



Figure 21: 3D of Eastern Facade - (Source: BVN)

storey higher than the PE centre. A number of other surrounding buildings on site have a similar ridge height or are taller such as the Chapel. The development footprint is of similar or smaller scale than other nearby campus buildings.

#### 6.4 Colour / Materials & Finishes

Shown in above in Figure 21 is a visualisation by BVN architects of the eastern facade of the proposed new facility. This depicts a buildings which is sympathetic to the heritage brick which is found abundantly on other campus buildings. Higher levels above the colonnade have an open appearance with glass and a light supporting structure. Overall is it clear the building will be of extremely high architectural quality.

#### 6.5 Summary

The building is to adopt an open facade which should decrease the visual impact by using the reflection of glass and therefore mitigating bulk and scale. Landscaping will play an important role in softening the building facades and providing mitigation in the form of boundary screening to nearby residential receivers.

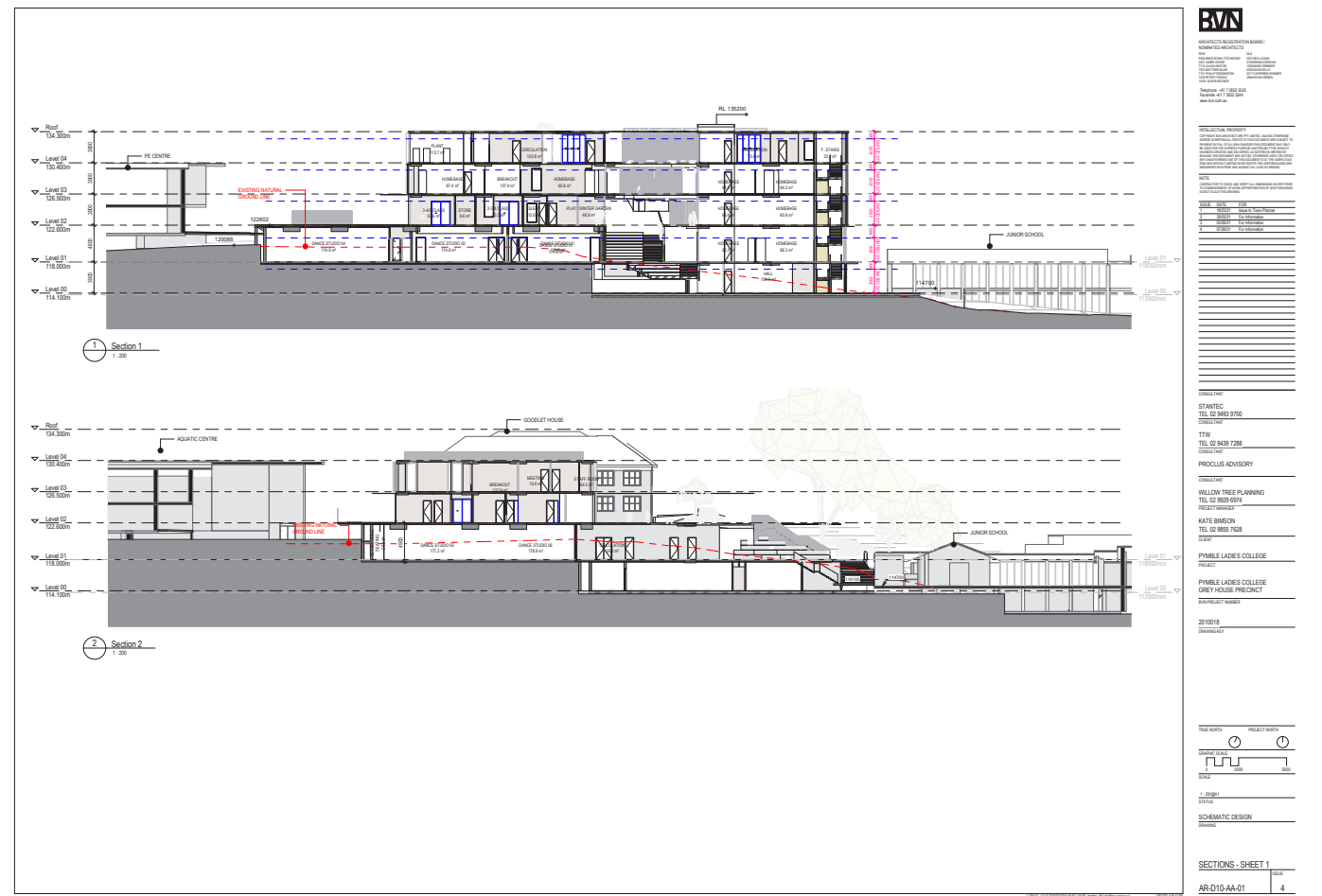


Figure 22: Sections - (Source: BVN)

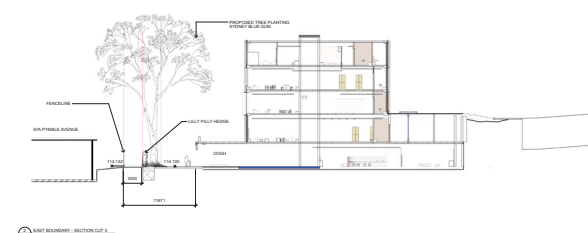
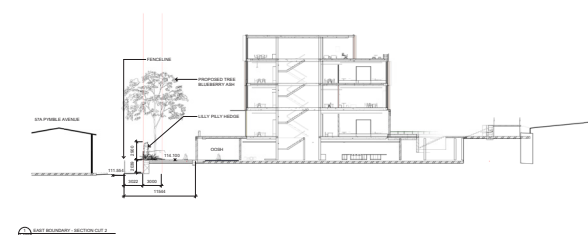
## 7.0 LANDSCAPE STRATEGY, DESIGN AND MITIGATION

### 7.1 Strategy and Mitigation

To reduce visual impacts for sensitive residential visual receivers in close proximity to the development along Pymble Avenue landscape mitigation has been introduced, this is in the form of a mix of endemic semi-mature large canopy, dense evergreen trees and hedging. These will be placed close to the southern boundary and will filter views of the built form. Refer to Year 10 photomontages within Section 8.0.

### 7.2 Detailed Landscape Proposals

Please refer to landscape design documentation prepared by Oculus for detailed landscape proposals.

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## 8.0 VISUAL IMPACT ASSESSMENT

### 8.1 Viewpoint 1

|  |   |
|--|---|
| Viewing Location                                   | No. 59B Pymble Ave, Pymble - Looking North  |
| GPS  | 33°44'55"S, 151°8'11"E  |
| Elevation (Eye-level)                              | 117.53m   |
| Date and Time of Photograph                        | 8th June 2021 - 11.24am   |
| Existing View & Photomontage Figures               | Figure 24 and 24a (Photomontage Extended Angle of View - Refer to separate viewpoint sheet)   |
| Visual Description                                 |   |
| Approx. Viewing Distance from Proposed Development | 30m   |
| View description & prominence of the development   | <p>This view was taken from the rear garden at ground level from No. 59B. This property is not located inside of the designated C11 conservation area.</p> <p>In the foreground the garden contains a swimming pool, pergola, paving and landscaping. The fence line to the college can be seen as a black palisade to the rear of the garden, to the right of the image is the fence line which adjoins the Grey House Walk access way from Pymble Avenue.</p> <p>The development will be in close proximity to this residential receiver.</p> |
| Visual Receptor Sensitivity                        | The present view of the College campus is well screened by existing trees within the development area. Views will be possible from living spaces outside and inside of the property, although the property is not within the conservation area, residential receptors are often more critical of their view. Therefore, the sensitivity has been judged to be <b>high</b> .   |
| Magnitude of Change                                | At Year 0, planting will help to soften the visual impact, following maturity of landscaping at year 10 the building will be further screened and provide more privacy for the dwelling. The new development will be readily apparent in the view with a noticeable horizontal and vertical extent affected. Therefore, it is judged that the residual magnitude of change is <b>high</b> .   |
| Significance of Visual Impact                      | The significance of the visual impact at this location is judged to be <b>high/moderate</b> .   |





Baseline Photo



Photomontage - Year 0



Photomontage - Year 10

Figure 24: Viewpoint 1 - No. 59B Pymble Ave, Pymble - Looking North (Photomontage)

Approx Angle of View - 67°



## 8.2 Viewpoint 2

|  |   |
|--|---|
| Viewing Location                                       | No. 57 Pymble Ave, Pymble - Looking Northwest   |
| GPS  | 33°44'54"S, 151°8'12"E  |
| Elevation (Eye-level)                                  | 115.28m   |
| Date and Time of Photograph                            | 8th June 2021 - 10.56am   |
| Existing View & Photomontage Figure                    | Figure 25   |
| Visual Description                                     |   |
| Approx. Viewing Distance from Lot Development Boundary | 100m  |
| View description & prominence of the development       | The property is listed as being within conservation area C11 and the view was taken from the first floor balcony. Buildings from the College campus are visible with the Chapel being highly prominent, vegetation to the property boundary and to the surrounding area does screen property 57A and some lower lying Campus buildings. The proposed development is located to the left of the photograph.  |
| Visual Receptor Sensitivity                            | The view is currently one that has a leafy outlook with views towards the Chapel, the property is within conservation area C11 and primary and secondary living spaces are likely to be affected by the resultant view. Therefore, the visual sensitivity has been judged to be <b>high</b> .   |
| Magnitude of Change                                    | The proposed development will form a new element within the view that will be recognisable to the receptor. However, the combination of existing vegetation coupled with the presence of other residential dwellings between the receptor and the development, lessens the visual impact. Ground level views are also judged to experience a similar resultant visual impact. Therefore, it is judged that the residual magnitude of change is <b>low</b> . |
| Significance of Visual Impact                          | The significance of the visual impact at this location is judged to be <b>moderate/minor</b> .  |





Figure 25: Viewpoint 2 - No. 57 Pymble Ave, Pymble - Looking Northwest (Photomontage)

Approx Angle of View - 67°

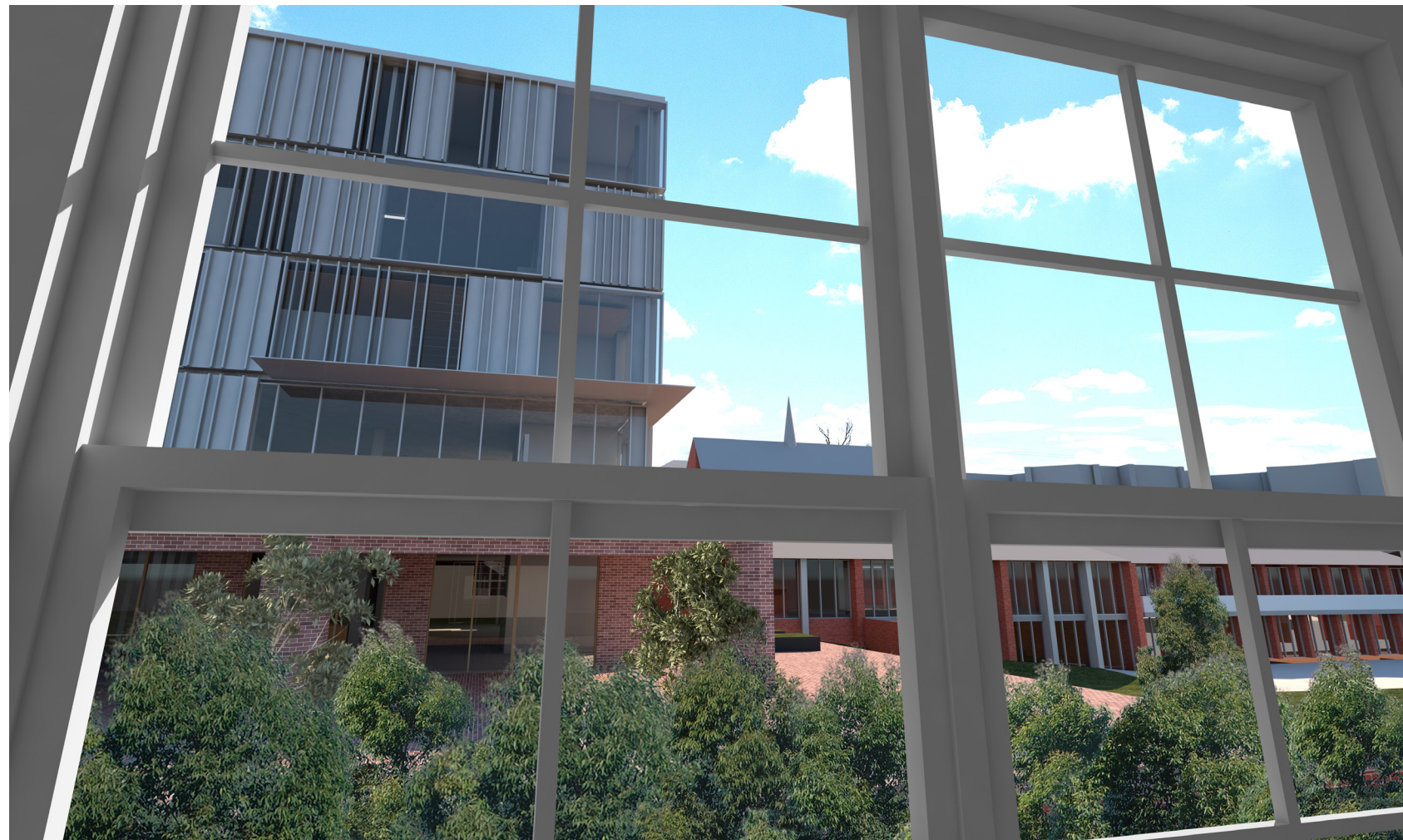


### 8.3 Viewpoint 3

|   |  |
|---|--|
| Viewing Location  | No. 57A Pymble Ave, Pymble - Looking Northwest   |
| GPS   | 33°44'56"S, 151°8'14"E   |
| Elevation (Eye-level)                                   | 115.45m  |
| Date and Time of Photograph                             | N/A (Fully Computer Generated Image)   |
| Photomontage Figure                                     | Figure 26  |
| <b>Visual Description</b>                               |  |
| Approx. Viewing Distance from Lot Development Boundary  | 10m  |
| View description & prominence of the development        | A photograph from within the property was not possible on the day of the site visit. Therefore the images presented are fully computer generated and accurately represent the height of the north facing windows of the property.  |
| <b>Visual Receptor Sensitivity</b>                      |  |
|   | This residential property is the closest to the development of those located along Pymble Ave, however it is not within conservation area C11. Due to the proximity the visual sensitivity has been judged to be <b>high</b> .   |
| <b>Magnitude of Change</b>                              |  |
|   | Proposed landscape planting is expected to soften the built form, however due to the close proximity of the receptor, the development is likely to create a new focal element affecting a large extent of the horizontal and vertical view corridor. It is judged that the residual magnitude of change is <b>high</b> . |
| <b>Significance of Visual Impact of Proposed Scheme</b> |  |
|   | The significance of the visual impact of the proposed scheme at this location is judged to be <b>high/moderate</b> .   |

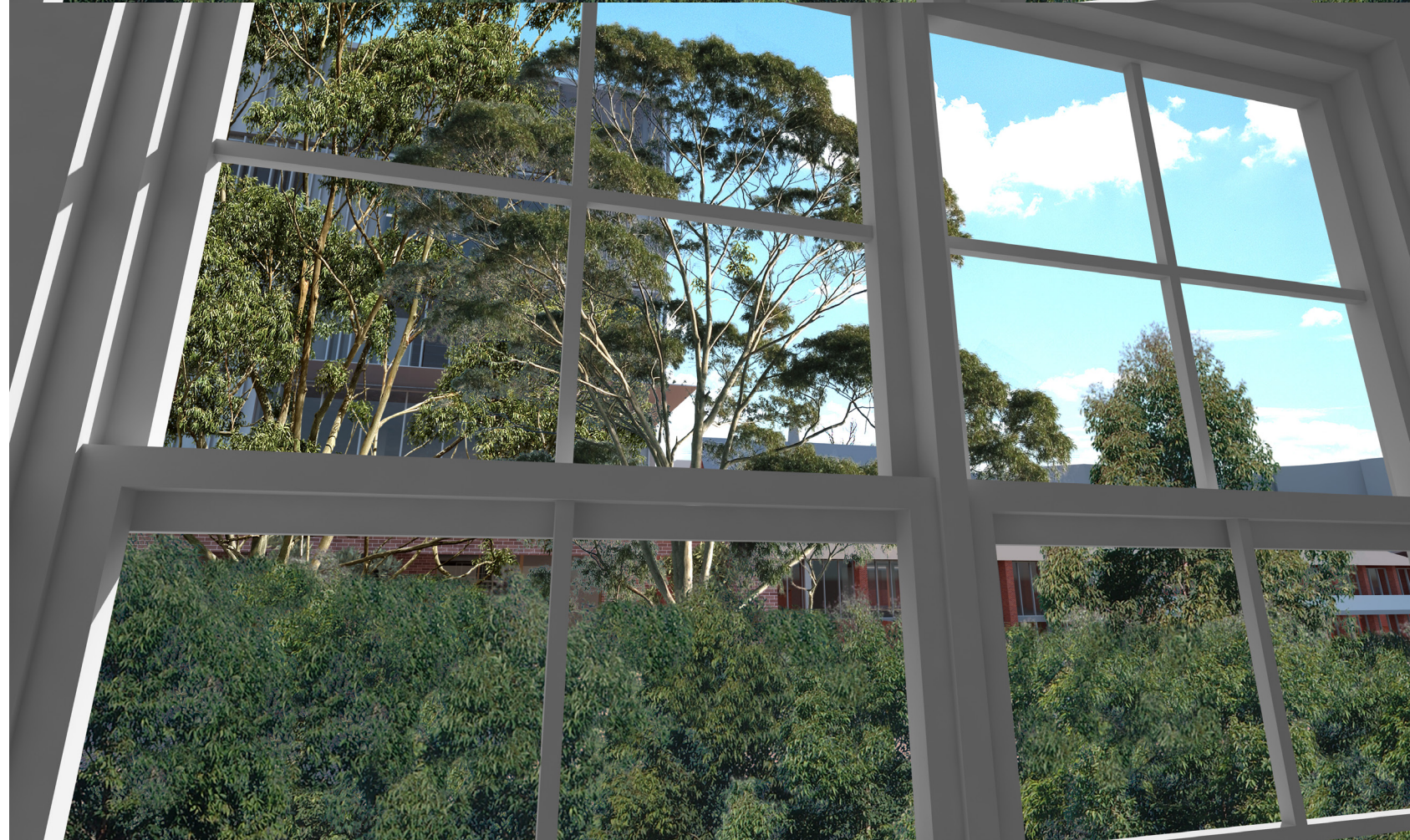


CGI - Year 0



CGI - Year 10

Figure 26: Viewpoint 3 - No. 57A Pymble Ave, Pymble - Looking Northwest (CGI)





## 8.4 Viewpoint 4

|  |   |
|--|---|
| Viewing Location                                       | No. 53 Pymble Ave, Pymble - Looking West  |
| GPS  | 33°44'53"S, 151°8'13"E  |
| Elevation (Eye-level)                                  | 107.4m  |
| Date and Time of Photograph                            | 8th June 2021 - 10.56am   |
| Existing View & Photomontage Figure                    | Figure 27 and 27a (Photomontage Extended Angle of View - Refer to separate viewpoint sheet)   |
| Visual Description                                     |   |
| Approx. Viewing Distance from Lot Development Boundary | 30m   |
| View description & prominence of the development       | This view was taken from the rear garden adjacent to the pool of a presently under construction property. The rear garden terraces up towards the boundary of the college campus and this can be seen marked by the black palisade fencing. The junior school is visible above the fence line and Goodlet House is visible through the tree line. There is a dense hedge along the western boundary and No 57A is to the left of the image. |
| Visual Receptor Sensitivity                            | Generally views of the College Campus are presently well screened by existing trees within the development area. Views will be possible from living spaces outside and inside of the property, although the property is not within the conservation area, residential receptors are often more critical of their view. Therefore, the sensitivity has been judged to be <b>high</b> .   |
| Magnitude of Change                                    | The new development will be apparent in the view with a noticeable horizontal and vertical extent affected. Existing vegetation combined with the maturity of landscaping planting at year 10, will help to soften the visual impact and provide more privacy for the dwelling. Therefore, it is judged that the residual magnitude of change is <b>medium</b> .  |
| Significance of Visual Impact                          | The significance of the visual impact at this location is judged to be <b>moderate</b> .  |





Baseline Photo



Photomontage - Year 0



Photomontage - Year 10

Figure 27: Viewpoint 4 - No. 53 Pymble Ave, Pymble - Looking West (Photomontage)

Approx Angle of View - 67°



## 8.5 Viewpoint 5

|  |   |
|--|---|
| Viewing Location                                       | Pymble Avenue, opposite No.57, Pymble - Looking Northwest   |
| GPS  | 33°44'56.9"S, 151°08'15.7"E   |
| Elevation (Eye-level)                                  | 114.5m  |
| Date and Time of Photograph                            | 26th June 2021 - 9.25am   |
| Existing View & Photomontage Figure                    | Figure 28   |
| <b>Visual Description</b>                              |   |
| Approx. Viewing Distance from Lot Development Boundary | 160m  |
| View description & prominence of the development       | This view was taken along Pymble Avenue from a location identified during the drone photography. Due to either topography, existing dwellings or existing vegetation, Pymble Avenue is generally well screened from potential views of the development, however a few small view corridors will still exist.  |
| <b>Visual Receptor Sensitivity</b>                     |   |
|  | The baseline photograph was taken just on the edge of the conservation C11 area, the C11 designation of the road itself extends southeast from this location. Residents would experience this view most likely when walking along Pymble Avenue. In the foreground are residential properties with the development site situated behind. Due to the proximity to the C11 area and the DCP controls relating to views upon heritage areas, the sensitivity has been judged to be <b>high</b> . |
| <b>Magnitude of Change</b>                             |   |
|  | The proposed development will form a minor constituent of the view being partially visible and at sufficient distance to be a small component. A small horizontal and vertical extent of the view is only likely to be affected. Therefore, it is judged that the residual magnitude of change is <b>low</b> .  |
| <b>Significance of Visual Impact</b>                   |   |
|  | The significance of the visual impact at this location is judged to be <b>moderate/minor</b> .  |





Baseline Photo



Photomontage - Year 0



Photomontage - Year 10

Figure 28: Viewpoint 5 - Pymble Avenue, opposite No.57, Pymble - Looking Northwest (Photomontage)

Approx Angle of View - 67°



## 9.0 CONCLUSIONS

The main purpose of this Visual Impact Assessment (VIA), is to support a State Significant Development application for the redevelopment of the Greys House Precinct located within Pymble Ladies College. This report relies on desktop study, on-site analysis, drone photography, photomontages and CGI of the proposal. In particular potential visual impacts have been assessed for a number of locations along Pymble Ave and within the conservation area C11. These are in closest proximity to the development and therefore the most sensitive.

It is concluded that the proposed development will create visual impacts to a small number of properties immediately adjacent along Pymble Ave. Due to the screening created by existing vegetation, other dwellings or being at low elevation, many of the properties within the conservation area are not adversely visually affected. The conservation area is generally setback from the campus boundary and therefore does not contain the most visually affected properties.

There will be the loss of existing mature vegetation within the development footprint however, this is proposed to be mitigated with the introduction of compensatory semi-mature evergreen tree planting. The planting has been incorporated into the photomontages in order to judge the effectiveness.

The conclusions of potential visual impacts have been determined by site visits, desktop study, photographic and photomontage visual analysis.

Through analysis conducted within this report, of the receptors assessed, the following locations are judged to receive **high/moderate** visual impacts from the proposed development:

- No. 59B Pymble Ave, Pymble (VP1)
- No. 57A Pymble Ave, Pymble (VP3)

The following locations are judged to receive **moderate** visual impacts from the proposed development:

- No. 53 Pymble Ave, Pymble (VP4)

The following locations are judged to receive **moderate/minor** visual impacts from the proposed development:

- No. 57 Pymble Ave, Pymble (VP2)
- Pymble Avenue, opposite No.57, Pymble (VP5)

The following locations are judged to receive **negligible** visual impacts from the proposed development:

- 1180 - 1166 Pacific Hwy, Pymble
- Apartments on Cnr Avon Rd & Pymble Av
- 910 Pacific Hwy, Gordon
- 71 Ridge St, Gordon

The development proposals indicate a high quality new facility which has been designed to be sympathetic to the most sensitive visual receivers along Pymble Avenue. This includes the use of brick, glass and a light open structure to be blend a modern design into the federation and inter-war architecture that is prevalent within the Campus.

The one property assessed that is located within the C11 conservation area, has been judged to receive only moderate/minor visual impacts from the development and these are not considered to be significant. Based on the analysis of site photography and conservation area plans, this is expected to be a similarly low visual impact outcome for all properties within the C11 area.

Landscape screen planting along the southern boundary adjacent to properties 59B, 57A and 53, will play a crucial role in providing visual mitigation

and privacy for the adjoining properties. Following review of the proposed landscaping plans, it is concluded that landscape mitigation can be successfully achieved and this will help to filter and screen views of the development.



# 10.0 GLOSSARY OF TERMS

| Term                   | Definition   |
|------------------------|--|
| CGI                    | Computer Generated Imagery   |
| GLVIA                  | Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)   |
| LVIA                   | Landscape and Visual Impact Assessment   |
| VIA                    | Visual Impact Assessment   |
| DPIE                   | Department of Planning Industry and Environment  |
| LEP                    | Local Environment Plan   |
| DCP                    | Development Control Plan   |
| AGL                    | Above Ground Level   |
| RL                     | Reduced Level above datum  |
| Baseline               | The existing current condition / character of the landscape or view  |
| Visual Receptor        | A group or user experiencing views of the development from a particular location   |
| Visual Sensitivity     | The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects. |
| Viewing Distance       | The distance from the point of projection to the image plane to reproduce correct linear perspective.                            |
| Magnitude of Change    | The magnitude of the change to a landscape receptor or visual receptor   |
| Significance of Impact | How significant an impact is for a landscape or visual receptor  |