

# **Attachment G1**

**Revised View Impact Analysis –  
D/2015/1200 – Part One**

# **View Impact Analysis – Massing Overlays**

**for 13-17 Ithaca Road, Elizabeth Bay**

24-26 Onslow Avenue

27 Ithaca Road

4 Ithaca Road

20-22 Onslow Avenue

19 Ithaca Road

August 2016 – revised in response to amended plans

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## 1.0 Assessment of View Impacts

The View Impact Analysis provides an assessment of the extent of impacts to each of the views within the apartments at the five (5) properties. The impacts on each of the views has been assessed having regard to the extent of view available as depicted in the View Record, and has been assessed according to the following criteria:

- Negligible;
- Minor;
- Moderate;
- Severe; and
- Devastating.

Property	View Affected	Impact on View	Overall Impact on Apartment Views
<b>24-26 Onslow Street</b>			
Ground level	View 1a External ground level common area	Minor	Minor
	View 1b External ground level common area	Minor	
<b>27 Ithaca Road</b>			
Unit 52 (Level 5)	View 1a Studio, bed, living by window (standing)	Minor	Minor
	View 1b Studio, bed, living by window (sitting)	Minor	
	View 2 Walking into studio (standing)	Minor	
Unit 73 (Level 7)	View 1b Studio, bed, living by window (standing)	Negligible	Negligible
	View 2 Walking into studio (standing)	Negligible	
<b>4 Ithaca Road</b>			
Unit 23 (Level 4)	View 1a Dining area (standing)	No	None Impacts limited to an outlook of buildings within Elizabeth Bay and Potts Point. Harbour view will not be impacted.
	View 1b Dining area (sitting)	No	
<b>20-22 Onslow Avenue</b>			
Unit 2C	View 1 External balcony (standing)	No	None Impacts limited to obstruction of trees and views of 2 Ithaca Road.
Unit 2D	View 1 External balcony (standing)	Severe	Severe

	View 2 External balcony (sitting)	Severe	
	View 3 Lounge (sitting)	Severe	
	View 5 Master bedroom (standing)	Severe	
Unit 3E	View 1a Lounge (standing)	Moderate	Moderate
	View 1b Lounge (sitting)	Moderate	
	View 1c Lounge (standing)	Moderate	
	View 2a External balcony (standing)	Negligible	
	View 2b External balcony (sitting)	Negligible	
Unit 3D	View 1a External balcony (sitting)	Moderate	Moderate
	View 1b External balcony (standing)	Moderate	
	View 2 Lounge (sitting)	Moderate	
Unit 4D	View 1a External balcony (standing)	Minor	Minor
	View 1b External balcony (sitting)	Minor	
	View 2 Lounge (sitting)	Minor	
	View 3 Master bedroom (standing)	Minor	
Unit 4E	View 1 External balcony (standing)	Minor	Minor
	View 2 Lounge (sitting)	Negligible	
Unit 5D	View 1a External balcony (sitting)	Minor	Minor
	View 1b External balcony (standing)	Minor	
	View 2 Lounge (sitting)	Minor	
	View 4 Spare bedroom	Minor	
Unit 5E	View 1a External balcony (standing)	Minor	Minor
	View 1b External balcony (sitting)	Minor	
	View 2b Lounge (sitting)	Minor	
Unit 5C	View 1a External balcony (standing)	Minor	Minor

	View 1b External balcony (standing)	Minor	
	View 1b (50mm) External balcony (standing)	Minor	
	View 1c External balcony (sitting)	Minor	
	View 1d External balcony (sitting)	Negligible	
	View 2a Lounge (sitting)	Negligible	
	View 3 Lounge (standing)	Negligible	
	View 4 Bedroom (standing)	Minor	
	View 6 Bathroom (standing)	Negligible	
<b>Unit 6B</b>	View 1a External balcony (standing)	Minor	Minor
	View 1b External balcony (standing)	Minor	
	View 1c External balcony (sitting)	Minor	
	View 2a Lounge (sitting)	Minor	
	View 2b Lounge (sitting)	No	
	View 5 Bedroom (standing)	Negligible	
<b>Unit 6D</b>	View 1a External balcony (standing)	Minor	Minor
	View 1b External balcony (sitting)	Minor	
	View 2 Lounge (sitting)	Minor	
	View 3 Master bedroom (standing)	Minor	
<b>Unit 7E</b>	View 1a External balcony (standing)	Negligible	Negligible
	View 1b External balcony (sitting)	Negligible	
	View 2 Lounge (standing)	Negligible	
<b>Unit 8E</b>	View 1a) External balcony (standing)	Negligible	Negligible
	View 1b External balcony (sitting)	Negligible	
	View 2a Lounge (sitting)	Negligible	
	View 2b Lounge (standing)	Negligible	

19 Ithaca Road			
Level 1, Unit 2	View 1a Lounge (standing)	Negligible	Negligible
	View 2 Bedroom/balcony (standing)	Negligible	
Level 2, Unit 10	View 1 a Lounge (standing)	Devastating	Severe/Devastating
	View 3 Lounge (sitting)	Severe/Devastating	
	View 5 Bedroom (standing)	Severe/Devastating	
	View 9 Dining/lounge (sitting)	Severe	
Level 2, Unit 8	View 1a Lounge (sitting)	Devastating	Severe/Devastating
	View 1b Lounge (standing)	Devastating	
	View 2 Bedroom/balcony (standing)	Severe	
	View 3 Bedroom (standing)	Severe	
Level 2, Unit 7	View 1a Lounge (standing)	Moderate	Moderate
	View 1b Lounge (sitting)	Moderate	
	View 2b Bedroom/balcony (standing)	Moderate	
	View 3b Bedroom/balcony (standing)	Moderate	
	View 4a Bedroom (standing)	Moderate	
Level 2, Unit 9	View 1a Lounge (sitting)	Devastating	Devastating
	View 1b Lounge (standing)	Devastating	
	View 2a Bedroom/balcony	Devastating	
Level 3, Unit 13	View 1a Study/lounge (sitting)	Severe	Severe
	View 1b Study/lounge (standing)	Severe	
	View 2 (standing) Lounge	Severe	
	View 3 Lounge (sitting)	Devastating	
Level 3, Unit 14	View 1a Lounge (sitting)	Devastating	Devastating
	View 1b Lounge (standing)	Devastating	

	View 2a Lounge/balcony (standing)	Devastating	
	View 2b Lounge/balcony (sitting)	Devastating	
	View 3 Lounge/dining (standing)	Severe	
	View 4a Dining (standing)	Severe	
	View 4b Dining (sitting)	Severe	
<b>Level 3 No.15</b>	View 1a Lounge (standing)	Devastating	Devastating
	View 1b Lounge (standing)	Devastating	
	View 1c Lounge (sitting)	Devastating	
	View 1d Lounge (sitting)	Devastating	
	View 2 Lounge (standing)	Devastating	
	View 3 Bedroom (standing)	Severe	
<b>Level 4 No.16</b>	View 2 Kitchen (standing)	Minor/Moderate	Moderate
	View 3a Bedroom 2 (standing)	Moderate	
	View 4a Bedroom 1 (standing)	Moderate	
	View 5 Bedroom 1 (standing)	Moderate	
	View 6a Bedroom 1 balcony (standing)	Moderate	
	View 6c Bedroom 1 balcony (standing)	Moderate	
	View 7b Bedroom 1 centre of bedroom (standing)	Moderate	
	View 9a Dining (sitting)	Moderate	
	View 9b Dining (standing)	Moderate	
	View 10 Lounge (sitting)	Moderate	
	View 11b Lounge (standing)	Moderate	
	View 12b Lounge (standing)	Moderate	
	View 13 Lounge (standing)	Moderate	



Level 4 No.17	View 1b Lounge/dining (standing)	Moderate	Moderate
	View 2 Lounge/dining (sitting)	Moderate	
	View 3 Lounge (standing)	Moderate	
	View 4 Bedroom balcony (standing)	Moderate	
	View 5 Bedroom (standing)	Moderate	
Level 4 No.18	View 1a Lounge/dining (standing)	Moderate	Moderate
	View 1b Lounge/dining (sitting)	Moderate	
	View 3 Dining (standing)	Moderate	
	View 4 Lounge (standing)	Negligible	
	View 5 Lounge (sitting)	Minor	
	View 6b Bedroom (standing)	Moderate	
	View 7a Bedroom/balcony (standing)	Moderate	
	View 7b Bedroom/balcony (standing)	Moderate	
Level 5 No.22	View 1a Converted lounge (standing)	Negligible	Minor
	View 1b Converted lounge (sitting)	Minor	
	View 1c Converted lounge (sitting)	Minor	
	View 2 Dining (standing)	Minor	
	View 4a Balcony (sitting)	Minor	
	View 4b Balcony (standing)	Minor	
	Level 7 No.28	View 2a Dining (standing)	Negligible
View 3 Corridor/lounge (standing)		Negligible	
View 4a Lounge (standing)		Negligible	
View 4b Lounge (sitting)		Negligible	
View 5a Main bedroom balcony (standing)		Negligible	
View 5b Main bedroom balcony		Negligible	

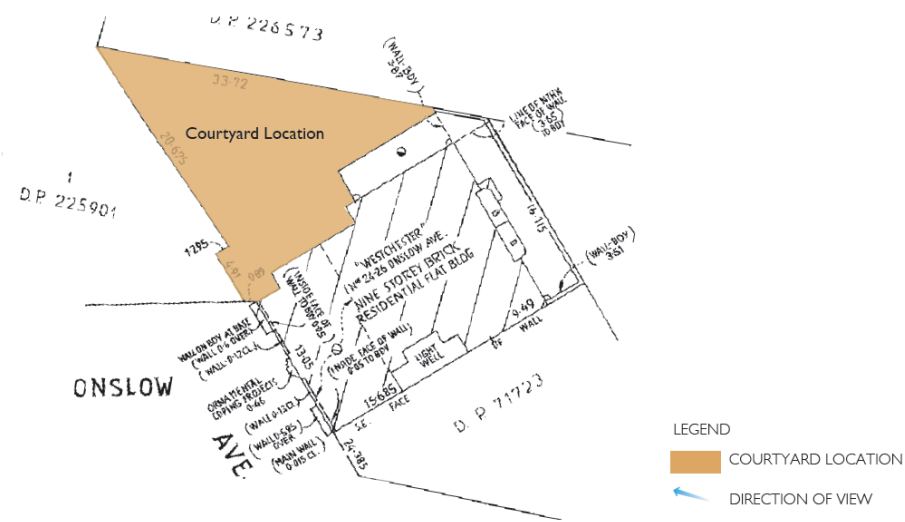
	(sitting)	
	View 6 Main bedroom (standing)	Negligible
	View 7a Bedroom 2 (standing)	Negligible

## 2.0 Massing Overlays

### 24-26 Onslow Avenue, Elizabeth Bay



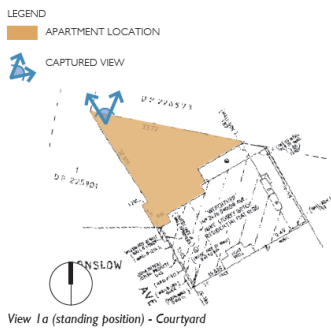
Context



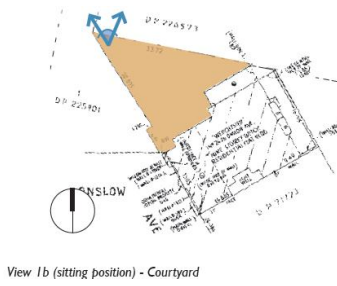
Building strata plan

# 24-26 Onslow Avenue, Elizabeth Bay

## Ground Floor Courtyard



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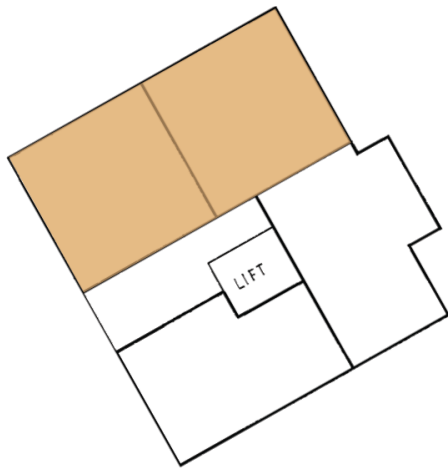


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# 27 Ithaca Road, Elizabeth Bay



Context



Building strata plan

LEGEND

-  LOCATION OF INSPECTED APARTMENTS
-  DIRECTION OF VIEWS

# 27 Ithaca Road, Elizabeth Bay

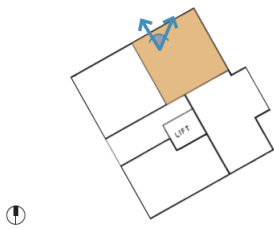
## Unit 52



View 1a (standing position) - Studio, bed living by window



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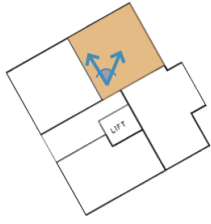


View 1b (sitting position) - Studio, bed living by window



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# 27 Ithaca Road, Elizabeth Bay

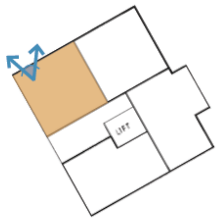


View 2 (standing position) - Walking into studio



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## Unit 73

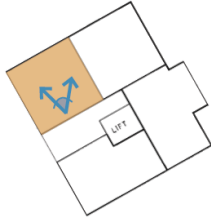


View 1b (standing position) - Studio, bed living by window



page 13 - 1b - FL35 - VIA\_0021-REVISED-B

# 27 Ithaca Road, Elizabeth Bay



View 2 (standing position) - Walking into studio



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# 4 Ithaca Road, Elizabeth Bay



Context



Building strata plan

# 4 Ithaca Road, Elizabeth Bay

## Unit 23



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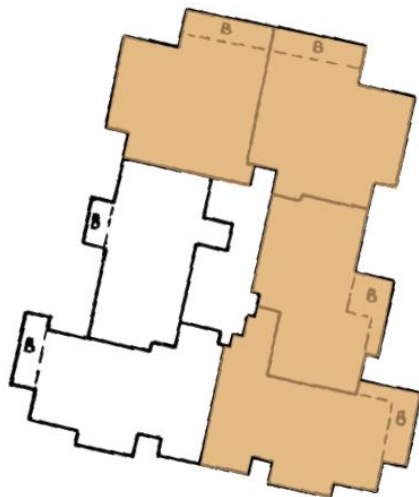


page 23 - 1b - FL 35 - VIA\_0082-REVISED-B

# 20-22 Onslow Avenue, Elizabeth Bay



Context



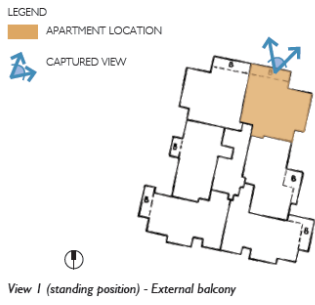
### LEGEND

-  LOCATION OF INSPECTED APARTMENTS
-  DIRECTION OF VIEWS

Building strata plan

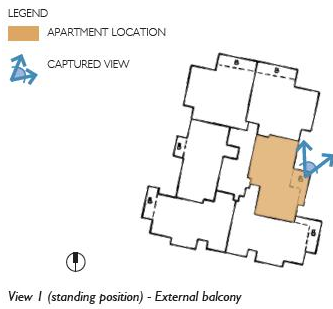
# 20-22 Onslow Avenue, Elizabeth Bay

## Unit 2C



Page 40-1-FL35-VIA\_0129-REVISED-B

## Unit 2D



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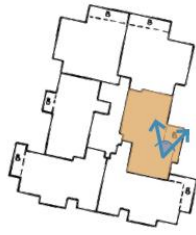
# 20-22 Onslow Avenue, Elizabeth Bay



View 2 (sitting position) - External balcony



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View 3 (sitting position) - Lounge

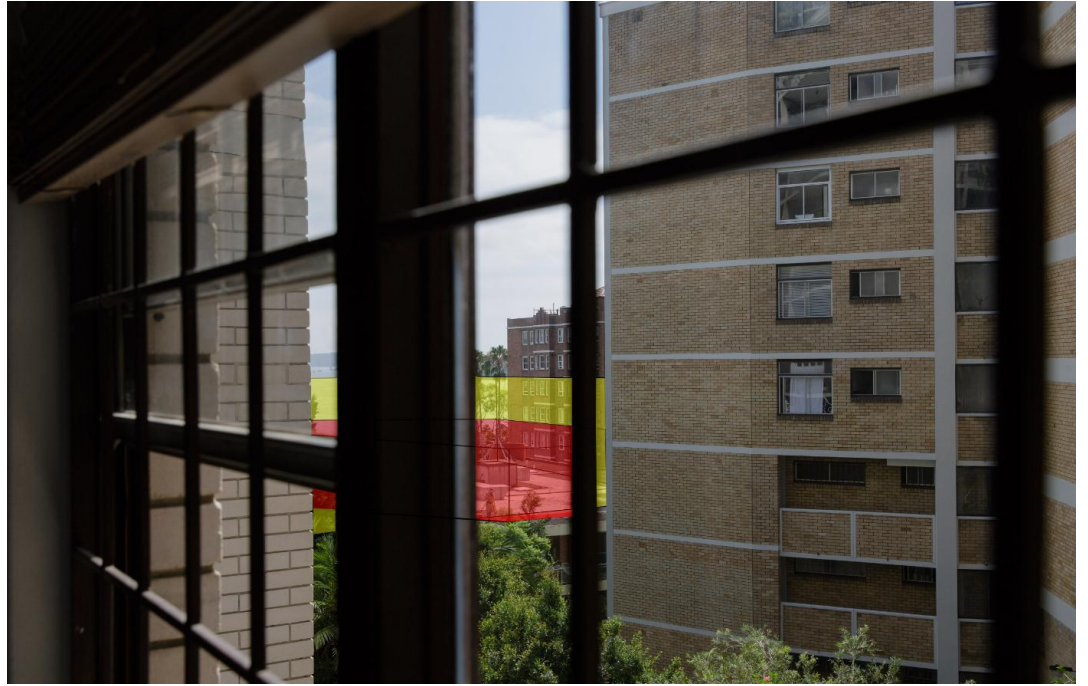


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# 20-22 Onslow Avenue, Elizabeth Bay



View 5 (standing position) - Master bedroom



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## Unit 3E

LEGEND  
APARTMENT LOCATION  
CAPTURED VIEW



View 1a (standing position) - Lounge



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# 20-22 Onslow Avenue, Elizabeth Bay



View 1b (sitting position) - Lounge



Page 44-1b-FL35-VIA\_0167-REVISED-B



View 1c (standing position) - Lounge



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20-22 Onslow Avenue, Elizabeth Bay



View 2a (standing position) - External balcony



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View 2b (sitting position) - External balcony

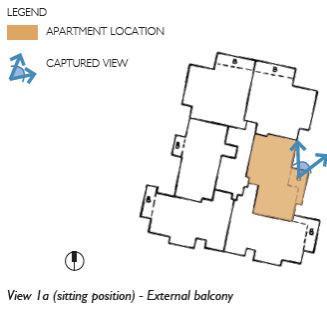


Page 45-2b-FL35-VIA\_0179-REVISED-B

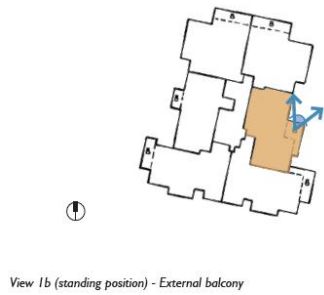


# 20-22 Onslow Avenue, Elizabeth Bay

## Unit 3D



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# 20-22 Onslow Avenue, Elizabeth Bay

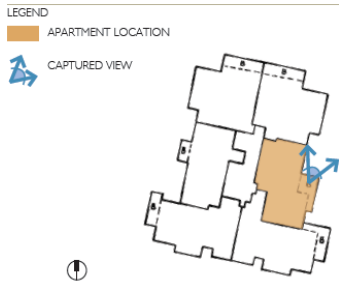


View 2 (sitting position) - Lounge



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## Unit 4D



View 1a (standing position) - External balcony



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# 20-22 Onslow Avenue, Elizabeth Bay



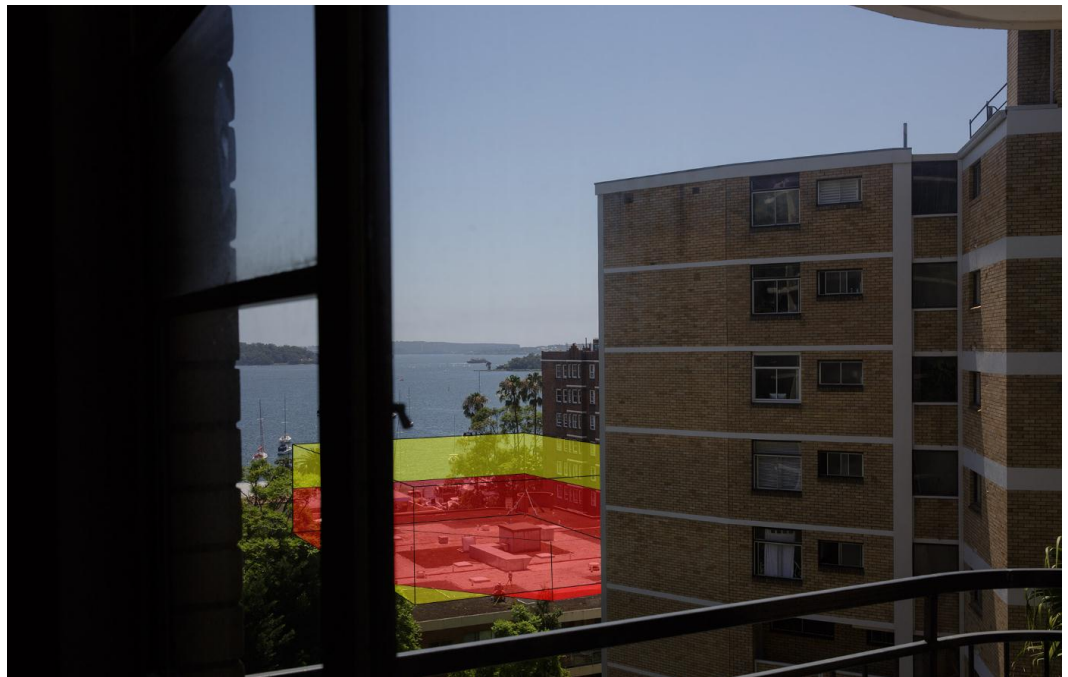
View 1b (sitting position) - External balcony



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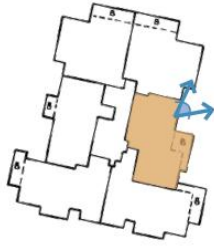


View 2 (sitting position) - Lounge



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# 20-22 Onslow Avenue, Elizabeth Bay



View 3 (standing position) - Master bedroom



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## Unit 4E

LEGEND  
APARTMENT LOCATION  
CAPTURED VIEW



View 1 (standing position) - External balcony



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# 20-22 Onslow Avenue, Elizabeth Bay



View 2 (sitting position) - Lounge



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## Unit 5D



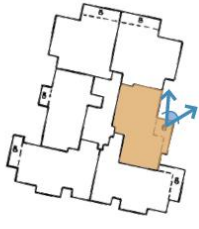
View 1 a (sitting position) - External balcony



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# 20-22 Onslow Avenue, Elizabeth Bay



View 1b (standing position) - External balcony



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View 2 (sitting position) - Lounge



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# 20-22 Onslow Avenue, Elizabeth Bay



View 4 (standing position) - Spare bedroom



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## Unit 5E

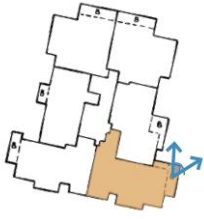


View 1a (standing position) - External balcony



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# 20-22 Onslow Avenue, Elizabeth Bay



View 1b (sitting position) - External Balcony



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View 2b (sitting position) - Lounge



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# 20-22 Onslow Avenue, Elizabeth Bay

## Unit 5C

LEGEND  
APARTMENT LOCATION

CAPTURED VIEW



View 1a (standing position) - External balcony



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View 1b (standing position, panorama) - External balcony



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# 20-22 Onslow Avenue, Elizabeth Bay



View 1b (standing position, panorama) - External balcony



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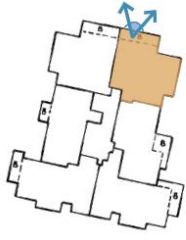


View 1c (sitting position) - External balcony



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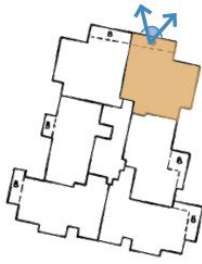
# 20-22 Onslow Avenue, Elizabeth Bay



View 1d (sitting position) - External balcony



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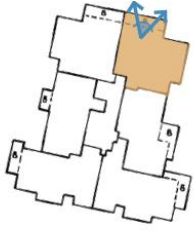


View 2a (sitting position) - Lounge



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# 20-22 Onslow Avenue, Elizabeth Bay



View 3 (standing position) - Lounge



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View 4 (standing position) - Bedroom



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# 20-22 Onslow Avenue, Elizabeth Bay



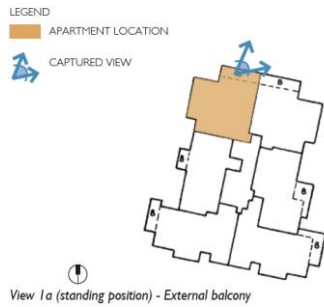
View 6 (standing position) - Bathroom



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## Unit 6B



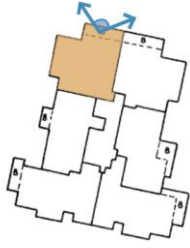
View 1a (standing position) - External balcony



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Page 59-1a-FL 35-VIA\_0294-REVISED-B

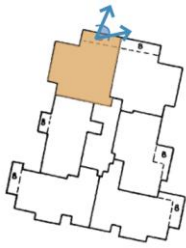
20-22 Onslow Avenue, Elizabeth Bay



View 1b (standing position, panorama) - External balcony



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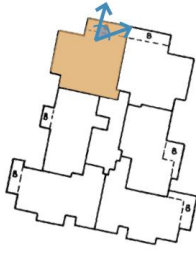


View 1c (sitting position) - External balcony



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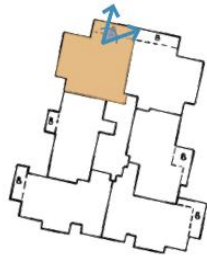
# 20-22 Onslow Avenue, Elizabeth Bay



View 2a (sitting position) - Lounge



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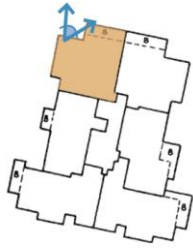


View 2b (sitting position) - Lounge



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# 20-22 Onslow Avenue, Elizabeth Bay



View 5 (standing position) - Bedroom



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Page 62-5-FL 35-VIA\_0324-REVISED-B

## Unit 6D



View 1a (standing position) - External balcony

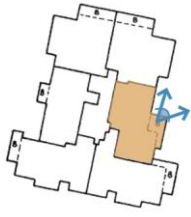


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Page 63-1a-FL 35-VIA\_0328-REVISED-B



# 20-22 Onslow Avenue, Elizabeth Bay



View 1b (sitting position) - External balcony



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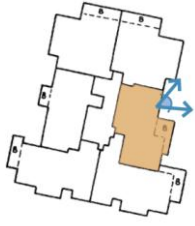
View 2 (sitting position) - Lounge



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# 20-22 Onslow Avenue, Elizabeth Bay



View 3 (standing position) - Master bedroom



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## Unit 7E



View 1a (standing position) - External balcony



Page 65-1a-FL 35-VIA\_0341-REVISED-B

Page 65-1a-FL 35-VIA\_0341-REVISED-B

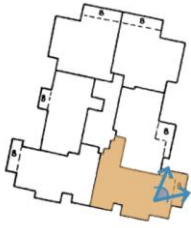
# 20-22 Onslow Avenue, Elizabeth Bay



View 1b (sitting position) - External balcony



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View 2 (standing position) - Lounge

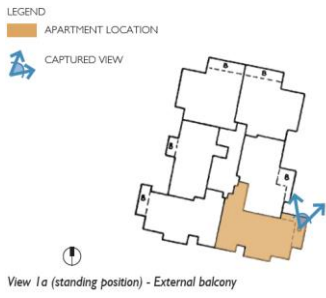


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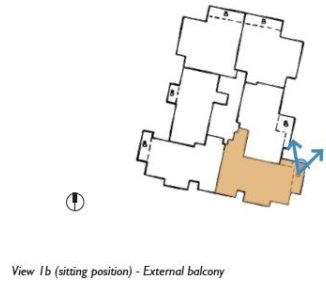
Page 65-2-FL 35-VIA\_0347-REVISED-B

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## Unit 8E

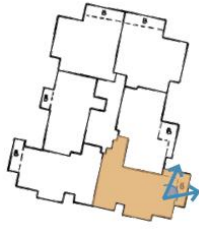


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View 2a (sitting position) - Lounge



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View 2b (standing position) - Lounge



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