



# ST ALOYSIUS' COLLEGE

## VISUAL ASSESSMENT REPORT

DECEMBER 2018

RobertsDay  
*planning. design. place*



**Title:** St Aloysius' College Visual Assessment

**Prepared for:** St Aloysius' College

**Reference:** BLO STA

**Date:** December 2018

**Prepared by:** RobertsDay Sydney

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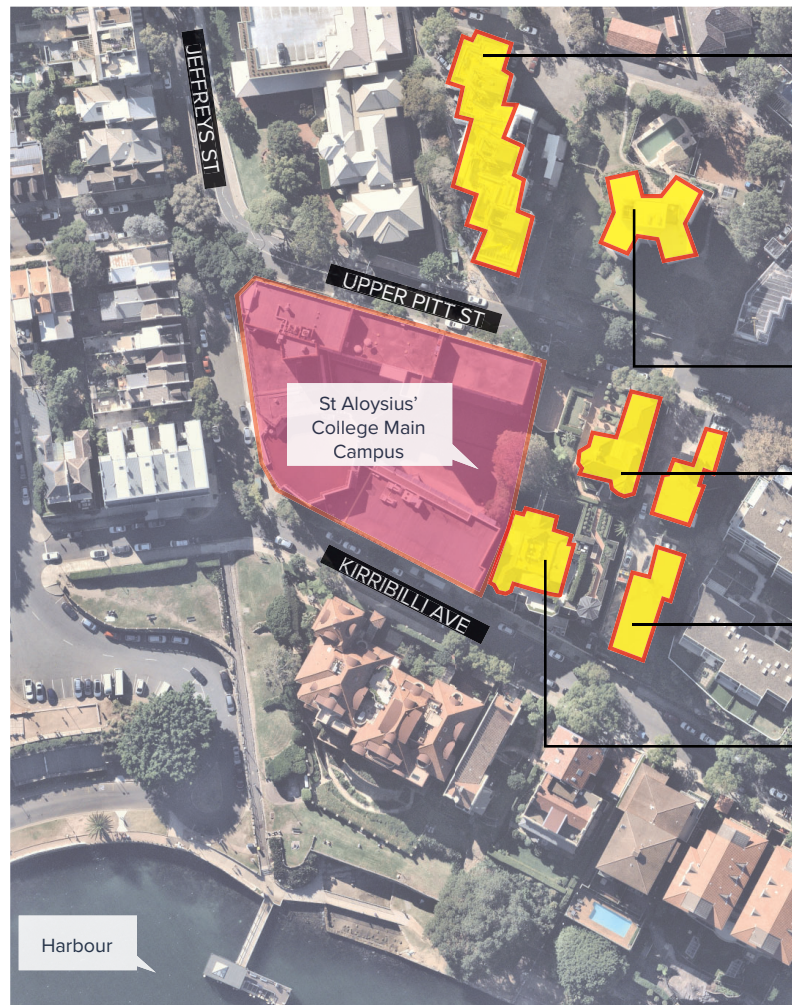
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## SUMMARY OF FINDINGS & IMPACTS ON HARBOUR VIEW

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.



### Low or Negligible view impact

- No residential unit at ground level.
- No existing view from level 1 to the harbour.
- Low or negligible magnitude visual impact on units at level 2 and level 3. Refer to View 12-16.
- No view loss for units above level 3. Refer to View 17.

### No view loss

Refer to View 9 & 10 from ground level and upper level.

### No view loss

Refer to View 18 & 19.

Note: Roof glazed barrier is frameless with minimum impact on the view.

### No view loss

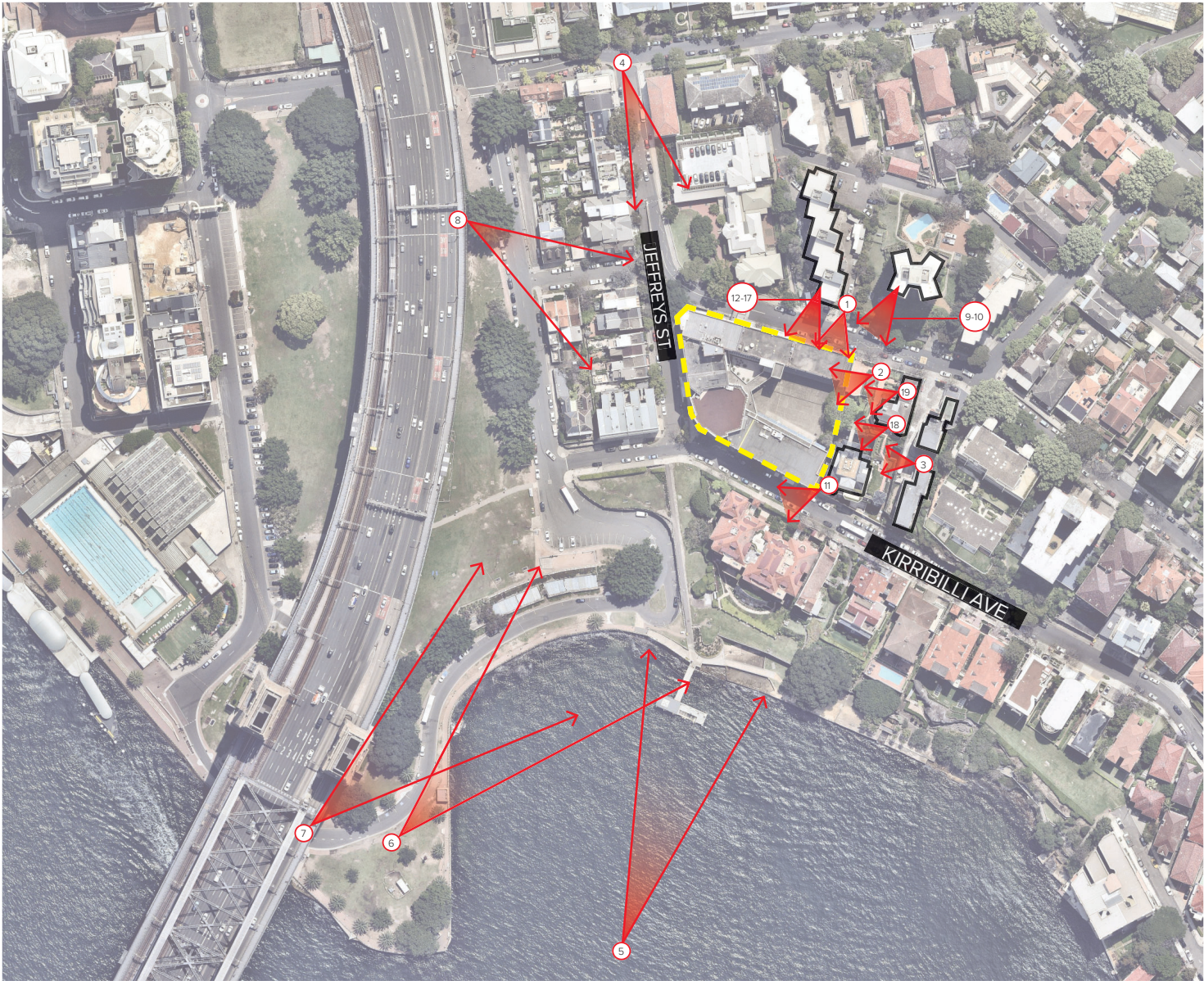
Refer to View 3 from ground level entry.

### No existing view to Harbour over the proposal

Refer to view 11.



# SUMMARY OF STUDIED VIEWS





# INTRODUCTION

RobertsDay has been engaged by St Aloysius' College to carry out Visual Assessment (VA) for the Upper Pitt Street main campus 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 private and publicly accessible areas.

## 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 within site photo for broader context understanding and to match the model view to the photo position and view angle;
- Photo- editing of the propose built form in the site photo to reflect landscaping, intended built form materials, and lighting.

**Note:** Existing College building has been used as a geographical feature (marker) to accurately add the proposed built form to the site photos.

Visual impact photomontages are certified as being true and accurate.

## Assumption

The following assumption has been made:

- Photomontages are generated from photos taken at camera level of approximately 1.7m above natural ground level for public views and 1.6m for private views;
- Focal length of camera is 26mm (35mm equivalent) for a wide angle of view.

## Methodology

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.

The visual assessment studies both public and private views for any potential impact by the proposal. The selection of particular units in surrounding buildings focuses on where the impact is likely to be high, and where the selected unit can be representative of other units/levels that have not been included in the report.



## SELECTION OF VANTAGE POINTS

RobertsDay inspected a number of locations to understand the scenic qualities and visual prominence of the site and cross referenced 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:

- Public views along the streets surrounding the site including Upper Pitt Street and Jeffreys Street looking toward the harbour. These views help to identify whether the proposal is impacting any existing iconic views to the Opera House or Harbour Bridge.
- Public views from the harbour, Harbour Bridge walkway and Milsons Point toward the College building where people are engaging in recreational activities.
- Private views from residential buildings in north and east of the site, where the refurbishment is occurring, focused where impacts are likely to be highest (including level 2 and level 3 of 48 Upper Street). The units have been chosen from both lower and upper levels for a more accurate analysis. The selected units are representative of the units/levels that have not been included in the visual assessment.

The photos were captured during site visits performed in November 2017, July 2018 and October 2018. RobertsDay has carefully studied the impact of proposed rooftop terrace landscaping, acoustic glazed barriers and lift shaft on the views.



01



**PUBLIC VIEWS**

## 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



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         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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\_49 UPPER PITT STREET (TOP OF GARAGE)

### Description

View 2 is from a top of the garage located in Craiglea Building east of St Aloysius' College building. Craiglea Building shares a boundary with the college.

The proposed changes in the view are:

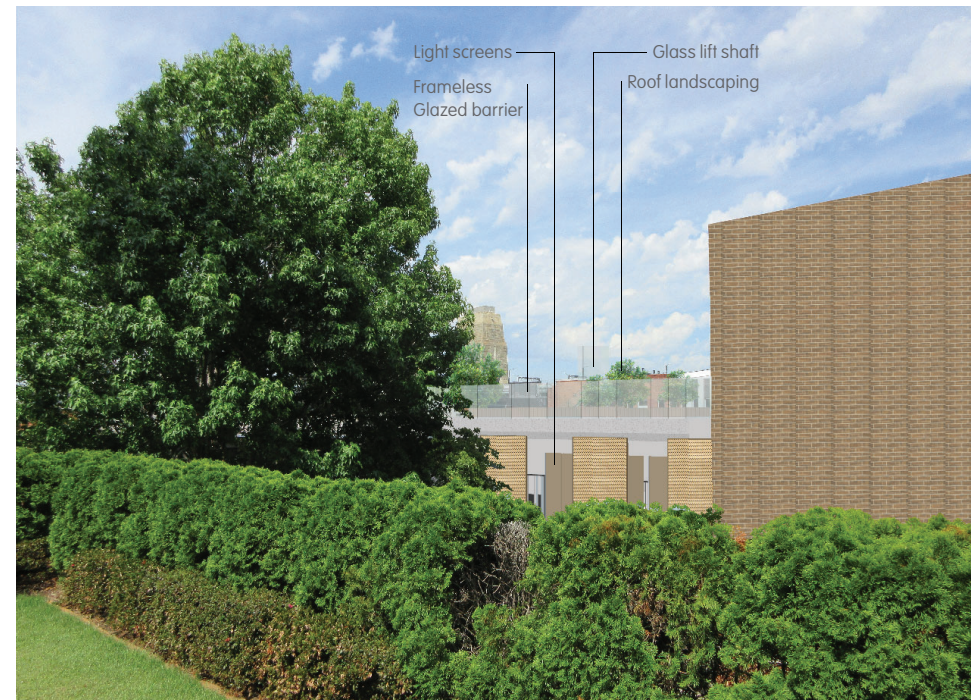
- A new infill building to the current quadrangle location with light screens and roof landscaping;
- Frameless glazed barrier;
- Glass lift to the Juana Mateo roof terrace partly visible at the back.



Google Earth Coordinate:  
33°50'54.9"S 151°12'53.4"E



Existing View 2



Proposed View 2



### Sensitivity

The view from Craiglea Building is considered to have a MODERATE sensitivity due to:

- Occupiers of residential building have short to mid-term viewing periods from this location;
- The view is largely screened by existing vegetation.

### Magnitude

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

- New infill is considered commensurate to existing built form and massing in terms of changes to views;
- Proposal does not exceed the existing height;
- The changes provide more privacy to the residents and vice versa from the existing open quadrangle;
- Proposal is largely screened by existing vegetation.

### Assessment of impact

The moderate sensitivity combined with a low magnitude will result in a MODERATE-LOW visual impact.

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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

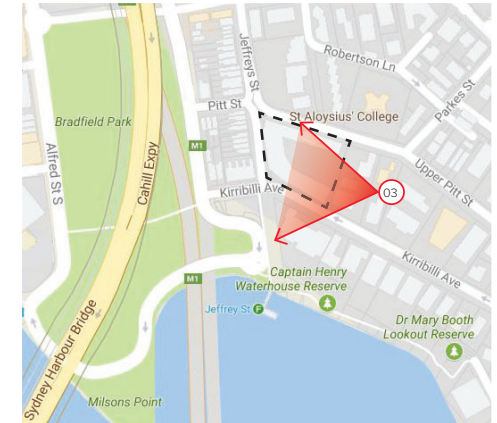
## VIEW 3\_EAST BOUNDARY (FROM ENTRY OF BUILDING NO. 49B)

### Description

View 3 is from the entry of Building No. 49B located east of St Aloysius' College. These units have direct views to the proposal from west and whilst residents access their properties.

The proposed changes in the view are:

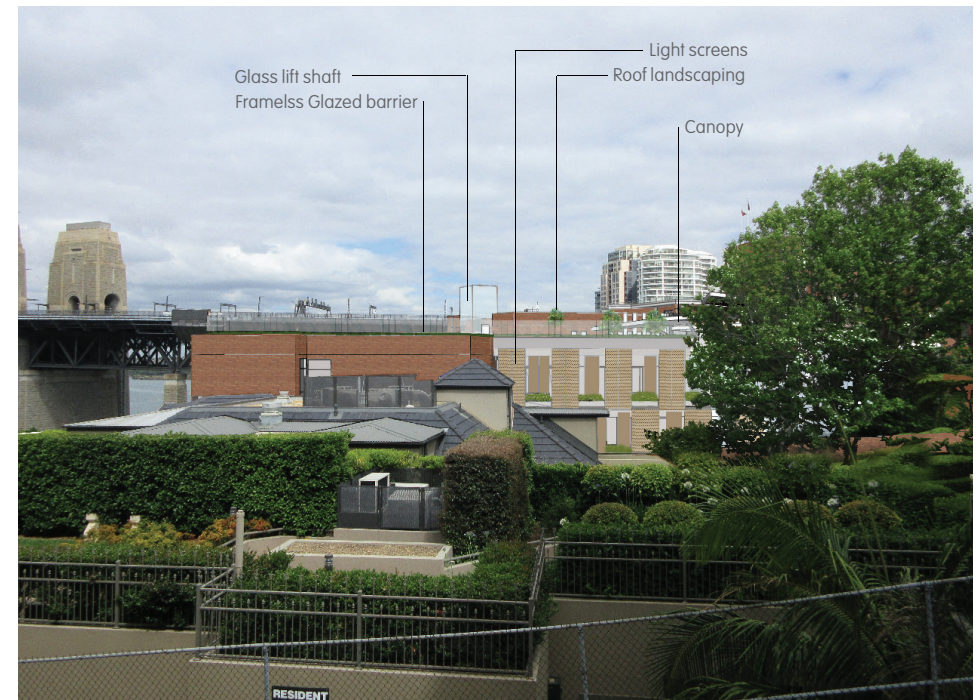
- A new infill building to the current quadrangle location with roof landscaping and canopies;
- Glazed barrier;
- Glass lift to the Juana Mateo roof terrace along Kirribilli Avenue.



Google Earth Coordinate:  
33°50'56.1"S 151°12'54.3"E



Existing View 3



Proposed View 3



## Sensitivity

The sensitivity of view from the entry of Building No. 49B factors:

- 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 relatively close proximity.

However, existing vegetation screening, Craiglea property and short viewing periods from the private property access area reduce the sensitivity. Therefore, the sensitivity of the viewpoint is considered MODERATE.

## Magnitude

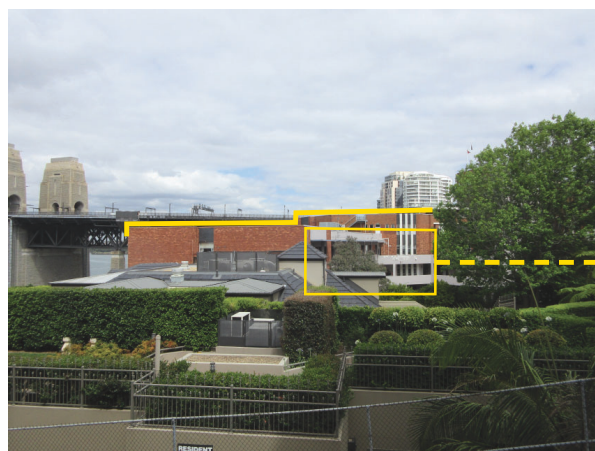
The magnitude of the proposal in this view is considered LOW, due to:

- Additional features do not change the view's composition;
- The proposed colors and textures are complementary with the existing building;
- The visual impact is reduced by existing vegetation;
- Proposed lift shaft is made of glass with minimum impact on the overall view.

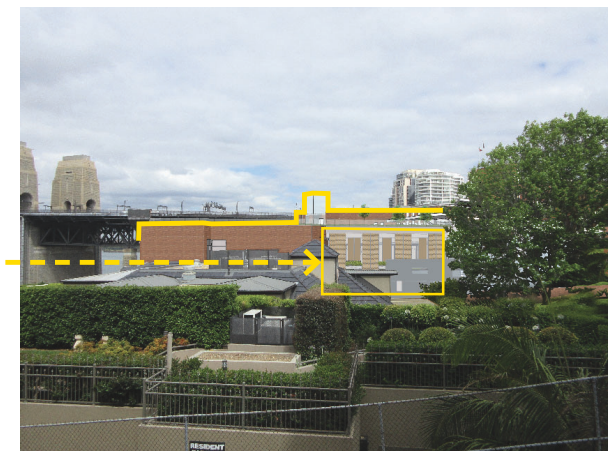
## Assessment of impact

The visual impact for this view is assessed as MODERATE-LOW, 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 3



Proposed View 3

## VIEW 4\_JEFFREYS ST (STREET LEVEL)

### Description

View 4 is from the intersection of Jeffreys Street and Fitzroy Street looking south to St Aloysius' College.

The only notable change in the view is upgrading the existing plant enclosure and replacement of glazing in existing openings.



Google Earth Coordinate:  
33°50'50.5"S 151°12'49.2"E



Existing View 4



Proposed View 4



## Sensitivity

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

- The view is mainly appreciated by local residents, college staff and students which make use of the adjacent streets;
- Road users in motor vehicles or pedestrians that are passing through will experience short term views;
- View is mostly screened by existing vegetation, streetscape and building fabric.

## Magnitude

Because there is only a minor change to the existing plant enclosure in this view, the magnitude of the proposal is considered NEGLIGIBLE.

## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 4



Proposed View 4

## VIEW 5\_WATER VIEW

### Description

View 5 is looking north from water to the proposal and is representative of the travellers' views commuting to or from Circular Quay and Milsons Point.

Proposed changes in the view are:

- A new facade opening;
- Glass lift to the Juana Mateo roof terrace along Kirribilli Avenue;
- Roof terrace glazed perimeter barrier;
- Replacement of all glazing in existing openings;
- Demolition of existing stairwell and lift to the roof along Upper Pitt Street.



Google Earth Coordinate:  
33°51'01.9"S 151°12'49.6"E



Existing View 5



Proposed View 5



## Sensitivity

The view from water is considered to have a MODERATE to LOW sensitivity due to:

- The view is limited to the individuals on the ferry with short term views;
- Travellers are likely to focus on the overall built environment with emphasis on other adjacent valued views and landmarks including harbour, Harbour Bridge, city and Sydney Opera House.

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 NEGLIGIBLE, due to:

- Proposal is in the middle distance;
- Proposal is largely screened by existing buildings and vegetation;
- Changes are limited to an additional glass lift shaft and glazed barrier which will be barely noticeable from this aspect.

## Assessment of impact

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



Existing View 5



Proposed View 5

## VIEW 6\_MILSONS POINT (STREET LEVEL)

### Description

View 6 is from Milsons Point looking north east to St Aloysius' College building and is representative of the views that would be available from waterfront.

The proposed changes in the view are:

- A new opening in facade;
- A new addition to level 5;
- Glazed barrier along Kirribilli Avenue;
- Glass lift to the Juana Mateo roof terrace;
- Roof landscaping of the new infill building to the current quadrangle location;
- Replacement of all glazing in existing openings.



Google Earth Coordinate:

33°51'01.7"S 151°12'44.7"E



Existing View 6



Proposed View 6



## Sensitivity

The view from Milsons Point is considered to have a MODERATE sensitivity due to:

- Receptors include travellers along a harbour-front scenic route with higher sensitivity to other harbour-city views;
- Level of sensitivity decreases as proposal is not in close proximity and travellers are likely to focus on the existing urban built environment as an overall composition, plus the distraction of adjacent scenic views and landmarks including the harbour and Sydney Opera House.

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 NEGLIGIBLE, due to:

- Proposal is in the middle distance and in part screened by existing buildings/vegetation;
- Changes are limited to an additional glass lift shaft and a facade opening barely noticeable from distant.

## Assessment of impact

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



Existing View 6



Proposed View 6

## VIEW 7\_HARBOUR BRIDGE VIEW (FROM BRIDGE WALKWAY)

### Description

View 7 is from Harbour Bridge walkway looking north east to St Aloysius' College building.

Proposed changes in the view are:

- A new opening in facade and a new addition on level 5;
- New infill building to the current quadrangle location with roof landscaping and canopies;
- New and upgraded Roof plant enclosures;
- Glass lift to the Juana Mateo roof terrace along Kirribilli Avenue;
- Replacement of all glazing in existing openings;
- Demolition of existing stairwell and lift to the roof along Upper Pitt Street.

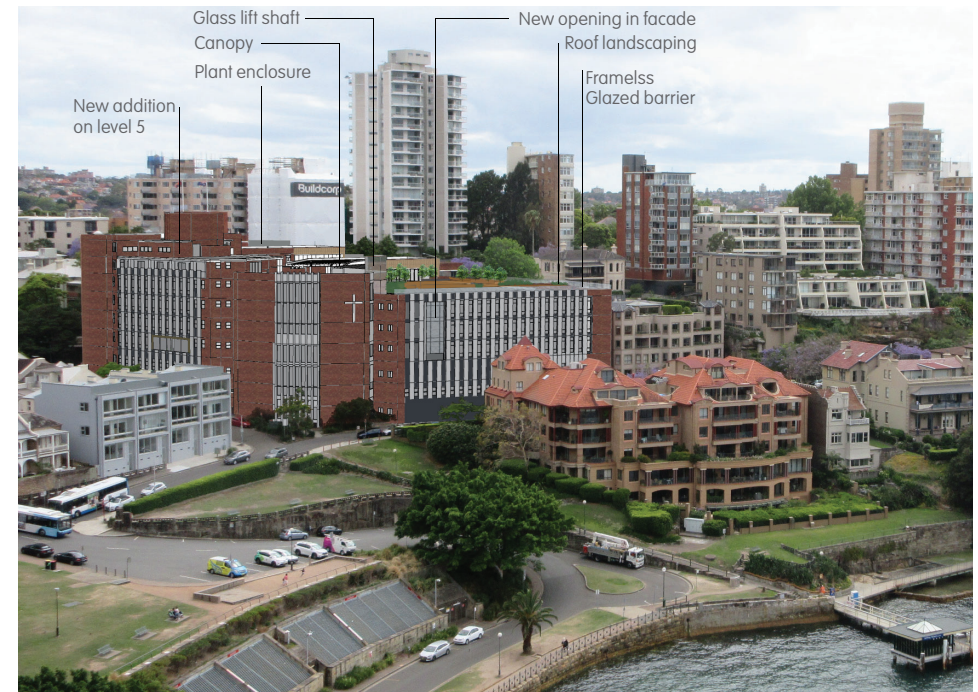


Google Earth Coordinate:

33°51'01.3"S 151°12'43.0"E



Existing View 7



Proposed View 7



## Sensitivity

The view from the Harbour Bridge walkway is considered to have a MODERATE sensitivity due to:

- Receptors include travellers along a scenic route with higher sensitivity to overall views;
- Level of sensitivity decreases as proposal reads as an existing contribution to the overall massing and character of Milsons Point built environment, plus the distraction of adjacent landmarks including Sydney Opera House.

## Magnitude

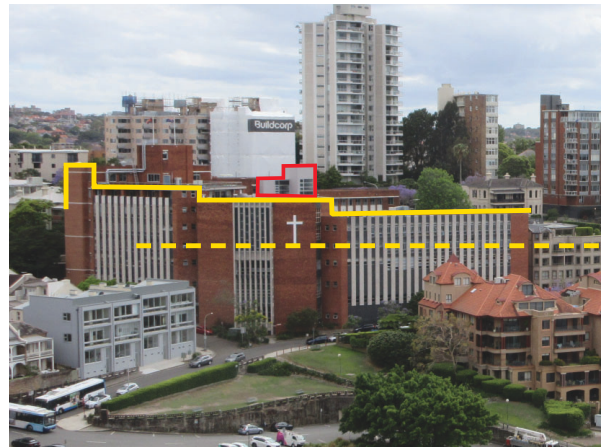
The magnitude of the proposal in this view is considered LOW, due to:

- Development does not exceed the existing height and, as a result, there is no additional visual obstruction;
- New openings in facade, additional features and materials do not change the view's composition;
- Proposal doesn't contrast or compete with the existing landscape.

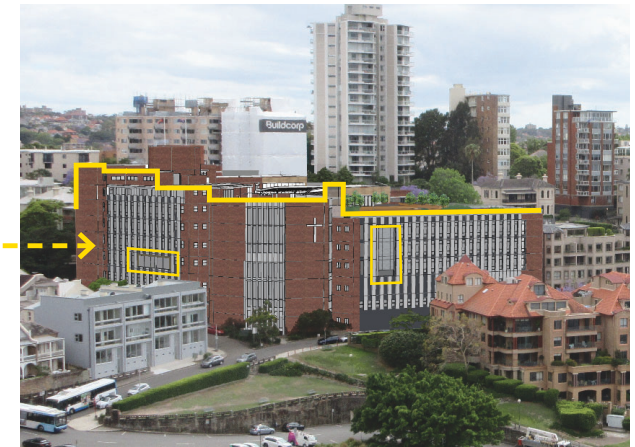
## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 7



Proposed View 7

## VIEW 8\_HARBOUR BRIDGE VIEW (FROM BRIDGE WALKWAY)

### Description

View 8 is from Harbour Bridge walkway looking south east to St Aloysius' College building.

The proposed changes in the view are limited to:

- A new opening in facade;
- A new addition on level 5;
- Glass lift to the Juana Mateo roof terrace along Kirribilli Avenue;
- Upgraded plant enclosure;
- Replacement of all glazing in existing openings.



Google Earth Coordinate:  
33°50'52.3"S 151°12'45.9"E



Existing View 8



Proposed View 8



## Sensitivity

The view from the Harbour Bridge walkway is considered to have a MODERATE sensitivity due to:

- Receptors include travellers along a scenic route with higher sensitivity to the overall views;
- Level of sensitivity decreases as proposal reads as an existing contribution to the overall massing and character of Milsons Point built environment.

## Magnitude

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

- Proposal is in the middle distance;
- The additional level, glass lift shaft and facade opening integrate with the existing built form and are barely noticeable from this distance.

## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 8



Proposed View 8

02



**PRIVATE VIEWS**

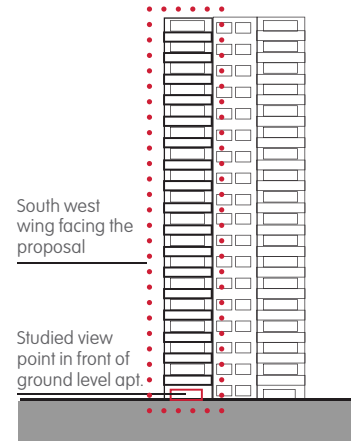
## VIEW 9\_BUILDING NO. 50-58

### GROUND LEVEL OUTDOOR AREA

#### Description

View 9 is from Building No. 50-58 outdoor area which is raised and 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:

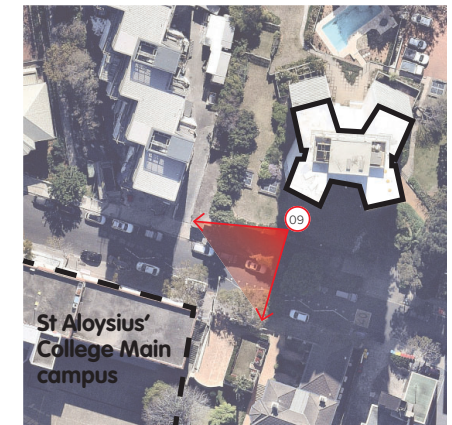
- Demolition and rebuild of the north-eastern wing with new openings and facade design along Upper Pitt Street;
- Canopies above the current quadrangle location;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt Street;
- Glass lift to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



Indicative South Elevation of 50-58  
Upper Pitt Street



Street view of 50-58 Upper Pitt  
Street



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



**Note:** View 9 is from ground level facing the proposal. Upper level units with higher elevation will not be affected by the redevelopment.



Existing View 9



Proposed View 9



## 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.

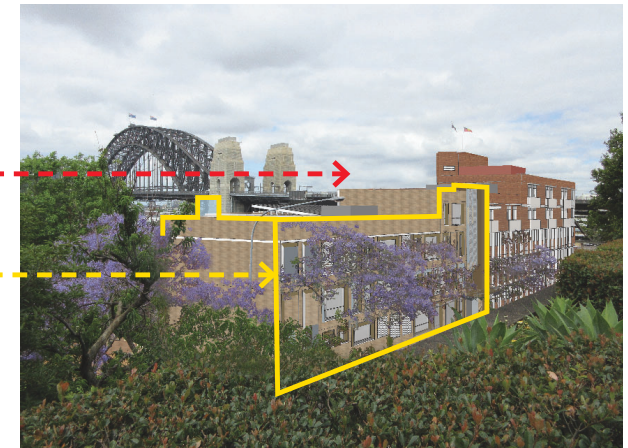
## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 9



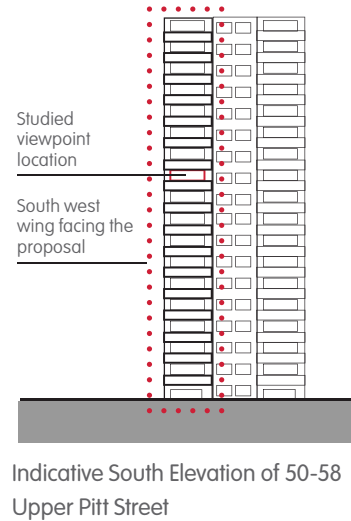
Proposed View 9

## VIEW 10\_BUILDING NO. 50-58 (TENTH FLOOR- UNIT 22)

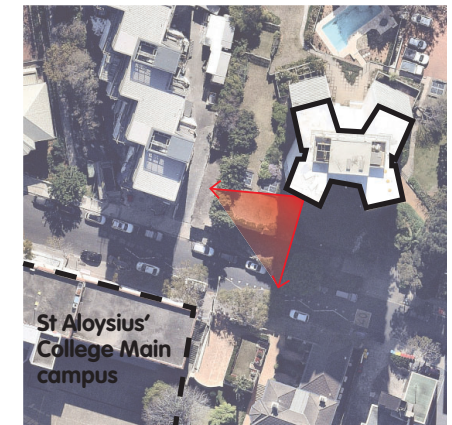
### Description

View 10 is from habitable room of unit 22 of Building No. 50-58 Upper Pitt Street 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.



Street view of 50-58 Upper Pitt Street

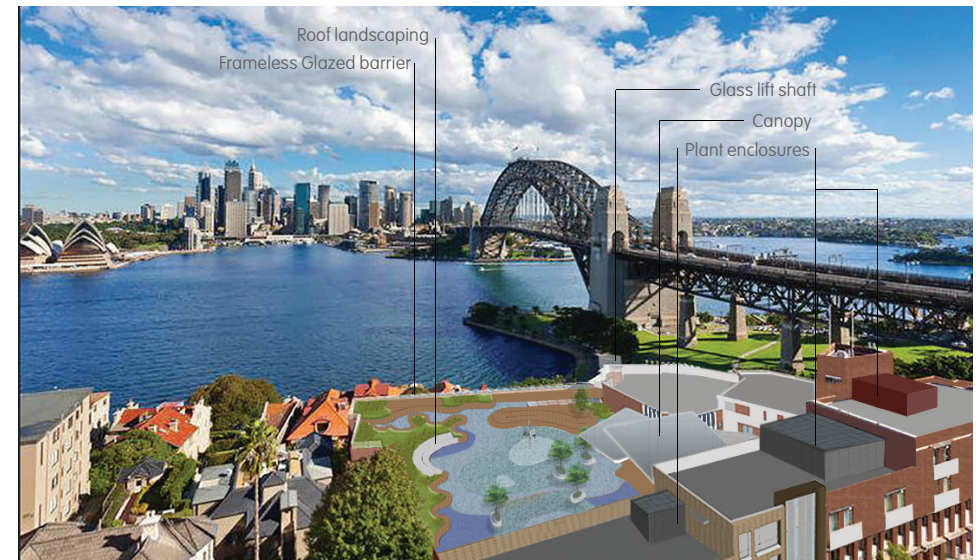


From balcony of living room



Existing View 10

Source: realestate.com.au



Proposed View 10



## 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

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.

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 10



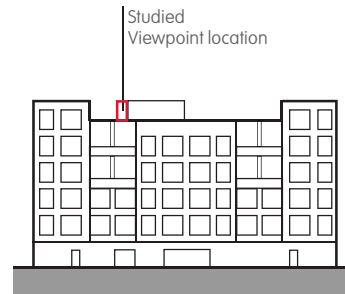
Proposed View 10

## VIEW 11\_KIRRIBILLI AVENUE APARTMENT (PENTHOUSE)

### Description

View 11 is from balcony of unit 501 of Kirribilli Apartment looking south-west to the harbour and Harbour Bridge.

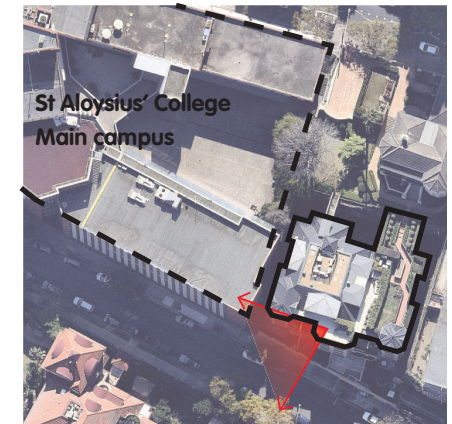
The proposal is located next to the apartment building with no affect on the existing view.



Indicative South Elevation of  
Kirribilli Avenue Apartment



Street view of Kirribilli Avenue  
Apartment



From balcony of living room



**Note:** Existing views to the harbour and Harbour Bridge from units in Kirribilli Avenue will not be affected by the proposal.



Existing View 11



Proposed View 11



## Sensitivity

The view from Unit 501 of Kirribilli Apartment 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

The magnitude of the proposal in this view is considered NEGLIGIBLE since the existing view is maintained.

## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 11



Proposed View 11

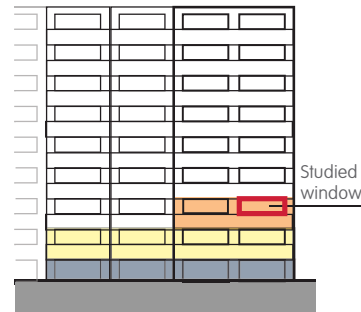
## VIEW 12\_BUILDING NO. 48

(SECOND FLOOR- UNIT 6)

### Description

View 12 is from habitable room (bedroom) of unit 6 in Building No. 48 Upper Pitt Street located in front of the proposal. The unit has 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;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt street.

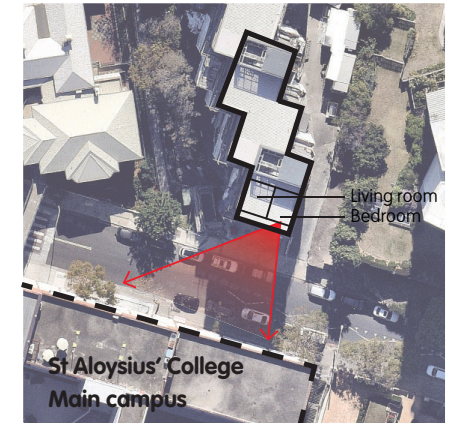


Indicative Elevation of 48  
Upper Pitt Street

■ No residential unit ■ Unit 6  
■ No existing view to harbour



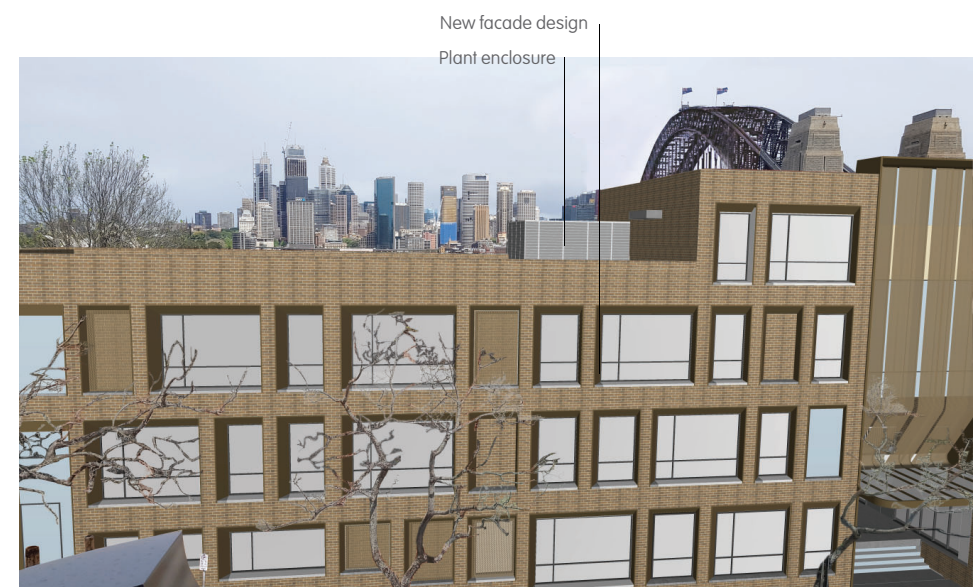
Street view of 48 Upper Pitt  
Street



From bedroom



Existing View 12



Proposed View 12



## Sensitivity

The view from Unit 6 in 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 an existing valued view to the Harbour Bridge, Opera House and city beyond.

## Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE since the existing view is improved:

- The proposed colors and textures are complementary with the existing building;
- No visible rooftop landscaping;
- Proposed plant enclosure blocks a small part of the harbour;
- Demolition of the existing stairwell to the roof terrace will clear a visual eyesore and significantly improve the view to the Harbour Bridge.

## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 12



Proposed View 12

## VIEW 13\_BUILDING NO. 48

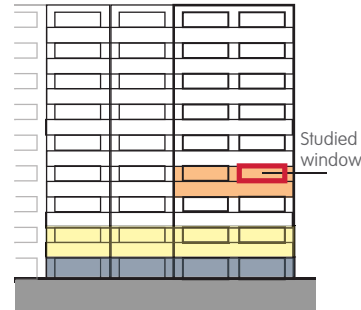
(THIRD FLOOR- UNIT 12)

### Description

View 13 is from habitable room (bedroom) of unit 12 in Building No. 48 Upper Pitt Street located in front of the proposal. The unit has views to the harbour city and Opera House 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;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt street;

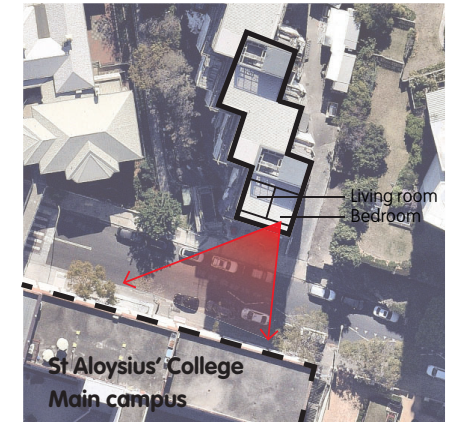


Indicative Elevation of 48  
Upper Pitt Street

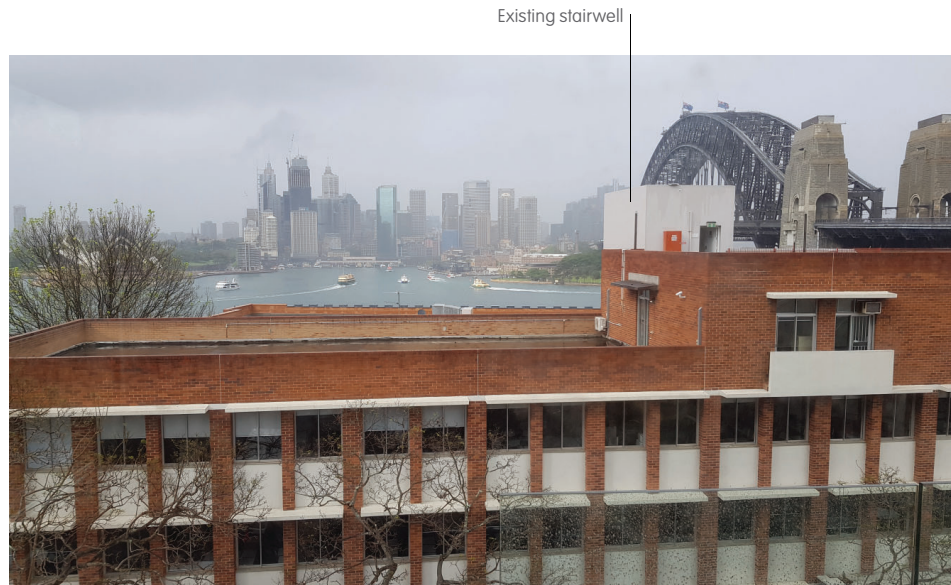
■ No residential unit ■ Unit 12  
■ No existing view to harbour



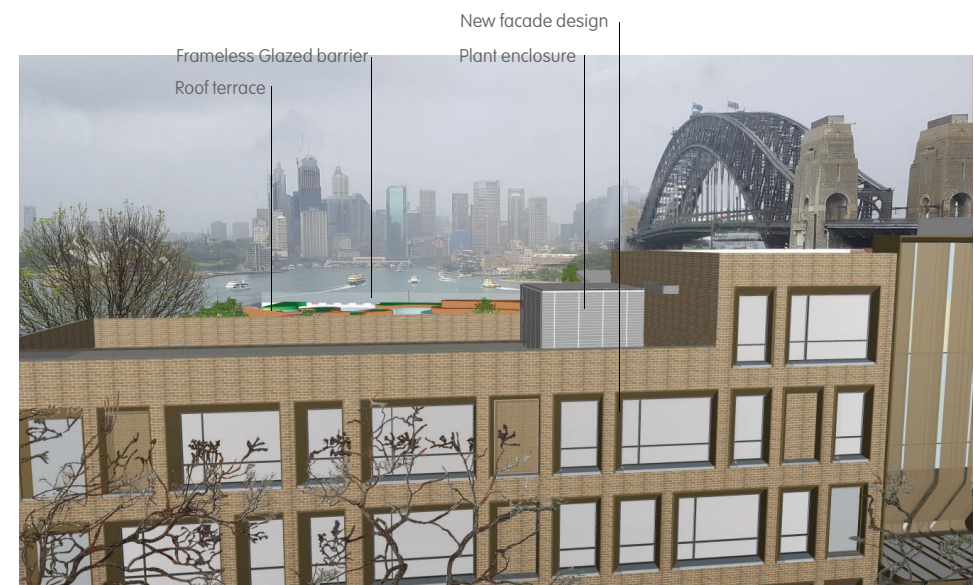
Street view of 48 Upper Pitt  
Street



From bedroom



Existing View 13



Proposed View 13



## Sensitivity

The view from Unit 12 in 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 an existing valued view to the Harbour Bridge, Opera House and city beyond.

## Magnitude

The magnitude of the proposal in this view is considered NEGLIGIBLE since the existing view is improved:

- The proposed colors and textures are complementary with the existing building;
- No visible rooftop landscaping;
- Proposed plant enclosure blocks a small part of the harbour;
- Demolition of the existing stairwell to the roof terrace will clear a visual eyesore and significantly improve the view to the Harbour Bridge.

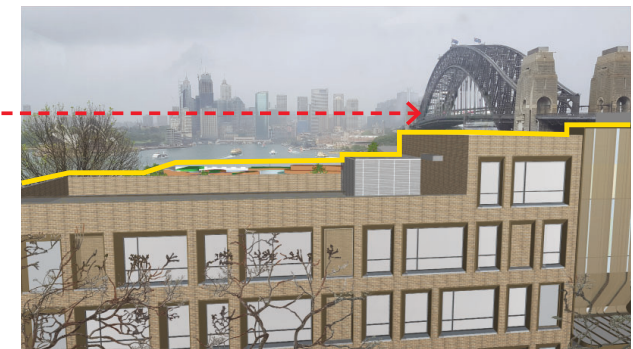
## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 13



Proposed View 13

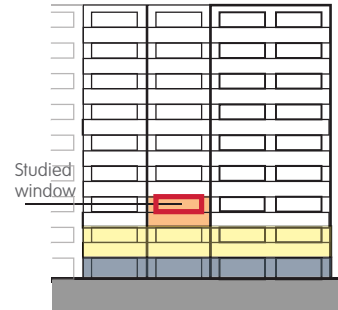
## VIEW 14\_BUILDING NO. 48 (SECOND FLOOR- UNIT 7)

### Description

View 14 is from living room of unit 7 in Building No. 48 Upper Pitt Street located in front of the proposal. The unit has views to the harbour city and Opera House 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;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt street.

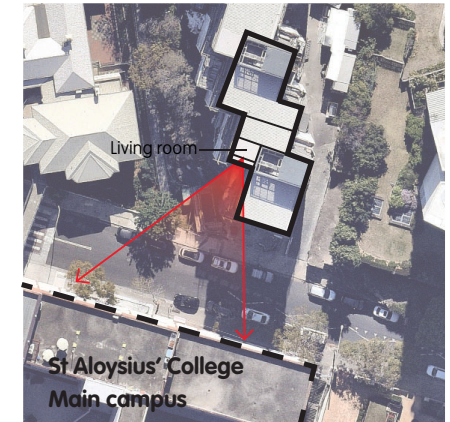


Indicative Elevation of 48  
Upper Pitt Street

■ No residential unit ■ Unit 7  
■ No existing view to harbour



Street view of 48 Upper Pitt  
Street



From Living room



Existing View 14



Proposed View 14



## Sensitivity

The view from Unit 7 in 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 an existing valued view to the Harbour Bridge and city beyond.

## Magnitude

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

- Additional features do not change the view's composition;
- The proposed colors and textures are complementary with the existing building;
- No visible rooftop landscaping;
- Proposed plant enclosure blocks a small part of the harbour;
- Minor impact on the view to Harbour Bridge.

## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 14



Proposed View 14

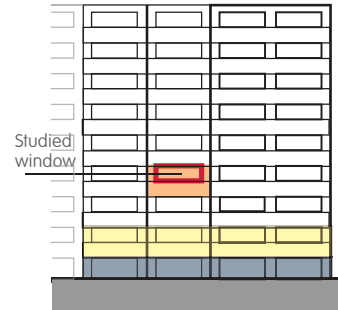
## VIEW 15\_BUILDING NO. 48

(THIRD FLOOR- UNIT 13)

### Description

View 15 is from living room of unit 13 in Building No. 48 located in front of the proposal. The unit has 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;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt street;
- Frameless glazed barrier.

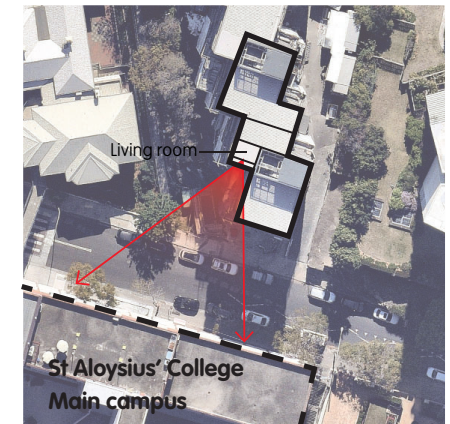


Indicative Elevation of 48  
Upper Pitt Street

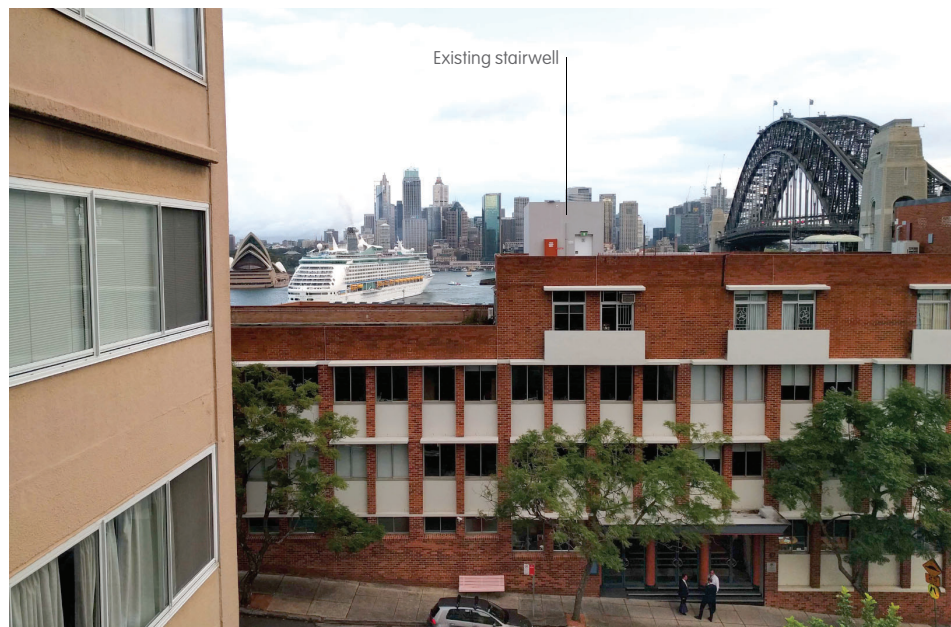
■ No residential unit ■ Unit 13  
■ No existing view to harbour



Street view of 48 Upper Pitt  
Street



From Living room



Existing View 15

Source: Paul Berkemeier Architect Submission to Council



Proposed View 15



Sensitivity

The view from Unit 13 in 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 an existing valued view to the Harbour Bridge and city beyond.

Magnitude

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

- Additional features do not change the view’s composition;
- The proposed colors and textures are complementary with the existing building;
- No visible rooftop landscaping;
- Demolition of the existing stairwell to the roof terrace will clear a visual eyesore and improve the view to the harbour as highlighted in diagrams.

Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 15



Proposed View 15

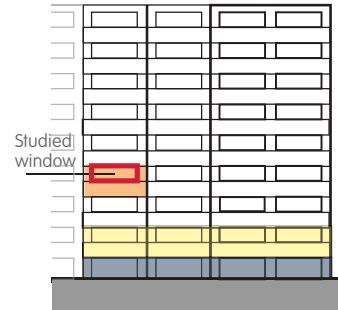
## VIEW 16\_BUILDING NO. 48

(THIRD FLOOR- UNIT 14)

### Description

View 16 is from living room of unit 14 in Building No. 48 located in front of the proposal. The unit has 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;
- New and upgraded roof plant enclosures;
- Demolition of existing stairwell and lift to the roof along Upper Pitt street;
- Frameless glazed barrier.

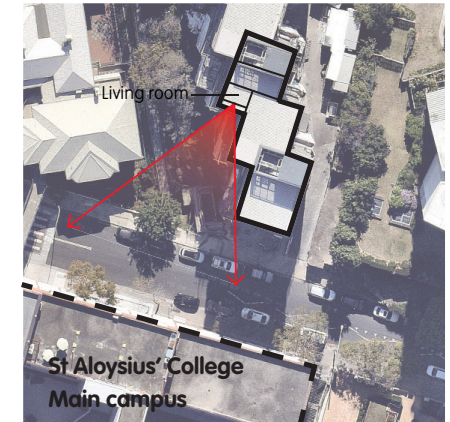


Indicative Elevation of 48  
Upper Pitt Street

■ No residential unit ■ Unit 14  
■ No existing view to harbour



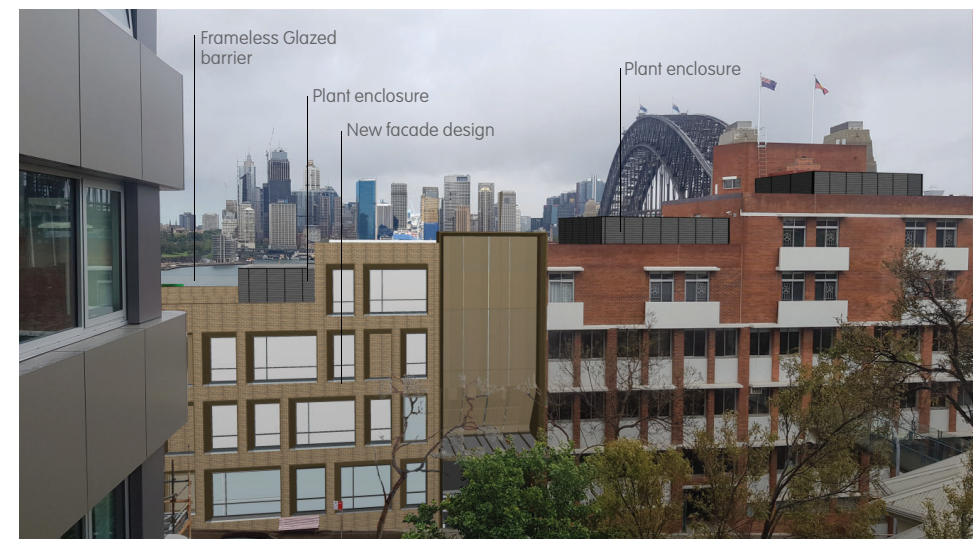
Street view of 48 Upper Pitt  
Street



From Living room



Existing View 16



Proposed View 16



Sensitivity

The view from Unit 14 in 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 an existing valued view to the Harbour Bridge and city beyond.

Magnitude

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

- Additional features do not change the view’s composition;
- The proposed colors and textures are complementary with the existing building;
- No visible rooftop landscaping;
- Demolition of the existing stairwell to the roof terrace will clear a visual eyesore and improve the view to the harbour as highlighted in diagrams.

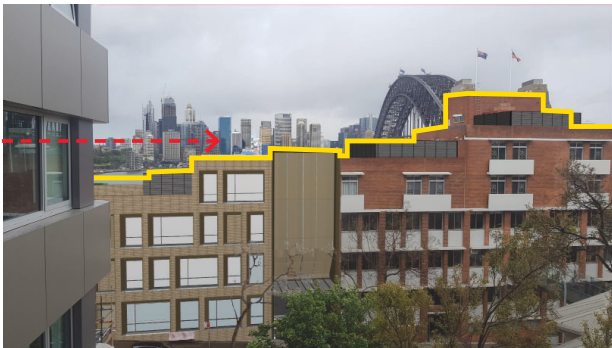
Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 16



Proposed View 16

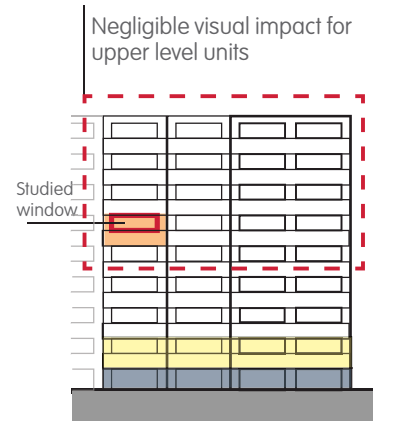
## VIEW 17\_BUILDING NO. 48

(FIFTH FLOOR- UNIT 27)

### Description

View 17 is from living room of 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.

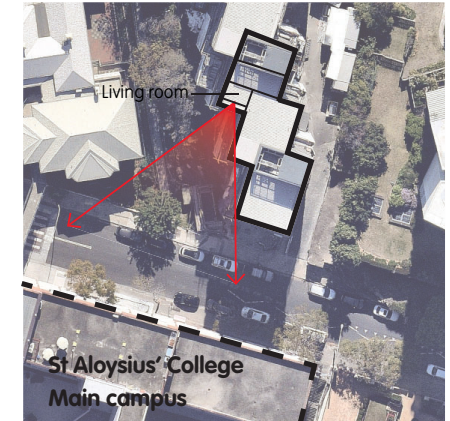


Indicative Elevation of 48  
Upper Pitt Street

■ No residential unit ■ Unit 27  
■ No existing view to harbour



Street view of 48 Upper Pitt  
Street

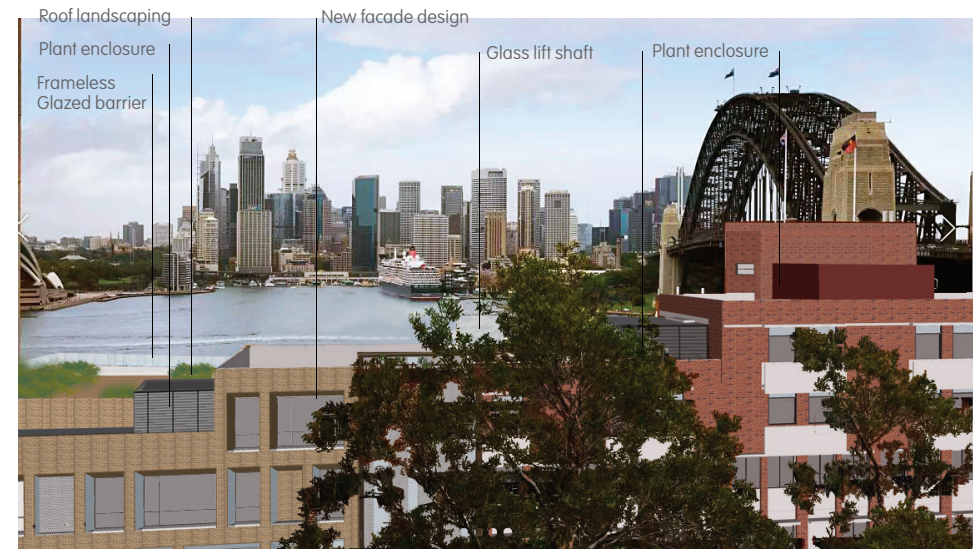


From Living room



Existing View 17

Source: realestate.com.au



Proposed View 17

**Note:** View 17 is studied to show the impact of proposal on upper level units. All windows above third level will experience a negligible visual impact as a result of proposal.



## 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         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 17



Proposed View 17

## VIEW 18\_49 UPPER PITT STREET (GROUND LEVEL)

### Description

View 18 is from veranda of ground level unit in Craiglea House looking south west to St Aloysius' College building.

The proposed changes in the view are limited to:

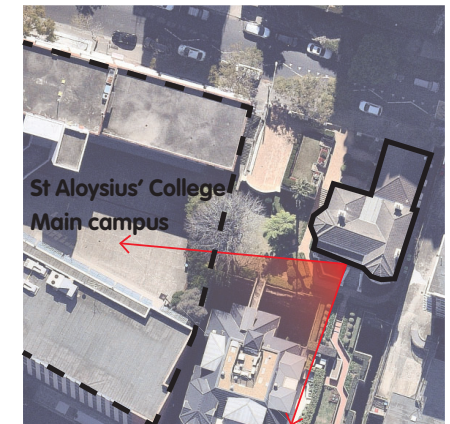
- A new infill building to the current quadrangle location;
- Boundary wall screening and planting;
- Frameless glazed barrier.



Indicative west Elevation of 49 Upper Pitt Street



View of 49 Upper Pitt Street



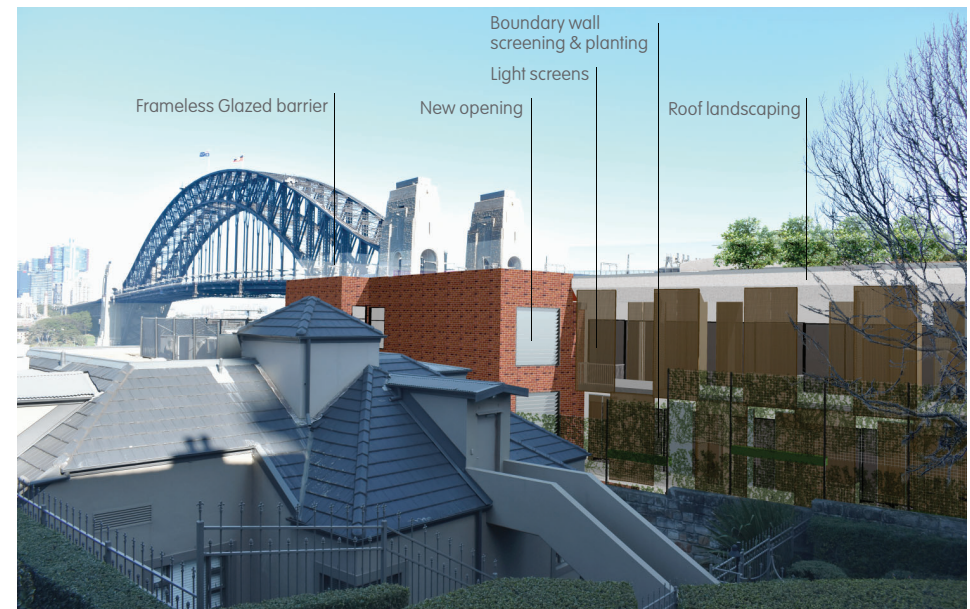
From ground level veranda



**Note:** View 18 is selected to show the visual impact of proposal from windows facing the harbour and Harbour Bridge. The impact decreases in the next level due to a more elevated view point.



Existing View 18



Proposed View 18



## Sensitivity

The view from ground level unit in Craiglea House 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 Bridge.

## Magnitude

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

- Additional features do not change the view's composition;
- The proposed colors and textures are complementary with the existing building;
- Rooftop landscaping is not blocking the Harbour Bridge view;
- Rooftop glazed barrier is frameless with low iron glass which eliminates colours from the glass and reduces the impact.

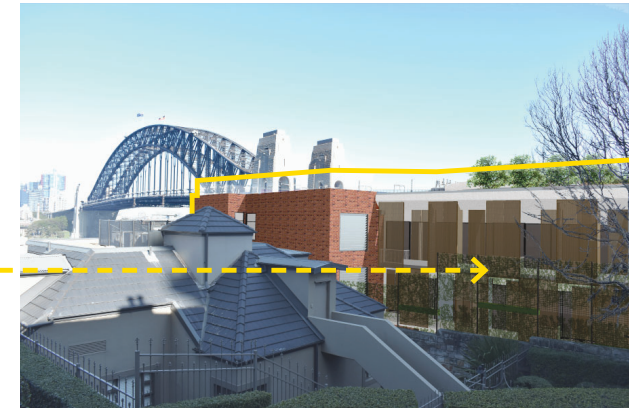
## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 18



Proposed View 18

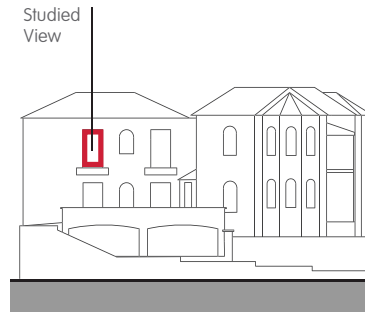
## VIEW 19\_49 UPPER PITT STREET (FIRST LEVEL)

### Description

View 19 is from living room balcony of the first level unit in Craiglea House looking south west to St Aloysius' College building.

The proposed changes in the view are limited to:

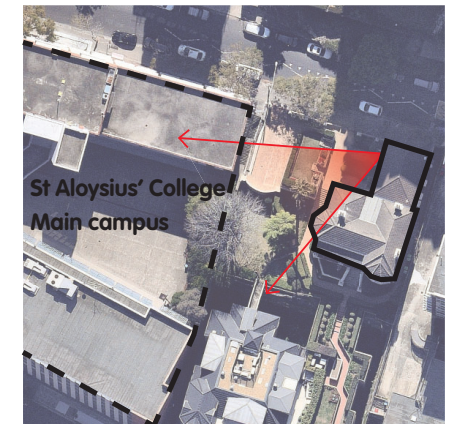
- A new infill building to the current quadrangle location;
- Boundary wall screening and planting;
- Frameless glazed barrier.



Indicative west Elevation of 49  
Upper Pitt Street



View of 49 Upper Pitt Street



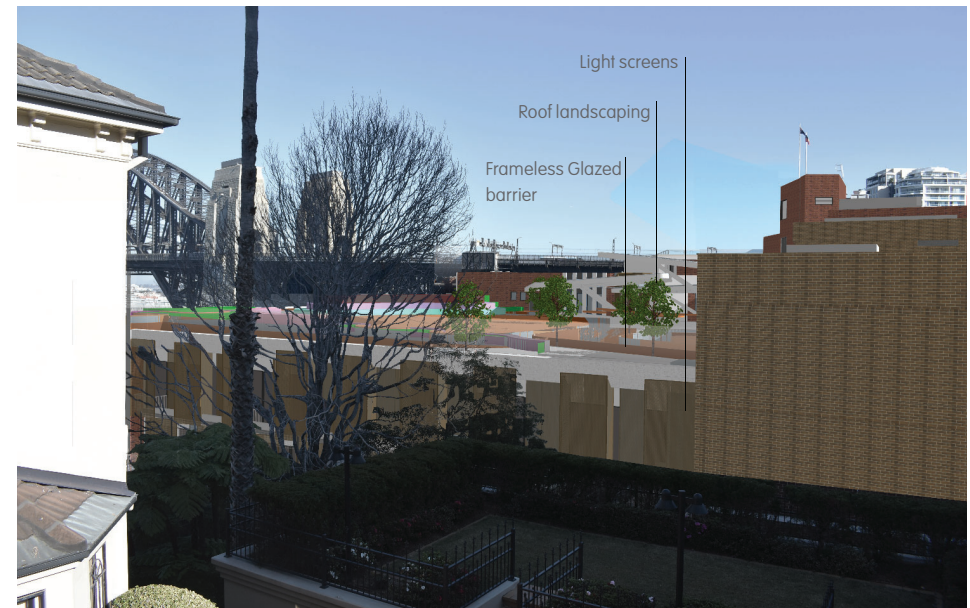
From livingroom balcony



**Note:** View 19 is selected to show the visual impact of proposal from windows in 49 Upper Pitt Street facing the proposal.



Existing View 19



Proposed View 19



## Sensitivity

The view from first level unit of Craiglea House 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 Bridge.

## Magnitude

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

- Additional features do not change the view's composition;
- The proposed colors and textures are complementary with the existing building;
- Rooftop landscaping is not blocking the Harbour Bridge view;
- Rooftop glazed barrier is frameless with low iron glass which eliminates colours from the glass and reduces the impact.

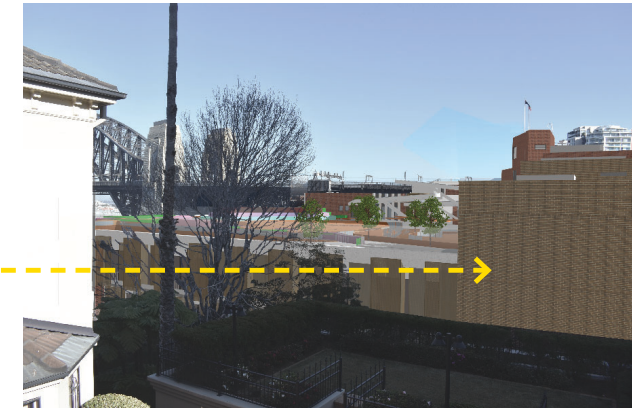
## Assessment of impact

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

|             |                  | MAGNITUDE         |                   |                   |                   |                   |                   |
|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| SENSITIVITY |                  | High              | High to Moderate  | Moderate          | Moderate to Low   | Low               | Negligible        |
|             | 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 19



Proposed View 19

## CONCLUSION

The table summarises the likely visual impact level of the proposal to surrounding viewpoints.

Overall, the visual impacts assessed from multiple viewpoints surrounding the site result in impacts considered to be in the LOW to MODERATE and NEGLIGIBLE ranges.

| Viewpoints    | Visual Sensitivity | Magnitude of Visual Change | Impact Level  |
|---------------|--------------------|----------------------------|---------------|
| PUBLIC VIEWS  |                    |                            |               |
| View 1        | Low                | Negligible                 | Negligible    |
| View 2        | Moderate           | Low                        | Moderate- Low |
| View 3        | Moderate           | Low                        | Moderate- Low |
| View 4        | Low                | Negligible                 | Negligible    |
| View 5        | Moderate to Low    | Negligible                 | Negligible    |
| View 6        | Moderate           | Negligible                 | Negligible    |
| View 7        | Moderate           | Negligible                 | Negligible    |
| View 8        | Moderate           | Negligible                 | Negligible    |
| PRIVATE VIEWS |                    |                            |               |
| View 9        | Moderate           | Negligible                 | Negligible    |
| View 10       | High               | Low                        | Moderate      |
| View 11       | High               | Negligible                 | Negligible    |
| View 12       | High               | Negligible                 | Negligible    |
| View 13       | High               | Negligible                 | Negligible    |
| View 14       | High               | Low                        | Moderate      |
| View 15       | High               | Low                        | Moderate      |
| View 16       | High               | Low                        | Moderate      |
| View 17       | High               | Negligible                 | Negligible    |
| View 18       | High               | Low                        | Moderate      |
| View 19       | High               | Low                        | Moderate      |



# Appendix

## COMMUNICATION AND ACCESS SUMMARY

- 4/07/2018 Being introduced to the building managers of 48 and 49 Upper Pitt Street through Jody Connor.  
4/07/2018 Communication with building managers to get the contact details of residents in lower level apartments of 48 and 49 Upper Pitt Street.

### 49 Upper Pitt Street and Kirribilli Avenue:

- 9/07/2018 Response from Jeremy Deconstantin the building manager of 49 Upper Pitt Street.  
9/07/2018 Phone conversation with Marie Thomas the resident of Unit 402 Kirribilli Avenue. She advised her unit will not be affected by the redevelopment.  
10/07/2018 Communication with Grant Copely, resident of first level apartment at 49 Upper Pitt Street, to arrange access.  
10/07/2018 Phone conversation with Kenny Wong, resident of unit 401 Kirribilli Avenue, to arrange access.  
10/07/2018 Phone conversation with Elaine Simpson, resident of unit 501 (penthouse) of Kirribilli Avenue, to arrange access.  
10/07/2018 Phone conversation with the owner of ground level apartment at 49 Upper Pitt Street to arrange access with the tenants.  
11/07/2018 Accessing first level apartment at 49 Upper Pitt Street and Unit 501 (penthouse) of Kirribilli Avenue for photography.

Access to unit 401 Kirribilli Avenue was canceled by the resident.

No sign of residents of ground level apartment at 49 Upper Pitt Street- Photograph was taken from the ground floor veranda.

### 48 Upper Pitt Street:

- 9/07/2018 Follow up email to Adam Murray the building manager of 48 Upper Pitt Street.  
21/07/2018 Response from Adam Murray the property manager of 48 Upper Pitt Street introducing the residents on the 3rd floor.  
21/07/2018 Response from Prataal Raj owner of units 12 and 13 of 48 Upper Pitt Street.  
22/07/2018 Phone conversation with Tanya Orlova the resident of unit 14 of 48 Upper Pitt Street.

We were advised the building façade is still covered due to the ongoing renovation.

Note: 48 Upper Pitt Street facade has been covered and under renovation since start of the project till October 2018.

### 48 Upper Pitt Street:

- 3/10/2018 Phone conversation with Tanya Orlova the resident of unit 14 of 48 Upper Pitt Street. We were advised the cover is removed.  
3/10/2018 Communication with Prataal Raj resident of unit 12 of 48 Upper Pitt Street to arrange access.  
3/10/2018 Communication with Adam Murray the property manager of 48 Upper Pitt Street for the contact details of owners of units 6, 7 and 8 of 48 Upper Pitt Street.  
3/10/2018 Response from Strata Partners with contact details of the owners.  
3/10/2018 Email was sent to the owners of units 6, 7 and 8 of 48 Upper Pitt Street to arrange access.  
3/10/2018 Communication with Rod Barber the owner of unit 7 of 48 Upper Pitt Street to arrange access.  
4/10/2018 Email from the property manager of unit 7 of 48 Upper Pitt Street for the access.  
5/10/2018 Communication with Kate O'Dea to access unit 6 of 48 Upper Pitt Street.  
6/10/2018 Communication with Prataal Raj to access unit 12 of 48 Upper Pitt Street.  
11/10/2018 Follow up email to the resident of unit 8 of 48 Upper Pitt Street.  
11/10/2018 Accessing unit 6 and 7 of 48 Upper Pitt Street for Photography.  
12/10/2018 Accessing unit 12 and 14 of 48 Upper Pitt Street for Photography.

No response from the resident of unit 8 of 48 Upper Pitt Street.



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