

51 Riley Street

View Impact Analysis

Prepared for
Rose Group

Issued
November 2024

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SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

Issued		
V01	View Impact Analysis	4/11/2024
V02	View Impact Analysis	6/11/2024
V03	View Impact Analysis	7/11/2024



Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

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Checked by: JK, FL

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View Impact Analysis

Process

Additional Impact Analysis

A view impact analysis was conducted to evaluate the level of additional impact a proposed building envelope would have on views from neighbouring apartments, specifically those at 63 Crown St, 46-48 Riley St, and 60-70 William St, which overlook the harbour, Sydney Opera House, and the Domain.

The analysis calculated the percentage of unobstructed views from these apartments both under current conditions and with the proposed envelope.

Buildings within 350m were included to assess the amount of obstruction to views for each apartment, as buildings within this range would obstruct views to locations such as Sydney Harbour, Sydney Opera House, and the Domain.

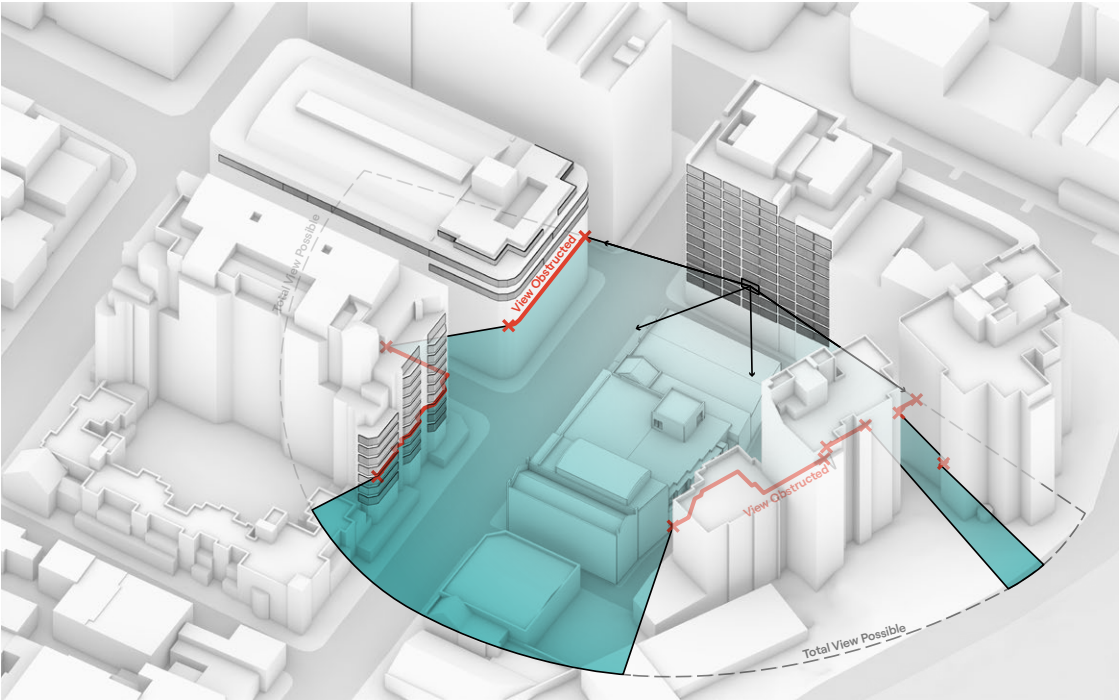
By comparing these percentages, the analysis determined the degree of impact on views, illustrating how an increase in obstructed views translates to a quantifiable impact for each apartment.

For instance, if an apartment currently has 40% obstructed views and would have 45% obstructed with the new envelope, the impact is assessed at 5%.

Each apartment’s view analysis was conducted using a grid of 1sqm squares, assessing unobstructed views from a central point in a 180-degree horizontal direction.

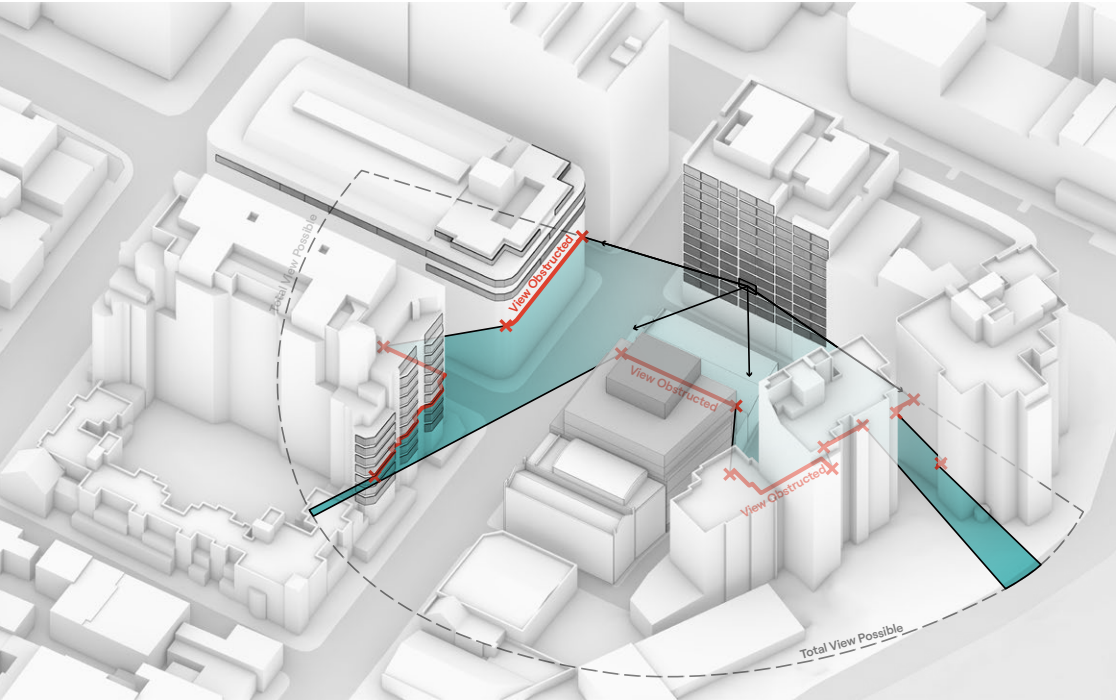
The overall number of apartments impacted, and extent of impact is recorded in the following pages for each building.

Existing View Impact



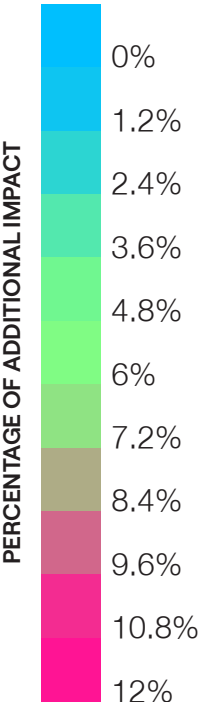
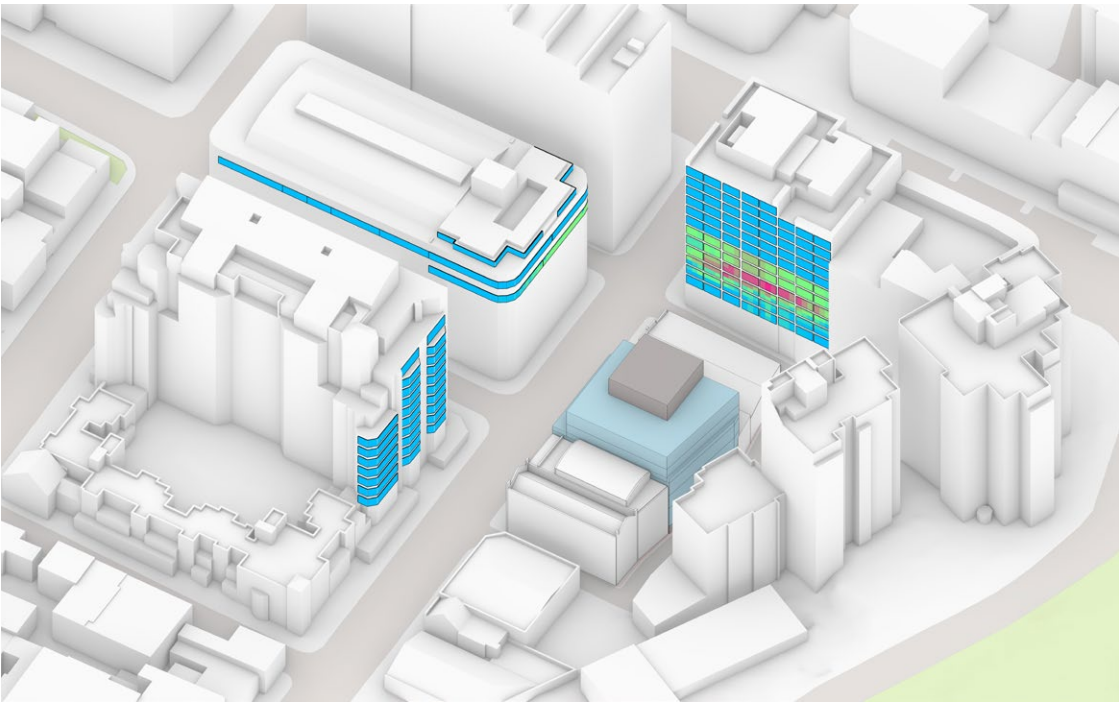
The diagram above depicts the existing view of an apartment on the 5th floor of 60-70 William St. Neighbouring buildings obstruct the apartment’s total possible view, the amount of obstructed view is calculated and used for comparison.

Proposed Envelope View Impact



The diagram above includes the proposed envelope for 51 Riley St and depicts the view of the same apartment on the 5th floor of 60-70 William St. The proposed envelope and neighbouring buildings obstruct the apartment’s total possible view, the additional amount of obstructed view is calculated and used for comparison.

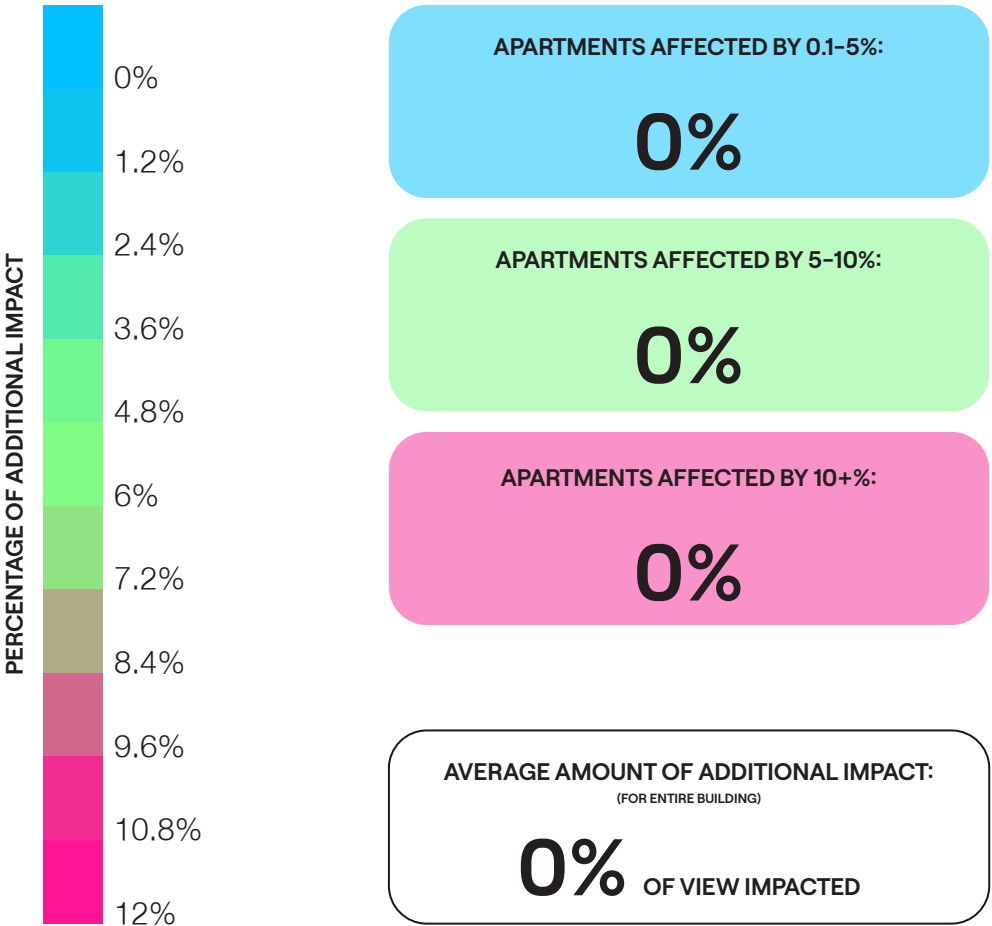
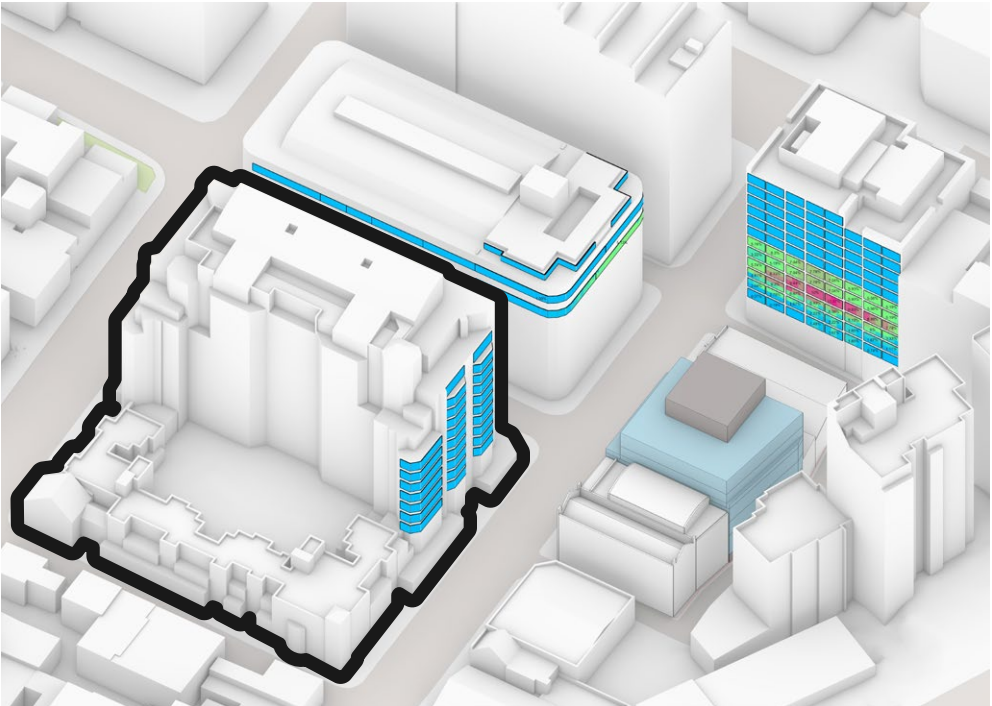
Comparison of Impact



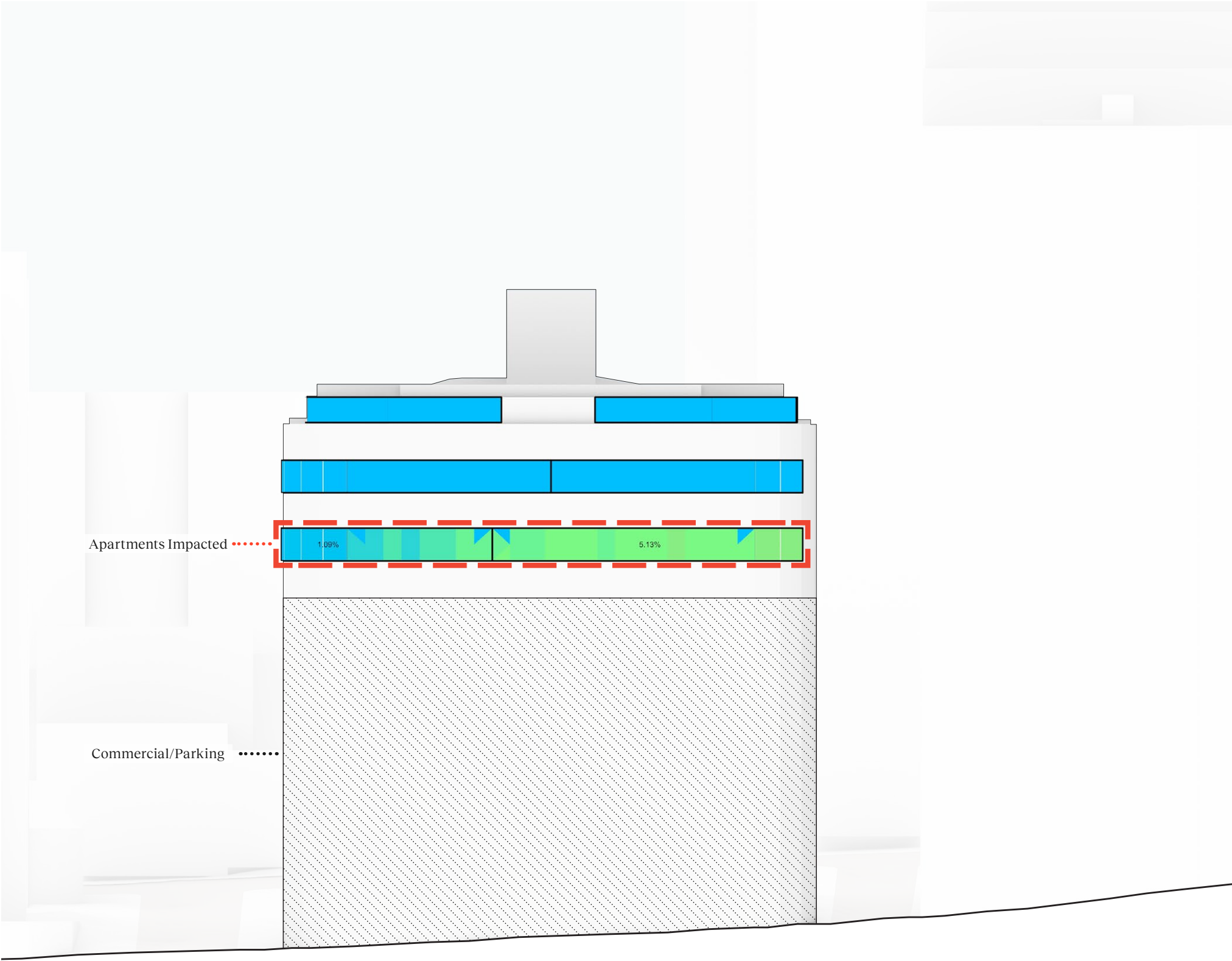
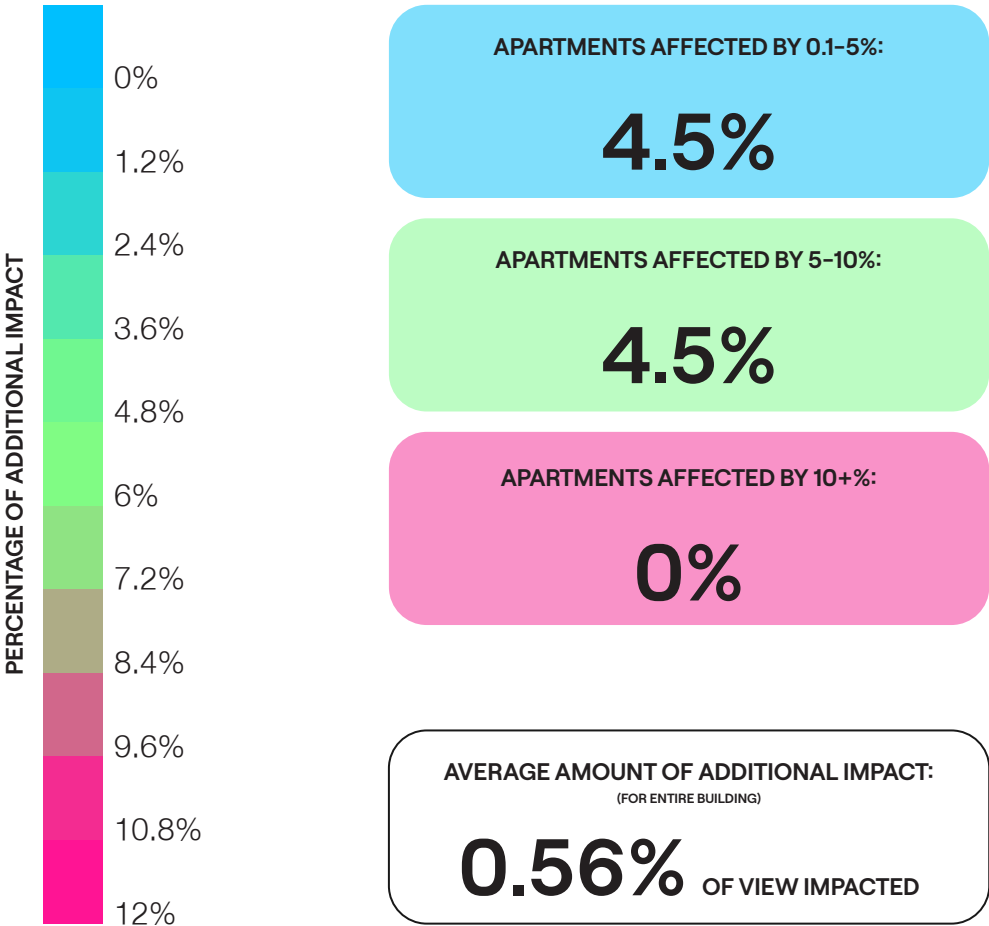
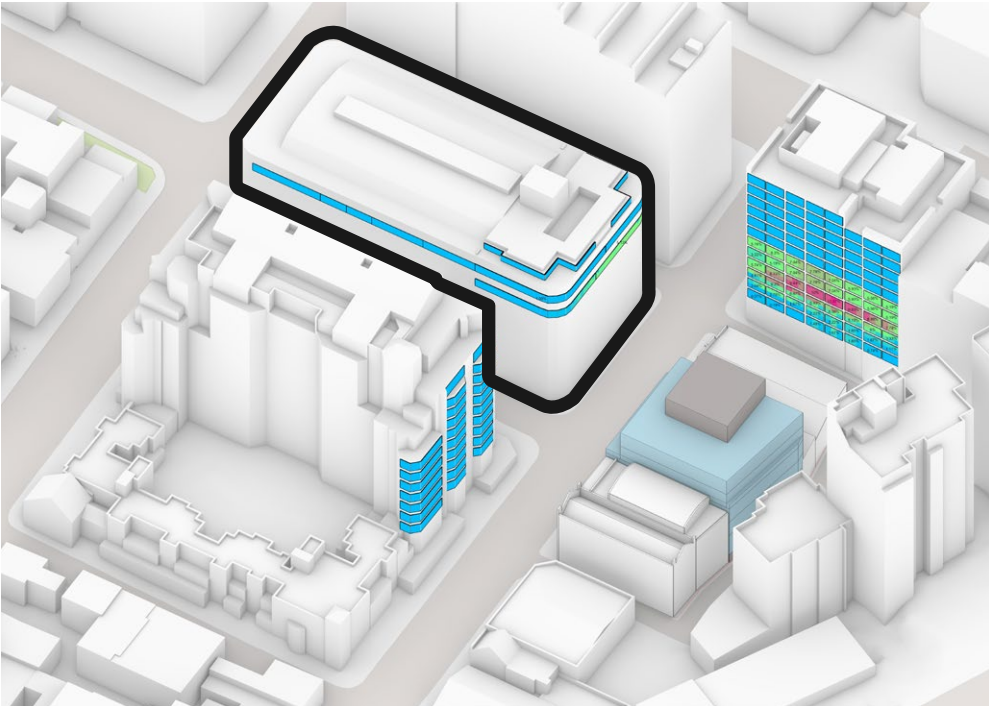
The diagram to the left depicts the amount of additional impact to views caused by the proposed envelope.

The amount of additional impact is depicted as a heatmap, showing which apartments are impacted by the proposed envelope, and by how much additional view is lost.

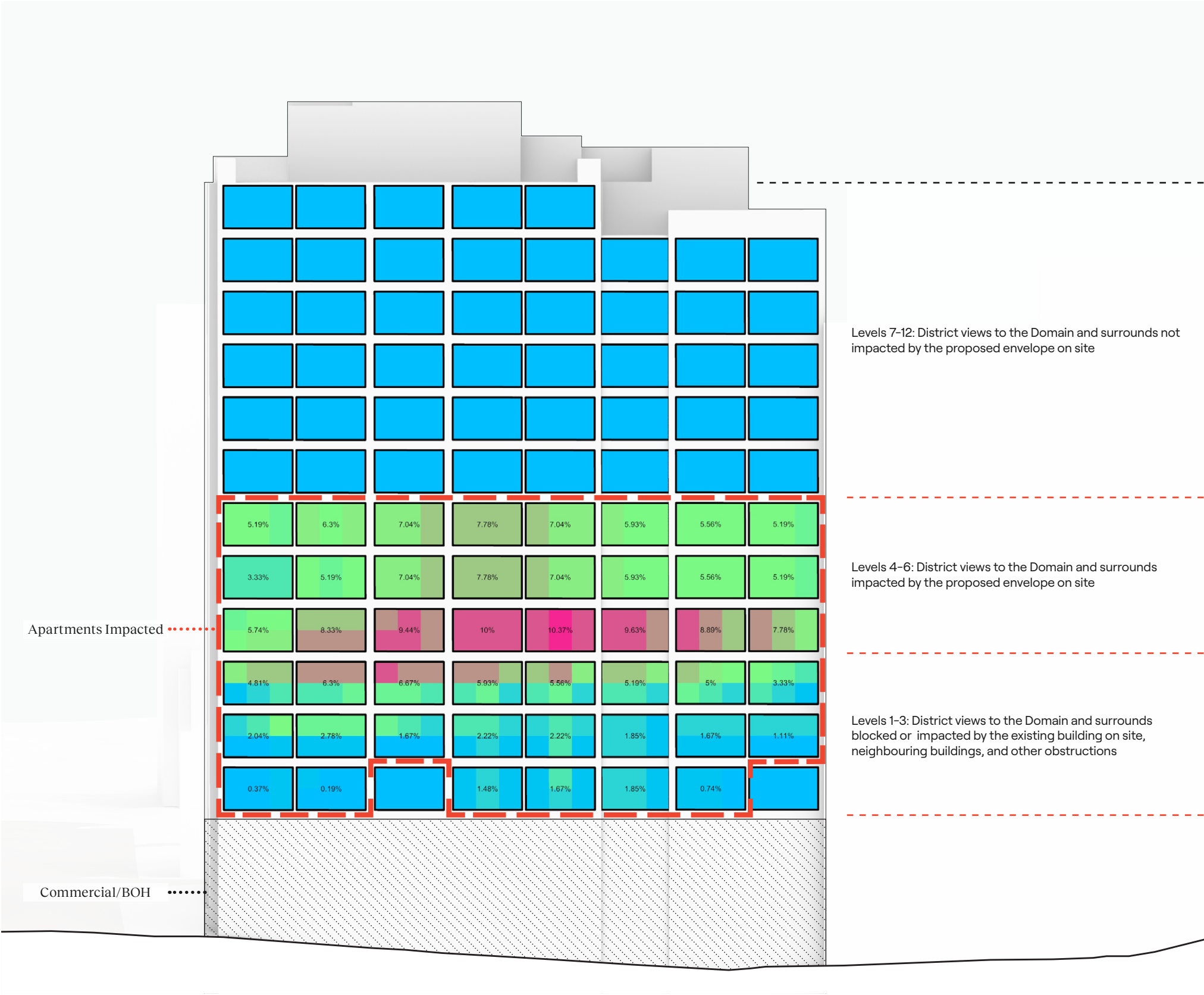
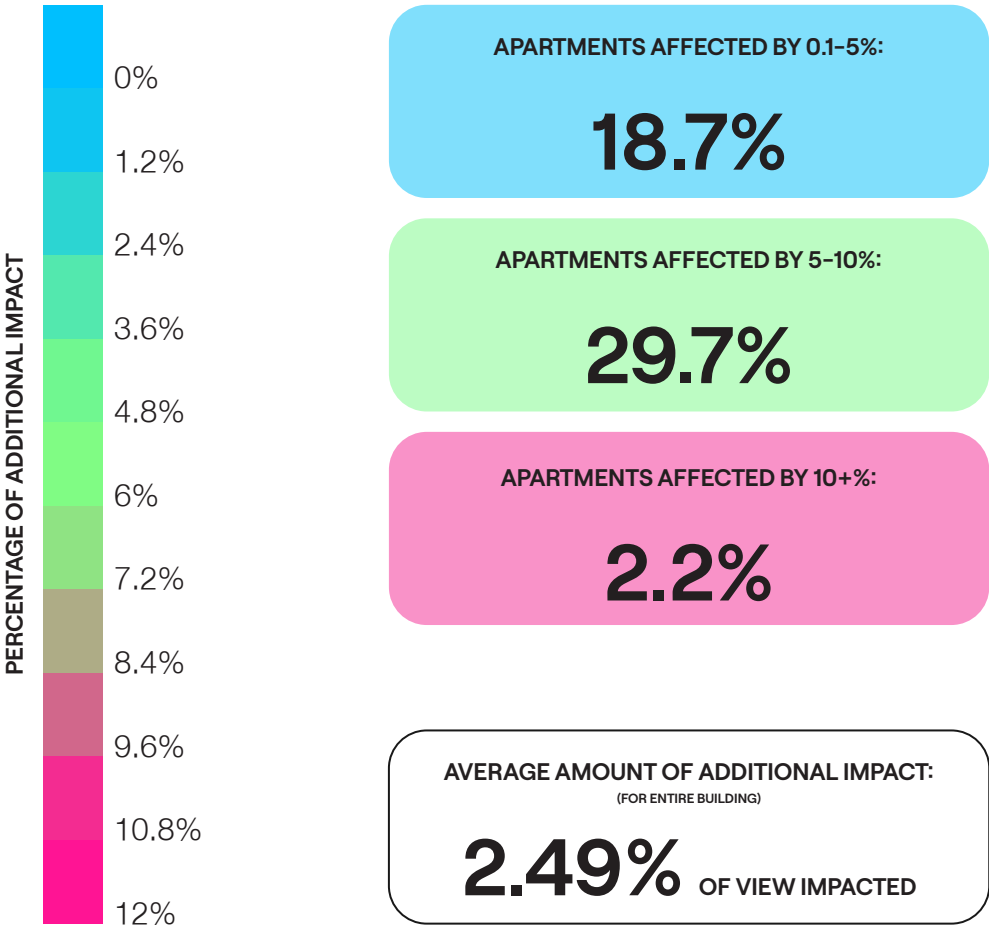
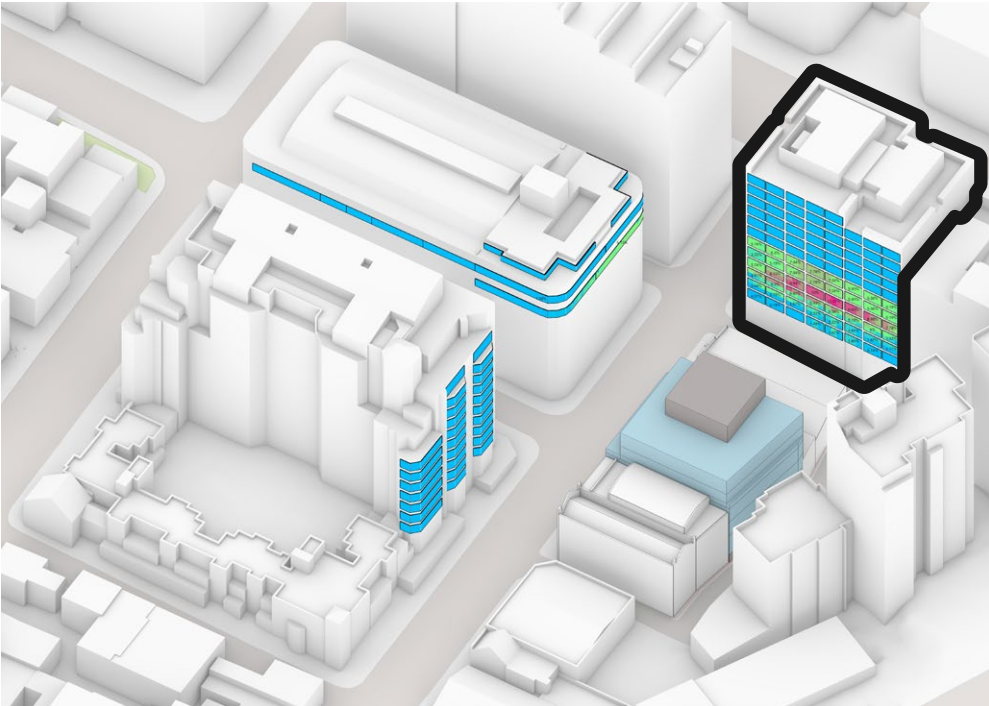
63 Crown Street - Additional Impact Analysis



46-48 Riley Street - Additional Impact Analysis



60-70 William Street - Additional Impact Analysis



Process

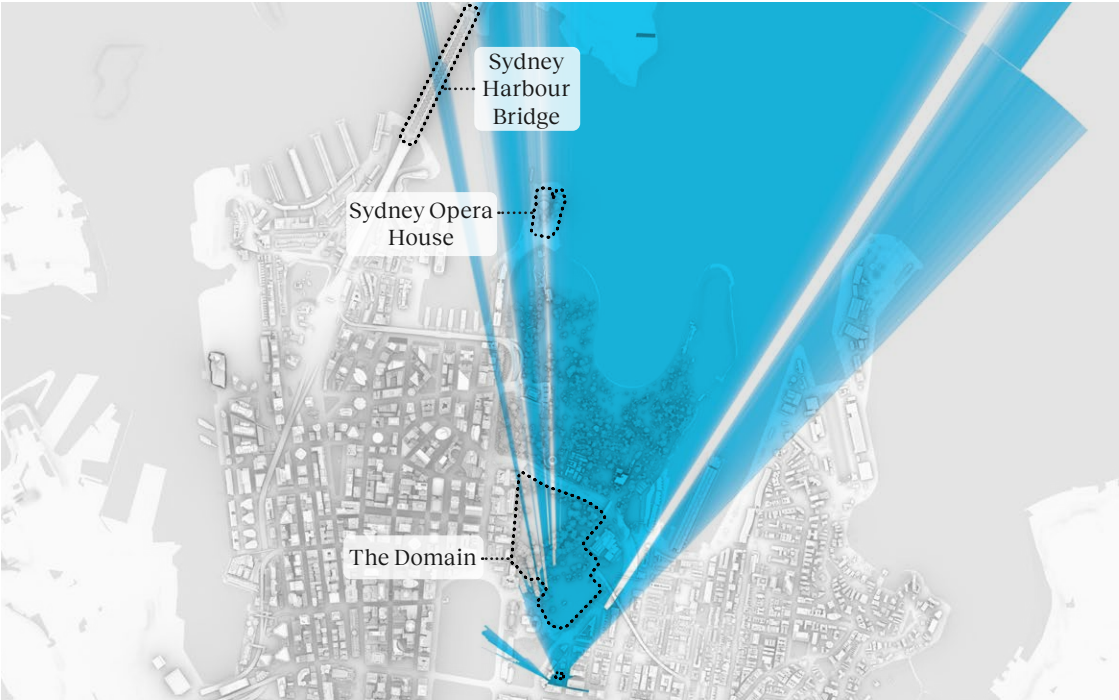
Analysis B - Targeted View Analysis

The apartments with additional impact to their views are used for a separate, additional layer of analysis, simulating the field of view of a person in an impacted apartment towards targeted points of interest such as the Domain, Sydney Opera House, and Sydney Harbour Bridge

Impacted apartments are grouped by level to visually compare the views with existing buildings (shown in blue) and the views seen with the proposed envelope added (shown in green).

Points of Interest are outlined with a dotted line if they are visible from a particular floor.

Existing Envelope View Impact



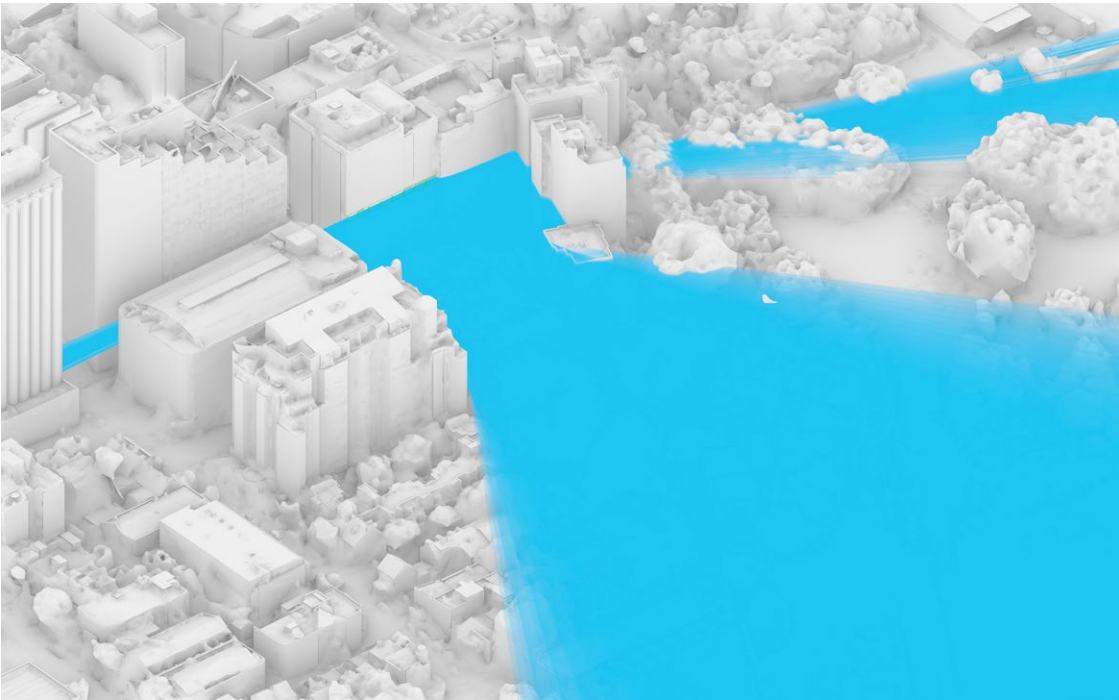
The diagram above depicts the existing view of an apartment on the 7th floor of 60-70 William St. The field of view of a person is simulated, showing how views are impacted by existing buildings and trees.

Proposed Envelope View Impact



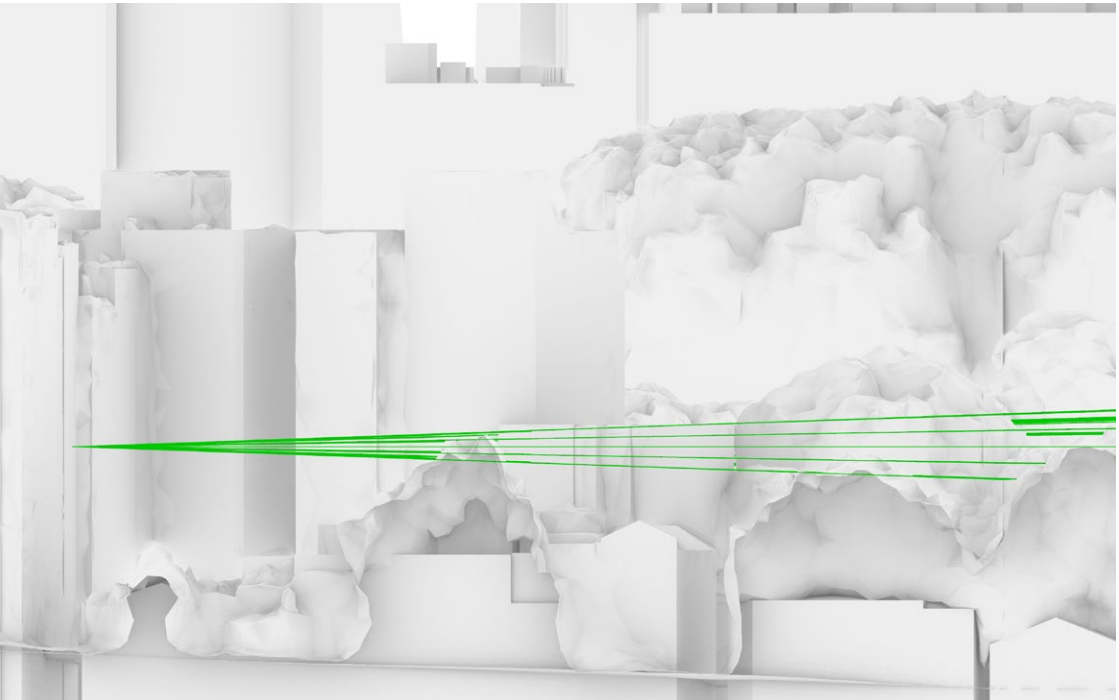
The diagram above depicts the view of an apartment on the 7th floor of 60-70 William St with the proposed envelope introduced. The field of view of a person is simulated, showing how views are impacted by the proposed envelopes, existing buildings and trees.

Existing Envelope Views from 7th Floor Apartments



The image shows a dimensional view of how the view is represented in plan

Sectional Field of View



The section shows how the field of view of a person is simulated by layering view angles

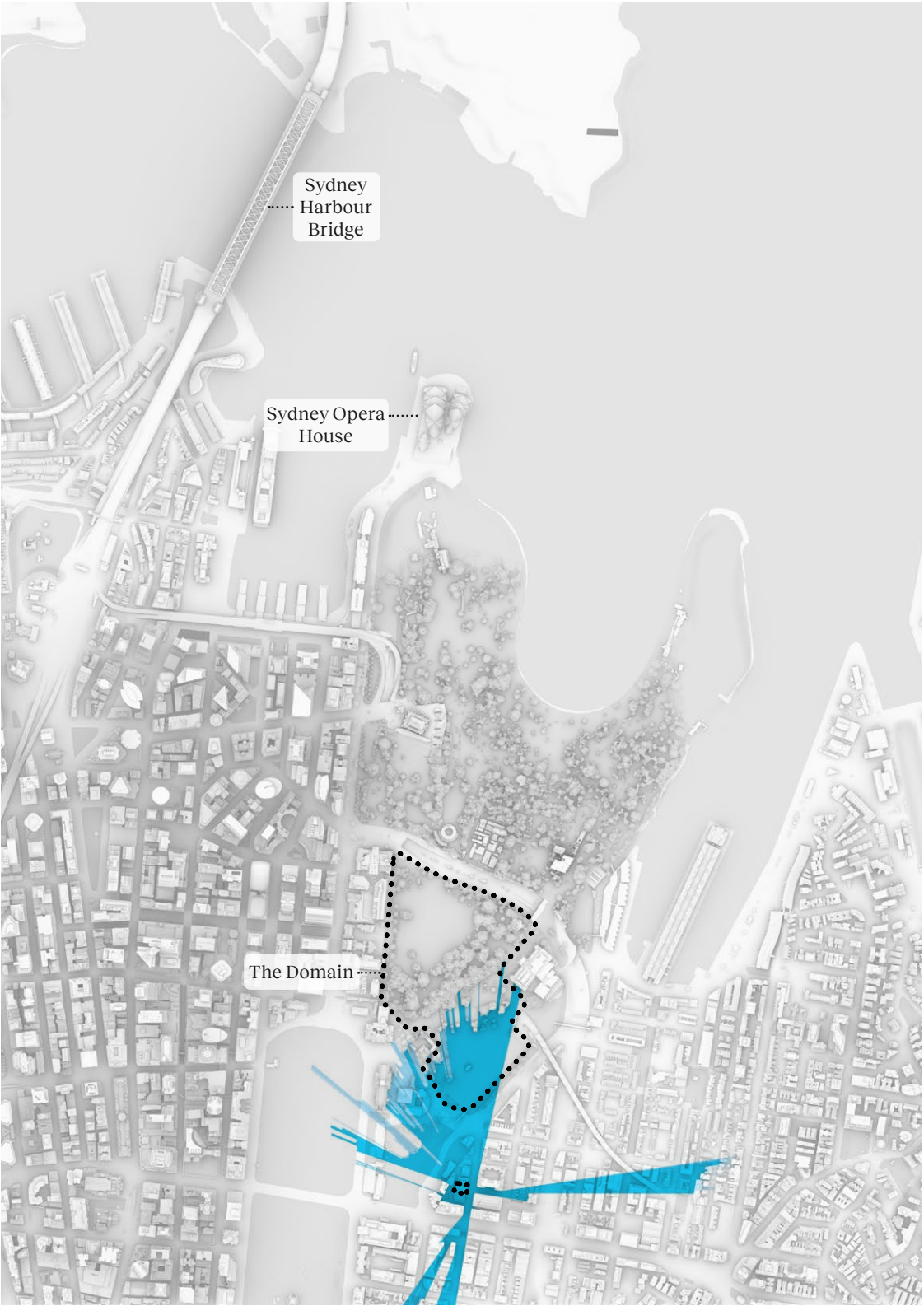
46-48 Riley St - Targeted View Analysis

Apartments which are impacted by the proposed envelope are used to create this additional layer of analysis.

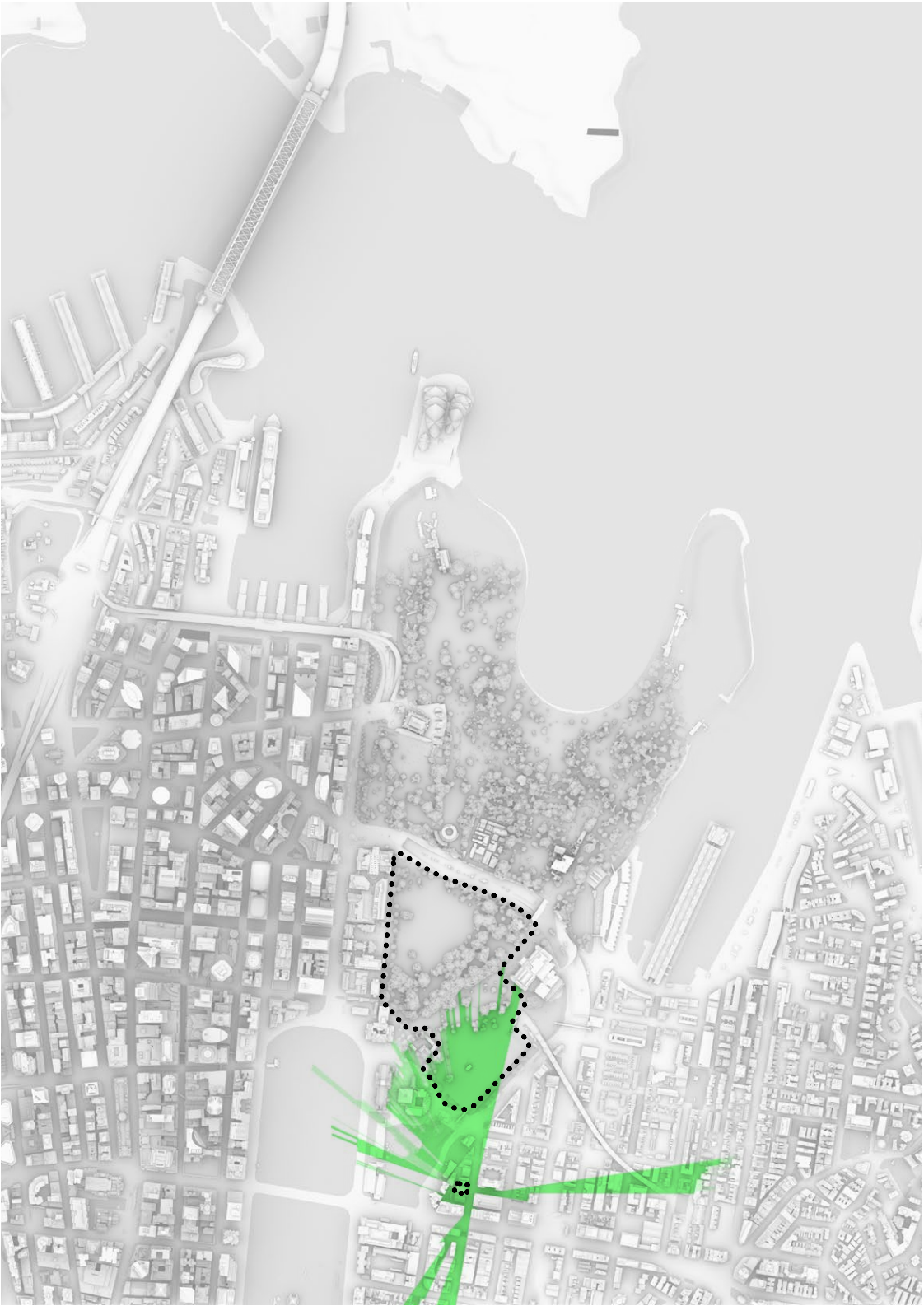
The diagrams show the overall view from these apartments.

KEY

 P.O.I Visible



Existing views - level 1



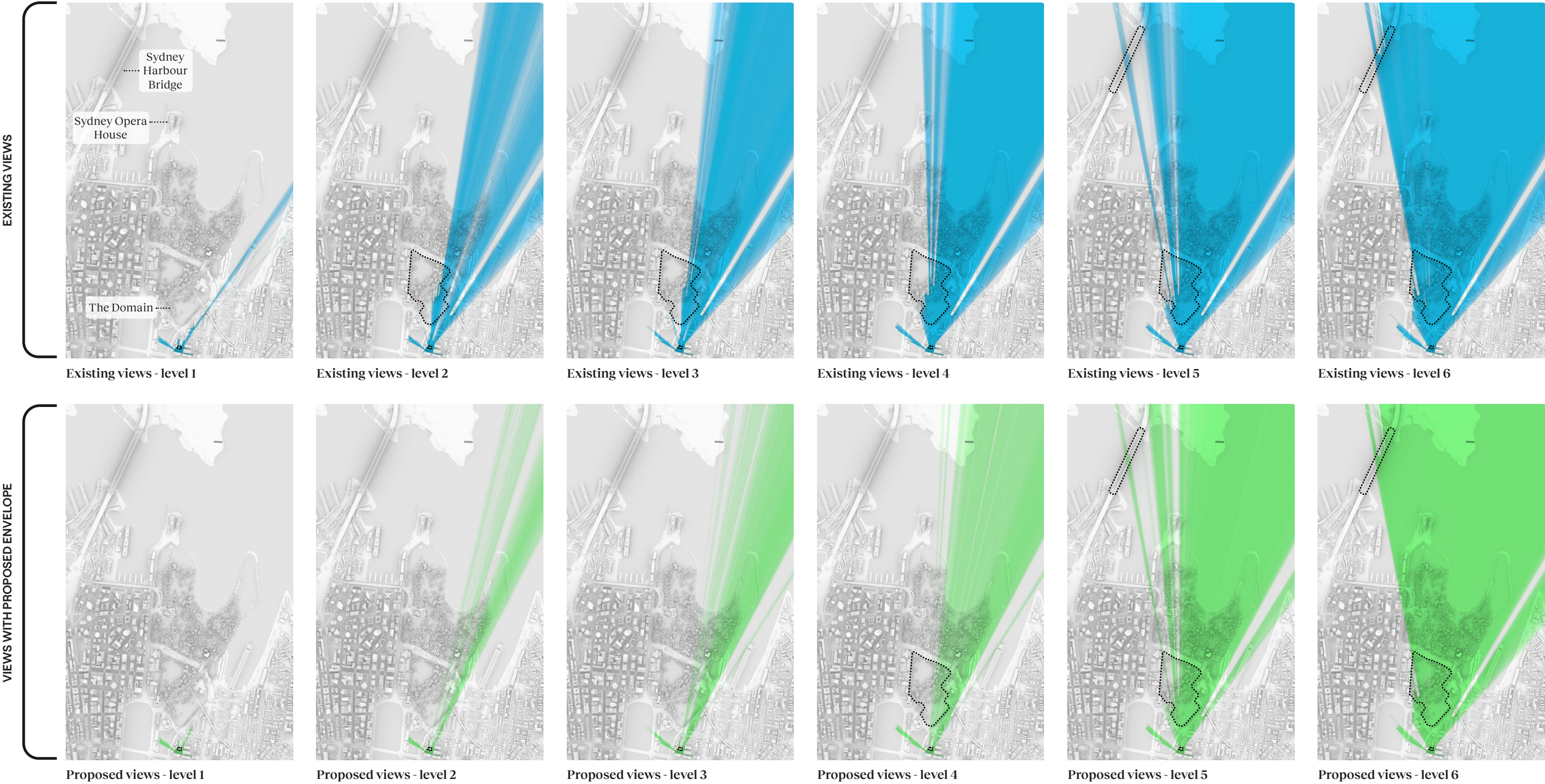
Proposed views - level 1

60-70 William St - Targeted View Analysis

Apartments which are impacted by the proposed envelope are used to create this additional layer of analysis, showing a visual representation of the level of impact.

KEY

P.O.I Visible



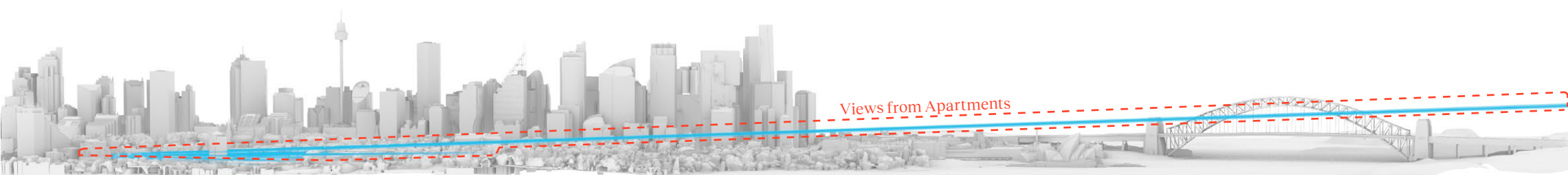
60-70 William St - Targeted View Analysis

The analysis reveals viewpoints encompassing key landmarks such as the Domain, Sydney Opera House, and Sydney Harbour Bridge. While the analysis diagrams suggest that apartments on each level have a clear line of sight to points of interest such as the Sydney Opera House—indicated by a visual “fan”—in reality, views may be obstructed by surrounding trees and buildings.

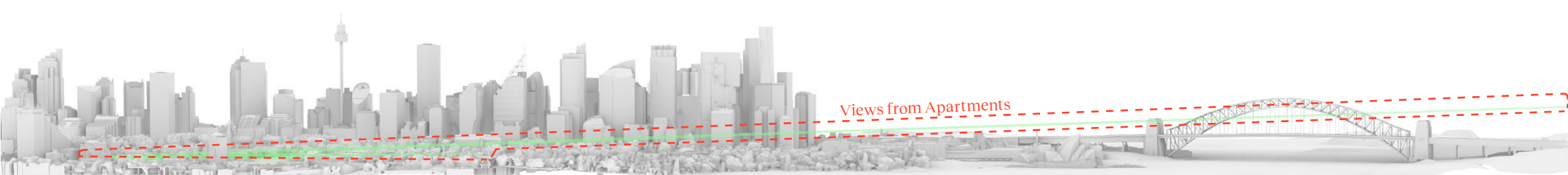
The plans illustrate the visibility of the sky above these landmarks by nature of layering individual view angles. Dotted lines outline each visible point of interest, clearly indicating which landmarks are actually seen.

The accompanying sections on this page show how these visual fans illustrate visibility above the Sydney Opera House and directly to the Sydney Harbour Bridge.

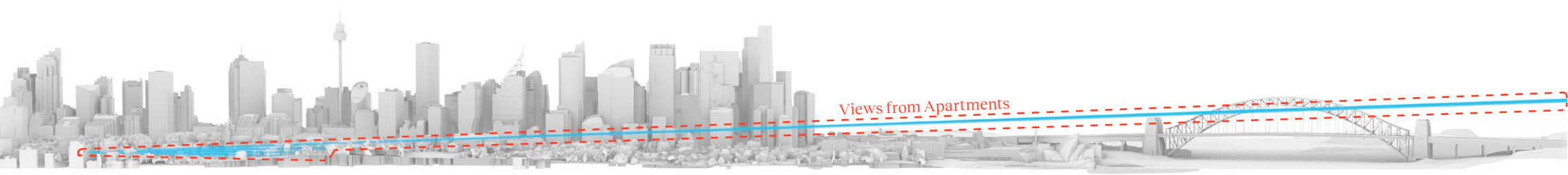
Existing View - Level 4



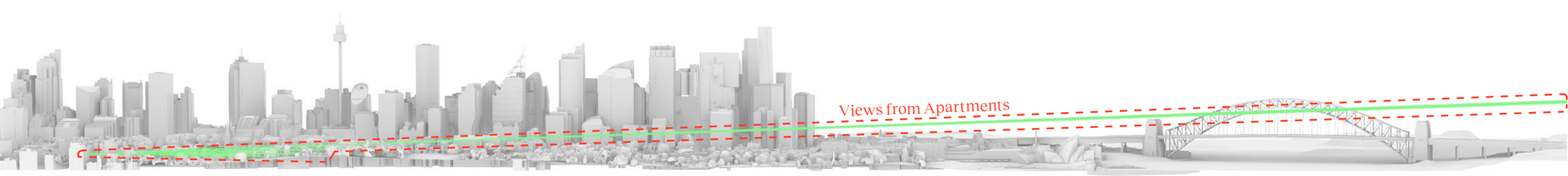
Proposed View - Level 4



Existing View - Level 6



Proposed View - Level 6



SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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