

Proposed Renovation to the Stevenson Library Building
 The Scots College
 29-53 Victoria Rd, Bellevue Hill, NSW 2023

17 November 2017

Architect's Comment: VIEW ANALYSIS

The aim of this introductory statement is to provide a general analysis of views & potential view impacts resulting from the development.

Context & Topography

The existing building is set back from & below the level of Victoria Rd.

There are a series of buildings between it & the street frontage which are at road level. The building is not readily visible from the public domain.

The Senior School campus slopes down eastwards from Victoria Road, that street follows lower contours on the eastern flank of a ridge which is Bellevue Hill, which rises from New South Head Rd at Double Bay in the north up to the intersection with Birriga Road to the south.

A typical cross section taken from Victoria Rd down to Cranbrook Lane on a line intersecting the Stevenson Library sees existing ground levels varying by more than 15.0 metres starting at RL61.49 on the footpath, RL54.37 on the Oval in front of the Library [parapet RL 71.39], top of the Oval embankment above the lane at RL 53.21 & a brick wall along that footpath RL46.46.

By virtue of the site's local topography & gradient downwards to the north & east, the Campus Oval can be viewed from some properties to the south & south west.

Views above & across the Oval from many of those properties are partial views. The precinct has a significant amount of mature trees which impede views from many properties.

View Analysis

A masterplan document prepared by Peddle Thorp Architects dated April 1992 included reference to buildings around the campus perimeter and provided photographs taken from them towards the campus & those at set at a higher point on the slope, towards the harbour. These include:

- 60 Victoria Rd – views to the south towards the MSB & over the Oval & district views towards Rose Bay
- 55 Cranbrook Rd – views through & above trees northwards across the Oval, district views towards Rose Bay & a partial harbour view.

Those properties on higher elevations are of interest here in particular to enable the preservation of both district views & more valuable views to the harbour. These include:

- 15 Ginahgulla Rd
- 7 Rupertswood Ave
- 9 Rupertswood Ave
- 58 Victoria Rd

Properties lining Victoria Rd directly to the south of the College are unlikely to have any significant views given their lower elevation & the array of neighbouring & College buildings.

Refer Figure 1.



Education | Conservation | Residential
 PO Box 156 Double Bay
 NSW 1360 Australia

T 02 9327 6706
 E info@jca-architects.com.au
 W jca-architects.com.au

JCA Architects Pty Ltd ABN 53 139 457
 Nominated Architect
 John Cockings NSW AR6055 AIA

Assessment

Based on a visual inspection of the site & context along with reference to contemporary mapping services, properties at higher elevations may experience some view impact as a result of modifications to the roof profile of the Library. The views experienced from higher elevations are a mix of whole or partial views of Sydney Harbour and are therefore considered to be of high value.

By virtue of the sloping terrain the value of the view is at its highest near the top, south west of the campus, which diminishes relatively quickly as you move north & east towards Victoria Rd & beyond.

Refer Figure 2.

An assessment of likely impact should consider the whole of the site, not simply one point where the view may be affected. It shall also assess the impact quantitatively.

Note that the proposed renovation may result in impact to views experienced from properties at higher elevations. However, the extent of the impact on views is considered to be minor & reasonable given the expansive views across the harbour & district views towards Rose Bay/Dover Heights enjoyed by these properties.

Given this context and that the impact on views in total is minor, the proposal is considered to be reasonable.

Refer Figure 3.

SUMMARY

View analysis calculated for selected properties should be able to determine whether view impacts are either significant or reasonable.

An appropriate point of reference to consult when considering the reasonableness of view impacts is the planning principle set forth by the decision of Commissioner Roseth in *Tenacity Consulting Pty Ltd v Warringah Council [2004] NSWLEC 140*.

Commissioner Roth set out a four step test for assessment to then determine whether a view impact is significant and reasonable.

The assessment test shall be undertaken for selected properties located at higher elevation to the south west of The College senior school campus.



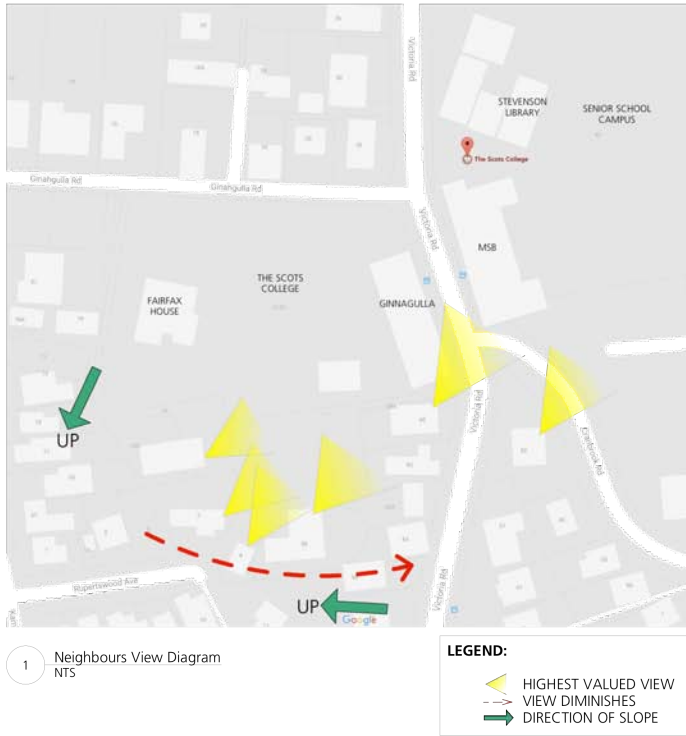


Figure 1 Views from Neighbouring Properties at Higher Elevations.



Figure 2 Views to Sydney Harbour & District Views

jca architects

STEVENS ACADEMY

CLIENT: STEVEN ACADEMY THE SCOTS COLLEGE

PROJECT: LIBRARY RENOVATION

ADDRESS: 25-27 Victoria Rd, Bellevue Hill, NSW

DRAWING TITLE: [Redacted]

DRAWN BY: J.C. DE JON

SCALE: 1:100

ISSUE: PRELIMINARY

REVISION: [Redacted]

DATE: NOVEMBER 2017

DRAWING NUMBER: SSD1.02117.402

jca architects

STEVENS ACADEMY

CLIENT: STEVEN ACADEMY THE SCOTS COLLEGE

PROJECT: LIBRARY RENOVATION

ADDRESS: 25-27 Victoria Rd, Bellevue Hill, NSW

DRAWING TITLE: [Redacted]

DRAWN BY: J.C. DE JON

SCALE: 1:100

ISSUE: PRELIMINARY

REVISION: [Redacted]

DATE: NOVEMBER 2017

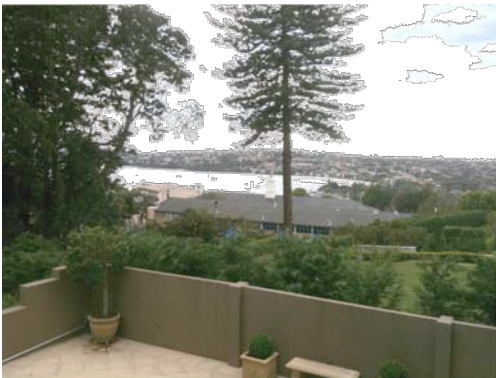


Education | Conservation | Residential

PO Box 156 Double Bay
NSW 1360 Australia

T 02 9327 6706
E info@jca-architects.com.au
W jca-architects.com.au

JCA Architects Pty Ltd ABN 53 139 457
Nominated Architect
John Cockings NSW ARB6055 AIA



1 View from adjoining residential property



2 View Impact

jca architects

15 GINAHULLA RD
BELLEVUE HILL NSW 2155

TEL: 02 9327 6706
WWW.JCA-ARCHITECTS.COM.AU

DESIGN TITLE
Preliminary View Impact Study

CLIENT
15 GINAHULLA RD
2155 BELLEVUE HILL
NSW 2155

PROJECT
15 GINAHULLA RD

ADDRESS
15 GINAHULLA RD
2155 BELLEVUE HILL
NSW 2155

DRAWING TITLE
Preliminary View Impact Study

DATE
15/02/2017

SCALE
1:100

DATE
15/02/2017

DESIGNER
John Cockings

DATE
15/02/2017

DRAWING NUMBER
SSB1.02/17-310



Education | Conservation | Residential

PO Box 156 Double Bay
NSW 1360 Australia

T 02 9327 6706
E info@jca-architects.com.au
W jca-architects.com.au

JCA Architects Pty Ltd ABN 53 139 457
Nominated Architect
John Cockings NSW ARB6055 AIA

Figure 3 Preliminary View Impact Study: 15 Ginahulla Rd, Bellevue Hill