



ST ALOYSIUS' COLLEGE

VISUAL ASSESSMENT REPORT
JAN 2018

RobertsDay
planning. design. place



Title: St Aloysius' College Visual Assessment
Prepared for: St Aloysius' College
Reference: BLO STA
Date: January 2018
Prepared by: RobertsDay Sydney
Approved by: Stephen Moore

DISCLAIMER & COPYRIGHT

This document was prepared for the exclusive use of St Aloysius' College. RobertsDay acts in all professional matters as a faithful advisor to its clients and exercises all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. RobertsDay does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to RobertsDay by third parties. RobertsDay makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by RobertsDay. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of RobertsDay.

© RobertsDay Pty Ltd, 2017

Roberts Day

Level 4, 17 Randle Street Surry Hills NSW 2010

T: +612 8202 8000 www.robertsday.com.au

ABN 53 667 373 703 ACN 008 892 135

CONTENTS

Introduction	1
Summary of Findings	2
View 1_ Upper Pitt Street	3
View 2_ Building No. 48_ Unit 27	5
View 3_ Building No. 50-58 Outdoor Area	7
View 4_ Building No. 50-58_ Unit 22	9
View 5_ Craiglea Building_ Top of Garage	11
View 6_ East Boundary_ Entry of Building No. 49 & 49B	13
View 7_ Jeffreys Street	15
View 8_ Water View	17
View 9_ Milsons Point	19
View 10_ Harbour Bridge View_ Bridge Walkway	21
View 11_ Harbour Bridge View_ Bridge Walkway	23

INTRODUCTION

RobertsDay has been engaged by St Aloysius' College to carry out Visual Assessment (VA) for the Upper Pitt Street component of the St Aloysius' College Refurbishment project, Plan Magis.

The VA investigates on the possible impacts that future refurbishment may have on the surrounding and adjacent publicly accessible areas. RobertsDay inspected a number of locations to understand the scenic qualities and visual prominence of the site and cross reference these locations with aerial photography to identify potential viewpoints. The key vantage points have been determined through a site visit and focus on what are considered the most prevalent views of the area.

1. Photomontage

3D model of the proposal and supporting technical documentation enabled the vantage points to be realistically documented as 'existing' and 'proposed' photomontages. The accuracy of the photomontages is based on the following process and information:

- Plotting the vantage points using accurate survey details of the site and proposal;
- Digitally linking the coordinate data into Google Earth (GE);
- Creating a 3D Sketchup model of the terrain;
- Digitally linking the massing model of the proposed built form to GE for broader context understanding

and to match the model view to the photo position and view angle;

- Photo- editing the hybrid photo/ model views to reflect landscaping, intended built form, and lighting.

2. Assumption

The following assumption has been made:

- Photomontages are generated from photos taken at camera level of approximately 1.7m above natural ground level.

3. Visual Impacts Assessment

A qualitative assessment of the visual impacts and changes to landscape has been undertaken with reference on the RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (2013).

The determination of the impacts is based on the following criteria:

Sensitivity is defined as *"The sensitivity of a landscape character zone or view and its capacity to absorb change."*

In the case of visual impact this also relates to the type and number of viewers, availability of alternative views and distance of the development from viewers.

The more sensitive vistas are likely to be seen by people engaged in outdoor recreation, travellers along scenic routes and occupiers of residences. Less sensitive views are likely to be seen by people engaged in activities that do not involve appreciation of views, travellers and workers who are less likely to notice views.

Magnitude is defined as *"The measurement of the scale, form and character of a development proposal when compared to the existing condition"*.

In the case of visual assessment the level of magnitude generally decreases as the distance from the development to various viewpoint locations increases.

EIA No4 Guidelines, 2013, RMS

The combined assessment of the sensitivity and magnitude provides the rating for the visual impact as per the tables on the following pages.

SUMMARY OF FINDINGS

From inception, St Aloysius' College Refurbishment project, Plan Magis, has aimed to sensitively respond to visual impacts by addressing the compatibility and harmony of built form within the concept of its existing surroundings. The sites prominent harbourside location places further emphasis to provide new solutions that result in minimal to no visual obstruction of significant landmarks, breathtaking harbour and city views.

This Visual Assessment Report has reviewed and assessed the sensitivity and magnitude of the proposed changes from key locations to assist people with interpreting any impacts they believe may exist. Our findings revealed that in many instances, the visual impact and/or quality of viewing locations will be improved through the clearing, modification and/or removal of existing visual detractors and eyesores.

Overall, the visual impacts assessed from multiple viewpoints surrounding the site consistently result in impacts considered to be in the LOW to MODERATE and, in some cases NEGLIGIBLE ranges. In consideration of a site with significant presence and high sensitivity, this design proposal sits most favourably in the context of its environment as assessed.

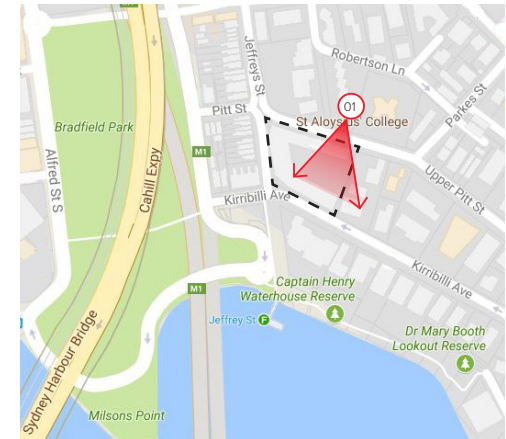
VIEW 1_UPPER PITT ST (STREET LEVEL)

Description

View 1 is from Upper Pitt Street along Building No. 48 looking south to St Aloysius' College building.

The proposed changes in the view are:

- Demolition and rebuild of the existing north-eastern wing with similar envelope treatment;
- A contemporary use of brick in the new facade with improved openings to the internal spaces;
- Demolition of the existing stairwell to the roof terrace.



Google Earth Coordinate:
33°50'53.7"S 151°12'52.9"E



Existing View 1



Proposed View 1

VIEW 1_UPPER PITT ST (STREET LEVEL)

Sensitivity

The view from Upper Pitt Street is considered to have a LOW sensitivity due to:

- Receptors are road users in motor vehicles and/or pedestrians that are passing through therefore have short term views;
- Passers-by are less likely to notice or be concentrating on views since this is a residential/pedestrian thoroughfare.

Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE, due to:

- Minimal change in the built form character which is being replaced with a new building of similar massing and scale;
- Proposal does not exceed the existing height and, as a result, there is no additional visual obstruction;
- New facade design, additional features and materials do not change the view's composition;
- Demolition of the existing stairwell to the roof terrace will improve the visual quality as highlighted in diagrams.

Assessment of impact

The visual impact for this view is assessed as NEGLIGIBLE, as it will have limited to negligible impact on the existing landscape.

		MAGNITUDE					
		High	High to Moderate	Moderate	Moderate to Low	Low	Negligible
SENSITIVITY	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible Impact
	Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact



Existing View 1



Proposed View 1

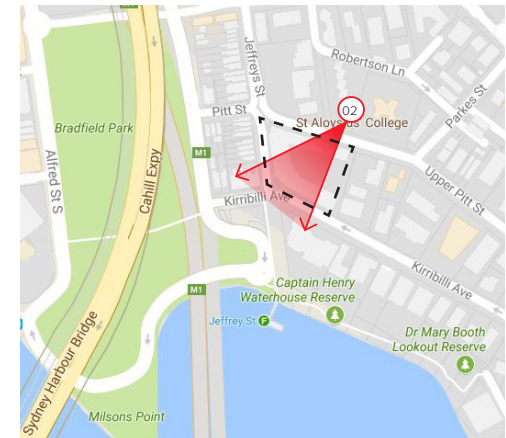
VIEW 2_BUILDING NO. 48 (UPPER LEVEL- UNIT 27)

Description

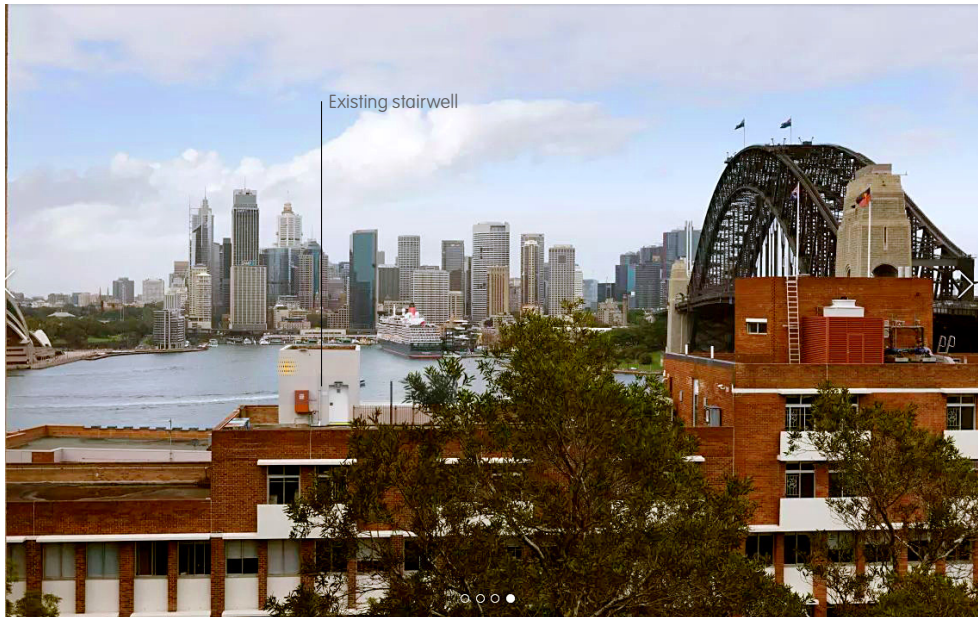
View 2 is from Unit 27 in Building No. 48 located in front of the proposal. Upper level units of the building have views to the harbour city and Harbour Bridge over St Aloysius' College building.

The proposed changes in the view are:

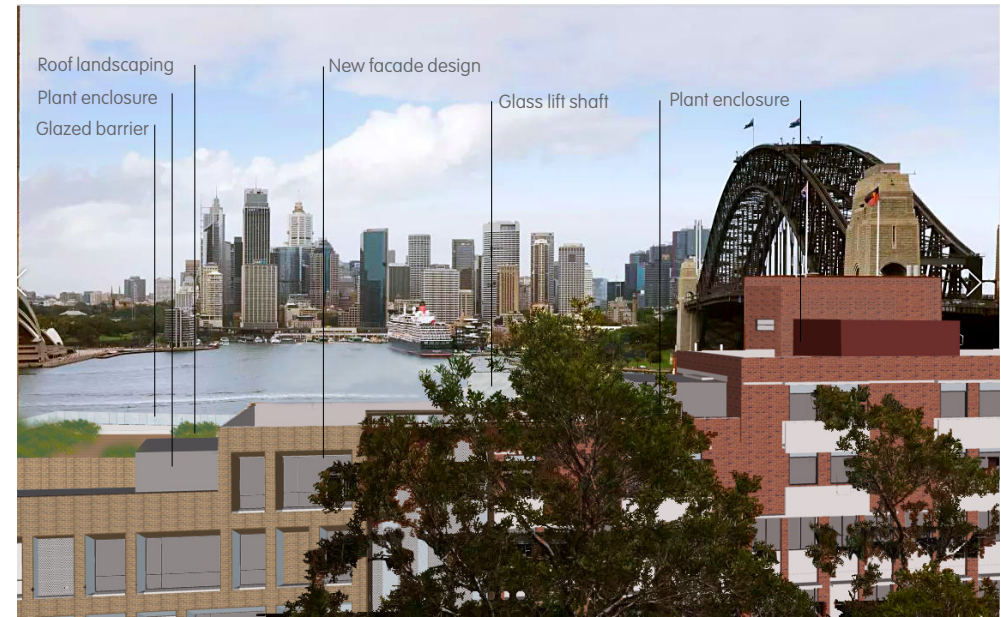
- Demolition and rebuild of the north-eastern wing with new openings and facade design along Upper Pitt Street;
- Roof landscaping of the new infill building in the current quadrangle location;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt street;
- Glass lift to the Juana Mateo roof terrace partly visible at the back.



Google Earth Coordinate:
33°50'53.6"S 151°12'52.6"E



Existing View 2



Proposed View 2

VIEW 2_BUILDING NO. 48 (UPPER LEVEL- UNIT 27)

Sensitivity

The view from Unit 27, Building No.48 is considered to have a HIGH sensitivity due to:

- Occupiers of the residential buildings adjacent to the proposal will view changes to the visual setting of their residence more critically because the college is located directly in front of their field of vision;
- The proposal is in close proximity;
- There is existing highly valued views to the harbour, Harbour Bridge and city beyond.

Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE, due to:

- Minimal change in the built form massing and scale;
- Proposal does not exceed the existing height and, as a result, there is no additional visual obstruction;
- New facade design and materials do not change the view's composition;
- Proposal is, in part, screened by existing street vegetation;
- Demolition of the existing stairwell to the roof terrace will clear the visual eyesore and improve the view to the harbour.

Assessment of impact

Overall, the visual impact for this view is assessed as NEGLIGIBLE, which is the combination of the sensitivity and the magnitude of the proposal.

		MAGNITUDE					
		High	High to Moderate	Moderate	Moderate to Low	Low	Negligible
SENSITIVITY	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible Impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
	Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact



Existing View 2



Proposed View 2

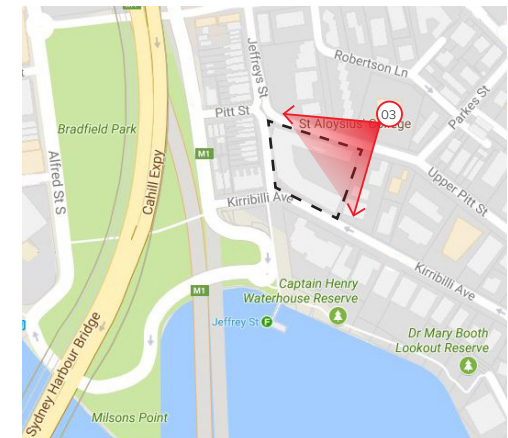
VIEW 3_BUILDING NO. 50-58 OUTDOOR AREA

Description

View 3 is from Building No. 50-58 outdoor area located above Upper Pitt Street. Access to the building is through Robertson Lane and residents have direct views to the proposal's northern facade.

The proposed changes in the view are:

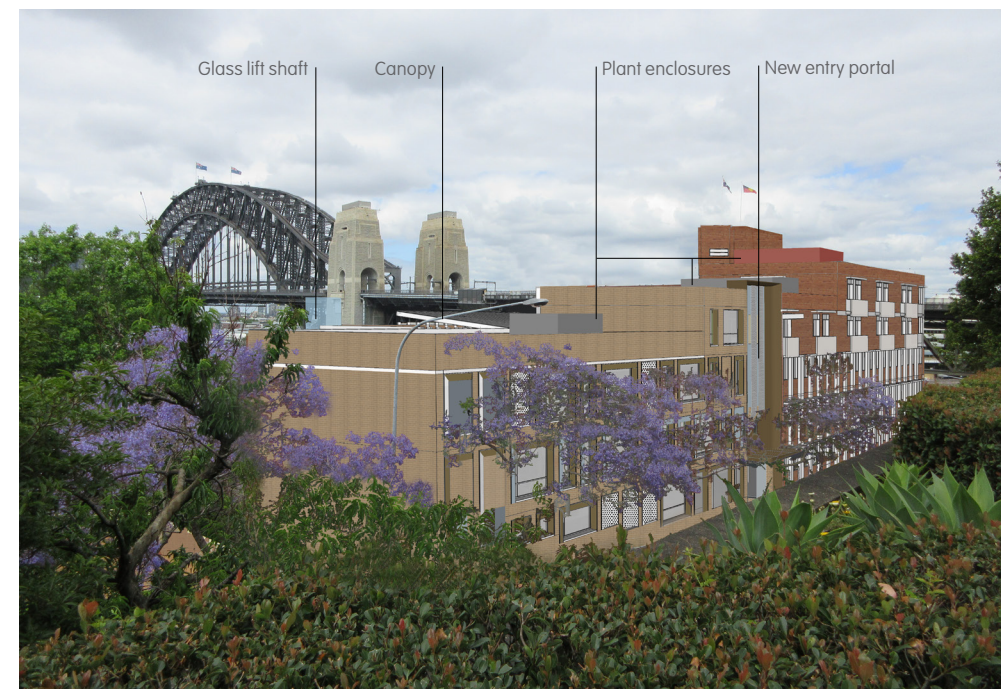
- Demolition and rebuild of the north-eastern wing with new openings and facade design along Upper Pitt Street;
- Canopies above the current quadrangle location;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt Street;
- Glass lift to the Juana Mateo roof terrace along Kirribilli Avenue.



Google Earth Coordinate:
33°50'54.1"S 151°12'53.9"E



Existing View 3



Proposed View 3

VIEW 3_BUILDING NO. 50-58 OUTDOOR AREA

Sensitivity

The sensitivity of views from building No. 50-58 outdoor area factors the following points:

- Occupiers of the residential buildings adjacent to the proposal will view changes to the visual setting of their residence more critically;
- The proposal is in close proximity;
- There is an existing valued view to Harbour Bridge.

However, existing vegetation screening and short viewing periods from the building outdoor area reduce the sensitivity. Therefore, the sensitivity of the viewpoint is considered MODERATE.

Magnitude

The magnitude of the proposal in this view is considered LOW, due to:

- Minimal change in the built form massing and scale;
- Proposal does not exceed the existing height and, as a result, there is no additional visual obstruction;
- New facade design, additional features and materials do not change the view's composition;
- Proposal is, in part, screened by existing street vegetation;
- Demolition of the existing stairwell to the roof terrace will clear a visual eyesore and improve the view to Harbour Bridge as highlighted in diagrams.

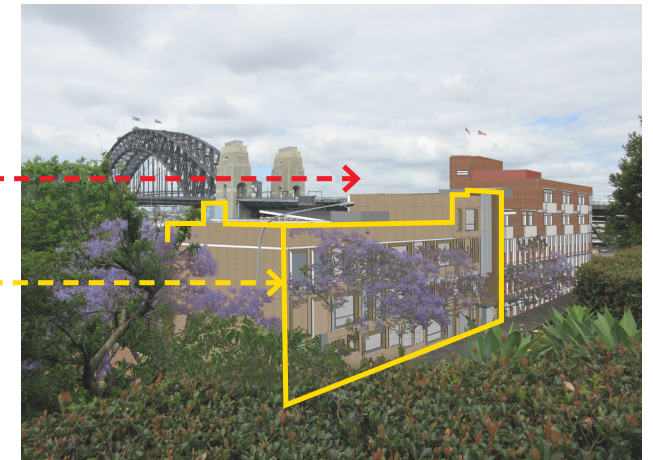
Assessment of impact

The moderate sensitivity combined with a negligible magnitude will result in a NEGLIGIBLE visual impact.

		MAGNITUDE					
		High	High to Moderate	Moderate	Moderate to Low	Low	Negligible
SENSITIVITY	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible Impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
	Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact



Existing View 3



Proposed View 3

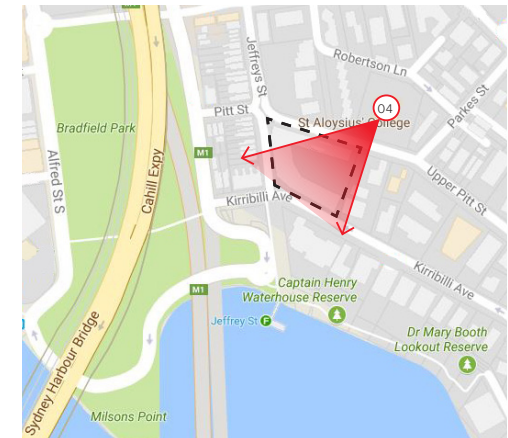
VIEW 4_BUILDING NO. 50-58 (UPPER LEVEL- UNIT 22)

Description

View 4 is from Unit 22 of Building No. 50-58 looking south-south west to the harbour and Harbour Bridge over St Aloysius' College building.

The proposed changes in the view are:

- Demolition and rebuild of the north-eastern wing with new openings and facade design along Upper Pitt Street;
- A new infill building to the current quadrangle location with canopies, roof landscaping and glazed perimeter barrier;
- New and upgraded roof plant enclosures;
- Glass lift to the Juana Mateo roof terrace along Kirribilli Avenue;
- Demolition of existing stairwell and lift to the roof.



Google Earth Coordinate:
33°50'53.6"S 151°12'53.9"E



Existing View 4



Proposed View 4

VIEW 4_BUILDING NO. 50-58 (UPPER LEVEL- UNIT 22)

Sensitivity

The view from Unit 22 of Building No. 50-58 is considered to have a HIGH sensitivity due to:

- Occupiers of the residential buildings adjacent to the proposal will view changes to the visual setting of their residence more critically because the college is located directly in front of their field of vision;
- The proposal is in close proximity;
- There is an existing valued view to the harbour, Harbour Bridge and city beyond.

		MAGNITUDE					
		High	High to Moderate	Moderate	Moderate to Low	Low	Negligible
SENSITIVITY	High	High impact	High Impact	Moderate High	Moderate High	Moderate	Negligible impact
	High to Moderate	High Impact	Moderate High	Moderate High	Moderate	Moderate	Negligible impact
	Moderate	Moderate High	Moderate High	Moderate	Moderate	Moderate-low	Negligible impact
	Moderate to Low	Moderate	Moderate	Moderate	Moderate-low	Moderate-low	Negligible impact
	Low	Moderate	Moderate	Moderate-low	Moderate-low	Low impact	Negligible impact
	Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact	Negligible impact

Magnitude

The magnitude of the proposal in this view is considered LOW, due to:

- Minimal change in the built forms massing and scale;
- Proposal does not exceed the existing height and, as a result, there is no additional visual obstruction;
- New facade design, additional features and materials do not change the view's composition;
- Proposed roof terrace including new landscaping and planting is considered to be an aesthetic improvement as compared to the existing internal compound.

Assessment of impact

The high sensitivity combined with a low magnitude will result in a MODERATE visual impact.



Existing View 4



Proposed View 4