

DESIGN REPORT – View Analysis

MAJOR ALTERATIONS & ADDITIONS TO THE STEVENSON LIBRARY SSD 8922

Prepared for: THE SCOTS COLLEGE

29-53 Victoria Rd, Bellevue Hill, NSW 2023

June 2018

Issue: SEAR's

Rev B



DESIGN REPORT: Schools – Design Quality Principles

The aim of this report is to outline the passive design principles considered to generate a positive environmental impact and operational performance of the Stevenson Library Building. The design aims to improve occupants' experience of the space, by encouraging and rewarding initiatives and measured outcomes relating to attributes that enhance the comfort and well-being of occupants.

1. Environmental Impact

By virtue of the sites local topography & gradient downwards to the north & east, the Campus Oval can be viewed from some limited points to the south & south west, providing a views above & across the Oval. The precinct has a significant amount of mature trees which impede views generally.

2. Views

2.1 VIEWS FROM PUBLIC VANTAGE POINTS

There are limited opportunities to view the Library from public vantage points around the subject property.

They are restricted to that from the intersection of Victoria Rd & Ginahgulla Rd over the main entry & Mullins Gate; and oblique views from Cranbrook Rd to the Oval across the Business Studies roof & at the Oval service vehicle gates off Cranbrook Lane.

Refer Figure 1.

Map 8, Section B1 of Woollahra DCP 2015 identifies significant views towards the harbour, north head & the Dover Heights coastal ridge at a public vantage point adjacent to the site at Cranbrook Rd.

This is the same position as noted above.

Refer Figure 2.

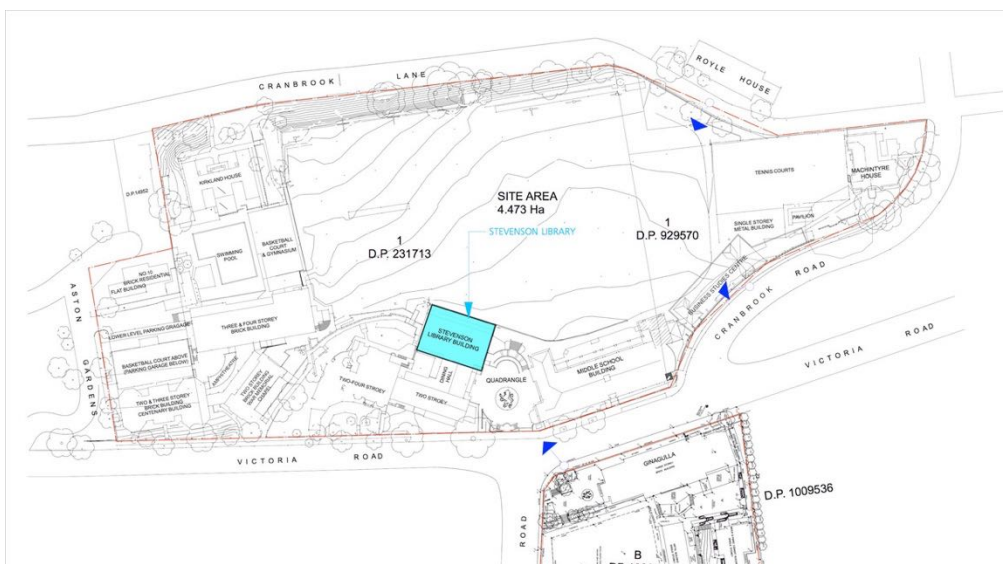


Figure 1 Existing Views from Public Vantage Points to Library.

MAP 8 Bellevue Hill North Precinct

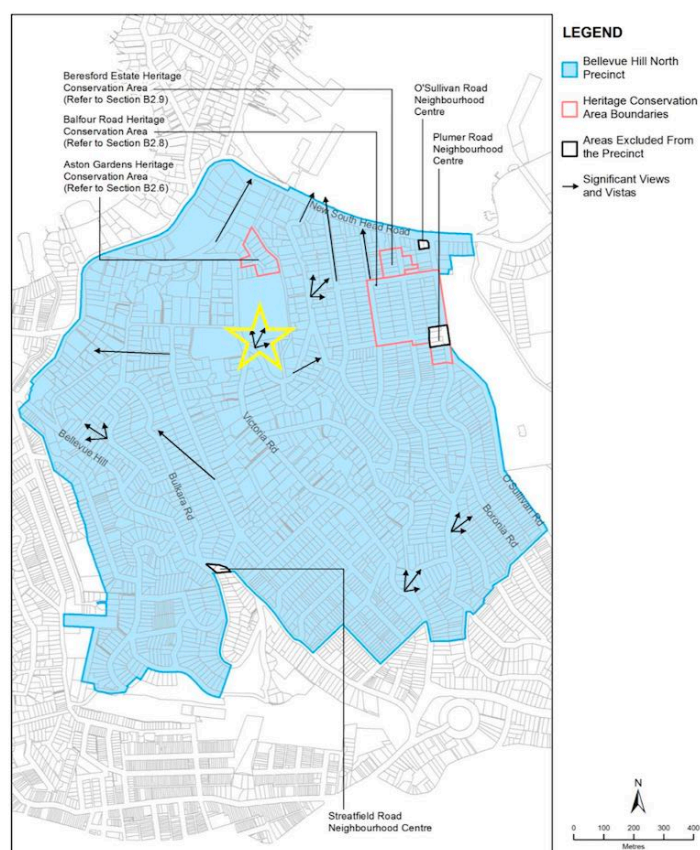


Figure 2 Significant Views & Vistas identified in the Woollahra DCP 2015
Viewpoint from Cranbrook Rd noted

2.2 VIEWS FROM NEIGHBOURING PROPERTIES

By virtue of the sites local topography & gradient downwards to the north & east, the Campus Oval can be viewed from some properties to the south & south west.

Views above & across the Oval from many of those properties are partial views.

The precinct has a significant amount of mature trees which impede views from many properties.

A Masterplan document prepared by Peddle Thorp Architects dated April 1992 included reference to buildings around the campus perimeter and provided photographs taken from them towards the campus & those set at a higher point on the slope, towards the harbour.

They included:

- 60 Victoria Rd – views to the south towards the MSB & over the Oval & district views towards Rose Bay
- 55 Canbrook Rd – views through & above trees northwards across the Oval, district views towards Rose Bay & a partial harbour view.

The properties on higher elevations are of interest here to establish current views & assess any likely impacts, they include:

- 15A Ginahgulla Rd
- 55 Victoria Rd
- 58 Victoria Rd [also known as 9 Rupertswood Ave]
- 60 Victoria Rd
- 7 Rupertswood Ave

Refer Figure 3.

Properties along Victoria Rd to the north or west of the College are unlikely to have any significant views given their lower elevation & the array of College buildings sited along Victoria Rd.

By virtue of the sloping terrain the value of the view is at its highest near the top, south west of the campus, which diminishes relatively quickly moving both north & east towards Victoria Rd & beyond.

Based on a visual inspection of the site & context along with reference to contemporary mapping services, properties at higher elevations may experience some view impact as a result of modifications to the roof profile of the Library. The views experienced from higher elevations are a mix of whole or partial views of Sydney Harbour and are therefore considered to be of high value.

Refer Figure 4

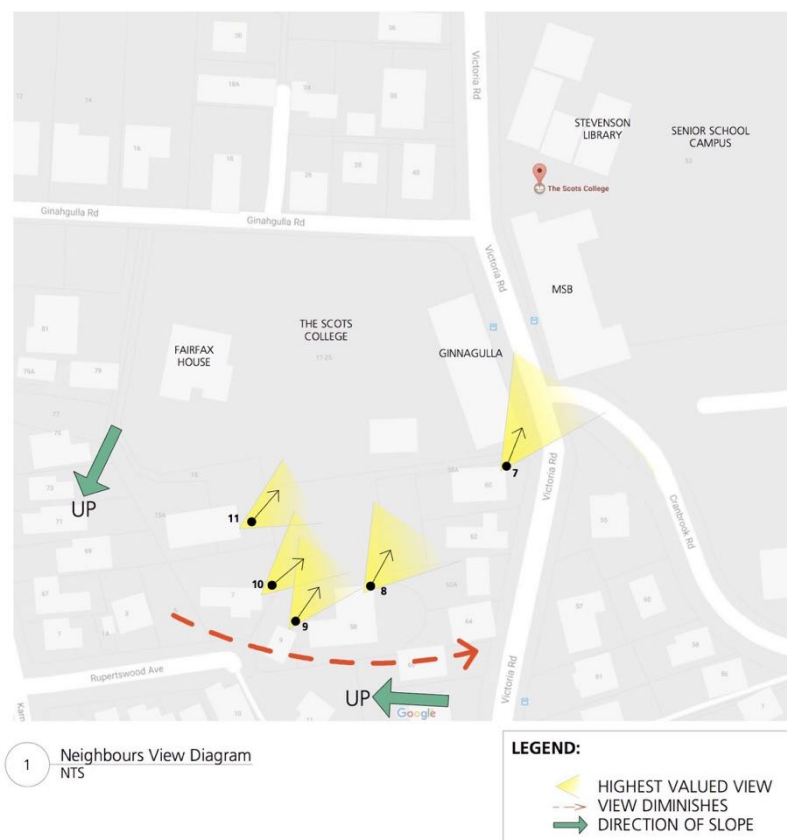


Figure 3 Adjoining properties at higher elevation which may have views across the campus & to the Library.

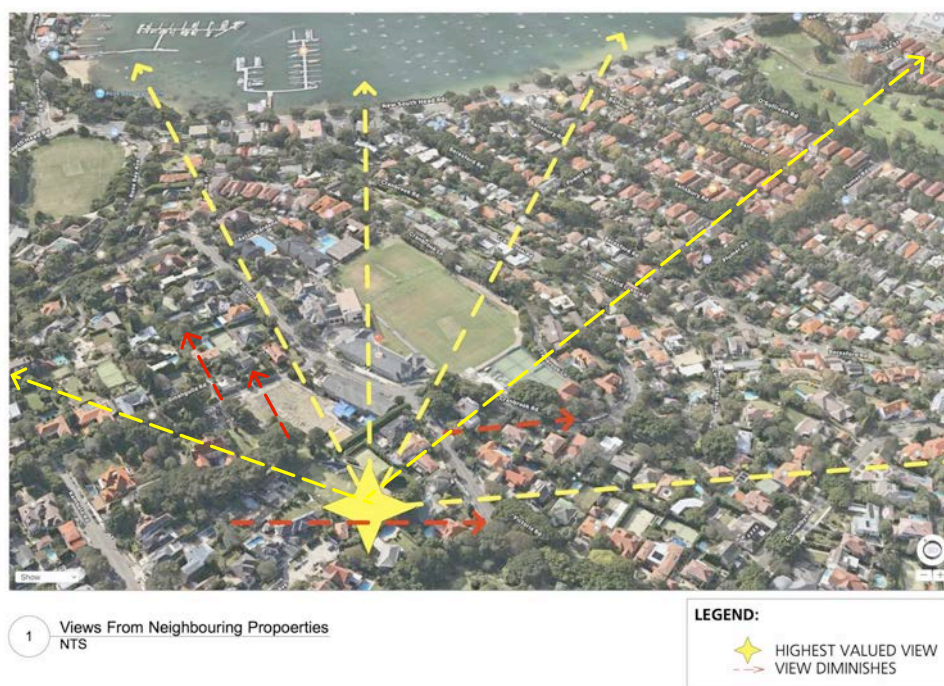


Figure 4 Views to Sydney Harbour & District Views

3. Establishing Views

3.1 VIEWS FROM PUBLIC VANTAGE POINTS

Significant views northwards towards the harbour and eastwards towards the Dover Heights coastal ridge

are available from the significant viewpoint identified in the Woollahra DCP 2015.

Refer Figure 5 & Figure 6



Figure 5 Views to Sydney Harbour & District Views from Cranbrook Road

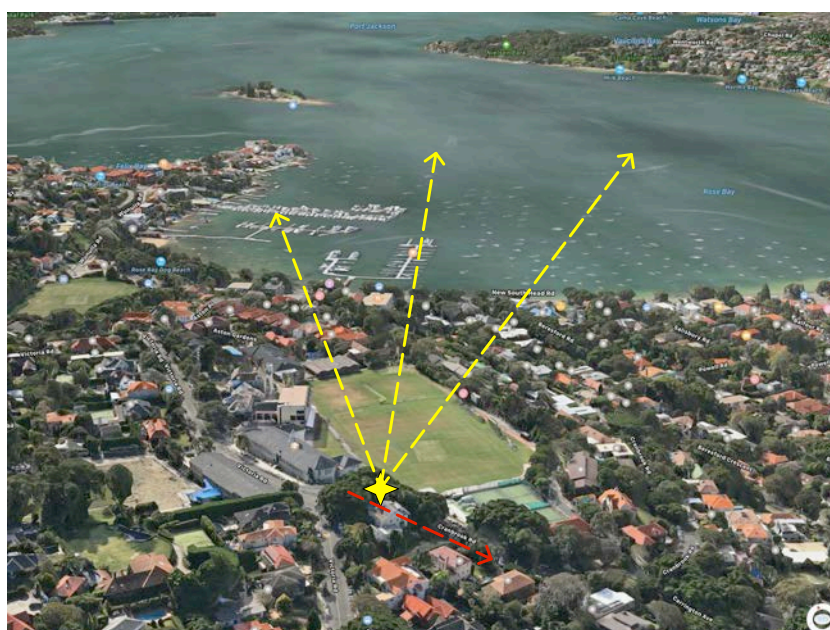


Figure 6 High value views from Cranbrook Road pass over the Oval, well forward of the Library and diminish when moving southwards.

LEGEND:
 HIGHEST VALUED VIEW
 VIEW DIMINISHES

A photographer was engaged to take photographs at key public vantage points around the campus and in particular along Victoria Rd on the approach to & in front of Aspinal House [Library directly behind this building]. The photographer was accompanied by a surveyor who recorded the position of the camera as well as its relative level in relation to AHD. That information has been uploaded onto the survey file, refer Appendix 2.

Using the survey & photographic information provided, views to the proposed Library works were established in the 3D computer model in order to match the photographic view point. A three dimensional image was then generated from that perspective, transferred to the photograph, scaled & adjusted to suit the camera perspective. A comparison between 'Before' [the current building] & 'After' the proposed works are carried out was then established for each position. These montages were prepared for five positions around the campus and they follow below. Refer Figures 7, 8, 9, 10 & 11.



Figure 7 View north along Victoria Rd towards Aspinal House.





3.2 VIEWS FROM NEIGHBOURING PROPERTIES

A photographer was engaged to take photographs from neighbouring properties and record the current view across the campus & view to the Library

The photographer was accompanied by a surveyor who recorded the position of the camera as well as its relative level in relation to AHD. That information has been uploaded onto the survey file, refer Appendix 2.

Occupants were contacted & permission sought to access their property and photograph the existing view. The views captured were from external areas close to the primary residence

A table identifying those properties follows, refer Table 1.

Address	Comments
55 Victoria Road	View not affected by Library.
58 Victoria Road [9 Rupertswood Ave]	View established from various part of the property (internally & externally) & photographed.
15A Ginahgulla Road	View not affected by Library. View established & photographed.
60 Victoria Road	View not affected by Library.
7 Rupertswood Avenue	View established & photographed.

Table 1

Using the survey & photographic information provided, views to the proposed Library works were established in the 3D computer to match the photographic view point. A three dimensional image was then generated from that perspective, transferred to the photograph, scaled & adjusted to suit the camera perspective.

A comparison between 'Before' [the current building] & 'After' the proposed works are carried out was then established for each position.

These montages were prepared for a position in the gardens of neighbouring properties, adjacent to living areas and they follow below.

Refer Figures 12, 13, 14 & 15.

A second series of montages has subsequently been prepared for additional viewpoints at No. 58 Victoria Road, both internally & externally.

Details of and views from these additional view point locations is provided in Appendix 1 along with a View Assessment Table.



A wide, green lawn with a stone path, a small pond, and a view of a coastal town and harbor under a cloudy sky.

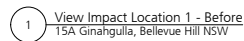
Figure 14 58 Victoria Rd - View Point 9.
View across side boundary from garden terrace.



Photo: H. Pilcher - Impact Group



3 [View Map Location Analysis](#)



2 View Impact Location 1 - After
15A Ginahgulla, Bellevue Hill NSW



4.1 Assessment of View Impacts

View analysis should be carried out to determine whether view impacts are either significant or reasonable.

An appropriate point of reference when considering the test of reasonableness of view impacts is the planning principle set forth by the decision of Commissioner Roseth in *Tenacity Consulting Pty Ltd v Warringah Council [2004] NSWLEC 140*.

Commissioner Roseth set out a four step test for assessment to then determine whether a view impact is reasonable.

Step 1

The first step assesses the values of the view: *'water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured'*

Step 2

The second step considers where the view is obtained, across which boundary: *'the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic'*.

Step 3

The third step assesses the impact and notes that it should consider the whole of the site, not simply one point where the view may be affected. It shall also assess the impact quantitatively: *'It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating'*.

Step 4

The fourth step assesses the reasonableness of the proposal & its impact and considers whether the proposal complies with planning controls noting that: *'With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours'*.

4.1.1 Assessment of View Impacts from Public Vantage Points

4.1.1.1 – VIEW NORTH ALONG VICTORIA RD TOWARDS ASPINALL HOUSE

Step 1 Assessment

The view is a street view south past the campus which is viewed to the left [east]. Private residences are to the right [west]. While the view is not high value, an uninterrupted & oblique view of Aspinall House [west & north facades] can be enjoyed 'on approach'.

Step 2 Assessment

The view is obtained along the opposite footpath on the west side of Victoria Rd.

Step 3 Assessment

There is no impact on the view from this point.

Step 4 Assessment

There is no impact on the view from this point, the proposal is considered reasonable.

4.1.1.2 – VIEW EAST ACROSS VICTORIA RD TOWARDS ASPINALL HOUSE

Step 1 Assessment

The view is from the street view eastwards towards The College. While not high value, it does provide a clear view to the primary elevation of Aspinall House, a locally listed building in the Italianate Style.

Step 2 Assessment

The view is obtained along the footpath opposite to Aspinall House.

Step 3 Assessment

There is no impact on the view to Aspinall House from this point. The trees currently abutting the site cover a profile view of the southern tip of the new roof.

Step 4 Assessment

While of part of the new roof may be discernable through the tree canopies, it is well away & behind the view to the main elevation of Aspinall House.

The impact is considered reasonable.

4.1.1.3 – VIEW EAST ACROSS VICTORIA RD AT GINAHGULLA RD TOWARDS MAIN ENTRY & LIBRARY BEYOND

Step 1 Assessment

The view is towards the main entry gates to the College, with the Library visible above. While the gates are listed under schedule 5 'Environmental Heritage', Woollahra LEP, it is not a high value view.

Step 2 Assessment

The view is from the footpath on the west [opposite] side of the street, at the intersection of Ginahgulla Rd with Victoria Rd. It would be enjoyed by pedestrians waiting at the crossing.

Step 3 Assessment

There is no impact on the view to either the entry gates or the Middle School Building.

Step 4 Assessment

The impact is considered reasonable.

4.1.1.4 – VIEW NORTH ACROSS BSC ROOF & ABOVE OVAL, FROM CRANBROOK RD.

Step 1 Assessment

The view is above the roof of the Business Studies Centre & over the Oval.

Vistas & high value views north towards the harbour & north east towards the Dover Heights coastal ridge are noted from this location under Woollahra Councils DCP.

Step 2 Assessment

The view is obtained on the footpath along Cranbrook Rd on the east side of the street parallel with the property boundary.

Step 3 Assessment

A vista north & east is enjoyed from this position.

While the Library is visible from here and is partly screened by the southern end of the MSB, the existing Library is sited out of the view line.

The proposal modifies the envelope of the existing building, moving it forward slightly.

However, the new works do not impact upon the vistas.

Step 4 Assessment

The impact is considered reasonable.

4.1.1.5 – VIEW WEST ACROSS OVAL, AT SERVICE GATES ALONG CRANBROOK LANE.

Step 1 Assessment

The view is westwards across the Oval towards buildings positioned around the Oval. Aspinall House is partly screened at the rear and sits at a higher elevation than the Oval – to address Victoria Rd.

The view is not high value though does include a view to the west elevation of the Middle School Building, a heritage listed item on Schedule 5 of the Woollahra LEP.

Step 2 Assessment

The view is taken from the service gate entry along Cranbrook Lane.

There is no footpath at that point. The lane falls away to the north so that views into the campus diminish northwards. Trees along the boundary also screen views. The view to the Library is not a readily accessible public vantage point.

Step 3 Assessment

While there are minor changes to the Library envelope, they do not impact upon the view and there is no impact on the view towards the MSB, Aspinall House remains partly visible behind.

Step 4 Assessment

The impact is considered reasonable.

4.1.2 Assessment of View Impacts from Neighbouring Properties

4.1.2.1 - 7 RUPERTSWOOD AVENUE, BELLEVUE HILL

Step 1 Assessment

It is a view north east towards the Dover Heights coastal ridge which is seen rising from the harbour. The foreshore is visible from Rose Bay north to Steele Point, though interrupted by trees & other vegetation. The view is assessed as high value.

Mature trees & existing building roof tops [including the Library] are visible in the lower foreground.

Step 2 Assessment

The view is taken from a point within the garden of this property to the north east of the residence.

Views & vistas of the harbour & foreshore are enjoyed from other points within the garden & the residence.

Step 3 Assessment

There is a minor change to the roof form of the Library and this is visible within the foreground. However those changes do no impact upon the high value view in any meaningful way. Views to all of the significant features noted above are retained. The proposed roof is well articulated with its detailing & materials, both of which are a significant improvement over the current flat roof deck – that aspect of the view is improved.

Step 4 Assessment

No high value view is affected & considering the whole of the site the impact of the proposal is considered reasonable.

4.1.2.1 - 58 VICTORIA ROAD, BELLEVUE HILL *View Point 11*

Step 1 Assessment

It is a view north east over the Bay towards Dover Heights coastal ridge and the Vaucluse foreshore. The foreshore is visible from Rose Bay, north to Steele Point. There is a distant view of North Head, which is partly screened by the landform in front of it. While a large tree interrupts and screens a 'gunbarrel' view north across the harbour towards Manly, the vista continues towards Bradleys Head & Middle Head.

Mature trees, existing buildings & roof tops [including the Library] are visible in the lower foreground throughout the vista.

The vista view is assessed as high value.

Step 2 Assessment

The view is taken from a higher point within the curtilage of the property to the rear [west] of the residence.

Views & vistas of the harbour and foreshore are enjoyed from other points within the garden & the residence.

Step 3 Assessment

There is a minor change to the roof form of the Library and this is visible within the foreground. It is set between roofscapes of other existing buildings. The new roof form does not dominate nor impose itself, nor does it rise higher than any adjacent roofscapes.

A narrow horizontal 'sliver' of water view is impacted in the foreground, however there is no impact upon high value views & vistas in any meaningful way.

Views & vistas to the Vaucluse foreshore, Dover Heights ridge, Steele Point, North Head, Bradleys Head & Middle Head are retained & unaffected. Significant water views are uninterrupted.

Step 4 Assessment

No high value view is affected & considering the whole of the site the impact of the proposal is considered reasonable.

4.1.2.1 - 58 VICTORIA ROAD, BELLEVUE HILL *View Point 9*

Step 1 Assessment

The view is north east across a large lawn.

Beyond the property curtilage tree tops & roofscapes are visible and they combined with the large area of lawn & plantings within the garden, frame views to the harbour & Vaucluse foreshore.

A view to the harbour inboard of the Heads with the Manly foreshore outlined in the distance is

framed between tree tops & the roofscape of Aspinall House.

To the east the Vaucluse foreshore & Dover Heights coastal ridge are visible, though this view diminishes rapidly southwards before being lost behind hedging within the subject property.

The vista view is assessed as high value.

Step 2 Assessment

The view is taken from a garden terrace to the north of the residence. The view point is set well back from the eastern boundary of the property

Views & vistas of the harbour and foreshore are enjoyed from other points within the garden & the residence.

Step 3 Assessment

There is a minor change to the roof form of the Library and this is visible within the foreground. It is set between roofscapes of other existing buildings. The new roof form is not higher than adjacent roofs, and sits between Aspinall House & tower and the clock tower atop the Middle School Building, both of which are higher than the proposal.

The new roof is more visible than the existing it replaces, above the planterbeds around the edge of the lawn terrace.

Some view of the water & Vaucluse foreshore is impacted between Aspinall House & the MSB Clock Tower. However, the new roof form does not create a complete 'wall' between those two roof forms so that the water is viewed at either side.

The grand vista from the Manly foreshore, North Head, the Vaucluse foreshore & the Dover Heights coastal ridge is retained & unaffected. Significant water views are retained.

Step 4 Assessment

There is an impact on part of the water view in the foreground, however there is no impact upon the grand harbour vista.

The view impact is assessed as minimal, noting that high value view vistas are enjoyed across the property, garden & residence.

Considering the whole of the site the impact of the proposal is considered reasonable.

5.0 Summary

The maximum building height under the ESEPP is noted as 22.0m above [mean] ground level. The proposal is well within that limit with a GL calculated at RL58.06 and a maximum height of RL80.06.

The main roof ridge is at RL 75.95, other tower elements are higher but well below the limit.

There is no meaningful impact on high value views from public vantage points.

Limited access has been provided to private properties which sit at a higher elevation & have views over the campus. Generally there is no meaningful impact upon high value views & vistas. There is a minor impact on one viewpoint.

Given that the proposal sits within stated height limit & that when considering the whole of the site the impact of the proposal is consider reasonable.

High value view vistas are retained & enjoyed across both adjoining properties, the gardens & residences.

The minor view impact is created by a compliant proposal.

A good deal of care and attention has been taken in developing the design to ensure that it is compatible with and compliments the campus.

The roof form has been extensively modelled and articulated so that views to it will be improved. Vistas & views enjoyed from adjoining residential properties have been respected.

In this context and given the impact to views in its totality is minor, the proposal is considered to be reasonable.

APPENDIX 1

Montages prepared for viewpoints at No.58 Victoria Rd, Bellevue Hill, internally & externally across the site.



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JCA Architects Pty Ltd ABN 53 139 457 784
Nominated Architect
John Cockings NSW A/RB6055 A/A



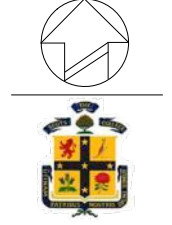
The Cottage

1 View Point Positions
58 Victoria Road, Bellevue Hill NSW

VP11 Camera: 8C Coordinate: 338 340.51 Easting 6 250 160.31 Northing Camera RL.82.15 Ground RL.80.55	VP9 Camera: 8E Coordinate: 338 328.14 Easting 6 250 149.89 Northing Camera RL.87.93 Ground RL.86.33	58 Victoria Rd. View from FF View from GF	The Cottage View from FF View from GF
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GENERAL NOTES
- Consult with ALL relevant authorities prior to commencing works
- DO NOT scale. All dimensions are nominal - should be confirmed on site prior to commencement
- Obtain setting out information from architect PRIOR to commencement
- Bring discrepancies to the immediate attention of the Architect
- If unsure of any aspect of the works seek instruction from the Architect before proceeding
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CLIENT
STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT
MAJOR ALTERATIONS - ADDITIONS TO THE STEVENSON LIBRARY (SSD 8922)

ADDRESS
58 Victoria Road
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED VISUAL ANALYSIS
LOCATION POINTS

DRAWN BY
JC, CF, JW, ZW

SCALE
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SEARS

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DATE
JUNE 2018

DRAWING NUMBER

SSD1.02/17-440



Front door

1 Front of House
East Elevation



Master Bedroom

Formal Living Room

Cottage Living Room

Cottage Master Bedroom

2 Side of House
North Elevation

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LIMEA
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PROJECT
MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)

ADDRESS
58 Victoria Road
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED VISUAL ANALYSIS
HOUSE ELEVATIONS

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1 View Point 1 View Over Side Boundary - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018



2 View Point 1 View Over Side Boundary - AFTER
58 Victoria Road, Bellevue Hill NSW

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MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY [SSD 8922]

ADDRESS
58 Victoria Road
Bellevue Hill, NSW

DRAWING TITLE

VIEW POINT 1

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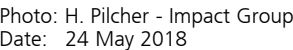
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1 View Point 5 View From Private Terrace Across Side Soundary - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018



2 View Point 5 View From Private Terrace Across Side Soundary - AFTER
58 Victoria Road, Bellevue Hill NSW

Proposed library profile

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MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)

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1 View Point 6 From Dining Terrace Across Side Boundary - BEFORE
58 Victoria Road, Bellevue Hill NSW



2 View Point 6 From Dining Terrace Across Side Boundary - AFTER
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018

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MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)

ADDRESS
58 Victoria Road
Bellevue Hill, NSW

DRAWING TITLE
VIEW POINT 6

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Photo: H. Pilcher - Impact Group
Date: 24 May 2018

Date: 24 May 2018



— Proposed library profile



Photo: H. Pilcher - Impact Group
Date: March 2018



View Point 9 View Across Side Boundary From Garden Terrace - AFTER
58 Victoria Road, Bellevue Hill NSW



Photo: H. Pilcher - Impact Group
Date: 24 May 2018





1 View Point 11 Over Side Boundary From Driveway - BEFORE
58 Victoria Road, Bellevue Hill NSW



2 View Point 11 Over Side Boundary From Driveway - AFTER
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: March 2018

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ADDRESS
58 Victoria Road
Bellevue Hill, NSW

DRAWING TITLE
PROPOSED VISUAL ANALYSIS
VIEW 11

DRAWN BY
JC, CF, JW, ZW

SCALE
NTS

ISSUE
SEARS

REVISION
S1

DATE
JUNE 2018

DRAWING NUMBER

SSD1.02/17-452



1 View Point 12 View Across Side Boundary From Cottage Living Room - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group
Date: 24 May 2018



2 View Point 12 View Across Side Boundary From Cottage Living Room - AFTER
58 Victoria Road, Bellevue Hill NSW

GENERAL NOTES

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VIEW POINT 12

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SSD1.02/17-453

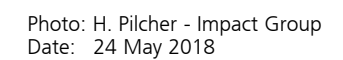




Photo: Paul Hogan
Date: 25 May 2018



2

View Point 18 Across Side Boundary From Master Bedroom Suite Balcony - AFTER
58 Victoria Road, Bellevue Hill NSW

GENERAL NOTES

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VIEW POINT 18

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DATE JUNE 2018

DRAWING NUMBER

SSD1.02/17-459



1

View Point 19 Across Side Boundary From Master Bedroom Ensuite Balcony - BEFORE
58 Victoria Road, Bellevue Hill NSW

Photo: Paul Hogan
Date: 25 May 2018



2

View Point 19 Across Side Boundary From Master Bedroom Ensuite Balcony - AFTER
58 Victoria Road, Bellevue Hill NSW

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DRAWING TITLE
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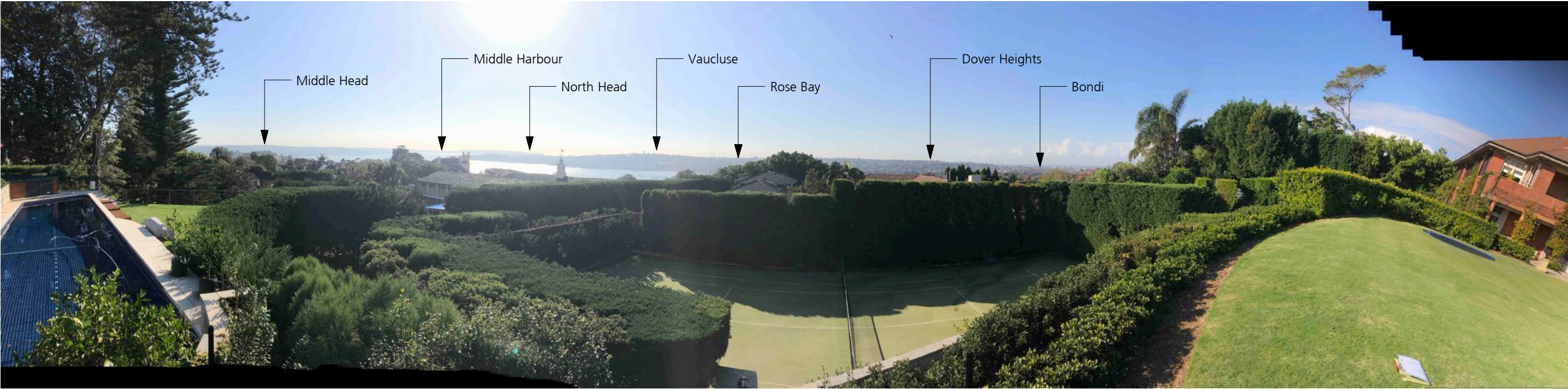


Photo: JCA Architects
Date: 24 May 2018

1 View Point 20 Panoramic View East - BEFORE
58 Victoria Road, Bellevue Hill NSW



2 View Point 20 Panoramic View East - AFTER
58 Victoria Road, Bellevue Hill NSW

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View Impact Assessment Table

Rev B

June 2018.

View Point	View Point Description	View Point Significance	Value of the View	Impact of the View
1	View over side BDY from Entry Portico	5	2	3
2	View from Formal Dining Room across Front BDY	1	2	6
3	View from Formal Dining Room Across Side BDY	1	2	6
4	View from Kitchen, Dining, Family Room to Private Outdoor Space Photo from Viewpoint 4 from Kitchen/Dining Room/Family Room to Private Open Space not included in EIS for privacy reasons. The proposed building is not visible in this view. Available on request to the Department of Planning and Environment	1	5	6
5	View from Private Terrace across Side BDY	2	3	5
6	View From Dining Terrace across Side BDY	2	2	4
7	View From Terrace across Side BDY	2	3	6
8	View From Terrace across Side BDY	2	2	3
9	View across Side BDY from Garden Terrace	3	3	3
10	View from Cabana across Side BDY	3	3	3
11	View over Side BDY from Driveway	3	1	4
12	View across Side BDY from Cottage Living Room	1	3	5
13	View across front BDY from window of Cottage Living Room	1	3	6
14	View over side BDY from Cottage Living Room Balcony	1	1	5
15	View from Cottage Master Bedroom across Side BDY	3	1	4
16	View across Side BDY from Master Bedroom Suite Balcony	3	1	4
17	View across Side BDY from Master Bedroom Suite	3	2	4
18	View across Side BDY from Master Bedroom Suite Balcony	3	1	4
19	View Across Side BDY from Master Bedroom Ensuite Balcony	3	2	4
20	Panorama from Pool. Looking North over Side BDY	4	1	5

Rating	View Point Significance	View Value	View Impact
1	Major Significance	Main Living Space	Devastating
2		Kitchen / Dining / Primary Outdoor Space / Verandahs	Severe
3		Bedroom / Balconies / Garden Terrace	Moderate
4		Service / Bathroom	Minor
5		Internal / External Circulation	Negligible
6	No Significance		None



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