Sir Lowry Square

130 Sir Lowry Road, Woodstock

(Source: FWJK - 3D Model, Google Earth)

Visual Impact Report (Draft)

28th February 2020

Prepared by **Square One Landscape Architects cc**

for FWJK Consulting (Pty) Ltd

CONTENTS

DEFINITIONS

Impact	A noticeable change to the status quo when perceived under normal conditions. This change is not necessarily negative or positive, but may contain aspects of both.
Impact (visual):	A description of the effect of an aspect of the building on a specified component of the visual, aesthetic or scenic environment within a defined time and space.
Issue (visual):	A context-specific question that asks “what will the impact of some activity/aspect of the building be on some element of the visual, aesthetic or scenic environment?”
Key issue:	An issue raised during the scoping process which requires further investigation before it can be resolved.
Landscape integrity:	The relative intactness of the existing landscape or townscape, whether natural, rural or urban, and with an absence of intrusions or discordant structures.
Receiving environment:	The surrounding area within which the building is situated. The area depends on the scale of the building and its influence on the context.
Receptors:	Individuals, groups or communities who are subject to the visual influence of a particular project. Also referred to as observers, viewers, or viewer groups.
Sense of place:	The unique quality or character of a place, whether natural, rural or urban. Relates to uniqueness, distinctiveness or strong identity. Sometimes referred to as genius loci meaning 'spirit of the place'.
Scenic route:	A linear movement route, usually in the form of a scenic drive, but which could also be a railway, hiking trail, horse-riding trail or 4x4 trail.
View catchment area:	A geographic area, usually defined by the topography, within which a particular project or other feature would potentially be visible (sometimes called the visual envelope).
Viewpoint:	A selected point in the landscape from which views of a particular project or other feature can be obtained.
Viewshed:	The outer boundary defining a view catchment area, usually along crests and ridgelines (similar to a watershed).
Visual	The full range of visual, aesthetic, cultural and spiritual aspects of the environment, which together contribute to the sense of place.
Visual Absorption Capacity:	The ability of an area to visually absorb building as a result of screening topography, vegetation or structures in the landscape.
Visual exposure:	The degree to which a potential project or feature would be exposed or visually apparent to receptors.
Visual intrusion	Visual intrusion refers to the compatibility of the project with the particular characteristics and qualities of the receiving environment.
Zone of visual influence:	An area subject to the direct visual influence of a particular project.

1. INTRODUCTION

1.1. Purpose of the Report

This report examines the visual impact the proposed development of a 6-storey building in Woodstock will have on the surroundings and neighbouring heritage urban fabric. The development is located on the eastern periphery of the Central Business district and is bounded by Russel Street to the West, Sir Lowry Road to the North, Basket Lane to the East and Francis street to the South. The existing site currently accommodates a car dealership and a hardware store that occupies a building older than 60 years.

The site occupies a total of 5852m^2 square meters, the building triggers Section 38 of the National Heritage Resources Act 25 of 1999 (NHRA). A Notification of Intent to Develop (NID) was submitted to Heritage Western Cape (HWC). HWC's response to the NID stipulated that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted due to potentially sensitive heritage resources being affected by the development. The HIA is required to make reference specifically to the visual impacts of the proposed development and secondly, impacts to the built environment (including urban morphology and townscape analysis) including a detailed site development plan.

This Visual Statement report specifically examines the visual impact the proposed 6-storey development located in Woodstock, Cape Town, will have on its surroundings, considering it in particular the architectural context.

This report provides information on the visual aspects of the proposed development and recommends measures, where necessary, to mitigate the visual effects of the proposed building development on its surroundings.

Square One Landscape Architects (Square One) were appointed by FWJK Consulting, to undertake this Visual Impact Report at the request of Vida Memoria Heritage Consultants, Professional Heritage Practitioners.

1.2. Methodology

The methodology to complete this visual statement involved the following:

- A site visit undertaken on 21 February 2020 to photograph the site, collate visual data and process visual information.
- Information supplied by the project architect, including plans and model views, were evaluated in relation to photos of the existing landscape.
- Maps sourced from City of Cape Town GIS, were used to determine the visibility and develop the strategic landscape input required by generating 3D views from specific viewpoints within the viewshed area to illustrate potential visual impacts on heritage resources.
- This Visual Impact Report summarises the findings of the visual analysis and recommends visual mitigation measures to reduce potential visual impacts associated with the proposed building.

1.3. Assumptions and Limitations

This Report is aimed at the investigation of potential visual impacts on heritage resources. General visual impacts, such as those on vistas from neighbouring properties are therefore excluded from this assessment. Photomontages were produced from publicly accessible areas only.

Google Earth Imagery and topographic information was used to generate viewshed mapping and photomontages. It is assumed that the information provided to Square One, including 3D modelling and Google Earth data is accurate.

Google Streetview was used to capture imagery and produce photomontages (the height of the Google camera is estimated at 2.4m in these instances). Street view images date from 2017.

Some of the images therefore do not depict the exact current visual context of the vista, although the overall context remains similar.

The architectural models that were used to generate the 3D photomontages are indicative in nature.

The maximum height of the 6-storey building is 25m to the top of parapet on the north facing side (along Sir Lowry Rd) and 22m on the south facing side (along Francis Street) due to the slope of the site. Some additional service infrastructure is required on the roofscape of the building that are not indicated on the 3D phomontages. It is not likely that these elements would be visible from the street level and they are not likely to protrude above the roof parapet as they are set back from the parapet.

The findings of this report are based on the available information and the professional opinion of the authors of this report. Should additional information regarding the proposed project become available, the findings of this report may need to be amended.

2. PROJECT DESCRIPTION

2.1. Project Description

The developer FWJK intends to demolish the existing car dealership and hardware store and replace it with an eight-storey building with a four level basement underground (see Figure 2.3). The eight-storey building will include retail outlets, residential apartments and hotel accommodation.

The block has a cadastral extent of 5852 square meters. Figure 2.2 provides a dimensioned site plan showing the building footprint of approximately 5851m². Floors from Ground floor to First Floor occupy this building footprint. The remainder of the floors forms a perimeter structure around a courtyard-like space (Figure 2.2) as shown in the building massing diagram. The height from ground level to roof parapet is 24,59m with a 2m lift overrun (set back from the facade). The heights are shown in the section Figure 2.3 and various elevations shown in Figure 2.4 to Figure 2.10. Conceptual perspective imagery of the proposed development and its context is provided from Figure 2.8.to Figure 2.10.

Figure 2.1: Proposed Site Plan
Source: FWJK Architects, 2020

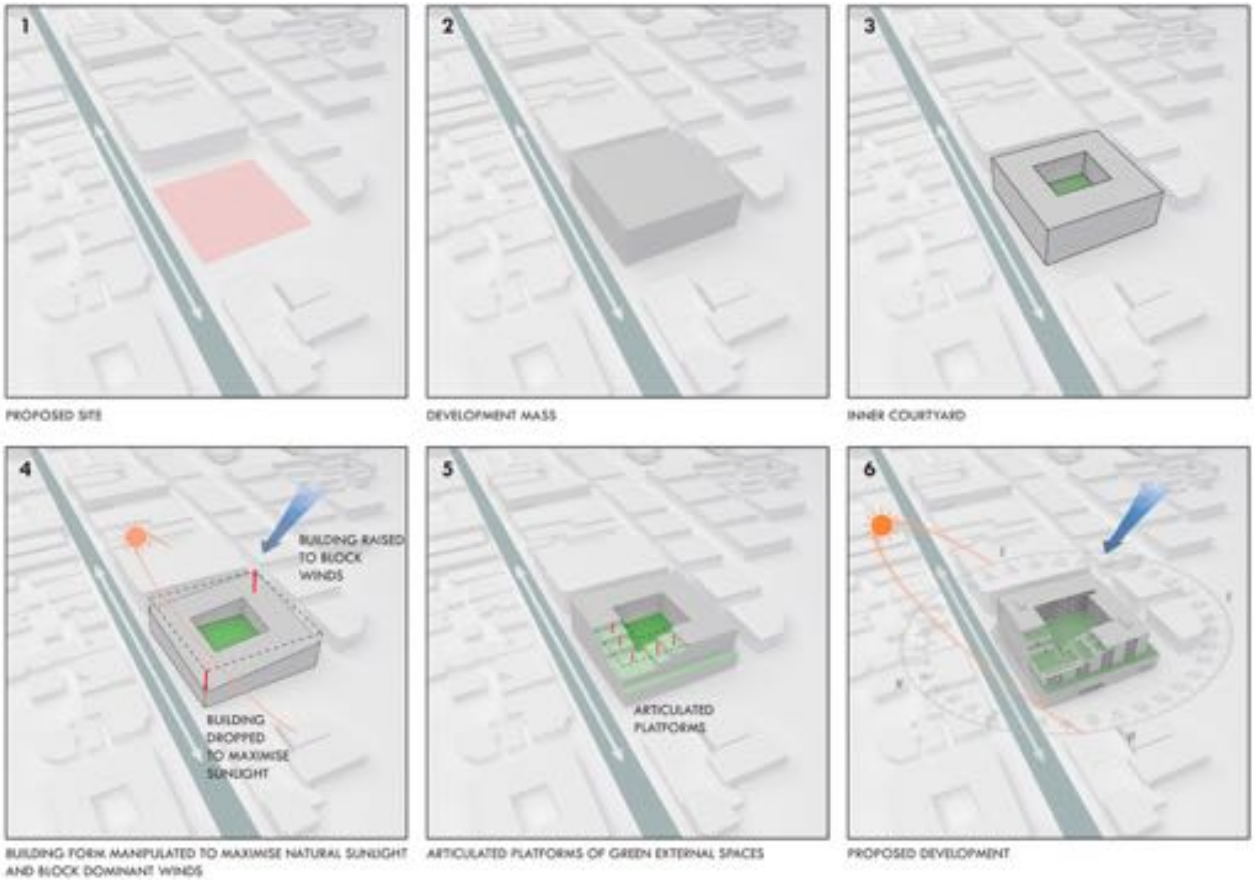

Figure 2.2: Proposed building massing

Source: FWJK Architects, 2020

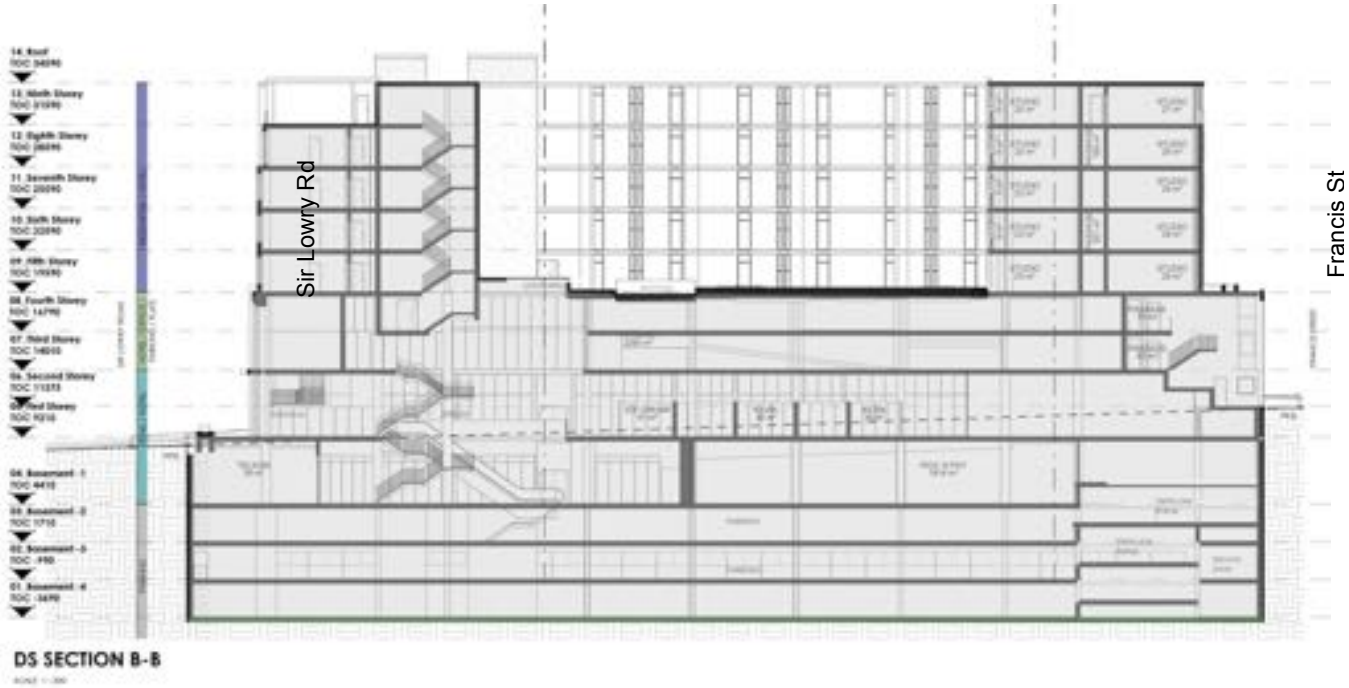

Figure 2.3: Proposed Section showing heights

Source: FWJK Architects, 2020

Figure 2.4: Proposed Building – North Elevation
Source: FWJK Architects, 2020

Figure 2.5: Proposed Building - West Elevation
Source: FWJK Architects, 2020

Figure 2.6: Proposed Building - South Elevation
Source: FWJK Architects, 2020

Figure 2.7: Proposed Building - East Elevation
Source: FWJK Architects, 2020

Figure 2.8: Aerial view of development from north-westerly direction
Source: FWJK Architects, 2020

Figure 2.9: Aerial view of development from north-easterly direction
Source: FWJK Architects, 2020

Figure 2.10: Aerial view of development from south-easterly direction
Source: FWJK Architects, 2020

Figure 2.11: Aerial view of development from south-westerly direction
Source: FWJK Architects, 2020

3. SITE ANALYSIS

3.1. Site Location

Sir Lowry Square is referred to as the site for the purposes of this Report.

The site is located to the east of the City of Cape Town's Central Business District (CBD) in Woodstock (Figure 3.1 and Figure 3.2) and is bounded by the Foreshore and railway infrastructure to the north and to the south.

This corner site is bounded on the north by Sir Lowry Road, (a secondary arterial road connecting CBD through to Woodstock, (Figure 3.2) by a narrow lane, Basket Lane on the east, Francis Street to the south and Russel Street to the west (Figure 3.4). Russel Street connects under the elevated Nelson Mandela Boulevard (N2), through to the significant heritage area of District Six (Figure 3.3) and its symbolic Hanover Street.

The site is located to the south of The District, a commercial and retail development of approximately 8-storeys (along Sir Lowry Road). To the east, is Buchanan Square, comprised of various buildings including the five-storey The Hills building adjacent to the site. Further up the slope, on the south along Francis Street, and opposite the site is a commercial 5-storey development, and further down, rows of 19th century Victorian single storey residential row houses.

Figure 3.1: Locality Map
Source: Google Earth, 2020

Figure 3.2: Site location in relation to adjacent areas
Source: Google Earth, 2020

Figure 3.3: Site in relation to District 6
Source: Adapted from Google Maps, 2020

Figure 3.4: Site Location with surrounding streetscape
Source: Adapted from Google Maps, 2020

3.2. Heritage Resources

A Heritage statement prepared by (await confirmation of author) provides aerial photography (see Figure 3.5) of the mid 1950's that shows the site fully developed. The building currently housing the hardware store is clearly visible on the eastern side of the site, indicating that the building is older than 60 years (See Figure 3.6). A 1925 Goad Insurance Map shows the site with various warehousing and bottling facilities indicated in the various buildings (See Figure 3.7). These different properties included a former depot of the South African Wine Company, (previously the Henry G Collison LTD Wine Stores), as well as a house likely inhabited by a former slave since 1845 (Adam of the Cape). According to the report, in 1936 the site was consolidated from 8 different properties into one erf (see Figure 3.8). The Skead Table Bay Chart, published in 1860 shows the site with a small amount of development, however it should be noted that the map is likely to be inaccurate (see Figure 3.8).

The Heritage Statement concluded that the property in itself is not significant; the earliest buildings erected prior to the consolidation of the site had been built over. While it is situated in an area of contextual value, as reflected by the Heritage Protection Overlay Zone, (See Figure 3.9 and Figure 3.10) the site has very little inherent significance.

Figure 3.9: 1950's aerial showing site in relation to adjacent buildings
Source: Adapted from Google Maps, 2020

Figure 3.10: 1925 Goad Insurance Map
Source: HWC Heritage Statement, 2020

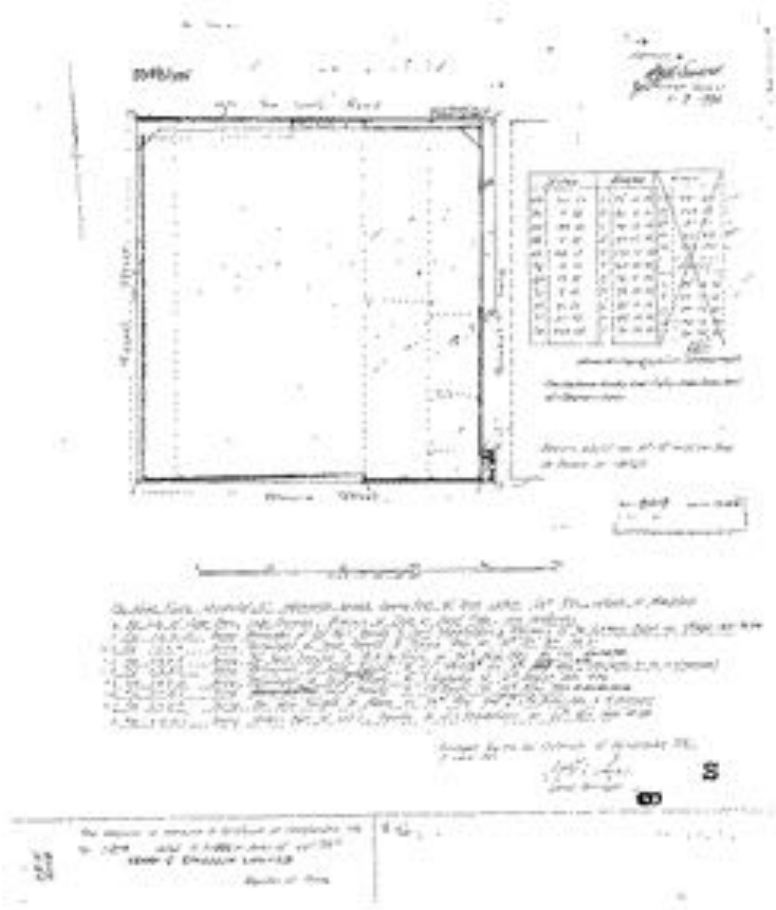

Figure 3.11: Survey diagram
Source: HWC Heritage Statement, 2020

Figure 3.12 Skead Table Bay Chart, 1860
Source: HWC Heritage Statement, 2020

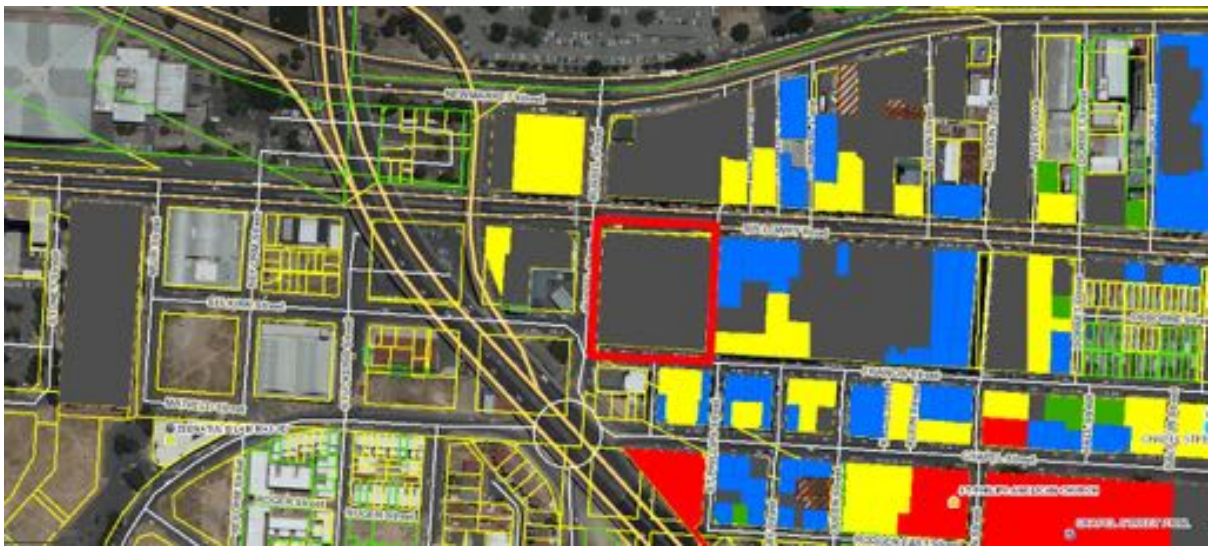

Figure 3.13: City of Cape Town's Heritage Audit
Source: HWC Heritage Statement, 2020

Figure 3.14: Provincial heritage buildings (in pink)
Source: CCT Map Viewer

4. Visual Analysis

An indicative viewshed analysis was completed to determine the visibility of the proposed building within the surrounding urban context using Google Earth data and imagery (Section 4.1). An illustrative townscape analysis shows the scale of the proposed building within the surrounding urban context (Section 4.2). Various viewpoints were identified towards the site, and photomontages were produced from these viewpoints towards the proposed building. These are illustrated in Section 4.3.

4.1. Viewshed Mapping

Viewshed maps were produced to illustrate the potential visibility of the proposed building (**Error! Reference source not found.**). Areas highlighted in green indicate areas from which the highest points of the building are likely to be visible. The overall visibility of the proposed building would depend on the proximity or distance of the receptor, as well as the screening effect of foreground elements such as existing buildings or vegetation. Portions of the proposed building are likely to become visible and again screened from view, as receptors move through the surrounding areas, as evidenced through the viewshed analysis.

The viewshed mapping illustrates that the building will be most noticeable to receptors within a radius of approximately 300m from the site, and clearly visible from the immediately adjacent vicinity.

Visibility will decrease exponentially with the apparent decrease in size of the building within the receptor's Field of View (FOV) and as contextual visual information increases within the receptor's FOV. The building's overall zone of visual influence would be experienced at a distance of approximately 1500m.

However, the building is not anticipated to be highly noticeable at distances greater than 600m due to the screening effect of foreground elements.

It is possible that portions of the proposed building may be visible at distances greater than 600m. However, the proposed building is not anticipated to be noticeable or recognizable at these distances due to the increased contextual information in the receptors FOV.

Figure 4.1: Viewshed map –north eastern corner

Source: Google Earth, 2020

4.2. Townscape Analysis

A number of birds-eye views were created to illustrate the proposed building within its surrounding context using Google Earth technology (see Figure 4.2 to Figure 4.3). The location of the building is shown with a yellow marker in each of the images.

It should be noted that these views are for illustrative purposes only and do not accurately depict the experience of the receptor at ground level. However, they do provide a useful tool to examine the scale of the proposed building in the context of its surroundings, at the townscape level.

Figure 4.4: Birds-eye view from Woodstock looking towards the CBD and City Bowl
Source: Adapted from Google Earth, 2020

These perspective images (see Figure 4.5 to Figure 4.6) illustrate that the building is located outside the Cape Town CBD and that the scale of the proposed building is in keeping with its immediate surroundings.

The urban fabric in this area consists of a contrasting coarse and fine grain, where coarser fabric is found flanking Sir Lowry Road and other major arterial routes. Prominent buildings such as Buchanan Square and The District are located adjacent and opposite the site. Fine urban fabric of the historical Chapel Street is located just one street behind Sir Lowry Road, where the majority of the buildings are single-storey Victorian row houses with significant heritage value.

Buchanan Square, adjacent to the site, and The District opposite the proposed development, forms prominent features on the visual horizon of the townscape in this portion of the City. The building does not protrude significantly above its surroundings and is flanked by the taller buildings associated along the Woodstock urban corridor. The proposed building has been designed to be of similar proportion as the adjacent existing buildings but will protrude noticeably above in height. But it is not anticipated for the building to form a prominent feature along the skyline of this portion of the city and would blend into its surroundings to a large degree.

Figure 4.3: Birds-eye view from Nelson Mandela Boulevard looking towards the CBD and Cape Town harbour
Source: Adapted from Google Earth, 2020

Figure 4.4: Birds-eye view from District 6 looking towards Woodstock, railways and harbour beyond
Source: Adapted from Google Earth, 2020

Figure 4.7: Birds-eye view from CBD looking towards Woodstock along railway corridor
Source: Adapted from Google Earth, 2020

4.3. Viewpoints and Photomontages

The viewshed mapping that was completed (see Section 4.1) was interrogated through a ground-truthing exercise and site visit to determine locations from which the proposed building would be visible. Street view images were then captured from various locations in the surrounding area to create photomontages of the proposed building from various vantage points. Seven potential viewpoints towards the site were identified. The identified viewpoint locations are illustrated in Each viewpoint is illustrated through a series of before and after imagery and described in more detail below (see Figure 4.8 to Figure 4.9).

Figure 4.10: Viewpoints towards the Site
Source: Adapted from Google Earth, 2020

Figure 4.11: Viewpoint 1: Corner of Hanover Street and Russell Street
Source: Square One Landscape Architects

Figure 4.12: Viewpoint 1: Photomontage – Corner of Hanover Street and Russell Street
Source: Square One Landscape Architects

Viewpoint 1 (Figure 4.13 and Figure 4.14) is located in significant heritage area of District Six and illustrates the receptor's experience looking from the corner of Hanover Street and Russell Street towards the site. Clear vistas towards the building would largely be experienced due to limited foreground screening elements such as vegetation and buildings. However, the building is not likely to be experienced as a prominent element in the receptor's FOV, due to the contextual visual information within the vista and the distance at which it is located from the receptor's view. The existing skyline remains largely unaltered due to its similar height, size and scale proportions with adjacent buildings.

Figure 4.15: Viewpoint 2: Sir Lowry Road, direction CBD
Source: Square One Landscape Architects

Figure 4.16: Viewpoint 2: Photomontage – Sir Lowry Road, direction CBD
Source: Square One Landscape Architects

Viewpoint 2 (Figure 4.17 and Figure 4.18) illustrates that the proposed building will be noticeable within close proximity of approximately 200m on Sir Lowry Road. The partial view of Lions Head would also be obstructed by the proposed development. The design of the façade of the building will allow it to blend with the streetscape to a certain degree. The building would not protrude significantly higher above the surrounding context and is not likely to intrude on the receptor's Field of View from this vantage point.

Figure 4.19: Viewpoint 3: Intersection of Chapel Street and Nelson Street
Source: Square One Landscape Architects

Figure 4.20: Viewpoint 3: Photomontage – Intersection of Chapel Street and Nelson Street
Source: Square One Landscape Architects

Viewpoint 3 (Figure 4.21 and Figure 4.22) illustrates that the building would not be clearly visible as a consequence to the screening effect of foreground heritage buildings. Due its distance located from the heritage fabric on Chapel Street, the development is not anticipated to visually affect the cultural landscape of the historical street. It is unlikely that the proposed building will be clearly noticeable at even greater distances, as the level of contextual information increases in the receptor's FOV.

Figure 4.23: Viewpoint 4: Francis Street
Source: Square One Landscape Architects

Figure 4.24: Viewpoint 4: Photomontage – Francis Street
Source: Square One Landscape Architects

Viewpoint 4 (Figure 4.25 and Figure 4.26) illustrates the visibility of the proposed building viewed from the Francis Street heritage building cluster. Limited portions of the building will be visible beyond the historic fabric. The building does not protrude significantly higher above the surrounding context and is not likely to intrude on the receptor's Field of View from this vantage point (FOV). Therefore, the proposed building is not likely to negatively impact the historic fabric in this area.

Figure 4.27: Viewpoint 5: Trafalgar Park
Source: Square One Landscape Architects

Figure 4.28: Viewpoint 5: Photomontage – Trafalgar Park
Source: Square One Landscape Architects

Viewpoint 5 (Figure 4.29 and Figure 4.30) illustrates that the building (marked in red in Figure 4.16) is completely screened from view from the foreground vegetation in Trafalgar Park. This is not a prominent vista towards the site and serves to illustrate that the building would not be noticeable within the surrounding context.

Figure 4.31: Viewpoint 6: Nelson Mandela Boulevard, outbound
Source: Square One Landscape Architects

Figure 4.32: Viewpoint 6: Photomontage – Nelson Mandela Boulevard, outbound
Source: Square One Landscape Architects

Viewpoint 6 (Figure 4.33 and Figure 4.34) illustrates the receptor's experience as a motorist travelling on Nelson Mandela Boulevard travelling out of the CBD. The proposed building would be clearly visible behind the foreground buildings. The massing of the building is of a similar proportion to surrounding buildings and the does not protrude significantly above the existing skyline. Although the building will be clearly visible, it is similar in height and scale to the surrounding buildings, and it is not likely to intrude significantly on the receptor's Field of View from this vantage point.

Figure 4.35: Viewpoint 7: Sir Lowry Road, direction Observatory
Source: Square One Landscape Architects

Figure 4.36: Viewpoint 7: Photomontage – Sir Lowry Road, direction Observatory
Source: Square One Landscape Architects

Viewpoint 7 (Figure 4.37 and Figure 4.38) illustrates the visibility of the site at a distance of approximately 600m. The proposed building is visible at this vantage point, and is screened to a certain extent by the foreground buildings. The Six Building in the foreground forms a prominent focal point from this vantage point, allowing the proposed building to blending into the surrounding context to a greater degree.

5. VISUAL ASSESSEMENT CRITERIA

This Section describes the visual criteria that will inform the impact assessment (see Section 6).

5.1. Visibility – Viewshed Area and Zone of Visual Influence

The zone of visual influence is defined as the area which is subject to the direct visual influence of the proposed project (i.e. the areas from which the site will be visible, taking existing screening elements into consideration). The zone of visual influence will be experienced at different scales by receptors located at various distances from the site. Visibility (viewshed area and zone of visual influence) is defined as follows:

- High visibility - Visible from a large area (E.g.: several square kilometres, >5km radius).
- Moderate visibility - Visible from an intermediate area (E.g.: several hectares, 2.5 – 5 km radius).
- Low visibility - Visible from a small area around the project site (E.g.: <1km radius).

The viewshed areas that have been calculated for the proposed building indicate portions of the proposed development would be visible at distances greater than 1 km. However, the proposed development would be most notable within the immediate vicinity of the site (up to 600m). The building is therefore considered to have **Low** visibility in terms of its zone of visual influence.

5.2. Visual Exposure

This is based on the degree to which the site is visually apparent and the distance from the project to selected viewpoints. Exposure or visual impact tends to diminish exponentially with distance. Visual exposure is defined as follows:

- High exposure – Dominant or clearly noticeable.
- Moderate exposure – Recognisable to the viewer.
- Low exposure – Not particularly noticeable to the viewer.

The building would be most clearly noticeable in close proximity (i.e. 300m from the site). However, it would not dominate any prominent vistas as it is largely screened by surrounding tall buildings and foreground vegetation. The site would have **Moderate** visual exposure at distances less than 300m, while **Low** visual exposure would be experienced at distances greater than 300m from the site.

5.3. Visual Absorption Capacity

The Visual Absorption Capacity (VAC) of a site indicates how much of the project would be visually "absorbed" or "disappear", into the receiving environment. VAC is defined as follows:

- High VAC – Effective screening by topography and vegetation.
- Moderate VAC – Partial screening by topography and vegetation.
- Low VAC – Little screening by topography or vegetation.

The site is considered to have **Moderate** VAC as it is screened to a certain extent by the adjacent tall buildings. The proposed building would be most noticeable at distances less than 300m from the site. At greater distances, the site will be largely screened by existing buildings.

5.4. Visual Sensitivity of the Area

The level of visual impact considered acceptable is dependent on where the site is located in the receiving environment and the sensitivity of its location to development. Visual sensitivity can be defined as follows:

- High visual sensitivity – Highly visible and potentially sensitive areas in the landscape.
- Moderate sensitivity – Moderately visible areas in the landscape.
- Low visual sensitivity – Minimally visible areas in the landscape.

The site is **Moderately sensitive** due to its proximity to the heritage area of District Six and the Victorian buildings on Chapel Street and Francis Street. The prominent historical façades of Chapel Street and Francis would not be affected from a visual perspective by the proposed building, as the building would not be prominently visible from these streets. Therefore, the specific location at which the proposed building would be located is considered to have **Moderate** visual sensitivity due to its proximity to significant heritage urban fabric.

5.5. Visual Sensitivity of the Receptors

The level of visual impact considered acceptable is dependent on the type of receptors.

- High sensitivity – Residential areas, nature reserves and scenic routes or trails.
- Moderate sensitivity – Sporting or recreational areas, or places of work.
- Low sensitivity – Industrial or degraded areas.

Receptors in the immediate vicinity of the site include offices and places of work. The site is located in fairly close proximity to the Cape Town CBD, as well as adjacent areas of heritage significance. The visual sensitivity of the area is therefore rated as **Moderate**.

5.6. Visual Intrusion

The visual intrusion that could potentially be caused by the proposed project is related to the level of compatibility or congruence of the proposed project with the particular qualities or sense of place of the surrounding areas. Visual intrusion relates to the concept of placing appropriate development typologies within their context to maintain landscape integrity and sense of place and is defined as follows:

- High visual intrusion – Noticeable change or conflicts with the surroundings.
- Moderate visual intrusion – Partially fits into the surroundings, but clearly noticeable.
- Low visual intrusion – Minimal change or blends in well with the surroundings.

The proposed building would be largely screened from view at distances greater than 300m. It will be of a similar height and massing to the adjacent and opposite buildings. It would therefore partially fit into its surroundings. The building would be clearly noticeable within close proximity and is therefore considered to have **Moderate** visual intrusion at a distance of 300m from the site. At greater distances, proposed building would have **Low** visual intrusion.

5.7. Summary Table

Table 5.1: Visual Criteria Summary Table:

Visibility	**Low**
Visual Exposure	**Low** (distances greater than 300m) **Moderate** (distances less than 300m)
VAC	**Moderate**
Visual Sensitivity of the Area	**Moderate**
Visual Sensitivity of Receptors	**Moderate**
Visual Intrusion	**Low** (distances greater than 300m) **Moderate** (distances lower than 300m)

6. VISUAL IMPACT ASSESSMENT

Potential visual impacts have been assessed according to Square One's Impact Rating Methodology (see Section 6.1). Construction and Operational phase impacts are assessed in Section 6.2, both prior to mitigation and with the implementation of mitigation measures. Proposed mitigation measures are discussed in Section 6.3.

6.1. Impact Rating Methodology

The following section outlines the method used for assessing the significance of the visual impacts. For each impact, the *extent* (spatial scale), *magnitude* (severity of impact) and *duration* (time scale) is described. These criteria are then considered to ascertain the *significance* of the impact, firstly in the case of no mitigation and then with the implementation of mitigation measures. Table 6.1 below indicates the scale used to assess these variables, and defines each of the rating categories.

Table 6.1: Extent, magnitude and duration of impacts:

CRITERIA	CATEGORY	DESCRIPTION
Extent or spatial influence of impact	Regional	Beyond a 10km radius of the candidate site.
	Local	Within a 10km radius of the candidate site.
	Site specific	On site or within 100m of the candidate site.
Magnitude of impact (at the indicated spatial scale)	High	Natural and/ or social functions and/ or processes are severely altered
	Medium	Natural and/ or social functions and/ or processes are notably altered
	Low	Natural and/ or social functions and/ or processes are slightly altered
	Very Low	Natural and/ or social functions and/ or processes are negligibly altered
	Zero	Natural and/ or social functions and/ or processes remain unaltered
Duration of impact	Long-term	More than 10 years after construction
	Medium-term	3-10 years after construction
	Short-term	Up to 3 years after construction
	Construction period	Approximately 2 years

The *significance* of the impacts is derived by taking into account the temporal and spatial scales and magnitude. The means of arriving at the different significance ratings is described in Table 6.2 below.

Table 6.2: Impact significance:

SIGNIFICANCE RATINGS	LEVEL OF CRITERIA REQUIRED
High	• High magnitude with a regional extent and long term duration • High magnitude with either a regional extent and medium term duration or a local extent and long term duration • Medium magnitude with a regional extent and long term duration
Medium	• High magnitude with a local extent and medium term duration • High magnitude with a regional extent and construction period duration or a site specific extent and long term duration • High magnitude with either a local extent and construction period duration or a site specific extent and medium term duration • Medium magnitude with any combination of extent and duration

	except site specific and construction period or regional and long term • Low magnitude with a regional extent and long term duration
Low	• High magnitude with a site specific extent and construction period duration • Medium magnitude with a site specific extent and construction period duration • Low magnitude with any combination of extent and duration except site specific and construction period or regional and long term • Very low magnitude with a regional extent and long term duration
Very low	• Low magnitude with a site specific extent and construction period duration • Very low magnitude with any combination of extent and duration except regional and long term
Neutral	• Zero magnitude with any combination of extent and duration

The *probability* of these impacts occurring as well as the *confidence* in the assessment of the impacts has been determined using the rating system in Table 6.3 below:

Table 6.3: Probability rating:

PROBABILITY RATINGS	CRITERIA
Definite	Estimated greater than 95 % chance of the impact occurring.
Probable	Estimated 5 to 95 % chance of the impact occurring.
Unlikely	Estimated less than 5 % chance of the impact occurring.

The significance of the impacts has also been considered in concert with the probability of that impact occurring as described by the *confidence* ratings in Table 6.4 below:

Table 6.4: Confidence rating:

CONFIDENCE RATINGS	CRITERIA
Certain	Wealth of information on and sound understanding of the environmental factors potentially influencing the impact.
Sure	Reasonable amount of useful information on and relatively sound understanding of the environmental factors potentially influencing the impact.
Unsure	Limited useful information on and understanding of the environmental factors potentially influencing this impact.

And finally the *reversibility* of the impact is estimated using the rating system outlined in Table 6.5 below:

Table 6.5: Reversibility rating:

REVERSIBILITY RATINGS	CRITERIA
Irreversible	The activity will lead to an impact that is in all practical terms permanent.
Reversible	The impact is reversible within 2 years after the cause or stress is removed.

6.2. Visual Impacts

Visual impacts would be experienced during two phases of the proposed building's life-cycle. Construction impacts are expected to occur over a shorter time period, and operational impacts are expected to be long term. Construction impacts are sudden, and usually have a noticeably negative visual impact. Operational phase visual impacts are initially noticeable, but may recede over time as the building becomes integrated within its context, depending on the site context within which the building is located. Construction phase impacts are discussed and assessed in Section 6.2.1 and operational phase impacts are discussed in Section 6.2.2 below.

6.2.1 Construction Phase Impacts

The following visual impacts are expected to be experienced by visual receptors during the construction phase of the proposed building and are assessed in Table 6.6:

- Visibility of site camp, scaffolding, construction works and construction machinery;
- Excessive signage, lighting and temporary services;
- Litter blown on and off site, erosion, dust and lack of screening vegetation; and
- Damage to historic fabric during construction.

Construction phase impacts are assessed in Table 6.6, prior to and with the implementation of mitigation measures, which are presented in Section 6.3.1. Construction impacts will be limited to the construction phase and will largely be experienced within the local area (in the vicinity of the site) prior to the implementation of mitigation measures. With the implementation of mitigation, the extent of construction phase impacts can be reduced (see Table 6.6).

The construction site and facilities are unlikely to be highly visible from areas outside the immediate vicinity of the site (beyond 300m) due to the screening effect of foreground elements and adjacent buildings. Some construction facilities, e.g. cranes and scaffolding would become visible, however these facilities are unlikely to intrude onto any prominent views, vistas or historic resources from a visual perspective. Construction activities will be largely visible from within 200m of the site. Some construction activities may be visible beyond the site precinct, within the immediate vicinity of the site; however construction activities are not anticipated to be highly intrusive onto heritage resources from a visual perspective.

Construction activities on the proposed site are not likely to cause damage to the adjacent historic fabric of Chapel Street. Laydown and construction areas should also be situated in such a way that they do not cause harm to any historic buildings. Should damage to the historic fabric occur during construction, this would result in a visual impact of High significance. However, with the implementation of mitigation, the significance of the impact can be reduced to a ***Very Low*** level.

The remaining visual impacts during construction are anticipated to have a low magnitude prior to the implementation as they will be temporary in nature and limited to the local area. The extent to which the surrounding areas would be affected can be further reduced with the implementation of mitigation for these impacts, bringing their significance to a ***Very Low*** level (see Section 6.3.1).