URBIS

45-53 MACLEAY STREET
VIEW SHARING REPORT

PREPARED FOR TIME AND PLACE

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DRAFT ISSUE

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EXECUTIVE SUMMARY

- We have considered potential view loss and overall view sharing impacts on views from the closest and potentially most affected neighbouring dwellings to the subject site.
- In total out of 4 neighbouring residential flat buildings 6 units at 10-12 Macleay Street (3 units at the south end of the 2 upper floors), 1 upper floor west facing unit at 14 Macleay Street, 1 top floor unit at 16 Macleay Street and 1 top floor unit at 57-59 Macleay Street, are likely to be exposed to potential view loss.
- View loss as modelled per view, has been assessed against the *Tenacity* Planning Principle, where the overall view impact has been considered in the context of other relevant matters.
- Based on a review of 6 potential views from 4 residential flat buildings, only one unit was rated as having a greater than moderate (mid-level) view impact.
- In our opinion and taking a conservative approach, unit 801 (penthouse apartment) at 14 Macleay Street was rated as being exposed to a severe-moderate view impact.
- View impacts for unit 801 at 14 Macleay Street were 'moderate-severe' because the majority of views from the majority of living areas are to the east and north-east and are unaffected by the proposed development.
- View impacts for 16 Macleay Street were considered to have a minor impact.
- View impacts for 57-59 Macleay Street were rated as negligible.
- The Concept DA is separated from its southern neighbour by a wide spatial setback of 6m which is occupied by a driveway with an awning and is accessed from the east.
- The open space above the 6m southern setback creates a wide separation between built forms, physical and visual permeability through part of the subject site and maintains part of the existing view corridor.
- The wide spatial setback included in the Concept DA allows for reasonable view sharing in relation to westerly and north-westerly views from elevated eastern neighbouring dwellings at 16, 14 and 10-12 and 57-59 Macleay Street.
- Inclusion of the wide spatial setback reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that would occupy the entire permissible envelope and form a nil setback to the southern boundary.
- The extent of view loss that would be occasioned by the construction of a permissible envelope is contemplated by those controls.
- The extent of potential view loss and view impacts in relation to the Concept DA is limited and significantly less than what is anticipated by those controls and in our opinion provides for a reasonable view sharing outcome.
- The Concept DA form and scale as modelled is supported on view sharing grounds.

1.0 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

Urbis has been engaged by Time & Place to provide an independent view sharing analysis as part of the SEE documentation in relation to a proposed Concept Stage 1 DA for 45-53 Macleay Street, Potts Point.

The advice has been prepared to provide a preliminary assessment of the likely visual effects of the proposed envelope at 45-53 Macleay Street, on neighbouring private domain views. This assessment has been informed by a review of architectural plans prepared by SJB Architects (DA set for submission) field work observations and an analysis of CGIs prepared by Virtual Ideas and SJB.

This report is limited to an assessment of potential impacts on private domain views and does not consider in any detail the potential effects of the built form proposed on public domain views or streetscape character.

The co-author of this report specialises in providing visual impact assessment, view analysis and view sharing advice and has more than 25 years of experience in this and related fields, most recently working with Dr Richard Lamb (RLA) providing expert opinion in this field.

FIGURE 1 PROPOSED EASTERN ELEVATION - MACLEAY STREET FACADE

Source: SJB Architects October 2021

1.2 PROJECT UNDERSTANDING

The Stage 1 Concept DA does not seek approval for any physical works. The Stage 1 (Concept) DA, seeks approval for the envelope at this stage, where the more detailed DA architectural set includes a 'reference design' which is indicative and clearly demonstrates that a building can be successfully designed within the envelope (having regard to the ADG etc).

In accordance with clause 6.21 of the Sydney Local Environmental Plan 2012 (SLEP 2012) and City of Sydney's Competitive Design Policy, a competitive design alternatives process will be undertaken to achieve an outstanding architectural outcome for future development of the site. The competitive design process will involve 3 architects where design will be guided by key outcomes, including ensuring reasonable consistency with the approved Concept DA building envelope. At the conclusion of the competitive design process, detailed design and assessment will be undertaken by the Applicant's project team as part of a detailed DA lodged to the City of Sydney.

The Concept DA shows the indicative height, form and scale of a building that could be constructed on the site within the envelope sought and following the design competition. In this regard the Concept DA assumes the demolition of the existing residential flat building on site and the construction of a new residential flat building.

1.3 PROPOSED DEVELOPMENT

The indicative reference design included in the DA architectural set prepared by SJB dated 18th October includes images of a building envelope (refer to DA-6051, 6061 and 6062) which represents what is permissible on the site and shows a proposed development that is broadly characterised by a square floor plate and curvilinear edges at each corner.

The concept DA plans show that the residential flat building will occupy the majority of the site where the nine storey built form will sit at the north-east corner, presenting to Macleay and McDonald Streets. The proposed envelope will extend to cover the southern half of the site and as such occupy parts of the site that are currently under-developed and used for access and carparking.

The Concept DA includes floorplates which decrease in width and breadth as storeys step up in height such that the largest floor plate extends at ground and the podium levels 1-3 above. Levels 1 to 3 present a nil setback to Macleay Street and to the sites southern boundary where it adjoins 55 Macleay Street. We note however that the southern boundary includes a ground level entry which will occupy the wide 6m wide setback to the tower form.

The southern setback at ground level includes shared open spaces and a linear pool and pedestrian entrance from Macleay Street. There is a decked open space at the south-west corner of the site.

The proposed envelope is setback from the western boundary via the driveway access for the basement. Above the ground floor the upper storeys are further setback. Within the setback 3.3 m of linear space parallel to the boundary is proposed to be a row of vegetation.

The DA concept envelope show a potential mass and form that extends to each boundary across the three lower storeys and complies with DCP setback and LEP height controls.

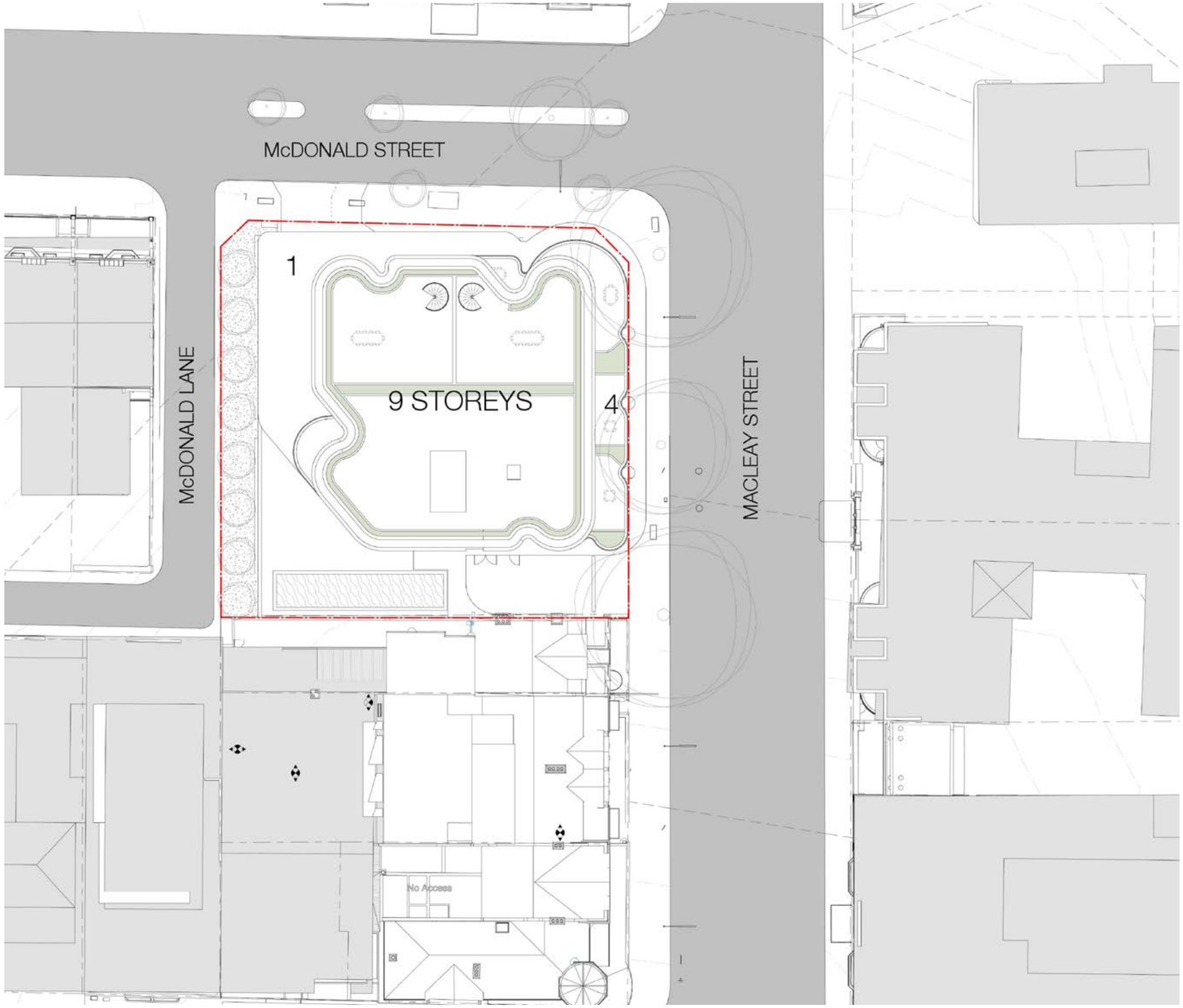


FIGURE 2 PROPOSED SITE PLAN

Source: SJB Architects October 2021

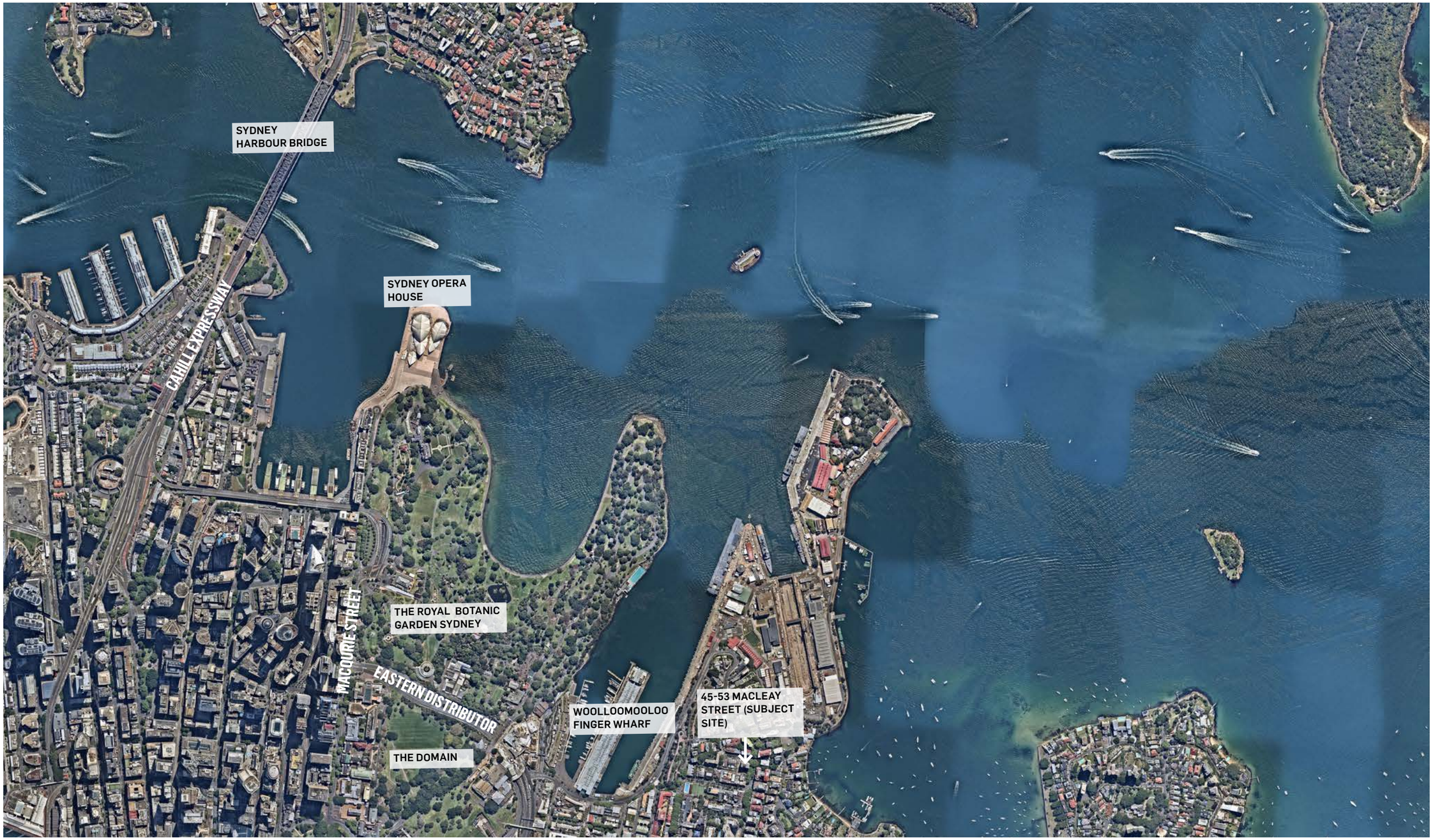


FIGURE 3 LOCATION AERIAL

2.0 VISUAL CONTEXT

Urbis undertook fieldwork on 31st August 2021 and observed the existing visual setting of the site, its spatial arrangement in relation to neighbouring residential development and particular facing dwellings. We also observed the external visibility of the existing building, and the predominant height, form, scale and character of built forms within the immediate visual context from close public domain locations.

2.1 SUBJECT SITE

The subject site is 1,289m², relatively flat and approximately square in shape. It is situated along part of a local north-south aligned ridgeline and Macleay Street. The site is defined by three street frontages, bounded by Macleay street to the east, McDonald street to the north, and McDonald Lane to the west. The existing residential flat building essentially occupies the northern half of the site and is characterised by a rectangular floor plate. The long side of the floorplate presents to McDonald Street and the short side with nil setback presents to Macleay Street.

The existing building constructed in the 1960s, includes 12-storeys in a simple massed tower form and comprises 80 studio apartments. The building's architectural details and finishes include a low stone wall with horizontal louvres above, which extend along the eastern boundary and screen two levels of above ground car parking, light painted brick and distinctive projected horizontal concrete bands.

The southern half of the site is relatively free of built features given over to hard stand parking, vehicle access and two levels of above ground parking which is consolidated under the building footprint. The western boundary of the site is relatively open including carparking which combined with McDonald Lane forms a wide setback to the terrace at 9 McDonald Street.

2.2 SURROUNDING VISUAL CONTEXT AND CHARACTER

Macleay Street is a major thoroughfare of Potts Point and forms part of a key route toward the northern point of Potts Point peninsula. The underlying surrounding topography falls in elevation towards Woolloomooloo Bay in the west and Elizabeth Bay in the east, with development on Macleay Street sitting along the north-south aligned ridgeline. We note that the underlying topography is such that surrounding buildings more or less, spring from similar ground levels relative to the site.

The street is predominantly characterised by high density development including residential apartments buildings above garages and street level retail spaces (including 3 -4 storey shop top housing). Built form is set close to the street with small or nil setbacks and established street tree vegetation provides a significant canopy.

Within the immediate context of the subject site the buildings are a mix of ages and architectural styles, including Victorian terraces, pre-20th century houses, early 20th century residential flat buildings characterised by vertical forms of decorative parapets, mid-century tower buildings with horizontal forms and contemporary residential flat buildings.

The Potts Point area in the vicinity of the site and along parts of Macleay Street, Challis Street and McDonald streets include Victorian, Federation and Interwar era buildings and residential development. Macleay Street is typified by residential apartment buildings above ground-level retail spaces (creating a primary retail spine). These buildings are generally built to the street edge and balconies are inset within the overall building form. The west side of Macleay Street south of the subject site is predominantly characterised by part-three and part-four storey terrace development whilst the east side of Macleay Street includes taller inter-war buildings interspersed with more contemporary developments for example the Regis at 10-12 Macleay Street circa 1930s at 7 seven storeys and the Pomeroy at 14 Macleay circa 1990 which includes 9 storeys.

Residential development along the north side of Challis Street includes long three to four storeys, across long rectangular blocks that extend to the north so the rear of these present to McDonald Lane.

The wider context of Potts Point is characterised by Sydney Harbour to the west, north and east. The northern point of the peninsula is known as Garden Island. To the west is the Finger Wharf of Woolloomooloo, the Botanic Gardens and Sydney CBD, and to the north-west are the Sydney Opera House and Sydney Harbour Bridge. Given its elevated ridgeline location we observed that the upper storeys of the existing building is visible from some parts of the Woolloomooloo Finger Wharf including the east side and entry to the Domain in the vicinity of the Art Gallery of New South Wales.

FIGURE 4 DOCUMENTED VIEW POINTS LOCATION MAP

Plate. 1 Detail view of 6 Macdonald Street opposite the northern boundary of the subject site

Plate. 2 View west from Macleay Street towards southern setback of the subject site

Plate. 3 Detail view 40 Victoria Street west of the subject site

Plate. 4 Detail view of 10B and 10C Challis Street south of the subject site

Plate. 5 Detail view of 61-63 Macleay Street south of the subject site

Plate. 6 View west down McDonald Lane

Plate. 7 Detail view of 14 Challis Street south of the subject site

Plate. 8 Detail view of 16 and 18 Macleay Street south-east of the subject site

Plate. 9 Detail view of 6 Macleay Street east of the subject site

Plate. 10 Detail view of 1 McDonald Street west of the subject site

Plate. 11 View towards Macleay Street from McDonald Lane near the south-western corner of the subject site

Plate. 12 View south from northern end of McDonald Lane near the western boundary of the site

3.0 VIEWS ACCESS

3.1 PRIVATE DOMAIN VISUAL CATCHMENT

Given the relatively uniform height and nature of the continuous built forms (terrace development and nil setbacks between development) along Macleay Street, McDonald Street, Challis Street and McDonald Lane we consider the private domain visual catchment of the site to be small and constrained to the closest roads and neighbouring residential buildings.

Our assessment of potential views access is based on a review of the initial view analysis modelling prepared by SJB in July 2021, analysis of aerial imagery and fieldwork observations. Views were documented from the rooftop of 45-53 Macleay Street in all directions to identify neighbouring development with primary frontages orientated towards the site. Observations from the roof top at 45 Macleay Street or 'reverse views' to neighbouring dwellings provided a useful indication of relative heights, orientation of windows and balconies as well as the spatial separation between buildings. In addition Urbis reviewed real estate photographs and internal floor plans from some neighbouring dwellings.

Based on this preliminary investigation Urbis determined that those most affected by potential view loss would be west-facing upper-level dwellings located along the east side of Macleay Street and possibly upper level units to the south where views could be accessed across the south-west and under developed part of the subject site.

At this stage of the planning process, Urbis have not inspected existing views from neighbouring dwellings.

The location map in Figure 5 shows buildings identified for further analysis.

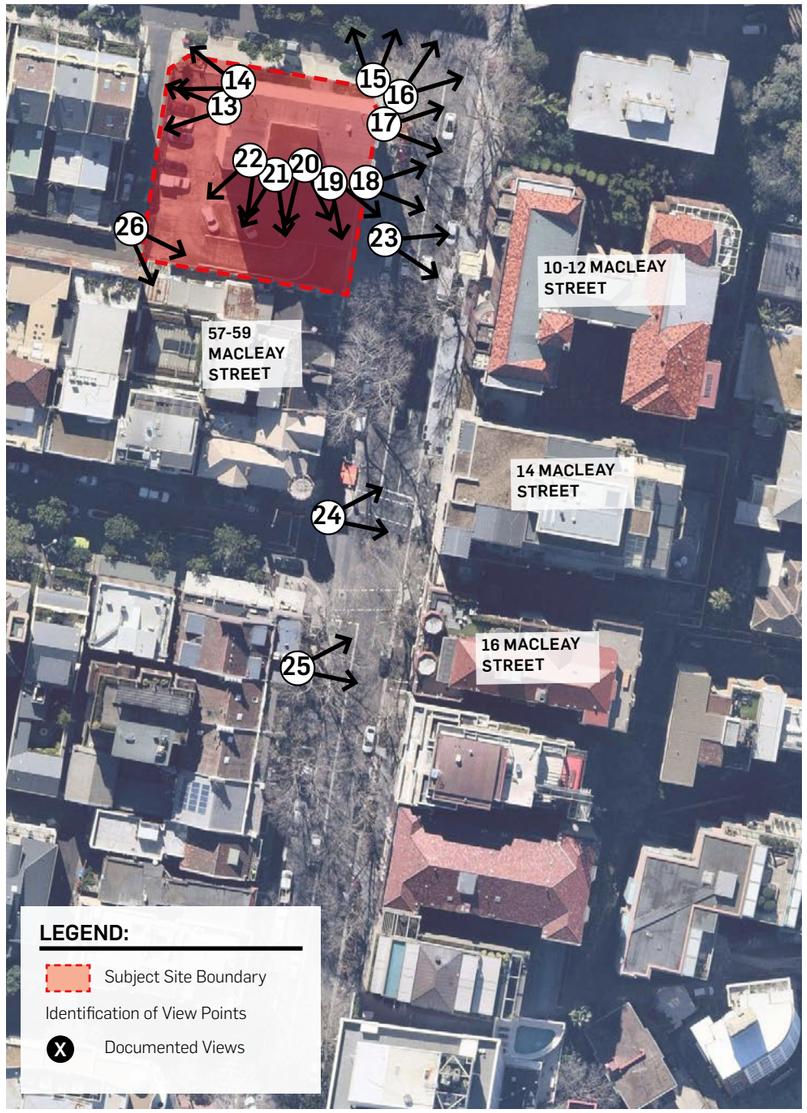


FIGURE 5 DOCUMENTED ROOFTOP VIEW POINTS LOCATION MAP

DOCUMENTED VIEWS FROM ROOF TOP OF 45-53 MACLEAY STREET

Plate. 13 View west from north-west corner of the subject sites' rooftop

Plate. 14 View north-west from north-west corner of the subject sites' rooftop

Plate. 15 View north from north-east corner of the subject sites' rooftop

Plate. 16 View north-east from north-east corner of the subject sites' rooftop

Plate. 17 View east from north-east corner of the subject sites' rooftop

Plate. 18 View east to 10-12 Macleay Street from south-east corner of the subject sites' rooftop

Plate. 19 View south-east toward 14 Macleay Street from southern edge of the subject sites' rooftop

Plate. 20 View south-south-east toward from southern edge of the subject sites' rooftop

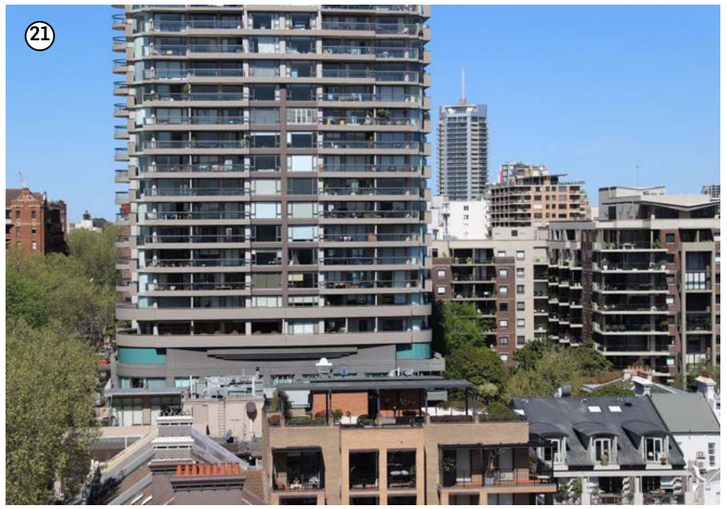


Plate. 21 View south from southern edge of the subject sites' rooftop

Plate. 22 View south-west from southern edge of the subject sites' rooftop

3.2 PRIVATE DOMAIN VIEW PLACES FOR ANALYSIS

Neighbouring development that have windows and balconies orientated towards the site and may be potentially affected by view loss include the following:

10-12 Macleay Street

10-12 Macleay Street (Macleay Regis) is a residential flat building located east of the subject. The Regis includes 87 apartments with 4 west facing units per floor. There are three potentially affected levels including levels 7 and 8, with lower floors at or below the tree canopy height. Upper floor units located in the southern half of the western elevation (above the street canopy) are likely to have views access to the west to a composition that is predominantly characterised by the City of Sydney skyline. Given the orientation of the development to the existing built form on the site, it is unlikely that dwellings located at the south end of west elevation have potential north-westerly views towards the Sydney Opera House or Sydney Harbour Bridge. The view composition as shown in Figure 7, a real estate image, includes iconic and highly valued items as defined in Tenacity (City Skyline).

Given our fieldwork observations, preliminary review and composition of views discovered in real estate imagery for the above sites, we determined that some level of views loss could occur in relation to the Stage 1 DA envelope and/or a built form within it.

FIGURE 6 PLAN OF 901/10-12 MACLEAY STREET

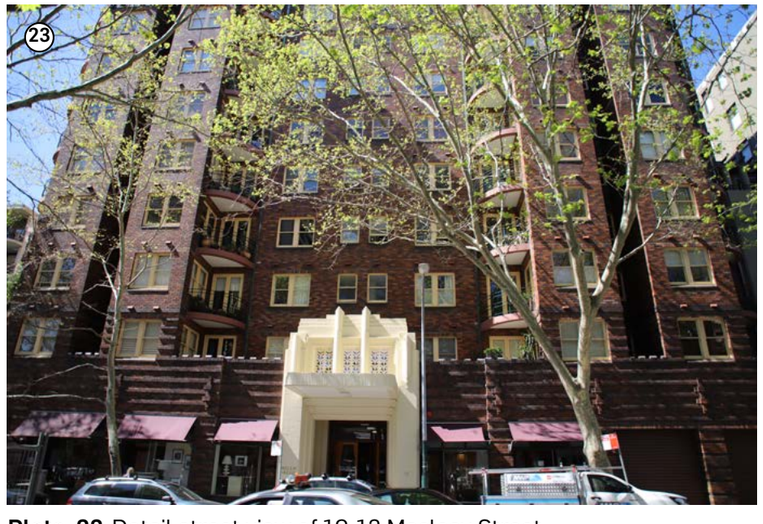


Plate. 23 Detail street view of 10-12 Macleay Street

FIGURE 7 VIEW WEST FROM 900/10-12 MACLEAY STREET

14 Macleay Street

14 Macleay Street (The Pomeroy) is a nine-storey contemporary residential flat building located south-east of the subject site. We are advised that the upper floor (level 9 unit 801) was amalgamated with unit 702 which occupies this south-end of the floor level below it. This is demonstrated in the floor plan (Fig 10) which includes a spiral stair case linking to the previous unit 702. In this regard the RFB includes 33 units and only two west facing units on levels 1 to 6 where the penthouse unit 801 occupies all of the ninth floor and the southern half of the eighth floor. Images in Figures 8 and 9 show westerly views from a lower unit 602. It appears that views from level 6 towards the Sydney Harbour Bridge are heavily filtered by the canopy of street trees. Further detailed view sharing analysis is provided in respect of unit 801 is in Section 5.

Plate. 24 Detail street view of 14 Macleay Street

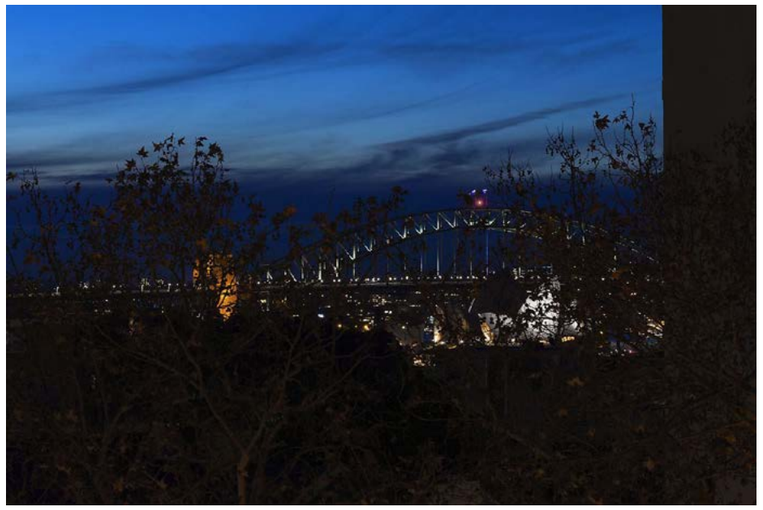


FIGURE 8 VIEW WEST FROM 602/14 MACLEAY STREET (UPPER LEVEL UNIT ON SOUTHERN ELEVATION)

FIGURE 9 VIEW NORTH-WEST FROM 602/14 MACLEAY STREET (UPPER LEVEL UNIT ON SOUTHERN ELEVATION)

FIGURE 10 PLAN OF AMALGAMATED PENTHOUSE UNIT 801/14 MACLEAY STREET

FIGURE 11 REAL ESTATE IMAGES FROM THE PREVIOUS UN-AMALGAMATED UNIT 801 TO THE EAST AND NORTH-EAST TOWARDS NORTH HEAD, THE MAIN CHANNEL OF SYDNEY HARBOUR, CLARKE ISLAND, ELIZABETH BAY AND SECTIONS OF LAND-WATER INTERFACE.

16 Macleay Street

16 Macleay Street is a residential flat building located approximately 80m south-east of subject site, where potential views to the north-west are restricted to the upper floor dwellings by intervening street tree vegetation. Views are obtained across the front boundary at oblique angles across the undeveloped part of the subject site.

Plate. 25 Detail street view of 16 Macleay Street

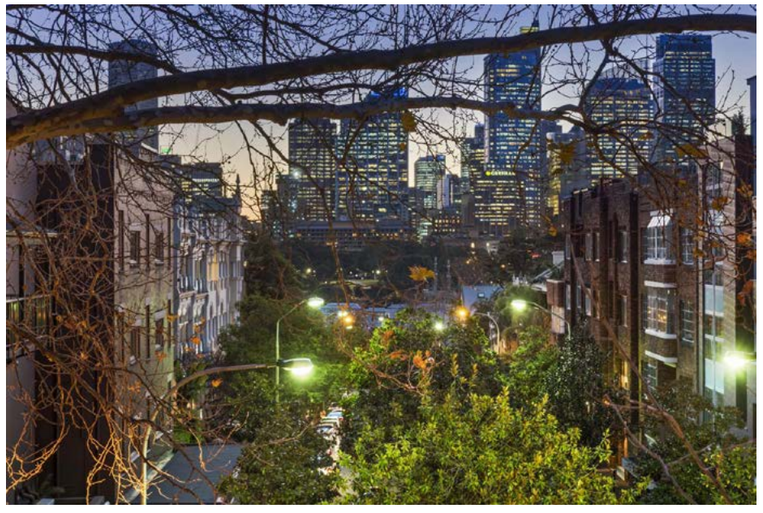


FIGURE 13 VIEW WEST FROM 31/16 MACLEAY STREET

FIGURE 12 VIEW WEST FROM 31/16 MACLEAY STREET

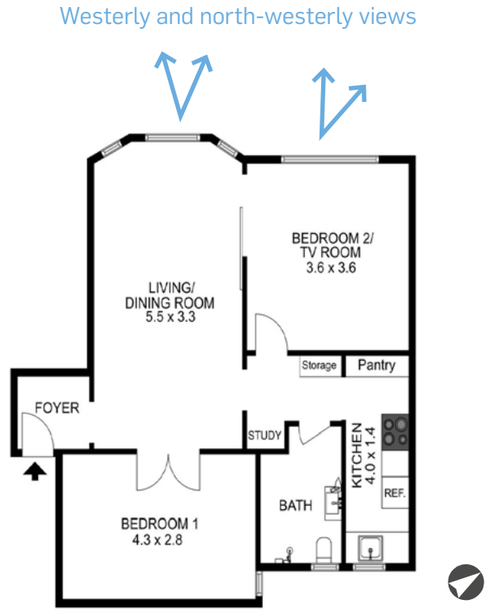


FIGURE 14 PLAN OF 31/16 MACLEAY STREET

57-59 Macleay Street

57-59 Macleay Street is a part four and part-five storey residential flat building located directly south of the subject site. It appears that a limited number of units (two) units may have views access across a side boundary to the north-west via a view corridor available over the undeveloped corner of the site.

FIGURE 16 VIEW NORTH-WEST FROM 7/57-59 MACLEAY STREET

FIGURE 17 PLAN OF 7/57-59 MACLEAY STREET

Plate. 26 Detail view of western elevation (rear facade) of 57-59 Macleay Street

FIGURE 15 VIEW NORTH-WEST FROM 7/57-59 MACLEAY STREET

4.0 PLANNING PRINCIPLES

4.1 TENACITY

View loss or blocking effects refers to the extent to which a new built form blocks an existing view or part of the composition of a view that is currently enjoyed. Where a proposed development is likely to adversely affect views from private land, Council may give consideration to the view sharing Planning Principle established in the Land and Environment Court Tenacity Consulting v Warringah Council [2004] NSWLEC 140 (*Tenacity*).

Tenacity is the most widely used and referenced planning principle in relation to the assessment of impacts on private views and view sharing. The planning principle is described by the Court as a statement of a 'desirable outcome' aimed at reaching a planning decision and defines a number of appropriate matters to be considered in making that decision. Therefore, the importance of the principle is in outlining all relevant matters and or the relationships of factors to be considered and is not simply a process of listing features in a composition that may be lost. In other words *Tenacity* is a 'recipe' designed to guide decision making where the end goal is to reach an equitable and reasonable view sharing outcome.

Tenacity includes a four-step threshold test where the steps are sequential and conditional, so that proceeding to further steps is not required if the conditions for satisfying the preceding threshold is not met when considering the quantum and quality of the view loss. *Tenacity* begins with determining the existing composition of views, and includes descriptions of features and characteristics, based on the particulars of that matter, for example water and areas of land-water interface, that are likely to be more valued than others. By describing the nature and predominant composition of the views *Tenacity* suggests that if there is no substantive view loss in qualitative or quantitative terms, then the threshold for proceeding to Step 1 may not be met and in this regard the application of *Tenacity* may not be required.

Prior to undertaking Step 1 of the assessment, Roseth discusses the notion of view sharing as quoted below.

"The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four step assessment".
The planning principle states that consideration should be given to the causes of the visual impact and whether they are reasonable in the circumstances. As stated in the preamble to the four-step process in *Tenacity*, a development that takes the view away from another may notwithstanding be considered reasonable. This is important because it also means that a severe or devastating level of impact can nevertheless be reasonable.

Tenacity does not clearly distinguish between extent (the quantity) of view loss (and in fact dissuades the use of quantifying view loss) and tends to equate view loss with impact, whereas whether a view lost is significant is a matter of judgement and consideration of various relevant factors.

Therefore it is important not to conflate the extent of change (quantum of view loss) with the importance of the impact. ***In this regard we caution the use of photomontages that show view loss in an individual view, given that view loss in isolation, does not equate to an overall view impact.***

Relevant factors to be considered in *Tenacity* are;

- Scenic quality and value of the predominant character of the composition eg;
- Formal presentation of the dwelling in relation to the site,
- Internal room types and uses for the entire dwelling including view loss in all views from the dwelling and entire residential flat building including those that will be unaffected.
- Ownership of space through/over which a view is gained,
- Remaining view composition,
- Development potential of site,
- Permissibility and compliance in relation to the built form proposed.

4.2 ARNOTT

The use of *Tenacity* for assessment should be considered in the context of Arnott v City of Sydney (2015) NSWLEC 1052 (Arnott).

Commissioner O'Neill in Arnott, considers that the presence of an icon or part of an icon in a view composition may not mean that the views is considered to be an iconic view according to criteria in *Tenacity*. Therefore the presence of a short section of the arch of the Sydney Harbour Bridge or a particular building form for example Centrepoint Tower, within a wider view does not mean that the composition could be described as 'iconic'.

Arnott also addresses the reasonableness of view loss caused by a complying development. The development is compliant with the development controls of the site.

The fourth step in *Tenacity* refers to the skilful design of the proposed development. This step is only applicable if the proposed development complies with all relevant controls. The so called 'test' is not about whether a design is skilful, in the sense of the architect's expertise in creating a successful architectural design; instead the intent of the fourth step is to look for opportunities within the massing and form of the proposal to minimise the impact on views across the site, whilst maintaining the capacity to reasonably develop the site.

Arnott cites the limited utility in applying a *Tenacity* assessment in relation to multiple individual units in a residential flat building. For example where a residential flat building adjoins or over- looks a subject site, there may be limited potential to re-mass the proposed development in a way that significantly improves view sharing outcomes, for dwellings in that residential flat buildings. In other words reducing view sharing impacts must be balanced with allowing for the reasonable development potential on the subject site.

The Stage 1 DA form which extends to occupy the under-developed part of the site would seem to support reasonable development potential for a site of this site in this locale.

5.0 VIEW ANALYSIS BASED ON COMPUTER GENERATED IMAGES

5.1 USE OF COMPUTER GENERATED IMAGES (CGIS)

CGIs are a useful objective visual aid which show the likely view compositions that are available from window openings or adjacent external viewing positions such as balconies. The virtual camera locations cannot represent actual internal views that would be available from inside the dwelling and therefore over-state the potential view available and in this regard also overstate the extent of visual effects (potential view loss) which may occur.

CGIs are constructed and do not include 'real world' built features but use of the aerometrix Sydney CND 3D model include elements, vegetation and existing buildings that are present in the visual context. For example the vegetation shown in Plates 2 and 20 shows the existing height and form of London Plane street tree canopies along the west side of Macleay Street. Please refer to the method statement prepared by Virtual Ideas in Appendix 1 for further information about the preparation and accuracy of the CGI images prepared for this report.

The CGIs show the likely view composition that is likely to be available from the approximate location and height of a standing viewer from close to each respective window or balcony. Urbis selected the highest floor level windows and adjacent balconies at the closest and potentially most affected dwellings. Virtual camera heights were set at the widely adopted standing height of 1.6m above each approximate floor level.

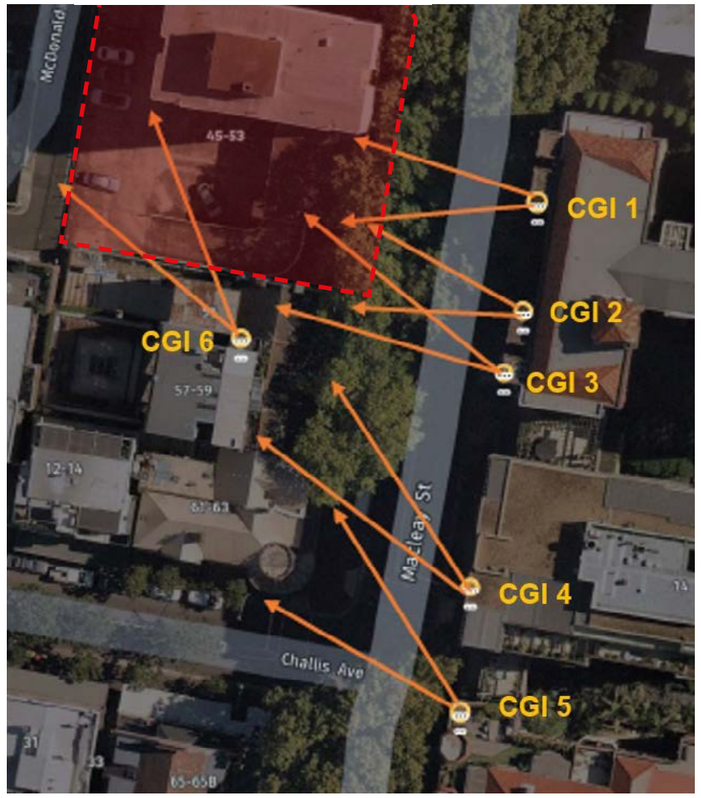


FIGURE 18 CGI VIEW OF EXISTING DEVELOPMENT (35MM)

5.2 VIEWS ANALYSIS

Without the benefit of views inspections from dwellings the analysis of 'view loss' is based on an analysis of the Concept DA which is depicted in CGIs as a yellow translucent mass and in all cases sits within a permissible envelope that is indicated by a red doted outline. The permissible envelope has been constructed by SJB architects based on DCP setbacks and LEP height controls. The extent of view loss as modelled per view, has been assessed against the *Tenacity* Planning Principle in order to establish an overall view impact for a dwelling. Notwithstanding the determination of the view impact in Step 3 of *Tenacity* is subjective and may vary between practitioners, the application of the *Tenacity* assessment for each dwelling has informed our opinion as to the overall view sharing outcome presented in the conclusion.

VIEW 01

10-12 MACLEAY (MACLEAY REGIS) VIEW WEST-SOUTH-WEST FROM NORTH STACK OF EXTERNAL BALCONIES, TOP FLOOR RL55.9

Is Tenacity Relevant?

The existing view is characterised by a foreground of medium and high density residential development including the existing residential flat building on subject site. The view is available to the west-south-west above the rooftops of foreground development and across the under-developed part of the site. In this case it could be characterised as a fortuitous view across private underutilised land. The mid-ground composition includes part of the Woolloomooloo finger wharf, mid-rise development including the Art Gallery of NSW, and open spaces and vegetation within The Domain and The Royal Botanic Garden Sydney. The background includes a section of the City of Sydney CBD skyline typology and notable features and forms such as the Centre Point Tower and St Marys Cathedral Spire. The skyline typology as a whole is sometimes referred to as 'iconic' meaning that it is locally well known and identifiable. The corner of the southern and eastern elevation at the upper levels of 45-53 Macleay Street blocks views to the west-north-west and north-west. This westerly city view extends for approximately 1.2km and as such includes a foreground, mid-ground and background so that in some sense it could be considered as a 'whole' view that has a moderate to high scenic quality but is predominantly characterised by urban development and built form.

The composition and character of the view including the section of the Sydney CBD skyline and notable open spaces and individual buildings, would be considered as scenic and of some value in *Tenacity* terms noting that no particular features as outlined in *Tenacity* for example land-water interface or icons are present. Notwithstanding and as a conservative measure in our opinion some of this valued view would be lost and so **the pre-test threshold to proceed to Step 1 of the planning principle has been met.**

STEP 1 IN TENACITY

Existing views to be affected

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

The proposal will introduce new built form into the immediate foreground of the view, blocking a wide section of part of the 'whole' westerly view. The built form proposed will block parts of the Royal Botanic Garden, Woolloomooloo and the notable form of Centre Point Tower. **Part of the view lost includes valuable features, therefore the threshold test to proceed to Step 2 in Tenacity has been met.**

STEP 2 IN TENACITY

From where are views available

This step considers where the affected views are available from. The second step, quoted, is as follows:

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

The view is available from an upper external balcony that is associated with a living area and most likely from standing and seated positions, across the property's front boundary.

The views are available from standing positions across a front boundary therefore the threshold test to proceed to Step 3 in Tenacity has been met.

STEP 3 IN TENACITY

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

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

This view is from an external balcony associated with a living space, and based on analysis of internal unit floorplans, views would be partly affected from the living room and bedroom. We note that views from affected rooms to the south-west and north will remain unaffected and view loss from bedrooms is considered to be less significant. When considering relevant factors in Steps 1 and 2, the view impact would be considered to be **moderate.**

Given this conservative mid-level rating using the Tenacity scale (negligible, minor, moderate, severe or devastating) in our opinion, the threshold test to proceed to Step 4 in Tenacity has been met.

STEP 4 IN TENACITY

Reasonableness

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

The permissible envelope is indicated by a red dotted outline and the Concept DA as a yellow translucent block. In this the proposed development is fully compliant and as such, the question of reasonableness is relevant and should be answered.

Step 4 Tenacity - Summary Response

The permissible envelope would block the majority of the westerly view available as demonstrated by the red dotted line. The Concept DA which is fully compliant, extends to the south to occupy the under-developed part of the site and causes all of the view loss. The question to be answered is whether or not the view impacts could be reduced on views from the mid and upper level balconies at centrally located units along the western elevation of 10-12 Macleay Street, if the proposed development was more skilfully designed.

In order to realise the development potential of the site including FSR and to satisfy ADG and planning constraints to be able to meet the required development outcomes, this can only be achieved by utilising a greater area and larger extent of the subject site than currently exists. **In the context of such constraints it is unlikely that a more skilful design could be achieved.**

The view lost (arguably) is part of whole view, is of moderate scenic quality and includes some identifiable individual features within the City of Sydney skyline typology. The height and width of Concept DA blocks a section of the existing view and considerably less of the view when compared to the permissible envelope. Therefore the level of visual effects or 'extent of view loss' in relation to the permissible envelope, is contemplated by the DCP and LEP controls. Inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that could occupy the entire permissible envelope and could include a nil setback to the southern boundary. Inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that would occupy the entire permissible envelope and form a nil setback to the southern boundary. In our opinion the Concept DA provides a more reasonable view sharing outcome compared to a fully compliant built form if it was to fill the permissible envelope.

FIGURE 19 CGI VIEW OF EXISTING DEVELOPMENT (35MM)

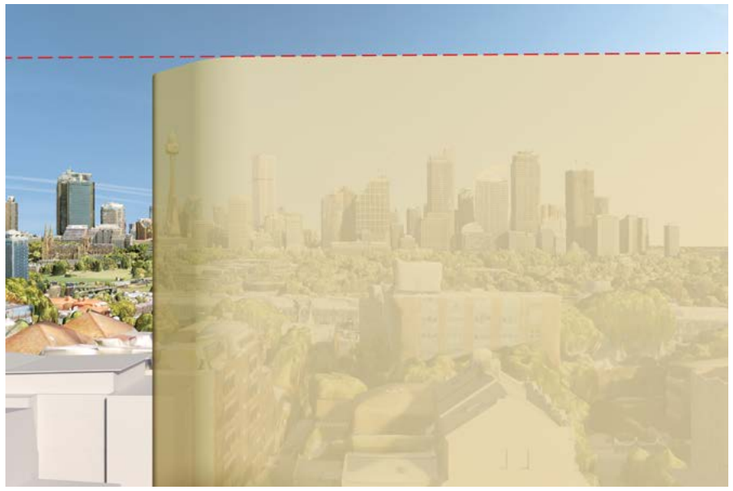


FIGURE 20 CGI VIEW OF PROPOSED DEVELOPMENT (35MM)

FIGURE 21 CGI WIDER FIELD OF VIEW OF PROPOSED DEVELOPMENT (24MM)

Detailed model of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

FIGURE 22 CGI CAMERA LOCATION PLAN FROM BALCONY OF UNIT 902

VIEW 02

10-12 MACLEAY (MACLEAY REGIS) VIEW WEST-NORTH-WEST FROM SOUTHERN EXTERNAL BALCONY, TOP FLOOR RL55.9

Is Tenacity Relevant?

The existing view is characterised by a foreground of medium and high density residential development including the existing residential flat building on subject site. The view is available to the west-north-west above the rooftops of foreground development and across the under-developed part of the site. In this case it could be characterised as a fortuitous view across private underutilised land. The mid-ground composition includes part of the Woolloomooloo finger wharf, mid-rise development including the Art Gallery of NSW, and open spaces and vegetation within The Domain and The Royal Botanic Garden Sydney. The background includes a section of the City of Sydney CBD skyline typology and notable features and forms such as the Centre Point Tower. The skyline typology as a whole is sometimes referred to as 'iconic' meaning that it is locally well known and identifiable. The corner of the southern and eastern elevation at the upper levels of 45-53 Macleay Street blocks views to the west-north-west and north-west. This westerly city view extends for approximately 1.2km and as such includes a foreground, mid-ground and background so that in some sense it could be considered as a 'whole' view that has a moderate to high scenic quality but is predominantly characterised by urban development and built form.

The composition and character of the view including the section of the Sydney CBD skyline and notable open spaces and individual buildings , would be considered as scenic and of some value in *Tenacity* terms noting that no particular features as outlined in *Tenacity* for example land-water interface or icons are present. Notwithstanding and as a conservative measure in our opinion some of this valued view would be lost and so **the pre-test threshold to proceed to Step 1 of the planning principle has been met.**

STEP 1 IN TENACITY

Existing views to be affected

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

The proposal will introduce new built form into the immediate foreground of northern half of the view, blocking a section of part of the 'whole' westerly view. The built form proposed will block parts of the Royal Botanic Garden, Woolloomooloo and the buildings in the CBD. **Part of the view lost includes a scenic composition of some value and a s conservative measure, we will proceed to Step 2 in Tenacity.**

STEP 2 IN TENACITY

From where are views available

This step considers where the affected views are available from. The second step, quoted, is as follows:

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

The view is available from the upstairs external balcony that is associated with a living area and from standing and seated positions, across the property's front boundary. **The views are available from standing positions and the threshold test to proceed to Step 3 in Tenacity has been met.**

STEP 3 IN TENACITY

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

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

This view is from an external balcony associated with a living space, and based on analysis of internal unit floorplans, views would be partly affected from the living room and bedroom. We note that views from affected rooms to the south-west and north will remain unaffected and view loss from bedrooms is considered to be less significant. When considering relevant factors in Steps 1 and 2, the view impact would be considered to be minor-moderate.

Notwithstanding a low-mid level rating using the Tenacity scale (negligible, minor, moderate, severe or devastating) in our opinion, the threshold test to proceed to Step 4 in Tenacity has been met.

STEP 4 IN TENACITY

Reasonableness

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

The permissible envelope is indicated by a red dotted outline and the Concept DA as a yellow translucent block. In this the proposed development is fully compliant and as such, the question of reasonableness is relevant and should be answered.

Step 4 Tenacity - Summary Response

The permissible envelope would block the majority of the westerly view available as demonstrated by the red dotted line. The Concept DA which is fully compliant, extends to the south to occupy the under-developed part of the site and causes all of the view loss. The question to be answered is whether or not the view impacts could be reduced on views from the mid and upper level balconies at units along the western elevation of 10-12 Macleay Street, if the proposed development was more skilfully designed.

In order to realise the development potential of the site including FSR and to satisfy ADG and planning constraints to be able to meet the required development outcomes, this can only be achieved by utilising a greater area and larger extent of the subject site than currently exists. **In the context of such constraints it is unlikely that a more skilful design could be achieved.**

The view lost (arguably) is part of whole view, is of moderate scenic quality and includes some identifiable individual features within the City of Sydney skyline typology. The height and width of Concept DA blocks a section of the existing view and considerably less of the view when compared to the permissible envelope. Therefore the level of visual effects or 'extent of view loss' in relation to the permissible envelope, is contemplated by the DCP and LEP controls. Inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that could occupy the entire permissible envelope and could include a nil setback to the southern boundary. In our opinion the Concept DA provides a more reasonable view sharing outcome compared to a fully compliant built form if it was to fill the permissible envelope.

FIGURE 23 CGI VIEW OF EXISTING DEVELOPMENT (35MM)

FIGURE 24 CGI VIEW OF PROPOSED DEVELOPMENT (35MM)

FIGURE 25 CGI WIDER FIELD OF VIEW OF PROPOSED DEVELOPMENT (24MM)

Detailed model of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

VIEW 03

10-12 MACLEAY (MACLEAY REGIS) VIEW NORTH-WEST FROM SOUTH END OF WESTERN ELEVATION, RL55.9

Is Tenacity Relevant?

The existing view is characterised by a foreground of medium and high density residential development including the existing residential flat building on the subject site. The view is available to the west-north-west above the rooftops of foreground development and across the under-developed part of the site. In this case it could be characterised as a fortuitous view across private underutilised land. The mid-ground composition includes part of the Woolloomooloo finger wharf, mid-rise development including the Art Gallery of NSW, open spaces and vegetation within The Domain and The Royal Botanic Garden Sydney. The background includes a section of the City of Sydney CBD skyline topology and notable features and forms such as the Centre Point Tower. The skyline typology as a whole is sometimes referred to as 'iconic' meaning that it is locally well known and identifiable. The corner of the southern and eastern elevation at the upper levels of 45-53 Macleay Street blocks views to the west-north-west and north-west. This westerly city view extends for approximately 1.2km and as such includes a foreground, mid-ground and background so that in some sense it could be considered as a 'whole' view that has a moderate to high scenic quality but is predominantly characterised by urban development and built form.

The composition and character of the view including the section of the Sydney CBD skyline and notable open spaces and individual buildings , would be considered as scenic and of some value in *Tenacity* terms noting that no particular features as outlined in *Tenacity* for example land-water interface or icons are present. Notwithstanding and as a conservative measure in our opinion some of this valued view would be lost and so **the pre-test threshold to proceed to Step 1 of the planning principle has been met.**

STEP 1 IN TENACITY

Existing views to be affected

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

The proposal will introduce new built form into the immediate foreground of the northern half of the view, blocking a section of part of the 'whole' westerly view. The built form proposed will block parts of the Royal Botanic Garden, Woolloomooloo and the buildings in the CBD. **Part of the view lost includes a scenic composition of some value and a s conservative measure, we will proceed to Step 2 in Tenacity.**

STEP 2 IN TENACITY

From where are views available

This step considers where the affected views are available from. The second step, quoted, is as follows:

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

The view is available from the upstairs external balcony that is associated with a living area and from standing and seated positions, across the property's front boundary. **The views are available from standing positions and the threshold test to proceed to Step 3 in Tenacity has been met.**

STEP 3 IN TENACITY

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

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

This view is from an external balcony associated with a living space, and based on analysis of internal unit floorplans, views would be partly affected from the living room and bedroom. We note that views from affected rooms to the south-west and north will remain unaffected and view loss from bedrooms is considered to be less significant. When considering relevant factors in Steps 1 and 2, the view impact would be considered to be **minor-moderate.**

Notwithstanding a low-mid level rating using the Tenacity scale (negligible, minor, moderate, severe or devastating) in our opinion, the threshold test to proceed to Step 4 in Tenacity has been met.

STEP 4 IN TENACITY

Reasonableness

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

The permissible envelope is indicated by a red dotted outline and the Concept DA as a yellow translucent block. In this the proposed development is fully compliant and as such, the question of reasonableness is relevant and should be answered.

Step 4 Tenacity - Summary Response

The permissible envelope would block the majority of the westerly view available as demonstrated by the red dotted line. The Concept DA which is fully compliant, extends to the south to occupy most of the under-developed part of the site and causes all of the view loss. The question to be answered is whether or not the view impacts could be reduced on views from mid and upper level unit balconies located at the south-western end of 10-12 Macleay Street, if the proposed development was more skilfully designed.

In order to realise the development potential of the site including FSR and to satisfy ADG and planning constraints to be able to meet the required development outcomes, this can only be achieved by utilising a greater area and larger extent of the subject site than currently exists. **In the context of such constraints it is unlikely that a more skilful design could be achieved.**

The view lost (arguably) is part of whole view, is of moderate scenic quality and includes some identifiable individual features within the City of Sydney skyline typology. The height and width of Concept DA blocks a section of the existing view and considerably less of the view when compared to the permissible envelope. Therefore the level of visual effects or 'extent of view loss' in relation to the permissible envelope, is contemplated by the DCP and LEP controls. Inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that could occupy the entire permissible envelope and could include a nil setback to the southern boundary. In our opinion the Concept DA provides a more reasonable view sharing outcome compared to a fully compliant built form if it was to fill the permissible envelope.

FIGURE 26 CGI VIEW OF EXISTING DEVELOPMENT (35MM)

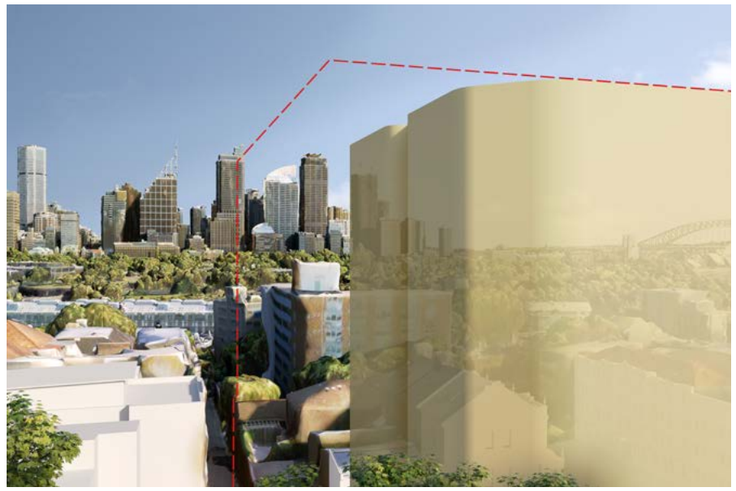


FIGURE 27 CGI VIEW OF PROPOSED DEVELOPMENT (35MM)

FIGURE 28 CGI WIDER FIELD OF VIEW OF PROPOSED DEVELOPMENT (24MM)

Detailed model of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

VIEW 04

14 MACLEAY (THE POMEROY) VIEW NORTH-WEST FROM FROM THE SOUTH-END BALCONY LEVEL 9 PENTHOUSE UNIT 801, RL54.8

Is Tenacity Relevant?

The existing view is characterised by a foreground of medium density and height development including the south-western edge of the existing residential flat building on the subject site which constrains potential views to the north-west and also includes canopy of mature deciduous street trees. The modelled view is oblique and is available across the under-developed part of the subject site. In this case it could be characterised as a 'fortuitous view' across privately owned and under-utilised land. The mid-ground composition includes part of the Woolloomooloo finger wharf, vegetation within The Royal Botanic Garden Sydney and a short section of land-water interface. The background includes the north end of the Sydney CBD skyline, the majority of the Sydney Harbour Bridge and all of the Sydney Opera House within its Harbour setting. This north-westerly view is part of a wider view that extends to the south-west and includes the City of Sydney skyline.

This view extends for approximately 1.2km and as such is characterised by an expansive foreground, mid-ground and background composition, so that in a sense it could be considered as a 'whole' view of high scenic quality and includes internationally recognised icons. The composition includes features considered to be scenic and highly valued in *Tenacity* terms. **In our opinion the pre-test threshold to proceed to Step 1 of the planning principle has been met.**

STEP 1 IN TENACITY

Existing views to be affected

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

The proposal will introduce new built form into the immediate foreground of the northern part of the view, blocking a section of the 'whole' north-westerly view including part of the Sydney Harbour Bridge and all of the Sydney Opera House in its Harbour setting. **Part of the view lost includes scenic and highly valued items and in our opinion the threshold test to proceed to Step 2 in Tenacity has been met.**

STEP 2 IN TENACITY

From where are views available

This step considers where the affected views are available from. The second step, quoted, is as follows:

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

The oblique north-westerly view is available from the terrace and potentially but to a lesser extent from the living- dining area and from a bedroom. A similar view composition (real estate image in Figure 8) from unit 602 (directly below the modelled CGI view) shows that the viewing level is lower than the tree canopy height which in winter will filter potential views to the Sydney Harbour Bridge and in summer would block virtually all of the view.

In our opinion the threshold test to proceed to Step 3 in Tenacity has been met.

STEP 3 IN TENACITY

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

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

The modelled view is from the south end of the external BBQ area of the penthouse unit 801. The north end of the BBQ area is blocked by a solid wall to the master bedroom ensuite, which in reality will constrain the available view, so that the CGI view overstates the likely composition. We note that the majority of the living space occupies the east side of the dwelling, where an expansive living area, dining room and breakfast room and kitchen include floor to ceiling glazing to the north and north-east and and bi-fold doors across the entire east elevation that open to an expansive deck. Historic real estate imagery from the unamalgamated unit 801, shows the likely composition of potential views from parts of this dwelling. In this regard it appears that the majority of amenity and views all of which would be considered to be of high scenic quality and value are to the east and north-east. For example views include expansive areas of Sydney Harbour, its islands, North Head and Elizabeth Bay including whole views characterised by sections of land-water interface. All such views will be unaffected by the proposed development. In other words based on analysis of the unit's floorplan, views from 2 rooms (including a bedroom) and living area would be affected by some level of potential view loss. We note that views from the dining room, kitchen and living areas to the north-east, east and south will remain unaffected by the proposed development and further that retention of unaffected views provides a 'down-weight' to the overall view impact for this dwelling. Therefore notwithstanding that view loss includes icon, when considering all relevant factors in Steps 1 and 2 of *Tenacity*, the view impact would be considered to be **moderate-severe.**

In our opinion, the threshold test to proceed to Step 4 in Tenacity has been met.

STEP 4 IN TENACITY

Reasonableness

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

The permissible envelope is indicated by a red dotted outline and the Concept DA as a yellow translucent block. In this the proposed development is fully compliant and as such, the question of reasonableness is relevant and should be answered.

Step 4 Tenacity - Summary Response

The permissible envelope would block approximately half of the oblique north-westerly view available as demonstrated by the red dotted line. The fully compliant Concept DA occupies the under-developed part of the site and causes all of the view loss, which in quantitative terms equates to approximately 20% more of the 'open space', relative to the existing residential flat building on the site. The question to be answered is whether or not the view impacts could be reduced for this unit (which is likely to be the most affected in the residential flat building) by employing a more ' skilful design'. Our interpretation of the meaning of more skilful design refers to the massing, height and form of the proposed development rather than architectural merit or detailing.

In order to realise the development potential of the site including FSR and to satisfy ADG and planning constraints to be able to meet the required development outcomes, in our opinion this can only be achieved by utilising a greater area and larger extent of the subject site than currently exists. **In the context of such constraints it is unlikely that a more skilful design could be achieved.**

The view lost is part of an expansive and wider view. The height and width of the Concept DA blocks a section of the existing view and considerably less of the view when compared to the permissible envelope. Therefore the level of visual effects or 'extent of view loss' in relation to the permissible envelope, is contemplated by the DCP and LEP controls. Inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that could occupy the entire permissible envelope and could include a nil setback to the southern boundary. In our opinion the Concept DA provides a more reasonable view sharing outcome compared to a fully compliant built form if it was to fill the permissible envelope. Further we note that views from the dining room, kitchen and living rooms to the north-east, east and south will remain unaffected by the proposed development and further that retention of unaffected views provides a 'down-weight' to the overall view impact for this dwelling.

FIGURE 29 CGI VIEW OF EXISTING DEVELOPMENT (35MM)

FIGURE 30 CGI VIEW OF PROPOSED DEVELOPMENT (35MM)

FIGURE 31 CGI WIDER FIELD OF VIEW OF PROPOSED DEVELOPMENT (24MM)

Detailed model of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

VIEW 05

16 MACLEAY (SEISDON) OBLIQUE VIEW NORTH-WEST FROM NORTH WESTERN CORNER ROOFTOP, RL51.1

Is Tenacity Relevant?

The existing view is characterised by a foreground of medium density and height development including the south-western edge of the existing residential flat building on the subject site which constrains potential views to the north and also includes canopy of mature deciduous street trees. The modelled view is oblique and is available across the under-developed part of the subject site. In this case it could be characterised as a 'fortuitous view' across privately owned and under-utilised land. The mid-ground composition includes part of the Woolloomooloo finger wharf, vegetation within The Royal Botanic Garden Sydney and a short section of land-water interface. The background includes the north end of the Sydney CBD skyline, all of the Sydney Harbour Bridge and all of the Sydney Opera House within part of its Harbour setting. This north-westerly view is part of a wider view that extends to the south-west and includes the City of Sydney skyline.

This view extends for approximately 1.2km and as such is characterised by an expansive foreground, mid-ground and background composition, so that in a sense it could be considered as a 'whole' view of high scenic quality and includes internationally recognised icons. The composition includes features considered to be scenic and highly valued in *Tenacity* terms. **In our opinion the pre-test threshold to proceed to Step 1 of the planning principle has been met.**

STEP 1 IN TENACITY

Existing views to be affected

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

The proposal will introduce new built form into the immediate foreground of northern part of the view, blocking a section of the 'whole' north-westerly view including part of the Sydney Harbour Bridge and all of the Sydney Opera House in its Harbour setting. **Part of the view lost includes scenic and highly valued items and in our opinion the threshold test to proceed to Step 2 in Tenacity has been met.**

STEP 2 IN TENACITY

From where are views available

This step considers where the affected views are available from. The second step, quoted, is as follows:

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

The highly oblique north-westerly view available from the roof top terrace and potentially but to a lesser extent from the some internal areas for example via the west-facing bay window living- dining area. Similar view compositiuons Views form the bedroom are unlikely to and from a bedroom. A similar view composition (real estate image in Figure 13) from unit 31 (directly below the modelled CGI view) shows that the viewing level is lower than the tree canopy height which in winter will filter potential views to the Sydney Harbour Bridge and in summer would block virtually all of the view.

In our opinion the threshold test to proceed to Step 3 in Tenacity has been met.

STEP 3 IN TENACITY

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

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

This view is from a roof terrace that may be associated with a living space. Given that the terrace occupies the north part of the roof space and the dwelling is located to the south, it is likely views from internal areas are more constrained relative to the modelled view for example by street tree canopies. Real estate images provided in Figures 12 and 13 from unit 31 (which we have assumed is below the modelled CGI view) shows that the viewing level is lower than the tree canopy height which in winter will filter potential views to the west and north-west if they are in fact available. Considering all relevant factors in Steps 1 and 2 of *Tenacity*, the overall view impact in our opinion is **minor.**

Using the Tenacity scale (negligible, minor, moderate, severe or devastating) the threshold test to proceed to Step 4 in Tenacity has been met.

STEP 4 IN TENACITY

Reasonableness

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

The permissible envelope is indicated by a red dotted outline and the Concept DA as a yellow translucent block. In this the proposed development is fully compliant and as such, the question of reasonableness is relevant and should be answered.

Step 4 Tenacity - Summary Response

The majority of the north-westerly view remains available, including to icons such as the Sydney Opera House within its Sydney Harbour setting and the majority of Sydney Harbour Bridge and north end of the City of Sydney CBD. The Concept DA blocks the north pylon of the Sydney Harbour Bridge but sits well within the height and width of the permissible envelope. The view lost is part of an expansive and wider view. The height and width of Concept DA blocks a section of the existing view and considerably less of the view when compared to the permissible envelope. Therefore the level of visual effects or 'extent of view loss' in relation to the permissible envelope, is contemplated by the DCP and LEP controls. Inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that could occupy the entire permissible envelope and could include a nil setback to the southern boundary.

In our opinion the Concept DA provides a more reasonable view sharing outcome compared to a fully compliant built form if it was to fill the permissible envelope. Further we note that views to the west from the living space and bedroom will remain unaffected by the proposed development and further that retention of unaffected views provides a 'down-weight' to the overall view impact for this dwelling.

FIGURE 32 CGI VIEW OF EXISTING DEVELOPMENT (35MM)

FIGURE 33 CGI VIEW OF PROPOSED DEVELOPMENT (35MM)

FIGURE 34 CGI WIDER FIELD OF VIEW OF PROPOSED DEVELOPMENT (24MM)

Detailed model of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

VIEW 06

57-59 MACLEAY STREET (YELLOW HOUSE) VIEW NORTH-WEST FROM 3RD FLOOR DECK ON NORTHERN ELEVATION, RL43.9

Is Tenacity Relevant?

The view is from a third floor rear balcony where the existing composition is constrained by existing built form on the subject site and other intervening development including the parts of 57-59 Macleay Street. The modelled view is oblique and is available across the under-developed part of the subject site. In this case it could be characterised as a 'fortuitous view' across privately owned and under-utilised land. The mid-ground view is predominantly characterised by three storey built form in McDonald Street and more distant background that includes vegetation, the Sydney Harbour Bridge, the Sydney Opera House roof 'sails' and the North Sydney CBD.

This view extends for some distance but is restricted to a narrow view corridor constrained by taller built form at either side. Notwithstanding the combination of the foreground, mid-ground and distant background the composition could be considered as a 'whole' view corridor and is of high scenic quality and includes internationally recognised icons. The composition includes features considered to be scenic and highly valued in *Tenacity* terms. **In our opinion the pre-test threshold to proceed to Step 1 of the planning principle has been met.**

STEP 1 IN TENACITY

Existing views to be affected

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

The proposal will introduce new built form into the immediate foreground of the northern part of the view, blocking a section of the view corridor including only the northern most end and north pylon of the Sydney Harbour Bridge, built form in North Sydney and mid-ground building s located in the vicinity of McDonald Street. **Part of the view lost includes scenic and highly valued items and in our opinion the threshold test to proceed to Step 2 in Tenacity has been met.**

STEP 2 IN TENACITY

From where are views available

This step considers where the affected views are available from. The second step, quoted, is as follows:

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

The north-westerly view is available from the terrace and potentially from some internal areas across a side or rear boundary.

In our opinion the threshold test to proceed to Step 3 in Tenacity has been met.

STEP 3 IN TENACITY

The next step in the principle is to assess the extent of impact, considering the whole of the property and the locations from which the view loss occurs. Step 3 as quoted is:

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

This view is from a rear terrace associated with an open dining-living space. The kitchen is located further east and appears to have no access to north-westerly views. In other words based on analysis of the unit's floorplan, views from one open plan living area and two external decks would be affected by some level of potential view loss. Internal floor plans do not appear to show alternate window openings. Therefore notwithstanding that view loss includes a minor part of an icon, when considering all relevant factors in Steps 1 and 2 of *Tenacity*, the view impact would be considered to be **negligible.**

STEP 4 IN TENACITY

Reasonableness

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

The permissible envelope is indicated by a red dotted outline and the Concept DA as a yellow translucent block. In this the proposed development is fully compliant and as such, the question of reasonableness is relevant and should be answered.

Step 4 Tenacity - Summary Response

The permissible envelope would block the entire north-westerly view available as demonstrated by the red dotted line. The fully compliant Concept DA occupies the under-developed part of the site and causes all of the view loss, which in quantitative terms equates to approximately 30% of the 'open space', relative to the existing residential flat building on the site. The question to be answered is whether or not the view impacts could be reduced for this unit by employing a more ' skilful design'. Our interpretation of the meaning of more skilful design refers to the massing, height and form of the proposed development rather than architectural merit or detailing.

In order to realise the development potential of the site including FSR and to satisfy ADG and planning constraints to be able to meet the required development outcomes, in our opinion this can only be achieved by utilising a greater area and larger extent of the subject site than currently exists. **In the context of such constraints it is unlikely that a more skilful design could be achieved.**

The view lost is part of an expansive and wider view. The height and width of Concept DA blocks a section of the existing view and considerably less of the view when compared to the permissible envelope. Therefore the level of visual effects or 'extent of view loss' in relation to the permissible envelope, is contemplated by the DCP and LEP controls. Inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that could occupy the entire permissible envelope and could include a nil setback to the southern boundary. In our opinion the Concept DA provides a more reasonable view sharing outcome compared to a fully compliant built form if it was to fill the permissible envelope. Further we note that views from the living, kitchen and other bedrooms to the south will remain unaffected by the proposed development and further that retention of unaffected views provides a 'down-weight' to the overall view impact for this dwelling.

FIGURE 35 CGI VIEW OF EXISTING DEVELOPMENT (35MM)

FIGURE 36 CGI VIEW OF PROPOSED DEVELOPMENT (35MM)

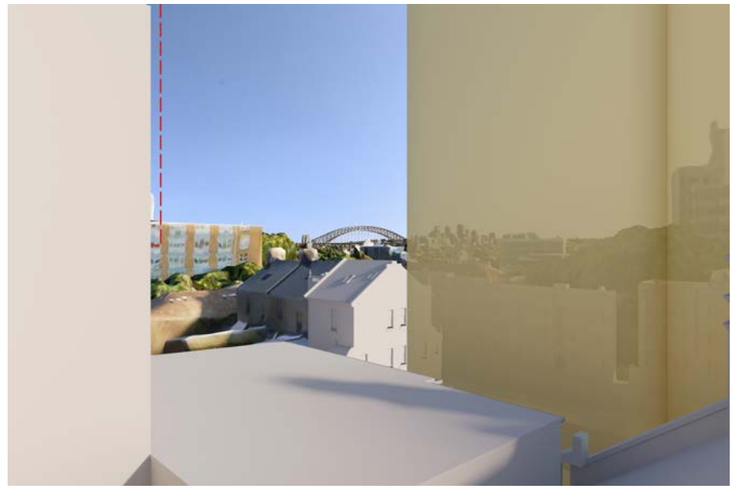


FIGURE 37 CGI WIDER FIELD OF VIEW OF PROPOSED DEVELOPMENT (24MM)

Detailed model of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

6.0 CONCLUSION

- Urbis undertook detailed fieldwork from surrounding roads and the roof top of 45-53 Macleay Street to familiarise ourselves with the visual context, spatial relationship of neighbouring residential flat buildings to the site in order to gain an understanding of the potential views and compositions that would be likely to be available across the site.
- Our analysis identified the closest and potentially most affected residences.
- This view sharing report considers the potential impacts of the reference design for 45-53 Macleay Street, Potts Point, on private domain views from neighbouring residential development.
- The analysis of **'view loss'** is based on the analysis of computer generated images prepared by Virtual Ideas architectural Illustrators, which indicate the likely view compositions available from selected dwellings.
- The methodology used and accuracy of the computer generated images has been inspected by Urbis to cross check that the location and alignment of the constructed 3D architectural model of the Concept DA has been inserted, rotated and aligned accurately with features in the aerometrix model.
- The determination of **view impacts** for dwellings has been based on fieldwork observations, interrogation of residential flat building floorplates and individual floorplans of dwellings.
- Views from 6 units deemed to be potentially affected and to represent the 'worst-case' scenario in terms of potential view loss, were analysed using the CGI views.
- Views from some units include 'whole' views or compositions characterised by features described in *Tenacity* terms, as highly valued and iconic.
- In total out of 4 neighbouring residential flat buildings 6 units at 10-12 Macleay Street (3 units at the south end of the two upper floors), 2 upper floor west facing units at 14 Macleay Street, 1 top floor unit at 16 Macleay Street and 1 top floor unit at 57-59 Macleay Street, are likely to be exposed to potential view loss.
- Two views from 10-12 Macleay Street are considered to have a minor-moderate impact, with one other view considered to be moderate.
- Notwithstanding the extent of view loss as modelled, the view impacts for 14 Macleay Street are rated as moderate-severe.
- The view from 16 Macleay Street is considered to have a minor impact.
- View impacts for 57-59 Macleay Street were rated as negligible.
- The proposed development is fully compliant with objectives and controls that's are relevant to views for example height and FSR. In this regard the extent of view loss that would be occasioned by the construction of a permissible envelope is contemplated by those controls and as such it follows that, the extent of potential view loss and view impacts in relation to the Concept DA are also anticipated.
- The inclusion of the wide spatial setback to the south reduces view impacts and significantly improves the overall view sharing view outcome for neighbouring dwellings and as such provides a much more equitable view sharing outcome compared to a built form that could occupy the entire permissible envelope and include a nil setback to the southern boundary.
- The overall view sharing outcome, based on representative modelled views, number of dwellings affected by a moderate or greater view impact, the complying nature of the Concept DA envelope and the reasonable expectation to realise the development potential of the site, in our opinion the view sharing outcome is considered to be reasonable and acceptable.
- **The proposed development can be supported on view sharing grounds.**

7.0 APPENDICES

APPENDIX 1 - PREPARATION OF CGIS BY VIRTUAL IDEAS

45 Macleay St, Potts Point

Visual impact photomontage and methodology report

VIRTUAL IDEAS

1. INTRODUCTION

This document was prepared by Virtual Ideas to demonstrate the visual impact of the proposed development at 45 Macleay St, Potts Point NSW with respect to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an architectural visualisation company that has over 15 years experience in preparing visual impact assessment content and reports on projects of major significance that meet the requirements for relevant local and state planning authorities.

Our reports have been submitted as evidence in proceedings in both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has been an expert witness in the field of visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have been inspected by various court appointed experts in relation to previous visual impact assessment submissions, and have always been found to be accurate and acceptable.

3. RENDERINGS METHODOLOGY

The following describes the process that we undertake to create the renderings that form the basis of this report.

3.1 DIGITAL 3D SCENE CREATION

The first step in our process is the creation of an accurate, real world scale digital 3D scene that is positioned at a common reference points using the MGA 56 GDA94 coordinates system.

We have used data including existing, approved and proposed building 3D models as well as a site survey to create the 3D scene. A detailed description of the data sources used in this report can be found in Appendix A to C.

When we receive data sources that are not positioned to MGA-56 GDA94 coordinates, we use common points in the data sources that can be aligned to points in other data sources that are positioned at MGA-56 GDA94. This can be data such as site boundaries and building outlines.

Descriptions of how we have aligned each data source can also be found in Section 3.2.

3.2 ALIGNMENT OF 3D SCENE

To align the 3D scene to the correct geographical location, we used the following data:

We used the site survey (Veris Australia) and Aerometrex data to position the buildings in our 3D software. (refer to Appendix C for details)

Cameras were aligned to positions in surrounding buildings using both 3D models and the Aerometrex data to accurately reflect the views provided.

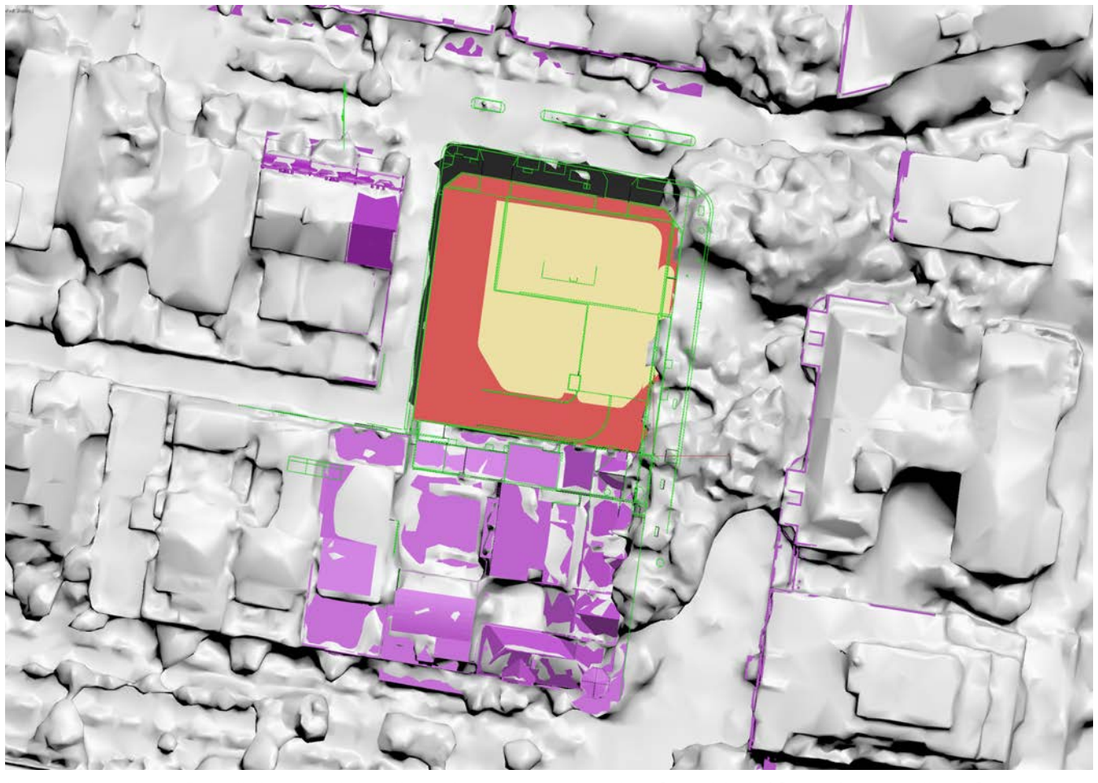


Image showing 3D building models aligned to survey drawing from Veris(Green), as well as Sydney Aerometrex model (White) by aligning site boundary of 45 Macleay St.

3.3 RENDERING CREATION

After the completing the camera alignment, we add lighting to the 3D scene.

A digital sunlight system was added in the 3D scene to match the lighting direction of the sun in Sydney, Australia. This was done using the software sunlight system that matches the angle of the sun using location data and time and date information.

For the renderings, we were requested to apply a basic white material to the proposed development, a basic blue material to the existing building on our site and peach for surrounding DA approved future developments.

Images were then rendered from the software and additional line work in red was added to show the extent of the DA Approved building model.

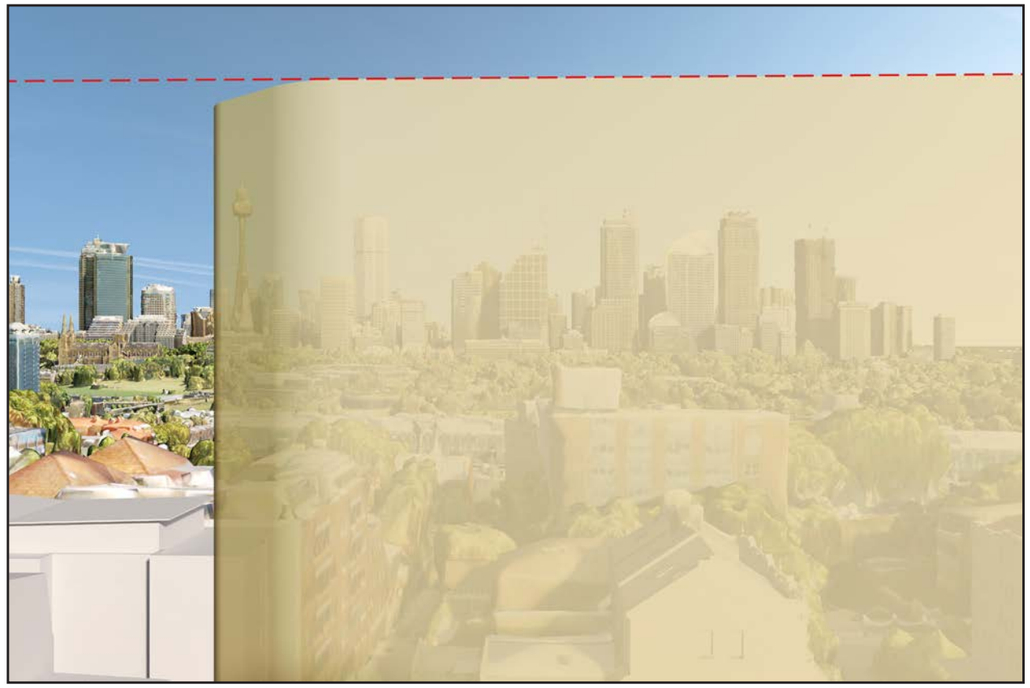
4. MAP OF 3D CAMERA LOCATIONS

PLAN ILLUSTRATING CAMERA LOCATIONS FOR VISUAL IMPACT PHOTOGRAPHY OF 45 Macleay St, Potts Point

5.1 CAMERA POSITION 1

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



CAMERA POSITION

3D VIEWLINE INFORMATION

View Location:	Balcony of Unit 902, 10-12 Macleay St, Potts Point NSW
Camera RL:	55.9m
Focal length in 35mm Film:	35mm

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

5.1 CAMERA POSITION 1

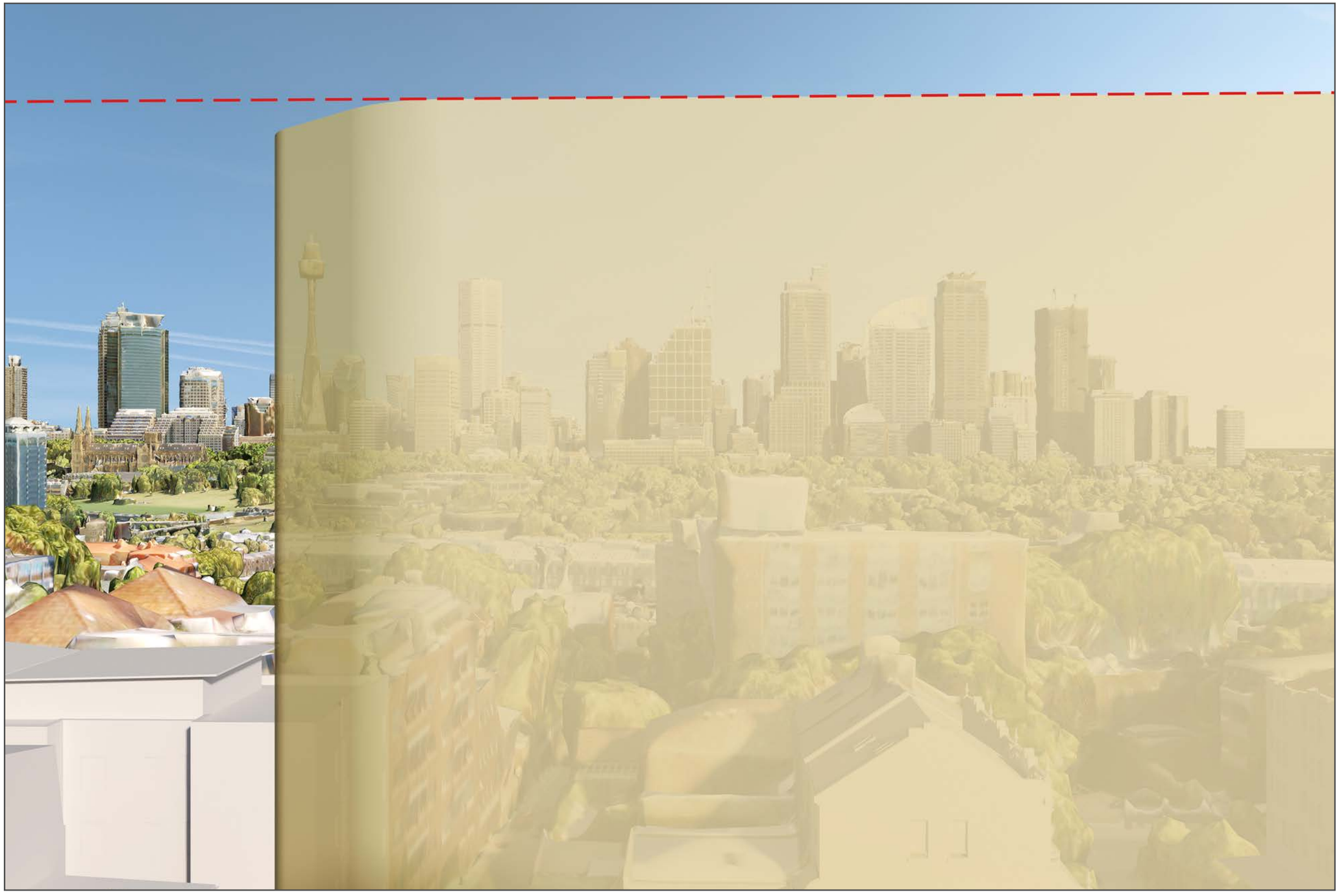
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

5.1 CAMERA POSITION 1

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



5.2 CAMERA POSITION 2

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

CAMERA POSITION

3D VIEWLINE INFORMATION

View Location:	Balcony of Unit 901, 10-12 Macleay St, Potts Point NSW
Camera RL:	55.9m
Focal length in 35mm Film:	35mm

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

5.2 CAMERA POSITION 2

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

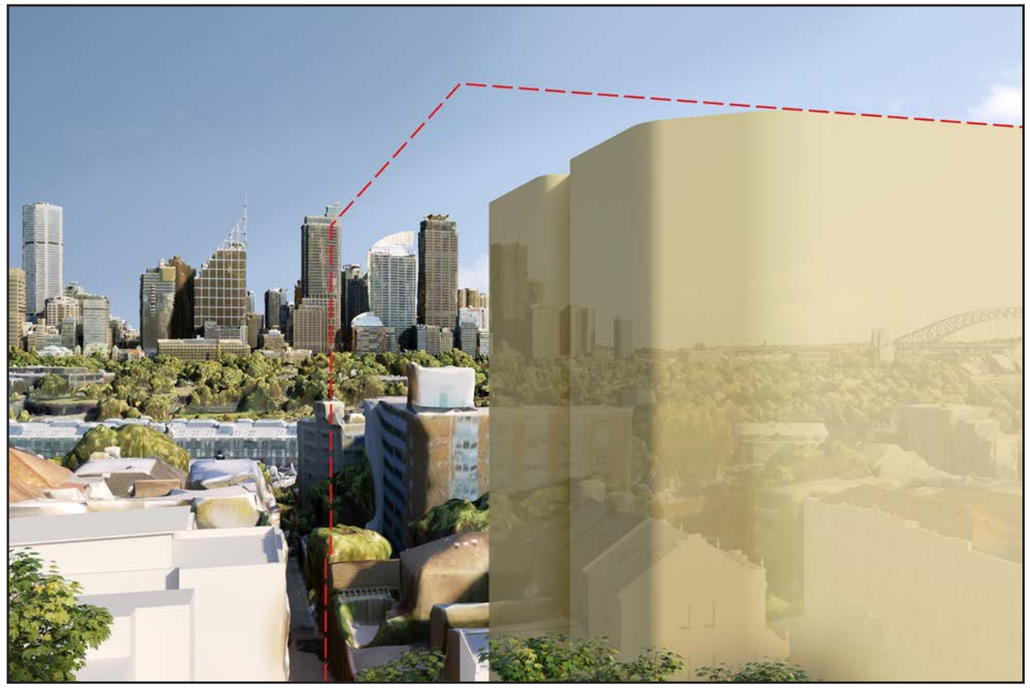
5.2 CAMERA POSITION 2

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

5.3 CAMERA POSITION 3

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



CAMERA POSITION

3D VIEWLINE INFORMATION

View Location:	Window of Unit 900, 10-12 Macleay St, Potts Point NSW
Camera RL:	55.9m
Focal length in 35mm Film:	35mm

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

5.3 CAMERA POSITION 3

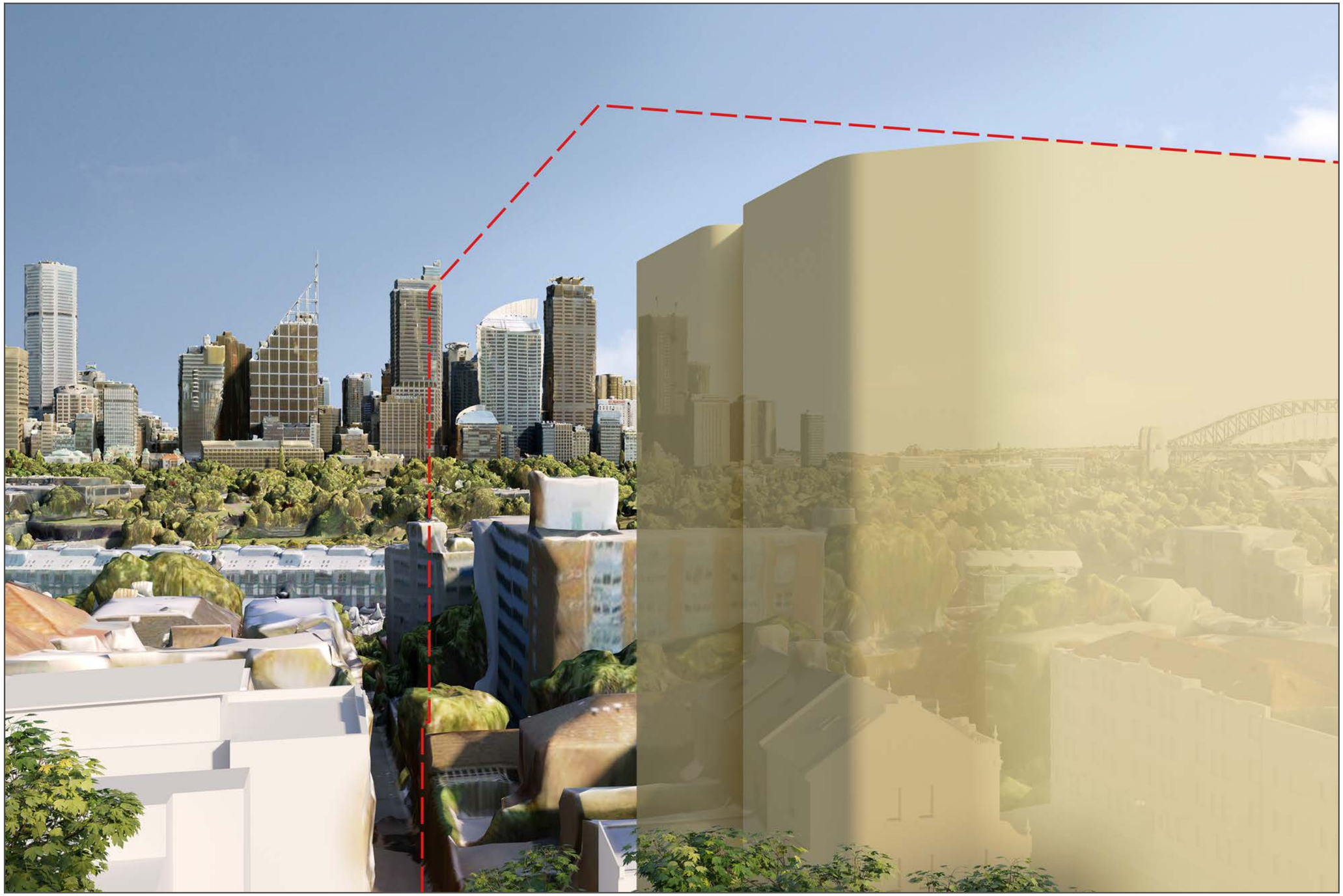
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

5.3 CAMERA POSITION 3

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



5.4 CAMERA POSITION 4

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

CAMERA POSITION

3D VIEWLINE INFORMATION

View Location:	Balcony of Unit 702, 14 Macleay St, Potts Point NSW
Camera RL:	54.8m
Focal length in 35mm Film:	35mm

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

5.4 CAMERA POSITION 4

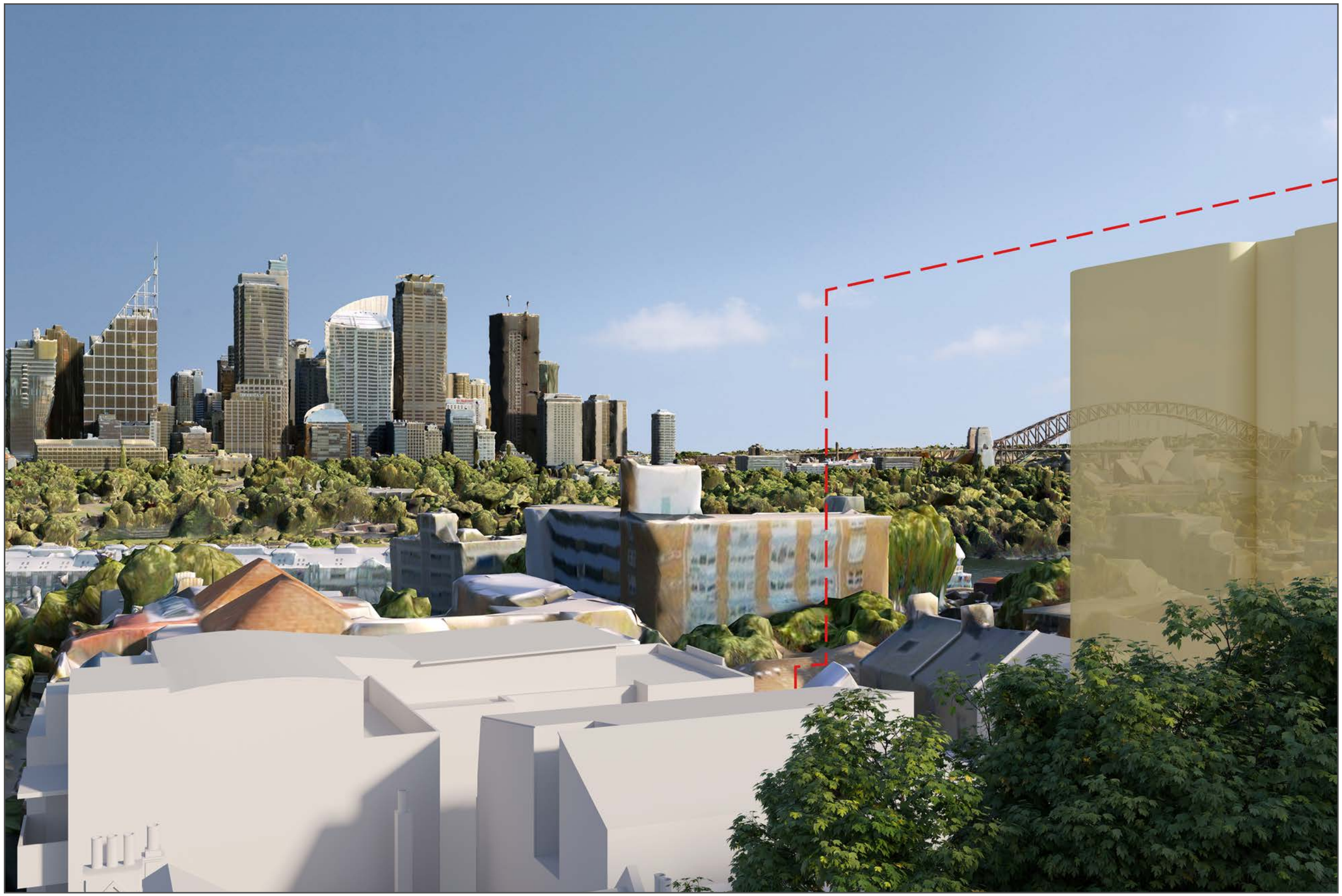
RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

5.4 CAMERA POSITION 4

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT



5.5 CAMERA POSITION 5

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

CAMERA POSITION

3D VIEWLINE INFORMATION

View Location:	Roof top balcony, 16 Macleay St, Potts Point NSW
Camera RL:	51.1m
Focal length in 35mm Film:	35mm

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

5.5 CAMERA POSITION 5

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

5.5 CAMERA POSITION 5

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

5.6 CAMERA POSITION 6

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

CAMERA POSITION

3D VIEWLINE INFORMATION

View Location:	Roof top balcony, 57-59 Macleay St, Potts Point NSW
Camera RL:	43.9m
Focal length in 35mm Film:	35mm

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

Extent of Complying Envelope of 45 Macleay St

Proposed Envelope of 45 Macleay St

5.6 CAMERA POSITION 6

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

Aerometrex model of Sydney

Detailed models of existing 45 Macleay St and surrounding buildings

5.6 CAMERA POSITION 6

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT

6.1 APPENDIX A: 3D SCENE DATA SOURCES

A.1 - 3D model of proposed envelope of 45 Macleay St - refer to Appendix A for details

File Name: 200914 - 6253-A21 DA Building Model - For view impact - Massing
Author: SJB Architects
Format: Revit
Alignment: MGA 56 GDA94

A.2 - 3D model of complying envelope of 45 Macleay St - refer to Appendix A for details

File Name: 200914 - 6253-A21 DA Building Model - For view impact - Massing
Author: SJB Architects
Format: Revit
Alignment: MGA 56 GDA94

A.3 - 3D detailed model of existing development and context - refer to Appendix A for details

File Name: 299-21G A01 [00]
Author: SJB Architects
Format: Revit
Alignment: MGA 56 GDA94

A.4 - 3D detailed model of existing buildings at57-59 and 61-63 Macleay St - refer to Appendix A for details

File Name: B04549_Macleay Street, Potts Point_Rvt2017_RevA
Author: SJB Architects
Format: Revit
Alignment: MGA 56 GDA94

A.5 - Surveyed 2015 3D North Sydney context model

Author: AAM
Format: 3DS Studio Max file
Alignment: Supplied referenced to MGA 56 GDA94

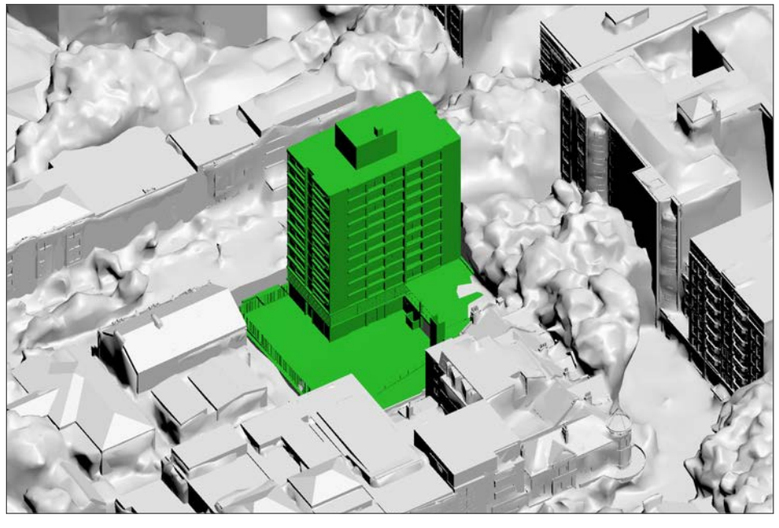
A.6 - Aerometrex 3D Data

Author: Aerometrex
Format: FBX
Alignment: MGA 56 GDA94

A.7 - Site Survey - refer to Appendix C for details

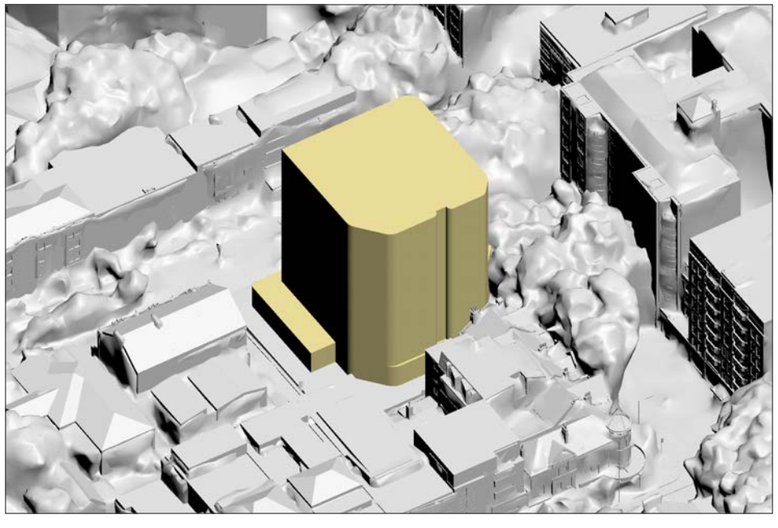
File Name: 202169 DETAIL
Author: Veris Australia
Format: Autocad DWG
Alignment: MGA 56 GDA94

6.2 APPENDIX B: 3D MODELS OF PROPOSED DEVELOPMENT AND EXISTING CONTEXT



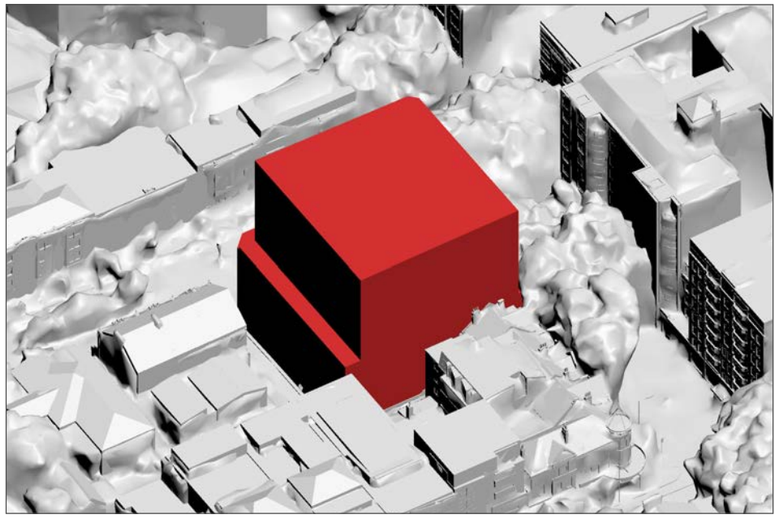
Detailed Existing development of 45 Macleay St

Surrounding aerometrex and building models



Proposed Envelope of 45 Macleay St

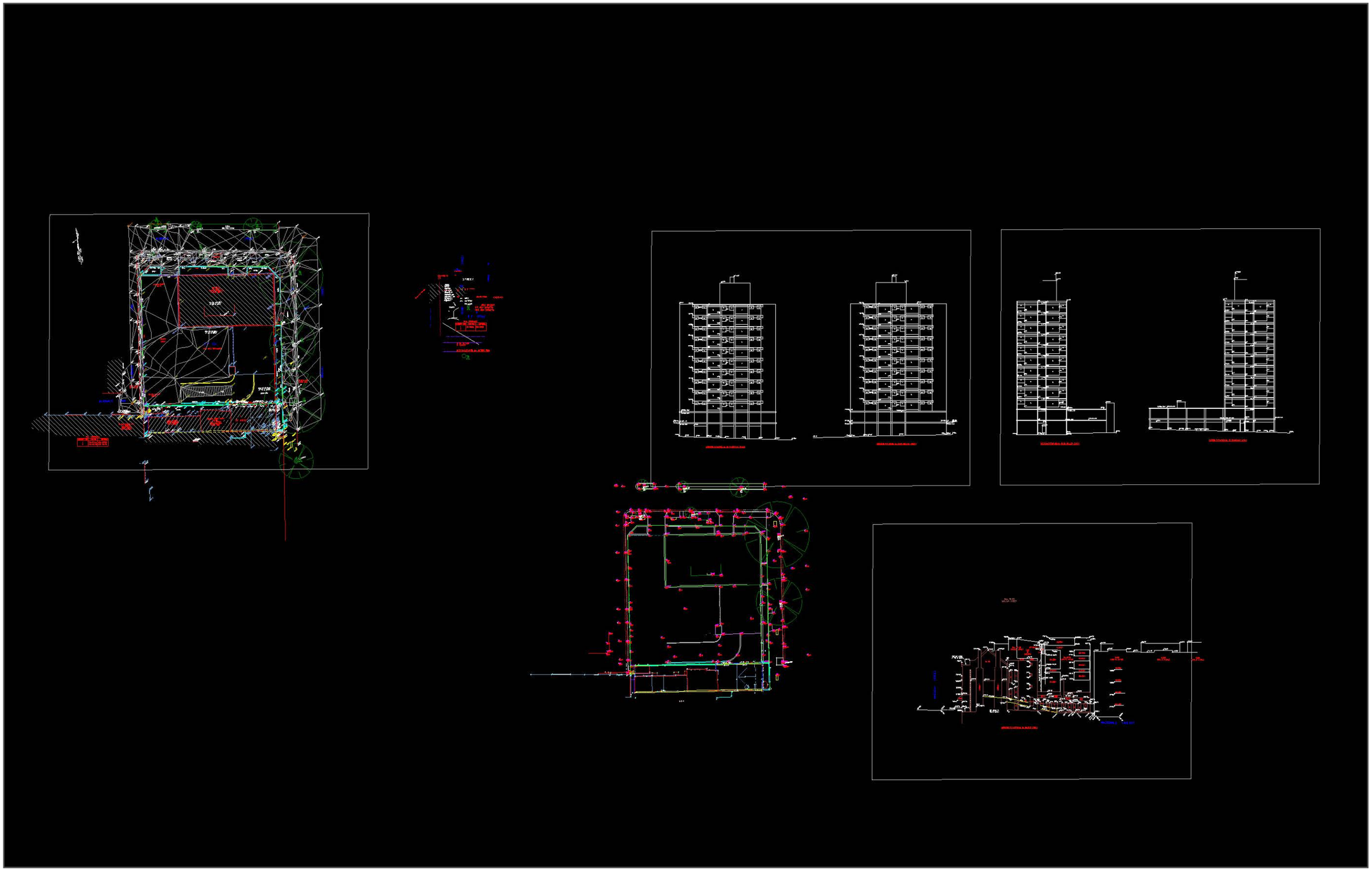
Surrounding aerometrex and building models



Complying Envelope of 45 Macleay St

Surrounding aerometrex and building models

6.3 APPENDIX C: SITE SURVEY SUPPLIED BY VERIS



7.1 RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT IN 24MM FOCAL LENGTH

CAMERA POSITION 1

7.2 RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT IN 24MM FOCAL LENGTH

CAMERA POSITION 2

7.3 RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT IN 24MM FOCAL LENGTH

CAMERA POSITION 3

7.4 RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT IN 24MM FOCAL LENGTH

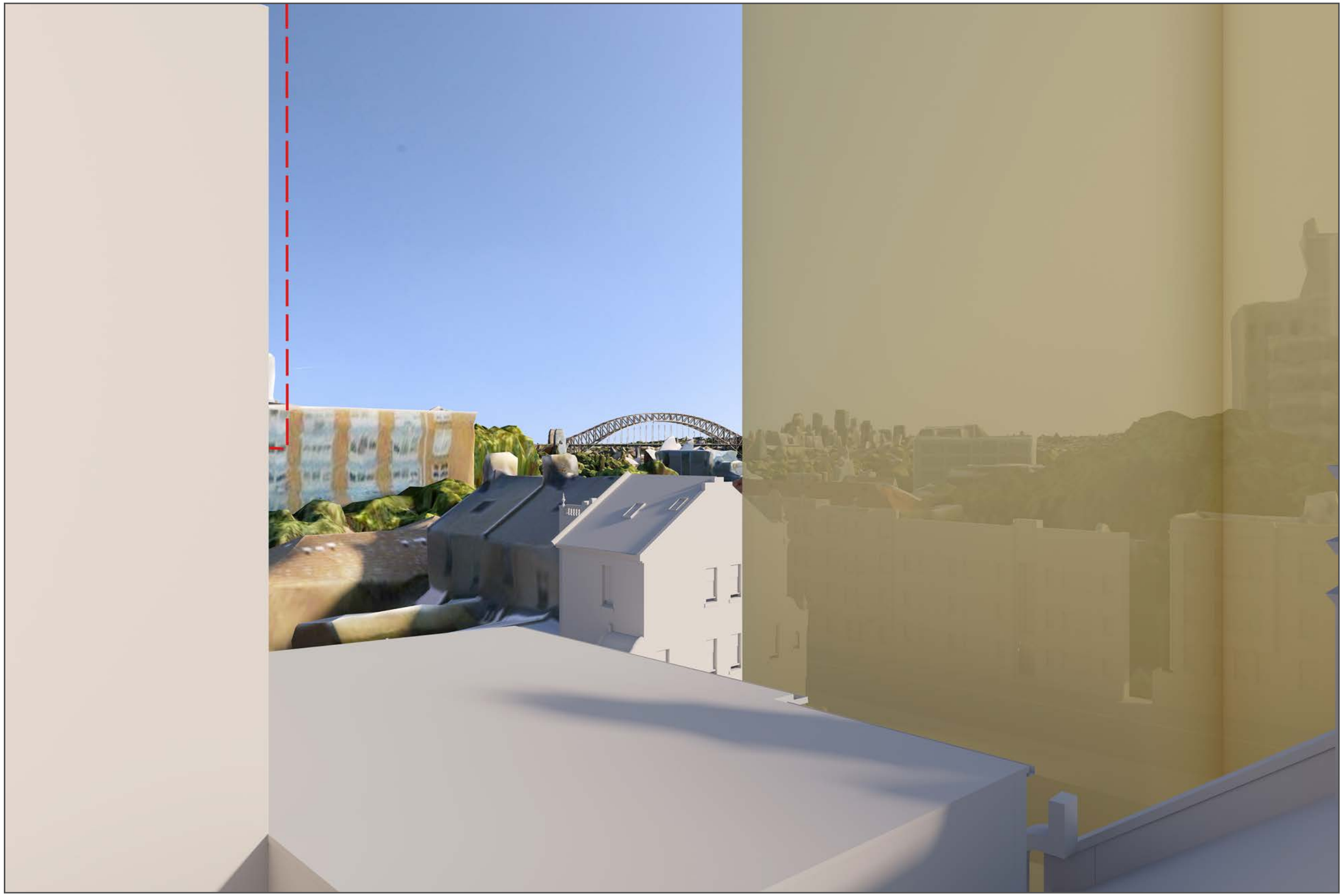
CAMERA POSITION 4

7.5 RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT IN 24MM FOCAL LENGTH

CAMERA POSITION 5

7.6 RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND PROPOSED DEVELOPMENT IN 24MM FOCAL LENGTH

CAMERA POSITION 6



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