

# Maroubra

195-213 Fitzgerald Ave and 40-64 Yorktown Pde

View Analysis

**Prepared for**  
HOMES NSW

**Issued**  
October 2024

**Revision**  
04

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Camera View Location Map



Note: Proposed future landscaping is shown in photorealistic photomontage views only and not in white card view analysis views.

The purpose of this visual analysis is to consider the appearance of the development from key viewpoints, and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024 which identified the following specific assessment requirements:

**6. Visual Impact**

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.

**KEY**

- White Card View Analysis Camera Locations
- Photomontage Camera Locations

View 1 - Fitzgerald Ave



Existing



Proposed



View 2 - Kyogle Street



Existing



Proposed



View 3 - Fitzgerald Ave



Existing



Proposed



View 4 - Yorktown Parade



Existing



Proposed



View 5 - Coral Sea Park



Existing



Proposed



View 6 - Coral Sea Park



Existing



Proposed



View 7 - Coral Sea Park



Existing



Proposed



View 8 - Coral Sea Park



Existing



Proposed



View 9 - Coral Sea Park



Existing



Proposed



View 10 - Yorktown Parade



Existing



Proposed



View 11 - Mons Ave



Existing



Proposed



View 12 - Mons Ave



Existing



Proposed





























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

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