
Medium	A wide/deep/continuous view that contains memorable focal points, quality vegetation, iconic features or framing elements but is somewhat interrupted.
High	A wide/deep/continuous and uninterrupted view that contains highly memorable focal points, quality vegetation, iconic features or framing elements.

Potential Visibility

The potential visibility is an assessment of the extent to which the proposal is likely to be seen within an existing view. Key factors which may influence the potential visibility of the proposal on a view include:

- Overall potential visibility of the proposal within the view
- The distance of the proposal from the view location
- The elevation from the view location relative to the proposal
- Whether the proposal is a major component within the view, or secondary to other elements
- The context to which the proposal will be seen, whether this be part of an existing skyline silhouette, adjacent to neighbouring buildings or an object against the sky
- Whether the proposal obstructs existing views to any key locations or icons

The five categories used to identify the extent of potential visibility are as follows:

Potential Visibility	Description
Nil	The proposal will not be visible.
Negligible	The proposal may be visible in part but to a very minor extent and blends with the view.
Low	The proposal will be noticeable, however does not significantly change the view.
Medium	The proposal may be reasonably visible and obscure a reasonable extent of the existing sky or reduces views to non-iconic built form or natural elements.
High	The proposal may be highly visible and may significantly change the scale of the view, or may obscure or significantly reduce views to landmark items or water.

2.3 SITE VISIBILITY & VIEW SELECTION

As discussed in previous sections of this report, GMU has analysed the local context and has considered the proposal from key visual catchment areas around the site. GMU conducted a walk-around on the site and in the surrounding areas as well as field observations on the roof of Building CC4 in August 2016 to identify private residential properties that may likely experience view alteration by the proposal.

This report analysed a total of 18 properties, except for 3A Battery Street which did not respond to the consultant team’s request for inspection and did not provide access to the consultant team during the scheduled inspections on 9<sup>th</sup> August 2016.

A total of 26 views were recorded within the residential properties for preliminary view analysis. The majority of these properties are located within the immediate context of the site on Battery Street to the north or Beach Street to the west.

The selected viewpoint locations are considered representative of the residents’ likely activity spaces, such as the living room and the balcony, where people tend to have a longer stay and have views in front of a window.

Photographic Documentation of the Views

The selected views were documented on site by the team on several occasions, including:

- 23 August 2016 for No.1A and U2/5 Battery Street
- 29 August 2016 for No.43 Beach Street, 1 and 3 Battery Street
- 03 February 2017 for No.30, 36 and 38 Beach Street
- 27 March 2017 for No.44-46 Beach Street

The aim of the photographic documentation is to accurately record the site’s current conditions prior to the proposal following Land & Environment Court’s certifiable guidelines. The photography was carried out by a professional photographer and each selected view location was recorded by a qualified surveyor.

The following sets out the parameters for the photo documentation:

- Model of Camera - Canon EOS 5D Mark III
- Lens - Canon EF 24-70mm f/2.8L II USM
- Focal lengths
  - A 50mm focal length was primarily used where possible, as it is the preferred focal length that most accurately represents the range of the human eye and, therefore, recommended for view documentation.
  - 35mm or 24mm focal length were used for some views because the viewpoints are located in close proximity to the proposal and a 46° field of view (i.e. 50mm focal length) becomes too narrow to include the entirety of the proposal and its immediate context.
- Average eye level at a standing position: 1557 to 1559mm

Computer-generated Imagery (CGI) Technology

When the sheer number of properties makes it impractical to physically carry out the view analysis or requesting permission to access a property for view documentation is not granted, CGI images are used to replicate as accurately as possible the existing views perceived by the residents. The CGI views were set up at a height of 1557 to 1559mm from the modelled floor level of the unit to represent the resident’s eye level at a standing position.

A number of views were simulated using CGI technology such as Views K, L, M, N, O1, O2, P1, P2 and P3 in the table below.

The ‘before and after’ images discussed in Chapter 3 of this report were prepared by GMU. The position and scale of the proposal in the ‘before and after’ views were aligned based on the following information:

- Architectural drawings and architectural 3D model by FJMT Architects
- Photographs by Red Sleeve Studio
- Survey data by Beveridge Williams Surveyors

A summary of all the views is provided in the table below.

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

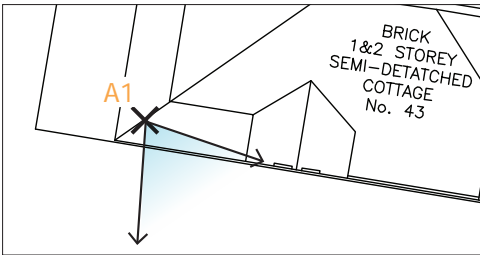


VIEW A1 - 43 BEACH STREET

Description:

Distance to site: 10m (approx.)

Description of view: Ground level / balcony / standing / 24mm



View A1 looks southeast from the balcony on the ground level of No.43 Beach Street approximately 10m from the site. It includes partial views of the roof of Cliffbrook House, but the heritage building is hardly recognisable as the majority of the building is obstructed by the existing vegetation, building or walls. The view contains no other high-value view elements except for a glimpse of the ocean, which is available through the vegetation. However, the ocean views are only available via a narrow view corridor between Cliffbrook House and the existing Building CC4. The quality of the ocean views is also significantly compromised due to the obstruction of existing vegetation. The view is not expected to be available for the long term when the foliage is fully grown. Therefore, the view is considered to be of low significance.

The proposal would have a medium level of visibility as part of the future building may potentially be seen above the existing tree canopies. This view was selected for further detailed assessment as it is from the property's private open space which has open views towards the campus.

**Preliminary Conclusions:**

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



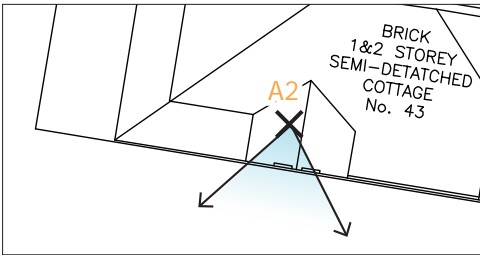
Standing view from the property's study on the ground level

VIEW A2 - 43 BEACH STREET

Description:

Distance to site: 10m (approx.)

Description of view: Ground level / living room / standing / 35mm



View A2 looks south from the living room on the ground level of No.43 Beach Street approximately 10m from the site. It contains a glimpse of Cliffbrook House, but the majority of the building is obstructed by existing vegetation or walls. The view contains no other high-value view elements such as water, the horizon or land/water interface. Therefore, the view is considered to have low significance. It is understood that a glimpse of the ocean is available if viewing at an oblique angle within 1m from the window. This view was not recorded as it is a view that can only be obtained from an angled position and it does not represent a typical view available from any point within this room.

Part of the proposal may be seen in front of Cliffbrook House. Therefore, it is estimated that the potential visibility of the proposal is medium. This view was not selected for further detailed assessment because the property enjoys wider and better-quality views from the balcony and study (refer to views A1 and A3).

**Preliminary Conclusions:**

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



Standing view from the property's living room on the ground level



VIEW A3 - 43 BEACH STREET

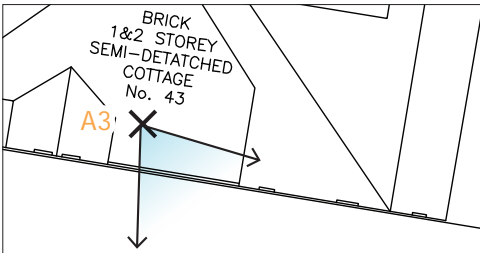
Description:

Distance to site: 10m (approx.)

Description of view: Ground level / study / standing / 24mm

View A3 looks southeast from the study on the ground level of No.43 Beach Street approximately 10m from the proposed development. It contains limited/highly filtered views of Cliffbrook House, because the heritage building is almost entirely obstructed by existing vegetation. The view contains no other high-value view elements such as water, the horizon or land/ water interface. The room has windows open to the south along the entire length of the room, but the view is not continuous due to the obstruction of thick window frames. Therefore, the view is considered to be of low significance.

It is estimated that the proposal would potentially have a medium level of visibility in this view. Considering that the view is from a habitable room with wide windows open to the site, it was selected for further detailed assessment.



Standing view from study on ground level

VIEW B - 1 BATTERY STREET

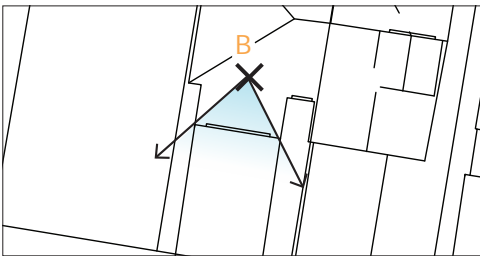
Description:

Distance to site: 15m (approx.)

Description of view: Ground level / living room / standing / 24mm

View B looks south from the living room on the ground level of No.1 Battery Street approximately 15m from the proposed development. The property’s terrace is non-trafficable and therefore the view was recorded only in the living room behind the terrace. The heritage-listed Cliffbrook House is a contributory element in the view, but the majority of the building is obstructed by boundary walls and vegetation. The view does not contain any other high-value view elements. Therefore, the view is considered to be of low significance.

It is estimated that the proposal would potentially have a medium to high level of visibility in this view due to the viewer’s proximity and the uninterrupted wide windowpane of the living room. This view was selected for further detailed assessment.



Standing view from main living area on ground level

Preliminary Conclusions:

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

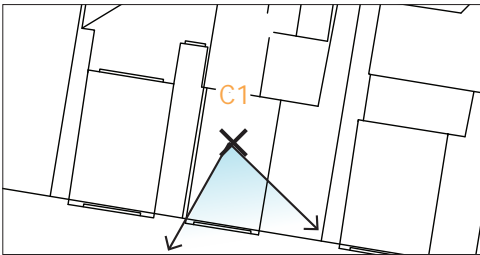


VIEW C1 - 1A BATTERY STREET

Description:

Distance to site: 15m (approx.)

Description of view: Ground level / terrace / standing / 24mm



View C1 looks southeast from the terrace on the ground level of No.1A Battery Street approximately 15m from the site. It does not contain any high-value view elements. Therefore, the view is considered to have low significance.

The property has a Development Application (468/2015) approved in May 2015 to allow reconfiguration of its ground level. The key proposed changes involve the construction of a new garage/terrace and a reconfigured ground floor bathroom/laundry room. The new layout would not alter the result of this assessment as it does not substantially change the uses, sizes and relative levels(RLs) of the terrace. The property's principal living area remains north facing and, therefore, will not be impacted.

It is estimated that the proposal may potentially have a medium to high level of visibility in this view due to the property's proximity to the site. Considering that the property enjoys higher-quality views from its upper level, this view was not selected for further detailed assessment (refer to view C2).

**Preliminary Conclusions:**

Significance: Low  
Potential Visibility: Medium to high  
View not identified for detailed assessment



Standing view from terrace on ground level

VIEW C2 - 1A BATTERY STREET

Description:

Distance to site: 18m (approx.)

Description of view: Level 1 / balcony / standing / 24mm



View C2 looks southeast from a balcony on Level 1 of No.1A Battery Street approximately 18m from the site. It contains pockets of ocean views and long-distance views of the horizon framed by existing vegetation. The view is dominated by the roofs and vegetation in the foreground. It does not contain any other memorable focal points or iconic features. Therefore, the view is considered to be of medium significance.

The Statement of Environmental Effects of the property's DA indicates that there was no proposed changes to the first floor.

It is estimated that the proposal may potentially have a low to medium level of visibility in this view. This location is where the residents would enjoy the highest-quality views within the property and is a private open space. Therefore, this view was selected for further detailed assessment.

**Preliminary Conclusions:**

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



Standing view from balcony on Level 1



VIEW C3 - 1A BATTERY STREET

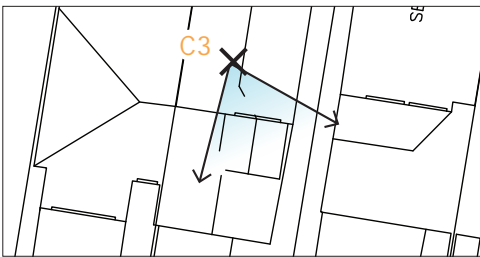
Description:

Distance to site: 20m (approx.)

Description of view: Level 1 / living room / standing / 35mm

View C3 looks southeast from the secondary living room on Level 1 of No.1A Battery Street approximately 20m from the site. The principal living area of the property is located on the ground level facing north. It contains pockets of ocean views and long-distance views of the horizon. The view is considered to be of medium significance and contains view elements similar to view C2. The Statement of Environmental Effects of the property’s DA indicates that there was no proposed changes to the first floor.

It is estimated that the proposal would potentially have a low level of visibility in this view. As the property enjoys higher-quality views from the balcony in front of this room, this view was not selected for further detailed assessment (refer to views C2).



Standing view from main living area on Level 1

VIEW D1 - 3 BATTERY STREET

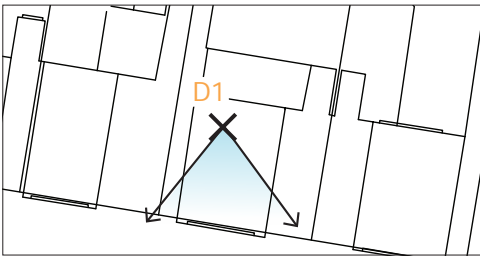
Description:

Distance to site: 10m (approx.)

Description of view: Ground level / terrace / standing / 24mm

View D1 looks south from a terrace on the ground level of No.3 Battery Street approximately 10m from the site. It does not contain any high-value view elements and is dominated by existing vegetation and pot plants. Therefore, the view is considered to be of low significance.

It is estimated that the proposal would potentially have a low to medium level of visibility in this view. Considering that the property enjoys higher-quality views from the upper level, this view was not selected for further detailed assessment (refer to views D2).



Standing view from terrace on ground level

**Preliminary Conclusions:**

Significance: Medium

Potential Visibility: Low

View not identified for detailed assessment

**Preliminary Conclusions:**

Significance: Low

Potential Visibility: Low to medium

View not identified for detailed assessment



VIEW D2 - 3 BATTERY STREET

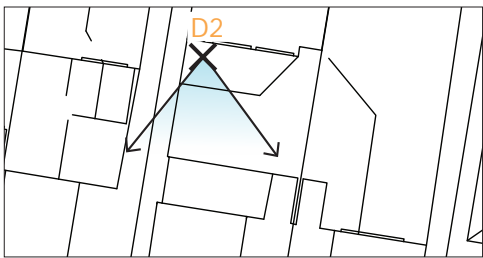
Description:

Distance to site: 20m (approx.)

Description of view: Level 1 / balcony / standing

View D2 looks south from a balcony on Level 1 of No.3 Battery Street approximately 20m from the site. It contains pockets of ocean views and long-distance views of the horizon framed by existing vegetation. The view is dominated in the foreground by roofs and vegetation. It does not contain any other memorable focal points or iconic features. Therefore, the view is considered to be of medium significance.

It is estimated that the proposal may potentially have a medium level of visibility in this view due to the property's proximity to the site. As the view is obtained from the private open space of the property, it was selected for further detailed assessment.



Standing view from balcony on the Level 1

VIEW F1 - UNIT 2 / 5 BATTERY STREET

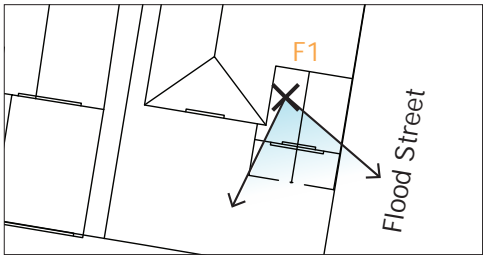
Description:

Distance to site: 15m (approx.)

Description of view: Level 1 / dining room / standing

View F1 looks south from a dining room of Unit 2 at No.5 Battery Street on Level 1 of the building, approximately 15m from the site. It contains a pocket of views of the ocean and horizon framed by existing vegetation and buildings. The existing dense vegetation along the northern boundary of the subject site dominates the composition of the view and obstructs views into the campus. It does not contain any other memorable focal points or iconic features. Therefore, the view is considered to be of medium significance.

It is estimated that the proposal may potentially be seen above existing tree canopies and therefore have a low level of visibility. As the ocean views are only available to this room of the property, this view was selected for further detailed assessment.



Standing view from living room on Level 1

**Preliminary Conclusions:**

Significance: Medium

Potential Visibility: Medium

View identified for detailed assessment - refer to Chapter 3

**Preliminary Conclusions:**

Significance: Medium

Potential Visibility: Low

View identified for detailed assessment - refer to Chapter 3



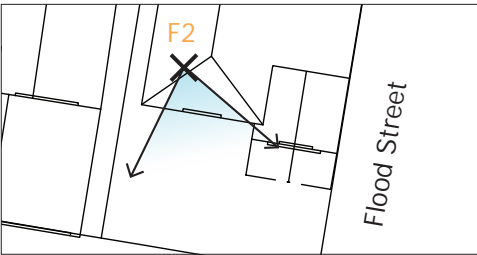
VIEW F2 - UNIT 2 / 5 BATTERY STREET

Description:

Distance to site: 15m (approx.)  
Description of view: Level 1 / bedroom / standing / 35mm

View F2 looks south from a bedroom of Unit 2 at No.5 Battery Street on Level 1 of the building, approximately 15m from the site. The view is dominated by dense existing vegetation and does not contain any valuable view elements, memorable focal points or iconic features. Therefore, the view is considered to be of low significance.

It is estimated that the proposal may potentially be seen above existing tree canopies and therefore have a low to medium level of visibility. As bedrooms are mostly used during night time and the property enjoys higher-quality views from the dining room (refer to view F1), this view was not selected for further detailed assessment.



Standing view from bedroom on Level 1

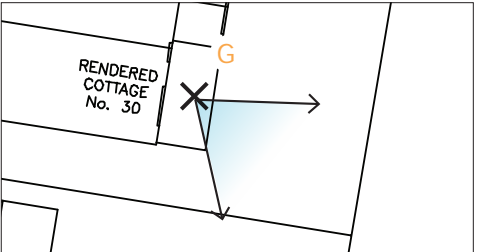
VIEW G - 30 BEACH STREET

Description:

Distance to site: 35m (approx.)  
Description of view: Ground floor / porch / standing / 35mm

View G looks southeast from the porch on the ground floor of No.30 Beach Street approximately 35m from the site. The view is dominated by existing street trees at the centre of the view which significantly obstruct views to the campus. The view does not contain any memorable focal points or iconic elements. A glimpse of the sky remains available through the foliage. It only has obscured views to part of the chimney of Cliffbrook House but the heritage building is unrecognisable. Therefore, the view is considered to be of low significance.

The proposal's potential visibility is estimated to be negligible due to the extent of obstruction by street trees. This view was selected for further detailed assessment to understand if there would be any impact on the remaining sky views.



Standing view from porch on ground level

**Preliminary Conclusions:**

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