

**ATTACHMENT D**

**VIEW ANALYSIS  
PREPARED BY SJB ARCHITECTS**

**111-139 DARLINGHURST ROAD  
POTTS POINT**



SJB Architects

# 111 Darlinghurst Road, Potts Point

Visual Impact Assessment  
April 2014



SJB Architects

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Visual Impact Assessment**

Project Number: 4932  
Date: April 2014  
Client: IHS Capital

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3.0 Summary	

1.1 Purpose of Report

This report has been prepared by to support the proposed Stage 1 Development Application for 111 Darlinghurst Road, Potts Point and should be read in conjunction with the Stage 1 DA documentation prepared by SJB Architects and JBA Planning. This report outlines how the proposed development may affect the views from 15 apartments within three study sites in the vicinity of the proposal.

The analysis is a statement of fact, and no assessment of the magnitude of impact of sensitivity of the view has been undertaken at this stage. This level of visual assessment may be required as part of future development applications.

In preparing this report, input from the project team were used to inform the photomontages and selection of views. These inputs included:

- Site and spot surveys prepared by LTS Lockley;
- 3D model of the site and surrounds by City of Sydney;
- Site and locality analysis, prepared by SJB Architects;
- Architectural drawings and model, prepared by SJB Architects, and
- Preliminary planning advice and visual assessment by JBA and City of Sydney

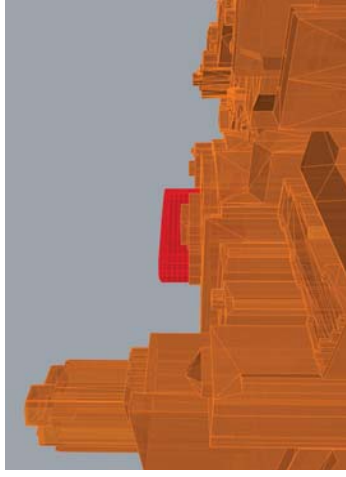
1.2 Preparing the Photomontages

The approach to visual analysis adopted by SJB Architects has been guided by advice from the NSW Land & Environment Court on the use of photomontages in assessing development - often referred to as 'verifiable images'. Survey information has been gathered to inform the location of the photos and ensure their accuracy in relation to the modelling of the proposed scheme.

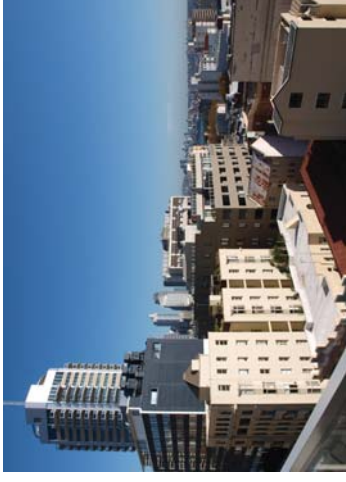
The following steps were taken in the preparation of the preliminary visual assessment:

- 3D digital model of the proposed scheme, the site, and surrounding area was constructed, based on existing survey information, architectural drawings, modelling of the building envelopes, Council's city model (3D), aerial photography and cadastral data (Image 01)
- Photographs were taken from the nominated view point locations (Image 02). The focal length of the lens used was standardised at 25mm. The locations from which photographs were taken were also recorded by a surveyor.
- These locations were then added to the 3D model and used to locate the views relative to the photographs. Images of the proposed scheme from these points were then obtained (Image 03).
- In composing the photomontages, the proposal is shown as a simple 3D form without any architectural detail (Image 04).

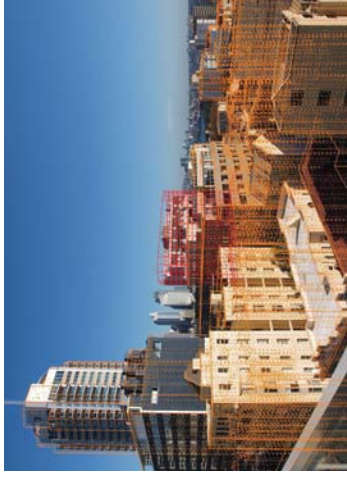
For each of the 15 apartments, a minimum of two views were recorded: an external view from the centre of the ourtmost edge of a balcony facing the proposed development, and an internal view 1 metre from the glass line to the balcony, facing the same direction.



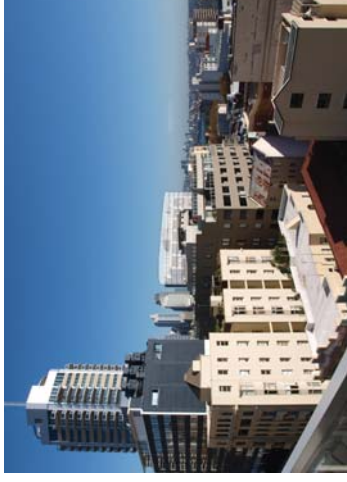
01 3D digital model



02 Photograph of nominated view



03 Superimposition of photograph and digital model



04 Final photomontage

1.3 The Site

The subject site at 111 Darlinghurst Road, as well as the three study sites, sit on a prominent location along a ridge line with clear access to views towards the CBD, Sydney Opera House, Harbour Bridge and North Sydney, as well as views to the east towards Rushcutters Bay and the Eastern Suburbs.

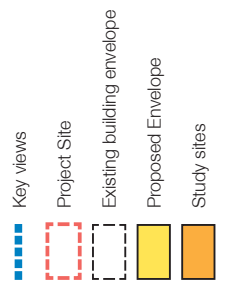
The three study sites are:

- 1 Kings Cross Road (The Elan)
- 82-94 Darlinghurst Road (Zenith Apartments)
- 3 Kings Cross Road (Altair Apartments)

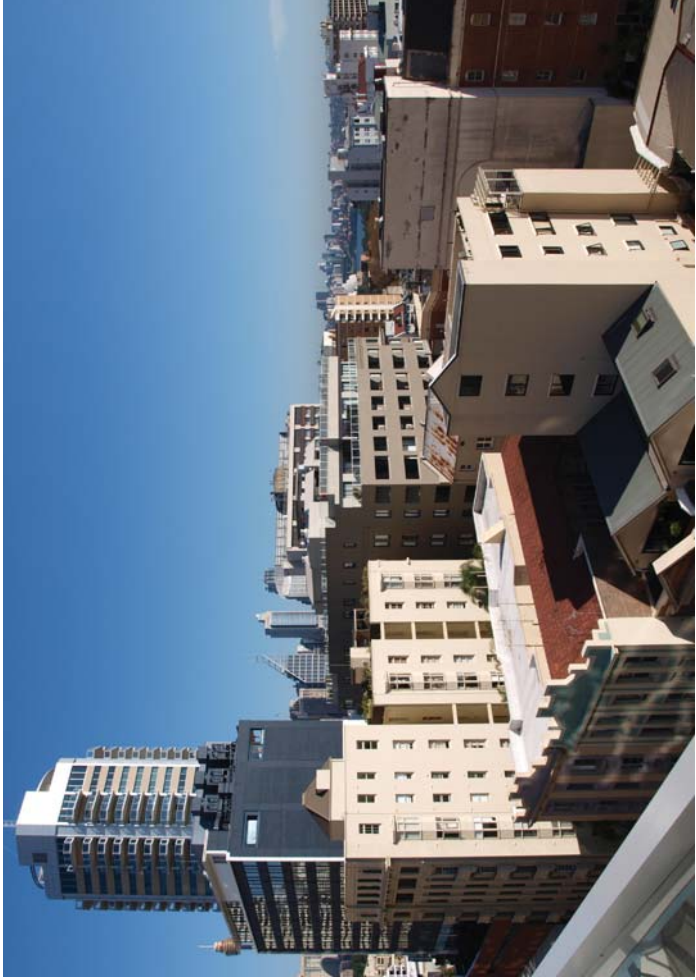
The diagram to the right shows the location of the proposal relative to these study sites and key views that may be affected.

The proposed staged DA envelope seeks to maximise the possible built form within the allowable height limit in order to increase amenity to the proposed apartments as well as address the changes of use from hotel to residential.

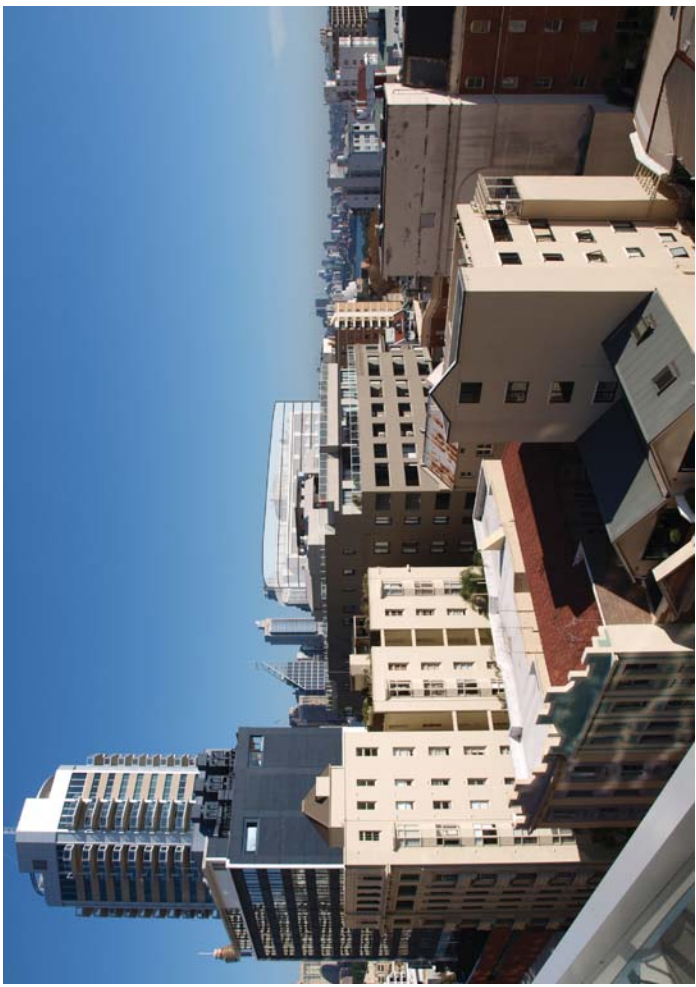
Photomontages on the subsequent pages highlight the proposed impact of this increased built envelope.



2.1.1 1203, 3 Kings Cross Road (Altair Apartments): Living Room Balcony



01 Existing View



02 Proposed View



03 Full extent of view

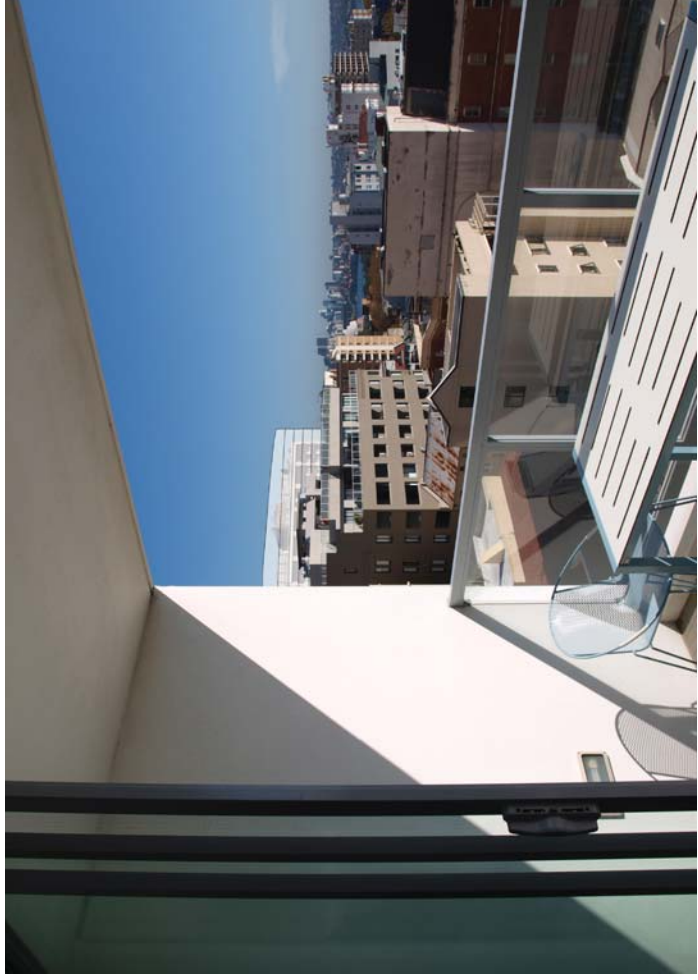


04 Location of view

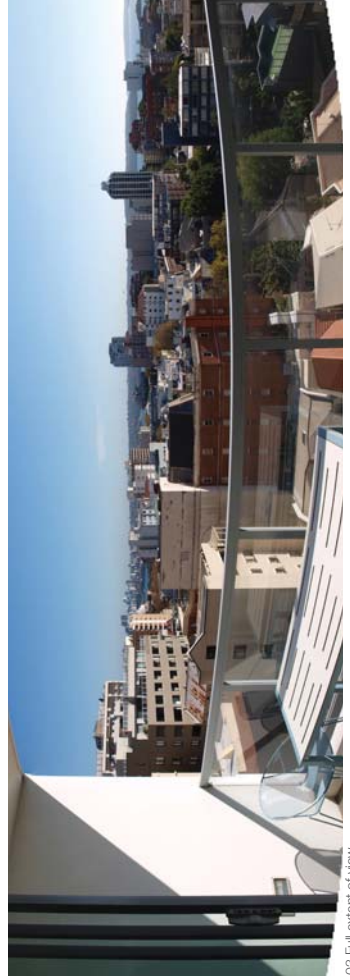
2.1.2 1203, 3 Kings Cross Road (Altair Apartments): Living Room



01 Existing View



02 Proposed View



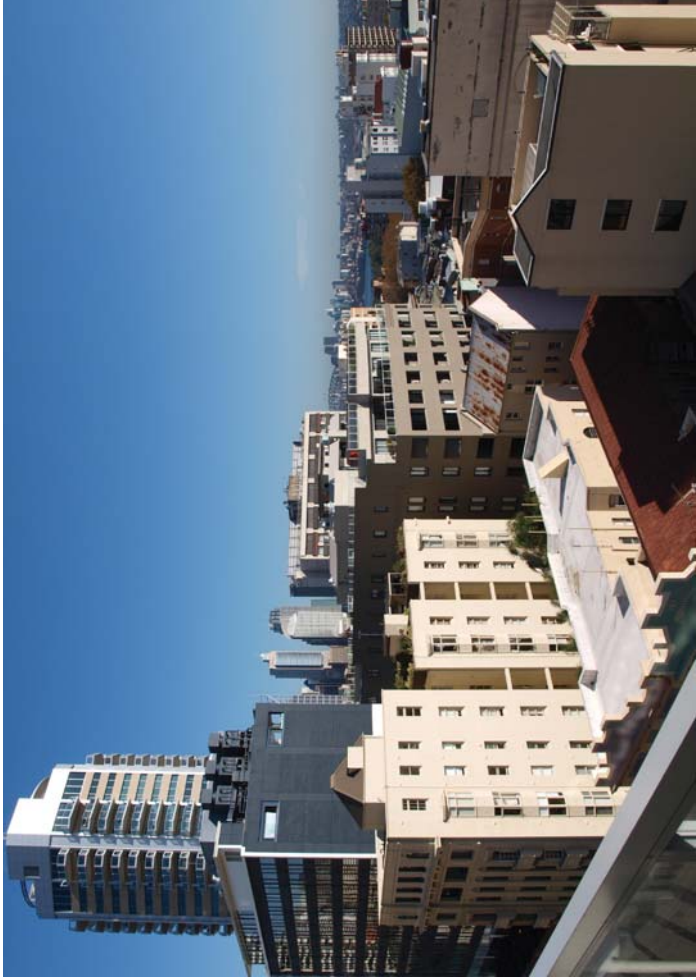
03 Full extent of view

# ATTACHMENT D

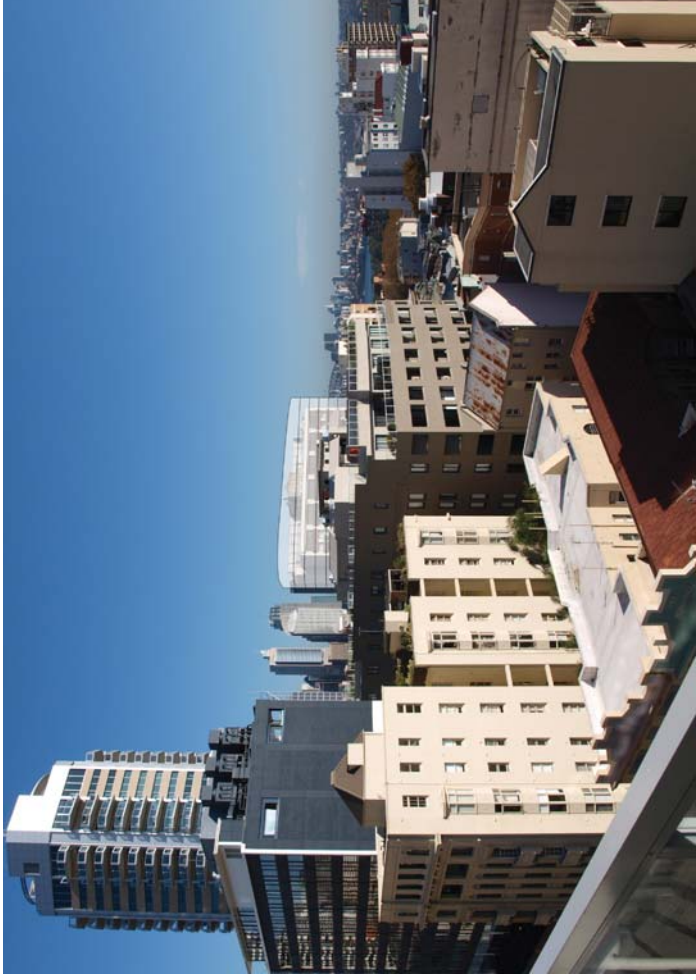


04 Location of view

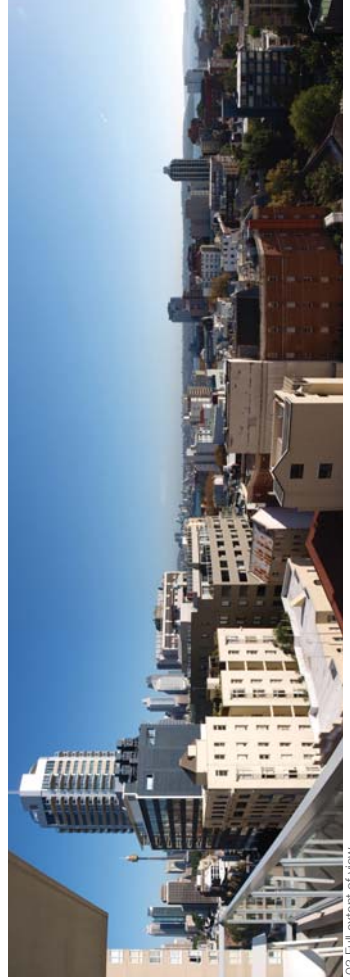
2.2.1 1301, 3 Kings Cross Road (Altair Apartments): Living Room Balcony



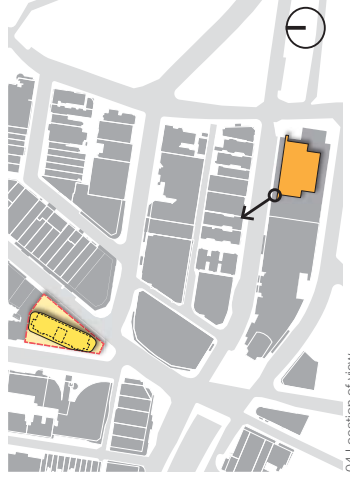
01 Existing View



02 Proposed View



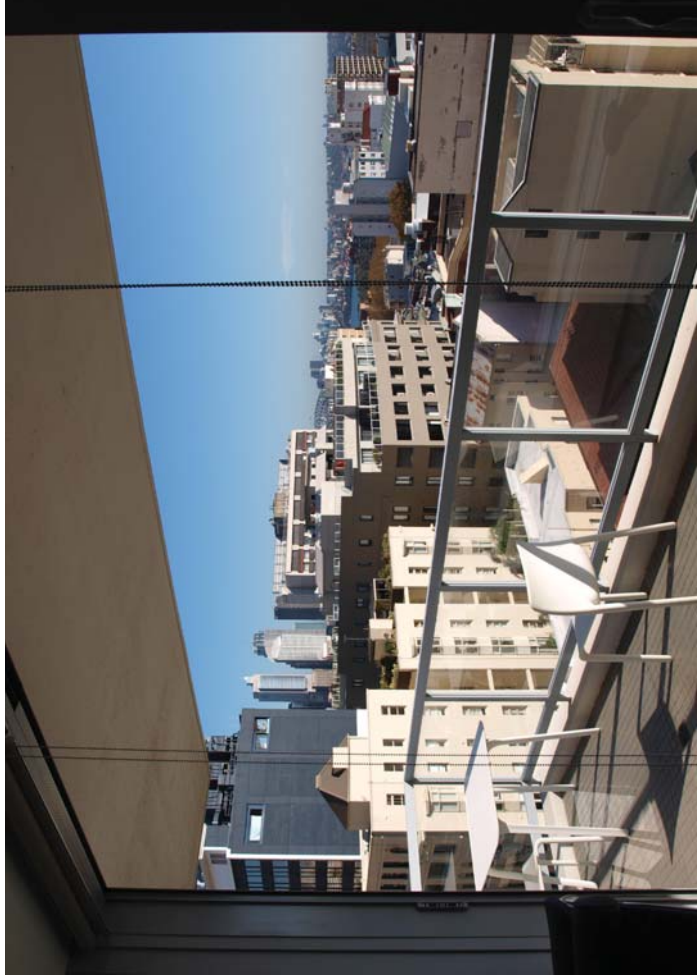
03 Full extent of view



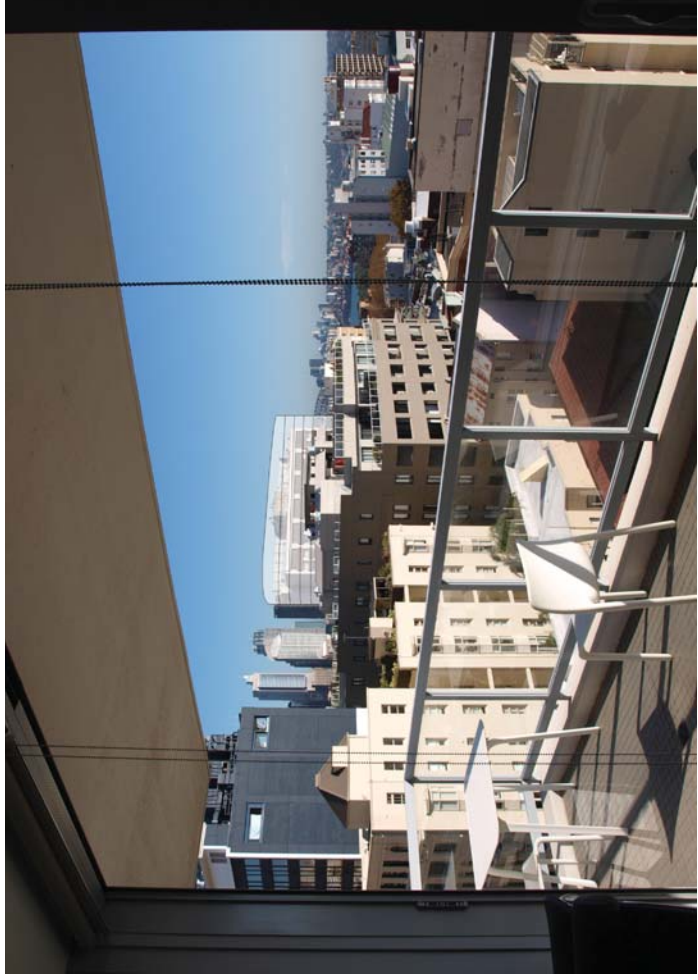
04 Location of View



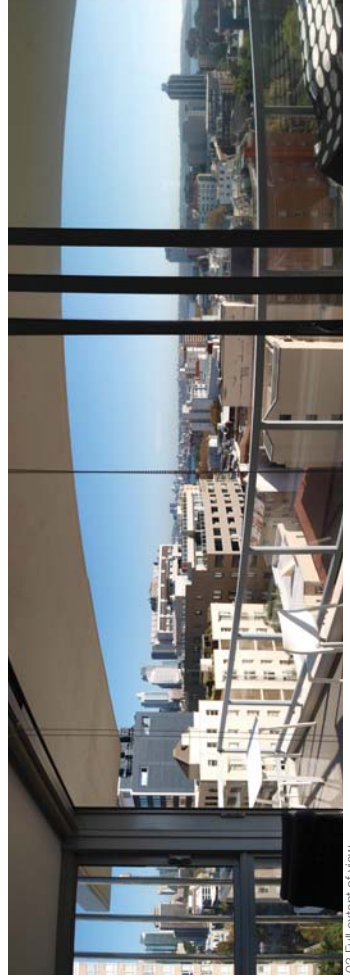
2.2.2 1301, 3 Kings Cross Road (Altair Apartments): Living Room



01 Existing View



02 Proposed View



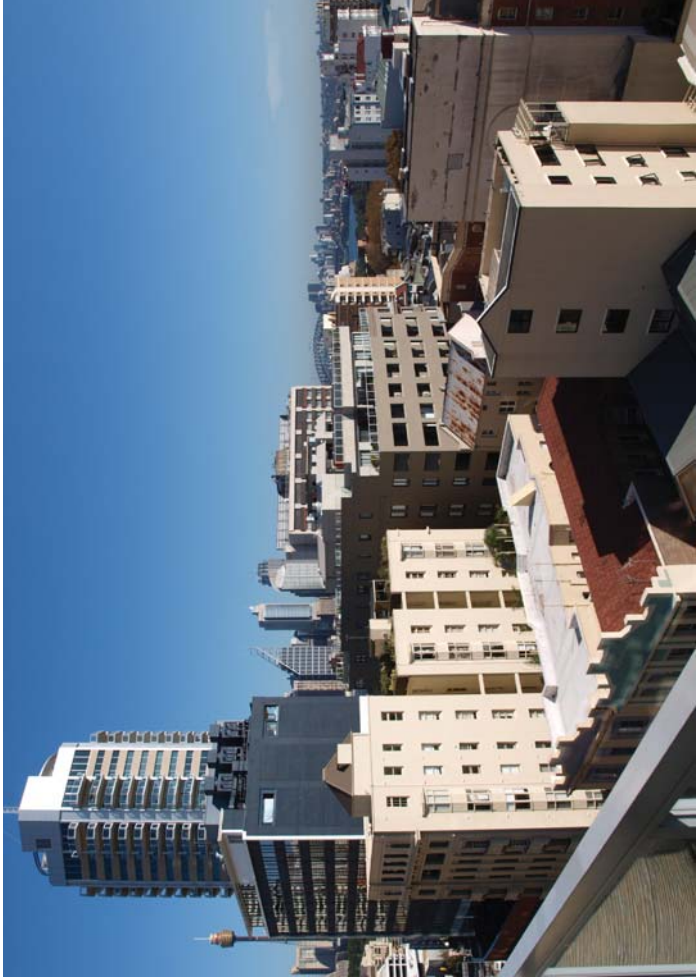
03 Full extent of view



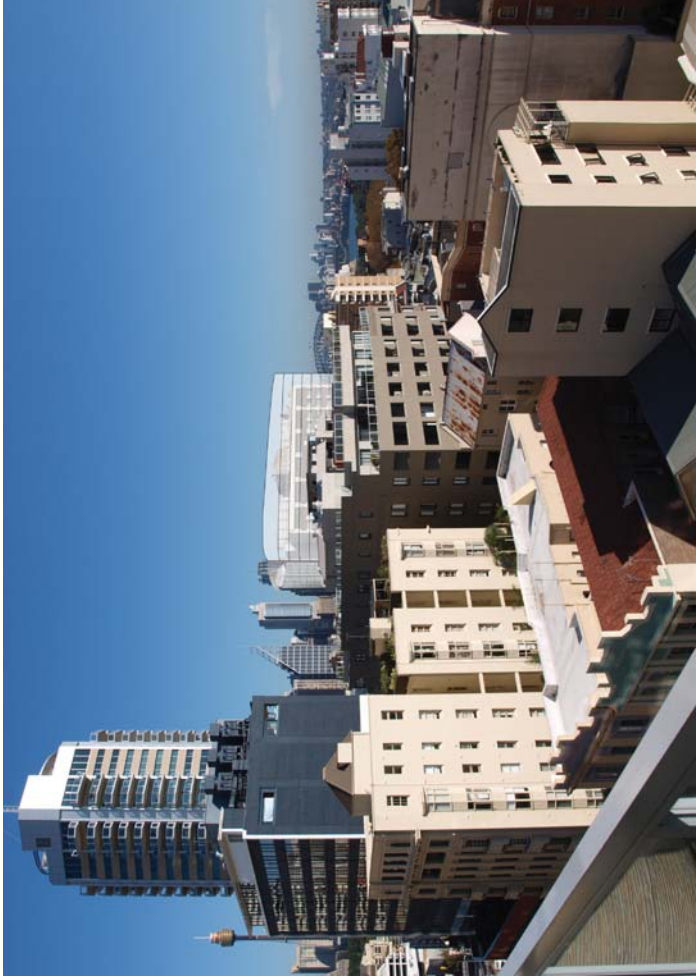
04 Location of view

# ATTACHMENT D

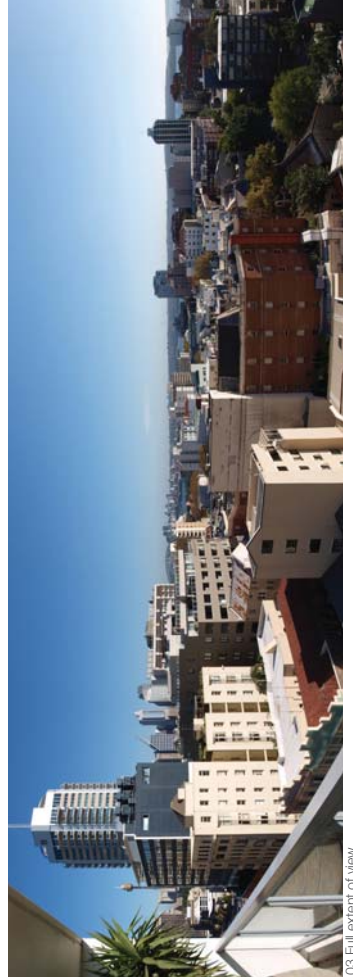
2.3.1 1302, 3 Kings Cross Road (Altair Apartments): Living Room Balcony



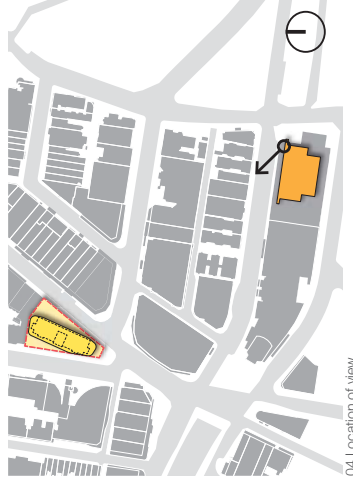
01 Existing View



02 Proposed View

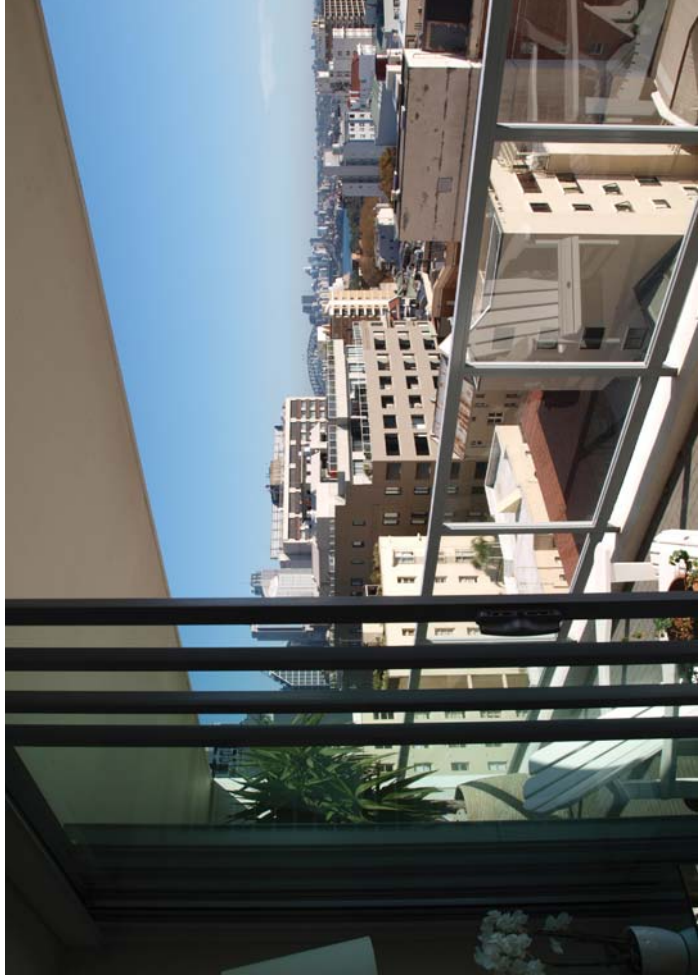


03 Full extent of view

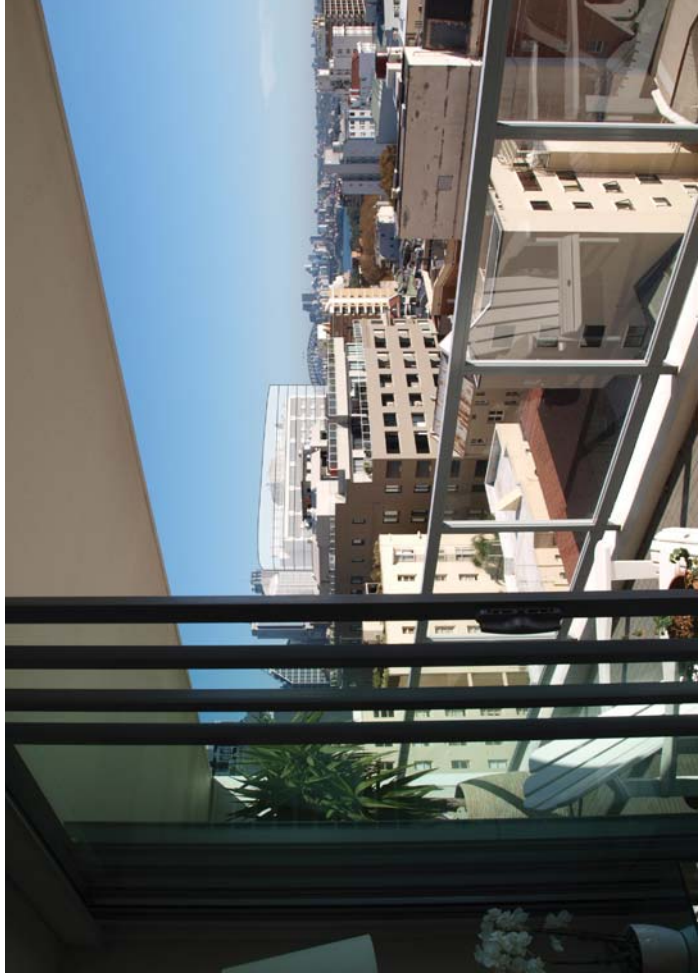


04 Location of view

2.3.2 1302, 3 Kings Cross Road (Altair Apartments): Living Room



01 Existing View



02 Proposed View

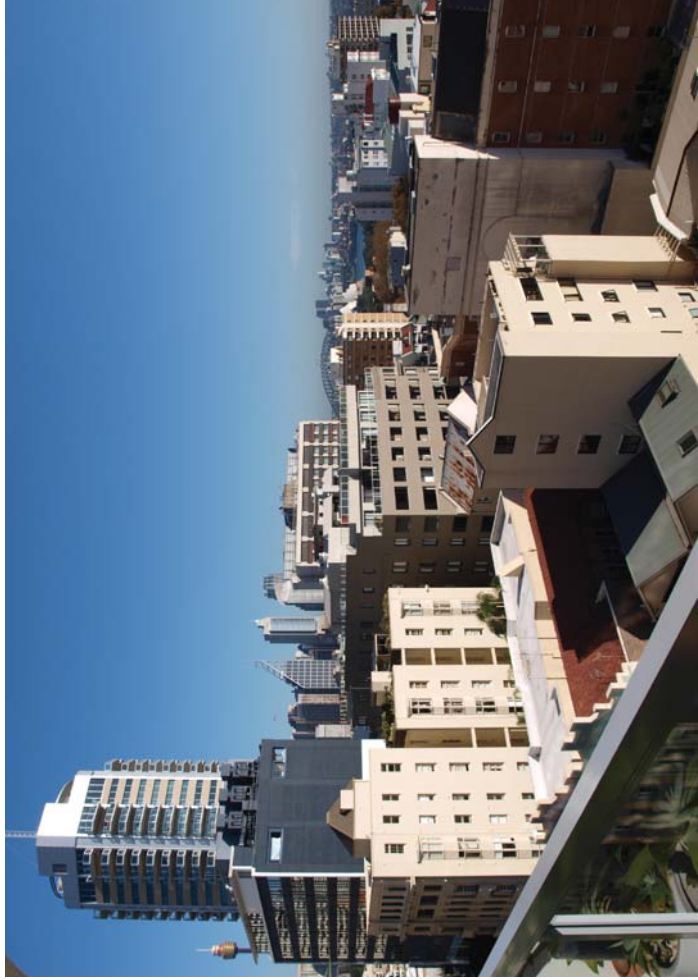


03 Full extent of view

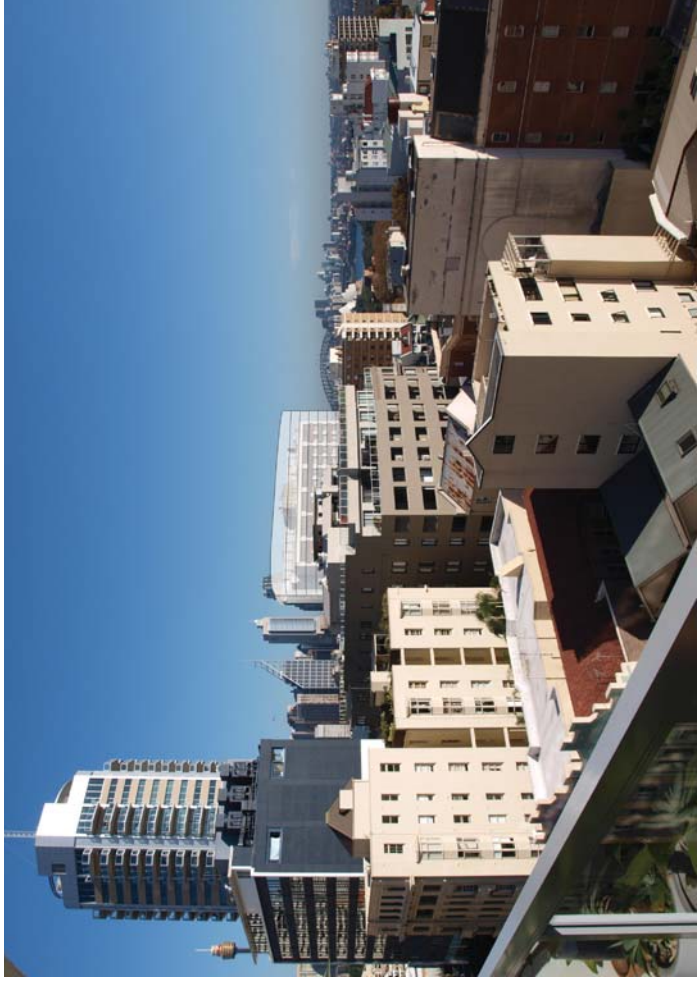


04 Location of view

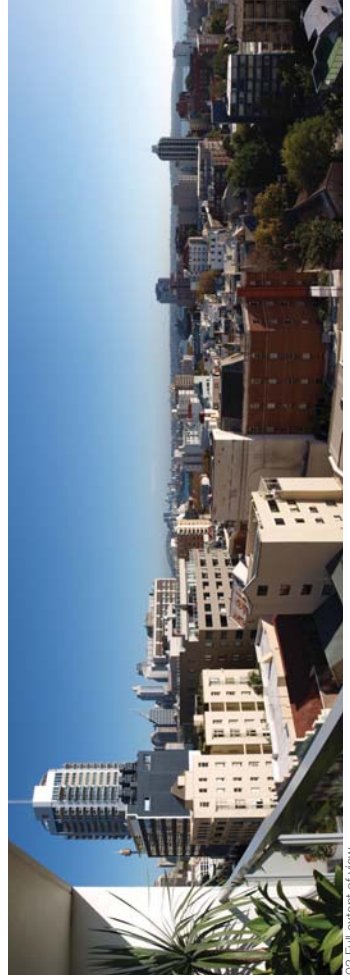
2.4.1 1303, 3 Kings Cross Road (Altair Apartments): Living Room Balcony



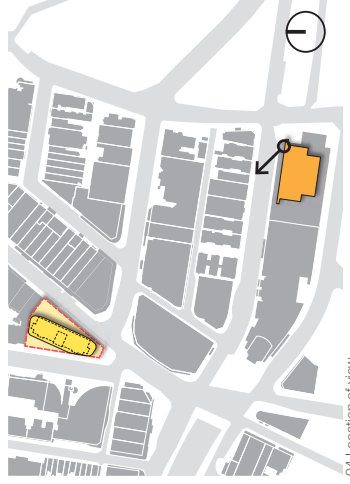
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

2.4.2 1303, 3 Kings Cross Road (Altair Apartments): Living Room



01 Existing View



02 Proposed View

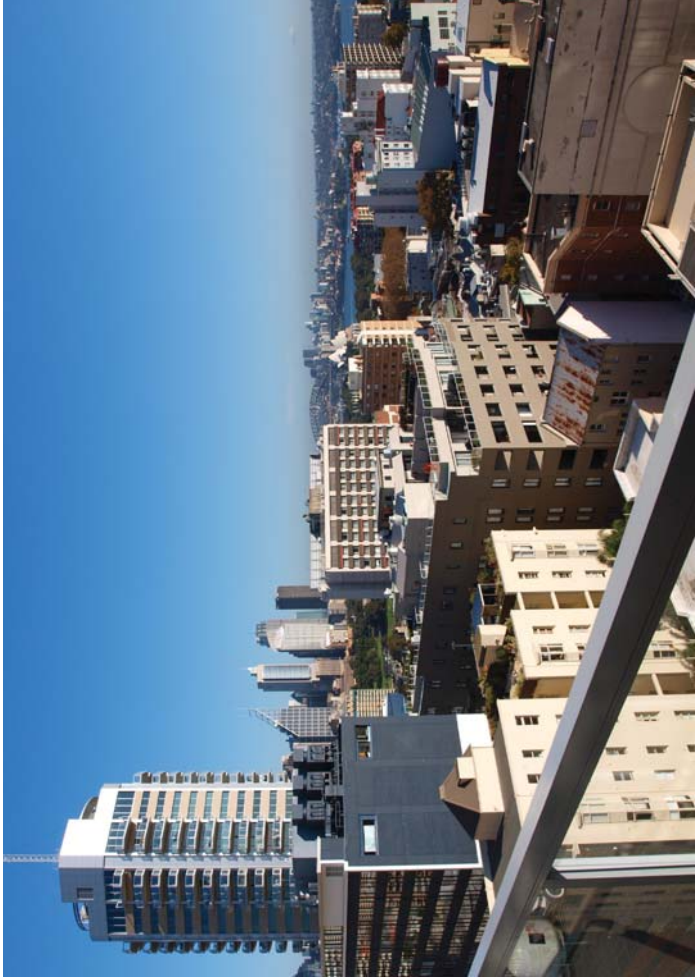


03 Full extent of view

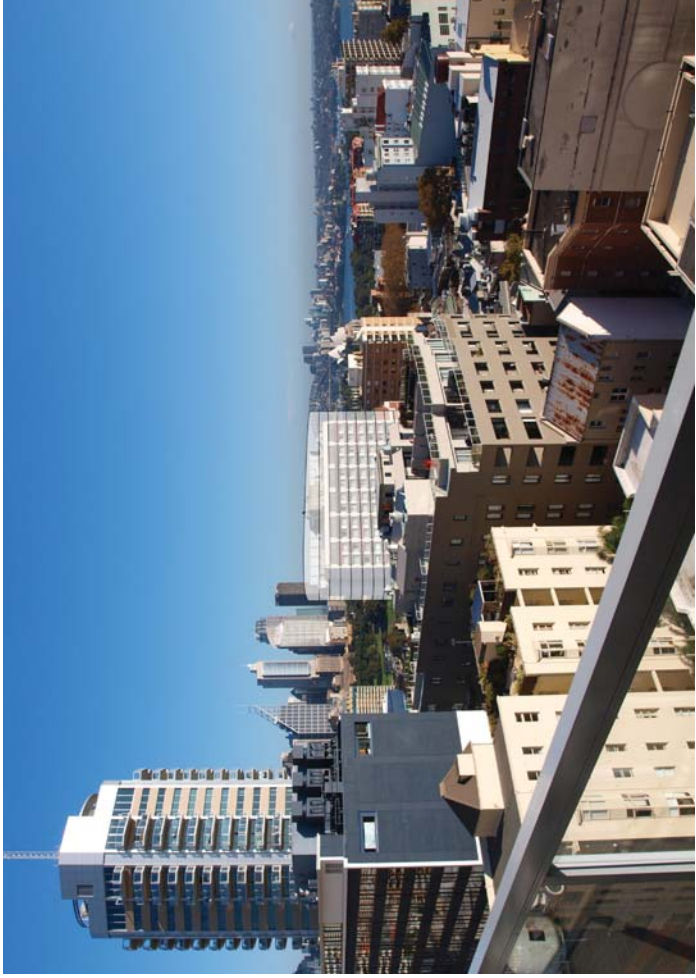


04 Location of view

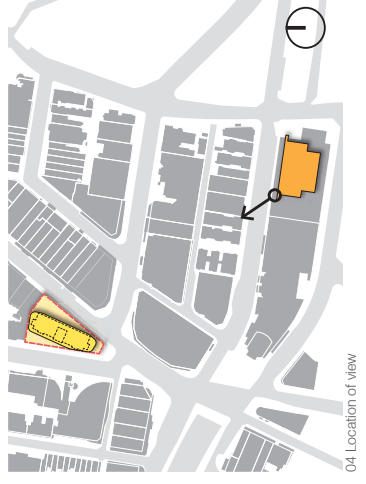
2.5.1 1701, 3 Kings Cross Road (Altair Apartments); Living Room Balcony



01 Existing View



02 Proposed View



04 Location of View

2.5.2 1701, 3 Kings Cross Road (Altair Apartments): Living Room



01 Existing View



02 Proposed View

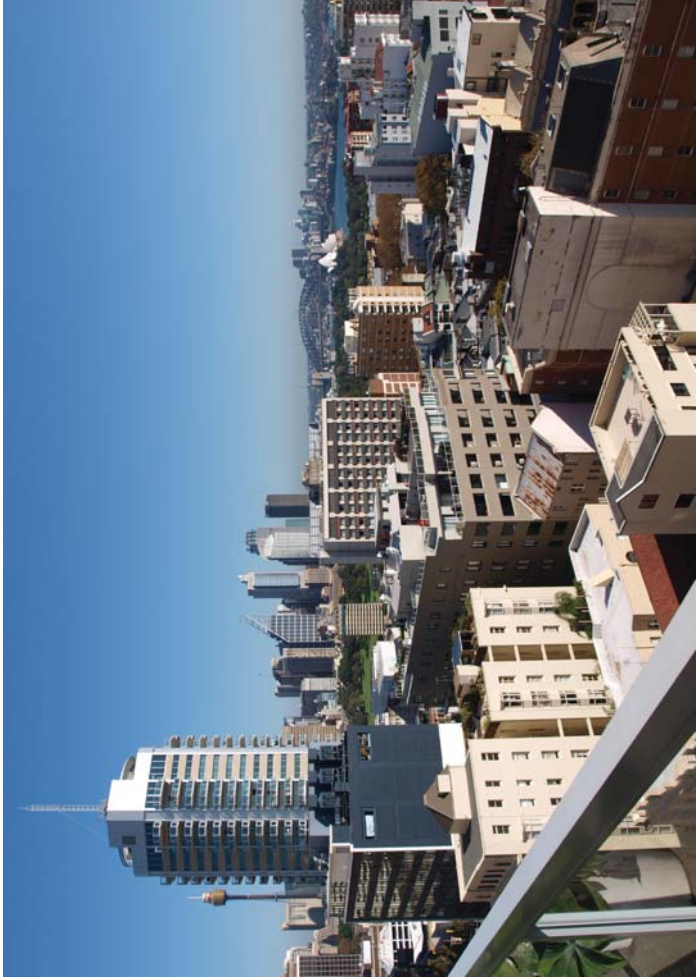


03 Full extent of view

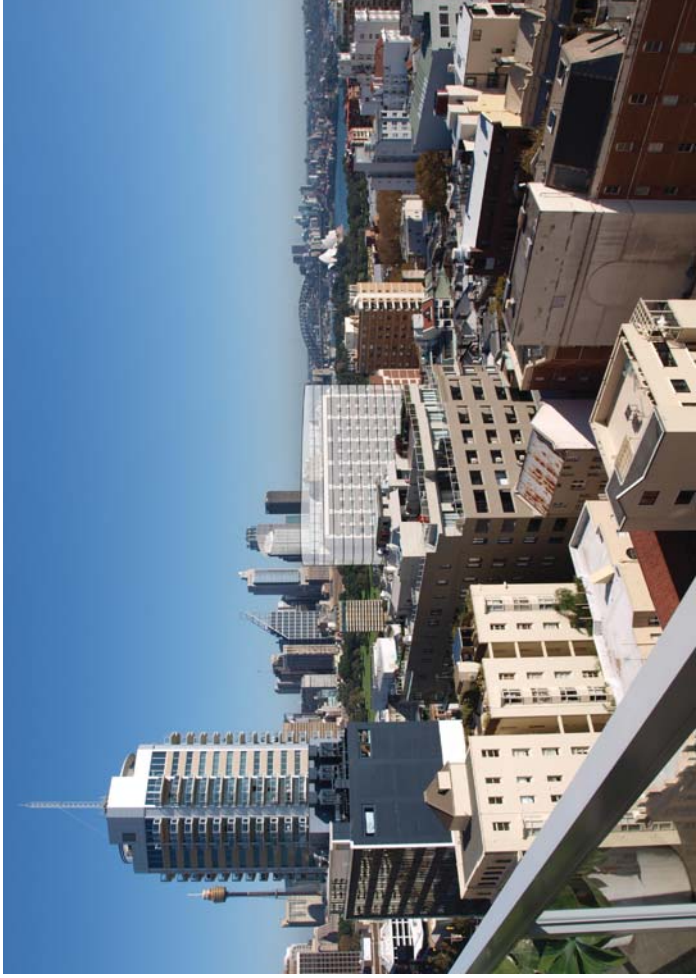


04 Location of view

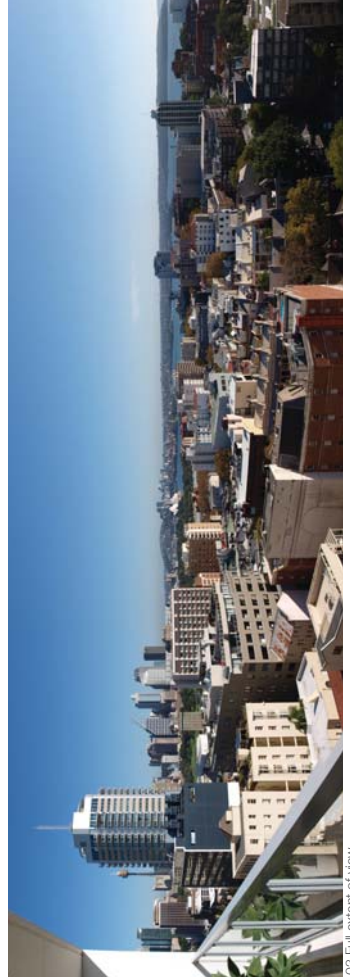
2.6.1 1804, 3 Kings Cross Road (Altair Apartments): Living Room Balcony



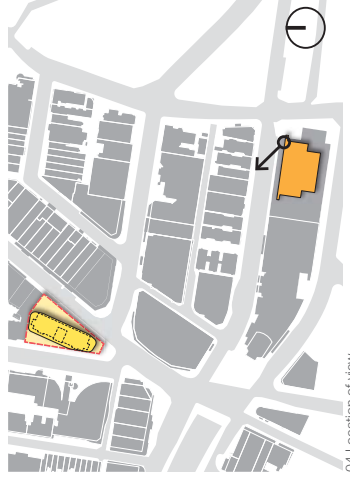
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view



2.6.2 1804, 3 Kings Cross Road (Altair Apartments): Living Room



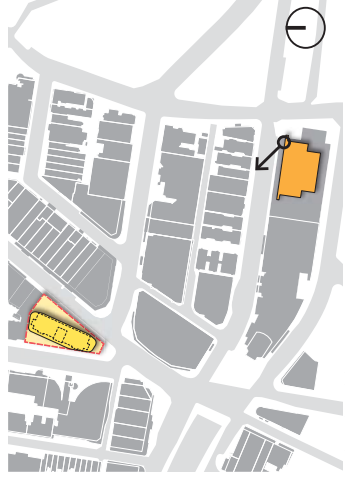
01 Existing View



02 Proposed View



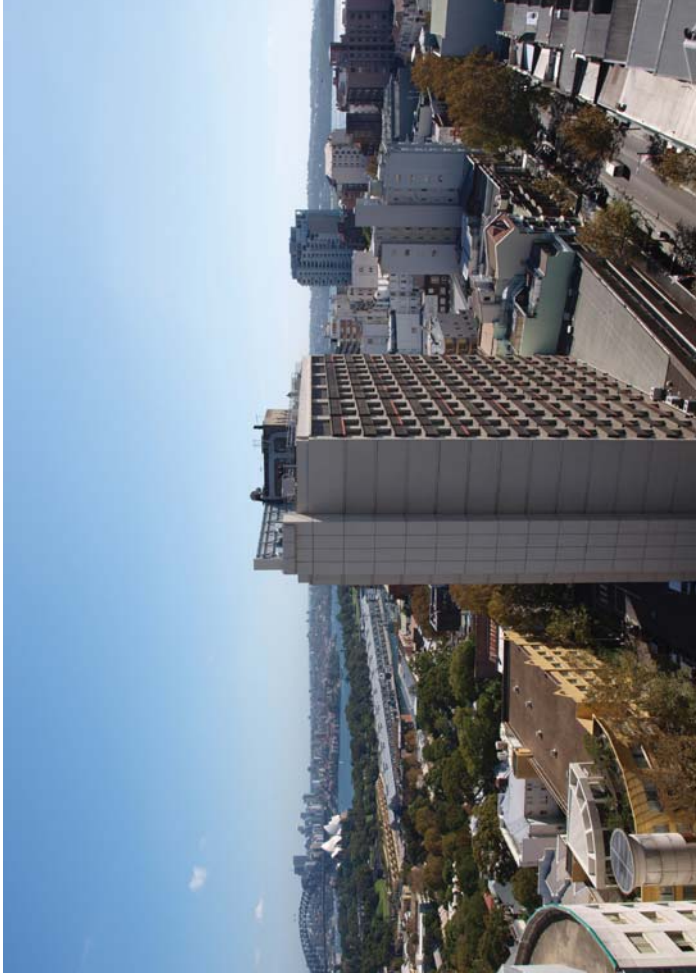
03 Full extent of view



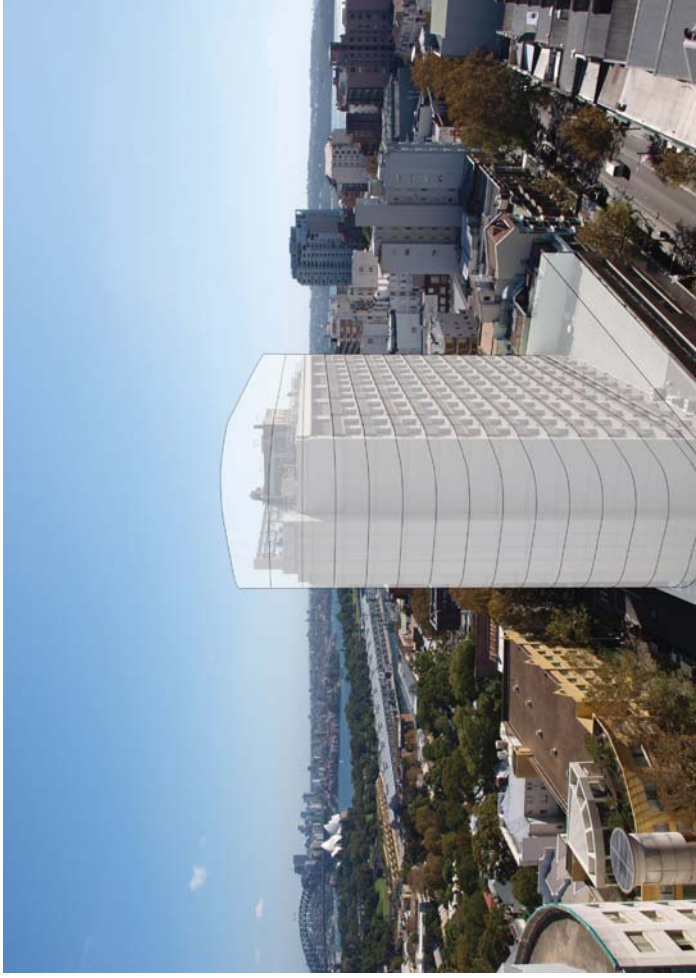
04 Location of view

# ATTACHMENT D

2.7.1 20B, 82-94 Darlinghurst Road (Zenith Apartments); Bedroom Balcony



01 Existing View



02 Proposed View

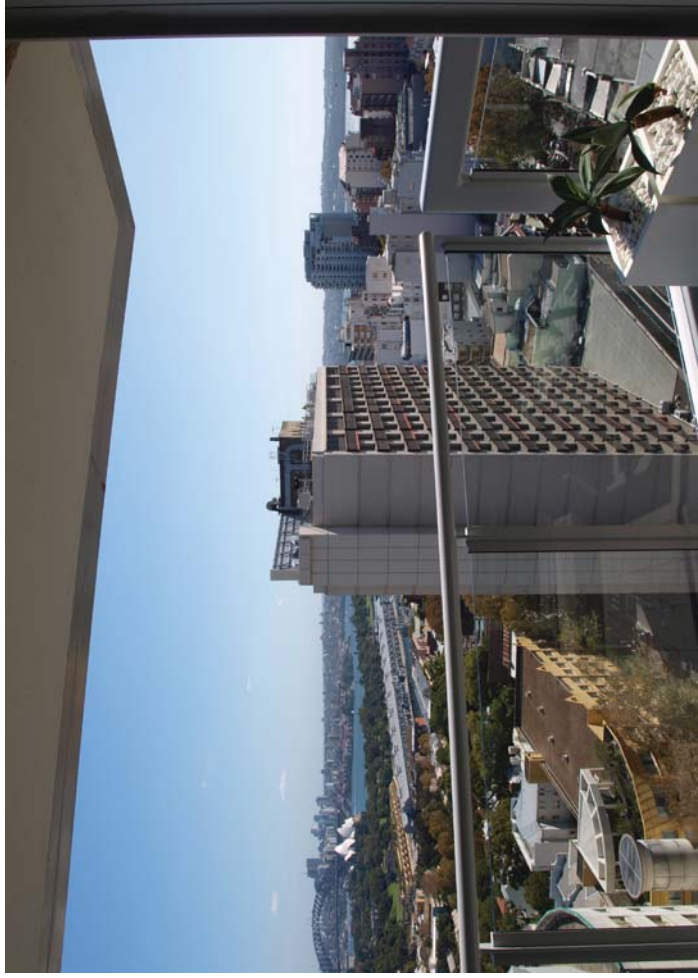


03 Full extent of view

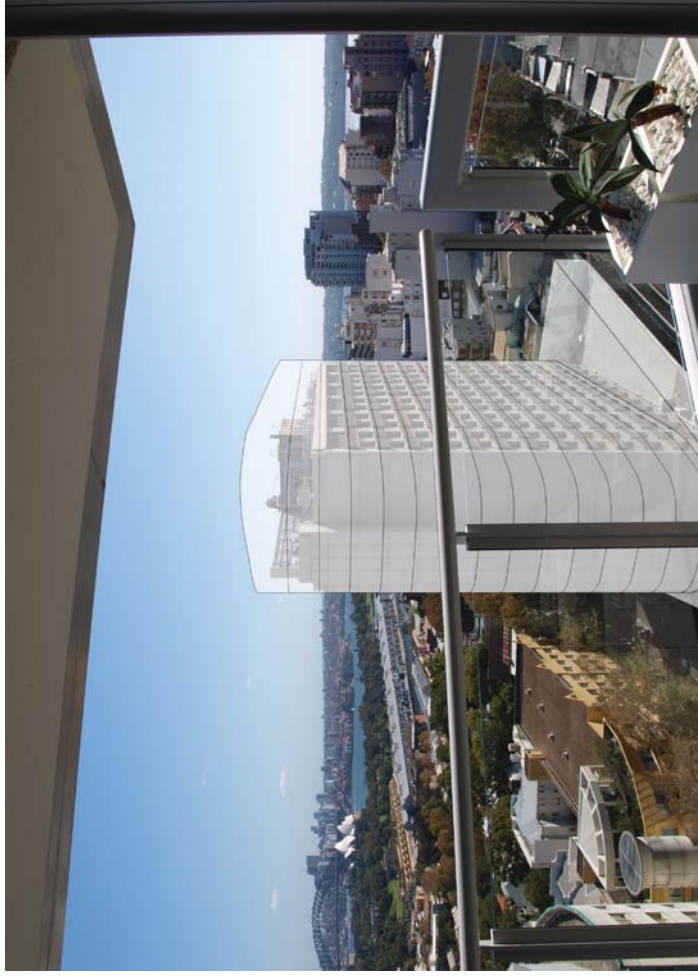


04 Location of view

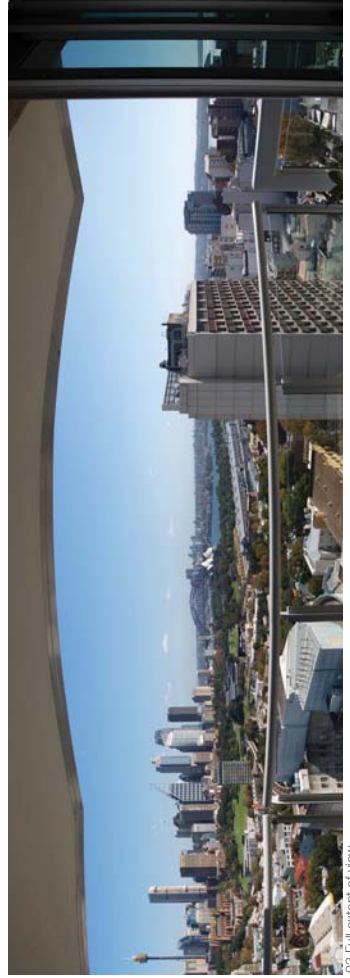
2.7.2 20B, 82-94 Darlinghurst Road (Zenith Apartments); Bedroom



01 Existing View



02 Proposed View

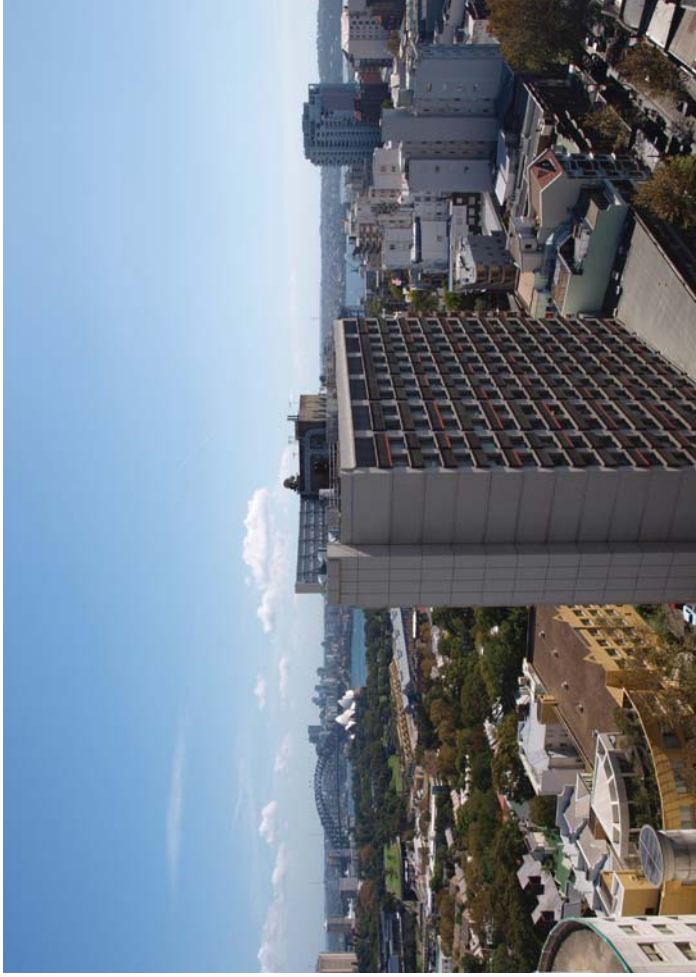


03 Full extent of view



04 Location of View

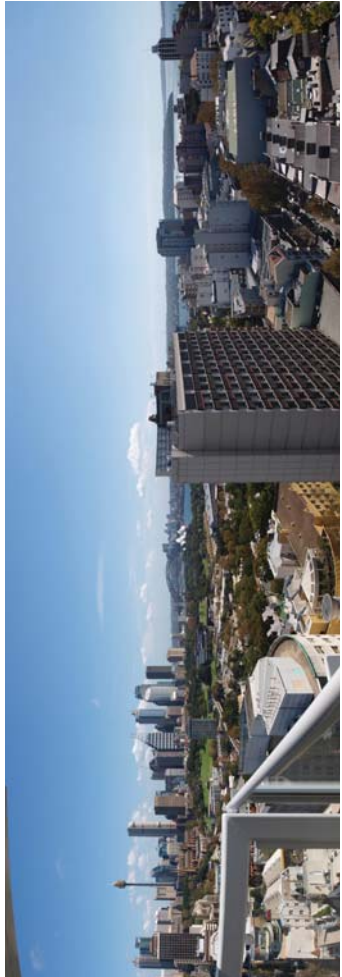
2.8.1 21C, 82-94 Darlinghurst Road (Zenith Apartments); Living Room Balcony



01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

2.8.2 21C, 82-94 Darlington Road (Zenith Apartments): Living Room



01 Existing View



02 Proposed View

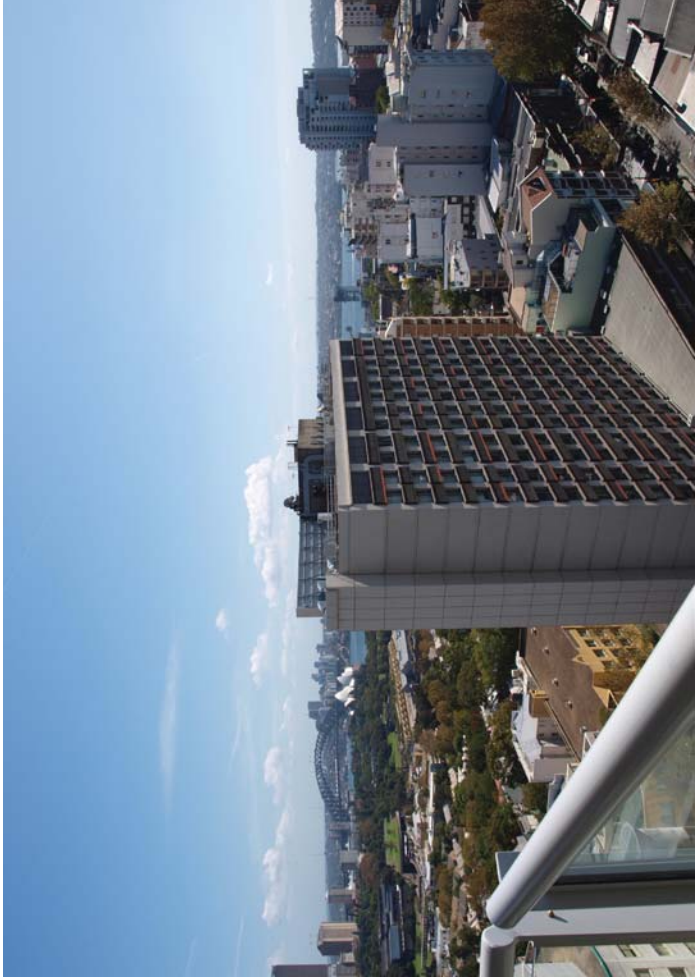


03 Full extent of view



04 Location of view

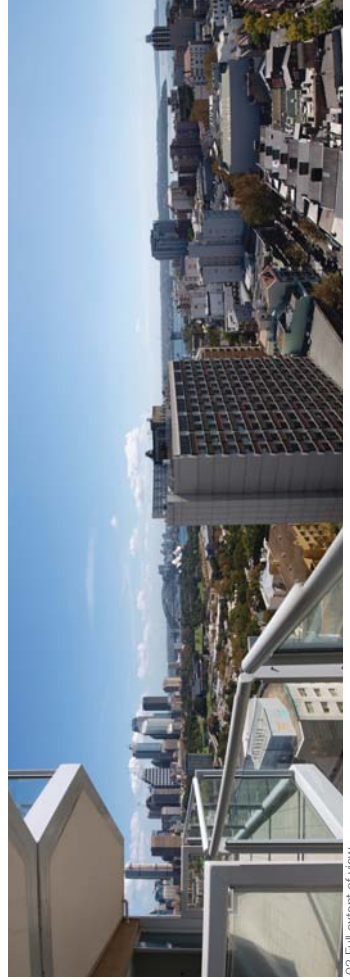
2.8.3 21C, 82-94 Darlinghurst Road (Zenith Apartments): Bedroom Balcony



01 Existing View



02 Proposed View



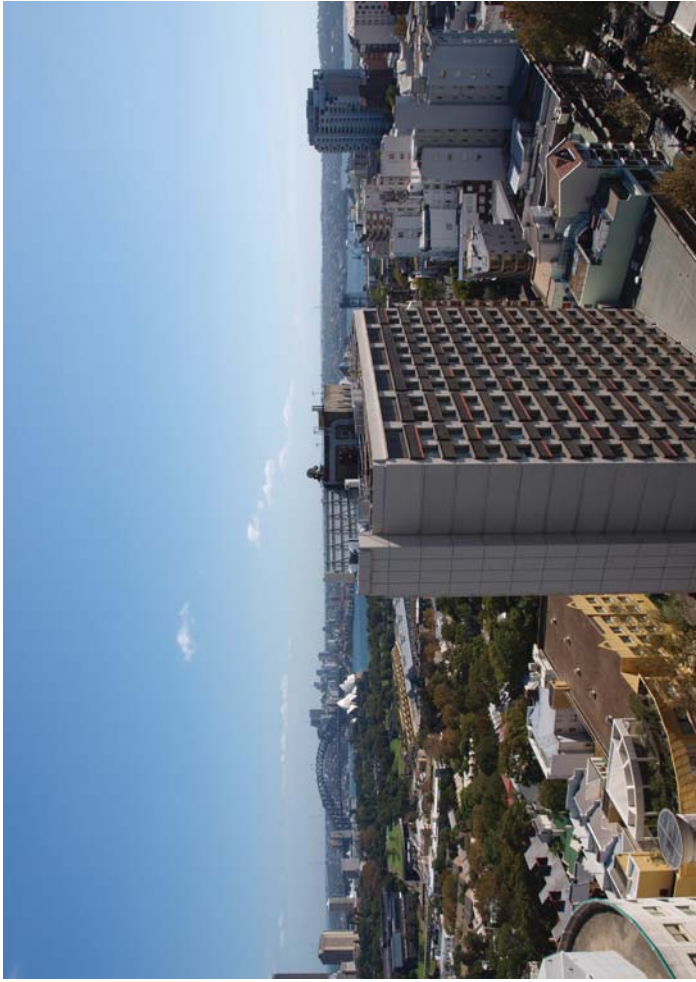
03 Full extent of view

# ATTACHMENT D

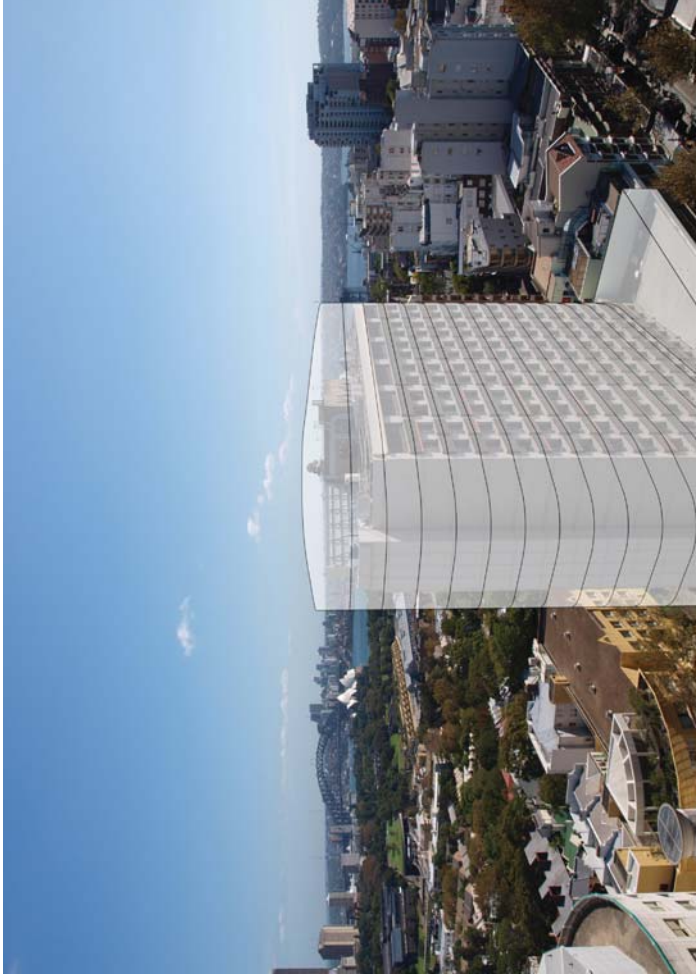


04 Location of view

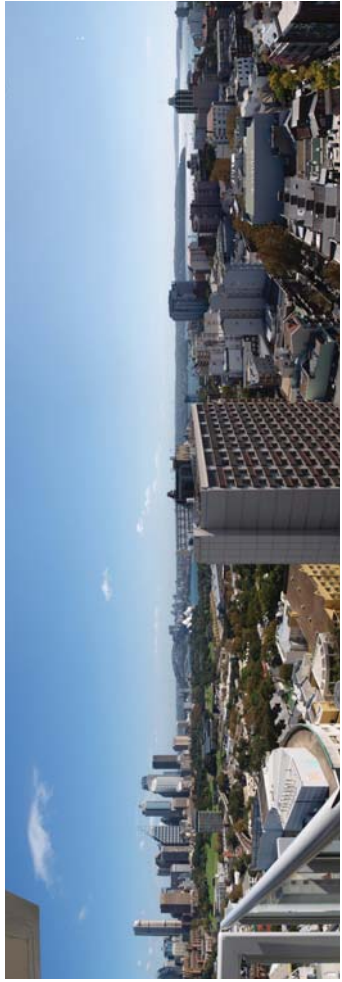
2.9.1 22C, 82-94 Darlinghurst Road (Zenith Apartments); Living Room Balcony



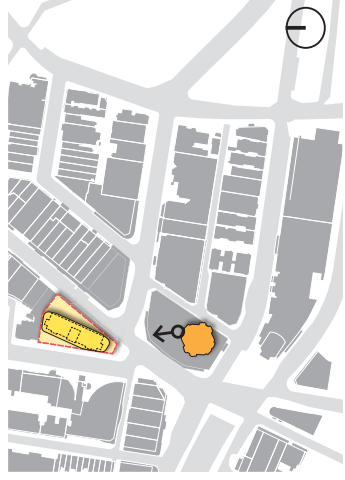
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

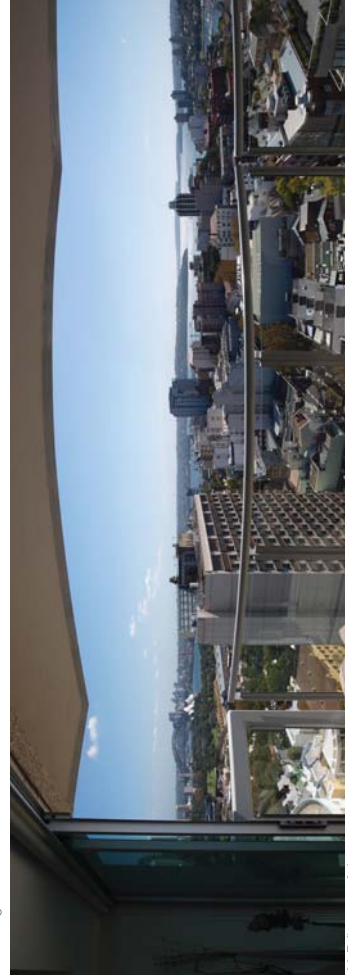
2.9.2 22C, 82-94 Darlinghurst Road (Zenith Apartments); Living Room



01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view



2.9.3 22C, 82-94 Darlinghurst Road (Zenith Apartments); Bedroom Balcony



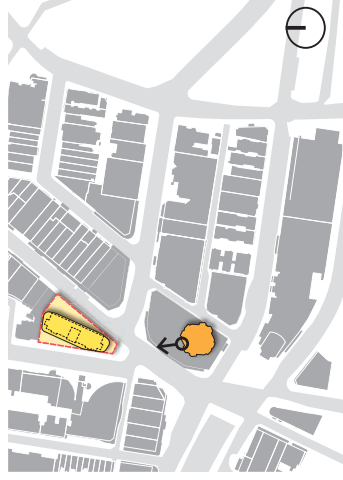
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

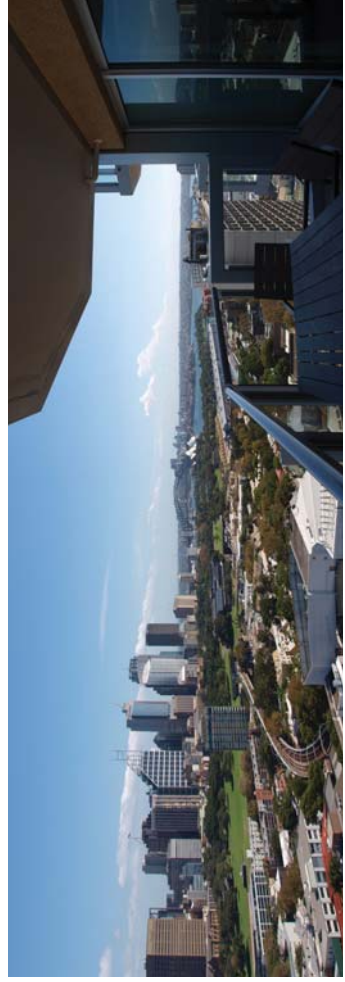
2.10.1 23B, 82-94 Darlinghurst Road (Zenith Apartments): Living Room Balcony



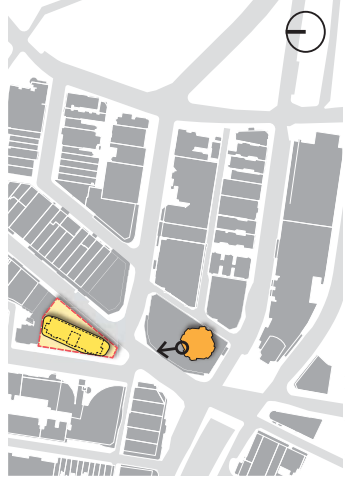
01 Existing View



02 Proposed View

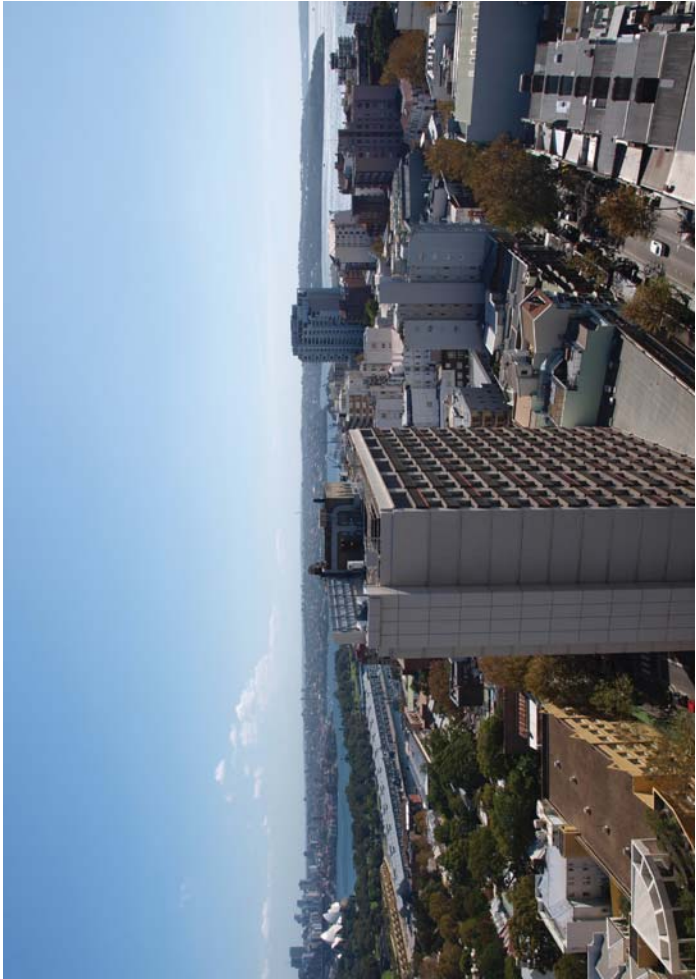


03 Full extent of view

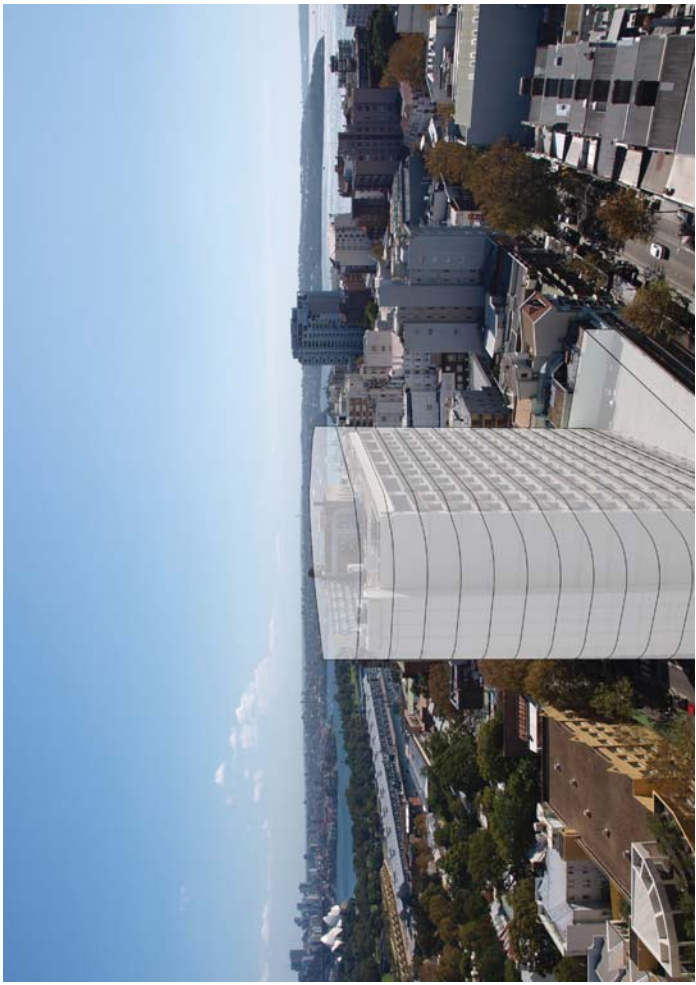


04 Location of view

2.10.2 23B, 82-94 Darlinghurst Road (Zenith Apartments): Bedroom Balcony



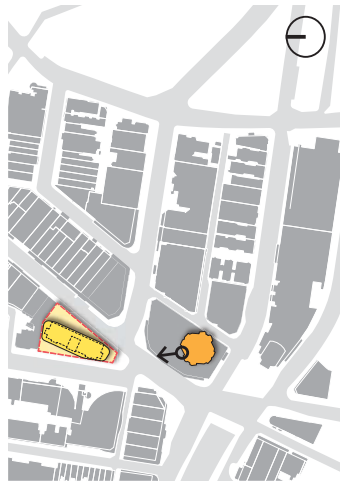
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

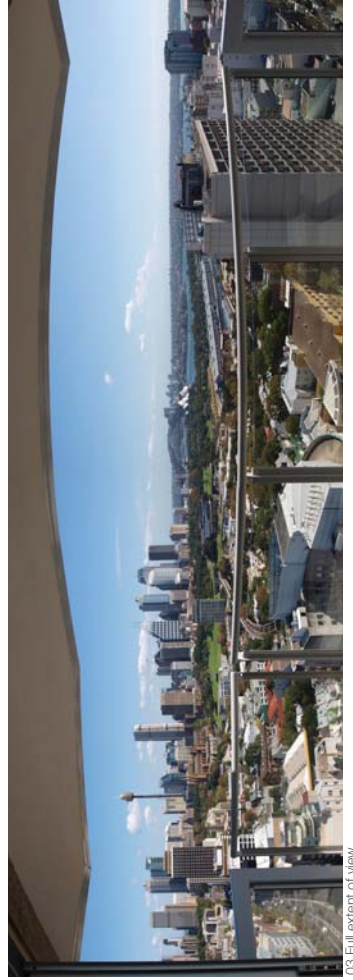
2.10.3 23B, 82-94 Darlinghurst Road (Zenith Apartments): Bedroom



01 Existing View



02 Proposed View

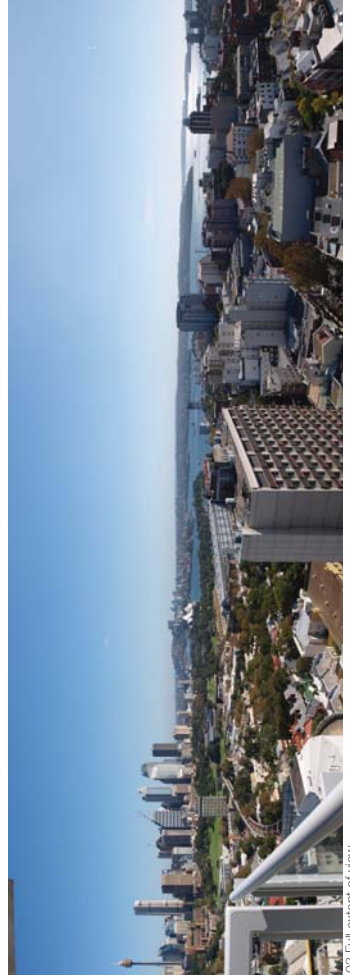
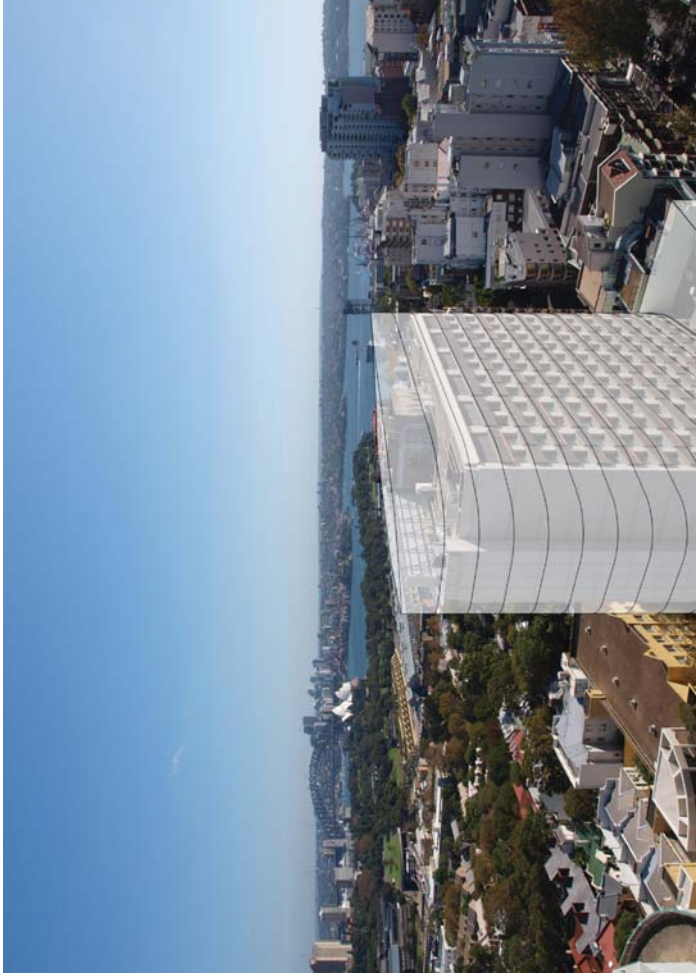
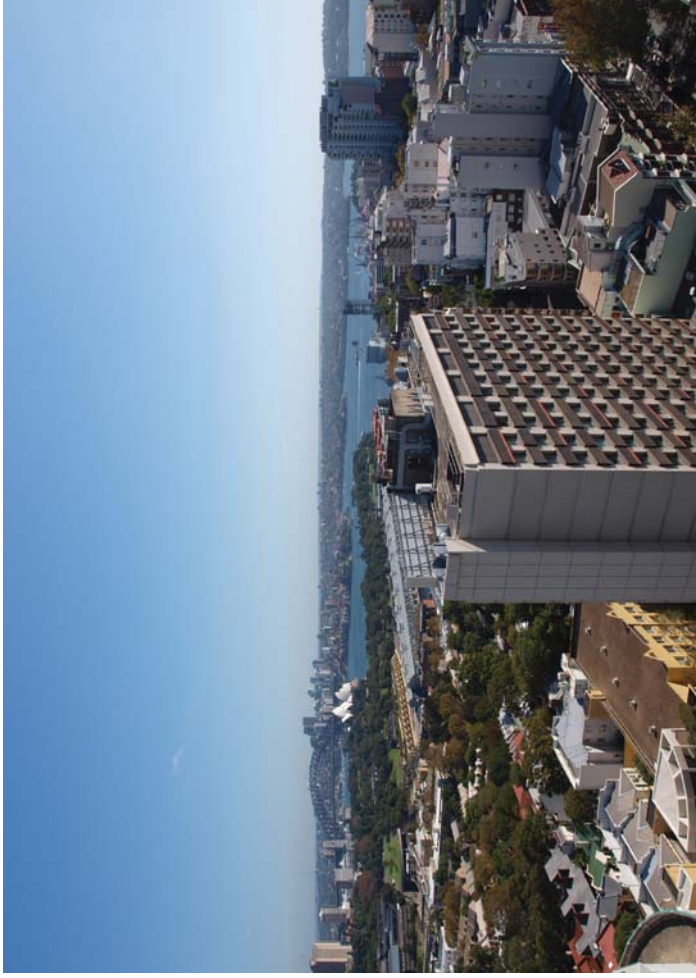


03 Full extent of view



04 Location of View

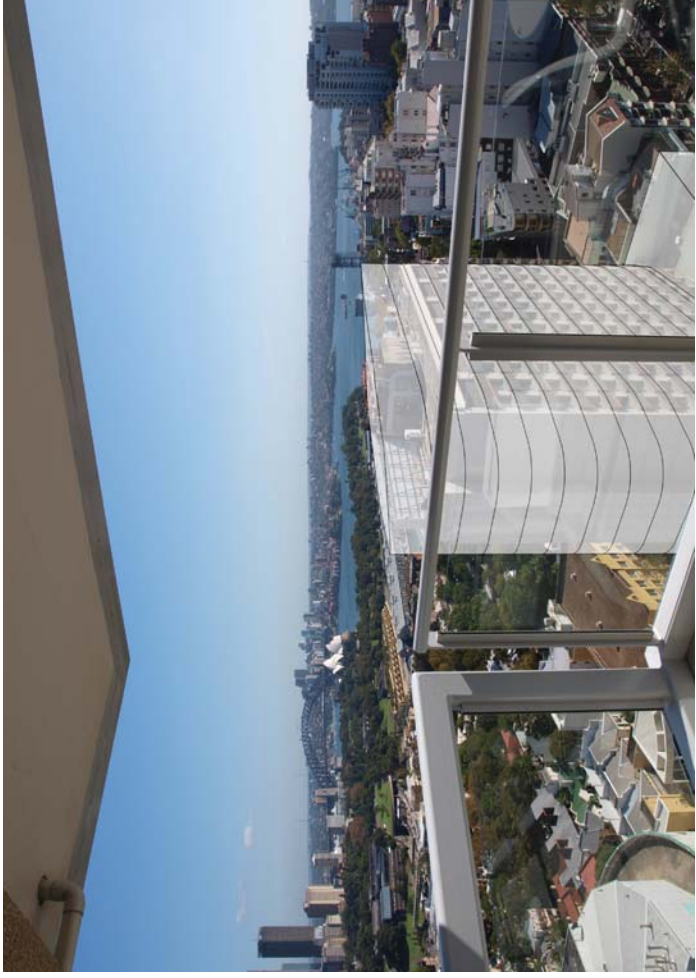
2.11.1 25C, 82-94 Darlinghurst Road (Zenith Apartments); Living Room Balcony



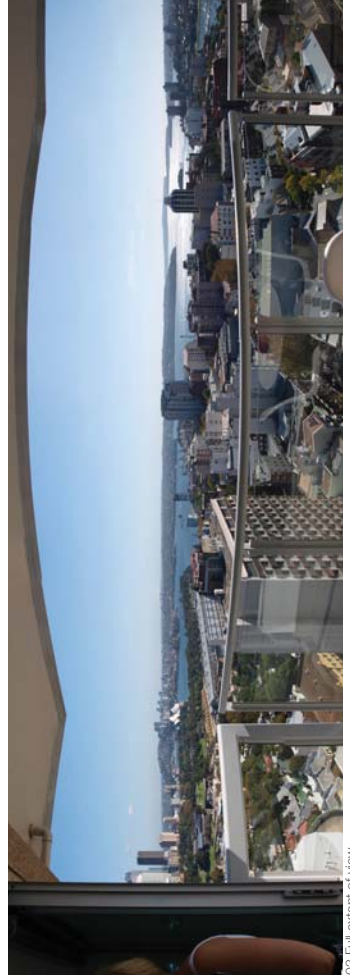
2.11.2 25C, 82-94 Darlinghurst Road (Zenith Apartments): Living Room



01 Existing View



02 Proposed View

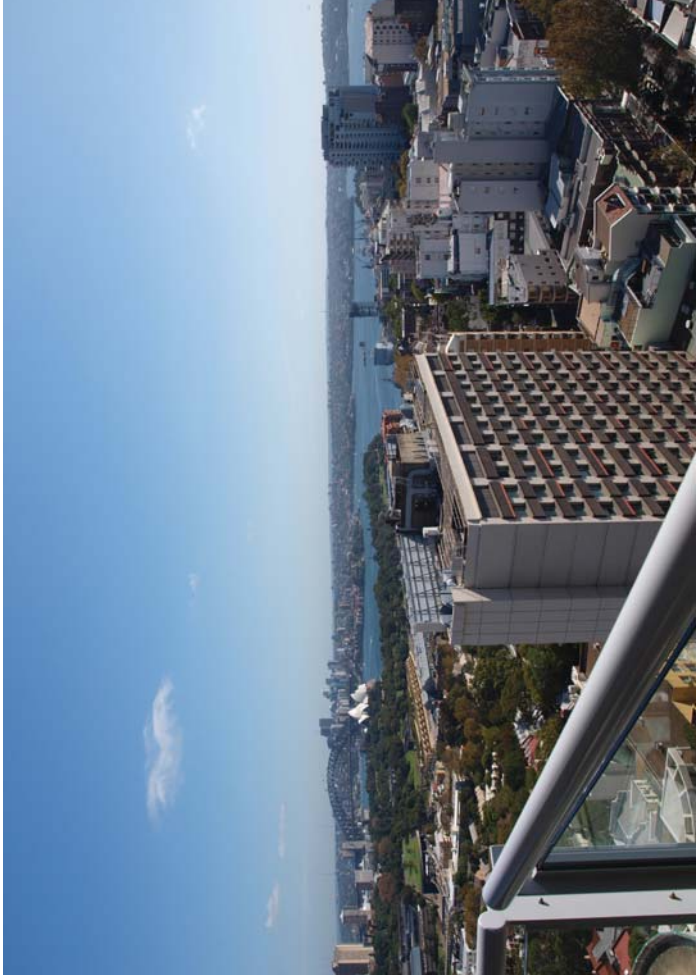


03 Full extent of view



04 Location of view

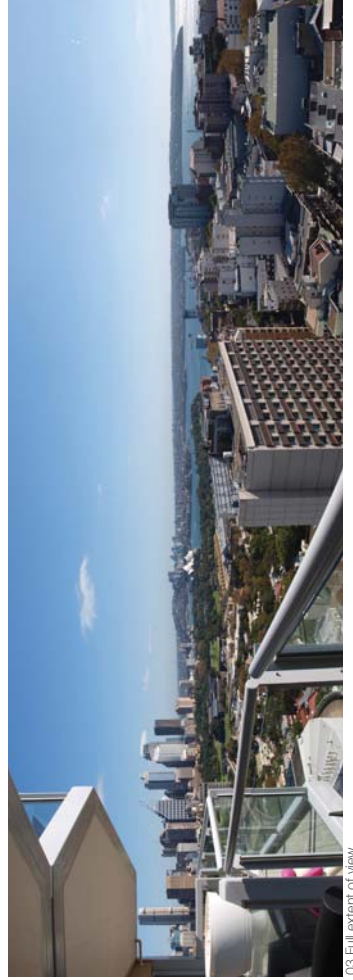
2.11.3 25C, 82-94 Darlinghurst Road (Zenith Apartments); Second Balcony



01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

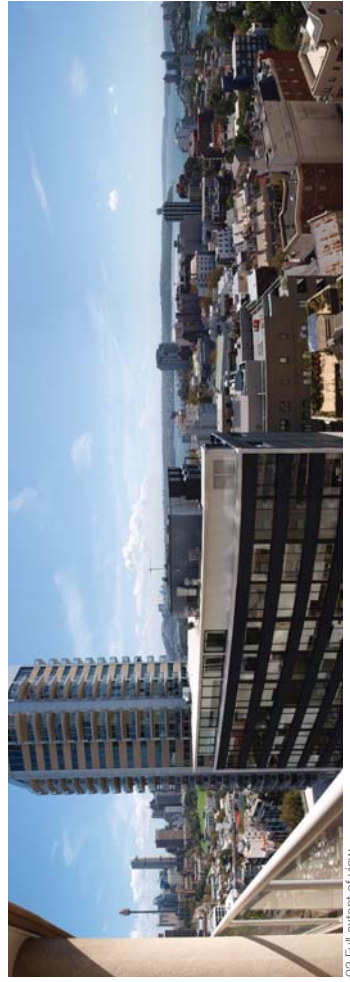
2.1.2.1 1809, 1 Kings Cross Road (The Elan): Living Room Balcony



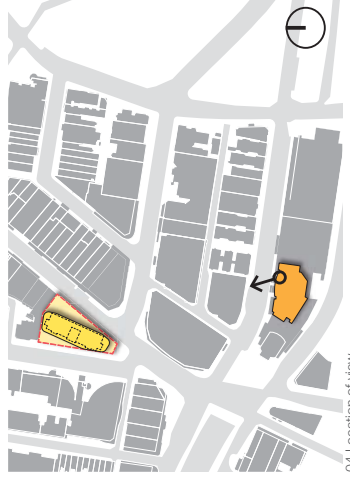
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view



2.12.2 1809, 1 Kings Cross Road (The Eilan): Kitchen



01 Existing View



02 Proposed View



03 Location of View

2.1.2.3 1809, 1 Kings Cross Road (The Elan): Bedroom



01 Existing View



02 Proposed View



03 Location of view

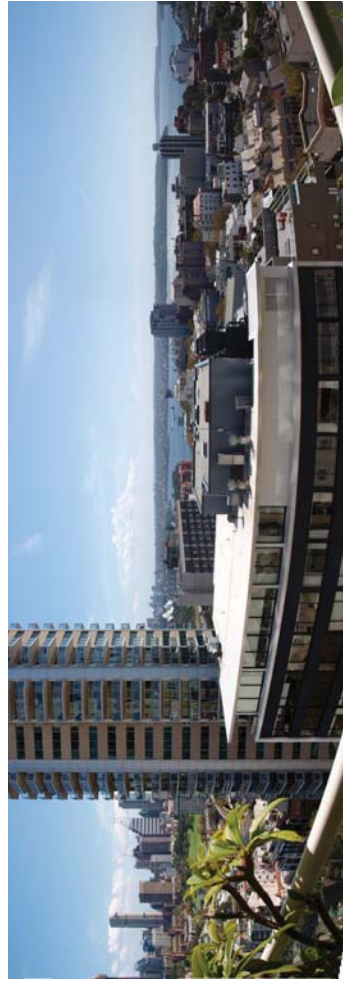
2.13.1 1905, 1 Kings Cross Road (The Elan): Living Room Balcony



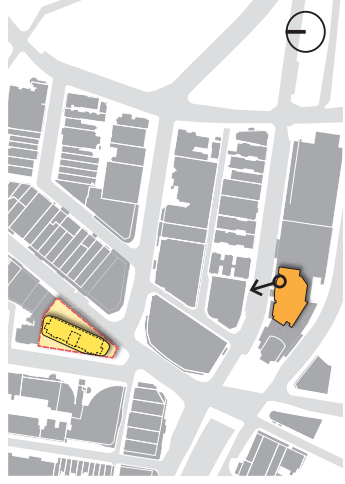
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

2.1.3.2 1905, 1 Kings Cross Road (The Elan): Living Room



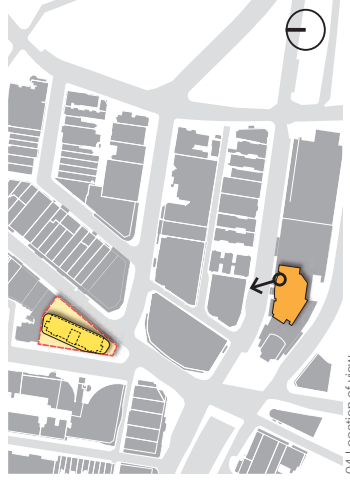
01 Existing View



02 Proposed View



03 Full extent of view

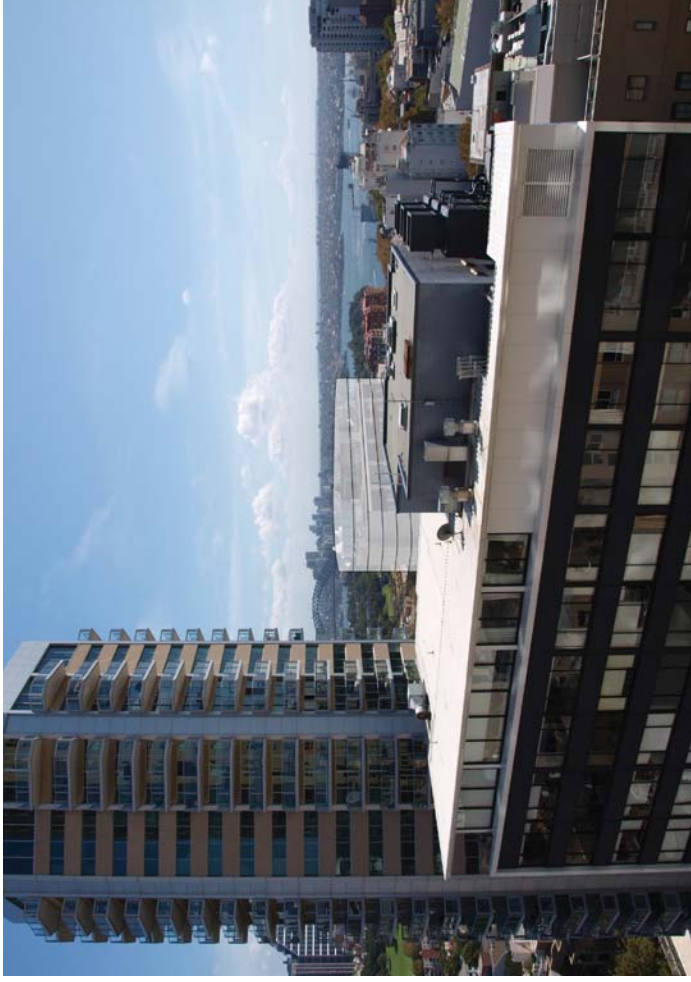


04 Location of view

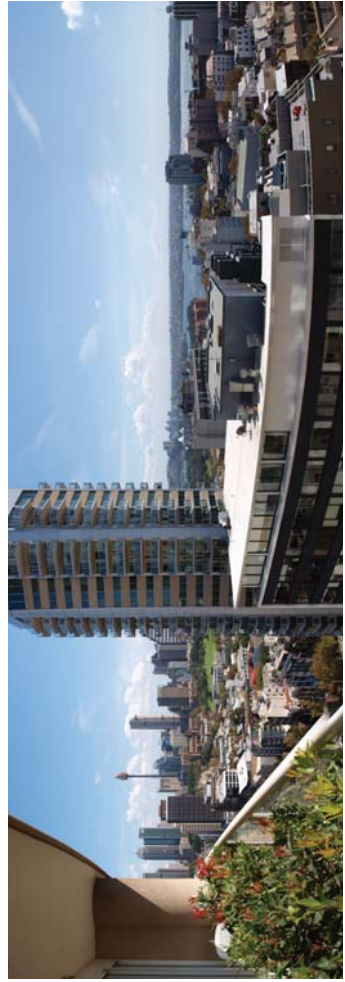
2.13.3 1905, 1 Kings Cross Road (The Elan): Bedroom Balcony



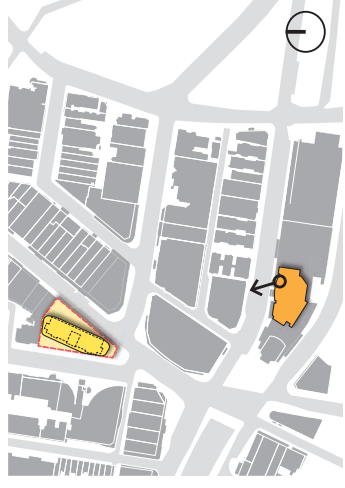
01 Existing View



02 Proposed View

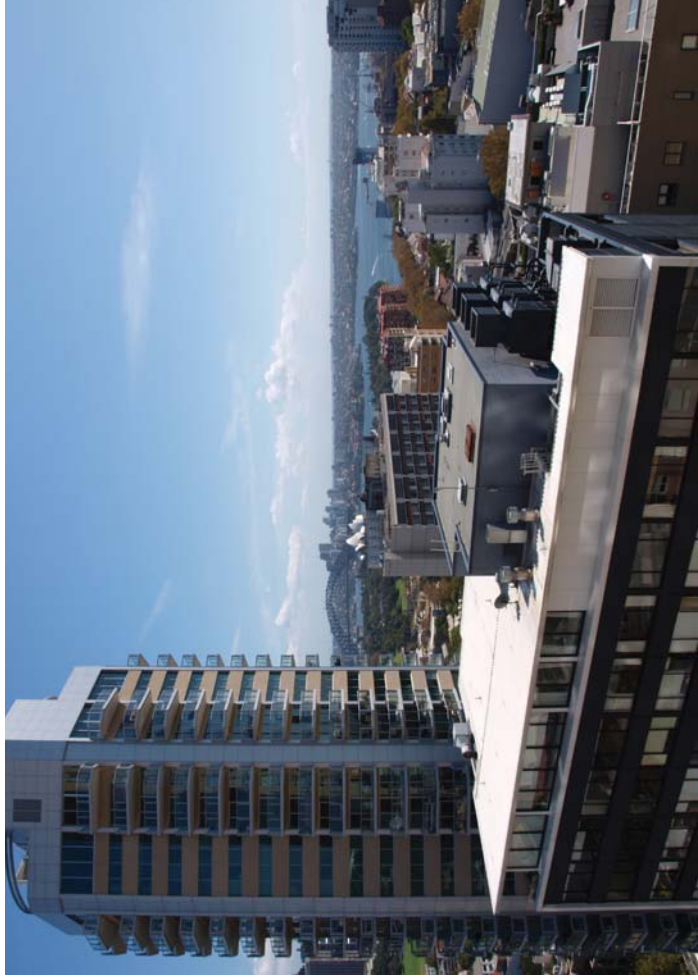


03 Full extent of view

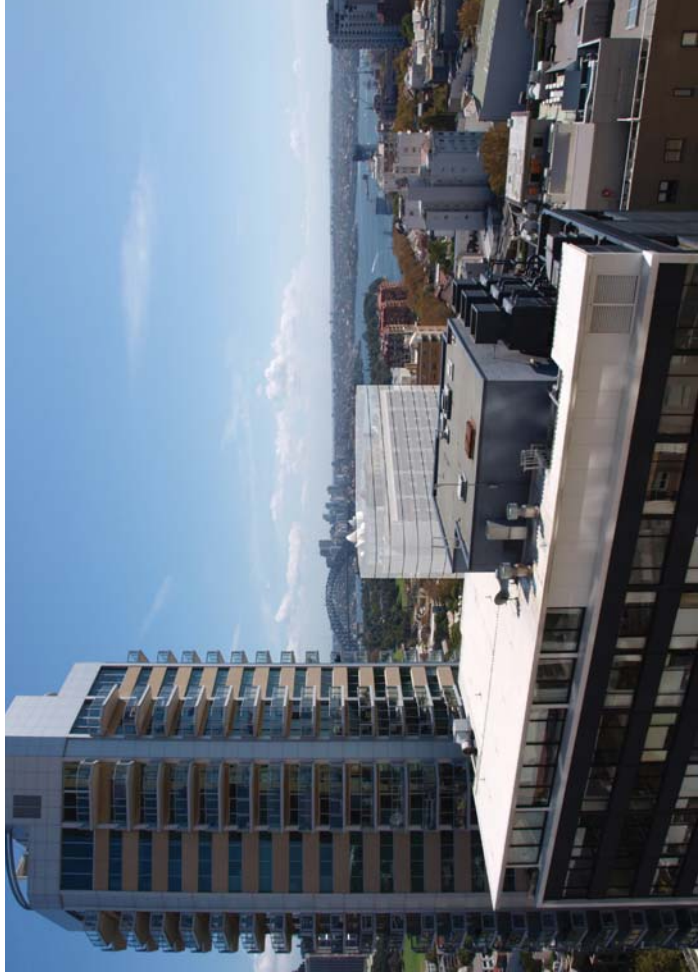


04 Location of view

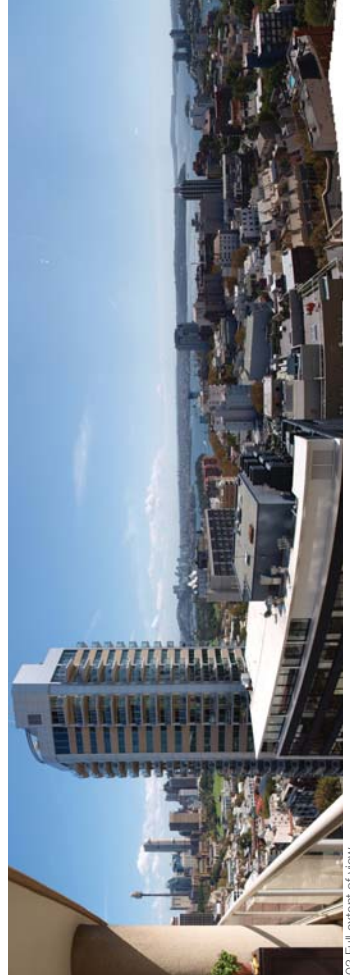
2.1.4.1 2006, 1 Kings Cross Road (The Elan): Living Room Balcony



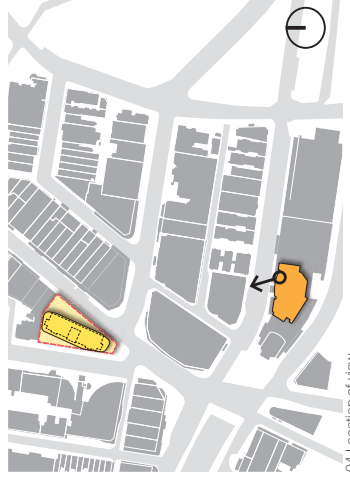
01 Existing View



02 Proposed View

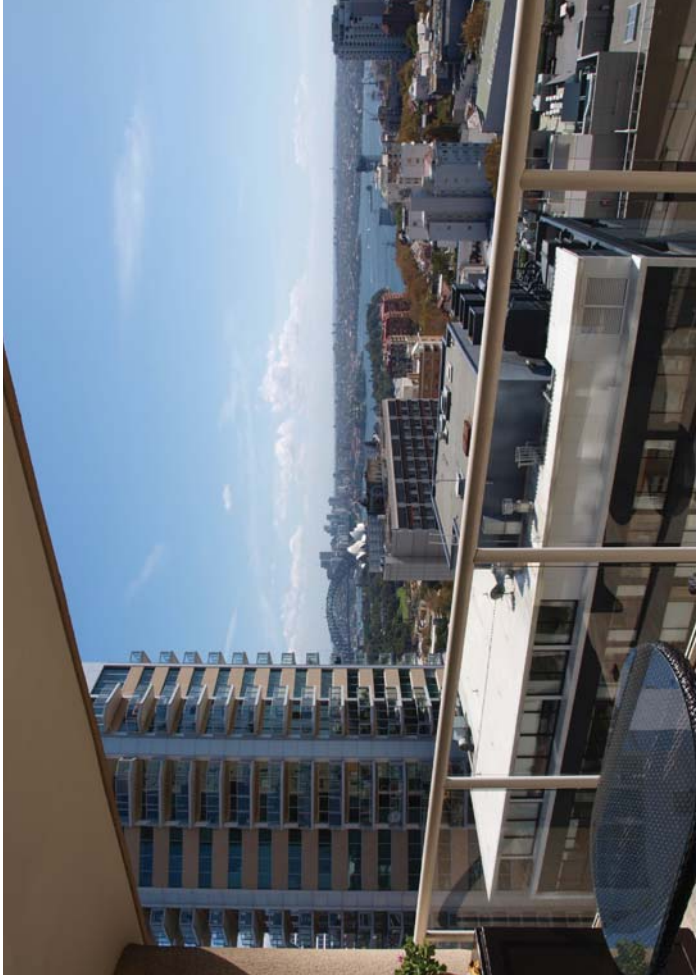


03 Full extent of view

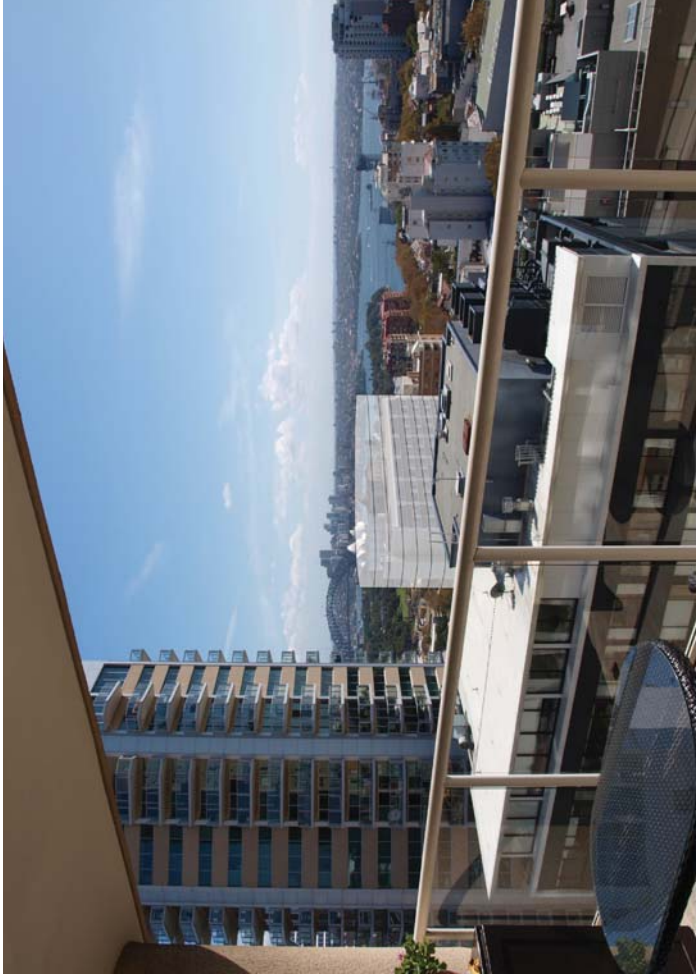


04 Location of View

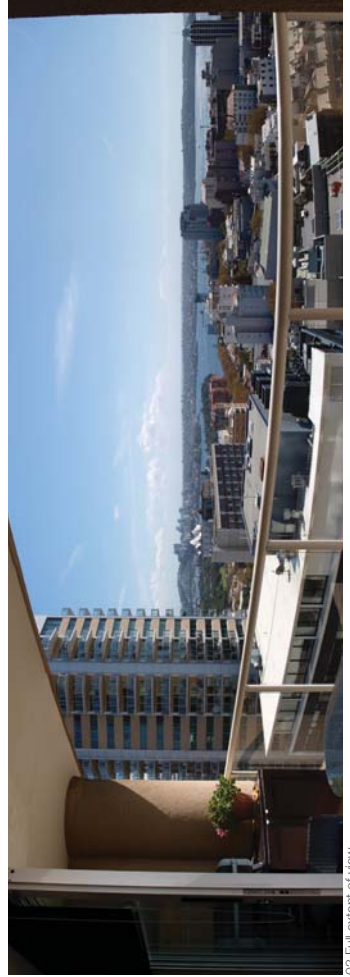
2.1.4.2 2006, 1 Kings Cross Road (The Elan): Living Room



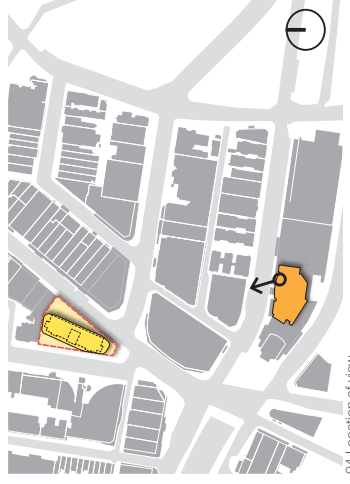
01 Existing View



02 Proposed View

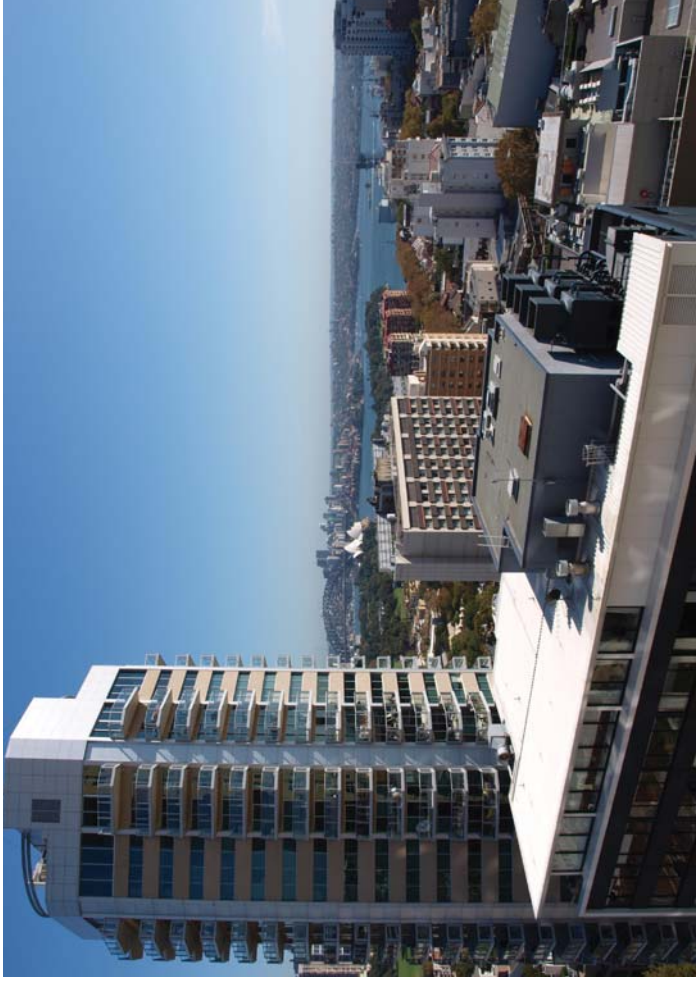


03 Full extent of view

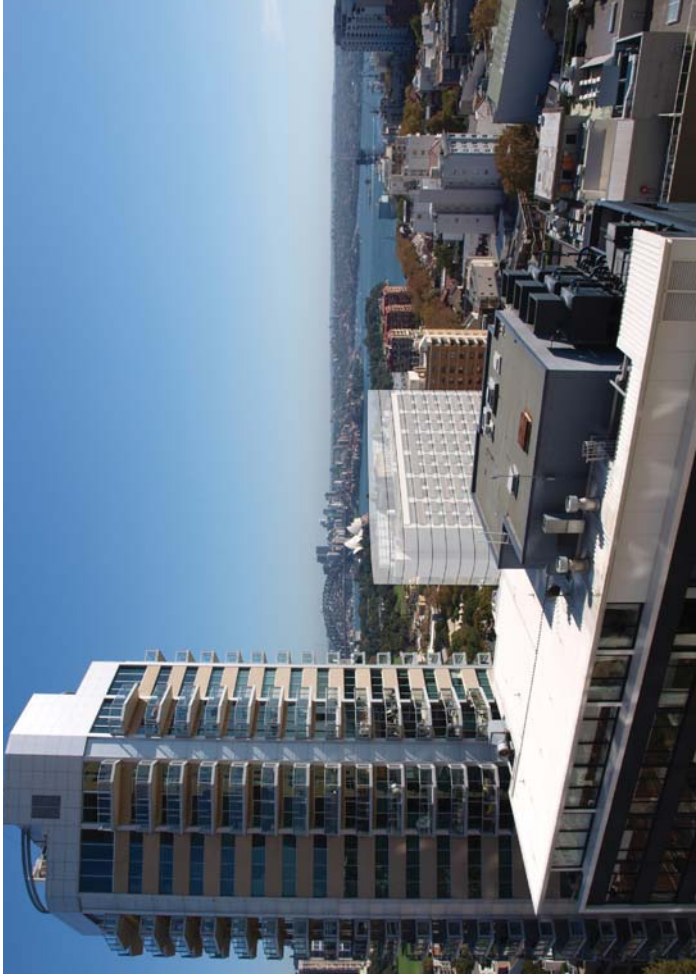


04 Location of view

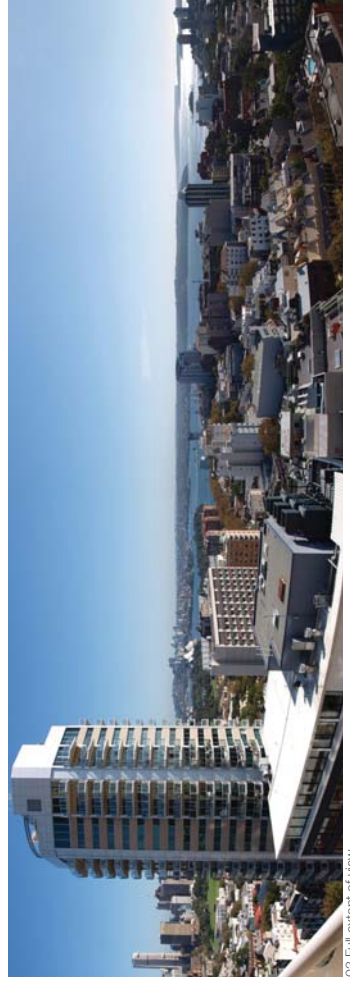
2.15.1 2106, 1 Kings Cross Road (The Elan): Living Room Balcony



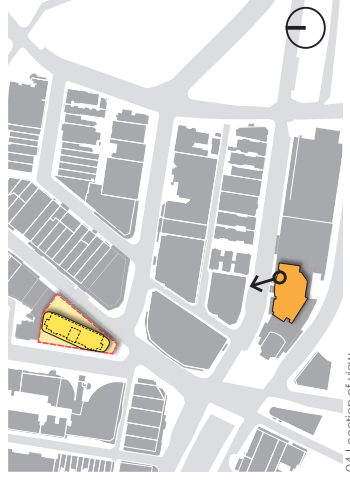
01 Existing View



02 Proposed View



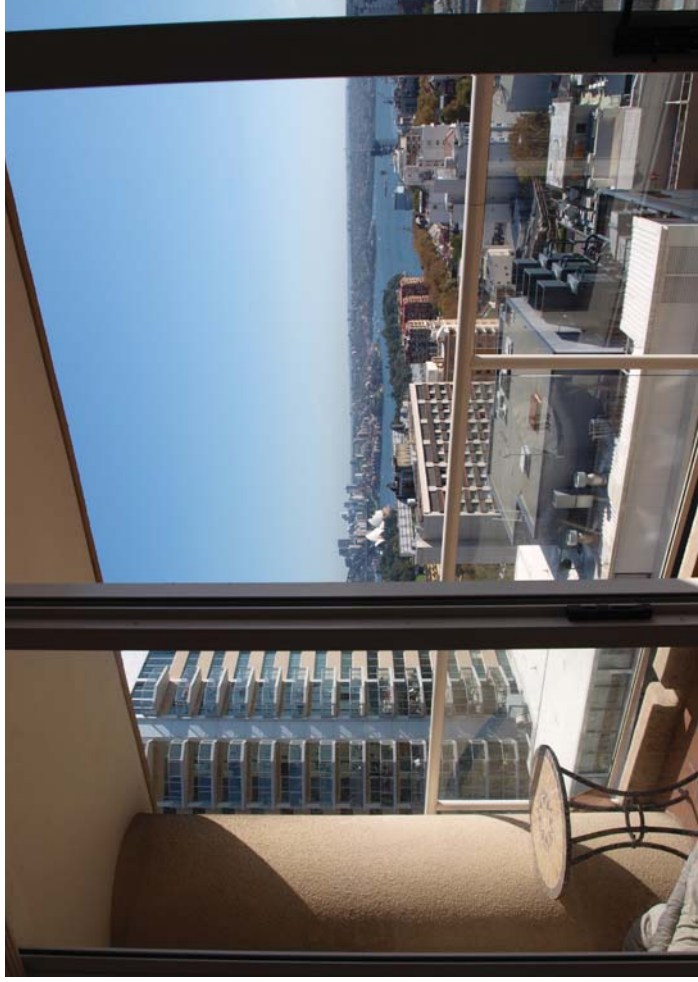
03 Full extent of view



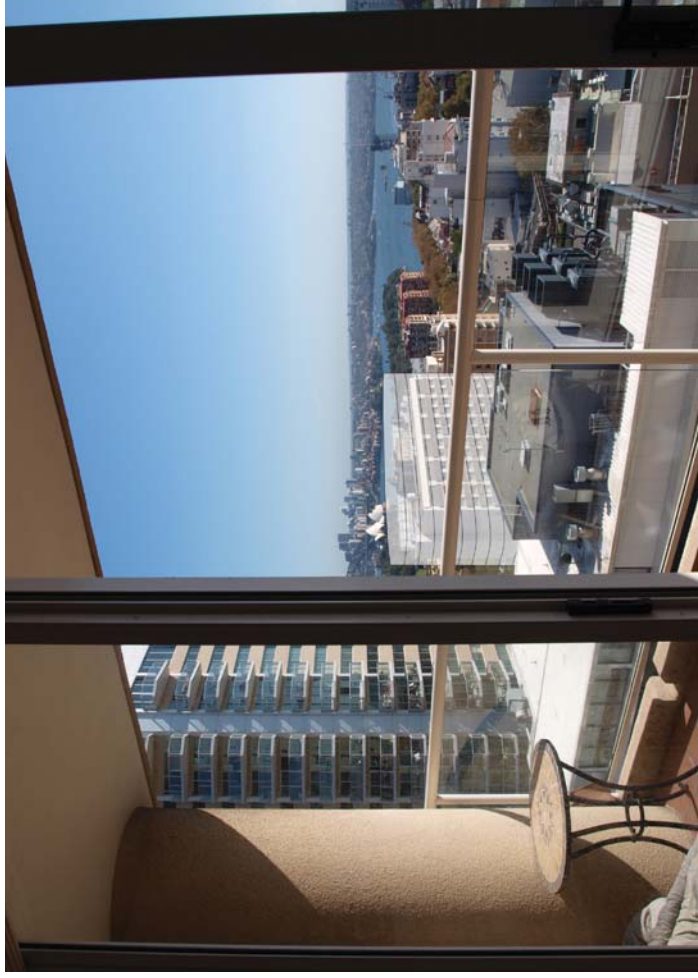
04 Location of view



2.15.2 2106, 1 Kings Cross Road (The Elan): Living Room



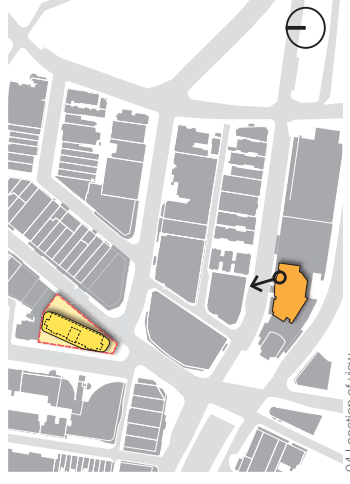
01 Existing View



02 Proposed View



03 Full extent of view



04 Location of view

## 3.0 Summary

## 3 Kings Cross Road (Altair Apartments)

Unit	Area	Commentary
1203	Living room	Existing views are unaffected.
	Living room balcony	Existing views are unaffected.
1301	Living room	Existing view of Sydney Harbour Bridge will be partially obstructed on the southern side.
	Living room balcony	Existing view of Sydney Harbour Bridge will be partially obstructed on the southern side.
1302	Living room	Existing view of Sydney Harbour Bridge will be partially obstructed on southern side.
	Living room balcony	Existing view of Sydney Harbour Bridge will be partially obstructed on southern side.
1303	Living room	Existing views are unaffected.
	Living room balcony	Existing views are unaffected.
1701	Living room	View of Sydney Harbour Bridge will be partially obstructed on southern side.
	Living room balcony	View of Sydney Harbour Bridge will be partially obstructed on southern side.
1804	Living room	Existing views are unaffected.
	Living room balcony	Existing views are unaffected.

## 82-94 Darlinghurst Road (Zenith Apartments)

Unit	Area	Commentary
20B	Bedroom balcony	Existing views are unaffected.
	Bedroom	Existing views are unaffected.
21C	Living room balcony	Existing views are unaffected.
	Living room	Existing views are unaffected.
22C	Bedroom balcony	View of Sydney Harbour will be slightly obstructed east of Opera House.
	Living room balcony	Existing views are unaffected.
22C	Living Room	Existing views are unaffected.
	Bedroom balcony	View of Sydney Harbour east of Opera House, and Woolloomooloo Bay will be slightly obstructed.
23B	Living room balcony	Existing view of Sydney Harbour will be slightly obscured east of Woolloomooloo Bay.
	Bedroom balcony	View of Sydney Harbour and Woolloomooloo Bay will be slightly obstructed
25C	Bedroom	View of Sydney Harbour and Woolloomooloo Bay will be slightly obstructed
	Living room balcony	Existing view of Woolloomooloo Bay will be slightly obstructed.
25C	Living room	Existing view of Woolloomooloo Bay will be slightly obstructed.
	Second balcony	Existing view of Woolloomooloo Bay will be slightly obstructed.

## 3 Kings Cross Road (The Elan)

Unit	Area	Commentary
1809	Living room balcony	Existing view of the Sydney Harbour Bridge and North Sydney skyline will be obscured.
	Kitchen	Existing view of the Sydney Harbour Bridge and North Sydney skyline will be obscured.
	Bedroom	Existing view of the Sydney Harbour Bridge and North Sydney skyline will be obscured.
1905	Living room balcony	Existing view of the Sydney Opera House and Harbour will be partially obscured.
	Living room	Existing view of the Sydney Opera House and Harbour will be partially obscured.
2006	Bedroom balcony	Existing view of the Sydney Opera House and Harbour will be partially obscured.
	Living room balcony	Existing view of the Sydney Opera House and Harbour will be obscured.
2106	Living Room	Existing view of the Sydney Opera House and Harbour will be obscured.
	Living room balcony	Existing view of the Woolloomooloo Bay and Sydney Harbour will be slightly obscured.
2106	Living room	Existing view of the Woolloomooloo Bay and Sydney Harbour will be slightly obscured.



# ATTACHMENT D

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