

St Aloysius College redevelopment- SSD 8669



Dear Madam/Sir.

My main concern and objection to this development is the impact on the views of my apartment and as it happens on all apartments on the levels 2, 3 and 4 at the 48 Upper Pitt street.

Our building faces the city but stands at an angle and therefore views from each of the units varies depending on its position. There are 6 units on each floor, so we have 18 units affected to some degree.

Summary of key findings of Applicant's Visual Assessment Report (Appendix C) provides extremely unfair, confusing and incorrect representation of impact on the views of these units. The scale of the photographs of the views from six out of eighteen units shown in Appendix C is too small to demonstrate the impact on views of these units. Notations are unreadable. For some unexplainable reason Appendix C does not include any level four units but provides the view from unit 27 on fifth floor. It must be noted that due to advantage of the height the views from the units on level 5 and higher will not be affected to the same degree as units on levels 2, 3 and 4.

Six photographs included in Appendix C represent two front units on level 2 and two front units on level 3. These four units have the most open water views overlooking iconic views of the Opera House, Circular Quay and the Bridge. The third unit (14) on level 3 happens to be mine and it allows me to be more precise about view loss. Because view from my unit is considerably less open than the views from two front units the proportional loss of the iconic views from proposed development will have much greater detrimental effect on my unit than on two front units on this floor (not moderate as stated in Assessment Report!)



Due to proposed dimensions and location of a new plant and equipment enclosure on the roof of the new north/east wing of the building, potential increase in height of the balustrade and screens around the new roof terrace the loss of the iconic views of City Harbour and Circular Quay from sitting position in the centre of my lounge will be about 30 to 40% and will also infringe on the view of the Opera House from the west side of the lounge and the balcony. The partial loss the view of the Harbour Bridge will also occur because of another plant and equipment enclosure on the higher (middle) section of the roof. So, as mentioned in the second paragraph of this letter, the Summary of key findings of Applicant's Visual Assessment Reports does not reflect the real loss of Iconic Views to units on floors 2, 3 and 4 at 48 Upper Pitt street in general and to my unit in particular.

Representatives from our building and Architect (Paul Berkenmeier, who was responsible for renovation of our building) met with College representatives and their architect some time in May 2018. We were assured that there will not be any increase to height of the building above the height of the balustrade of the north/east roof and we will actually benefit from removal of enclosure of the stair well on the middle section of the building. At that time it was not disclosed that the new plant and equipment enclosure on the north/east roof will be at least double the height of current balustrade! Similarly we were assured that the height of balustrade will remain unchanged which did not turn to be the case at the closer examination of the submission for development (as described by Paul Berkemeier in submission made on 25/05/18) Each centimetre in height of that balustrade or any other construction will dramatically compromise my views of the Circular Quay Harbour and the Opera House.

Relocation of plant and equipment enclosure will be highly desirable if its height cannot be kept below the height of current balustrade. As an overall improvement of appearance of the College building and restoration/improvement of some of the views for the neighbours the balustrades on the front (north) of the building could be changed to transparent glass as is the case on the southern side of the building. This may also harmonise with the proposed glass screens around new roof terrace.

I hope my concerns will be considered and taken into account.

Sincerely yours,



Tatiana Orlova


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7th of August 2019