

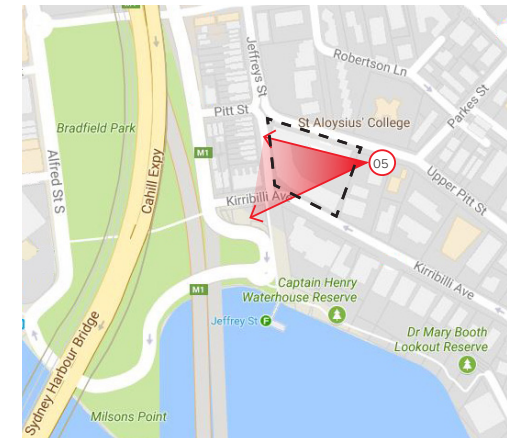
VIEW 5_CRAIGLEA BUILDING (TOP OF GARAGE)

Description

View 5 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;
- 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 5



Proposed View 5

VIEW 5_CRAIGLEA BUILDING (TOP OF GARAGE)

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

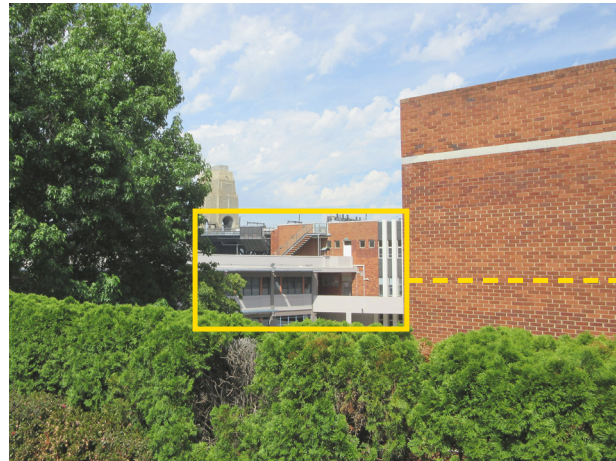
The magnitude of the proposal in this view is considered LOW, due to:

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



Existing View 5



Proposed View 5

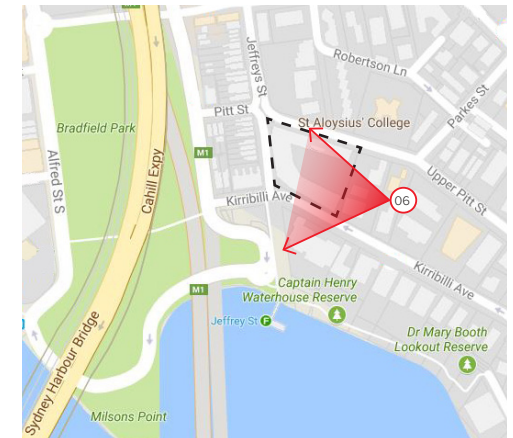
VIEW 6_EAST BOUNDARY (FROM ENTRY OF BUILDING NO. 49 & 49B)

Description

View 6 is from the entry of Building No. 49 & 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 6



Proposed View 6

VIEW 6 _EAST BOUNDARY (FROM ENTRY OF BUILDING NO. 49 & 49B)

Sensitivity

The sensitivity of views from the entry of Building No. 49 & 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.

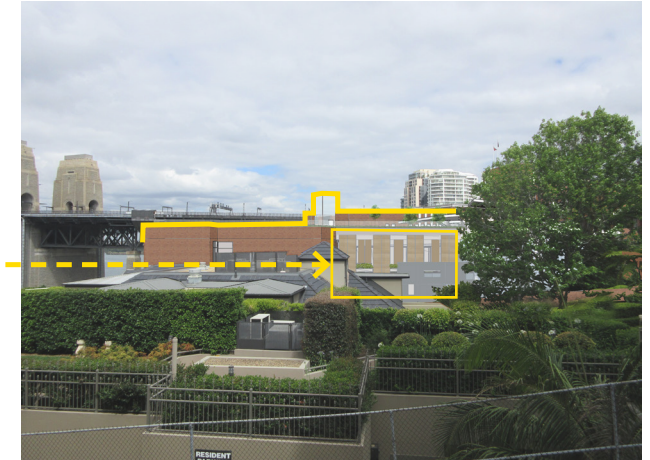
Assessment of impact

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



Existing View 6



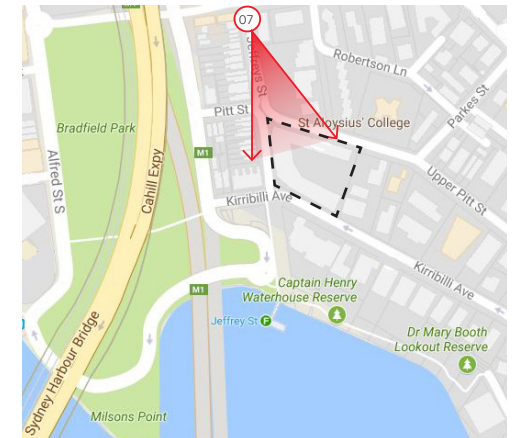
Proposed View 6

VIEW 7_JEFFREYS ST (STREET LEVEL)

Description

View 7 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 7



Proposed View 7

VIEW 7_JEFFREYS ST (STREET LEVEL)

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					
		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 7



Proposed View 7

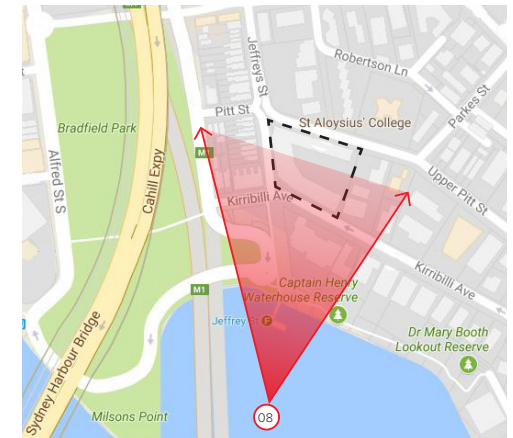
VIEW 8_WATER VIEW

Description

View 8 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 8



Proposed View 8

VIEW 8_WATER VIEW

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

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.

		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 8



Proposed View 8