

VIEW IMPACT ASSESSMENT REPORT

Peter Johnson Building
View Impact Assessment Report

Introduction

The following details the Visual Impact Assessment for the proposed student accommodation addition to the Peter Johnson Building, University of Technology Sydney, 702-730 Harris Street, Ultimo.

The purpose of the report is to provide an objective assessment of the scenic impacts of the proposed development to its surrounding.

The Site and Proposed Development

The existing context is dominated by high-density residential, commercial and educational developments. There is a high level of vehicle and pedestrian traffic around the subject site.

The main built form on the site is the existing 8-storey Peter Johnson Building, which occupies the full frontage of Harris Street and much of the Ultimo Pedestrian Network frontage on the East. Landscape and vegetation is limited to mature street trees spaced out along Harris Street.

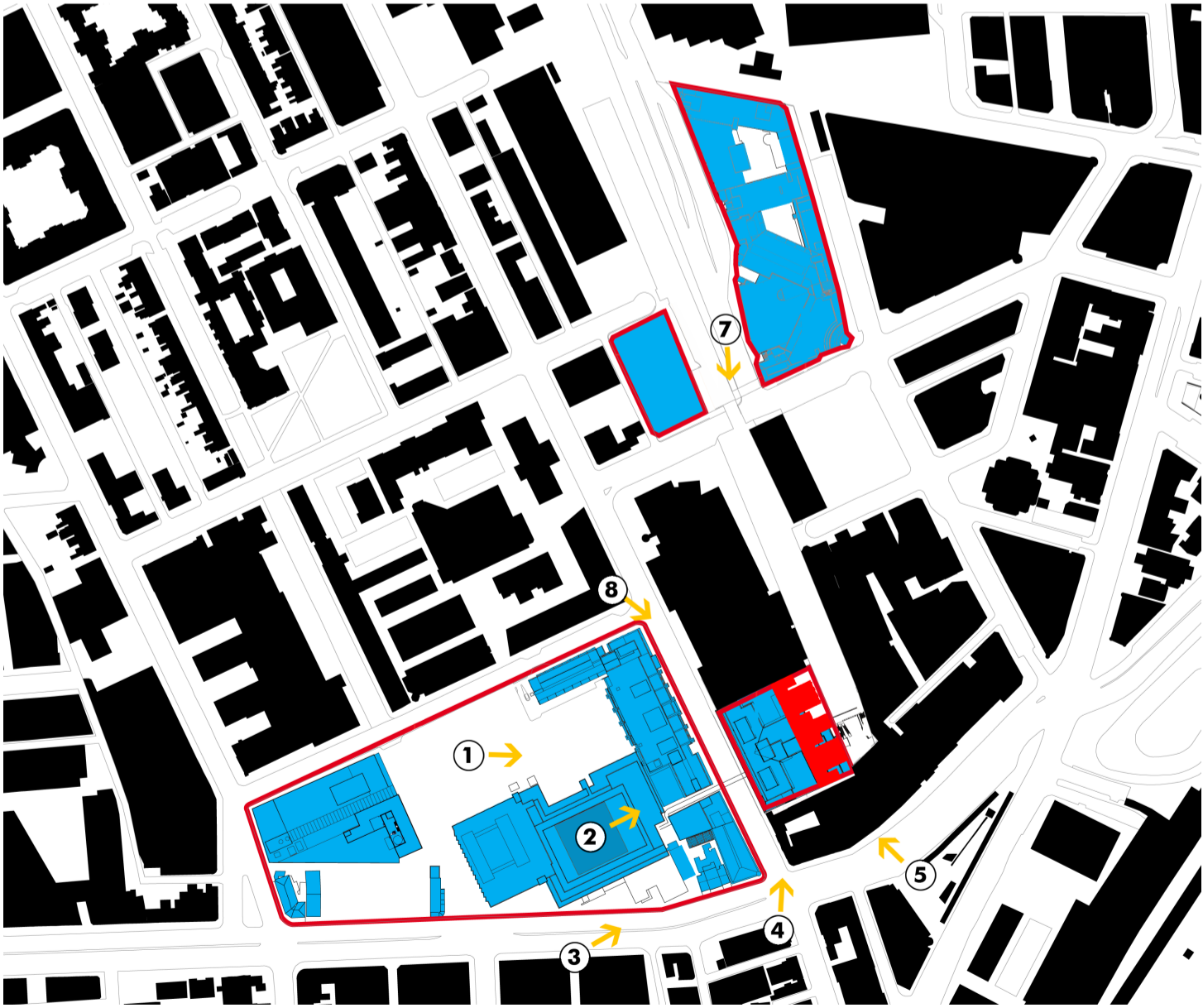
The proposed development is a 12-storey addition of student accommodation on top of the existing podium to a total height of 20 storeys.

Existing Views

Within the high density surroundings the local views are limited to near-by buildings and the railway lines of Central Station. There are district views at high level towards Darling Harbour and surrounding suburbs of Chippendale and Surry Hills. Distant views towards the city skyline are possible from high levels.

Due to the height of the surrounding buildings in the precinct there is limited outlook at street level.

The assessed views are indicated on the attached site plan.



Views to Site

- View 1: Looking from the Proposed 'Alumni Green' within the UTS City Campus
- View 2: From the top floor of UTS Tower Building 1
- View 3: Distant View from Broadway
- View 4: Broadway/Harris Street Intersection looking over heritage buildings
- View 5: Looking Across Broadway
- View 7: Distant View South towards the Ultimo Pedestrian Network
- View 8: View to South Up Harris Street

LEGEND

- UTS City Campus
- UTS City Campus Existing Built Footprint
- Proposed Development Site
- Context Built Footprint
- Direction of Views





View 1: Looking from the Proposed 'Alumni Green' within the UTS City Campus



View 2: From the top floor of UTS Tower Building 1



View 3: Distant View from Broadway

View 1: Looking North from the Proposed 'Alumni Green' within the UTS City Campus

Top section of the proposed building is visible from Alumni Green.

There is negligible visual impact on existing views from this location.

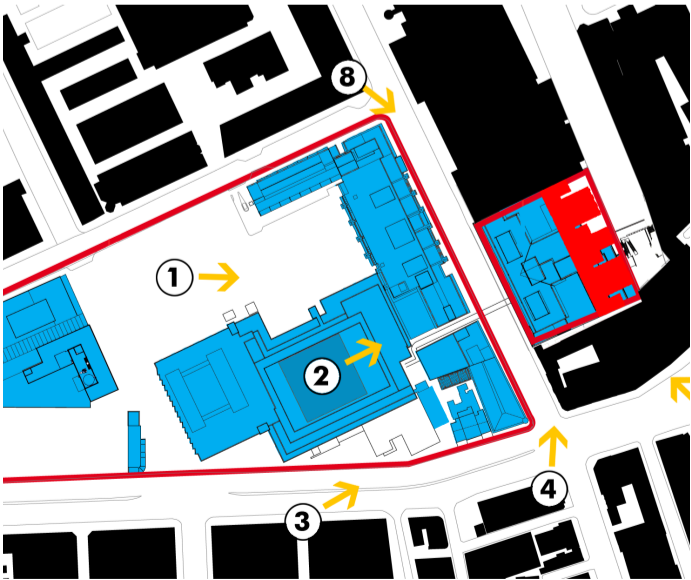
View 2: From the top floor of UTS Tower Building 1

Majority of the west façade of the proposed building is visible from UTS Tower Building 1.

Good Distant views and outlook toward the City skyline and harbour is not affected by the proposed building. Distant city landmark and harbour views to the north and northeast are not affected.

View 3: Distant View from Broadway towards North

Proposed building is visible as an infill between existing ABC and 'Taragon' residential building.





View 4: Broadway/Harris Street Intersection looking over heritage buildings

View 4: From Broadway/Harris Street Intersection looking over heritage buildings

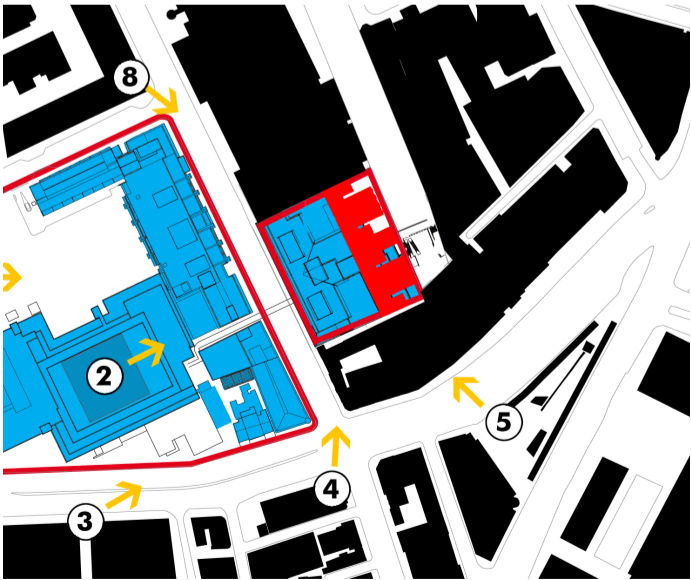
Proposed building is visible from the intersection, it is significantly setback from the street.
 The setback and contrasting neutral colour of the proposal will mean there is minimal visual impact on the legibility of the corner heritage buildings and streetscape.



View 5: Looking Across Broadway

View 5: Looking Across Broadway

The proposed building will fill the gap in the view between the recent apartment block and the Marcus Clark building to the right as depicted. The visual impact shall be minimal.





View 7: Distant View South towards the Ultimo Pedestrian Network



View 8: View to South Up Harris Street

View 7: Distant View South towards the Ultimo Pedestrian Network from Haymarket Precinct

Only the roof of the proposed building is visible behind the ABC building from this location.
Negligible visual impact.

View 8: View to South Up Harris Street

Proposed building is visible adjacent to ABC office building.
Proposed building is setback from Harris Street behind street trees.
There is negligible visual impact.





View 1: Montage image from “Alumni Green”



View 4: Montage image from Broadway/Harris Street Intersection looking over heritage buildings



View 8: Montage view to South Up Harris Street

Proposed Development Assessment

View 1: Montage image from “Alumni Green”

The roof elements of the proposed building and UTS signage are visible from “Alumni Green”. The bulk and scale of the proposed building is consistent with its adjacent context becoming a part of the district skyline. The UTS signage is legible from distance views without negative overbearing impact and gives the building identification within the UTS campus and city context.

View 4: Montage image from Broadway/Harris Street Intersection looking over heritage buildings

From the intersection the bulk and scale of the proposed building is consistent with its neighbouring buildings. The mass is set back from the street thus reducing its impact on street level and existing lower rise buildings in the precinct. The UTS signage is legible from Broadway giving the building identification within its surrounds amongst multilayers of neighbouring signage, all blending within the city context. The signage does not dominate the existing context. The proposed roof language is complementary with the neighbouring Taragon roof skyline by the incorporation of simple horizontal roof elements.

View 8: Montage view to South Up Harris Street

The bulk and scale of the proposed building is reduced by the Harris Street setback and screened by the tree-lined street. The UTS signage is legible giving the building identity on street level however since it is located at a lower vantage point it does not dominate the existing ABC building signage. The addition of the building is consistent with the current streetscape and skyline in terms of bulk and material, it has negligible negative visual impact at street level. It completes a section of the skyline within the urban context by infilling a large gap between two large buildings.

Conclusion

Based on the observation of the images attached, the proposed building when viewed from the public domain is of a similar size to the existing built form within the precinct.

The bulk and scale of the proposed building is consistent with its neighbours infilling a vacant gap within the local skyline. The facade design and treatment is appropriate within in a multilayered city urban context, the material use is consistent within the precinct. From a distance the proposed building adds to the local skyline by completing it, infilling within existing buildings. The proposed development sits within the UTS concept plan, and therefore achieves the desired objective of the precinct character. The building signage is appropriately legible from distance without negative overbearing visual impact on the building design or within its context. There is minimal view loss as a result of the proposed building as only local insignificant views are blocked. Favourable views of distant skylines are not affected by the proposed building. From the street level there is low visual impact as the building is well setback from the existing podium and there is negligible change to existing conditions at street level.

Overall the proposed building has a low visual impact within the local context and when viewed from a distance.