

# SAINT IGNATIUS' COLLEGE

## VISUAL ASSESSMENT REPORT

2-60 Riverview Street, Riverview

MAY 2021



HATCH | RobertsDay

Title: St Ignatius College Visual Impact Assessment  
Prepared for: St Ignatius College  
Date: 21.05.2021  
Status: Final  
Prepared by: Hatch RobertsDay  
Approved by: Hatch RobertsDay

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# Introduction and Methodology

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# INTRODUCTION

## PURPOSE OF THIS REPORT

Hatch RobertsDay has been commissioned by St Ignatius College (the Applicant) to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD- 7140 for the design and construction of a five storey teaching and learning facility and ongoing evolution of the School.

The VIA investigates on the possible visual impacts that proposed building may have on the surrounding and adjacent publicly accessible areas, and provides detailed assessment of the sensitivity and magnitude of the changes from different vantage points in comparison to the existing.

## PROPOSAL OVERVIEW

The proposed development seeks detailed built form and use approval for New Ignis Stage 2 to provide new teaching and educational facilities, as detailed below:

- Construction of new five (5) storey building with a maximum RL52.00 at the heart of the
- Campus to accommodate modern, flexible teaching and learning spaces;
- Provide improved learning opportunities for Science, Technology, Engineering, Mathematics and PDHPE as a STEMP facility,

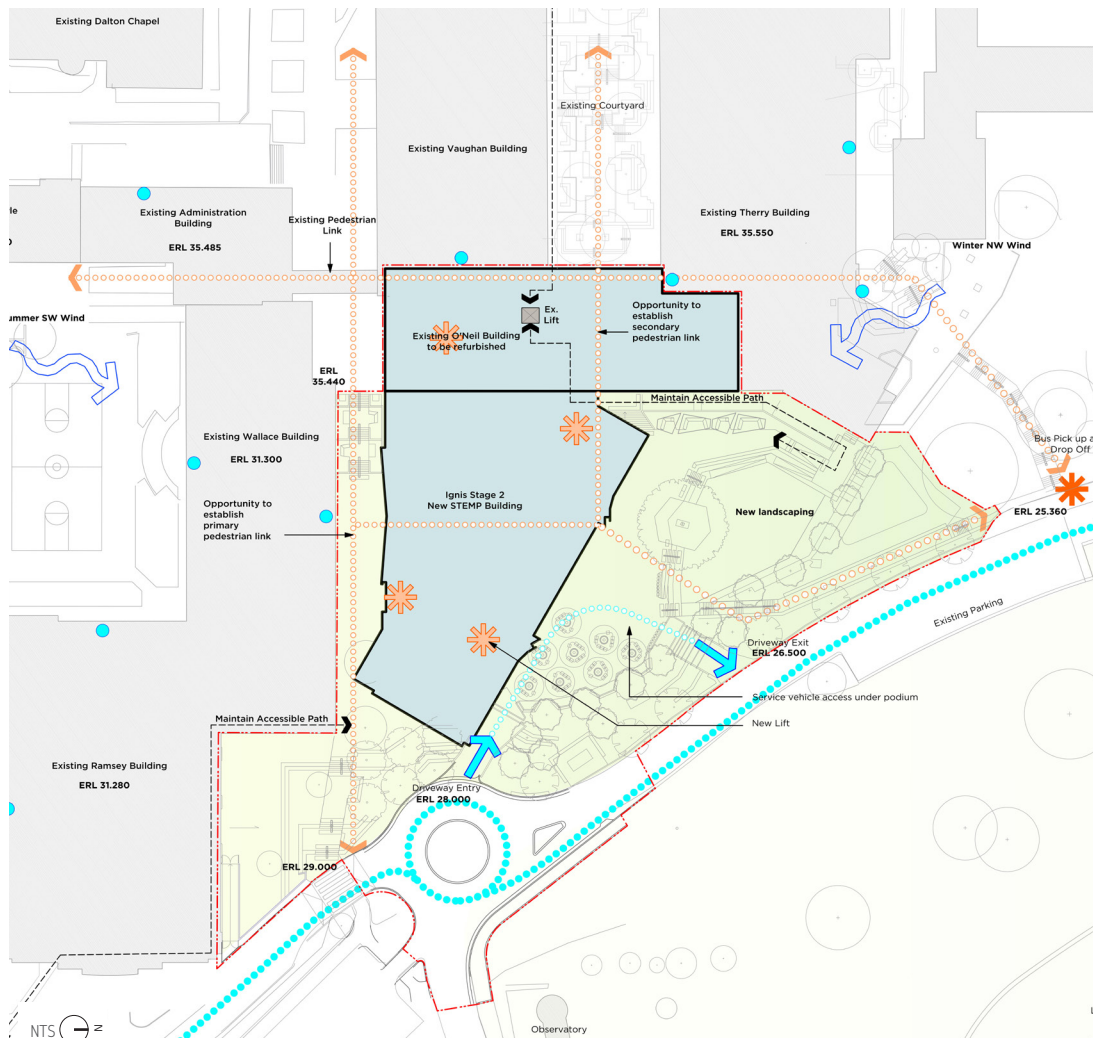
along with six (6) Pastoral Care House areas, and staff rooms;

- The ground floor will accommodate a C.O.L.A, multi-purpose Hall and Canteen (Food and Beverage) with servicing by a loading area on basement level;
- Refurbishment of existing O'Neil Building to allow integration of New Ignis Stage 2 STEMP
- Building to connect to existing fabric;
- New North Landscaped Area;
- New Landscaped Area between the existing Wallace Building and the New Ignis Stage 2 STEMP
- Building; and
- Upgrade courtyard to improve the integration of the learning space and create a sense of place.

Overall, the proposed built form approval seeks to provide a framework for the future physical development of the Campus to ensure the best teaching and learning outcomes, and ongoing evolution of the School.



Proposal (Source: PMDL)



Overall Site Plan (Source: PMDL)



Elevations (Source: PMDL)



# ASSESSMENT METHODOLOGY

## CONTEXTUAL ANALYSIS

Hatch RobertsDay carried out site inspections on the 10th May 2021 at 2:00 pm to better understand the results of desktop studies and the existing visual character of the area. The team inspected a number of locations to evaluate the scenic qualities and visual prominence of the site and cross referenced these locations with aerial photographs, land topography and panoramic photographs to identify potential vantage viewpoints.

## DETAILED ASSESSMENT METHODOLOGY

A qualitative assessment of the visual impacts and changes to landscape has been undertaken based on the following guidelines:

- RMS Environmental Impact Assessment Guidance Note: Guidelines for landscape character and visual impact assessment (2013)
- The Guidance for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013) prepared by the Landscape Institute and Institute of Environmental Management and Assessment; and Visual Representation of Development Proposals, Technical Guidance Note 02 (2017)
- The guidelines describe the assessment as a way to define the changes to the physical landscape and day to day visual effects of a project on people's views. The determination of the impacts is based on the following criteria:

**Sensitivity** is defined as "The sensitivity of a landscape character zone or view and its capacity to absorb change" (EIA No4 Guidelines, 2013, RMS).

The visual sensitivity of a view is defined by the nature of the view and its duration. A higher visual sensitivity is given to views which would be seen for longer, by a higher numbers of potential viewers and where visual amenity is important to viewers. The context of the view and the distance from the views are also used to determine the visual sensitivity level of the landscape.

**Magnitude** is defined as "The measurement of the scale, form and character of a development proposal when compared to the existing condition" (EIA No4 Guidelines, 2013, RMS).

It reflects the degree of visual contrast between the proposal and the existing landscape setting. In the case of visual assessment this also relates to how far the proposal is from the viewer.

For the purposes of this assessment the criteria listed in the following tables have been specifically defined for sensitivity and magnitude of change for both the assessment of landscape character and the visual impact to viewpoints. The combined assessment of sensitivity and magnitude provides an overall rating of the visual impact, as shown in the Impact Level table.

## PHOTOGRAPHIC RECORDING

Photographs were taken from the selected viewpoints using Nikon D7500 DSLR camera and a 18-140mm lens. Photographs were stitched together using an automated software process, however, no perspective fixing was used. The

location of viewpoints was recorded using GPS tracking software.

## VISUALISATION OF THE DEVELOPMENT AND PROPOSED SCENARIOS

Finalisation of the design and supporting technical documentation enabled the selected vantage points to be realistically documented.

The accuracy of the existing and proposed images is based on the following process and information:

- Creating a 3D model of the terrain/ surrounding context based on the site survey information as well as the contour and cadastre information downloaded from SixMaps and Nearmap aerial image (georeferenced to GDA94/MGA56 geographical)
- Digitally linking the 3D massing model of the proposed built form provided by the project architect in the context 3D model
- Positioning camera in 3D software based on the viewpoints coordinate data recorded during site visit
- Importing actual photographs in 3D software to prepare proposed scenarios from vantage points based on existing coordination and identified reference points
- Photo matching and rendering to reflect landscaping, intended materials and lighting

Photomontages are intended to be printed at A3 and to be viewed at a distance of 300mm. That is the distance between the eye and the image and will enable the viewer to experience an approximation of what the proposed view would look like in the real world.

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
|             |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
| SENSITIVITY | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Table 1. Impact Level (Matrix of Sensitivity & Magnitude)

| Sensitivity      | Criteria                                                                                                                                                                                                                                                                                                                                   |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b> | Nationally designated landscape with high conservation or heritage value and absence of landscape detractors.<br>Protected views identified in planning policy designation, State designated publicly accessible landscape or heritage assets.                                                                                             |
| <b>High</b>      | Locally designated valued landscape with many distinctive characteristics and very few landscape detractors.<br>Public views with a high visual prominence and a high number of users in close proximity, private views in close proximity, passive recreational receptors where the landscape has a high visual value.                    |
| <b>Moderate</b>  | Landscape with some distinctive characteristics and few landscape detractors.<br>Public views with a moderate visual value and a moderate number of users in close proximity, active recreational receptors where the landscape has little visual value.                                                                                   |
| <b>Low</b>       | Landscape with few distinctive characteristics and presence of landscape detractors.<br>Public views with a little visual value and a low number of users, where receptors are mostly road users in motor vehicles or passers-by, people at their work place or views from commercial buildings where the landscape has some visual value. |
| <b>Very Low</b>  | Landscape with no distinctive characteristics and presence of many landscape detractors.<br>Public views with none visual value and a limited number of users not in close proximity, people at their work place or views from commercial buildings where the landscape has little or no visual value.                                     |

Table 2. Sensitivity Ranking Criteria

| Magnitude         | Criteria                                                                                                                                                                                                                                                                                                                      |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b>  | Total loss or major change to key characteristics of the existing landscape.<br>The proposal forms a significant and immediately apparent part of the scene.<br>It significantly contrasts in scale and character (either existing or planned).<br>It is severely detrimental to the quality of the scene.                    |
| <b>High</b>       | Notable loss or change to key characteristics of the existing landscape.<br>The proposal forms a dominant feature of the scene to which other elements become subordinate.<br>It contrasts in scale and character (either existing or planned).<br>It is reducing the quality of the scene.                                   |
| <b>Moderate</b>   | Partial loss or change to key characteristics of the existing landscape.<br>The proposal forms a visible new element within the overall scene, yet one that is relatively compatible with the surrounding character (either existing or planned) and view's composition.<br>It is possibly reducing the quality of the scene. |
| <b>Low</b>        | Minor loss or change to key characteristics of the existing landscape.<br>The proposal constitutes only a minor component of the wider view, that is compatible with the surrounding character (either existing or planned) and view's composition.                                                                           |
| <b>Very Low</b>   | Limited or no loss or change to key characteristics of the existing landscape.<br>The proposal constitutes only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposal would not have an effect on the overall quality of the scene.                        |
| <b>Negligible</b> | No change in the landscape or view.                                                                                                                                                                                                                                                                                           |

Table 3. Magnitude Ranking Criteria

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# SITE ANALYSIS

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# LOCAL CONTEXT

## LOCAL CONTEXT

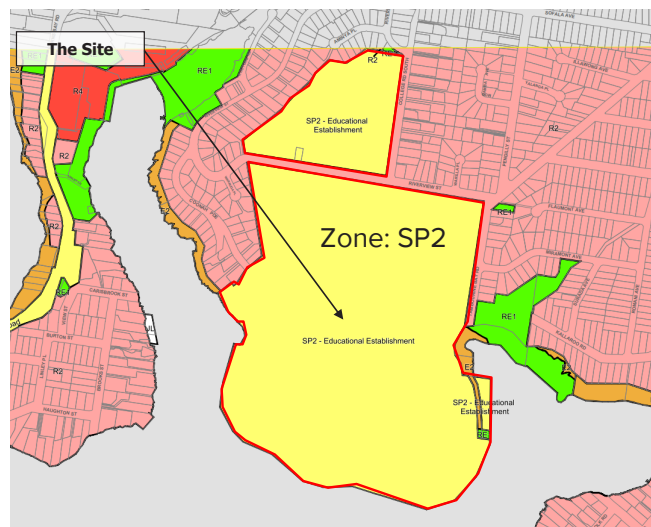
The College Site comprises some 40 hectares, including the Main Campus (Senior School) and Regis Campus (Junior School). The existing campus is characterised by a collection of buildings and facilities with a range of built form and building heights.

The proposed site is in the suburb of Riverview within the Lane Cove Local Government Area and is zoned SP2. The Site is bounded by Riverview Street to the north, Tambourine Bay Road to the east and the Lane Cove River to the south and west which is a prime waterfront position on the Lane Cove River.

Riverview is known for its village atmosphere and its rich and varied landscape. The area surrounding the site is primarily low density residential with leafy streets and a number of local parks.



Aerial image- Residential area



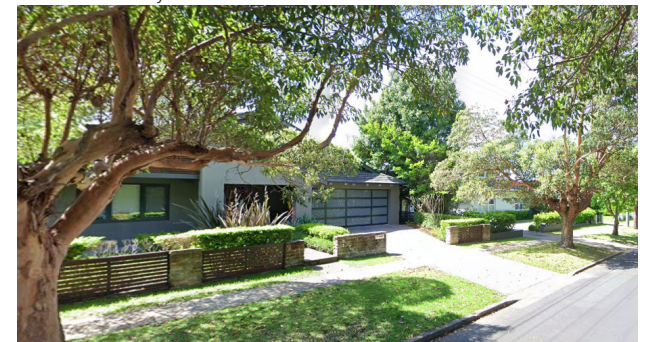
Land Zoning Map (NSW Legislation, 2020)



St Ignatius' College buildings



Tambourine Bay Park



Low density residential





Boronia  
Park  
Reserve

Boronia  
Park  
Reserve

Fig Tree  
Bridge

Hunters Hill  
High School

Saint  
Ignatius'  
College

SITE

Riverview  
College  
Wharf

Tambourine  
Bay  
Park

Kingsford  
Smith  
Oval

LANE COVE RIVER

Longueville  
Wharf

Parramatta River

Hatch RobertsDay | Saint Ignatius' College



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# VISUAL ANALYSIS

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# VANTAGE POINTS

## PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed development or its effects, such as view blocking. It includes the ability of the existing and future elements of the landscape setting to physically hide, screen or disguise the proposed development.

Physical Absorption Capacity also includes the extent to which the material and finishes of the proposal blend with others of the same or closely similar kinds, to the extent that they cannot be easily perceived as new elements of the environment. The following factors provide some physical absorption capacity for the proposal and reduces the visibility of the proposed development:

- 40ha College site with a number of sport fields which reduces the visual exposure of the proposed development
- Mature trees and dense vegetation covering the suburb along Lane Cove River
- Existing street pattern with limited views towards the proposal

## SELECTION OF VANTAGE POINTS

The key vantage points for the purpose of visual impact assessment have been determined through identification of physical absorption capacity and visibility of the site as well as focus on the areas that are more likely to be affected by the proposal. This includes nearby public receivers and significant vantage points in the broader public domain. Some viewpoints have been intentionally chosen to demonstrate and provide evidence that there will be no visual impacts at all.

The key vantage points analysed include:

- Miramont Ave & Tambourine Bay Rd, Riverview
- Warilla Pl & Riverview St, Riverview
- 6 Regis Dr & Riverview St, Riverview
- 64 Riverview St, Riverview
- Sidewalk of Fig Tree Bridge, Hunters Hill
- Lane Cove Valley Walk, Hunters Hill
- McBride AVE & Ady Street, Hunters Hill
- 21-23 Norfolk Rd, Longueville

“

*Landscape and Visual Assessment (LVA) is an essential tool of reconciling development with landscape and scenic values and promoting better outcomes for our communities.*

Guidance Note for Landscape and Visual Assessment, 2018





View 5

View 4

View 3

View 2

View 1

View 6

View 7

View 8





# VISUAL IMPACT ASSESSMENT

## VIEW POINT 1

Miramont Ave & Tambourine Bay Rd, Riverview



Google Earth Coordinate: 33°49'31.8"S 151°09'35.8"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
| SENSITIVITY |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
|             | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/Negligible   | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

### Viewpoint 1

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the Miramont Ave and Tambourine Bay Rd and the residential area
- To assess to what degree the existing vegetation, structures and buildings screen or disguise the future development from this intersection
- To test the extent to which the change of built elements may alter the existing character of the view

### Sensitivity

The sensitivity of view from intersection of Miramont Ave & Tambourine Bay Rd has MODERATE sensitivity due to:

- The view is from a residential street
- Visual amenity is important to receptors which are mainly the local residents
- Public view has some visual value, with the Riverview Fields located directly in front

### Magnitude

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

- Proposal is largely screened by existing vegetation, including large trees
- Proposal constitutes only a minor component of the view which might be missed by the casual receptor
- No effect on the overall quality of the scene

The visual impact for this view is assessed as LOW/NEGLIBLE, which is the combination of the sensitivity and magnitude of impact.





Existing

Proposed Building



Proposed



# VIEW POINT 2

## Warilla PI & Riverview St, Riverview



Google Earth Coordinate: 33°49'26.5"S 151°09'33.7"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
|             |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
| SENSITIVITY | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

### Viewpoint 2

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from Warilla PI & Riverview St and residential area
- To assess to what degree the existing structures and buildings screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

### Sensitivity

The sensitivity of view from the intersection of Warilla PI & Riverview St has MODERATE sensitivity due to:

- There is already a general cluster of structures along the road, including buildings, cable lines, utilities and landscape detractors
- Proposal is not in close proximity

However, there is higher pedestrian activity due to the existing bus stop. Therefore, the sensitivity of the viewpoint is considered MODERATE.

### Magnitude

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

- Proposal is in the distance and largely screened by the existing structures and vegetation
- There is a only a slight change in view

The visual impact for this view is assessed as LOW, which is the combination of the sensitivity and magnitude of impact.





Existing



Proposed



# VIEW POINT 3

## 6 Regis Dr & Riverview St, Riverview



Google Earth Coordinate: 33°49'24.9"S 151°09'24.2"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
| SENSITIVITY |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
|             | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

### Viewpoint 3

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the intersection of a main road and entrances into the school campus
- To assess to what degree the existing buildings/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

### Sensitivity

The view from intersection of 6 Regis Dr & Riverview St considered to have LOW sensitivity due to:

- Receptors are mostly motorists that are passing through, therefore have short term views and are less likely to notice, appreciate or be concentrating on views
- There are landscape detractors including cable lines, utilities, and existing built structures
- Public view has limited visual value

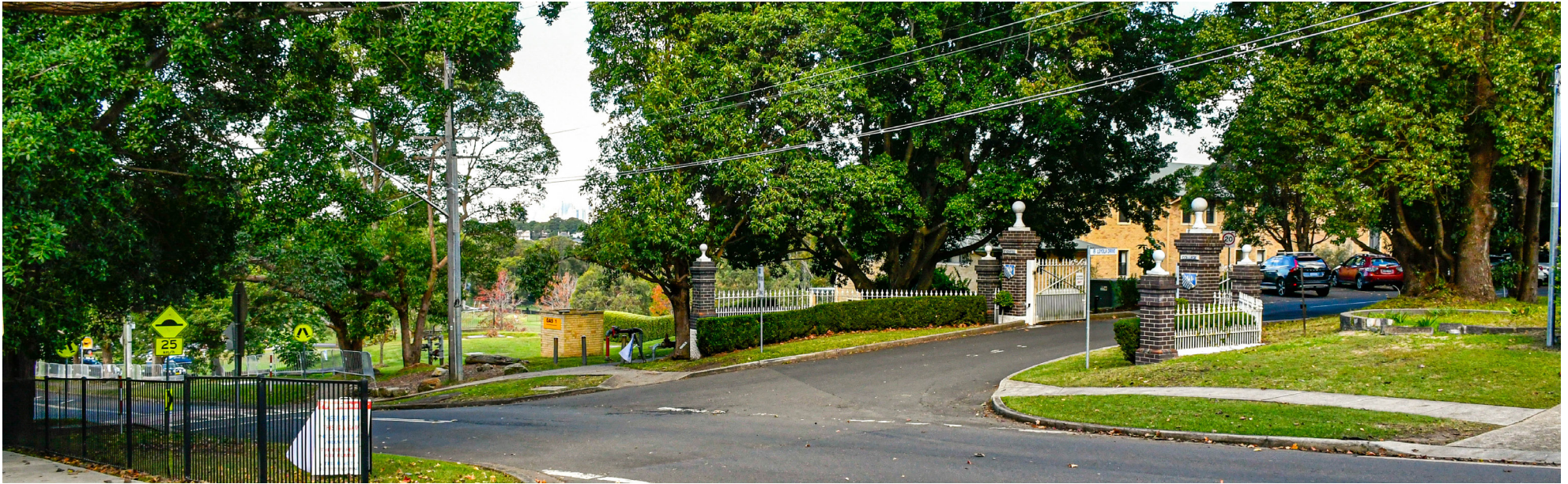
### Magnitude

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

- Proposal is completely screened by existing vegetation and built form on the school campus
- There is no change in view

The visual impact for this view is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.





Existing



Proposed



# VIEW POINT 4 64 Riverview St, Riverview



Google Earth Coordinate: 33°49'25.7"S 151°09'17.8"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
| SENSITIVITY |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
|             | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

## Viewpoint 4

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the sport field
- To assess to what degree the existing buildings/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

## Sensitivity

The sensitivity of view from 64 Riverview St has LOW sensitivity due to:

- The view has some visual value
- Receptors have prolonged views of the landscape

However, users engaged in active recreation including sports are less sensitive to visual change of their surroundings. Therefore, the sensitivity of the viewpoint is considered LOW.

## Magnitude

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

- Proposal is completely screened by existing vegetation on the school campus
- There is no change in view

The visual impact for this view is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.





Existing



Proposed



# VIEW POINT 5 Sidewalk of Fig Tree Bridge



Google Earth Coordinate: 33°49'49.1"S 151°08'46.3"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
| SENSITIVITY |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
|             | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

## Viewpoint 5

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from a main road and a side walk for public use
- To assess to what degree the existing buildings/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

## Sensitivity

The view from Sidewalk of Fig Tree Bridge is considered to have MODERATE sensitivity due to:

- Offering elevated water views
- Landscape has high visual value

However, receptors are mostly motorists with short term views. Pedestrians are able to use the sidewalk, but it is not commonly used due to it being a busy main road.

## Magnitude

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

- Proposal is in the distance and completely screened by the existing vegetation
- No change in the view

The visual impact for this view is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.





Existing



Proposed



# VIEW POINT 6 Lane Cove Valley Walk, Hunters Hill



Google Earth Coordinate: 33°49'53.0"S 151°08'53.5"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
|             |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
| SENSITIVITY | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

## Viewpoint 6

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from a public space and scenic walking track
- To assess to what degree the existing buildings/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

## Sensitivity

The view from Lane Cove Valley Walk is considered to have HIGH sensitivity due to:

- Local park with scenic walking track
- High number of passive recreational receptors
- Offering water view
- Landscape has high visual value

## Magnitude

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

- Proposal is in the distance and completely screened by the existing vegetation
- No change in the view

The visual impact for this view is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.





Existing



Proposed



# VIEW POINT 7

## McBride AVE & Ady Street, Hunters Hill



Google Earth Coordinate: 33°49'59.4"S 151°09'21.2"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
| SENSITIVITY |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
|             | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

### Viewpoint 7

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from residential streets and homes which have a view towards the direction of the proposed building
- To assess to what degree the existing buildings/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

### Sensitivity

The view from intersection of McBride Ave & Ady St is considered to have LOW sensitivity due to:

- Cul-de-sac with limited number of receptors
- There are landscape detractors including a large vegetated wall and existing buildings directly in front
- Public view has limited visual value

### Magnitude

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

- Proposal is completely screened by existing vegetation and mature trees
- The proposal is not visible and there is no change in view

The visual impact for this view is assessed as NEGLIGIBLE, which is the combination of the sensitivity and magnitude of impact.





Existing



Proposed



# VIEW POINT 8 21-23 Norfolk Rd, Longueville



Google Earth Coordinate: 33°49'52.1"S 151°09'44.1"E

|             |           | MAGNITUDE       |                |                 |                 |                  |            |
|-------------|-----------|-----------------|----------------|-----------------|-----------------|------------------|------------|
|             |           | Very High       | High           | Moderate        | Low             | Very Low         | Negligible |
| SENSITIVITY | Very High | Substantial     | High           | High/ Moderate  | Moderate        | Moderate/ Low    | None       |
|             | High      | High            | High/ Moderate | Moderate        | Moderate/ Low   | Low              | None       |
|             | Moderate  | High / Moderate | Moderate       | Moderate/ Low   | Low             | Low/ Negligible  | None       |
|             | Low       | Moderate        | Moderate/ Low  | Low             | Low/ Negligible | Negligible       | None       |
|             | Very Low  | Moderate/ Low   | Low            | Low/ Negligible | Negligible      | Negligible/ None | None       |

Impact Level (Matrix of Sensitivity & Magnitude)

## Viewpoint 8

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from a residential street across the water
- To assess to what degree the existing buildings/ vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

## Sensitivity

The view from 21-23 Norfolk Rd is considered to have HIGH sensitivity due to:

- Offering elevated water views
- Landscape has high visual value
- Visual amenity is important to receptors which are mainly the local residents
- Represents private views looking towards the proposal

## Magnitude

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

- Proposal is completely screened by existing vegetation and mature trees
- The proposal is not visible and there is no change in view

The visual impact for this view is assessed as NONE, which is the combination of the sensitivity and magnitude of impact.





Existing



Proposed



# CONCLUSION

## SUMMARY OF FINDINGS

This Visual Impact Assessment report has reviewed and assessed the sensitivity and magnitude of the proposed changes on the landscape and from various key locations.

Overall, the visual impacts assessed from multiple viewpoints surrounding the site result in impacts considered to be **LOW / NONE**. This is mostly due to the proposals integration with the existing built form environment and its compact configuration.

There are limited public open views towards the site that are not already screened by landscape detectors. Where visible, the proposal is consistent with the surrounding character and the proposed architectural design helps integrate the proposal into its setting and make it visually attractive.

## MITIGATION MEASURES

Producing a good design can significantly reduce the visual impact and create a positive outcome. Our findings revealed that the proposal incorporates a number of key measures designed to mitigate the potential visual impacts:

- High quality landscaping and well located screen planting to reduce the visual impact in close proximity

- Use of native planting to reinforce the character of the existing vegetation
- Scale and bulk consistent with the existing buildings
- Facade treatment and articulation to reduce the height impact
- Material and colour selection that blend with the surrounding environment and reduce the visual impact

| Viewpoints                                                        | Visual Sensitivity | Magnitude of Visual Change | Impact Level   |
|-------------------------------------------------------------------|--------------------|----------------------------|----------------|
| <b>Viewpoint 1</b><br>Miramont Ave & Tambourine Bay Rd, Riverview | Moderate           | Very Low                   | Low/Negligible |
| <b>Viewpoint 2</b><br>Warilla Pl & Riverview St, Riverview        | Moderate           | Low                        | Low            |
| <b>Viewpoint 3</b><br>6 Regis Dr & Riverview St, Riverview        | Low                | Negligible                 | None           |
| <b>Viewpoint 4</b><br>64 Riverview St, Riverview                  | Low                | Negligible                 | None           |
| <b>Viewpoint 5</b><br>Sidewalk of Fig Tree Bridge, Linley Point   | Moderate           | Negligible                 | None           |
| <b>Viewpoint 6</b><br>Lane Cove Valley Walk, Hunters Hill         | High               | Negligible                 | None           |
| <b>Viewpoint 7</b><br>McBride AVE & Ady Street, Hunters Hill      | Low                | Very Low                   | Negligible     |
| <b>Viewpoint 8</b><br>21-23 Norfolk Rd, Longueville               | High               | Negligible                 | None           |

Summary of Visual Impact to Key Viewpoints





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