

Attachment G

View Loss Study

ATTACHMENT A – Consolidated View Loss Study

200 Campbell Street, Darlinghurst

Description

Land Use: Residential apartments

Stories: Approximately seven stories, including ground level

Impacted Apartments: Apartments with a northerly and north-west aspect and a communal roof terrace. Number of apartments unknown.



Source: Google Street view



Source: Domain

Example Level 5 apartment layout

Photomontages



Existing



One storey scenario



Proposed scheme

107-111 Oxford Street, Darlinghurst

Description

Land Use: Residential apartments and ground level non-residential uses

Stories: Approximately five stories, including ground level

Impacted Apartments: Apartments with a northerly aspect, limited to the upper two levels and a communal roof terrace. Number of apartments unknown.



Source: Google Street view



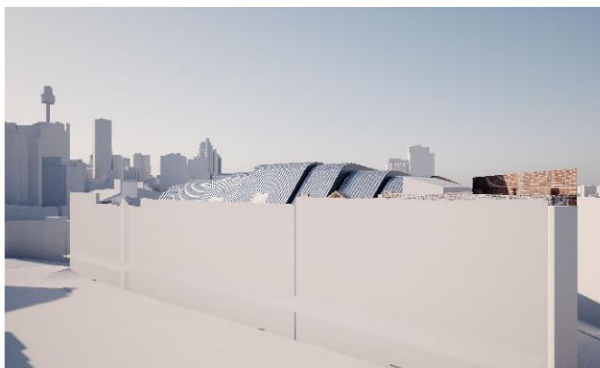
Source: Domain

Example Level 5 apartment layout

Photomontages



Existing



One storey scenario



Proposed scheme

130-132 Oxford Street, Darlinghurst

Description

Land Use: Commercial offices and ground level non-residential use

Stories: Approximately three stories, including ground level

Impacted Areas: Communal roof terrace.



Source: Google Street view



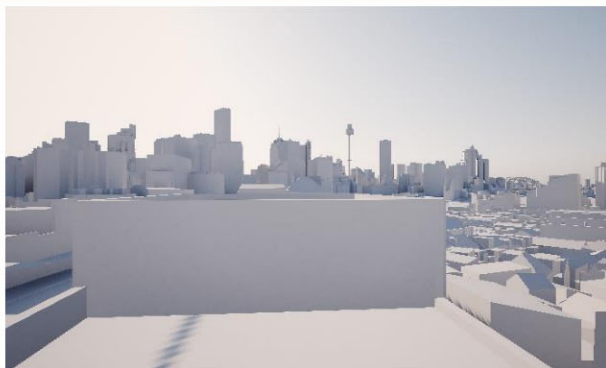
View to the South



Source: Real Commercial View to the North-west

Source: Real Commercial

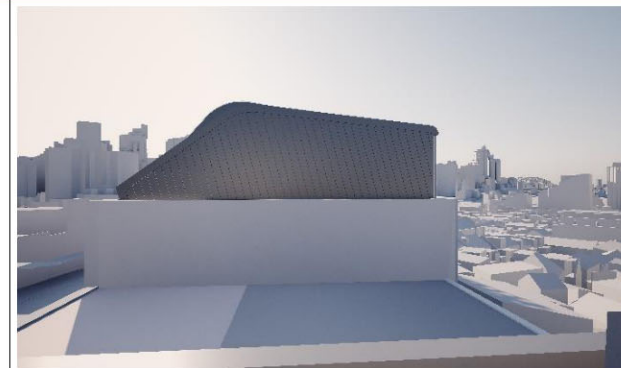
Photomontages



Existing

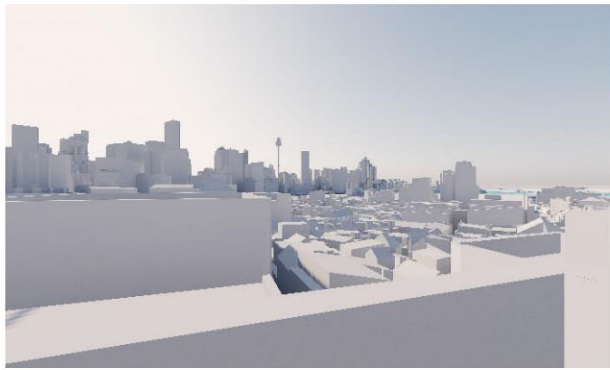


One storey scenario



Proposed scheme

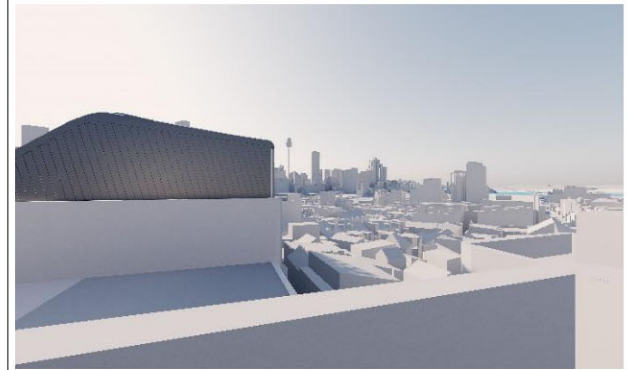
Description



Existing



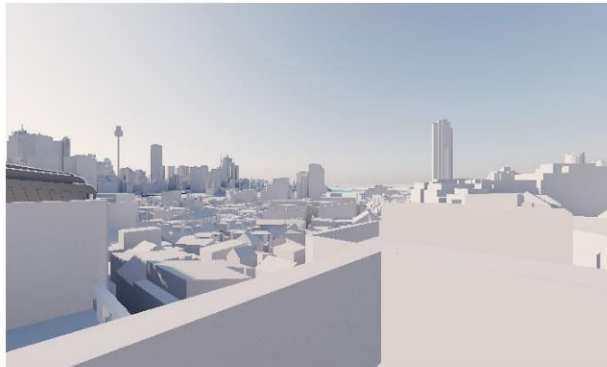
One storey scenario



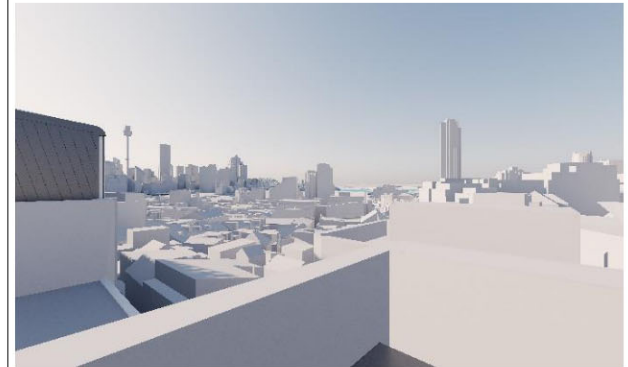
Proposed scheme



Existing



One storey scenario



Proposed scheme

302 Crown Street, Darlinghurst

Description

Land Use: Residential apartments and ground level non-residential use

Stories: Eight stories, including ground level

Impacted Areas: North facing apartments and a communal roof terrace. Number of apartments unknown.

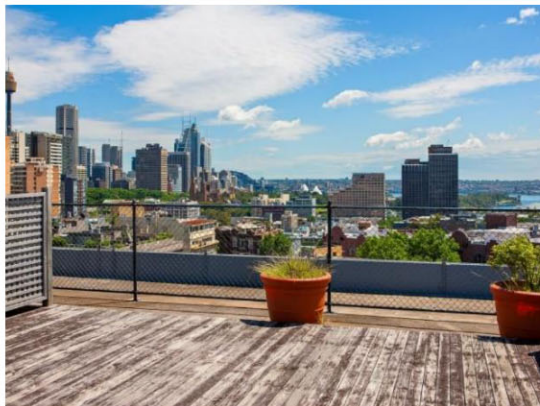


Source: Google Street view



Photomontage positions

Source: Virtual Ideas



Communal rooftop looking north

Source: Domain

Photomontages

Level 6



Existing



One storey scenario



Proposed scheme

Level 7



Existing



One storey scenario



Proposed scheme

Photomontages

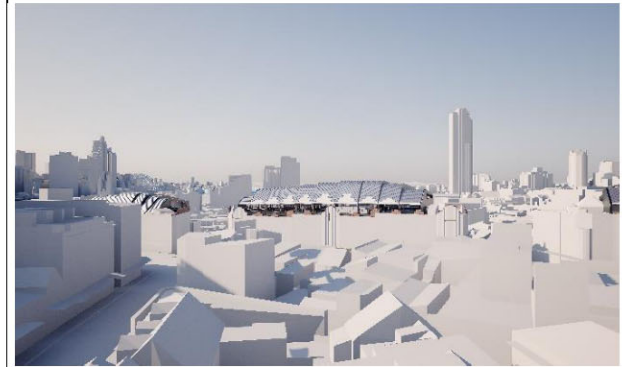
Level 8



Existing



One storey scenario



Proposed scheme

80 Oxford Street, Darlinghurst

Description

Land Use: Residential Studios, ground level and basement retail/non-residential use
Stories: Approximately three stories, including ground level
Impacted Areas: Communal roof terrace.



Source: Google Street view



View to the North

Source: City of Sydney



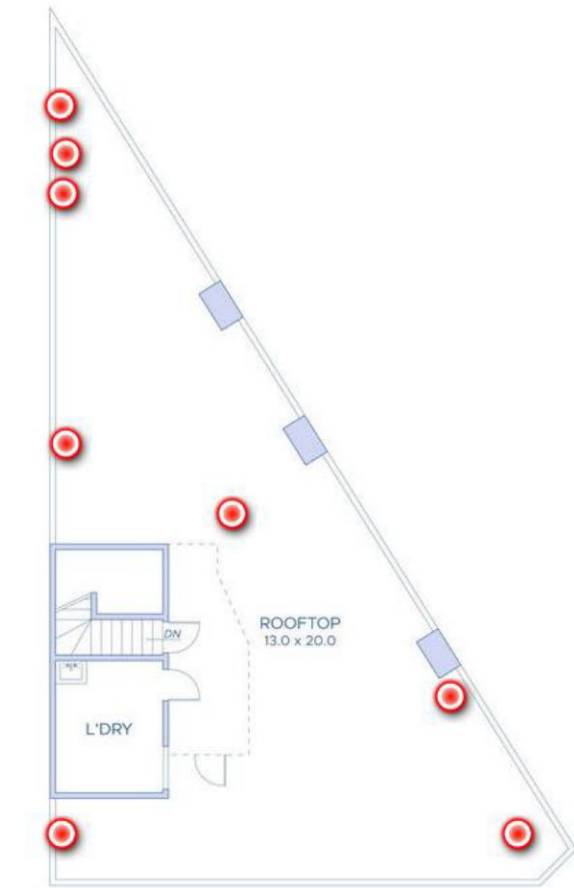
View to the North

Source: City of Sydney



View to the North-west

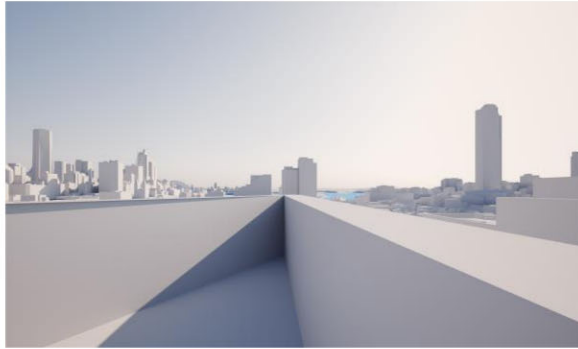
Source: City of Sydney



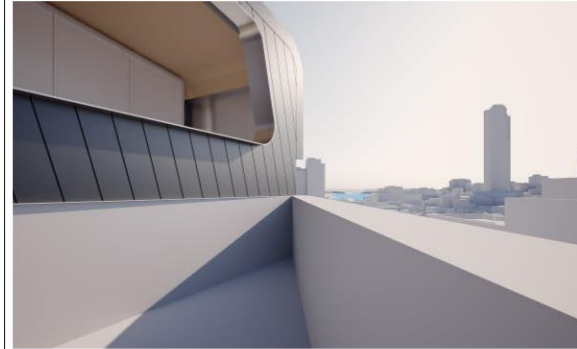
Rooftop Floorplan

Source: Open2view.com

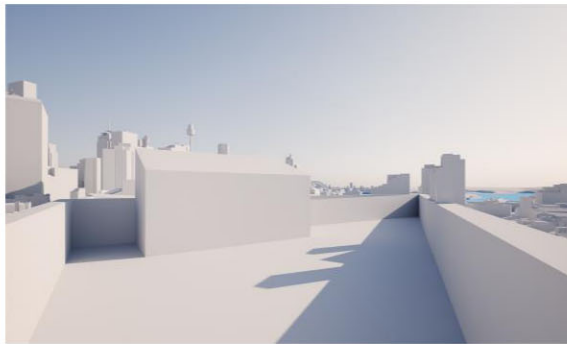
Photomontages



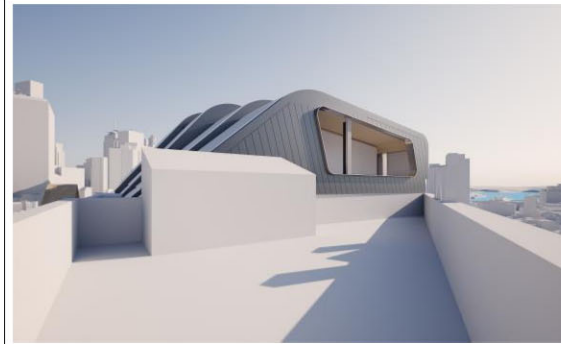
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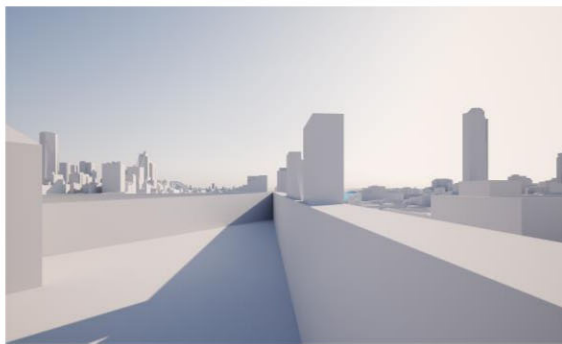
Proposed scheme (based on final proposed design as prepared in August 2021)



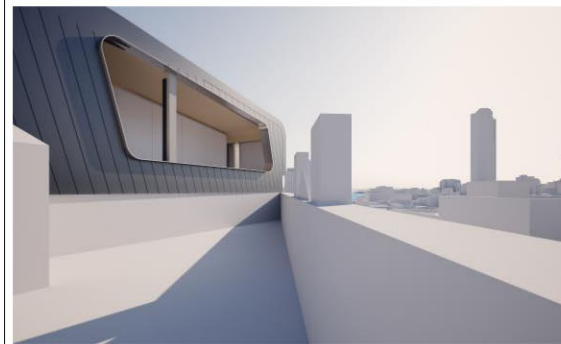
Existing



Proposed scheme (based on final proposed design as prepared in August 2021)

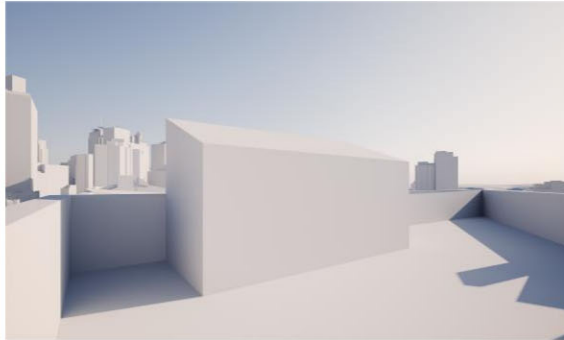


Existing

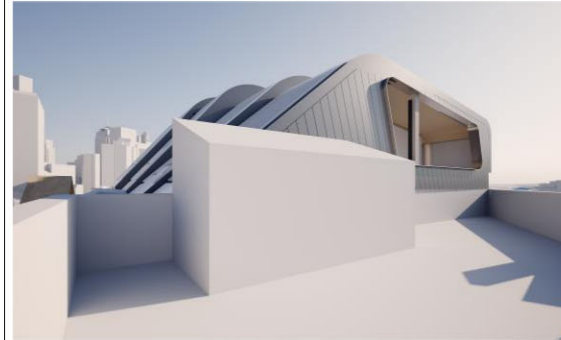


Proposed scheme (based on final proposed design as prepared in August 2021)

Photomontages



Existing



Proposed scheme (based on final proposed design as prepared in August 2021)