



**Plate 1**

Looking north along Belmore Street from Belmore Street, near its intersection with Rothesay Avenue.



**Plate 2**

Looking north along Bowden Street, from in front of 01-24 Bowden Street.



**Plate 3**

Looking south along Belmore Street, from Belmore Street near its intersection with Constitution Road.



**Plate 4**

Looking west-southwest along Constitution Road from near the intersection of Belmore Street and Constitution Road.



**Plate 5**

Looking south from Hamilton Crescent West.



**Plate 6**

Looking south along Bowden Street from Bowden Street near its intersection with Constitution Road.





**Plate 7**

Looking east along Nancarrow Avenue, from Nancarrow Avenue near its intersection with Bowden Street.



**Plate 8**

Looking east, towards the development site from Underdale Lane near its intersection with Faraday Lane.



**Plate 9**

From the car park associated with Anderson Park, looking the at landmark site.



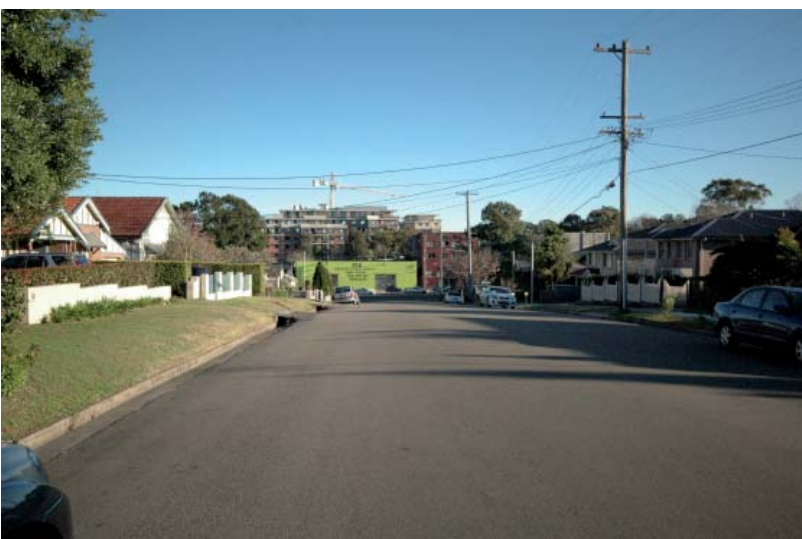
**Plate 10**

From the southwestern end of the Ryde Bridge, looking north, towards the development site.



**Plate 11**

From the southwestern end of the supporting structure on the liftable part of the Ryde Bridge, looking north-northwest, towards the development site.



**Plate 12**

Looking west towards the development site from Wade Street, near its intersection with Regent Street.



**Plate 13**

Looking west towards the development site from Riverside Avenue, near its intersection with Osborne Street.



**Plate 14**

From the paved area for pedestrian access near the eastern ferry wharf, looking north, towards the development site.



**Plate 15**

From the pontoon of the eastern ferry wharf, looking west-northwest, towards the development site.





**Plate 16**

From near the western edge of Anderson Park, looking north towards the industrial buildings on the north side of Rothesay Avenue.



**Plate 17**

From the foreshore of Shepherds Bay (the foreshore walkway), near the western edge of 146 Bowden Street, looking northeast.



**Plate 18**

From the foreshore of Shepherds Bay, in front of 01-24 Bayview Tower on Bowden Street, looking northeast, towards the development site.



**Plate 19**

From the Park area in Shepherds Bay Village Plaza adjacent to Bay Drive and Bodwen Street, looking east-northeast, towards the development site.



**Plate 20**

From the western ferry wharf in Meadowbank, looking east-northeast towards the development site.



**Plate 21**

From near the viewing platform, east of the car park within Anderson Park, looking west, towards the development site.



**Plate 22**

From the Rhodes foreshore near Yarralla Sea Scouts building, looking north, towards the development site.



**Plate 23**

From the pedestrian pathway under the Ryde Bridge, looking north, towards the development site.



**Plate 24**

From the Rhodes foreshore, under the John Whitton Bridge, looking northeast.





**Plate 25**

From the boat ramp at the northern terminus of Blaxland Road in Rhodes locality, looking northeast, towards the development site.



**Plate 26**

From the Parramatta River, near Princes Street Wharf, looking northwest, towards the development site.



**Plate 27**

From the Parramatta River, from approximately in the alignment of Regent Street, looking northwest, towards the development site.



**Plate 28**

From the Parramatta River, under the Ryde Bridge, looking north, towards the development site.



**Plate 29**

From Homebush Bay, looking northeast, towards the development site.



**Plate 30**

From the Parramatta River, in the vicinity of Sydney Olympic Park Wharf, looking east, towards the development site.



**Plate 31**

From the Parramatta River, under John Whitton Bridge, between the second and third piers, looking northeast, towards the development site.



**Plate 32**

From the Parramatta River, near the western ferry wharf in Meadowbank, looking northeast, towards the development site.





## **Appendix B Curriculum Vitae**

### **Dr Richard Lamb**

#### **Summary**

I am a professional consultant specialising in visual impacts assessment and the principal of Richard Lamb and Associates (RLA). I am an honorary senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney. I have taught and specialised in resource management, environmental impact assessment and visual perception studies for 30 years.

RLA is a firm that provides professional services, expert advice and landscape and aesthetic assessments in many different contexts. We carry out strategic planning studies to protect and enhance scenic quality and landscape heritage values, conduct scenic and aesthetic assessments in all contexts, from rural to urban, provide advice on view loss and view sharing and conduct landscape heritage studies. We act for various client groups on an independent basis, including local councils, government departments and private clients to whom we provide impartial advice. I provide expert advice, testimony and evidence to the Land and Environment Court of NSW in various classes of litigation. I have appeared in over 120 cases and made submissions to several Commissions of Inquiry. I have been the principal consultant for over 350 consultancies concerning the visual impacts and landscape heritage area of expertise during the last ten years.

At the University of Sydney I have the responsibility for teaching and research in my areas of expertise, which are visual perception and cognition, aesthetic assessment, landscape assessment, interpretation of heritage items and places and cultural transformations of environments. I teach both undergraduate and postgraduate students in these areas, giving specialised elective courses in visual and aesthetic assessment. I supervise postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). I am a member of the EBS disciplinary group. The latter field is based around empirical research into human aspects of the built environment, in particular, in my area of expertise, aspects of visual perception, landscape preference and environmental cognition. I carry out empirical and scholarly research in these fields on a continuing basis.

I have a number of academic research publications in local and international journals that publish research in EBS and heritage conservation and I am the co-editor of the academic Journal of the Australian and New Zealand Association for Person-Environment Studies, called by the acronym PaPER (People and Physical Environment Research), which publishes papers in EBS, environmental psychology, cultural heritage management and in heritage conservation. The association has affiliations with a number of international EBS research organisations. I have had a number of research papers published in the last five years on landscape perception and preference, landscape aesthetics and heritage conservation.

I have developed my own methods for landscape assessment, based on my education, knowledge from research and practical experience. They are related to seminal research carried out in the 1970s, sometimes described at the Visual Management System approach, but are highly modified by myself in the light of contemporary knowledge of aesthetic preference and cognition and my experience in visual impacts assessment in urban environments. These methods have also been the subject of a number of professional seminars and of guest lecture courses I have conducted at the University of New South Wales.

#### **Qualifications**

Bachelor of Science - First Class Honours from the University of New England.

Doctor of Philosophy from the University of New England in 1975.

Honorary Senior lecturer in the Faculty of Architecture, Design and Planning and in Heritage Conservation, University of Sydney.



Visiting lecturer, University of New South Wales, School of The Built Environment

Principal of Richard Lamb and Associates and Director of Lambcon Associates Pty Ltd.

Since 1980 I have pursued research related to my teaching responsibilities and professional practice. My major research works are in:

Landscape heritage assessment

Visual perception

Landscape assessment and heritage impact assessment

Social and aesthetic values of the natural and built environment

## **Affiliations**

### Professional

Chartered Biologist, Institute of Biology (UK)

Editor, Journal of the Australian and New Zealand Journal for Person Environment Studies, titled "People and Physical Environment Research"

### Community Organisations

Member National Trust of Australia

Chairman Landscape Conservation Committee (1995-2001)

Member Bush Management Advisory Committee (1989-2003)

Member Landscape Conservation Committee (1985-2008)

Chairman Landscape Assessment Committee (1985-1991)

### Government Committees

Member, Cultural Heritage Research Advisory Committee, Department of Environment and Conservation  
NSW National Parks and Wildlife Service

Member, Australian Heritage Commission, NSW Natural Environment Evaluation Panel (1998-2000)

Member, South East Queensland Regional Organisation of Councils Scenic Amenity Study Program Advisory Committee (2003-2005)

### International Journals for which Papers are refereed

Landscape & Urban Planning

Journal of Architectural & Planning Research

Architectural Science Review

People and Physical Environment Research (Journal of the Australian and New Zealand Association for Person Environment Studies)

Journal of Environmental Psychology

Australasian Journal of Environmental Management

Ecological Management & Restoration



## **Assessing Visual Impacts in Urban Areas**

### **Assessment and Advice**

- ABC Planning Pty Ltd  
View sharing analysis for proposed new semi-detached dwellings, Kenneth Street, Tamarama.
- Adjani Corporation  
Visual impacts assessment of a proposed residential flat building, Spit Road, Mosman.
- Albion Design & Construction Company  
Advice on strategic planning and visual amenity issues surrounding proposed demolition, Edinburgh Road, Castlecrag.
- Anoracs Nominees Pty Ltd  
Pre DA advice and Statement of Environmental Effects to accompany DA, potential visual impacts of proposed mixed use redevelopment, The Entrance Road, The Entrance.
- Anthony Betros Consulting Pty Ltd  
Design advice and visual impact assessment, proposed residential flat building, Beach Street, Coogee.
- ARC Architects  
DA advice and advocacy with Sydney City Council, proposed additions and alterations to existing warehouse building, Riley Street, East Sydney.
- Australand Holdings Ltd  
Design stage advice and visual impact assessment of proposed seniors living development, former OLSH site, Centennial Road, Bowral.
- Bankstown Council  
Assessment of visual and streetscape impacts of development application for low and medium density residential development, Grandview Estate, Stacey Street, Bankstown.
- Bauer, D  
Advice and advocacy concerning the impacts on views and streetscape character caused by proposed landscape scheme for former BP Site, Waverton.
- Benchmark (Australia) Pty Ltd  
Advice on potential streetscape, visual and related amenity effects, proposed redevelopment of Crows Nest Shopping Centre, Willoughby Road, Crows Nest.
- Bespoke Properties Pty Ltd  
Advice on potential streetscape, visual and related amenity impacts, proposed mixed use development, Araluen Drive, Hardys Bay
- Blackwall Point Development Pty Ltd  
Pre-DA advice and visual impact assessment, proposed residential development, Parkview Road, Chiswick.
- Blue Mountains City Council  
Visual impacts, view loss and view share analysis as part of development assessment, residence at Wilson Street, Katoomba.  
Visual impact assessment as part of development assessment, proposed SEPP 5 Development, San Jose Avenue, Lawson.
- Border, M  
Advice and submission to Council on potential visual and related amenity effects of proposed covered outdoor space on neighbouring properties, Dalley Avenue, Vacluse.
- Bradfield + Scott  
Visual Impact Assessment and advices on residential development Nott Lane, Longueville
- Burt, Dr W.  
Visual Impact Assessment and Advices, Queens Avenue, Vacluse.
- Camuglia, O  
Visual impact Assessment and advice whether provisions of Woollahra Development Control Plan 2003 have been properly considered in regard to consent issued for adjoining property, Tivoli Avenue, Rose Bay.





- Chase Property Investments  
Advice concerning visual impact of proposed residential refurbishment, Wentworth Park Road, Glebe.
- Compass Developments Pty Ltd  
DA advice on urban design, potential impacts on streetscape character and recommendations for modification of design for industrial building, Burrows Road, St Peters.
- Corkery, R W and C  
Visual impact evaluation, advice and advocacy, proposed commercial development, Orange.
- Country Women Association  
DA advice on potential visual impacts, view loss, and streetscape character, and recommendations for modifications to the proposed development, Greenknowe Avenues, Potts Point.
- Cowman Stoddart Pty Ltd  
Visual impact and streetscape character evaluation of mixed retail and residential development, proposed. Collins Street, Kiama.  
Visual impact assessment and advice for proposed amendment to proposed seniors living development, Old Bowral Road, Mittagong.
- Dale, B & E  
Advice concerning visual impacts, proposed residential alterations, Hopetoun Avenue, Vaucluse.
- Dascalu, S  
Advice on visual impacts, additions and alterations to dwelling, Cameron Street, Edgecliff.
- Day, Mrs J,  
Visual Impact Assessment, view and amenity impacts, renovations and additions, Fermoy Avenue, Bayview
- Dylidam Developments Pty Ltd  
Visual impact assessment and Statement of Environmental Effects, proposed Plaza West development, Church Street and Victoria Road, Parramatta.
- Edward J O'Grady Pty Ltd  
Advice on potential for urban development as part of South West Urban Release Area, Oran Park 'Tidapa' Cobbitty.
- Elizabeth Bay Investments Pty Ltd  
Advice concerning visual impact and view sharing issues, proposed new residential development, Onslow Avenue, Elizabeth Bay.
- FKP Commercial Development Pty Ltd  
Potential view loss analysis for neighbouring residents, submitted to Independent Hearing and Assessment Panel, approved seniors living development, Pittwater Road, Dee Why.
- Flower and Samios Architects and Lindfield Gardens Pty Ltd  
Advice concerning visual impacts of proposed development for aged accommodation, Lindfield Gardens Retirement Village, East Lindfield.
- Gabb, C  
Heritage and streetscape assessment of proposed new residential development, Grosvenor Street, Wahroonga.
- Gemco Developments  
Advice on visual constraints and issues related to proposed apartment development, St Pauls Street, Randwick.
- Goldberg, P  
Statement of visual impacts to accompany application for proposed extension of portion of unmade road to access existing house, Birrell Street, Tamarama (2007).  
Statement of visual impacts to accompany application for proposed extension of portion of unmade road and for new dwelling, Birrell Street, Tamarama (2009).
- Gosford City Council  
Development assessment, proposed subdivision and new dwelling, Ascot Avenue, Avoca.



Development assessment, proposed development, Scenic Highway, Terrigal.  
Development assessment, proposed development, Karalta Road, Erina.

- Hall, P  
Visual impact and view share advice, advocacy and appearance in Land and Environment Court of NSW re additions to proposed adjacent dwelling, Grove Street, Birchgrove.
- Hancock, S  
Advice and submission to Pittwater Council on potential visual and related amenity effects of proposed seniors living development on neighbouring site, Cabarita Road, Avalon.
- Harbour View Hotel  
Submission to Sydney Harbour Foreshore Authority concerning view loss resulting from proposed additions to Park Hyatt Hotel.
- Humel Architects Pty Ltd  
Visual impact assessment of glare off adjacent building, Linton Retirement Village, Yass.
- Henroth Pty Ltd  
Pre DA advice concerning potential visual and heritage streetscape impacts, proposed mixed development, Coles site, The Corso, Manly.
- Highlight Consulting Pty Ltd  
Visual Impact Assessment to form part of DA for subdivision of land, Harcourt Place, North Avoca.
- Hodgens, P  
Assessment of visual impact and view sharing assessment, proposed boatshed additions and alterations, Edinburgh Road, Castlecrag.
- Hoeben, C  
View loss and view sharing assessment and advice concerning proposed additions and alterations to adjacent dwelling, Plunkett Road, Balmoral.
- Hunters Hill Council  
Advice, analysis, assessment and redrafting of Foreshore Building Line, Kareela Road, Hunters Hill.
- Illawarra Land Council  
Pre-DA advice regarding potential building envelope scale and location for proposed residential subdivision, Windang.
- John P & P  
Advice and submission to Council in relation to potential visual and related amenity impacts of neighbouring development, Mitchell Street, Greenwich
- Kanowie Pty Ltd  
Visual impact assessment of s96 Application to vary conditions of consent, Yarranabbe Road, Darling Point.
- Kench, T  
Proposed additions and alterations- advice and advocacy to on potential view loss effect on neighbours, Silva Street, Tamarama
- Kingston Plaza Pty Ltd  
Pre DA advice concerning potential visual and streetscape impacts of proposed mixed development, Landmark Charlestown development.
- Klapos, E  
View loss and view sharing analysis and report in submission to IHAP of Sutherland Council, Neil Street Bundeena
- Lefmar Pty Ltd  
Pre-design advice, visual impacts framework for potential visual opportunities and constraints of site and DA stage visual impact assessment , proposed medium density residential development, Shepherd and Ocean Streets, Mollymook
- Leichhardt Council  
Visual impacts assessment from waterway and streetscape, proposed residential development complex, Blackwattle Studios site, Glebe Point Road, Glebe.



- Leighton Constructions Pty Ltd  
Visual impact assessment and statement of environmental effects for proposed redevelopment, Kirribilli Club, Milsons Point.
- Lesiuk Architects  
Visual impacts, constraints assessment and design advice, proposed mixed development, Palm Beach.
- Levett M  
Pre DA advice on demolition and construction, Fernleigh Road, Caringbah.
- Lilex Pty Ltd  
Visual impact advice of proposed development, Brighton Avenue, Toronto.
- Luscombe, M & K  
Visual impact assessment, statement of environmental effects and advocacy with Pittwater Council on proposed alterations, Rednal Street, Mona Vale.
- Magnus, Mark  
Visual Impact Assessment and Advices for residential property Oswald Street, Mosman.
- Manly Life Saving Club  
Visual Impact Assessment and Advices for refurbishment and additions, Manly.
- Marina Bay Developments Pty Ltd  
Visual impacts and visual amenity assessment, proposed seniors living development, Pittwater Road, Bayview.
- Marjanovic, D and D  
Visual impact and view loss assessment for Kings Road, Vaucluse.
- McKenzie P,  
Advice and submission to Sutherland Council for potential visual and related amenity effects of proposed development on neighbouring site, Tara Street, Sylvania.
- Miller, M  
Visual impact assessment of proposed additions to neighbouring property, Norma Road, Palm Beach.
- Mirvac Homes Pty Ltd  
Visual resources, streetscape analysis and tree significance survey, former Ormond site, Duffy Avenue, Westleigh.  
Visual impact and view loss advice, building refurbishment application, Lavender Street, Lavender Bay.
- Mitchell B A  
Advice and submission to Pittwater Council on potential view loss, visual and related amenity effects of DA on adjacent site, Barrenjoey Road, Palm Beach.
- Mitchell, D  
Pre DA advice heritage streetscape impacts of alterations and additions, St Albans Road, Abbotsford.
- Miyashita, A  
Advice on visual impact, potential view loss and advocacy with Lane Cove Council concerning adjacent development application, Amalfi Place, Longueville.
- Moran Health Care Group  
View sharing analysis for proposed residential aged care facility, Sylvania Road North, Sylvania.
- Murcutt N  
Visual impact and view loss assessment, proposed development, Edward Street, Bondi.
- Nanlejo Pty Ltd  
Visual Impact Assessment and Advices, St Georges Crescent, Sandy Point.
- Netyard Pty Ltd  
Visual impacts and visual amenity assessment, proposed residential flat building, Frazer Street Collaroy.





- Nikolaidis, N  
Opinion, advice and advocacy with Pittwater Council on visual impacts of proposed alterations and additions to existing dwelling, Princes Street, Newport.
- Nifsan Pty Ltd  
Advice on urban design and visual resources strategic planning for Material Change of Use application to Gold Coast Shire Council, Emerald Lakes, Carrara, Queensland.
- O'Mahoney, D  
Visual assessment and streetscape assessment of visual significance of tree, Colbourne Avenue, Glebe.
- O'Shanassy, G  
Visual impact and view sharing assessment proposed apartment building, Alison Road, Randwick.
- Ostor Developments  
Visual impact and view sharing assessment, proposed additions and alterations to dwelling, Drumalbyn Road, Bellevue Hill.
- Owners Corporation SP 20573  
Analysis of likely view impacts of proposed alterations and additions to residential apartment building, Pacific Towers, Campbell Parade, Bondi
- Patterson, Britton and Partners Pty Ltd  
Visual and landscape impact assessment of the proposed redevelopment of the golf course to form part of the DA, Manly Golf Club
- Paul, Mr D  
Visual impact assessment, design advice and advocacy with Sydney City Council concerning proposed alterations and additions, Walter Street, Paddington.
- Pike Pike & Fenwick  
Advice on streetscape and character of conservation area for a property on Schedule 2, Parramatta Council Heritage LEP, Railway Parade, Granville.
- Planning Ingenuity Pty Ltd  
Proposed additions and alterations- advice and advocacy on potential view loss effect on neighbours, Siva Street, Tamarama.
- Platino Properties Pty Ltd  
Design stage advice and visual impact assessment of a proposed seniors living development, 'Neerim Park', Centennial Road, Bowral.
- Queenwood School for Girls  
Visual and streetscape analysis, proposed redevelopment of Lower Queenwood School for Girls, Balmoral.
- Randwick City Council  
Development assessment, visual impact and view sharing analysis, proposed dual occupancy development, Victoria Street, Malabar.
- Rapedo Pty Ltd  
Analysis and assessment of view loss and visual impact issues of proposed amended plans for mixed residential development, Campbell Crescent, Terrigal (2007).  
Assessment and advice concerning potential view loss for proposed additions to mixed use residential development, Campbell Parade, Terrigal (2009)
- Revelop Projects  
Visual Impact Assessment and Advices, Henry Lawson Avenue, Blues Point.
- Revelop Projects  
Visual Impact Assessment and Advices, Pastoral Circuit, Pemulwuy.
- Riley, Terry  
Development assessment, visual impact and view sharing assessment, proposed dwelling Fernhurst Avenue, Cremorne.



- Roberts, T & A  
Visual impact assessment and advocacy with Pittwater Council, proposed neighbouring development, The Pinnacle, Bilgola.
- Rodney, G  
Analysis and assessment of potential visual impacts for residential development, Girilang Avenue, Vaucluse.
- Rosewarne, Stuart  
Advice on visual impacts of DA for adjacent dwelling, Newtown, with submission to Council on development assessment.
- Ross, G  
Advice on view loss and advocacy with Pittwater Council on behalf of client, proposed new dwelling, Riverview Road, Clareville.
- Salter, A  
Assessment, advice and advocacy with Pittwater Council regarding potential loss of privacy resulting from proposed additions to neighbouring property, Fermoy Avenue, Bayview.
- Scott, C  
Visual impact assessment and view loss evaluation for proposed dwelling, Redan Street, Mosman.
- SdMasterplan  
Visual impact assessment and analysis of mitigation strategies, Chelmsford Road, Asquith.
- Seaforth Mac Developments  
Visual impact assessment and statement of environmental effects to accompany subdivision application, Orchard Street, Warriewood.
- Smith, M & S  
View loss and view sharing analysis to accompany development application, proposed new residence, Barrenjoey Road, Palm Beach.
- SPD Town Planners for Compass Developments Pty Ltd  
Pre DA advice on visual impact of design, urban design and setbacks, industrial warehouse and showroom building redevelopment, Dunning Avenue, Rosebery.
- St Marys Anglican Church, Waverley  
Advice regarding visual and related heritage impacts of proposed development, Waverley.
- Studdy, D  
View loss and view sharing analysis, advocacy with Woollahra Council and development assessment advice, proposed development, Rose Bay.
- Susan Rothwell and Associates  
Pre-DA advice concerning visual impacts, proposed redevelopment, Kirkoswald Avenue, Mosman.  
Pre-DA advice concerning visual impacts, proposed residential redevelopment, Lauderdale Street, Fairlight.  
Advice concerning visual impacts and view sharing effects, proposed additions and alterations, Iluka Road, Clifton Gardens.
- Taylor, J  
Advice and advocacy with Manly Council concerning visual impacts, proposed additions to neighbouring property, Jenner Street, Seaforth.
- The Architectural Practices Partnership  
Gateshead Industrial Estate Development Proposal; visual resources management plan.
- The Scots College  
DA advice on visual and view loss impacts, Old Boys Pavilion, Victoria Road, Bellevue Hill.
- Thomas, G  
Advice on privacy and visual impacts; submission to Wollongong City Council in relation to proposed adjacent development, Wellington Drive, Balgownie.



- Thomas, I  
Advice on visual impacts, view loss and view sharing, submission to Department of Planning, neighbouring town house development, Breakfast Point, Tennyson Road, Mortlake.
- Tiffany Developments  
Pre-DA advice, visual impacts assessment and contribution to statement of environmental effects, proposed seniors living development, Oxford Falls Road, Frenchs Forest.
- Total Design Concept and G Krelle  
Advice on visual impacts of proposed development on foreshore building lines and views from the waterway, Kareelah Road, Hunters Hill.
- TPS Pty Ltd  
Visual assessment of proposed mixed use development, Queen Street, St Marys.
- Universal Resort Living Pty Ltd  
Visual assessment of proposed multi unit housing development, Beach and Arden Streets, Coogee.
- Villa and Villa Architects  
Visual assessment and advice for proposed shopping centre development, Argyle Street, Camden  
Visual assessment, advice and advocacy with Woollahra Council, potential view loss from proposed new residential building, Victoria Street, Bellevue Hill.
- Vince, Dr & Mrs  
Visual impact, view loss and view sharing assessment, proposed neighbouring development, Cecil Road, Rose Bay.
- Visitor Investment Services Pty Ltd v Hawkesbury City Council  
Proposed movable dwelling, Caravan Park, Greens Road, Lower Portland.
- Watkins, John Architecture  
Pre DA advice concerning potential view loss and streetscape impacts, proposed demolition and construction of new dwelling, Little Street, Mosman.
- Watson Park Pty Ltd  
Design stage advice, view loss and view sharing assessment, proposed additions and alterations, Palm Beach Road, Palm Beach.
- Wattle Aged Living Pty Ltd  
Advice concerning visual impacts of proposed development of aged accommodation, Georges River Road, Jannali.
- Weriton Properties Pty Ltd  
Advice on potential view loss effects of potential residential development, Marine Parade, Watsons Bay.  
Visual impact assessment for Compatibility Certificate for proposed seniors living development, Old Saddleback Road, Kiama.
- WT Partnership  
Assessment of view loss and view sharing impacts to accompany DA, proposed extensions and alterations to Birkenhead Point Shopping Centre.

## **Land and Environment Court Proceedings**

### **Abbott Properties v RTA**

Valuation matter concerning resumption of land and betterment claimed for signage exposed to future M7 motorway, Power Street, Plumpton.

### **ABC Planning Pty Ltd v Randwick City Council**

Proposed residential apartment buildings, Arden and Beach Streets, Coogee,

### **Abtourk Pty Ltd v Leichhardt Council**

Proposed apartment building, Oxley Street, Glebe Point.





Ashfield Council

- ats Kann Finch Pty Ltd, proposed apartment buildings, Hanks Street, Ashfield.
- ats S&R Properties, proposed mixed development, Hardie Avenue, Summer Hill.
- ats Amflo Pty Ltd, proposed mixed development, Parramatta Road, Ashfield.

Baker Kavanagh v Ku ring gai Council

Proposed SEPP5 development, Burns Road, Turramurra.

Beacon Hill Retirement Pty Ltd v Warringah Council,

Seniors Living Application, Lady Penrhyn Drive, Beacon Hill.

Bernie de Witt Consulting Pty Ltd v Lake Macquarie City Council

P educational facility, Johnson Avenue, Barnsley.

Billbergia Pty Ltd v Willoughby Council, proposed high density residential development, Mowbray Road West, Lane Cove.

Brisbane City Council & Pike Miris McNoulty Pty Ltd ats Elizabeth Handley

Proposed low and medium density housing development, Former Milton Tennis Complex, Brisbane.

Britten N v Pittwater Council

Proposed garage and access to new dwelling, Bynya Road, Whale Beach.

Bronte Road Developments v Waverly Council,

Proposed mixed retail and residential development, Bronte Road, Charing Cross.

Brooks C v Mosman Council

Proposed dwelling, Burran Avenue, Mosman.

Burchmore Road Pty Ltd v Warringah Council

Proposed medium density housing development, Burchmore Road, Manly Vale.

Byron City Council ats S I White

Proposed demolition of existing motel and construction of residential apartment building, Wategos Beach, Byron Bay.

Canyork v The Minister for Planning and Wollongong City Council

Proposed demolition and construction of mixed resort and hotel development, Headlands Hotel Site, Austinmer.

Carstens E C v Pittwater Council

Proposed new dwelling, Lentara Road, Newport.

Castle Constructions Pty Ltd v North Sydney Council

Proposed mixed residential and commercial building, Walker Street, North Sydney

CBD Prestige Property Holdings Pty Ltd v Warringah Council

Proposed residential subdivision, Bantry Bay Road, Frenchs Forest.

Claude Fay and Mosman Council v Sandclue Pty Ltd

Application for medium density residential development, Parriwi Road, Mosman.

Collex Waste Management Pty Ltd v Randwick Council

Proposed recycling plant, Bennelong Road, Matraville.

Colonial State Properties v Ku ring gai Council

Proposed attached dual occupancy development, Kenthurst Road, St Ives.

Conomos v Mosman Municipal Council

s34 appeal against condition of development consent, proposed new dwelling Stanley Avenue, Mosman.

Crone Nation Pty Ltd v City of Sydney Council

Proposed new mixed retail and commercial development, Sussex Street, Sydney.

Crown Atlantis Joint Venture v Ryde Council

Proposed mixed development, Rutledge Street, Eastwood.



- Currency Corporation v Wyong Shire Council  
Proposed residential flat building, Werrina Parade, Blue Bay
- Deane Nominees v Mosman Council  
s34 appeal against conditions of development consent, Pearl Bay Avenue, Mosman.
- Design Power Associates v Willoughby City Council  
Proposed subdivision and construction of two new dwellings, Sugarloaf Crescent, Castlecrag.
- Easton and Anor v Lane Cove Council  
Proposed two storey dual occupancy dwelling, Carlotta Street, Greenwich.
- Gemco Developments Pty Ltd v Waverley Council  
Proposed medium density residential apartment building, Brighton Boulevard, Bondi.
- Gosford City Council ats Baker  
Proposed SEPP 5 on existing caravan park, Duffys Road, Terrigal.
- Hastings Council ats Gary Dent  
Proposed residential apartment building and underground car park, cnr Short and Hayward Streets, Port Macquarie.
- Hilltop Planning v Port Stephens Council  
Proposed dual occupancy dwelling, Tareebin Road, Nelson Bay.
- Jones v Sydney City Council  
s34 proceedings concerning conditions of development consent, dwelling, Wigram Road, Glebe.
- Kanezawa Australia Pty Ltd v Ku-ring-gai Council  
Proposed kindergarten, Boundary Street, Roseville.
- Katie Formeston v Pittwater Council  
Proposed subdivision, and new dwelling, Bakers Road, Church Point.
- Kavia v Sydney City Council  
Proposed residential apartment building, Macleay Street, Potts Point.
- Kirkham J & H v Gosford City Council  
Proposed new residence, Foreshore Drive, Pretty Beach.
- Ku ring Gai Council
- ats Axelle Pty Ltd, proposed dual occupancy dwelling, rear Catalpa Crescent, Turramurra.
  - ats Lean and Andrews Pty Ltd, proposed medium density residential development, Grosvenor Street, Wahroonga (1997).
  - ats Peter William Lean, proposed medium density residential development, Grosvenor Street Wahroonga (1998).
  - ats Pellegrini, proposed residence, Kissing Point Road, South Turramurra.
- Leal S v Botany Council  
Proposed residential development, Prince Street, Malabar.
- Leichhardt Council ats MSP Architects Pty Ltd  
Proposed lift shaft construction, Wharf Road, Birchgrove.
- Lesnewski v Mosman Council  
Third party appeal over development consent, Hopetoun Avenue, Mosman.
- Manly Council v Humphreys  
Visual impact assessment of proposed works, Richmond Road, Seaforth.
- Mathew Savage v Manly Council  
Proposed carports, Bower Street, Manly.
- Maurer L v Hunters Hill Council, proposed subdivision and alterations and additions to existing dwelling, Woolwich Road, Woolwich.
- McRoss Developments Pty Ltd v Sydney Harbour Foreshore Authority  
Valuation on resumption of land, Ballast Point, Sydney Harbour.



Meriton Apartments v Ryde Council

Proposed medium density residential development, Nile Close, Marsfield.

North Sydney Council

- ats Mayoh, proposed medium density residential development, Milray Avenue, Wollstonecraft.
- ats The Commonwealth of Australia, proposed high density residential development, former HMAS Platypus site, Neutral Bay.

Perry D and F v Greenwich Council

Appeal against condition of development consent, George Street, Greenwich.

Phillips v Byron Shire Council

Proposed demolition of existing and erection of new residence, Lighthouse Road, Byron Bay.

Pittwater Council

- ats O'Luen Australia Pty Ltd, proposed dwelling, Barrenjoey Road, Palm Beach (1995).
- ats Scott, Revay and Unn Pty Ltd, proposed dual occupancy development, Binburra Road, North Avalon.
- ats Planning Workshop, proposed subdivision and detached residential development, Wollombi Road, Bilgola Plateau (the Hamilton Estate).
- ats Healesville Holdings Pty Ltd, proposed rural residential development, Mona Vale Road, Ingleside.
- ats Lightning Investments, proposed residence, Whale Beach Road, Whale Beach.
- ats O'Luen Australia Pty Ltd, proposed car parking accommodation, Barrenjoey Road, Palm Beach (2000).

Preferred Projects Pty Ltd v Warringah Council

Proposed mixed retail and residential development, Kentwell Road, Allambie (1998).

Preferred Projects Pty Ltd v Warringah Council

Proposed mixed retail and residential development Kentwell Road, Allambie (1999).

Progress & Securities Building Pty Ltd v Burwood Council

Proposed mixed use development, Railway Parade, Burwood.

Provincial Planning Pty Ltd v Warringah Council

Proposed medium density apartment building, Federal Parade, Brookvale.

Revay and Unn Pty Ltd v North Sydney Council

Proposed refurbishment and construction of residential apartment building, Glen Street, Milsons Point.

Rockdale Council ats Huntington McGillivray

Proposed mixed development, Rocky Point Road, Ramsgate.

RSL War Veterans Homes Pty Ltd v Warringah Council

Proposed SEPP5 development, Wheeler Heights.

Sangha Holdings Pty Ltd v Kogarah Council

Proposed additions and alterations to heritage listed dwelling, subdivision and construction of residential apartments, Marie Dodd Crescent, Blakehurst.

Scott Revay and Unn v North Sydney Council

Proposed partial demolition and refurbishment as apartments of former industrial building, Glen Street, Milsons Point.

Snowlove Pty Ltd v Waverley Council

Proposed demolition of existing industrial building and construction of mixed development, Campbell Parade, Bondi Beach.

Snowmall Pty Ltd v Rockdale City Council

Proposed mixed development, Rocky Point Road, Ramsgate.

St Hilliers v Waverly Council,

Proposed demolition and construction of mixed retail and residential development , Jacques Avenue Bondi.



Stateland Group Pty Ltd v Ashfield Council

Proposed conversion of existing commercial building to residential apartment building, Liverpool Road, Ashfield.

Sutherland Council ats Lowe

Proposed private mooring facility for residents of medium density development, Carlton Parade, Kyle Bay.

Sydney Housing Company

- v Pittwater Council, proposed SEPP5 development, Ross Street, Newport.
- v Pittwater Council, proposed SEPP5 development, Myola Road, Newport.

Terrace Tower Pty Ltd v Sutherland Council,

Proposed bulky goods warehouse, Bay Street, Taren Point.

TransGrid ats Ironhill Pty Ltd

Valuation matter concerning compulsory acquisition of power line corridor land, Bonville International Golf Course, Bonville.

The Council of Trinity Grammar School v Ashfield Municipal Council

Proposed additions and alterations to Summer Hill campus.

Urban Traders Pty Ltd v Pittwater Council,

Proposed Seniors Living development, Pittwater Road, Bayview.

Victor Berk and Design 21 v Mosman Council

Proposed new dwelling, Parriwi Road, Mosman.

Winten Property Group v North Sydney Council

Proposed detached residential development, former BP site, Larkin Street, Waverton.

Winten Property Group v Woollahra Council

Proposed apartment building, Macleay Street, Potts Point.

Wollongong City Council

- ats V & F Vella, proposed dwelling, Illawarra Escarpment, Corrimal.
- ats Malsound Pty Ltd, proposed medium density and low density residential development, Orton Street, Balgownie.

Zaarour v Mosman Council

Proposed additions and alterations to existing dwelling, Brierly Street, Mosman.





## **Appendix C Photomontages**

**Prepared by Robertson + Marks Architects**







View 1 (Original)  
Looking north along Belmore Street from near the intersection with Rothesay Avenue.





View 1 (Montage)  
Looking north along Belmore Street from near the intersection with Rothesay Avenue.





View 2 (Original)

Looking north towards the development site from near the new ferry wharf (the eastern ferry wharf).



View 2 (Montage)  
Looking north towards the development site from near the new ferry wharf (the eastern ferry wharf).





View 3 (Original)  
Looking north from near the western edge of Anderson Park.



View 3 (Montage)  
Looking north from near the western edge of Anderson Park.



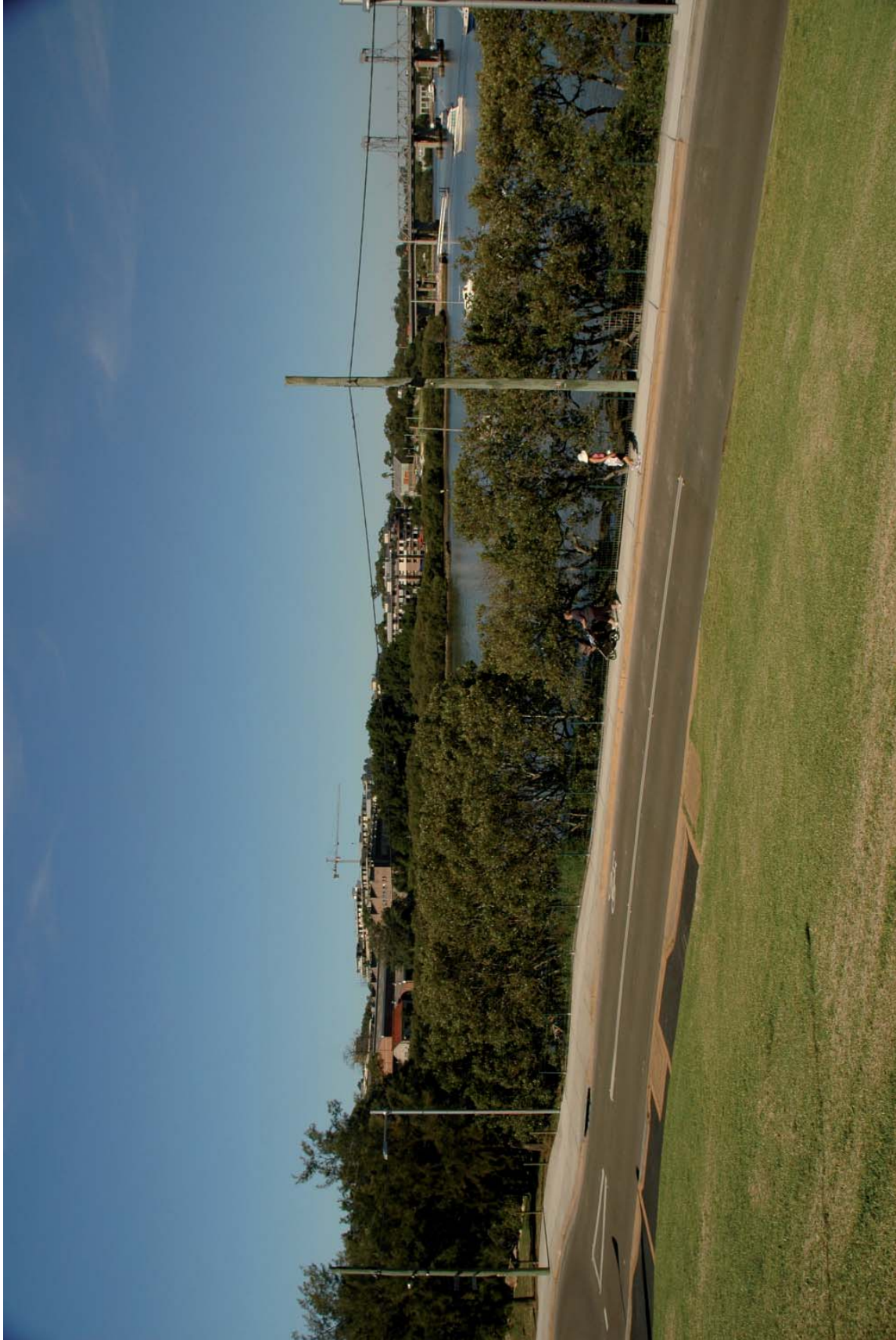


View 4 (Original)  
From along the foreshore walkway (near the western edge of 146 Bowden Street) looking east-northeast.



View 4 (Montage)  
From along the foreshore walkway (near the western edge of 146 Bowden Street) looking east-northeast.





View 5 (Original)  
Looking northeast from the upper park area in Shepherds Bay Village Plaza (northwest corner of Bay Drive & Bowden Street).



View 5 (Montage)  
Looking northeast from the upper park area in Shepherds Bay Village Plaza (northwest corner of Bay Drive & Bowden Street).



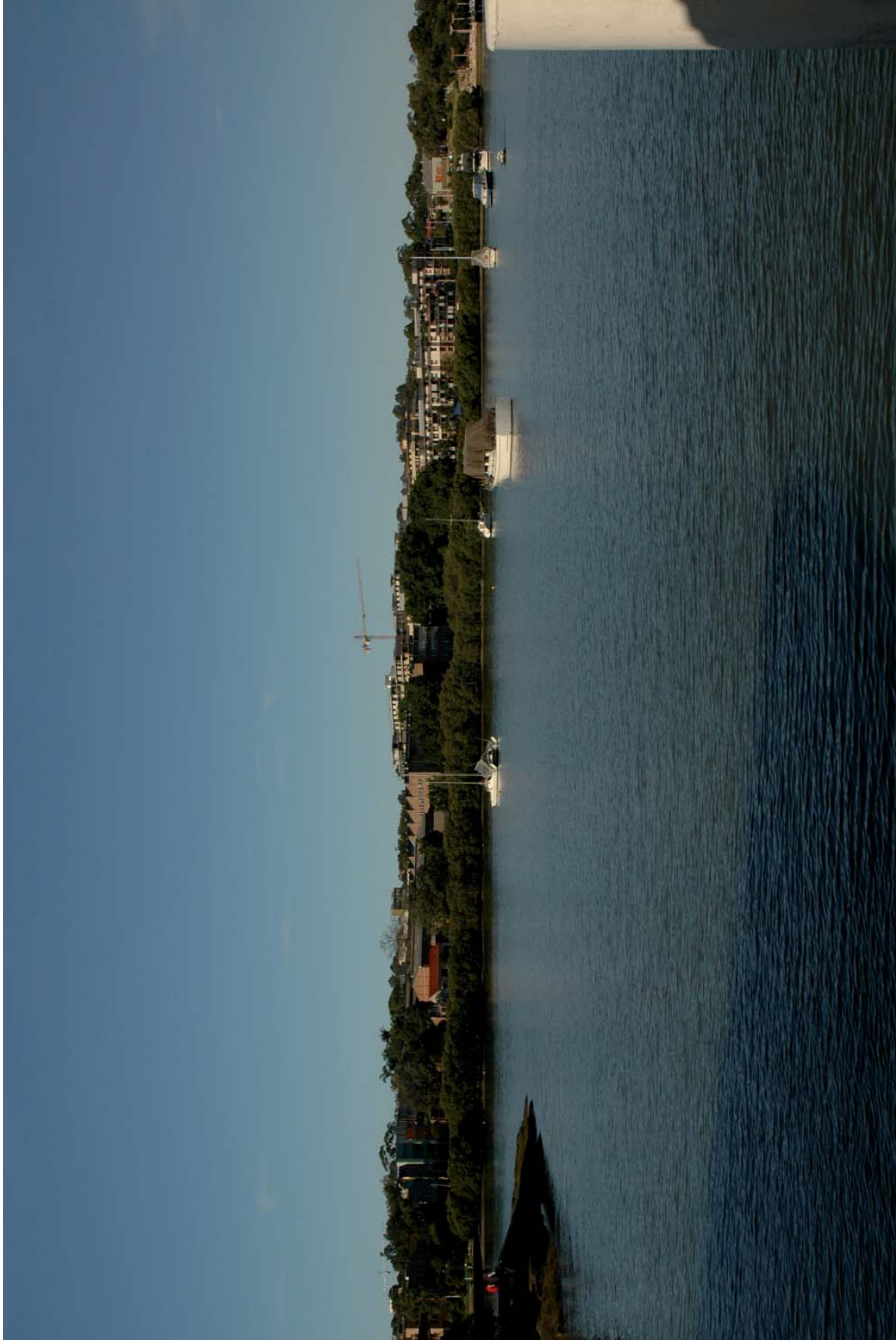


View 6 (Original)  
Looking west up Constitution Road from near the intersection of Belmore Street and Constitution Road.

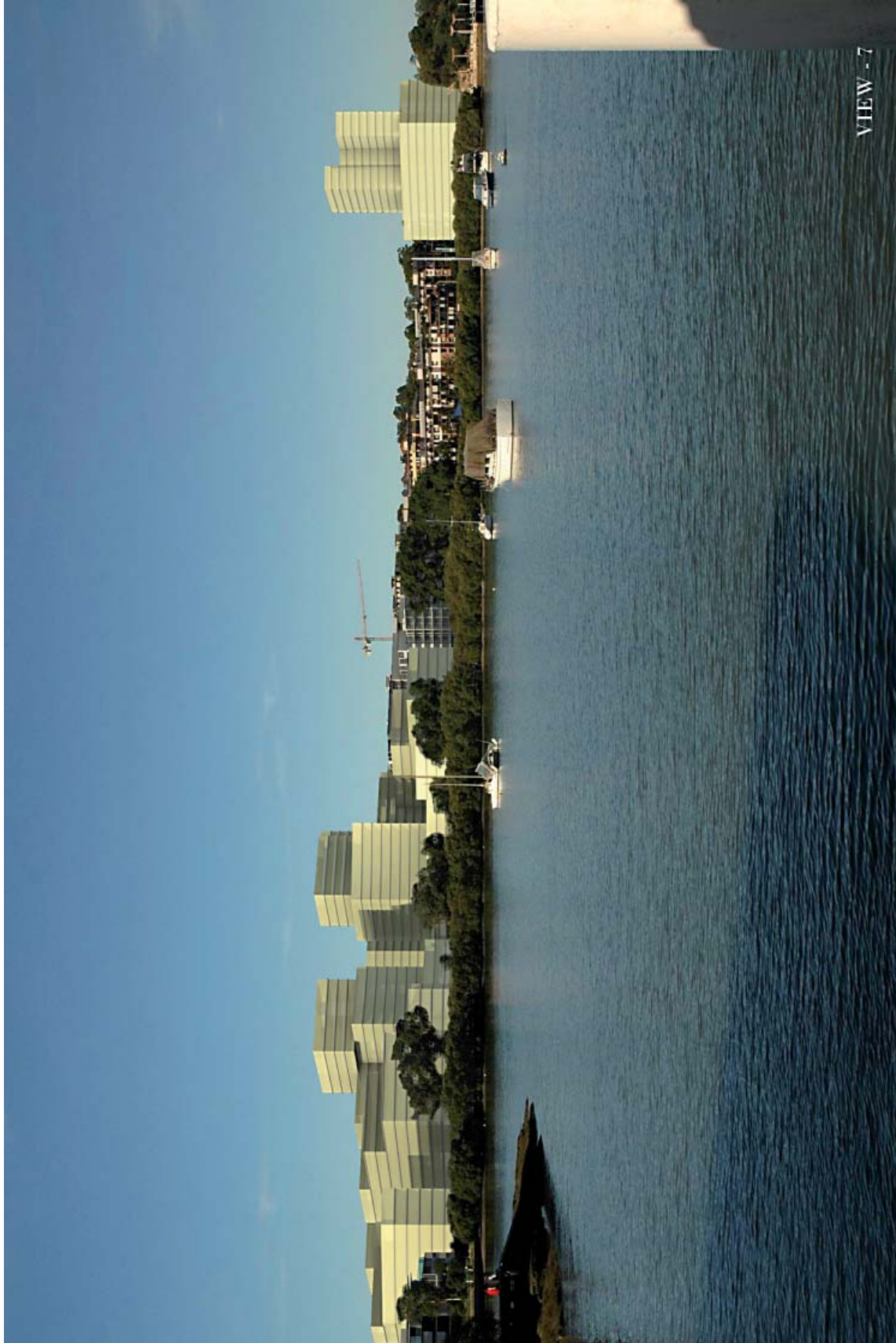


View 6 (Montage)  
Looking west up Constitution Road from near the intersection of Belmore Street and Constitution Road.





View 7 (Original)  
From the western ferry wharf looking northeast.

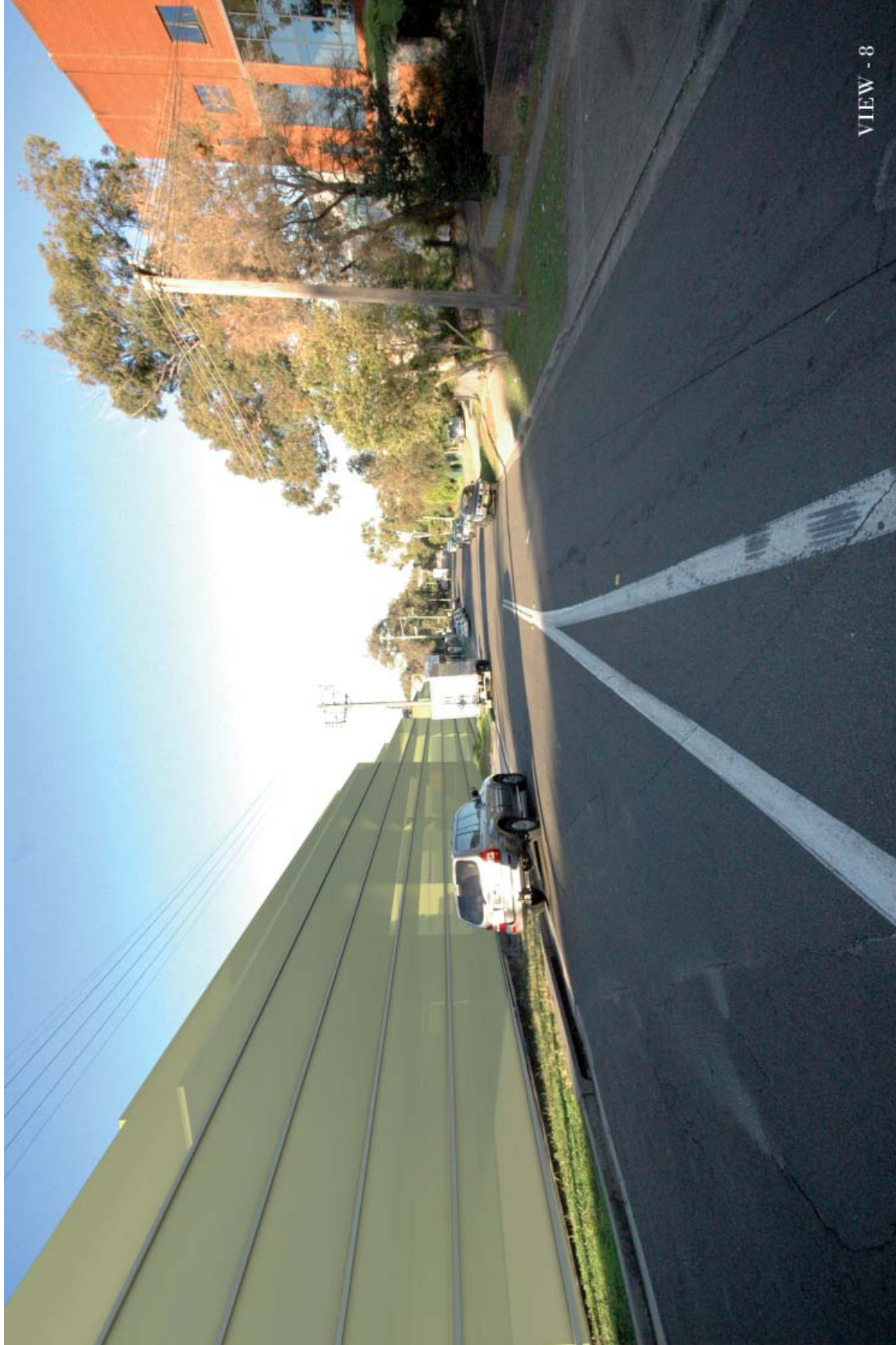


View 7 (Montage)  
From the western ferry wharf looking northeast.





View 8 (Original)  
Looking south from near the intersection of Bowden Street & Constitution Road.



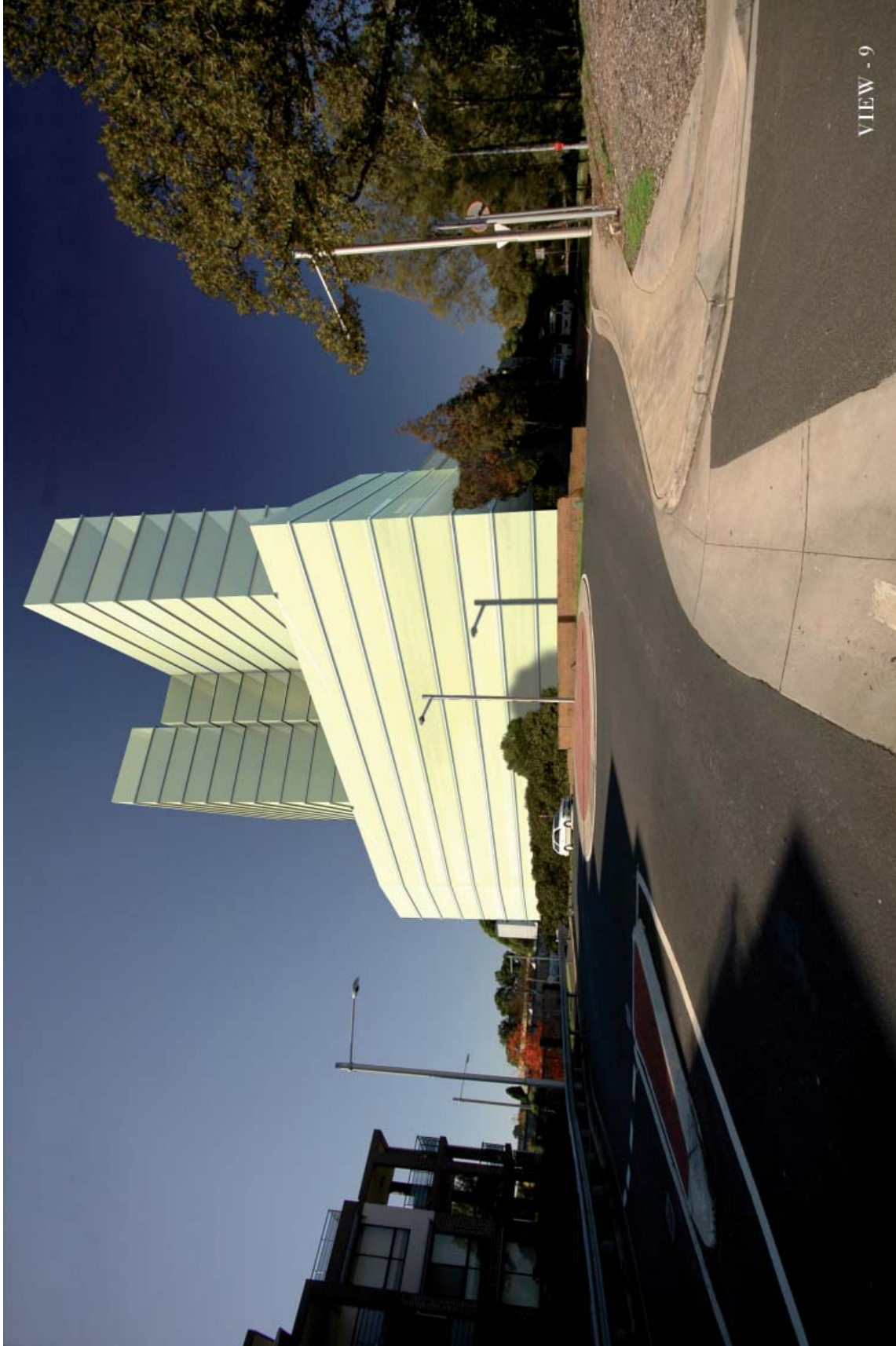
View 8 (Montage)  
Looking south from near the intersection of Bowden Street & Constitution Road.



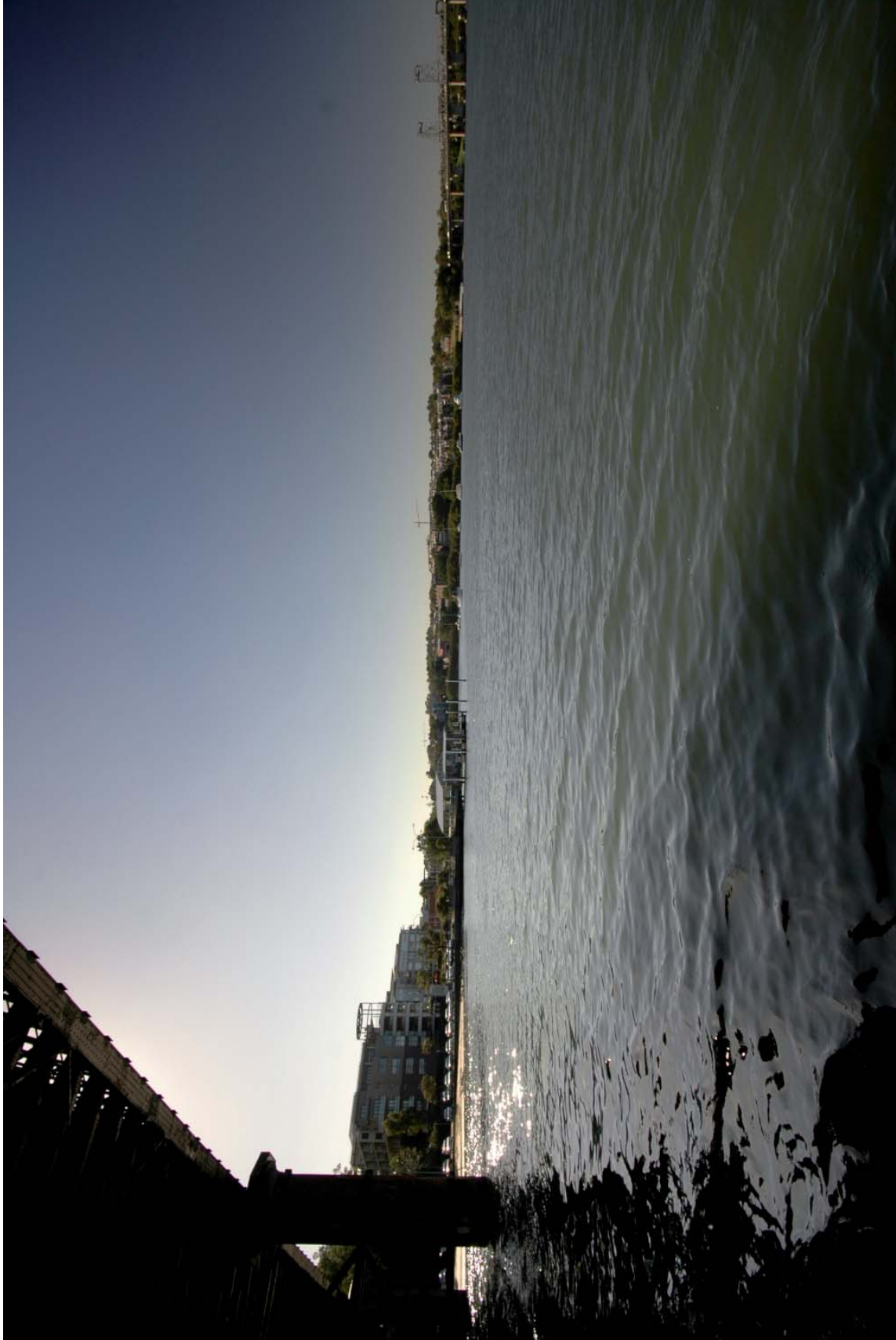


View 9 (Original)  
From the car park associated with Anderson Park and eastern ferry looking at the landmark site.

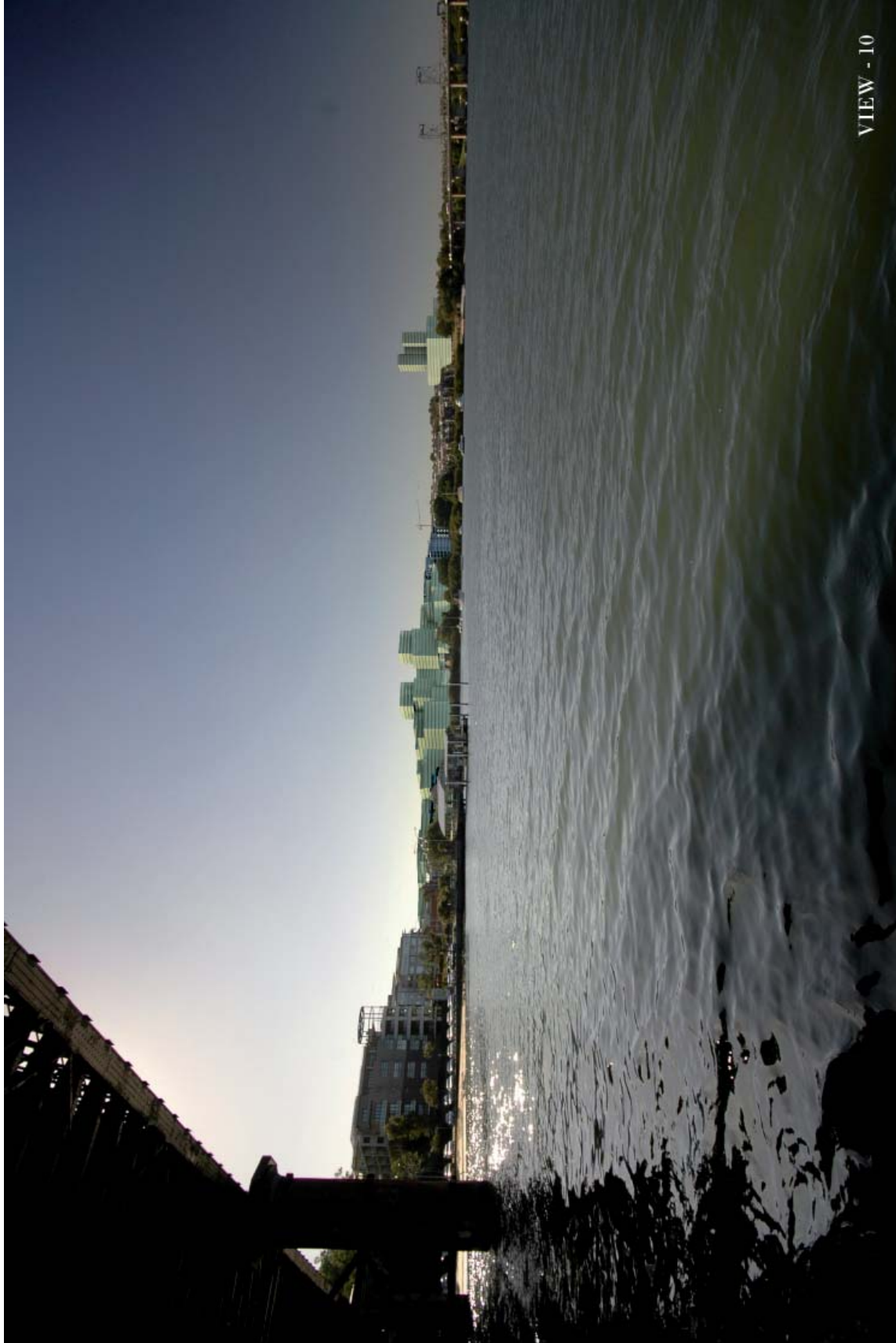




View 9 (Montage)  
From the car park associated with Anderson Park and eastern ferry looking at the landmark site.

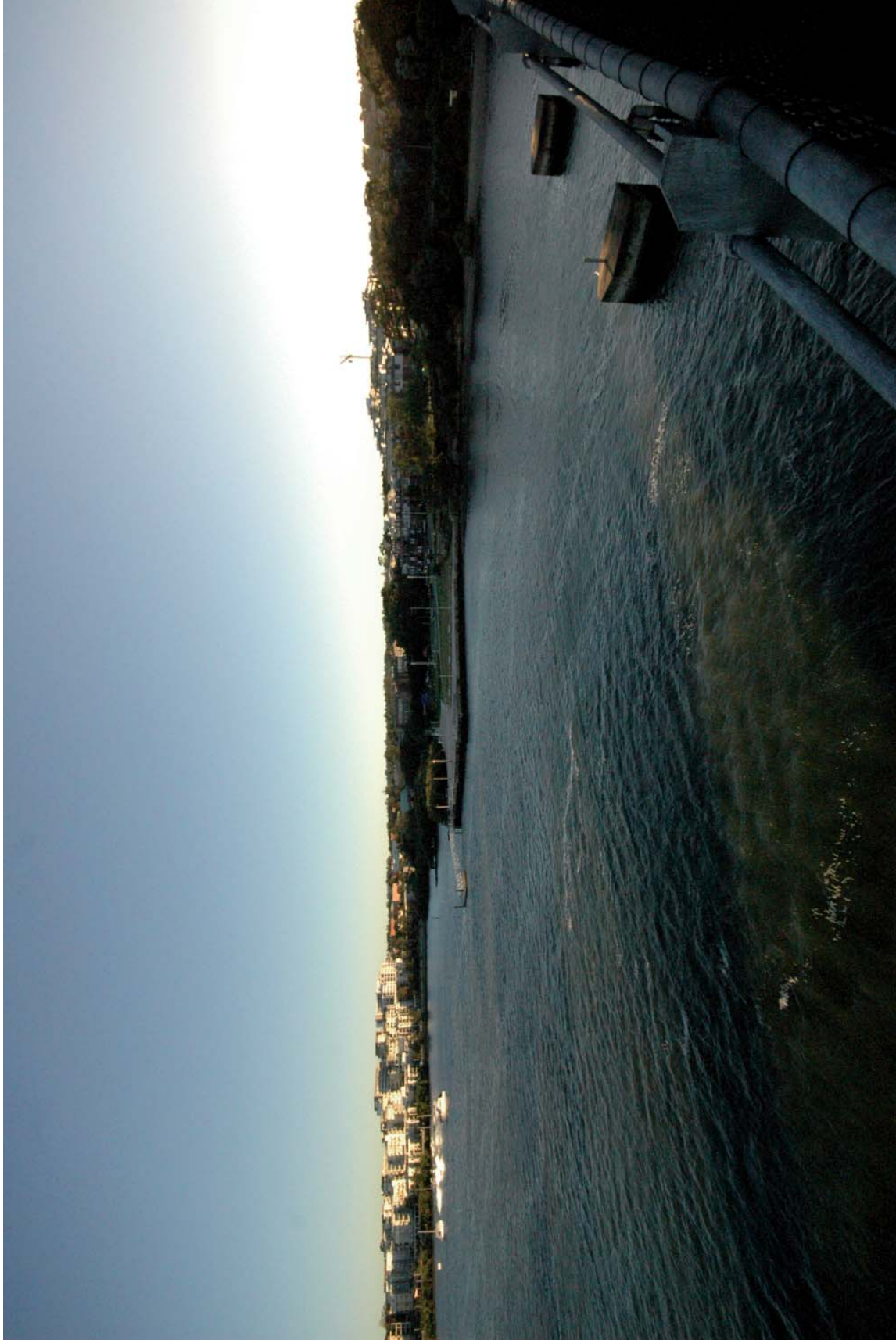


View 10 (Original)  
From waterway under John Whitton Bridge (the rail bridge) (between 2nd & 3rd pillars).



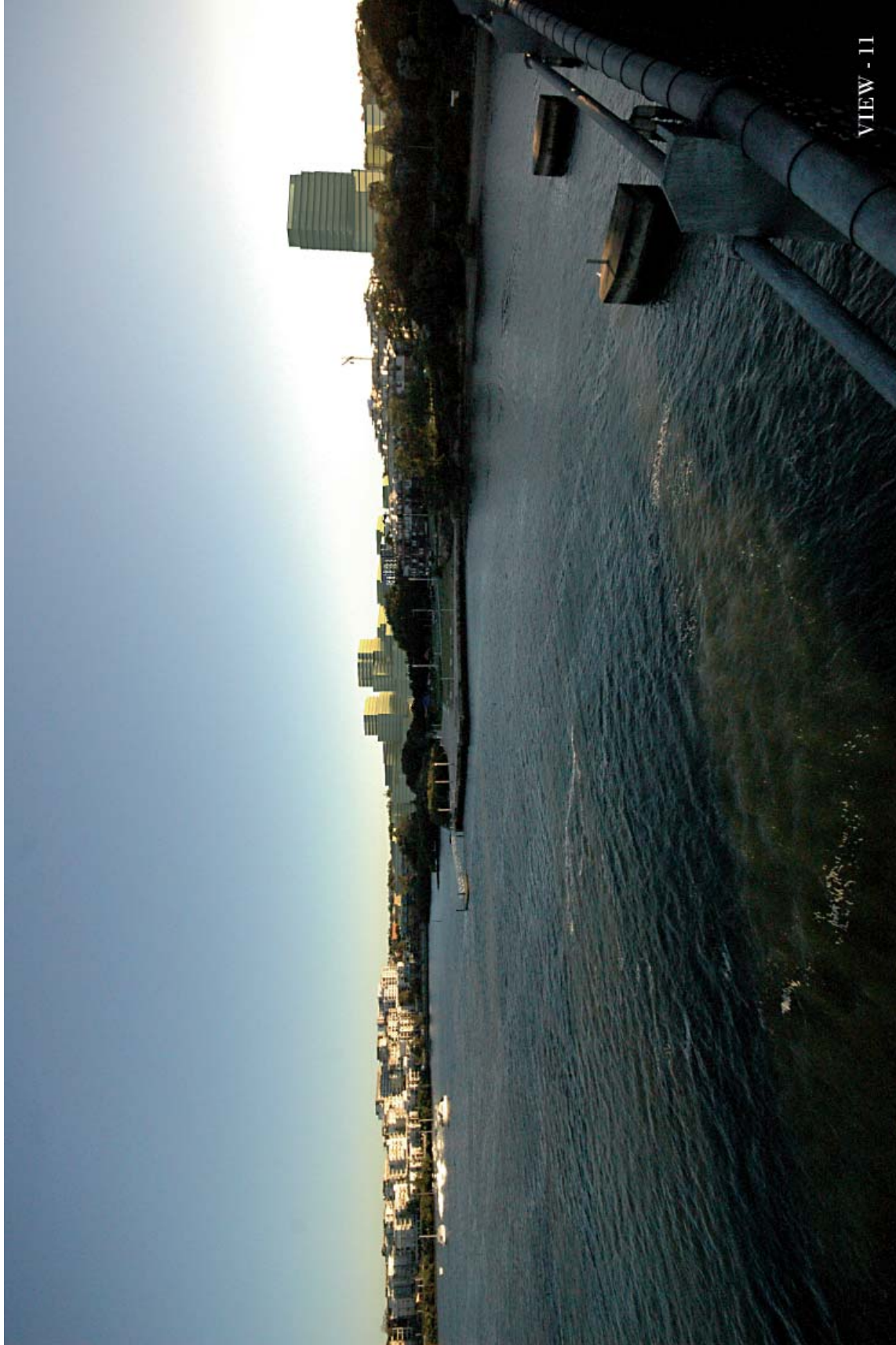
View 10 (Montage)  
From waterway under John Whitton Bridge (the rail bridge) (between 2nd & 3rd pillars).





View 11 (Original)

From the southwest end of the support structure to the liftable part of the Ryde Bridge (the road bridge) on Church Street looking North-northwest.



VIEW - 11

View 11 (Montage)

From the southwest end of the support structure to the liftable part of the Ryde Bridge (the road bridge) on Church Street looking North-northwest.





View 12 (Original)  
From the terminus of Blaxland Road looking northeast.



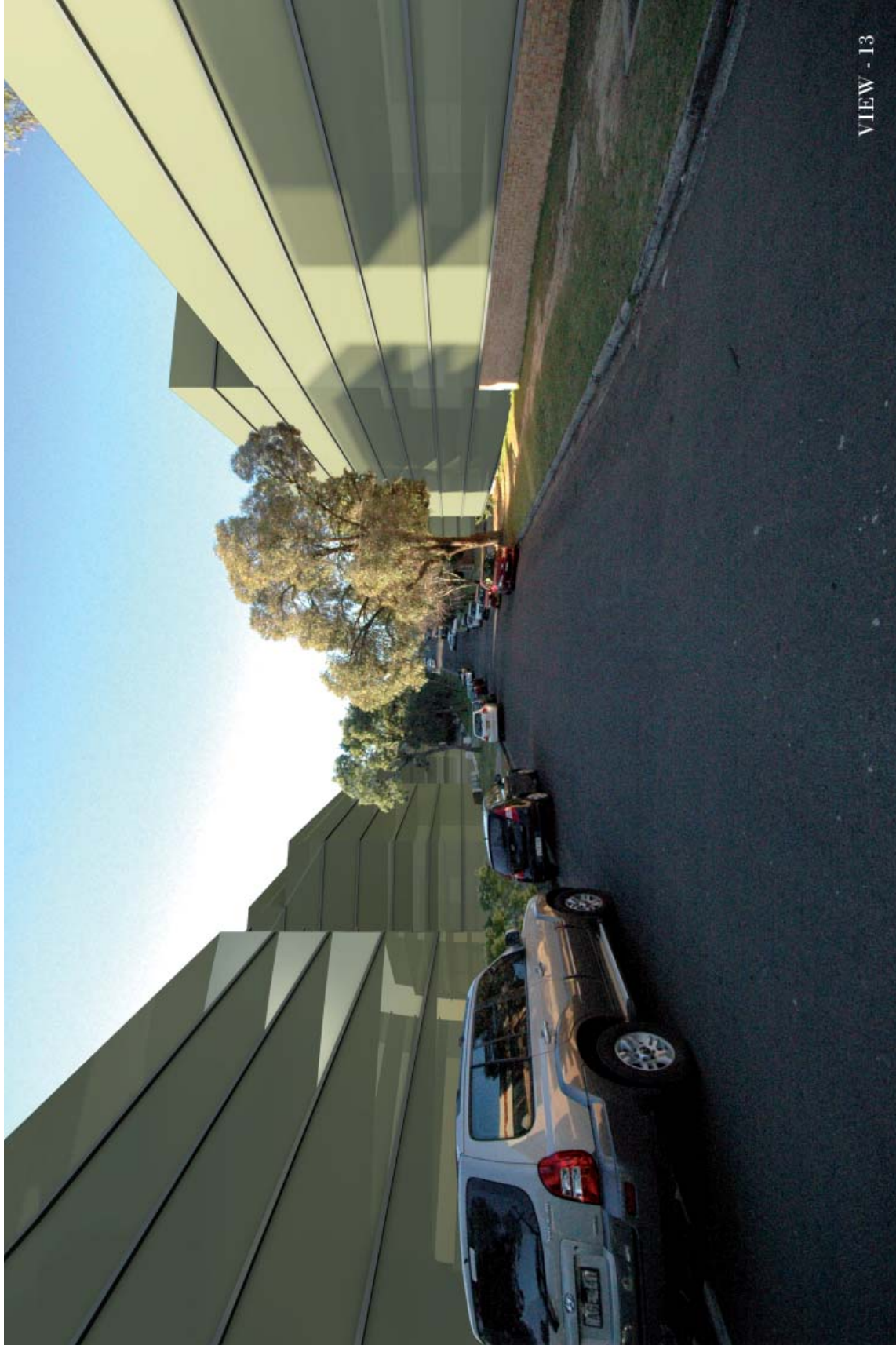


View 12 (Montage)  
From the terminus of Blaxland Road looking northeast.



View 13 (Original)  
From near the intersection of Nancarrow Avenue and Bowden Street, looking east along Nancarrow Avenue.





View 13 (Montage)

From near the intersection of Nancarrow Avenue and Bowden Street, looking east along Nancarrow Avenue.





View 14 (Original)  
Bowden Street vista looking north from in front of 01-24 Bowden Street



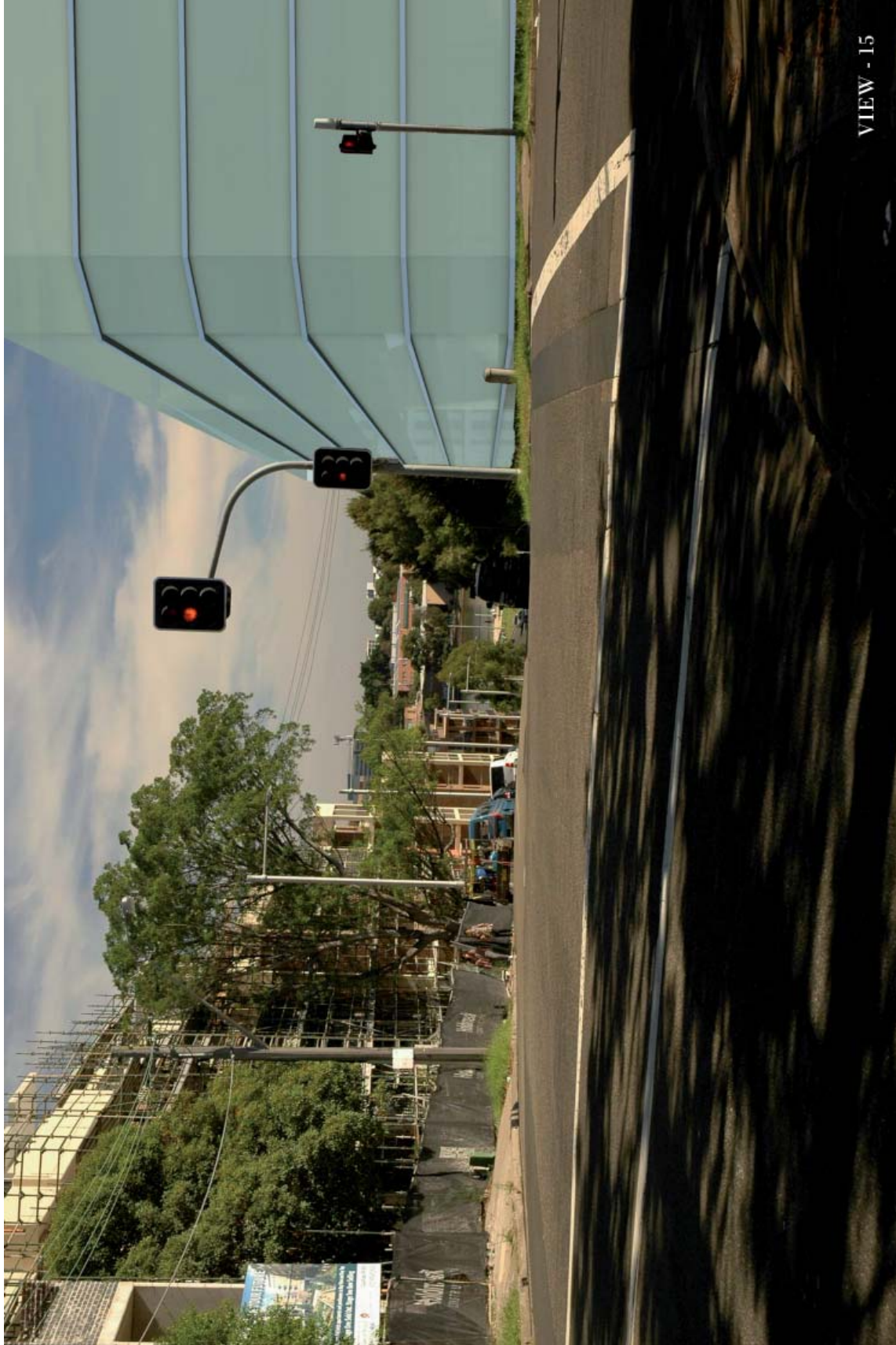
View 14 (Montage)  
Bowden Street vista looking north from in front of 01-24 Bowden Street



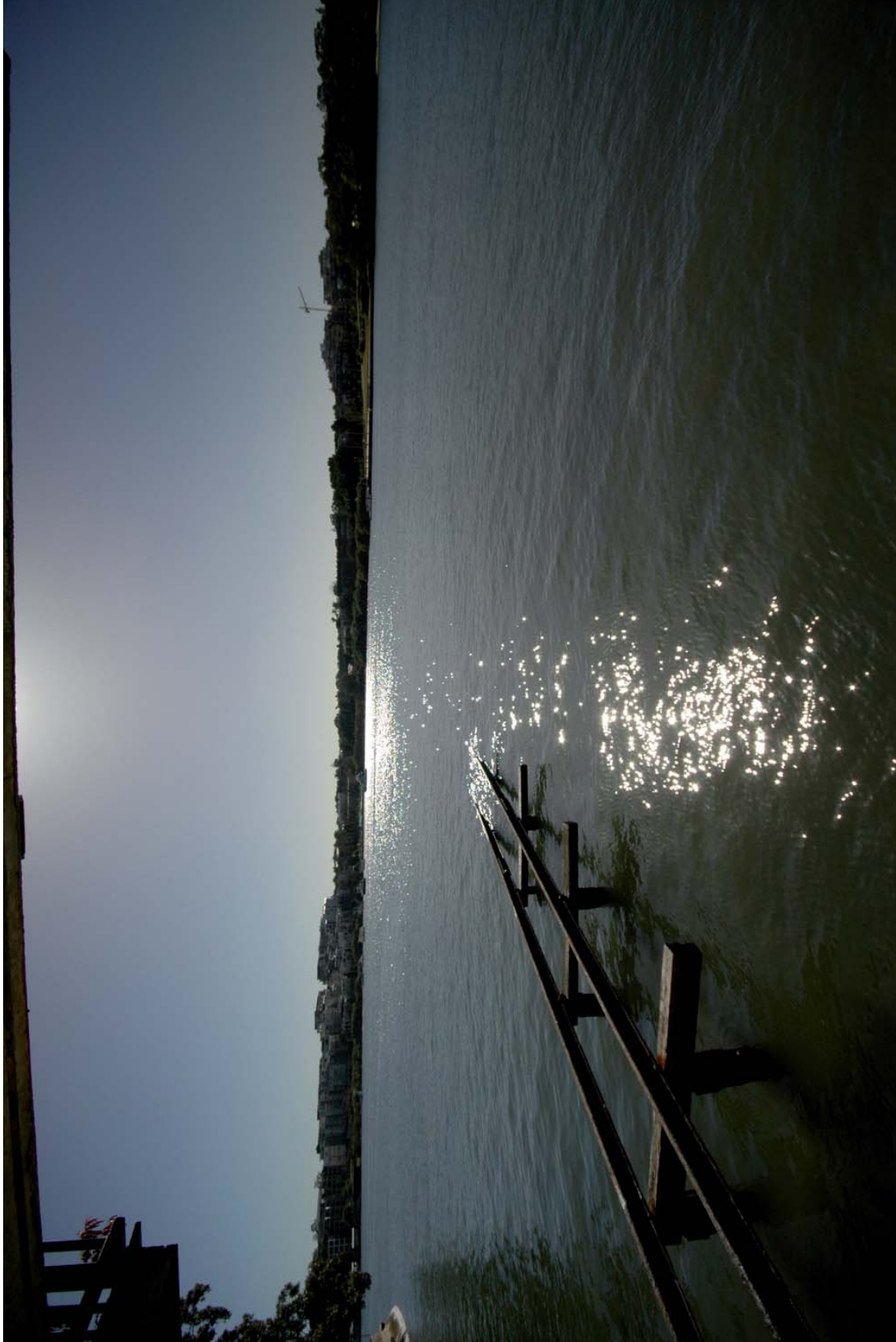


View 15 (Original)  
Looking south from near the intersection of Belmore Street & Constitution Road





View 15 (Montage)  
Looking south from near the intersection of Belmore Street & Constitution Road



View 16 (Original)  
From the opposite foreshore along Parramatta River, adjacent to 1st Yarralla Sea Scouts building





VIEW - 16

View 16 (Montage)  
From the opposite foreshore along Parramatta River, adjacent to 1st Yarralla Sea Scouts building