

View and Visual Impact Assessment

UNSW G25 Education Building

The University of New South Wales, High Street, Kensington

Submitted to NSW Department of Planning, Housing and Infrastructure
on behalf of the University of New South Wales



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. 'Dagura Buumarri' – translates to Cold Brown Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

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

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

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Executive Summary

This view and visual impact assessment (VVIA) has been prepared as part of a State significant development application (SSDA) made to the NSW Department of Planning, Housing and Infrastructure (DPHI) by the University of New South Wales (UNSW) (the applicant) seeking development consent to redevelop land at the University of New South Wales, High Street, Kensington (the site) for the purposes of a tertiary institution referred to as 'UNSW G25 Education Building' (the proposal).

It has been prepared by Ethos Urban in collaboration with Architectus.

The purpose of the VVIA is to assess the acceptability of the proposal's view and visual impact by addressing the secretary's environmental assessment requirements (SEARs) (SSD-74670005) issued by the DPHI for the SSDA on 15 August 2024.

To inform this assessment, an evidence base of imagery was prepared for 5 viewpoints in the public domain and 5 viewpoints in the public domain within the visual catchment.

Assessment of the proposal's view and visual impact was based on assessment of the significance of the proposal's visual impact generally in accordance with the principles of the Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) as informed by the planning principle established by Moore SC and Adam SC of the LEC in their judgement in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC1046 (Rose Bay), and consistency with relevant parts of the planning framework.

The significance of the proposal's visual impact on the viewpoints is as follows:

- **From Gate 11, Botany Road:** low
- **From Magill Street – South of Prince of Wales Hospital:** low – moderate
- **From intersection of Magill Street and Botany Road:** low
- **From Botany Lane, East:** negligible – low
- **From Oval Lane, West:** negligible – low.

The key findings of the VVIA are that the proposal:

- does not block any significant views from the public domain identified in planning instruments, does not appear prominent in views from the public domain and overall has a low significance of visual impact on the public domain
- has a scale created by its height and bulk that is compatible with the existing and desired future character of the Randwick Health & Innovation Precinct
- is setback from street boundaries to adequately mitigate visual impact on nearby lower density residential communities
- represents an enhancement to the visual amenity of the area compared to the current space which is dominated by the large, at-grade Botany Street Apron Parking Area and the Botany Street Parking Station.

Based on these findings, the view and visual impact of the proposal is considered acceptable and as such can be supported on view and visual impact grounds.

Glossary

Table 1 Abbreviations

Abbreviation	Meaning
Applicant	The University of New South Wales
Approx	Approximately
DPHI	Department of Planning, Housing and Infrastructure
FSR	Floor space ratio
GLVIA3	Guidelines for Landscape and Visual Impact Assessment (Third Edition)
HCA	Heritage conservation area
LEC	Land and Environment Court of New South Wales
LGA	Local government area
Proposal	UNSW G25 Education Building
Rose Bay	Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046
Site	University of New South Wales, High Street, Kensington
SSDA	State significant development application
Tenacity	Tenacity Consulting v Waringah [2004] NSWLEC 140
VVIA	Visual impact assessment

1.0 Introduction

This view and visual impact assessment (VVIA) has been prepared by Ethos Urban in collaboration with Architectus on behalf of the University of New South Wales (UNSW) for construction and operation of a teaching and learning facility (the **Proposal**) to be known as the UNSW G25 Education Building, on land at 8 High Street, Kensington (the **Site**).

This report has been prepared to assess the acceptability of the proposal’s view and visual impact by addressing the secretary’s environmental assessment requirements (SEARs) (SSD-74670005) issued by the DPHI for the SSDA on 15 August 2024 (refer below table).

Table 2 Relevant secretary’s environmental assessment requirements for VVIA

Issue	Assessment Requirements	Documentation	Relevant section of VIA
5: Environmental Amenity	- Assess amenity impacts on the surrounding locality, including...visual amenity, view loss and view sharing - A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated	View Analysis	The entire VIA, in particular Part 7 – View and visual analysis
6: Visual Impact	- 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	- Visual Analysis - Visual Impact Assessment	The entire VIA, in particular Part 7 – View and visual analysis and Part 8 – Visual impact assessment

This report accompanies a State Significant Development Application (SSD) that seeks approval for the construction and operation of a teaching and learning facility at the G25 site, within the Upper Campus of UNSW.

Specifically, the SSDA seeks consent for the following:

- site preparation works including demolition of the existing at-grade car park, tree removal, and excavation works.
- construction of an eleven (11) storey (plus roof plant) teaching and learning building with approximately 20,000m² of gross floor area, comprising:
 - basement plant/services, Bike Storage, End of Trip facilities, ancillary service areas such as Mail and Print rooms as well as Staff Amenities
 - ground level Food and Beverage premises and informal educational spaces
 - Teaching and Learning spaces throughout Levels 1-9, and workspace to Levels 9-10 for UNSW Faculties
 - rooftop level including landscaping, outdoor terrace and learning space, mechanical plant and services
- associated landscaping, replacement trees and public domain embellishment works in and around the proposed building

- extension and augmentation of infrastructure and services as required

The Proposal will seek to deliver improvements including:

- providing new, purpose built learning and teaching spaces to support the University activities and strategic goals such as the development of the Randwick Health and Education Precinct
- delivering an enhanced ground plane connection
- providing flexible and adaptable teaching and learning spaces
- creating a healthy, green, and welcoming place for students, staff and visitors
- creating an experience that is an open, permeable, and connected public realm
- creating pedestrian priority and inclusive shared public space.

For a detailed project description refer to the Environmental Impact Statement (EIS) prepared by Ethos Urban.

1.1 Structure

This VVIA has the following structure:

- **Part 1 – Introduction:** identifies the purpose and structure of this VVIA
- **Part 2 – The site and its context:** identifies and describes the site and its context
- **Part 3 – The proposal:** outlines the proposal
- **Part 4 – Methodology:** outlines the methodology used in the VVIA
- **Part 5 – Planning framework:** identifies relevant parts of the planning framework to VVIA
- **Part 6 – Key issues:** identifies the key issues to be considered by this VVIA
- **Part 7 – View and visual analysis:** identifies and describes the visual catchment, including its visual characteristics and the pattern of viewing
- **Part 8 – Visual impact assessment:** identifies and assesses the proposal's potential visual impact
- **Part 9 – Assessment against the planning framework:** assesses visual and view impact against relevant parts of the planning framework
- **Part 10 – Discussion of key issues:** discusses key issues
- **Part 11 – Mitigation measures:** recommends mitigations measures
- **Part 12 – Conclusion:** identifies whether the proposal can be supported on visual impact grounds.

As this VVIA forms part of a larger suite of documents prepared to support the proposal, it does not repeat matters more appropriately covered in these documents. As such, it should be read together with these other documents, in particular planning and urban design documentation.

2.0 The site and its context

The site is situated within the UNSW Kensington upper campus, within the Randwick Local Government Area (LGA). The site address is 8 High Street, Kensington, which applies to the whole of the UNSW Kensington campus.

The UNSW campus forms part of the wider Randwick Health and Education Precinct, which has been strategically identified to provide a world-class coalition of education, research,

innovation and healthcare organisations and to attract growth, investment and employment opportunities. This Precinct has been identified in the *Greater Sydney Region Plan – A Metropolis of Three Cities* and the *Eastern City District Plan*, for its strategic importance as a specialised centre providing for health and education research, innovation, teaching and learning.

The UNSW campus is located approximately 6km southeast of the Sydney CBD, immediately adjacent to the east is the Randwick Hospitals Complex which also forms part of the Randwick Health and Education Precinct. The UNSW site is within 600m of the Randwick Shopping Centre to the east and adjacent to Royal Randwick Racecourse to the north (refer figure below).



Figure 1 Site context

Source: Google and Ethos Urban

1.1 Site Description

The subject site known as the G25 site, is an existing on-grade carpark comprising of hardstand pavement with line-marked spaces, trees and landscaped areas. The site also includes the eastern portion of Library Walk and the loading dock area of the AGSM (Australian Graduate School of Management) Building (G27), with no other existing development on the site.

It is bounded to the north by the Samuels Building (F25) and Mathews Building (F23), to the west by the Solar Industrial Research Facility (SIRF) Building (G23), to the south by the multi-storey Botany Street Carpark Station (H25), and to the east by the Australian Graduate

School of Management (AGSM) Building (G27) and the Gate 11 entrance to UNSW from Botany Street.

The broader UNSW Kensington Campus consists of five separate allotments. This site is situated within a single allotment legally described as Lot 5 DP 1264171. The UNSW Kensington campus is bounded by Anzac Parade (to the west), High Street (to the north), Botany Street (to the east), and Barker Street (to the south). It also includes developments to the west of Anzac Parade and north of Day Avenue, such as NIDA, the University Regiment, and the New College Post-Graduate Village. The campus currently has approximately 60,000 student enrolments.

Figure 2 provides an aerial image of the site and its location relative to the UNSW upper campus boundaries.



Figure 2 Site Aerial (approximate site area outlined in red)

Source: Nearmap, Ethos Urban



Figure 3 The site

Source: Google

1.2 Surrounding Development

The following development surrounds the site:

- North: To the north and directly adjacent to the site across from the Library Walk are the Samuels (F25) Building and Mathews (F23) Building, which comprise up to 16-storeys. Further north within the campus are additional education, administration and library buildings. The wider context includes the UNSW High Street Light Rail stop, as well as low to medium density residential development north of High Street.
- South: South of the site is the UNSW Botany Street Carpark Station (H25) (5 storeys), which is accessed internally within the UNSW campus. This location includes a pedestrian link from Oval Lane. The wider context includes low-medium density residential development south of Oval Lane.
- East: The site directly abuts the ASGM Building (G27) to the east (5 storeys), which fronts Botany Street. To the east and also fronting Botany Street is the Randwick Hospitals Complex including the Prince of Wales Hospital, the Sydney Children's Hospital, and the Royal Hospital for Women, as well as low-medium density residential development to the south-east.
- West: The site directly adjoins the Solar Industrial Research Facility (SIRF) (G23) to the west, which also sits within the confines of Library Walk and Valentine Close. The western context of the subject site is primarily characterised by the wider UNSW campus (lower campus) as well as the Anzac Parade Light Rail stop.



Figure 4 The near by Biological Sciences South Building

Source: UNSW

2.1 UNSW Kensington campus

The UNSW Kensington upper campus is a large campus supporting 60,000 students (approx.) and 6,000 staff (approx.) embedded in and surrounded by the established suburbs of Kensington, Kingsford and Randwick.

The campus is adjoined as follows:

- **north:** High Street
- **south:** Barker Street and Oval Lane
- **east:** Botany Street
- **west:** Anzac Parade.

The below figures provide an aerial photo of the site and photos of existing development.



Figure 5 Aerial photo of the site

Source: UNSW



Figure 6 Existing development within the UNSW Kensington campus

Source: UNSW

3.0 The proposal

The proposal is for the purposes of a tertiary institution referred to as 'UNSW G25 Building'.

Specifically, it involves:

- site preparation works including demolition of the existing at-grade car park, tree removal, and excavation works
- construction of an eleven (11) storey (plus roof plant) teaching and learning building with approximately 25,000m² of gross floor area, comprising:
 - basement plant/services, bike storage, end of trip facilities, ancillary service areas such as mail and print rooms as well as staff amenities

- ground level food and beverage premises and informal educational spaces
- teaching and learning spaces throughout levels 1-9, and workspace to levels 9-10 for UNSW faculties
- rooftop level including landscaping, outdoor terrace and learning space, mechanical plant and services
- associated landscaping, replacement trees and public domain embellishment works in and around the proposed building
- extension and augmentation of infrastructure and services as required.

The following table provides an overview of key proposal parameters.

Table 3 Key proposal parameters

Matter	Proposal
GFA	20,000sqm (approx.)
Maximum Height	49.95m
Storeys	Eleven (11) storey building

Under State Environmental Planning Policy (Planning Systems) 2021 (the Planning Systems SEPP) the proposal is State significant development (SSD) which requires development consent from DPHI.

The following figure shows the proposal.



Figure 7 Artist impression of the proposal seen from Library Walk (east), Gate 11

Source: Architectus

4.0 Methodology

VVIA is a highly complex area that involves qualitative and professional value judgements. While there is a wealth of guidance documents, there is currently no universally agreed, national level guideline for VVIA in Australia (AILA, 2019). As noted by the Land and Environment Court of New South Wales 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.

To ensure appropriate rigour and satisfy the requirements of the SEARS, the methodology adopted by this VVIA comprises key stages:

1. **Stage 1 – View and visual analysis:** analysis of the site, its context and the relevant parts of the planning framework
2. **Stage 2 – Preparation of the evidence base:** preparing an evidence base of images to help inform assessment
3. **Stage 3 – View and visual impact assessment:** assessment of view and visual impact.

4.1 Stage 1 – View and visual analysis

The main purpose of this stage is to identify a visual baseline against which assessment of visual impact can be considered.

This stage involves the following key steps:

- identify the primary visual catchment, which is the area in which the proposal may ordinarily be seen in totality or part
- identify visual characteristics of the primary visual catchment, including any particularly sensitive locations
- identify the cultural and social value of the primary visual catchment
- identify the type of people within the primary visual catchment who will ordinarily see the proposal
- identify the number of people within the primary visual catchment who will ordinarily see the proposal
- identify the extent and nature of views in the primary visual catchment, including whether the proposal is likely to impact iconic or high value views from residential or other sensitive land uses within the visual catchment requiring detailed consideration of the planning principle for view established by *Roseth SC of the LEC* in their judgement in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 (Tenacity)
- identify the pattern of viewing within the primary visual catchment
- determine the sensitivity of the primary visual catchment to the nature of change proposed
- determine the proposal's potential for significant visual impact
- identify viewpoints within the primary visual catchment that may be used to represent the pattern of viewing and for which the evidence base of images to help inform assessment will be prepared.

4.2 Stage 2 – Preparation of the evidence base

The main purpose of this stage is to prepare an evidence base of images to help inform assessment of view and visual impact.

These comprise photomontages and 3D simulated views prepared by Architectus.

4.3 Stage 3 – View and visual impact assessment

This stage involves the following key steps:

- undertake a preliminary assessment of the proposal's potential for significant visual impact
- for viewpoints with greater susceptibility to potential for significant visual impact, assessment of the significance of the proposal's visual impact generally in accordance with the principles of the Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) as informed by the planning principle established by Moore SC and Adam SC of the LEC in their judgement in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC1046 (Rose Bay)
- assessment of consistency with relevant parts of applicable planning framework.

The GLVIA3 is widely referenced in VVIA in Australia (AILA, 2019) and is more versatile for a range of contexts in particular those of an urban nature compared to other commonly referenced but more highly specialised guidance such as that prepared by the US Forestry Service.

Where appropriate, the VVIA also has regard to other VVIA guidance including 'Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity' (the Countryside Agency and Scottish Natural Heritage, 2014) (eg, capacity of a landscaper to accommodate change arising from development).

While primarily guiding matters of planning and design matters, where appropriate for a VVIA consideration has also been given to the planning principles established by the LEC in *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191 (Project Venture) *Veloshin v Randwick Council* [2007] NSWLEC 428 (Veloshin).

Significance of the proposal's visual impact

Under the GLVIA3 significance is defined as:

- 'a measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic'.

The significance criteria adopted are sensitivity and magnitude, including their component factors.

To assist in providing a level of consistency to the assessment of sensitivity, magnitude and significance, the VVIA uses a series of matrix tables. The following table identifies the considerations that inform the factors of sensitivity magnitude.

Table 4 Factors of sensitivity and magnitude

Sensitivity	Magnitude
• Visual characteristics • Cultural and social value of the view • The prevailing type of people ordinarily exposed to the view • The prevailing number of people ordinarily exposed to the view	• Scale of change (eg, size, contrast compatibility with existing visual character, potential for the visual catchment to absorb the proposal) • Geographical extent of the area influenced • Duration and / or reversibility of the change

It is noted that significance:

- is not absolute but rather relative on a qualitative spectrum ranging from negligible to dominant
- does not automatically equate to an adverse impact, with higher significance impacts having the potential to be positive
- does not automatically equate to unacceptability of impact, as this is determined through assessment against relevant parts of the planning framework.

No pre-determined weighting is given to each factor. Rather, where one factor strongly influences the assessment, weighting is be discussed in the context of a particular view.

Significance is expressed in terms of how the proposal may ordinarily be perceived by people on a five-point qualitative scale:

- negligible significance of impact
- low significance of impact
- moderate significance of impact
- high significance of impact
- major significance of impact.

There is no pre-determined definition of what the difference between each of these findings. Rather, as has been noted, it is inherently subjective and varied according to the nature of each view. In this regard the GLVIA3 makes the following observation:

- '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'.

Consistency with the planning framework

Determination of significance does not automatically equate to unacceptability. Rather, acceptability is determined by consistency with relevant parts of the applicable planning framework.

The planning framework is the appropriate reference for this judgement as it represents the policy position of the NSW Government, and in the case of local planning instruments that of council on relevant matters.

4.4 Assumptions, limitations and exclusions

In addition to any others expressed in the relevant part of this VVIA, the following key assumptions, limitations and exclusions apply to this VVIA:

- the statements in this VVIA rely on inputs from other parties, including the planning and urban design team. In particular, reliance is placed on assessment of compliance with planning controls, consistency with objectives and justification for any non-compliance. It is assumed these inputs are accurate
- the evidence base of images provides an indication of view impact that focusses on those properties considered most likely to experience view impact and is also considered to be reasonable and proportion to the likely impacts of the proposal. It does not purport to represent every possible viewing condition within the visual catchment
- while photomontages provide an indication of 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 (refer to Appendix A for further detail)
- all information relevant to VIA for this project has been adequately obtained from technical desktop and field sources. As such, stakeholder engagement has not been necessary and not undertaken.

Consideration of the following matters is excluded as it is not within the scope of VVIA:

- heritage, in particular impact on values and significance
- Aboriginal cultural heritage values and connecting with Country
- night-time impact, including lighting
- outlook
- visual privacy.

5.0 Planning framework

The planning framework comprises a series of acts, planning instruments and other NSW government planning documents that together help determine the acceptability of a proposal.

Not all parts of the planning framework are relevant to VVIA. The most relevant parts are:

- SEARS
- Environmental Planning and Assessment Act 1979 (EP&A Act)
- Randwick Local Environmental Plan 2012 (RLEP 2012).

Under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021, development control plans do not apply to SSDAs. As such, the Randwick Comprehensive Development Control Plan 2013 (RDCP 2013) has not been considered in this VVIA.

5.1 Secretary's environmental assessment requirements

The relevant part of the SEARs is identified in part 1 of this VIA

5.2 Environmental Planning and Assessment Act 1979

The most relevant sections of the EP&A Act to VVIA are section 1.3 'Objects of Act' and section 4.15 'Evaluation', in particular as it relates to the likely impacts of development.

5.3 Randwick Local Environmental Plan 2012

Development for the purposes of a tertiary institution on the site are subject to the following provisions of most relevance to VVIA:

- section 2.3 Zone objectives and Land Use Table for zone SP2 Infrastructure
- section 4.3 'Height of buildings', noting that this part of the site is not subject to a maximum height of buildings control due to it not being at the UNSW Kensington Campus boundaries
- section 4.4 Floor space ratio, noting that the UNSW Kensington Campus is not subject to a maximum FSR control.

This part of the site does not contain a heritage item and is not included in a heritage conservation area.

6.0 Key issues

Based on review of the site and its context, the proposal and the planning framework, in addition to the procedural matters identified in the SEARS the following are the key merit issues that need to be considered by the VVIA:

1. acceptability of impact on public domain views, in particular from the nearby residential area
2. compatibility with visual character
3. impact on visual amenity.

Compatibility with visual character is a multi-faceted issue, and involves consideration of matters such as townscape, height, bulk and scale, streetscape and detailed design. As such, it has considerable cross over with planning and design disciplines.

7.0 View and visual analysis

7.1 The primary visual catchment

The visual catchment is the area from which the proposal may ordinarily be visible by people, either in totality or in part, and as such has a visual connection with the site.

Within the visual catchment is a smaller area referred to as the 'primary visual catchment' from where the proposal is likely to be most visible, and as such have the greatest visual impact.

The extent of the primary visual catchment is shaped by the interplay of a number of factors including:

- topography
- public domain (streets and parks)

- land use and built form
- vegetation.

7.2 Topography

The most notable local topographic feature is the prominent and contiguous ridgeline extending south from Waverley to Maroubra. In the vicinity of the site this ridgeline is located 500m (approx.) to the east generally in alignment with Avoca Street, Belmore Road and Perouse Street. The Randwick centre is located on this ridgeline. On its western side, land slopes gently west down to Alexandra Canal. On its eastern side land slopes more steeply east to the Pacific Ocean.

The ridgeline is a major contributor to the blocking of views to the site and the UNSW Kensington Campus in general from locations to the east of the ridgeline.

Land also generally slopes down from the site to the south.

7.3 Public domain

The public domain within the UNSW campus comprises a relatively dense network of paths and open spaces.

Paths largely comprise short, narrow pedestrian paths, local vehicle access streets (eg, Library Walk) and shared spaces.

Open spaces largely comprise smaller scale, well defined publicly accessible open spaces largely in the form of building forecourts, spaces between buildings and 'lawns' (eg, Scentia Lawn).

The site is the only at-grade, open to the sky carpark in the area.

The area surrounding the campus in the vicinity of the site has a grid layout establishing a rectangular block pattern. No streets align with the building.

The main street closest to the site is Botany Road. Gate 11 provides vehicle access to the site from Botany Road. The visual impact of the proposal on this location of interest due to it being a key entrance to this part of the UNSW campus.

The closest public open space to the site is Shaw Reserve located 400m (approx.) to the south of the site. Due to this distance and the presence of shade structures it not likely that extensive, higher impact views of the proposal will be obtained from the reserve.



Figure 8 Shaw Reserve

Source: Randwick City Council

7.4 Land use and built form

Immediately surrounding land and land further to the north, east and west of the site is occupied by non-residential uses.

Land further to the south is occupied by an established, lower density residential part of Kingsford.

As such, due to the greater sensitivity of residential areas to changes in views and visual amenity, visual and view impact is more of interest for this area. This is particularly the case for the northernmost streets of Oval Lane and Magill Street. More broadly, the area north of Barker Street is of interest.

Reflecting land use, immediately surrounding land and land further to the north, east and west of the site comprises extensive development comparable in scale to the proposal. Conversely, land to the south comprises smaller, domestic scale development largely in the form of detached houses and ancillary structures such as sheds and garages surrounded by private landscaped open space.

This is clearly indicated in the below figure looking to the west in the vicinity of Hospital Road.

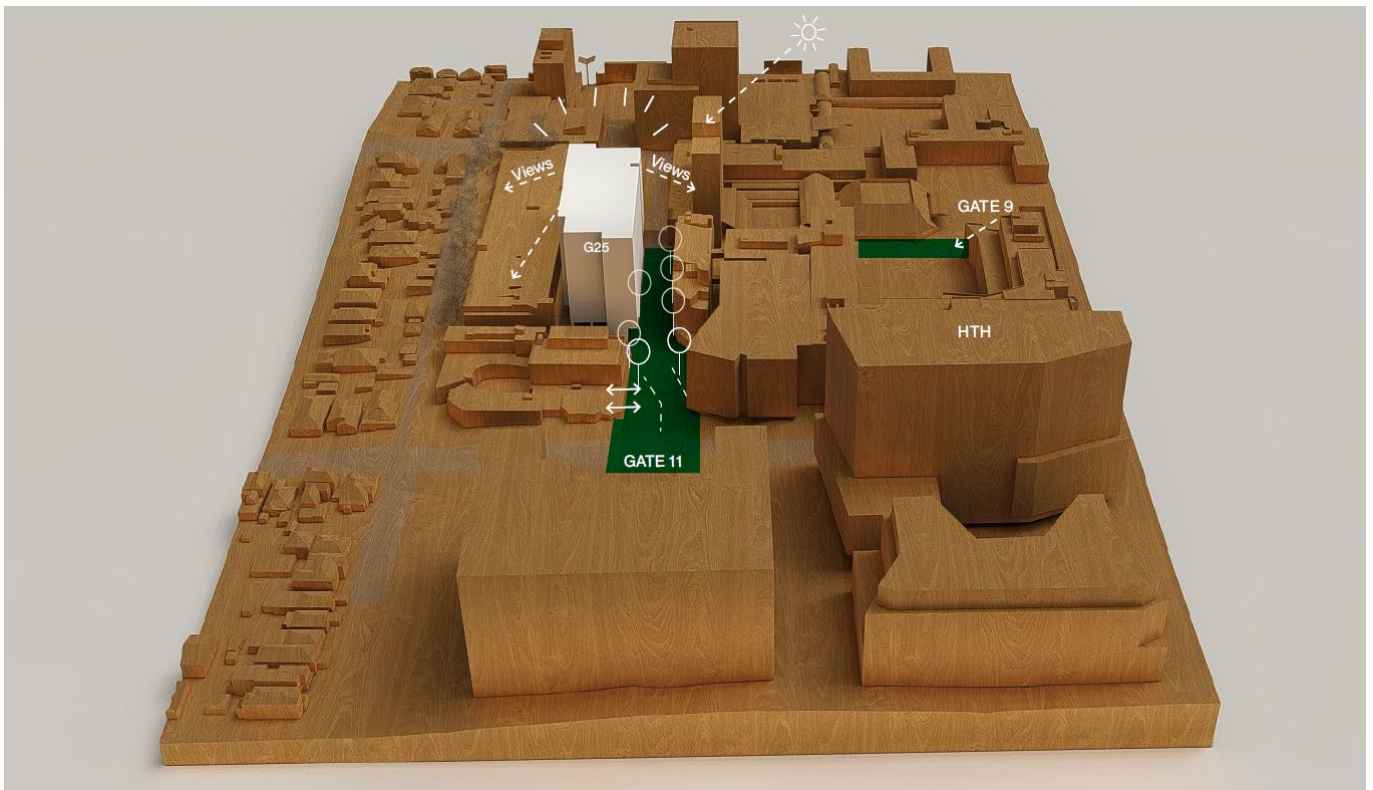


Figure 9 The proposal in context

Source: Architectus

Note: the proposal is shown in white

The following figures show:

- the scale of development approved and under construction to the east of the site close to Magill Street
- the approved and under construction UNSW Health Translation Hub at the northern end of the upper campus.



Figure 10 Approved Randwick Health campus to the east of the site

Source: NSW Government

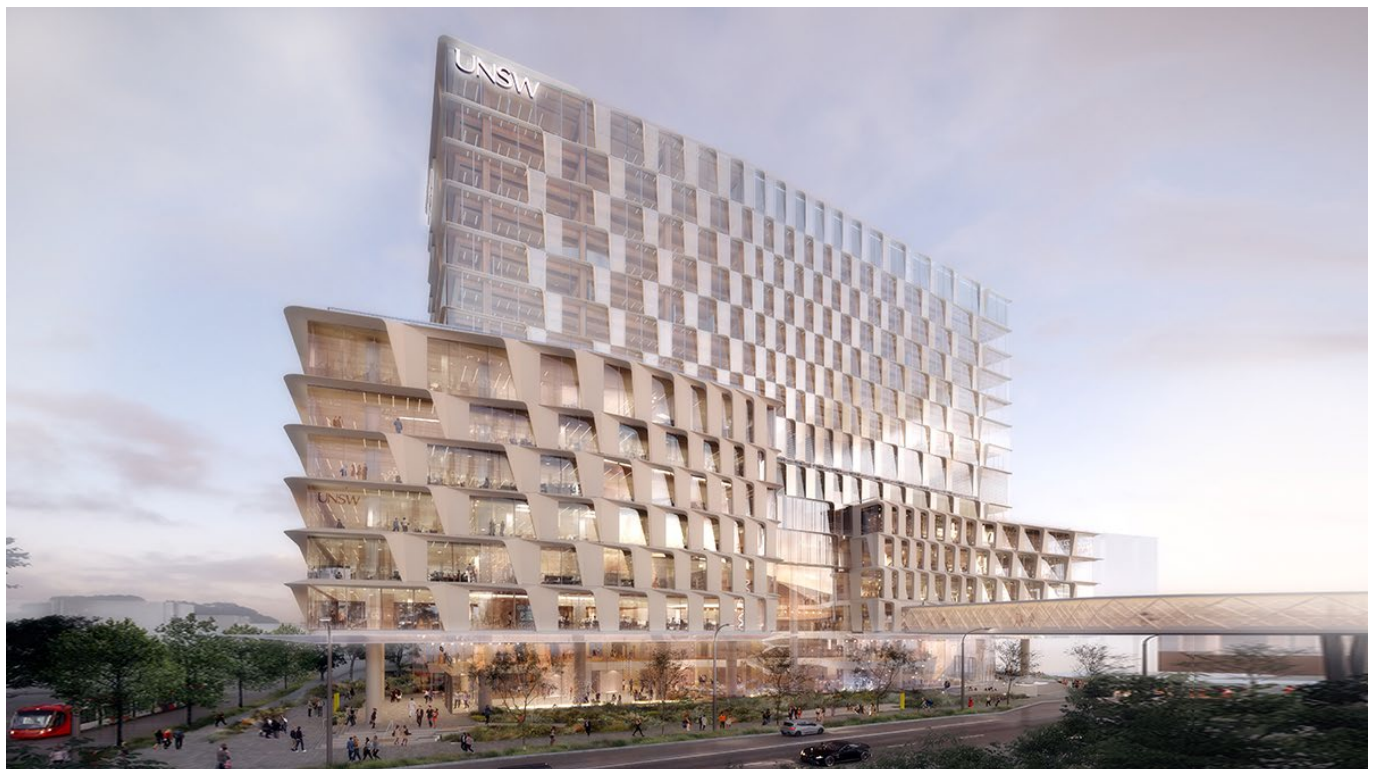


Figure 11 UNSW Health Translation Hub

Source: UNSW

Of particular relevance to the view and visual impact of the proposal, this larger scale development:

- to north, east and west of the site establishes the context for how the proposal will be seen
- blocks views north of Oval Lane in the direction of the Sydney CBD and Sydney Harbour.

7.5 Vegetation

The surrounding area is generally well vegetated.

For example, Norton Street to the south comprises considerable street tree plantings and wide nature strips in part. Adjoining sites also comprise tree and other plantings.

The northern side of Oval Lane supports a continuous row of screening trees within its UNSW campus side.

Trees contribute to the blocking and filtering of views.

7.6 Extent of the primary visual catchment

Based on these factors, the primary visual catchment is generally bound by:

- **North:** Library Walk, extending along Chancellery Walk
- **South:** Norton Street, extending into Kennedy Street, Norton Lane and Magill Street
- **West:** Valentine Close, extending into Library Road and Scentia Lawn
- **East:** Botany Road.

7.7 Cultural and social value of the primary visual catchment

While recognising that all places have social and cultural value, the primary visual catchment does not contain views that exhibit characteristics that provide it with high social and cultural value as recognised under the GLVIA3, being:

- recognition in planning instruments
- indicators of the value attached to views by visitors such as appearance in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and references to them in literature or art
- inclusion of heritage items or heritage conservation areas.

7.8 Type of people in the primary visual catchment

There are a number of different types of people exposed to views:

- residents at home
- communities where views contribute to the landscape setting enjoyed by residents in the area
- people, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views
- travellers on road, rail or other transport routes
- travellers on road, rail or other transport routes where travel involves recognised scenic routes
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience
- visitors to facilities or services (eg, shops, offices, cafes) that meet their day-to-day needs

- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape
- people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life.

While ultimately subjective, for the purposes of visual analysis each type of person can be considered to have a different level of overall sensitivity to change in their visual environment on a spectrum ranging from higher to lower as shown in **Table 5**.

Table 5 Types of visual receptors

Level of likely sensitivity to change	Type of visual receptor
Higher	• Residents at home • People, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views • Travellers on road, rail or other transport routes where travel involves recognised scenic routes • Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience • Communities where views contribute to the landscape setting enjoyed by residents in the area
Lower	• Travellers on road, rail or other transport routes • Visitors to facilities or services (eg, shops, offices, cafes) that meet their day-to-day needs • People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape • People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life

The below table identifies the prevailing type of person in the visual catchment and their sensitivity to the nature of change proposed.

Table 6 Prevailing type of person in the visual catchment and the overall sensitivity to the nature of change proposed

Direction	Prevailing type of person	Sensitivity to the nature of change proposed
North	• Staff, students and visitors to the UNSW campus	Lower
East	• Staff, students and visitors to the Randwick Health campus • Travellers on Botany Street, including those entering the site from Gate 11	Lower
South	• Residents at home	Higher
West	• Staff, students and visitors to the UNSW campus	Lower

7.9 Number of people in the primary visual catchment

The below table identifies the prevailing number of people in the visual catchment.

Table 7 Prevailing number of people in the visual catchment

Direction	Prevailing type of person	Prevailing number
North	Staff, students and visitors to the UNSW campus	High
East	Staff, students and visitors to the Randwick Health campus	Moderate
	Travellers on Botany Street, including those entering the site from Gate 11	High
South	Residents at home	Low
West	Staff, students and visitors to the UNSW campus	High

7.10 Pattern of viewing in the primary visual catchment

The way in which visual receptors typically experience the visual catchment is called the ‘pattern of viewing’.

Views can typically be seen at the close, medium or long range. There are not universal standards as to what constitutes the numerical boundaries between these ranges. Rather, they are relative to each other.

Notable parts of the pattern of viewing for the VIA are as follows:

- in the closer and medium range to the north by staff, students and visitors to the UNSW campus
- in the closer range to the east by travellers on Botany Street, including those entering the site from Gate 11
- in the medium range to the east by staff, students and visitors to the Randwick Health campus
- in the closer to medium range to the south by residents at home
- in the closer to medium range to the west by staff, students and visitors to the UNSW campus.

7.11 Extent and nature of views in the primary visual catchment

As has been outlined, the extent of views is largely limited in the primary visual catchment.

In the closer and medium range to the north by staff, students and visitors to the UNSW campus

The nature of the public domain limits the ability to obtain expansive, long-distance view throughout this part of the UNSW campus.

However, Library Walk borders the entire length of the site’s northern boundary, and Chancellery Walk is aligned with this northern boundary. Due to this alignment, the proposal will be visible to these parts of the public domain (refer below figures).



Figure 12 View along Library Walk looking towards the site

Source: Google Street View



Figure 13 View along Chancellery Walk looking towards the site

Source: Google Street View

In the closer range to the east by travellers on Botany Street, including those entering the site from Gate 11

From Botany Street heading northwards views will open up obliquely to the left in relation to the alignment of the street across other parts of the UNSW campus north of Oval Lane (refer below figure).

Heading southwards views will open up obliquely to the right in relation to the alignment of the street across other parts of the UNSW campus south of the Biological Sciences South Building



Figure 14 View heading northwards on Botany Road

Source: Google Street View

In the medium range to the east by staff, students and visitors to the Randwick Health campus

A view may be obtained through Gate 11 and down Library Walk as is shown in the below figure.



Figure 15 View from the eastern side of Botany Street outside the Randwick Health campus

Source: Google Street View

In the closer to medium range to the south by residents at home

Oval Lane, in particular where it intersects with Kennedy Street and Botany Lane, provides opportunity for partially screened (by the Botany Street Parking Station) and highly filtered

views (through the screening vegetation) to the proposal from the public domain (refer below figure).

The alignment of Oval Lane and Norton Street between Kennedy Street and Botany Lane parallel with the site also provides opportunities for views from the public domain to part of the proposal in the background across the adjoining residential area in the foreground and midground (refer below figure). Similarly, there is opportunity for views to part of the proposal in the background from houses and their associated yards in this area.

While views down Norton Street primarily face away from the site, visibility of part of the proposal may be obtained (refer below figure).

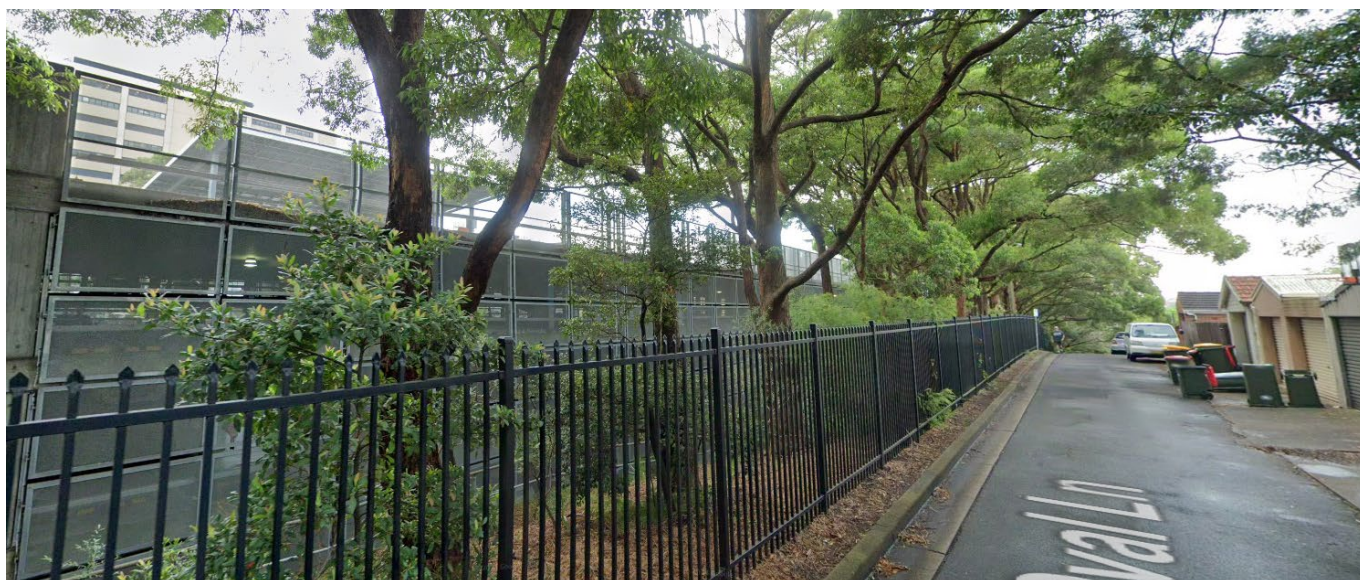


Figure 16 View down Oval Lane

Source: Google Street View



Figure 17 View from Kennedy Street near its intersection with Norton Street looking towards the site

Source: Google Street View



Figure 18 View down Norton Street

Source: Google Street View

In the closer to medium range to the west by staff, students and visitors to the UNSW campus

A screened view may be obtained over part of the Library Building from the northern pathway adjoining the Scentia Lawn.

Further to south the view becomes largely screened by the large Vallentine Annexe.



Figure 19 View from the northern pathway adjoining the Scentia Lawn

Source: Google Street View



Figure 20 View further to south at the Scentia Lawn

Source: Google Street View

7.12 Sensitivity of the primary visual catchment to the nature of change proposed

For the purposes of sensitivity, the primary visual catchment is most appropriately considered to comprise 2 parts:

1. within the UNSW campus
2. external to the UNSW campus.

Within the UNSW campus

That part of the primary visual catchment within the UNSW campus is considered to have a low overall sensitivity to the nature of change proposed due to:

- viewers having a low sensitivity to changes in views and visual amenity
- the limited extent of the views
- where views do occur, they are largely partial in nature with the proposal mainly seen in the background (except for Library Walk) beyond and above a foreground and midground occupies by buildings and vegetation
- an absence of characteristics that provide it with high social and cultural value as recognised under the GLVIA3
- the proposal being seen in the UNSW campus and adjoining Prince of Wales context that is already dominated by larger buildings, including those of comparable height and bulk.

While it is acknowledged that the proposal has the potential to have a large magnitude of impact, this is offset by the sensitivity rating.

External to the UNSW campus

While these same general parameters apply to that part of the primary visual catchment external to the UNSW campus, as land to the south is occupied by residential uses, it is considered to have a medium overall sensitivity to the nature of change proposed.

7.13 Potential for significant visual impact

The SEARS require that the visual analysis:

- identify whether the proposal has potential for significant visual impact
- where this occurs, provide a visual impact assessment that addresses the impacts of the development on the visual catchment.

Under the GLVIA3 significance is defined as:

- 'A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic'.

The significance criteria adopted are sensitivity and magnitude, including their component factors.

The proposal is not considered to have the potential for significant visual impact when considered against these criteria and factors on that part of the primary visual catchment within the UNSW campus.

However, the proposal is considered to have the potential for significant visual impact on that part of the primary visual catchment external to the UNSW campus due to prevailing type of people to the south of the site having a higher level of sensitivity to the nature of change proposed.

As such, based on the SEARS, VIA is justified.

It is noted that significance:

- is not absolute but rather relative on a qualitative spectrum ranging from negligible to dominant
- does not automatically equate to an adverse impact, with higher significance impacts having the potential to be positive
- does not automatically equate to unacceptability of impact, as this is determined through assessment against relevant parts of the planning framework.

7.14 Key viewpoints in the public domain

The nature and extent of visual impact changes with a person's location in the landscape (viewpoint) based on factors such as direction, distance and angle of viewpoint and duration of visibility (eg, static or moving). As there is a near infinite number of viewpoints, a selection of viewpoints to form the basis of the VIA is required. In this regard, the GLVIA3 provides the following guidance:

- 'The viewpoints used need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects. It is not possible to give specific guidance on the appropriate number of viewpoints since this depends on the context, the nature of the proposal and the range and location of visual receptors. The emphasis must always be on proportionality in relation to the scale and nature of the development proposal and its likely significant effects'.

As can be seen, the focus is on achieving a balance between adequacy of coverage and reasonableness.

Informed by this, the following table identifies the viewpoints that have been selected for assessment as part of this VVIA, including the reason for this selection. The following figure shows the location of these viewpoints.

Table 8 Key viewpoints in the public domain

View number	View name
Within the University of NSW campus	
View 2	From Library Walk (East) Gate 11
View 3	From Chancellery Walk (inner campus)
View 8	From University Walk
View 9	From Library Walk
Within the University of NSW campus	
View 1	From Gate 11, Botany Road
View 4	From Magill Street – South of Prince of Wales Hospital
View 5	From intersection of Magill Street and Botany Road
View 6	From Botany Lane, East
View 7	From Oval Lane, West

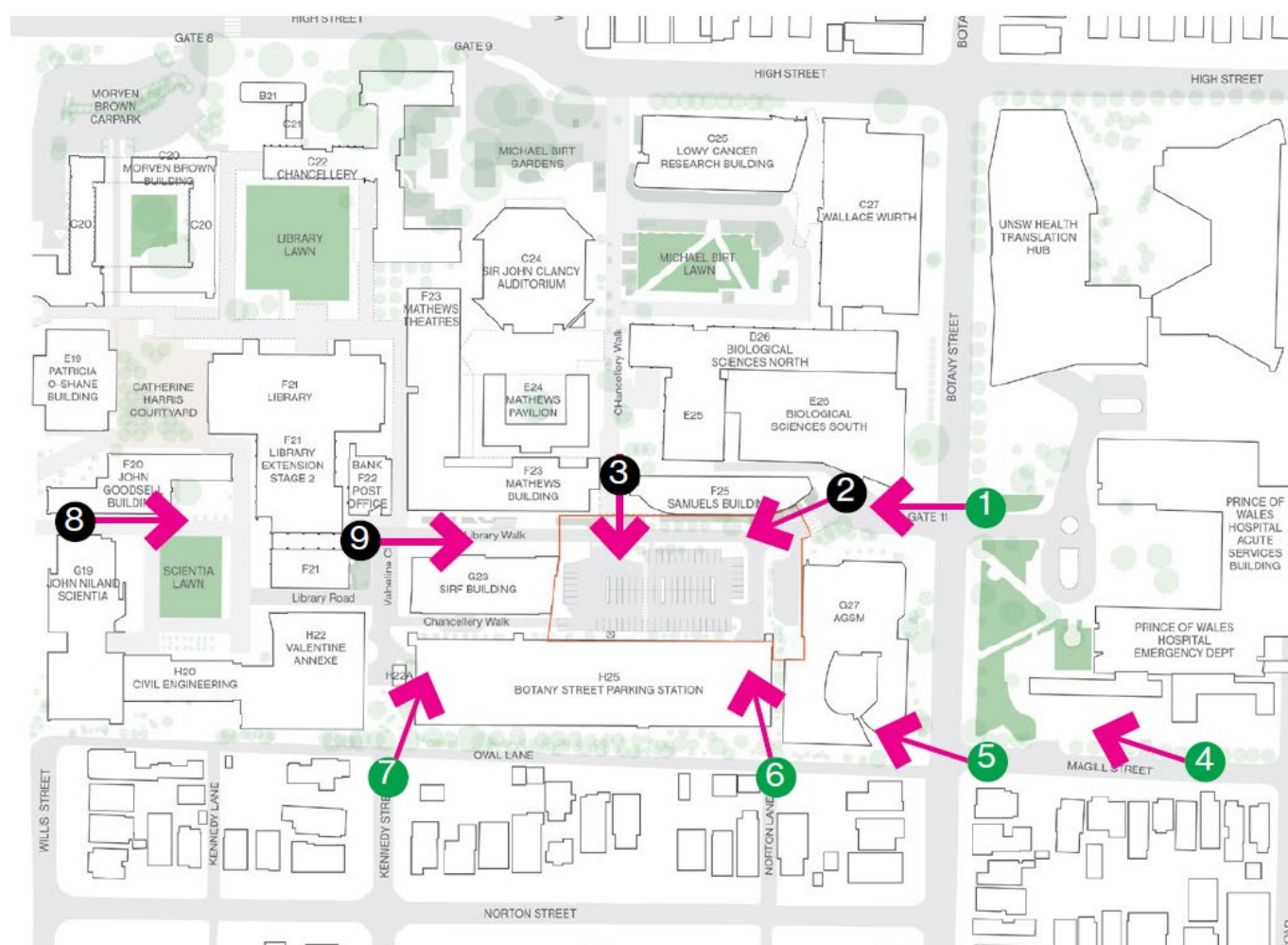


Figure 21 Viewpoints within the UNSW campus and external public domain

Source: Architectus

8.0 Visual impact assessment

This part considers the following viewpoints:

- **section 1:** within the University of NSW campus
- **section 2:** external to the University of NSW campus.

8.1 Viewpoints within the University of NSW campus

This section provides an indication of how the proposal is likely to appear from the following viewpoints.

1. **Viewpoint 2:** Library Walk (East), Gate 11
1. **Viewpoint 3:** From Chancellery Walk (inner campus)
2. **Viewpoint 8:** From University Walk
3. **Viewpoint 9:** From Library Walk (West).

Consistent with the methodology and based on the proposal not being considered to have the potential for significant visual impact on that part of the primary visual catchment within the UNSW campus, detailed assessment against the GLVIA3 is not provided.

While acknowledging magnitude, these images show that the proposal is compatible in scale and form with that of the existing UNSW campus and has visual and view impact that can reasonably be expected by a development within this part of the campus.

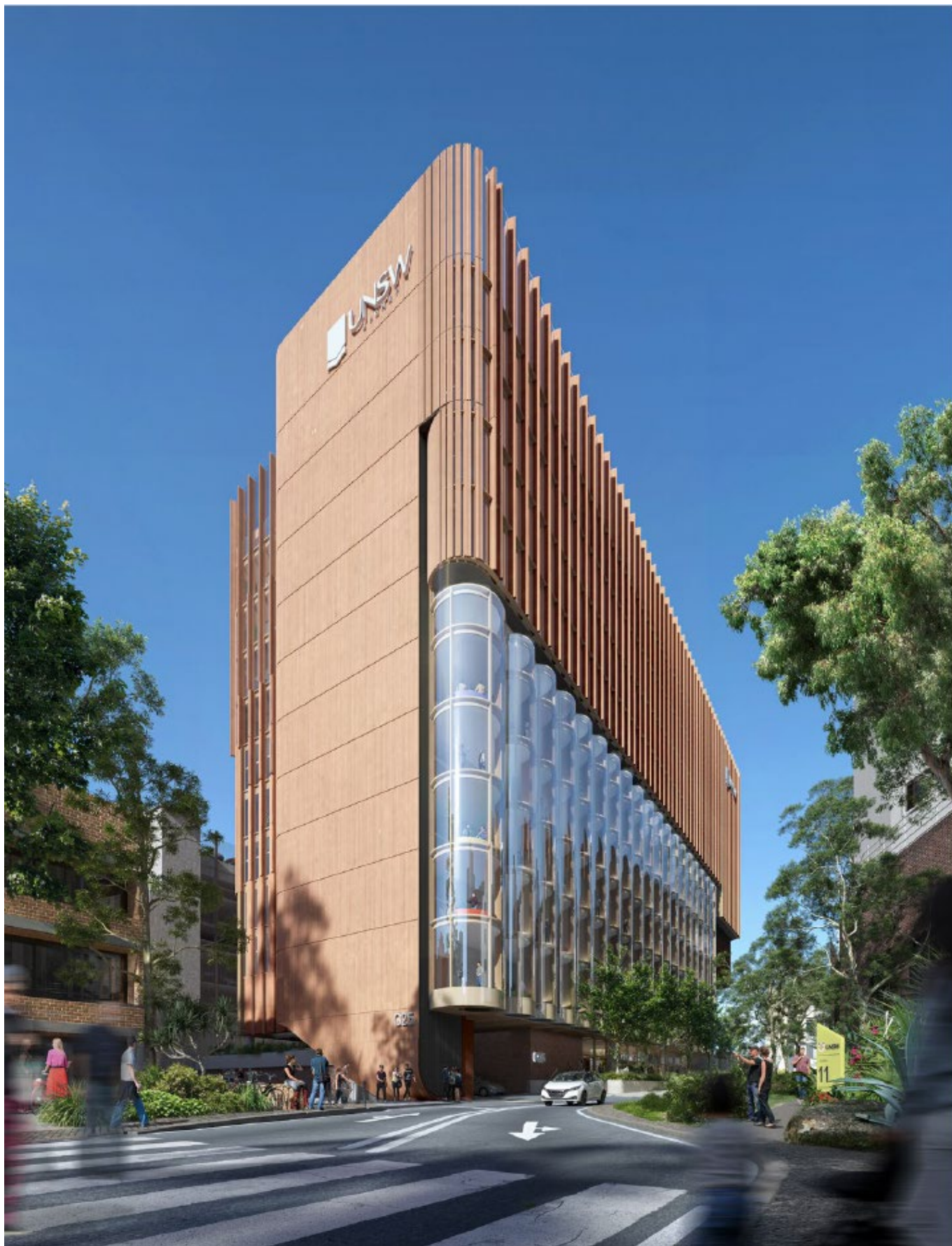


Figure 22 Viewpoint 2: Library Walk (East), Gate 11 – proposed view

Source: Architectus



Figure 23 Viewpoint 3: From Chancellery Walk (inner campus) – proposed view
Source: Architectus



Figure 24 Viewpoint 8: From University Walk

Source: Architectus

Note: the proposal is not visible in this view



Figure 25 Viewpoint 9: From Library Walk (West)

Source: Architectus

8.2 Viewpoints external to the University of NSW campus

This section considers the following viewpoints:

4. **Viewpoint 1:** From Gate 11, Botany Road
5. **Viewpoint 4:** From Magill Street – South of Prince of Wales Hospital
6. **Viewpoint 5:** From the intersection of Magill Street and Botany Road
7. **Viewpoint 6:** From Botany Lane, East
8. **Viewpoint 7:** From Oval Lane, West.

8.3 Viewpoint 1: From Gate 11, Botany Road

8.3.1 Existing view



Figure 26 Viewpoint 1: From Gate 11, Botany Road – existing view

Source: Architectus

8.3.2 Proposed view



Figure 27 Viewpoint 1: From Gate 11, Botany Road – proposed view
Source: Architectus

8.3.3 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low sensitivity to the nature of change proposed. Of note, larger scale buildings of a similar typology to the proposal are present in the view.

Table 9 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low

Item	Assessment
Number of people	High
Type of people	Low

8.3.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a major change over a restricted area that is ongoing but capable of being reversed. As such the proposal is considered to have a considerable magnitude of change.

Table 10 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and 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

8.3.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low significance of visual impact.

Table 11 Significance of the nature of change proposed

		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

8.4 Viewpoint 4: From Magill Street – South of the Prince of Wales Hospital

8.4.1 Existing view



Figure 28 Viewpoint 4: From Magill Street – South of the Prince of Wales Hospital – existing view

Source: Architectus

8.4.2 Proposed view



Figure 29 Viewpoint 4: From Magill Street – South of the Prince of Wales Hospital – proposed view
Source: Architectus

8.4.3 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low – medium sensitivity to the nature of change proposed. Of note, larger scale buildings of a similar typology to the proposal are present in the view.

Table 12 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low

Item	Assessment
Number of people	Medium
Type of people	Medium

8.4.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a moderate change over restricted area that is ongoing but capable of being reversed. As such the proposal is considered to have a noticeable magnitude of change.

Table 13 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and 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

8.4.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low significance of visual impact.

Table 14 Significance of the nature of change proposed

		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

8.5 Viewpoint 5: From intersection of Magill Street and Botany Road

8.5.1 Existing view



Figure 30 Viewpoint 5: From intersection of Magill Street and Botany Road – existing view

Source: Architectus

8.5.2 Proposed view



Figure 31 Viewpoint 5: From the intersection of Magill Street and Botany Road – proposed view
Source: Architectus

8.5.3 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low – medium sensitivity to the nature of change proposed. Of note, larger scale buildings of a similar typology to the proposal are present in the view.

Table 15 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low

Item	Assessment
Number of people	Medium
Type of people	Medium sensitivity

8.5.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a moderate change over a restricted area that is ongoing but capable of being reversed. As such the proposal is considered to have a noticeable magnitude of change.

Table 16 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and 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

8.5.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low significance of visual impact.

Table 17 Significance of the nature of change proposed

		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

8.6 Viewpoint 6: Botany Lane, East

8.6.1 Existing view



Figure 32 Viewpoint 6: From Botany Lane, East – existing view

Source: Architectus

8.6.2 Proposed view



Figure 33 Viewpoint 6: From Botany Lane, East – proposed view
Source: Architectus

8.6.3 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low – medium sensitivity to the nature of change proposed. Of note, larger scale buildings of a similar typology to the proposal are present in the view.

Table 18 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low

Item	Assessment
Number of people	Medium
Type of people	Medium

8.6.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a minor change over a restricted area that is ongoing but capable of being reversed. As such the proposal is considered to have a perceptible magnitude of change.

Table 19 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and 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

8.6.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low – negligible significance of visual impact.

Table 20 Significance of the nature of change proposed

		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

8.7 Viewpoint 7: From Oval Lane, West

8.7.1 Existing view



Figure 34 Viewpoint 7: From Oval Lane, west – existing view

Source: Architectus

8.7.2 Proposed view



Figure 35 Viewpoint 7: From Oval Lane, west – proposed view
Source: Architectus

8.7.3 Sensitivity of the viewpoint to the nature of change proposed

The following table summarises the sensitivity of the viewpoint to the nature of change proposed. Overall, the viewpoint is considered to have a low – medium sensitivity to the nature of change proposed. Of note, larger scale buildings of a similar typology to the proposal are present in the view.

Table 21 Sensitivity of the view to the nature of change proposed

Item	Assessment
Social and cultural value	Low
Visual characteristics	Low

Item	Assessment
Number of people	Medium
Type of people	Medium

8.7.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent an imperceptible change that is ongoing but capable of being reversed. As such the proposal is considered to have a considerable magnitude of change.

Table 22 Magnitude of the nature of change proposed

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and 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

8.7.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a negligible significance of visual impact.

Table 23 Significance of the nature of change proposed

		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

9.0 Assessment against the planning framework

This part considers the proposal against the:

- EP&A Act
- Housing SEPP
- WLEP 2014
- WDCP 2015.

9.1 Environmental Planning and Assessment Act 1979

This part considers the proposal against:

- section 1.3 'Objects of Act'
- section 4.15 'Evaluation'.

9.1.1 Section 1.3 'Objects of Act':

'(g) to promote good design and amenity of the built environment'.

Assessment

View and visual impact, including on visual amenity, forms part of the broader set of considerations under amenity.

There is no universal definition of visual amenity in the NSW planning systems. As such, reference is made to the GLVIA3. It defines visual amenity as follows:

- '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'.

As can be seen by comparing figure 2 and figure 6, the proposal represents a considerable enhancement to the visual amenity of the area compared to the current space which is dominated by the large, at-grade Botany Street Apron Parking Area and the Botany Street Parking Station.

Compliance or consistency

The proposal is consistent with this provision.

9.1.2 Section 4.15 'Evaluation'

- 1) Matters for consideration—general: In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the 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.

Assessment

This VIA provides a comprehensive and detailed assessment of the proposal's view impact. As such, it enables the consent authority to take into consideration these matters when evaluating the proposal.

It is noted that view impact is one of a large number and broad range of matters to be considered by a consent authority when evaluating a DA in accordance with section 4.15 'Evaluation' of the EP&A Act.

Relative weight is to be afforded to each of these matters.

As is identified in the EIS, the NSW Government and council strategic planning framework encourages the strengthening of the economic capability of the UNSW campus and surrounding area as with an ambitious target to accommodate 10,000 approx. new jobs between 2016 – 2036.

The proposal provides a meaningful opportunity to help deliver on this ambition.

Compliance or consistency

The proposal is consistent with this section.

9.2 Randwick Local Environmental Plan 2012

This part considers the proposal against:

- section 2.3 Zone objectives and Land Use Table for zone SP2 Infrastructure
- section 4.3 Height of buildings
- section 4.4 Floor space ratio

9.2.1 Section 2.3 Zone objectives and Land Use Table for zone SP2 Infrastructure

The objectives of this clause are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure
- To facilitate development that will not adversely affect the amenity of nearby and adjoining development
- To protect and provide for land used for community purposes.

Assessment

As has been noted, the proposal is permissible with consent in zone SP2 Infrastructure. Therefore, it is reasonable to expect the potential for this type and nature of development.

As has been demonstrated in this VIA, when seen from nearby and adjoining development the proposal:

- will be seen in the context of large existing buildings within the UNSW campus
- will be compatible in scale and form with these buildings
- with the exception of the view from Library Walk, the proposal will not dominate views
- where appearing dominant in the view from Library Walk, it will resolve an existing 'gap' in the UNSW campus and replace a low amenity space with a well-designed building and surrounding spaces
- will not block iconic or high value views.

Compliance or consistency

The proposal is consistent with this section.

9.2.2 Section 4.3 Height of buildings

The objectives of this clause are:

- (a) to ensure that the size and scale of development is compatible with the desired future character of the locality
- (b) to ensure that development is compatible with the scale and character of contributory buildings in a conservation area or near a heritage item
- (c) to ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views.

Assessment

As has been discussed, the prevailing visual character of this part of the UNSW campus comprises a dense collection of taller buildings.

In addition, the NSW Government and local strategic planning framework seeks the further strengthening of the economic capability of the campus and surrounding non-residential area is for considerable growth.

Responding to this, a number of taller buildings have been constructed or are under construction in the surrounding area, most notably the nearby Randwick Health campus which occupies a considerably more visually prominent site and has a greater height than the proposal.

The proposal is compatible in height with this prevailing and desired future visual character.

Consideration of amenity is provided earlier in this VVIA. As has been evidenced by the imagery in this VVIA, the height of the proposal does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk or and views.

Compliance or consistency

The proposal is consistent with this section.

9.2.3 Section 4.4 Floor space ratio

The objectives of this clause are:

- (a) to ensure that the size and scale of development is compatible with the desired future character of the locality
- (b) to ensure that buildings are well articulated and respond to environmental and energy needs
- (c) to ensure that development is compatible with the scale and character of contributory buildings in a conservation area or near a heritage item
- (d) to ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views.

Assessment

As with height, the prevailing visual character of this part of the UNSW campus comprises a dense collection of larger, often bulky buildings.

In addition, the NSW Government and local strategic planning framework seeks the further strengthening of the economic capability of the campus and surrounding non-residential area is for considerable growth.

Responding to this, a number of larger buildings have been constructed or are under construction in the surrounding area, most notably the nearby Randwick Health campus

which occupies a considerably more visually prominent site and has a greater height than the proposal.

The proposal is compatible in bulk with this prevailing and desired future visual character.

Consideration of amenity is provided earlier in this VVIA. As has been evidenced by the imagery in this VVIA, the bulk of the proposal does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk or and views.

Compliance or consistency

The proposal is consistent with this section.

10.0 Discussion of key issues

10.1 Acceptability of impact on public domain views, in particular from the nearby residential area

The proposal does not block any significant views from the public domain identified in planning instruments, does not appear prominent in views from the public domain and overall has a low significance of visual impact on the public domain.

10.2 Compatibility with visual character

The scale of the proposal created by its height and bulk is compatible with the existing and desired future character of the surrounding area.

10.3 Impact on visual amenity

The proposal represents a considerable enhancement to the visual amenity of the area compared to the current space which is dominated by the large, at-grade Botany Street Apron Parking Area and the Botany Street Parking Station.

11.0 Mitigation measures

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.

Under the GLVIA3, 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
- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the EIS, the proposal has been the subject to a design process that has included consideration of visual impact. This has resulted in the incorporation of a

number of primary measures that seek to avoid and minimise any potential significant adverse visual impacts.

As has been determined by this VVIA, 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 amendments to the proposal in its current form to satisfactorily manage visual impact.

12.0 Conclusion

The proposal has acceptable visual and view impact for the following key reasons:

- it does not block any significant views from the public domain identified in planning instruments, does not appear prominent in views from the public domain and overall has a low significance of visual impact on the public domain
- it has a scale created by its height and bulk that is compatible with the existing and desired future character of the Randwick Health & Innovation Precinct
- it is setback from street boundaries to adequately mitigate visual impact on nearby lower density residential communities
- it represents an enhancement to the visual amenity of the area compared to the current space which is dominated by the large, at-grade Botany Street Apron Parking Area and the Botany Street Parking Station.

It is not considered necessary to make further amendments to the proposal in its current form to satisfactorily manage visual impact

Based on these findings, the view and visual impact of the proposal is considered acceptable and as such can be supported on view and visual impact grounds.