

## VIEW 9\_MILSONS POINT (STREET LEVEL)

### Description

View 9 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 9



Proposed View 9

## VIEW 9\_MILSONS POINT (STREET LEVEL)

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

### Magnitude

The magnitude of the proposal in this view is considered 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 9



Proposed View 9



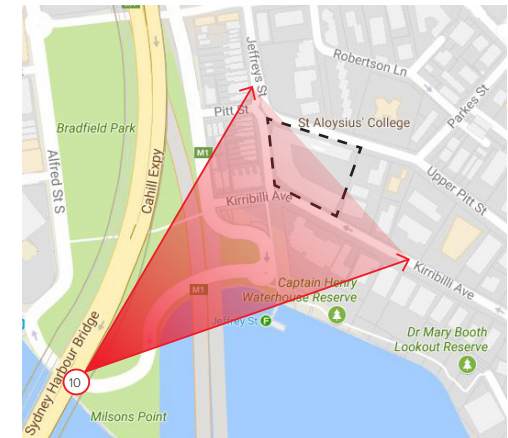
## VIEW 10\_HARBOUR BRIDGE VIEW (FROM BRIDGE WALKWAY)

### Description

View 10 is from Harbour Bridge walkway looking north east to St Aloysius' College building.

Proposed changes in the view are:

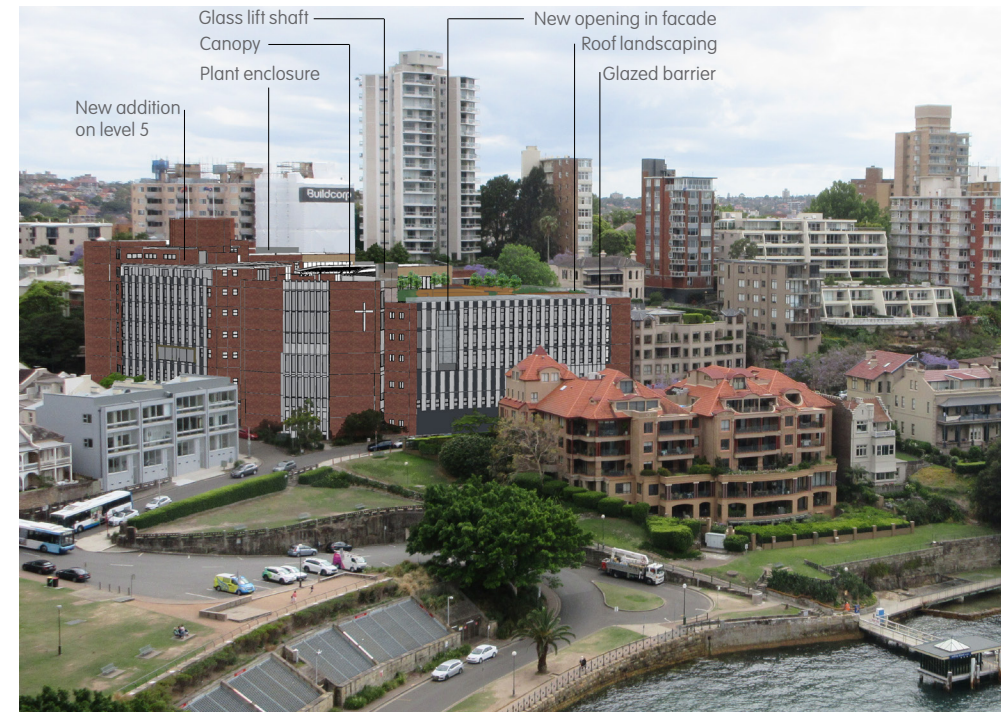
- A new opening in facade and a new addition on level 5;
- New infill building to the current quadrangle location with roof landscaping and canopies;
- New and upgraded Roof plant enclosures;
- Glass lift to the Juana Mateo roof terrace along Kirribilli Avenue;
- Replacement of all glazing in existing 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 10



Proposed View 10

## VIEW 10\_HARBOUR BRIDGE VIEW (FROM BRIDGE WALKWAY)

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

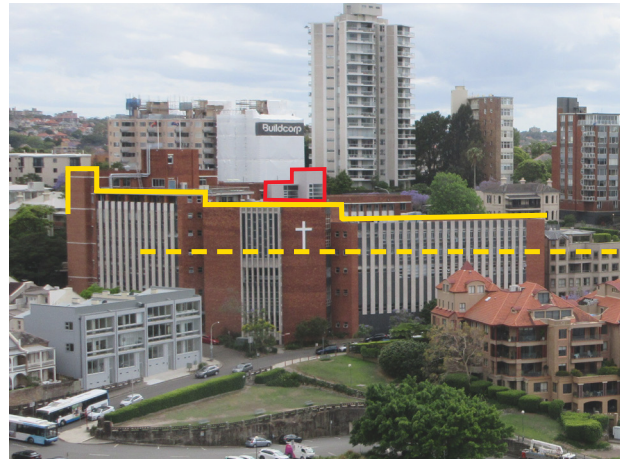
### Magnitude

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

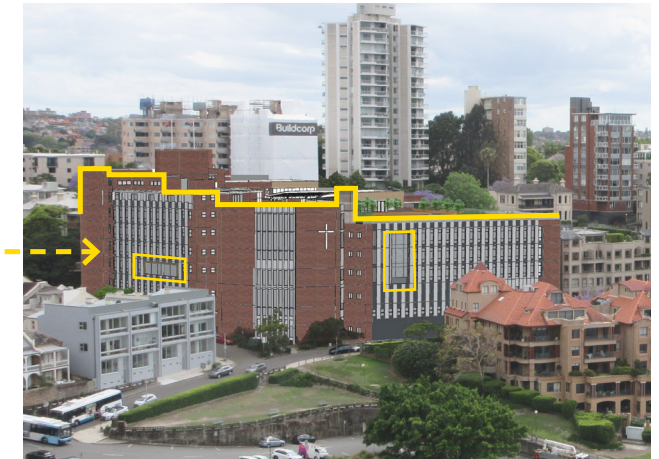
- Development does not exceed the existing height and, as a result, there is no additional visual obstruction;
- New openings in facade, additional features and materials do not change the view's composition;
- Proposal doesn't contrast or compete with the existing landscape.

### Assessment of impact

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



Existing View 10



Proposed View 10



## VIEW 11\_HARBOUR BRIDGE VIEW (FROM BRIDGE WALKWAY)

### Description

View 11 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 11



Proposed View 11

## VIEW 11\_HARBOUR BRIDGE VIEW (FROM BRIDGE WALKWAY)

### 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					
		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 11



Proposed View 11

RobertsDay  
*planning. design. place*

