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Visual Impact Statement

General

The general approach in addressing any external visual impact of the new works has been to follow the concepts previously set down in the Master Plan in respect of heritage view corridors, materials colours and finishes, and the scale of the works. In preparing this visual impact statement photographs have been taken at three key locations and in two of these cases photomontages have been used to convey the comparison between existing and proposed appearance of the new works at these locations.

Photomontages appearing in this report have been prepared by prepared by C3D Interactive.

Forensic Hospital: Heritage View Corridors and Visual Impact

From the region of Anzac Parade opposite the proposed Forensic Hospital [with street numbers in the 1290's] there are currently identifiable views of the heritage buildings of the older parts of the Long Bay Prison complex. The image below shows the view as it currently appears from the vicinity of No.1297 Anzac Parade at first floor level.



View from house no 1297 Anzac Parade at height of first floor (5m above front yard)

A photomontage has been prepared (see page following) which demonstrates that from the primary viewpoint in this region (and from the primary viewing position at first floor level) these views are only marginally affected by the new works.



Photomontage of the new development as seen from the same view at 1297 Anzac Parade

As can be seen from the photomontage above, while foreground buildings and perimeter wall structure have some visual impact at lower level, these are ameliorated by the proposed planting to occur along Anzac Parade on the Forensic Hospital side of the road. Colours and materials of the new forensic hospital buildings, and the perimeter walling in the foreground, have been chosen to blend and merge with existing building fabric and avoid detracting from the visual presence of the original Prison buildings. It should be noted that existing trees that frame the view of the original Prison buildings are sited on Prison land, will remain in place and will be unaffected by the new works.

Visual Impact from north of Forrest Street

The view from houses in Anzac Parade just north of Forrest Street does not currently include clear views of the main existing heritage prison buildings, so the new works will not significantly detract from any of the views of prison buildings from this aspect. Existing view from this location is shown below.



Existing view from Anzac Parade just north of Forrest Street, ground floor level

The view in fact will be enhanced by the creation of the new office building for Justice Health and the the Forensic Hospital entry and Pharmacy building, all of which sit snugly in the landscape and are constructed of contemporary materials and finishes that project the Justice Health corporate image. These new buildings will be screened by new trees to be planted along the Anzac Parade road frontage, as is evident from the photomontage projected from this location, see page following.



Proposed view from Anzac Parade just north of Forrest Street, ground floor level showing new buildings and trees

This photomontage view shows the existing median strip in the foreground and the improvement to the view by placing new trees that screen carpark areas and the new buildings themselves, the new corporate offices of Justice Health, the entry to Forensic Hospital, and the Pharmacy building to the right.

Prison Hospital: Visual Impact

From the vicinity of Bilga Crescent the view to the Long Bay prison campus is at present screened highly effectively by dense planting such that even from first floor level very little of the existing facility is visible (see photo below taken from this location). The new Prison Hospital works will have little or no impact at all on the view from Bilga Crescent and environs.



Existing view from 29 Bilga Crescent 6m out from fence and 5.5m above ground