

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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This document has been prepared by:



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## Executive summary

### The proposal

Health Infrastructure NSW (HINSW) (the proponent) is seeking to redevelop Ryde Hospital located at 1 Denistone Road, Denistone (the site). To enable this to occur, HINSW has prepared a concept State Significant Development Application (SSDA) that seeks development consent for a maximum building envelope and gross floor area for future hospital buildings (the proposal) that will be subject to further, more detailed design development and refinement.

#### Planning Secretary's environmental assessment requirements

In fulfilment of the Planning Secretary's environmental assessment requirements (SEARS) issued for the SSDA, Ethos Urban in collaboration with CMS Surveyors and Virtual Ideas has prepared a visual impact assessment (VIA) of the proposal.

### Methodology

The methodology adopted by this VIA is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment' version 3 (GLVIA3) adjusted to better suit urban and NSW contexts and align with the NSW Land and Environment Court (LEC) planning principle for 'impact on public domain views' established in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay).

### The site and its context

The site has a large area and frontage to four (4) streets. It is located at the top and western flank of a ridge that runs generally in a north-west to south-east direction. Existing development comprises the Ryde Hospital, and is contained to the more level northern and eastern part of the site. The heritage listed Denistone House is located within the site, and is screened from view to the public domain. The southern and western part of the site sloping steeply down to a small valley and occupied by well-established, dense Blue Gum High Forest (BGHF). Development comprises a variety of buildings in a campus formation. The main building, which includes the main and emergency entrance, faces Denistone Road.

Surrounding land is generally established low density residential in character, with some low – medium density 'villa' development and some dwellings converted to offices along Denistone Road.

Previous planning decisions for the site have considered the visual impact of Graythwaite Rehabilitation Centre and determined it to be acceptable within the context of a hospital campus adjoined by other health facilities

### Planning framework

The site and its context is subject to the provisions of the Ryde Local Environmental Plan 2014 (RLEP2012). Under the RLEP2012, the site is included in Zone SP2 Infrastructure, and is not subject to maximum building height or maximum floor space ratio (FSR) controls. As SSDA, the provisions of the Ryde Development Control Plan 2014 (RDCP2014) do not apply.

### Visual catchment

Due to the complexity of the surrounding landscape, in particular the relationship between topography, the public domain, buildings and vegetation, the area of greatest visual exposure to the proposal will be the adjoining streets of Denistone Road and Ryedale Road, and to a lesser extent Fourth Avenue. It is unlikely that the proposal will be highly visible from the adjoining Florence Avenue due to the screening effect of the well-established, dense Blue Gum High Forest. As it occupies the top and western flank of a ridge, the proposal may be visible in the longer range to the south. However, distance and the complexity of the landscape will significantly reduce visibility.

### Pattern of viewing

The predominant pattern of viewing can be considered from an established low density residential context in the close range.

## Visual impact assessment

To represent the predominant pattern of viewing, VIA was undertaken from 5 locations in the adjoining established low density residential area.

## Key findings

### Sensitivity

The proposal will be seen by a medium number of people. The prevailing type of people seeing the proposal will be residents, visitors (to the hospital and associated health services), workers at the hospital and travellers (in particular in vehicles using the higher order Ryedale Road).

While a hospital already exists on the site, the proposal is of a different scale than existing development, in particular in height. The more vertically emphasised Graythwaite Rehabilitation Centre is noted in the Fourth Avenue streetscape.

Due to an absence of heritage items (noting Denistone House is not visible from the public domain), heritage conservation areas or iconic features, the social and cultural value of the visual catchment is low.

The visual characteristics of the Denistone Road, Ryedale Road and Fourth Avenue streetscapes are conventional, established low density residential areas. While the Florence Avenue streetscape is also a low-density residential area, the combination of its sweeping nature (a fall in elevation combined with a curved alignment), the presence of views in the longer range and in particular its bordering well-established, dense Blue Gum High Forest provides it with a greater level of overall visual amenity.

On this basis, sensitivity of the visual catchment to the nature of change proposed is assessed as being medium.

### Magnitude

While the site contains an existing hospital and is not subject to FSR and height limitations, the proposal seeks to introduce a substantially greater scale of development. On this basis, magnitude of visual impact has been assessed as considerable. Magnitude is reduced from parts of Denistone Road by the softening effect of the proposed new publicly accessible open space. The proposal is considered to result in a number of positive visual impacts, in particular opening up of views to the heritage listed Denistone House from the Denistone Road public domain with the concurrent inclusion of landscaped open space in the foreground.

### Significance

The proposal will have a significant visual impact. The overall ranking of significance is assessed as being medium. While magnitude is considerable, the absence of significant view corridors, heritage items (noting the presence of Denistone House) and conservation areas and other elements of social and cultural value combined with the ability to reverse development works to reduce sensitivity and therefore overall significance.

## Consistency with the planning framework

While it will change the character of the surrounding area due to greater scale of development, the proposal is consistent with what can reasonably be expected in the SP2 Infrastructure zone. It also incorporates a number of fundamental design measures that respond to the planning framework. This includes the incorporation of substantial setbacks to surrounding streets. Establishment of a building envelope, FSRs and height controls through the concept SSDA process also provides increased certainty over future development outcomes.

## Discussion of key issues

It is acknowledged that the proposal has a significant visual impact by introducing a greater scale of development than what currently exists in the visual catchment. However, the proposal is considered to represent an outcome appropriate to a major hospital, in particular in the absence of existing FSR and height controls. Furthermore, it incorporates a number of key design measures to mitigate visual impact compared to other possible configurations, in particular through considered siting and setbacks. The proposal also provides opportunity to achieve other positive visual outcomes, including improving the site's visual quality and by association the surrounding streetscape by replacing the aged collection of disparate buildings with an



integrated, contemporary composition, the reveal of the heritage listed Denistone House to the public domain and inclusion of considerable landscaped open space.

Further design development and refinement through the detailed SSDA stage provides the opportunity to address finer grain matters guided by design review process.

### Mitigation measures

The proposal incorporates a number of primary measures appropriate to a concept SSDA such as siting that mitigate visual impact. It is further recommended that consideration be given to more detailed matters such as modulation and articulation of externally visible building elevations and landscaping as part of the subsequent detailed DA process to further mitigate visual impact.

### Conclusion

On the balance of considerations relevant to visual impact and subject to the recommended mitigation measures in this VIA, the proposal is assessed as having an acceptable visual impact and can be supported in-principle on visual impact grounds.

## Glossary

### Abbreviations

Term	Meaning
BGHF	Blue Gum High Forest
Council	City of Ryde Council
DCP	Development control plan
DPE	NSW Department of Planning and Environment
EIS	Environmental impact statement
EP&A Act	Environmental Planning and Assessment Act 1979
FSR	Floor space ratio
GFA	Gross floor area
GLVIA3	Guidelines for Landscape and Visual Impact Assessment (third edition)
HINSW	Health Infrastructure NSW
LCA	Landscape character area
LEC	NSW Land and Environment Court
LEP	Local environmental plan
Proponent, the	Health Infrastructure NSW
Proposal, the	redevelopment of Ryde Hospital (the proposal)
RDCP2012	City of Ryde Development Control Plan 2014
RL	Reduced level
RLEP2012	Ryde Local Environmental Plan 2014
Rose Bay	Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046
SDRP	State design review panel
SEAR	Planning Secretary's Environmental Assessment Requirements
Site, the	1 Denistone Road, Denistone
SSDA	State significant development application
Tenacity	Tenacity Consulting v Waringah [2004] NSWLEC 140
VIA	Visual impact assessment

### Key terms

Term	Meaning	Source
Characteristics	means elements, or combinations of elements, which make a contribution to distinctive landscape character	GLVIA3
Element	means individual parts which make up the landscape, such as, for example, trees, hedges and buildings	GLVIA3
Feature	means particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines or a particular aspect of the project proposal	GLVIA3
Impact on views overall	means balanced consideration of all views. In some cases, weighting may be considered. For example, while impact on most views may be considered acceptable, a significant, unacceptable visual impact on a particularly important	Ethos Urban

Term	Meaning	Source
	view may be grounds for refusal. However, it is expected that this will occur very rarely.	
Landscape	means an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors	GLVIA3
Landscape character	means a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse	GLVIA3
Landscape character area	means a single unique area which is the discrete geographical areas of a particular landscape type	GLVIA3
Landscape character type	means distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes	GLVIA3
Magnitude	means a term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration	GLVIA3
Sensitivity	means a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor	GLVIA3
Significant	means at least a considerable magnitude of change occurring to an at least high sensitivity view	GLVIA3
Unacceptable	means an outcome that satisfies all three of the following conditions: inconsistent with the intent of a planning provision, considering aims, objective or similar qualitative statement of a desired outcome where there is insufficient environmental planning ground to justify that inconsistency, having regard to relevant matters such as the public interest, environmental outcomes, social outcomes and economic outcomes where reasonable and relevant conditions of consent are unlikely to satisfactorily mitigate this impact	Ethos Urban (informed by DPE)
Visual amenity	means the overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area	GLVIA3
Visual impact	means impact on specific views and on the general visual amenity experienced by people	GLVIA3
Visual receptors	means individuals and/or defined groups of people who have the potential to be affected by a proposal	GLVIA3

## Introduction

This section identifies the purpose, structure, assumptions and limitations of this VIA

This visual impact assessment (VIA) has been prepared by Ethos Urban on behalf of Health Infrastructure NSW (HINSW) (the proponent) to support redevelopment of Ryde Hospital located at 1 Denistone Road, Denistone (the site).

It accompanies a State Significant Development Application (SSDA) that seeks approval for the establishment of a maximum building envelope and gross floor area (GFA) for the future new hospital buildings, and physical stage 1 early works to prepare the site for the future development. For a detailed project description refer to the Environmental Impact Statement (EIS) prepared by Ethos Urban

### Purpose and scope

The purpose of the VIA is to address the Planning Secretary's Environmental Assessment Requirements (SEARS) issued by the Department of Planning and Environment (DPE) relating to visual impact. These SEARS are identified in **Table 1**. Note that consistent with best practice, the visual analysis and VIA have been undertaken concurrently.

Table 1 SEARS relating to visual impact on the public domain

Issue	Assessment requirement	Documentation	Where address in this report
<b>1: Statutory context</b>	Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines Identify compliance with applicable development standards and provide a detailed justification for any non-compliances	Visual Impact Assessment	Part 6: The planning framework and Part 8: Assessment against the planning framework
<b>5: Environmental amenity</b>	Assess amenity impacts on the surrounding locality, including...visual amenity, view loss and view sharing	View Analysis	Part 7: Visual impact assessment
<b>4: Built Form, urban design and visual impacts</b>	Provide a visual analysis of the concept development envelopes from key viewpoints, including photomontages or perspectives showing the proposed and likely future development Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the concept development on the existing catchment	Visual Analysis Visual Impact Assessment	Part 7: Visual impact assessment

## Assumptions, limitations and exclusions

### Assumptions

The following assumptions apply to this VIA:

- assessment is made of a 'loose fit' concept scheme. On this basis, visualisations represent a 'worst case' scenario. Subsequent DAs will be prepared by proponents and submitted for assessment to consent authorities, which will involve DPE and / or the City of Ryde Council. This process enables the further, more detailed consideration of visual impact and the setting of appropriate conditions to mitigate any impact.

### Limitations

The following limitations apply to this VIA:

- consistent with the intent of a concept DA, the scope and nature of this VIA has focussed on concept and not detailed matters (eg, architectural treatment, materiality and colours)
- as the site is not subject to maximum height of buildings or maximum floor space ratio (FSR) controls, consideration of visual impact is made on a merit basis and not on compliance with pre-existing, numeric controls
- the selected viewpoints that form the evidence base for this VIA are representative of general conditions in the visual environment. It is neither feasible nor appropriate to capture views from every location in the public domain. On this basis, the findings and conclusions are general in nature
- matters considered under VIA are also highly relevant for other topics. In particular, while it can assist in informing decisions, VIA is sub-ordinate to design reports addressing matters such as bulk and scale and heritage reports addressing fabric and curtilage prepared by other, suitably qualified and experienced experts
- while photomontages provide an indication of the likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply.

### Exclusions

The following exclusions apply to this VIA:

- detailed consideration of heritage impact is excluded
- detailed consideration of design or architectural merit is excluded
- consideration of night-time impact (including lighting) is excluded
- consideration of visual impact on the private domain against Tenacity is excluded
- consideration of impact on Aboriginal cultural heritage values associations (including connecting with Country) is excluded. This is only appropriately undertaken by a member or qualified representative of the Aboriginal community

## Structure

The structure of the VIA is as follows:

- **Section 1 - Introduction:** identifies the purpose, structure, assumptions and limitations of this VIA
- **Section 2 - Methodology:** outlines the methodology used in this VIA
- **Section 3 - The site and its context:** provides an overview of the site, its adjoining and wider context and its planning history
- **Section 4 - The proposal:** describes the proposal
- **Section 5 - Relevant planning matters:** identifies the parts of the planning framework against which visual impact is to be assessed
- **Section 6 - Visual impact assessment:** This section undertakes a VIA of the proposal, including identification of the visual catchment, visual receptors, pattern of viewing, viewpoints and assessment of the significance of visual impact based on sensitivity to the nature of change proposed and the magnitude of the nature of change proposed

- **Section 7 - Assessment against relevant planning matters:** considers visual impact against the planning framework
- **Section 8: Discussion of key issues:** discusses the findings in the context of the key planning matters
- **Section 9 - Mitigation measures:** recommends mitigation measures to address visual impact
- **Section 10 - Conclusion:** identifies whether the proposal can be supported on overall visual impact grounds.

## Methodology

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This section outlines the methodology used in this VIA

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### The purpose of VIA

The purpose of VIA is to identify whether the proposal results in a significant, unacceptable visual impact, considering impact on views overall.

Consideration of visual impact is inherently subjective, and involves professional value judgements. As noted by the Land and Environment Court of New South Wales (the LEC) in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a rigorous methodology.

The methodology used by this VIA is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment' version 3 (GLVIA3), the NSW Land and Environment Court (LEC) planning principle for 'impact on public domain views' established in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay) and for 'Views - general principles' established in *Tenacity Consulting v Waringah* [2004] NSWLEC 140.

### Three key stages

Under this methodology, VIA is undertaken in three (3) main stages:

1. preparation of the evidence base
2. identification, description and assessment of visual impact
3. assessment of visual impact against relevant matters in the planning framework.

### Preparation of the evidence base

The evidence base is undertaken in accordance with the LEC photomontage policy. This involves surveying, photography and software based modelling.

Consistent with this policy, the evidence base comprises:

- a photograph of the existing view from the viewpoint
- a photomontage illustrating the potential future view from the viewpoint should the proposal be approved, which may include any appropriate reference points such as an approved planning envelope.

### Analysis of the evidence base

The evidence base is analysed against three (3) main considerations:

1. **sensitivity:** of the view to the nature of change proposed
2. **magnitude:** of the nature of change proposed
3. **significance:** of the nature of change proposed factoring in sensitivity and magnitude.

Each of these considerations includes address of a number of sub-matters.

**Figure 1** shows this process.

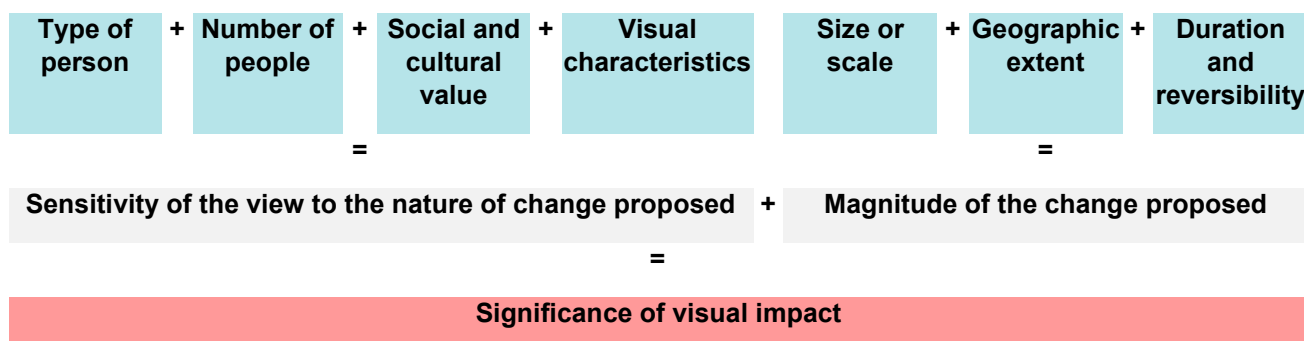


Figure 1 Outline of analysis process

## Sensitivity

Sensitivity is measured based on consideration of:

1. **number of people:** how many people are ordinarily exposed to the view
2. **type of people:** the predominant type/s of people, such as workers, visitors and travellers, ordinarily exposed to the view
3. **social and cultural value:** whether and if so, how, the view is recognised in any planning instrument
4. **visual characteristics:** elements and features seen in composition (ie, foreground, midground, background and backdrop).

These factors are then combined together to provide a ranking of sensitivity based on a five (5) point verbal scale:

1. negligible
2. low
3. medium
4. high
5. exceptional.

**Table 2** shows how these factors derive this ranking.

Table 2 Sensitivity

Sensitivity ranking	Description		
	Number and type of people	Social and cultural culture	Visual characteristics
<b>Negligible</b>	Number: Low Type: level of interest in the view	Low social or cultural value	No discernible, valuable visual characteristics
<b>Low</b>	Number: Low, medium or high	Low social or cultural value	

Sensitivity ranking	Description		
	Number and type of people	Social and cultural culture	Visual characteristics
Medium	Type: Low level of interest in the view		Low level of discernible, valuable visual characteristics
	Number: Medium level of interest in the view	Medium social or cultural value	Medium level of discernible, valuable visual characteristics
High	Type: Low level of interest in the view		
	Number: High Type: High level of interest in the view	High social or cultural value	High level of discernible, valuable visual characteristics
Exceptional	As per high sensitivity	As per high sensitivity	As per high sensitivity, with the addition of where the view does not contain visible development of the nature proposed

### Number of people

**Table 3** provides a general overview of how the ranking for number of people is determined.

Table 3 Number of people

Sensitivity ranking	Description	Number
Negligible and low	Low number of people	Less than 5,000 per day on average
Medium	Medium number of people	5,000 – less than 15,000 per day on average
High	High number of people	15,000 or greater per day on average

### Type of people

**Table 4** provides a general overview of how the ranking for type of people is determined.

Table 4 Type of people

Sensitivity ranking	Description	Predominant type of person
Negligible and low	Low level of interest in the view	People at their place of work People engaged in active outdoor sport or recreation Visitors to facilities or services (eg, shops, offices) for convenience or day to day reasons Travellers on road, rail or other transport routes
Medium	Medium level of interest in the view	Visitors to facilities or services (eg, cafes) for lifestyle reasons



Sensitivity ranking	Description	Predominant type of person
High	High level of interest in the view	<p>Travellers on road, rail or other transport routes where passing through an area of noteworthy scenic amenity</p> <p>Communities where views contribute to the landscape setting enjoyed by residents in the area (GLVIA3)</p> <p>People, whether residents or visitors, who are engaged in active or passive outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views (GVIA3)</p> <p>Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience (GLVIA3)</p> <p>Travellers on a designated scenic road, rail or other transport route</p>

### Social and cultural value

**Table 5** provides a general overview of how the ranking for social and cultural value is determined.

Table 5 Social and cultural value

Sensitivity ranking	Description	Detail
Negligible and low	Low social or cultural value	No heritage or iconic feature
Medium	Medium social or cultural value	Local heritage item or heritage conservation area
High	High social or cultural value	State, national or world heritage item or heritage conservation area, iconic built or natural landscape feature

### Visual characteristics

**Table 6** provides a general overview of how the ranking for visual characteristics is determined.

Table 6 Visual characteristics

Sensitivity ranking	Description	Detail
<b>Negligible and low</b>	No discernible, valuable visual characteristics	<p>Absence or valuable features</p> <p>Poorly defined foreground, midground and background</p> <p>Indistinct or unattractive formal aesthetic composition or perceptual aspects</p>
<b>Medium</b>	Medium discernible, valuable visual characteristics	<p>Restricted visibility of features identified as having high sensitivity, either through distance or occlusion by intervening element between the viewer and feature</p> <p>Presence of other valuable features such as a land / water interface or CBD skyline, or a rare, representative, intact and attractive built or natural landscape feature (eg, streetscape)</p> <p>Well defined foreground, midground and background</p> <p>Distinct and attractive formal aesthetic composition or perceptual aspects</p>
<b>High</b>	High discernible, valuable visual characteristics	A dominance and unrestricted visibility of features identified as having high sensitivity, often in the form of a panorama or focal view

Sensitivity ranking	Description	Detail
		Valuable features centred in field of view Well defined foreground, midground and background Distinct and attractive formal aesthetic composition or perceptual aspects

## Magnitude

Magnitude is measured based on consideration of:

- size or scale
- geographical extent of the area influenced
- duration and reversibility.

## Size or scale

Size or scale involves consideration of:

- the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture
- the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

In general, large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be placed in the major category (GLVIA3).

## Geographical extent of the area influenced

Geographical extent of the area influenced involves consideration of:

- the angle of view in relation to the main activity of the receptor
- the distance of the viewpoint from the proposed development
- the extent of the area over which the changes would be visible.

## Duration and reversibility

Duration and reversibility involve consideration of whether the proposal:

1. ongoing and irreversible
2. ongoing and capable of being reversed
3. limited life (5 – 10 years)
4. limited life (< 5 years).

It is important to noted that whether a proposal can be considered to be ongoing and irreversible or ongoing capable of being reversed is relative. The redevelopment of the hospital can be considered ongoing and capable of being reversed due to the land remaining under single ownership of the Department of Education and its ability consider reconfiguring the subject land over time as the operational needs of the college changes over time.

These factors are then combined together to provide a ranking of magnitude based on a five (5) point verbal scale:

1. major
2. moderate
3. minor

4. insignificant
5. imperceptible.

**Table 7** shows how these factors derive this ranking.

Table 7 Factors of magnitude

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or				
	Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or				
	Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or				
	Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

## Significance

Significance of visual impact is determined by combining judgements about sensitivity and magnitude (refer **Table 8**).

The categories of significance are as follows:

1. major
2. high
3. moderate
4. low
5. negligible.

The GLVIA3 provides the following guidance for judgements about significance:

- “There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgement about the significance of visual effects the following points should be noted:

- effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
- effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
- large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view”.

It should be noted that determination of significance does not automatically mean that the impact is unacceptable. Rather, subsequent consideration is required to be made of relevant parts of the applicable planning framework.

Table 8 Factors of significance

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
<b>Sensitivity</b>	<b>High</b>	Major	High	Moderate	Low	Negligible
	<b>Medium</b>	High	Moderate	Low	Low	Negligible
	<b>Low</b>	Moderate	Low	Low	Negligible	Negligible
	<b>Negligible</b>	Low	Low	Negligible	Negligible	Negligible

### Assessment of visual impact against relevant matters in the planning framework

To reduce its inherently subjective nature, assessment of visual impact is made only against relevant matters in the planning framework. In particular this includes applicable environmental planning instruments.

#### Key points

The purpose of VIA is to identify whether the proposal results in a significant, unacceptable visual impact, considering impact on views overall.

It is a highly complex area that involves professional value judgement.

To address this, The LEC has noted that robustness of methodology is critical.

The methodology adopted by this VIA has been derived from the international standard GLVIA3, adjusted to better reflect NSW and urban contexts and LEC planning principles.

Critical to this methodology is the determination of significance of visual impact based on the factors of sensitivity and magnitude, and the assessment of visual impact against relevant parts of the planning framework.

Sensitivity is shaped by both people and place factors. People and their level of interest or attention in the view is critical when making judgements about sensitivity. While a view may have social and cultural value, if the level of level of interest or attention of the prevailing type of people who see the view is likely to be generally low (eg, commuting), then the view will be less sensitive. Sensitivity is also not inherent, but rather to the nature of the proposal. On this basis, it is highly influenced by what is and what is not already in the view.

Magnitude is how the proposal will be perceived by most people, and for how long it is likely to last. It is based on scale, geographic extent and duration and reversibility.

Significance combines both factors. A ranking of high or above correlates with a significant visual impact, and a ranking of moderate requires consideration.

A finding of significant visual impact is not equivalent to an unacceptable visual impact. Rather, assessment is made against the planning framework and consideration given to subsequent processes, such as design excellence, DAs and the ability to apply relevant and reasonable conditions of development consent.

## The site and its context

This section provides an overview of the site and its adjoining and wider context

### Location

The site is located at 1 Denistone Road, Denistone and is legally described as Lot 10 DP 1183279, Lot 11 DP 1183279, Lot A DP 323458 and Lot B 323458. **Figure 2** shows the site.

It is located in the City of Ryde local government area (LGA).

### Description

The site has an area of approximately 7.69ha and is roughly trapezoidal in shape, having frontage of approximately 175m to Fourth Avenue, 350m to Denistone Road, approximately 260m to Florence Avenue and approximately 425m to Ryedale Road.



Figure 2 The site



Source: Ethos Urban and Nearmap

### Land use and built form

The site is occupied by Ryde Hospital (the hospital), which is a district general hospital providing healthcare to the local community (NSW Government, 2022). Services provided include emergency care, intensive care, speciality rehabilitation services and a variety of other medical and health services, including aged care and rehabilitation.

The Graythwaite Rehabilitation Centre is co-located on the hospital grounds, and meets the general inpatient medical rehabilitation needs of patients in the community as well as providing specialist burns services.

Due to the constraints posed by topography and vegetation, built areas are confined to the north and east of the site (refer **Figure 3**).

Overall, the hospital comprises a series of low-rise (generally one to two storeys) buildings in a campus style loosely arranged around an internal vehicle road. DPE has described the hospital as comprising a range of institutional buildings of varying styles and conditions (DPE, 2012). An exterior ring of buildings is aligned to adjoining streets, largely screening views of other buildings from the public domain. The main grouping of buildings, including the main and emergency entrance, faces Denistone Road (refer **Figure 4**). These buildings present to the street as a long, low collection of mid-20th century brick and tile buildings with pitched roofs. The separate theatre building located to the south-east part of this streetscape is larger and newer, but reflects the brick and pitched roof elements of the main grouping of buildings.

The heritage listed Denistone House is located towards the centre of the built part of the site, and is not clearly visible from public streets.

The more recently constructed Graythwaite Rehabilitation Centre is distinct from this overall character, comprising a 3 – 4 storey contemporary building that has a greater balance between horizontal and vertical proportions and features glass, metal cladding and sandstone elements (Nettleton Tribe, 2022).

An engineering building and surface level carparks are located along the edge of the ridge.

**Figure 5** shows photos of the site from adjoining streets.

### Access

Site access is obtained from a number of locations. As noted, the main entry is located off Denistone Road. The entry to Graythwaite Rehabilitation Centre is located off Fourth Avenue. Another key entrance to the site, providing access to a carpark, is located off Ryedale Road near its intersection with Fifth Avenue.

### Topography

The local topography is shaped by the interplay of ridges, hills and valleys characteristics of much of this part of Sydney.

The northern and eastern parts of the site are located on the western edge of a ridge that runs in a general north-west to south-east direction aligned with Denistone Road. This ridge forms part of a complex series of ridges that extend south from the Hornsby Plateau, and include parts of Epping and Carlingford.

The southern and western part of the site are located on the steeply sloping flanks of this ridge. The difference in elevation across the site is approximately 50m, ranging from a contour line of 50m at its south-west corner to a spot height of 97m in its east (NSW Government Spatial Services, 2022). These flanks fall away to a small, north-south oriented valley to the south-west of the site in which Darvall Park is located. Beyond this, land slopes down towards the Parramatta River.

## Trees and vegetation

The southern part of the site corresponding with the flanks of the ridge are occupied by densely vegetated Blue Gum High Forest.

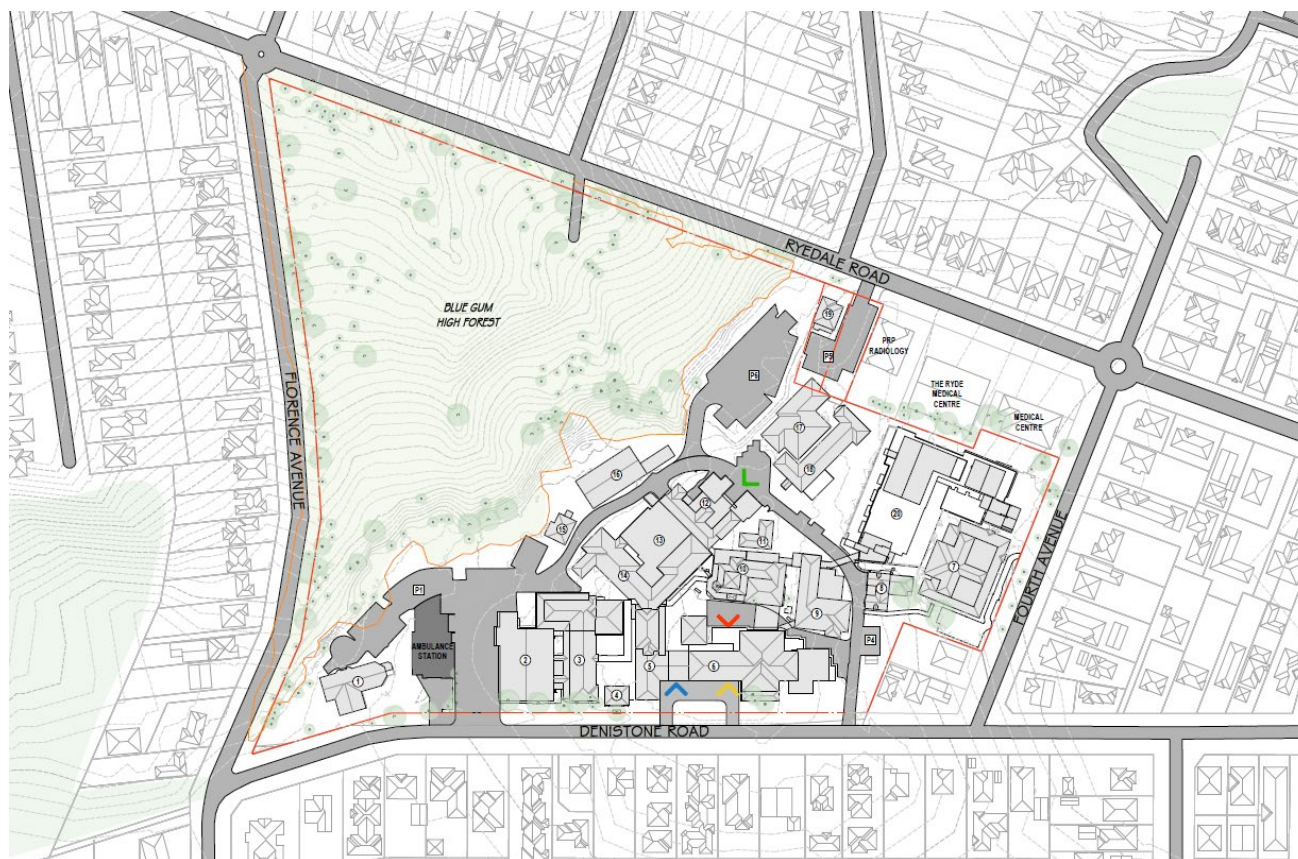


Figure 3 Existing site plan

Source: STH



Figure 4            The main hospital building

Source: Sydney Morning Herald





Denistone Road looking north-west (16mm)



Ryedale Road looking south-east (16mm)



Fourth Avenue looking east (24mm)



Denistone Park looking north-west (24mm)

Figure 5 The site seen from surrounding streets

Source: Virtual Ideas

## Adjoining and surrounding land

### Fourth Avenue

Fourth Avenue in this location is a two-way local road with opportunity for parallel parking on either side. Concrete footpaths included in a grassed nature strip are provided either side of the carriageway. The street features sporadic street trees.

The northern side of the street comprises single, detached houses on conventional suburban sized blocks

### Denistone Road

Fourth Avenue in this location is a two-way local road with a painted centre median and opportunity for parallel parking on parts of either side of the street. Concrete footpaths included in a grassed nature strip are provided either side of the carriageway. The street features sporadic street trees.

The eastern side of the street primarily comprises single, detached houses on conventional suburban sized blocks. Some of these blocks have been redeveloped to provide 'villa' style housing. A number of these houses have been converted to provide medical and associated facilities. An early learning centre is located opposite the southern end of the site.

### **Florence Avenue**

Fourth Avenue in this location is a steeply sloping, two-way local road with opportunity for parallel parking on parts of either side. The northern side slopes steeply upwards away from the street, and comprises the densely vegetated Blue Gum High Forest located within the site. The road borders this vegetation, with no footpath or nature strip.

The southern side of the street comprises single, detached houses on conventional suburban sized blocks. The southern side includes a footpath, nature strip and sporadic street trees.

Due to its relatively high elevation at its northern end, the difference in elevation between its northern and southern ends and the detached nature of homes, the street provides views to the south-west towards the Rhodes, Meadowbank and Sydney Olympic Park skylines. These features, along with the curve at its northern end and bordering densely vegetated Blue Gum High Forest gives this streetscape a particularly visual amenity.

### **Ryedale Road**

Ryedale Road in this location is a steeply sloping, two-way higher order road with a double lined centre and opportunity for parallel parking on parts of either side. A notable visual feature of this street is the eastern footpath, which comprises a series of steps with handrails located between Fifth Avenue and Sixth Avenue. The remainder of the western side of the street comprises a concrete footpath within a nature street and sporadic street tree planting.

This side of the street comprises single, detached houses on conventional suburban sized blocks stepping down the slope. At its steepest part, cut and fill to create a terracing effect is evident.

The southern end of the eastern side of the street comprises densely vegetated Blue Gum High Forest located within the site, while its northern end is occupied by the hospital. As with Florence Avenue, views are provided to the Rhodes, Meadowbank and Sydney Olympic Park skylines.

### **Wider setting**

DPE describes the wider setting as being 'characterised by residential development, predominantly detached dwellings with a few medium density 'villa' style developments' (DPE, 2012).

Notable places in the wider setting include:

- Denistone Park located 60m to the south-east of the site, which is a large local park comprising densely vegetated Blue Gum High Forest at its northern end closest to the site and a cleared area for outdoor passive recreation at its southern end. The park includes the Terry Road lookout, which provides views oriented to the west and south, including the opportunity for sunsets, and features views to the Rhodes, Meadowbank and Sydney Olympic Park skylines
- Denistone railway station located 225m to the south-west of the site
- Eastwood town centre located 650m to the north-west of the site (refer **Figure 6**)
- West Ryde activity centre and railway station located 730m to the south of the site (refer **Figure 6**).



Eastwood Town centre



West Ryde activity centre

Figure 6 The site seen from surrounding streets

Source: Eastwood Shopping Centre (left), City of Ryde (right)

### Key points

The site has a large area and frontage to four (4) streets. It is located at the top and western flank of a ridge that runs generally in a north-west to south-east direction. Existing development comprises the Ryde Hospital, and is contained to the more level northern and eastern part of the site. The heritage listed Denistone House is located within the site, and is screened from view to the public domain. The southern and western part of the site sloping steeply down to a small valley and occupied by well-established, dense Blue Gum High Forest. Development comprises a variety of buildings in a campus formation. The main building, which includes the main and emergency entrance, faces Denistone Road.

Surrounding land is generally established low density residential in character, with some low – medium density 'villa' development and some dwellings converted to offices along Denistone Road.

### Planning background

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This section outlines relevant, recent planning decisions affecting the site

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DPE granted development consent to the Graythwaite Rehabilitation Centre in 2012.

In its assessment report, DPE considered the key environmental issues to be:

- height and built form
- acoustic, vibration and geotechnical impacts
- scope of the works
- parking.

Conventional VIA matters, which are the impact on views from the public and private domains generally to a landscape feature (eg, Sydney Harbour Bridge) or landscape itself (eg, Blue Mountains) were not identified as a key issue. While primarily a design matter, height and built form can at times extend into the remit of VIA.



DPE noted the following in relation to height and built form:

- proposed height is raised in the context of surrounding residential development
- there are no specific height controls applicable to the site
- the hospital campus includes a range of building heights presenting as single to 4 storeys in scale, including buildings with a higher RL than the proposal
- the proposal will present predominantly as 3 - 4 storeys in scale to the street
- as viewed from Fourth Avenue, around half of the front facade will be setback behind the Community Mental Health building and will not be highly perceptible from within the streetscape
- only the western side of the front facade will make any significant contribution to the visual character of the street
- DPE considers that buildings within the site create its main visual context rather than the residential development on the opposite side of the street
- the proposal is visually separated from its surrounds by streets
- the proposal includes an awning and entry wall feature forward of the main building line which is 1-2 storeys in scale and has a similar front setback to the adjoining development, thereby creating a visual connection with the height, scale and setback of other health buildings in this section of the streetscape
- the main building line of the proposal is set further back from the street (13.5 - 16.5 metres) and roof plant setback a further 5 metres again
- the increased setback of the main building line reduces the visual impact of the upper floors and as a result, it is considered that the upper floors will not present as highly dominant within the streetscape and will not result in any material adverse visual impacts
- the apparent height of the building is reduced at the rear due to the slope of the land
- the height of the building results in no view loss impacts to residential premises.

The Department concluded:

- the proposal is a suitable development within the context of a hospital campus adjoined by other health facilities and that the built form of 3-4 storeys is also appropriate within this context. The proposal is not considered to result in any material adverse impacts to surrounding premises or the locality and is demonstrated to comply with all applicable planning controls and policies.

### Key points

Previous planning decisions for the site have considered the visual impact of Graythwaite Rehabilitation Centre.

Visual impact was raised in submissions in the context of height and built form when seen from surrounding residential development.

DPE noted that there are no specific height controls applicable to the site.

DPE found that the buildings within the site create its main visual context rather than the residential development on the opposite side of the street, the proposal is visually separated from its surrounds by streets and the main building line of the proposal is set back from the street.

It was also found the height of the building results in no view loss impacts to residential premises.

DPE's assessment concluded that the proposal was suitable development within the context of a hospital campus adjoined by other health facilities.

## The proposal

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This section describes the proposal

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Relevant to VIA, the intent of the proposal is to obtain development consent for a maximum building envelope which will cover siting and scale, including gross floor area (GFA) and height.

Development consent for the proposal is being sought by a stage 1 concept development application (DA). This will also include

- associated refurbishment works of selected existing hospital facilities
- preliminary enabling works which may include demolition, infrastructure and utility services relocation/upgrades, bulk earthworks, establishment of the internal road network and car parking

A stage 2 detailed DA relating to the design, construction and operation will be subject to a future application and is excluded from the scope of this DA.

The proposal involves the removal of many of the existing building within the site, including the main grouping of buildings. The Graythwaite Rehabilitation Centre are proposed to remain.

From a VIA perspective, key changes include:

- relocating the majority of built form away from the Denistone Road frontage and towards the edge of the ridge, opening up views to Denistone House from the public domain with a park-like, open space foreground
- addition of an at-grade carpark adjoining the northern end of Denistone Road
- erection of an irregular shaped building, articulated in a number of 'wings'
- establishing a maximum RL130.3 building envelope, comprising up to eight (8) storeys
- tapering of the edges of parts of the envelope to provide a more shaped, streamlined form
- erection of a multi-storey carpark at the Ryedale Road frontage.

**Figure 7** provides and artists impression of the proposal when seen from Denistone Road.



Figure 7 Artists impression of the proposal as seen from Denistone Road

Source: STH

### Key points

Key parts of the proposal of relevance to VIA include siting, in particular its relationship to Denistone Road and Denistone House, bulk and scale and the addition of multi-level and surface level car parks.

## The planning framework

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This section identifies the parts of the planning framework against which visual impact is to be assessed

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Relevant parts of the planning framework for visual impact are identified in the SEARS. They comprise:

- legislation and regulations
- environmental planning instruments
- development control plans
- Land and Environment Court planning principles.
- Legislation and regulations
- Environmental Planning and Assessment Act 1979

Relevant to VIA, object (g) of the EP&A Act is 'to promote good design and amenity of the built environment'.

This requires address of amenity. DPE defines amenity as 'the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature' (DPE, 2022).

Visual amenity is a sub-set of amenity. The GLVIA3 defines visual amenity as ‘the overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area’.

Under clause 4.15 (1) of the EP&A Act, the following matters must be taken into consideration where relevant when determining a development application:

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality
- (e) the public interest.

Interpretations of the public interest as part of planning decisions have in the past been very broad. However, it can generally be considered to comprise environmental outcomes, such as protection of a heritage, economic outcomes such as more jobs and social outcomes such as a greater amount and choice of housing.

## Environmental planning instruments

### Ryde Local Environmental Plan 2014

Under the Ryde Local Environmental Plan 2014 (RLEP2014), the site is included in Zone SP2 – Infrastructure and contains heritage items in the form of ‘Denistone House’ and ‘Trigg House’ (Ryde Hospital).

The site is not subject to any other mapped parameters, including maximum building height or FSR.

On this basis, the main relevant provision of RLEP2014 are:

- section 2.3 ‘Zone objectives and Land Use Table’ for Zone SP2 – Infrastructure
- section 5.10 ‘Heritage conservation’.

In addition to these sections, the following sections are also applicable:

- section 1.2 ‘Aims of Plan’
- section 4.3 ‘Height of buildings’
- section 4.4 ‘Floor space ratio’
- section 6.13 ‘Design excellence’.
- Section 2.3 Zone objectives and Land Use Table for Zone SP2 – Infrastructure

The objectives of Zone SP2 – Infrastructure includes the following objective that is to a degree relevant to VIA:

- to ensure the orderly development of land so as to minimise any adverse effect of development on other land uses.

The proposal is permitted with consent on the site.

### **Section 5.10 ‘Heritage conservation’.**

The objectives of section 5.10 ‘Heritage conservation’ includes the following objective that is to a degree relevant to VIA:

- to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

### **Section 1.2 ‘Aims of Plan’**

While noting that they are primarily design related, section 1.2 ‘Aims of the Plan’ includes the following objective that is to a degree relevant to VIA:

- objective (g): to preserve and improve the existing character, amenity and environmental quality of the land to which this Plan

### **Section 4.3 ‘Height of buildings’**

As the site has no maximum height of buildings, under clause 4.15 (2) ‘Evaluation’ no further assessment of this matter is required.

Nonetheless, when considering matters such as impacts and public interest under clause 4.15 (1), the objectives provide guidance on what may be relevant. The following objective the following objective that is to a degree relevant to VIA:

- objective (a): to ensure that street frontages of development are in proportion with and in keeping with the character of nearby development
- objective (b): to minimise overshadowing and to ensure that development is generally compatible with or improves the appearance of the area
- objective (d): to minimise the impact of development on the amenity of surrounding properties.

### **Section 4.4 ‘Floor space ratio’**

As with building height, as the site has no maximum height of buildings under clause 4.15 (2) ‘Evaluation’ no further assessment of this matter is required.

Again as with building height, nonetheless when considering matters such as impacts and public interest under clause 4.15 (1), the objectives provide guidance on what may be relevant. The following objective the following objective that is to a degree relevant to VIA:

- objective (a): to provide effective control over the bulk of future development
- objective (b) to allow appropriate levels of development for specific areas.

### **Section 6.13 ‘Design excellence’**

Under section 6.13 ‘Design excellence’, the consent authority must have regard to the following matters that are to a degree relevant to VIA, and clause (c) which is of high level of relevance to VIA:

- (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain
- (c) whether the development detrimentally impacts on view corridors
- (f) how the development addresses the following matters—
- (iii) heritage issues and streetscape constraints
- (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form
- (v) bulk, massing and modulation of buildings
- (vi) street frontage heights
- (x) the impact on, and any proposed improvements to, the public domain
- (xi) achieving appropriate interfaces at ground level between the development and the public domain.



## Land and Environment Court planning principles

### Impact on public views

The NSW Land and Environment Court established a planning principle for impact on public views in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay).

Under Rose Bay, key considerations include:

- nature and scope of the existing views from the public domain
- intensity of public use of those locations
- aesthetic and other elements of the view
- value of the view.

The methodology adopted by this VIA incorporates these key considerations.

### Impact on private views

The NSW Land and Environment Court established a planning principle for impact on private views in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 (Tenacity).

Under Tenacity, the extent of impact is determined as being on a five (5) point qualitative verbal scale of negligible, minor, moderate, severe or devastating.

### Key points

The main part of the planning framework relevant is the RLEP2014, in particular land zoning and heritage conservation. While important for broader planning and other specialist topics such as heritage assessment, land zoning and heritage conservation are peripheral to VIA.

As the site is not subject to height or FSR controls, it complies with these parts of the RLEP2012. Nonetheless, consideration has been given to relevant objectives. Consideration has also been given where relevant to design excellence (noting this is primarily the remit of the separate design work).

On this basis, matters for consideration include:

view corridors (in the context of design excellence)

bulk, massing and modulation (eg, 'provide effective control over the bulk of future development')

streetscape (eg, 'street frontages of development are in proportion with and in keeping with the character of nearby development')

character (eg, 'generally compatible with or improves the appearance of the area')

amenity (eg, 'minimise the impact of development on the amenity of surrounding properties').

The methodology adopted by this VIA incorporates key considerations under Rose Bay.

While Tenacity is not regarded as highly relevant to a hospital context, scoping has nonetheless identified that it is unlikely that any significant view corridors from the private domain will be impacted by the proposal. Therefore, assessment against Tenacity is not considered necessary.

## Visual impact assessment

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This section undertakes a VIA of the proposal, including identification of the visual catchment, visual receptors, pattern of viewing, viewpoints and assessment of the significance of visual impact based on sensitivity to the nature of change proposed and the magnitude of the nature of change proposed

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### Visual catchment

The area in which the proposal may be visible, in totality or in part, is called the visual catchment.

The visual catchment is shaped by the interplay of a number of factors. These include physical factors such as landform, the alignment of streets, the nature of open space and vegetation (in particular that in parks or that is otherwise afforded some level of protection). It also includes other factors such as distance, direction and angle of view, and the siting and scale of the proposal.

Due to the complexity of the surrounding landscape, in particular the relationship between topography, the public domain, buildings and vegetation, the area of greatest visual exposure to the proposal will be the adjoining streets of Denistone Road and Ryedale Road, and to a lesser extent Fourth Avenue and Fifth Avenue. It is unlikely that the proposal will be highly visible from the adjoining Florence Avenue due to the screening effect of the well-established, dense Blue Gum High Forest. As it occupies the top and western flank of a ridge, the proposal may be visible in the longer range to the south. However, distance and the complexity of the landscape will significantly reduce visibility.

### Visual receptors

People within the visual catchment who will be affected by the changes in views and visual amenity are referred to as “visual receptors”. Based on the GLVIA3, there are a number of different types of visual receptor. In general, the main categories are:

- residents
- workers
- visitors
- recreation (people engaged in)
- travellers.

Within these main categories there are further sub-categories. For example, recreation includes people engaged in either passive (eg, sitting, picnics) or active recreation (eg, jogging, cycling).

Critically, each category of visual receptor will have a general level of interest or attention in views. This is key to determining sensitivity to the nature of change proposed.

The following table identifies the prevailing type of visual receptors and their relative number.

Table 9 Prevailing type and relative number of visual receptors

Direction	Prevailing type of visual receptor	Relative numbers <sup>1</sup>
North	Residents at home	Low
	Visitors to Graythwaite Rehabilitation Centre	Medium
	Travellers in vehicles	Low
East	Residents at home	Low
	Visitors to Ryde Hospital and nearby health facilities	High
	Workers	High
	Travellers in vehicles	High
South	Residents at home	Low
West	Residents at home	Low
	Travellers in vehicles	High

### Pattern of viewing

Consideration of the visual catchment and visual receptors suggests that the predominant pattern of viewing can be considered to have the following parameters:

- **prevailing type:** residents, visitors, workers and travellers
- **prevailing number:** varied, ranging from low to high
- **visual context:** established low density residential
- **range:** close range.

### Viewpoints

To represent the predominant pattern of viewing, VIA was undertaken from 5 locations.

**Table 10** identifies their location and provides an outline of key, relevant attributes. **Figure 10** shows the location of these viewpoints.

Table 10 Viewpoints

Number	Viewpoint	Distance	Visual context	Key matter
1.	Denistone Road north	Close range	Established low density residential	Impact of the proposed at-grade carpark
2	Denistone Road centre	Close range	Established low density residential	Impact on Denistone House
3	Denistone Road south	Close range	Established low density residential	Impact of new larger scale built form
4	Fifth Avenue	Close range	Established low density residential	Impact of new larger scale built form
5	Ryedale Road	Close range	Established low density residential	Impact of new larger scale built form

<sup>1</sup> Relative number of people exposed to views of the proposal from the public domain



Figure 8      Viewpoints

Source: Virtual Ideas

View 1: Denistone Road north

Matter	Description
View type	Restricted
Viewing range	Close range
Viewing distance (approx.)	25m
Viewing direction	North-west
Viewing angle	Oblique
Viewing elevation	Level



## Existing view



Figure 9 View 1: Denistone Road north – existing view

Source: Virtual Ideas

### Assessment of sensitivity of the view to the nature of change proposed

#### Number and type of people

Due to the view corresponding with Denistone Road, which provides access to the hospital and nearby health facilities, the relative number of people exposed to the view is medium.

The prevailing type of visual receptors are likely to be:

- residents at home
- visitors to Ryde Hospital and nearby health facilities
- workers
- travellers in vehicles.

Their level of interest or attention in the view is likely to be low – medium.

#### Social and cultural value

The view does not contain elements or features of high social and cultural value.

#### Visual characteristics

This view may broadly be described as a view from an established low density residential context across a local road to the hospital in the midground.

Denistone Road is the predominant visual element in the foreground of the view.

The theatre building is the predominant visual element in the midground of the view, occupying much of its left (southern) side. Of note is its pitched roof. Glimpses of the main building are visible in the right (northern) side of the midground. This includes a small bellcote. Overall, built form appears close to Denistone Road and presents as a near continuous, horizontally emphasised composition. Brick and tile materiality is evident.

Two large trees are present in the site's front setback, and function to screen the impact of built form. Additional vegetation such as a hedge and grass further serves to further soften built form impact. Street furniture, including an electricity pole and wires and signage is visible.

The visible angle of Denistone Road and its streetscape functions to draw the eye to the right (northern) midground.

The sky is the predominant visual element in the backdrop of the view.

### Overall sensitivity

The overall sensitivity of the view to the nature of change proposed is medium (refer **Table 11**).

Table 11 View 1 - Denistone Road north: sensitivity of the view to the nature of change proposed

Matter	Rating			
	Negligible	Low	Medium	High
Number and type of visual receptors			Medium	
Social and cultural value		Low		
Visual characteristics			Medium	
Overall sensitivity			<b>Medium</b>	



## Proposed view



Figure 10 View 1: Denistone Road north – proposed view

Source: CMS Surveyors, Virtual Ideas

Note: existing buildings in the foreground will be demolished as part of the proposal

### Assessment of magnitude of visual impact

#### Size or scale

Due to the introduction of a new, multi-level building in a view in which none currently exists, the proposal represents a major change.

#### Geographic extent

Due to the change occurring over the full width of the view, it is assessed as occurring over a wide area.

#### Duration and reversibility

The change is ongoing and capable of being reversed.

#### Overall magnitude

As can be seen in the following table, the proposal is considered to have a considerable magnitude of visual impact.

Table 12 View 1 - Denistone Road north: magnitude of visual impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or				
	Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or				
	Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or				
	Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Assessment of significance of visual impact

The following table provides an assessment of the significance of likely visual impact.

Table 13 View 1 - Denistone Road north: significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible



## View 2: Denistone Road centre

Matter	Description
View type	Restricted
Viewing range	Close range
Viewing distance (approx.)	15m
Viewing direction	West
Viewing angle	Flush
Viewing elevation	Level

### Existing view



Figure 11 View 2: Denistone Road centre – existing view

Source: Virtual Ideas

### Assessment of sensitivity of the view to the nature of change proposed

Due to the view corresponding with Denistone Road, which provides access to the hospital and nearby health facilities, the relative number of people exposed to the view is medium.

The prevailing type of visual receptors are likely to be:

- residents at home
- visitors to Ryde Hospital and nearby health facilities
- workers

- travellers in vehicles.

Their level of interest or attention in the view is likely to be low – medium.

### Social and cultural value

The view does not contain elements or features of high social and cultural value.

### Visual characteristics

This view may broadly be described as a view from an established low density residential context across a local road to the hospital in the midground.

Denistone Road is the predominant visual element in the foreground of the view. Street furniture, most notably a brick bus shelter, is visible. An electricity pole provides a strong vertical element in the rear foreground.

The main hospital building is the predominant visual element in the midground of the view. The building is evident as an L shape, with a wing of the single storey main entrance projecting forward of the main building line closer to Denistone Road and the larger two (2) storey part being set back from the street. While not clearly evident in this view, the small carpark within the main building setback is evident in this part of the broader streetscape occupying much of its left (southern) side. Of note is its pitched roof. The building and carpark are softened by a planting bed within the street setback. Of note, a pine provides a strong vertical element in this setback. Overall, built form appears close to Denistone Road and presents as a near continuous, horizontally emphasised composition. Brick and tile materiality is evident.

The sky is the predominant visual element in the backdrop of the view

### Overall sensitivity

The overall sensitivity of the view to the nature of change proposed is medium (refer **Table 14**).

Table 14 View 2: Denistone Road centre: sensitivity of the view to the nature of change proposed

Matter	Rating			
	Negligible	Low	Medium	High
Number and type of visual receptors			Medium	
Social and cultural value		Low		
Visual characteristics			Medium	
Overall sensitivity			<b>Medium</b>	

## Proposed view

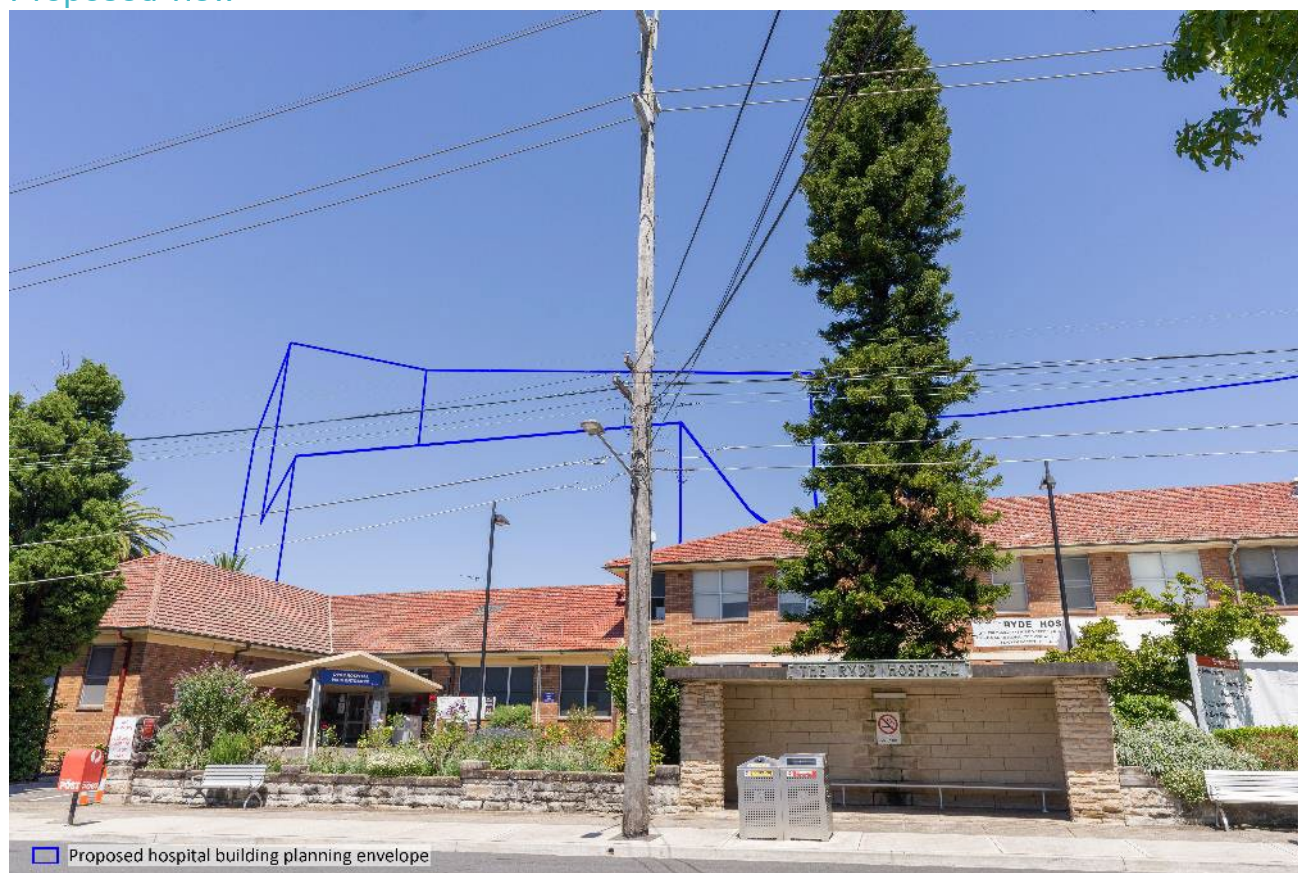


Figure 12 View 2: Denistone Road centre – proposed view

Source: CMS Surveyors, Virtual Ideas

Note: existing buildings in the foreground will be demolished as part of the proposal

## Assessment of magnitude of visual impact

### Size or scale

Due to the introduction of a new, multi-level building in a view in which none currently exists and the absence of screening buildings in the foreground, the proposal represents a major change.

It is noted the proposal does result in a number of positive visual outcomes. These are:

- the reveal to the public domain of the formerly hidden heritage listed Denistone House
- the introduction of a softened foreground through extensive landscaped open space
- subject to further design resolution at DA stage and guided by State design review panel assessment, the replacement of the existing, aged and deteriorating building with a new, contemporary complex.

The setback of the proposal from the street edge moderates the scale of visual impact.

### Geographic extent

Due to the change occurring over the full width of the view, it is assessed as occurring over a wide area.

### Duration and reversibility

The change is ongoing and capable of being reversed.

## Overall magnitude

As can be seen in the following table, the proposal is considered to have a considerable magnitude of visual impact.

Table 15 View 2: Denistone Road centre: magnitude of visual impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or				
	Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or				
	Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or				
	Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

## Assessment of significance of visual impact

The following table provides an assessment of the significance of likely visual impact.

Table 16 View 2: Denistone Road centre: significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate		Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible



### View 3: Denistone Road south

Matter	Description
View type	Restricted
Viewing range	Close range
Viewing distance	25m
Viewing direction	South-west
Viewing angle	Oblique
Viewing elevation	Level

### Existing view



Figure 13 View 3: Denistone Road south – existing view

Source: Virtual Ideas

### Assessment of sensitivity of the view to the nature of change proposed

Due to the view corresponding with Denistone Road, which provides access to the hospital and nearby health facilities, the relative number of people exposed to the view is medium.

The prevailing type of visual receptors are likely to be:

- residents at home
- visitors to Ryde Hospital and nearby health facilities
- workers

- travellers in vehicles.

Their level of interest or attention in the view is likely to be low – medium.

### Social and cultural value

The view does not contain elements or features of high social and cultural value.

### Visual characteristics

This view may broadly be described as a view from an established low density residential context across a local road to the hospital in the background.

Denistone Road is the predominant visual element in the foreground and midground of the view. A grassed nature street in the foreground softens its visual impact.

The main hospital building is the predominant visual element in the background of the view. The taller block 9, which includes the maternity wing, is also partly visible behind the main building. The entry to the internal access road is visible. While maintaining a near continuous form close to the street, due to differing setbacks, scales and heights, the buildings present as an irregular composition to the street. Nonetheless, the general consistency of brick facades and pitched tile roofs is noticeable.

As with the rest of Denistone Road, street trees and trees within the front setback are visible and have a softening impact.

Electricity infrastructure is a feature of this view, and includes multiple overhead poles and wires and a small sub-station.

The sky is the predominant visual element in the backdrop of the view

### Overall sensitivity

The overall sensitivity of the view to the nature of change proposed is medium (refer **Table 17**).

Table 17 View 3: Denistone Road south: sensitivity of the view to the nature of change proposed

Matter	Rating			
	Negligible	Low	Medium	High
Number and type of visual receptors			Medium	
Social and cultural value		Low		
Visual characteristics			Medium	
Overall sensitivity			<b>Medium</b>	
Proposed view				





Figure 14 View 3: Denistone Road south – proposed view

Source: CMS Surveyors, Virtual Ideas

Note: existing buildings in the foreground will be demolished as part of the proposal

## Assessment of magnitude of visual impact

### Size or scale

Due to the introduction of a new, multi-level building in a view in which none currently exists and the absence of screening buildings in the foreground, the proposal represents a major change.

It is noted the proposal does result in a number of positive visual outcomes. These are:

- the reveal to the public domain of the formerly hidden heritage listed Denistone House
- subject to further design resolution at DA stage and guided by State design review panel assessment, the replacement of the existing, aged and deteriorating building with a new, contemporary complex.

The setback of the proposal from the street edge moderates the scale of visual impact.

### Geographic extent

Due to the change occurring over the full width of the view, it is assessed as occurring over a wide area.

### Duration and reversibility

The change is ongoing and capable of being reversed.

### Overall magnitude

As can be seen in the following table, the proposal is considered to have a considerable magnitude of visual impact.

Table 18 View 3: Denistone Road south: magnitude of visual impact

Scale of change		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over wide area	Considerable	Noticeable	Noticeable	Perceptible
	Moderate change over restricted area; or	Perceptible	Perceptible	Perceptible	Imperceptible
	Minor change over a wide area	Imperceptible	Imperceptible	Imperceptible	Imperceptible
	Minor change over a restricted area; or				
	Insignificant change				
	Imperceptible change				

### Assessment of significance of visual impact

The following table provides an assessment of the significance of likely visual impact.

Table 19 View 3: Denistone Road south: significance of visual impact

Sensitivity		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible



## View 4: Fifth Avenue

Matter	Description
View type	Restricted
Viewing range	Close range
Viewing distance	60m
Viewing direction	North-east
Viewing angle	Oblique
Viewing elevation	Level

### Existing view



Figure 15 View 4: Fifth Avenue – existing view

Source: Virtual Ideas

### Assessment of sensitivity of the view to the nature of change proposed

As it corresponds with a local access street, the relative number of people exposed to the view is low.

The prevailing type of visual receptors are likely to be:

- residents at home
- travellers in vehicles.

Their level of interest or attention in the view is likely to be low – medium.

### Social and cultural value

While not visually prominent, the view does include a glimpse of Blue Gum High Forest which has high social and cultural value.

### Visual characteristics

This view may broadly be described as a view from an established low density residential context across a local road to the hospital and vegetation in the background.

Fifth Avenue is the predominant visual element in the foreground and midground of the view.

A surface level, bitumen paved carpark including its entrance dominates the left (northern) midground, a house that has been converted to health uses dominates the centre foreground and vegetation dominates the right (southern) midground.

As with all other views, the sky is the predominant visual element in the backdrop of the view

### Overall sensitivity

The overall sensitivity of the view to the nature of change proposed is medium (refer **Table 20**).

Table 20 View 4: Fifth Avenue: sensitivity of the view to the nature of change proposed

Matter	Rating			
	Negligible	Low	Medium	High
Number and type of visual receptors			Medium	
Social and cultural value			Medium	
Visual characteristics			Medium	
Overall sensitivity			<b>Medium</b>	



## Proposed view



Figure 16 View 4: Fifth Avenue – proposed view

Source: CMS Surveyors, Virtual Ideas

### Assessment of magnitude of visual impact

#### Size or scale

Due to the introduction of a new, multi-level building in a view in which none currently exists, the proposal represents a major change.

#### Geographic extent

The change occurs over a wide area.

#### Duration and reversibility

The change is ongoing and capable of being reversed.

#### Overall magnitude

As can be seen in the following table, the proposal is considered to have a considerable magnitude of visual impact.

Table 21 View 4: Fifth Avenue: magnitude of visual impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
<b>Scale of change</b>	<b>Major change over wide area</b>	Dominant	Considerable	Considerable	Noticeable
	<b>Major change over restricted area, or</b>				
	<b>Moderate change over wide area</b>	Considerable	Considerable	Noticeable	Noticeable
	<b>Moderate change over restricted area; or</b>				
	<b>Minor change over a wide area</b>	Considerable	Noticeable	Noticeable	Perceptible
	<b>Minor change over a restricted area; or</b>				
	<b>Insignificant change</b>	Perceptible	Perceptible	Perceptible	Imperceptible
	<b>Imperceptible change</b>	Imperceptible	Imperceptible	Imperceptible	Imperceptible

**Assessment of significance of visual impact**

The following table provides an assessment of the significance of likely visual impact.

Table 22 View 4: Fifth Avenue: significance of visual impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
<b>Sensitivity</b>	<b>High</b>	Major	High	Moderate	Low	Negligible
	<b>Medium</b>	High	<b>Moderate</b>	Low	Low	Negligible
	<b>Low</b>	Moderate	Low	Low	Negligible	Negligible
	<b>Negligible</b>	Low	Low	Negligible	Negligible	Negligible

**View 5: Ryedale Road North**

<b>Matter</b>	<b>Description</b>
View type	Restricted
Viewing range	Close range
Viewing distance	40m
Viewing direction	South-east
Viewing angle	Oblique
Viewing elevation	Level



## Existing view



Figure 17 View 4: Ryedale Road North – existing view

Source: Virtual Ideas

### Assessment of sensitivity of the view to the nature of change proposed

Due to the view corresponding with Ryedale Road, which is a higher order road and provides access to the hospital, the relative number of people exposed to the view is medium.

The prevailing type of visual receptors are likely to be:

- residents at home
- visitors to Ryde Hospital and nearby health facilities
- workers
- travellers in vehicles.

Their level of interest or attention in the view is likely to be low – medium.

### Social and cultural value

While not visually prominent, the view does include a glimpse of Blue Gum High Forest which has high social and cultural value.

### Visual characteristics

This view may broadly be described as a view from an established low density residential context across a local road to the hospital and vegetation in the background.

Ryedale Road is the predominant visual element in the foreground and midground of the view. The start of the steep downward slope of the road is evident.

As with all other views, the sky is the predominant visual element in the backdrop of the view

**Overall sensitivity**

The overall sensitivity of the view to the nature of change proposed is medium (refer **Table 20**).

Table 23      View 4: Ryedale Road North: sensitivity of the view to the nature of change proposed

Matter	Rating			
	Negligible	Low	Medium	High
Number and type of visual receptors			Medium	
Social and cultural value			Medium	
Visual characteristics			Medium	
Overall sensitivity			<b>Medium</b>	



## Proposed view



Figure 18 View 4: Ryedale Road – proposed view

Source: CMS Surveyors, Virtual Ideas

### Assessment of magnitude of visual impact

#### Size or scale

Due to the introduction of a new, multi-level building in a view in which none currently exists, the proposal represents a major change.

#### Geographic extent

The change occurs over a wide area.

#### Duration and reversibility

The change is ongoing and capable of being reversed.

#### Overall magnitude

As can be seen in the following table, the proposal is considered to have a considerable magnitude of visual impact.

Table 24 View 4: Ryedale Road North: magnitude of visual impact

Scale of change		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or				
	Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or				
	Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or				
	Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

### Assessment of significance of visual impact

The following table provides an assessment of the significance of likely visual impact.

Table 25 View 4: Ryedale Road North: significance of visual impact

Sensitivity		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

### Key findings

As can be seen from the following table, the key findings of the VIA are:

- all views have a medium level of sensitivity to the nature of change proposed
- for all views, the proposal has a considerable magnitude of visual impact
- for all views, the significance of visual impact is moderate.

Table 26 Results of visual impact assessment

Viewpoint	Sensitivity	Magnitude	Significance
Denistone Road north	Medium	Considerable	Moderate
Denistone Road centre	Medium	Considerable	Moderate
Denistone Road south	Medium	Considerable	Moderate
Fifth Avenue	Medium	Considerable	Moderate
Ryedale Road	Medium	Considerable	Moderate

### Key visual impacts

The proposal does not result in the blocking or occlusion of any identified significant views corridors.

However, it does have a significant impact on the visual characteristics of the setting. While development of a non-domestic scale currently exists on the site and is visible from the surrounding public domain, the proposal represents a considerable increase in height.

This increase is tempered in views from the central and northern ends of Denistone Road by large setbacks and the proposed large area of landscaped open space within this setback.

While views have not been prepared from the Fourth Avenue public domain, it is reasonable to expect that a similar screening effect will occur through buildings in the foreground.

From Denistone Avenue, the reveal of the currently hidden heritage listed Denistone House and the replacement of the existing, aged and deteriorating buildings is considered to be positive visual impacts.

Development of scale is currently setback from the Ryedale Road frontage of the site, with open space and vegetation being a significant visual element. Although of substantially greater scale, development will be setback from the road.

It is however, noted that as the concept SSDA is seeking approval for a maximum permissible building envelope, the images presented represent a 'worst possible' case. There will be considerable opportunity as part of the subsequent detailed DA process guided by State design review and the input of council to undertake design development and refinement. This VIA makes recommendations for the mitigation of visual impact as part of this process, including siting considerations, further shaping of form, making the delineation of storeys apparent and comprehensive site wide landscaping.

## Assessment against the planning framework

This section considers visual impact against the planning framework

### SEARS

The following table provides assessment against relevant SEARS.

Table 27 Assessment against SEARS

Issue	Assessment requirement	Assessment
<b>1: Statutory Context</b>	Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines Identify compliance with applicable development standards and provide a detailed justification for any non-compliances	This section (Section 8.0) addresses this SEAR
<b>5: Environmental amenity</b>	Assess amenity impacts on the surrounding locality, including...visual amenity, view loss and view sharing	This VIA addresses this SEAR
<b>6: Visual impact</b>	Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment	This VIA addresses this SEAR

### Ryde Local Environmental Plan 2014

The following table provides assessment against relevant provisions of the Ryde Local Environmental Plan 2014.

Table 28 Assessment against the Ryde Local Environmental Plan 2014

Section	Clause and provision	Assessment	Consistency
Section 2.3 Zone objectives and Land Use Table for Zone SP2 – Infrastructure	To ensure the orderly development of land so as to minimise any adverse effect of development on other land uses	The comprehensive redevelopment of the site through the concept SSDA process provides for orderly development of land and the address of matters that give rise to potential visual impact on nearby residential land uses through measures such as establishing FSRs, height, setbacks and detailed design measures	Yes

Section	Clause and provision	Assessment	Consistency
Section 5.10 'Heritage conservation'	To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views	While this matter is addressed in detail in the separate heritage documentation, the opening up of views to the heritage listed Denistone House from the Denistone Road public domain, with the inclusion of landscaped open space in the foreground, is considered a significant positive visual outcome	Yes
Section 1.2 'Aims of Plan'	Objective (g): to preserve and improve the existing character, amenity and environmental quality of the land to which this Plan applies	<p>While the proposal is for the same use as what currently exists on the site and it is noted there are no FSR or height controls, the proposal does represent a significant increase in apparent scale when seen from the surrounding public domain.</p> <p>Nonetheless, it also provides an opportunity to improve the visual quality of the site and by association the surrounding streetscape. This is enabled by measures such as:</p> <ul style="list-style-type: none"> <li>replacing the aged collection of disparate buildings with an integrated, contemporary composition</li> <li>the reveal of the heritage listed Denistone House to the public domain</li> <li>inclusion of considerable landscaped open space</li> </ul>	Yes
Section 4.3 'Height of buildings'	<p>Objective (a): to ensure that street frontages of development are in proportion with and in keeping with the character of nearby development</p> <p>Objective (b): to minimise overshadowing and to ensure that development is generally compatible with or improves the appearance of the area</p> <p>Objective (d): to minimise the impact of development on the amenity of surrounding properties</p>	<p>The proposal has a considerable setback to all street frontages. The siting of the smaller scale, highly articulated Denistone House reduces the visual impact of the taller, more basic form of the new main building</p> <p>As noted above, through the inclusion of measures such as substantial publicly accessible landscaped open space the proposal improves the appearance of the site when seen from Denistone Road. Incorporation of screening landscaping and appropriate, low impact colours and materials can also substantially mitigate the visual impact of the to the multi-storey carpark from Ryedale Road</p> <p>The development is considered to include a number of fundamental design measures appropriate to a major hospital that reduce visual impact to adjoining land, including siting to the less sensitive, southern part of the developable area, incorporation of substantial setbacks and</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>



Section	Clause and provision	Assessment	Consistency
Section 4.4 'Floor space ratio'	Objective (a): to provide effective control over the bulk of future development	the opportunity for further refinement through detailed design and landscaping The site is not currently subject to FSR or height controls. The concept SSDA process allows for the establishment of such parameters, informed by consideration of visual impact and other relevant matters	Yes
	Objective (b) to allow appropriate levels of development for specific areas	While the proposal is of greater scale than existing development on the site and surrounds, the design response incorporates measures that have the effect of mitigating visual impact appropriate for a major hospital	
Section 6.13 'Design excellence'	(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain	Design excellence will be addressed in detail as part of the subsequent, detailed DA. However, key concepts such as the treatment of Denistone House, the large, publicly accessible open space and the stepped form of the hospital provide significant opportunity for this outcome to be achieved	Yes
	(c) whether the development detrimentally impacts on view corridors	The proposal does not effect any identified significant view corridors	Yes
	(f) how the development addresses the following matters:		Yes
	(iii) heritage issues and streetscape constraints	The opening up of views to the heritage listed Denistone House is considered a positive visual impact	Yes
	(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form	As can be seen in the urban design documentation, the proposal provides for adequate separation distances to retained buildings within the site and on adjoining sites and is of a sufficiently distinct form to be read as a separate entity. This mitigates the appearance of cumulative built bulk and scale compared to an alternative having lesser distances	Yes
	(v) bulk, massing and modulation of buildings	The layout of the proposal, in particular incorporating a linear main building, provides greater opportunity to both accommodate the functional needs of a major hospital with reducing apparent bulk and scale compared to a more regular shaped footprint. In addition, the stepping in of upper levels reduces further reduces the appearance of bulk and scale. Opportunities for further modulation of externally expressed	Yes



Section	Clause and provision	Assessment	Consistency
		elevations will occur as part of subsequent design development and refinement through the detailed DA process	
	(vi) street frontage heights	The proposal is setback from street frontages to the effect that it cannot be considered to have a street wall	Yes
	(x) the impact on, and any proposed improvements to, the public domain	The inclusion of a large, new publicly accessible landscaped open space between Denistone Road and the main building is considered to have a significance positive impact on the public domain	Yes
	(xi) achieving appropriate interfaces at ground level between the development and the public domain	Due to the relatively level part of the site upon which the proposal will be located, this outcome can be achieved through further design development and refinement as part of the subsequent DA process	Yes

## Mitigation measures

This section recommends mitigation measures to address visual impact

There are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

This is generally consistent with the principles for the management of environmental impacts in the GLVIA3 (part 3.37).

Under the GLVIA3 (part 4.21), there are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development and refinement
- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the associated EIS, the proposal has been the subject to a rigorous technical and engagement process that has include consideration of visual impact matters. This has resulted in the incorporation of a number of primary measures appropriate to a concept SSDA (eg, siting and massing / form measures) that seek to avoid and minimise any potential significant adverse visual impacts.

The incorporation of these mitigation measures have been critical to the determination of acceptable visual impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact.

It is further recommended that consideration be given to the following matters to mitigate visual impact as part of design development and refinement as part of the subsequent detailed DA process:

- landscaping within the proposed publicly accessible open space to achieve an appropriate balance between providing new views to Denistone House from Denistone Road and mitigating visual impact of the main hospital building
- the siting, form and detail of the multi-storey carpark fronting Rylstone Road, including the use of Blue Gum High Forest to soften its southern edge
- the size, layout and design of the above ground carpark proposed at the Denistone Road frontage of the site, including the potential for trees and other landscaping to soften visual impact and better integrate with the proposed adjoining landscaped open space
- modulation and articulation of externally visible building elevations, potentially including delineation of each storey to reduce perception of height
- line, form, colour and materiality.

## Conclusion

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This section identifies whether the proposal can be supported on overall visual impact grounds

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The proposal will have a significant visual impact on the character of the existing visual environment. Nonetheless, visual impact is considered reasonable considering the needs of a major hospital, the proposal incorporates primary measures appropriate to a concept SSDA such that seek to avoid and minimise any potential significant adverse visual impacts and there is considerable opportunity to further develop and refine the proposal, in particular through address of modulation, articulation and landscaping, as part of the subsequent detailed DA process to further mitigate visual impact.

On this basis, and subject to the recommendations in this VIA, the proposal is assessed as having acceptable visual impact.

## Appendix: Visual impact evidence (CMS and Virtual Ideas)