

ATTACHMENT C

VIEW IMPACT ASSESSMENT

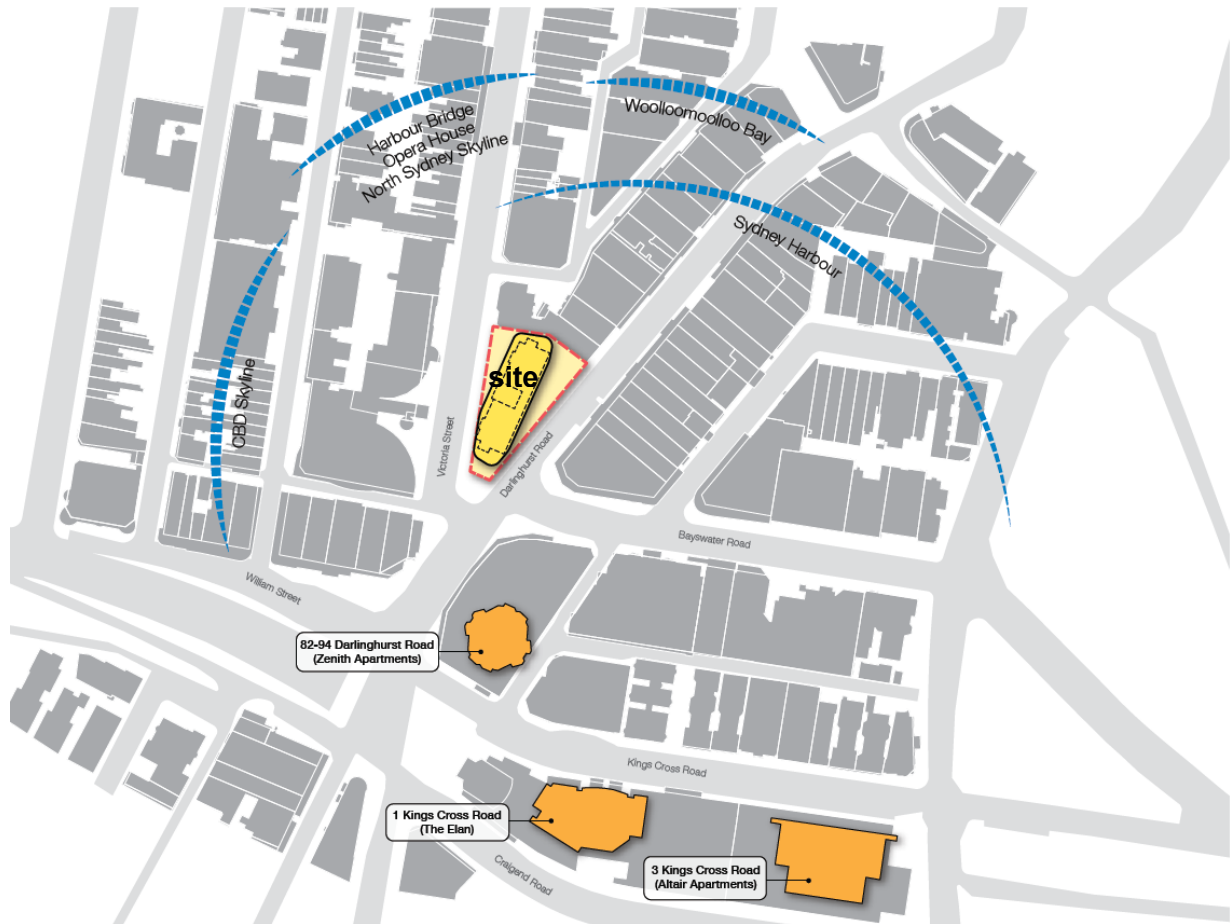
**111-139 DARLINGHURST ROAD
POTTS POINT**

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Assessment of Potential View Impacts

Summary

An assessment of impacts on views arising from the proposed building envelope has been undertaken based on views from a number of units located at 1 Kings Cross Road (the Elan), 3 Kings Cross Road (Altair Apartments) and 82-94 Darlinghurst Road (Zenith), identified below:



The assessment has been made against the planning principles established by Senior Commissioner Roseth in the Land and Environment Court decision of *Tenacity Consulting v Warringah [2004] NSWLEC140*, and is based on photographs and photomontages prepared by SJB Architects on behalf of the applicant (Attachment E) and by Council officers (Attachment F).

Assessment of views to be affected

Views with the potential to be affected consist of views of Sydney Harbour including partial views of iconic elements such as the Harbour Bridge and Sydney Opera House. Distant district views (including Fort Denison, Cremorne Point, Bradley's Head and North Head) also have some potential to be affected.

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Which part of site is the view is available from?

The views in question are available from living room windows and balconies of apartments within the sites identified above. In some cases views are also possible from bedrooms and kitchens.

The loss of views from living room windows is considered to be of greater impact than the loss of views from balconies, bedrooms or kitchens.

Extent of the impact in relation to views available

Impacts on views from living areas are considered to be more significant than from bedrooms or service areas, however, it is acknowledged that views from kitchens are generally highly valued.

Each of the apartments inspected on 19 March and 13 June benefit from expansive views that take in a large area of development within a 2 to 3 kilometre radius as well as Sydney Harbour. Of those views which have been identified above as having the potential to be impacted, all are considered to be partial views, as opposed to uninterrupted or whole views. Impacts on partial views are not considered to be as significant as uninterrupted views.

Where views include the Sydney Harbour Bridge, the extent to which the view of the arch would be diminished has been taken into account. The loss of views of the outer edges of the arch is not considered to be as significant as the loss of views of the centre of the arch, identifiable from the location of 2 flagpoles.

All of the units inspected would retain views of the centre of the Sydney Harbour Bridge arch from the living room or primary balcony. One unit at 3 Kings Cross Road (Altair) and one unit at 1 Kings Cross Road (Elan) would experience some view loss of the outer edges of the Sydney Harbour Bridge arch from the living room. This has been assessed as having a moderate impact. Two units at 1 Kings Cross Road (Elan) would experience some view loss of the Sydney Opera House from living rooms. This has been assessed as having a moderate impact.

None of the units inspected at 82-94 Darlinghurst Road would lose any views of iconic harbour elements such as the Sydney Harbour Bridge or the Opera House. View loss from these units would relate to a small area of water and headland in the vicinity of Cremorne Point. This has been assessed as having a negligible impact.

Reasonableness

The degree to which an impact is considered to be reasonable depends on the extent to which the development complies with the relevant planning controls, and whether impacts could be mitigated by a more skilful design.

In the case of the proposed building envelope, moderate view impacts are generally associated with the proposed additional height to the building, and to some extent with the additional bulk to the northern and southern ends of the tower. As the proposed building envelope generally complies with the 55m height limit, the proposal is considered to be reasonable.

Conclusion

A detailed analysis of view impacts assessed as part of this application is contained in the table below:

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Property	View affected	Impact
1809/ 1 Kings Cross Road	Bedroom	Minor
	Balcony	Moderate
	Kitchen	Moderate
1905/ 1 Kings Cross Road	Living Room	Moderate
	Balcony	Moderate
	Bedroom balcony	Minor
2006/ 1 Kings Cross Road	Living Room	Moderate
	Balcony	Minor
2106/ 1 Kings Cross Road	Living Room	Negligible
	Balcony	Negligible
1203/ 3 Kings Cross Road	Living Room	Negligible
	Balcony	Negligible
1301/ 3 Kings Cross Road	Living Room	Moderate
	Balcony	Moderate
1302/ 3 Kings Cross Road	Living Room	Minor
	Balcony	Minor
1303/ 3 Kings Cross Road	Living Room	Negligible
	Balcony	Negligible
1701/ 3 Kings Cross Road	Living Room	Moderate
	Balcony	Moderate
1804/ 3 Kings Cross Road	Living Room	Negligible
	Balcony	Negligible
20B/82-94 Darlinghurst Road	Bedroom	Negligible
	Bedroom balcony	Negligible
21C/82-94 Darlinghurst Road	Living Room	Negligible
	Balcony	Negligible

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22C/82-94 Darlinghurst Road	Bedroom balcony	Negligible
	Living Room	Negligible
	Balcony	Negligible
23B/82-94 Darlinghurst Road	Bedroom balcony	Negligible
	Living Room	Negligible
	Bedroom	Negligible
25C/82-94 Darlinghurst Road	Bedroom balcony	Negligible
	Living Room	Negligible
	Bedroom	Negligible
	Bedroom balcony	Negligible

NOTE: The proposal may have the potential to result in severe or devastating view impacts on the penthouse at 2-14 Kings Cross Road, however access to the property was not available for the purposes of view impact analysis.

Based on the analysis above, the proposed building envelope is likely to result in moderate impacts on some views from surrounding residential development.