

An architectural rendering of the Wollongong Private Hospital, a large multi-story building with a mix of brick and glass facades. The image is overlaid with a semi-transparent blue filter. The main title is centered in large white text. The date 'November 2025' is in the lower-left, and the 'HATCH' logo is in the lower-right.

WOLLONGONG PRIVATE HOSPITAL

VISUAL ANALYSIS AND VISUAL IMPACT ASSESSMENT

November 2025

HATCH

Title: Wollongong Private Hospital Visual Impact Assessment
Prepared for: Erilyan Pty Ltd C/- AA Crown Holdings
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TABLE OF CONTENTS

INTRODUCTION AND METHODOLOGY	4
<hr/>	
Introduction	
Assessment Methodology	
SITE ANALYSIS	10
<hr/>	
Local Context	
VISUAL ANALYSIS	14
<hr/>	
Vantage Points	
Visual Impact Assessment	
CONCLUSION	36
<hr/>	

01

INTRODUCTION & METHODOLOGY

INTRODUCTION

PURPOSE OF THIS REPORT

Hatch has been commissioned to prepare this Visual Analysis and Visual Impact Assessment (VIA) in support of the State Significant Development Application for the proposed extension of Wollongong Private Hospital at 15-23 Urunga Parade and 360-368 Crown Street, Wollongong.

The VIA addresses the specific requirements of the Secretary's Environmental Assessment Requirements (SEARs) to "Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development" and "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."

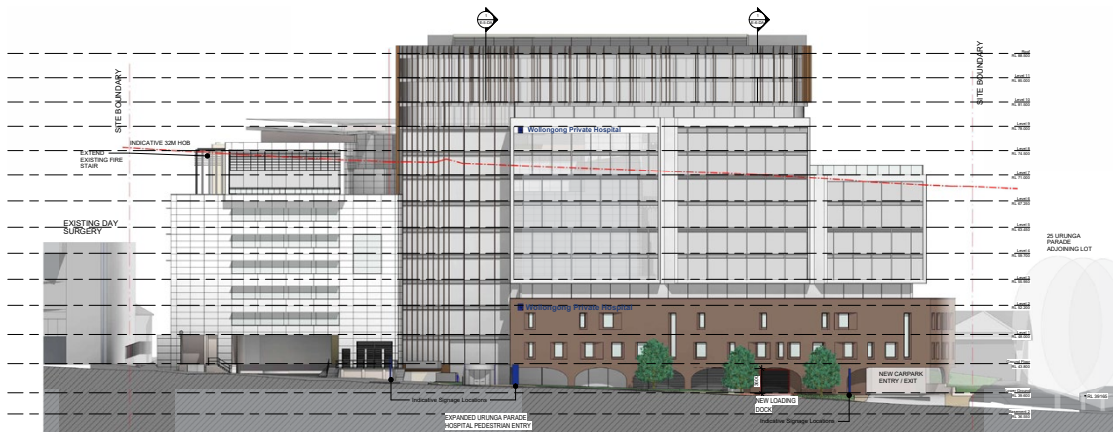
To do this, the VIA investigates the potential visual impacts that the proposed development may have on the surrounding and adjacent publicly accessible areas, and provides detailed assessment of the sensitivity and magnitude of the changes from different vantage points in comparison to the existing buildings.

PROPOSAL OVERVIEW

The proposed expansion of the hospital will provide additional operational capacity for the facility to provide general and specialised services.

The proposed development comprises a twelve-storey extension to the existing private hospital as detailed in the architectural plans prepared by CM+, supplied on 27 October 2025.





North Elevation (Source: CM¹)



South Elevation (Source: CM¹)



West Elevation (Source: CM¹)

ASSESSMENT METHODOLOGY

CONTEXTUAL ANALYSIS

Hatch carried out site inspections to better understand the results of desktop studies and the existing visual character of the area. The team inspected a number of locations to evaluate the scenic qualities and visual prominence of the site and cross referenced these locations with aerial photographs, land topography and panoramic photographs to identify potential vantage viewpoints.

DETAILED ASSESSMENT METHODOLOGY

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

- TfNSW Environmental Impact Assessment Practice Note: Guidelines for landscape character and visual impact assessment (2023)
- The Guidance for Landscape and Visual Impact Assessment (GLVIA), Third Edition (2013) prepared by the Landscape Institute and Institute of Environmental Management and Assessment; and Visual Representation of Development Proposals, Technical Guidance Note 02 (2017)
- The guidelines describe the assessment as a way to define the changes to the physical landscape and day to day visual effects of a project on people's views. The determination of the impacts is based on the following criteria:

Sensitivity is defined as “The sensitivity of a landscape character zone or view and its capacity to absorb change” (EIA N04 Guidelines, 2023, TfNSW).

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

Magnitude is defined as “The measurement of the scale, form and character of a development proposal when compared to the existing condition” (EIA N04 Guidelines, 2023, TfNSW).

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

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

PHOTOGRAPHIC RECORDING

Photographs were taken from the selected viewpoints using Nikon D7500 DSLR camera and a 18-140mm lens. Photographs were stitched together using an automated software process,

however, no perspective fixing was used. The location of viewpoints was recorded using GPS tracking software.

VISUALISATION OF THE DEVELOPMENT AND PROPOSED SCENARIOS

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

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

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

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

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

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

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

Table 2. Sensitivity Ranking Criteria

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

Table 3. Magnitude Ranking Criteria

02

SITE ANALYSIS

LOCAL CONTEXT

LOCAL CONTEXT

The Site is situated approximately 1km from Wollongong CBD. It benefits from easy access to Princes Highway and Princes Motorway.

Wollongong Private Hospital is located within the health precinct on the western edge of the city centre in close proximity to Wollongong Hospital, the region's major hospital. The health precinct includes public and private hospitals, a number of medical and health care practices and medical specialist practices, student and nursing accommodation and associated uses.

The Site is also highly accessible via public transport including bus services on Crown Street, as well as the Wollongong Train Station, which is located approximately 750m east of the Site.



Glenmore Park



Wollongong Private Hospital



TAFE NSW



Residential Streets



Wollongong Public Hospital



Activation/ Wollongong CBD

Keira Oval

Edmund Rice College

Gilmore Park

Wiseman Park Reserve

Kerryn McCann Athletic Centre

West Wollongong

Health Precinct

Wollongong Hospital

Wollongong CBD

Crown St
Existing Heritage Building

SITE

Wollongong Private Hospital

T

Wollongong Station

MacCabe Park

TAFE NSW Wollongong

Mangerton

Figtree Oval



03

VISUAL ANALYSIS

VANTAGE POINTS

PHYSICAL ABSORPTION CAPACITY

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

The following factors provide some physical absorption capacity for the proposal and reduces the visibility of the proposed development:

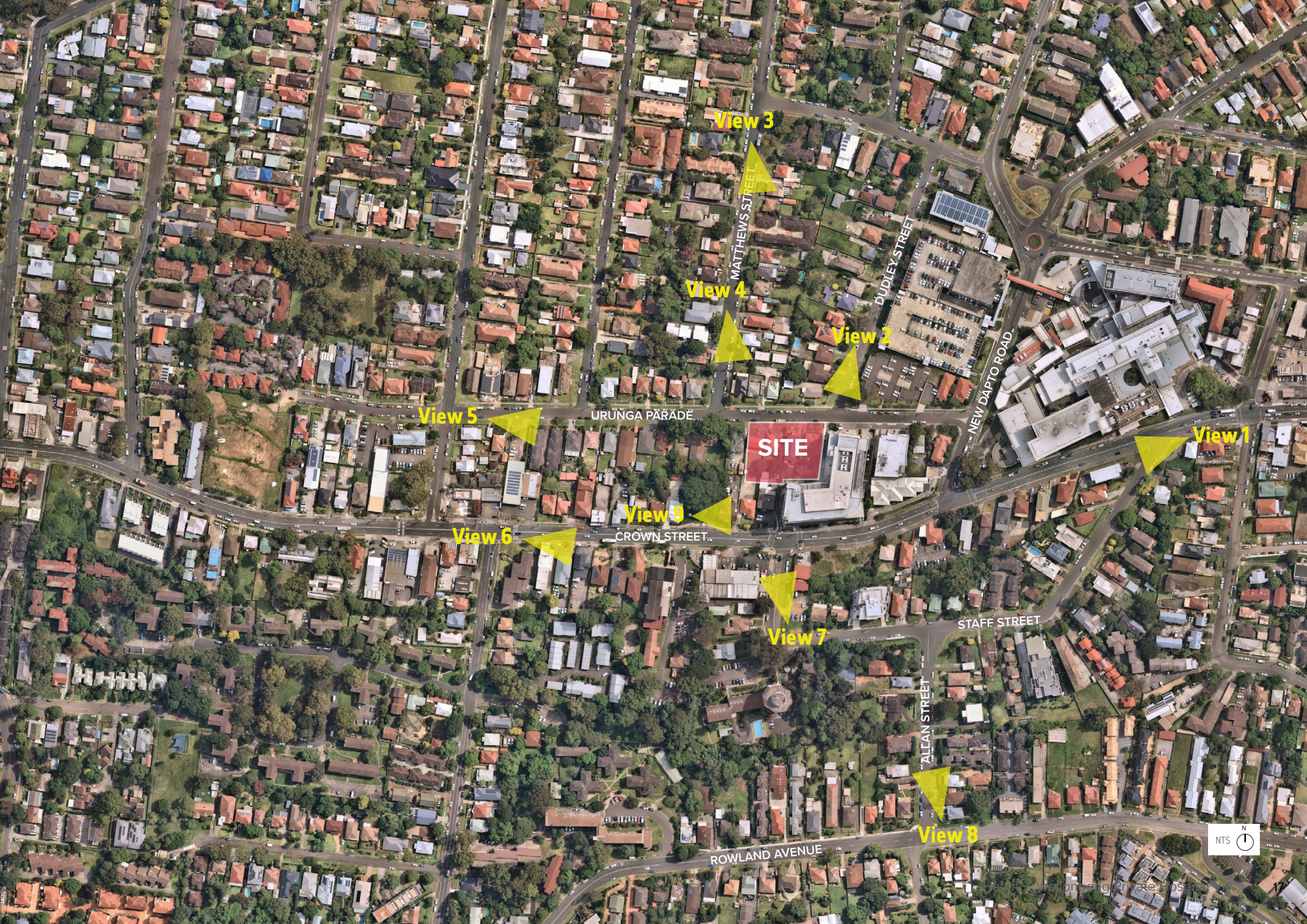
- Surrounding large scale buildings including existing Wollongong Public Hospital.
- Existing Wollongong Private Hospital.
- Mature trees located west of the Site.

SELECTION OF VANTAGE POINTS

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

The key vantage points analysed include:

- 391 Crown St, Wollongong NSW 2500
- 18 Dudley St, Wollongong NSW 2500
- 28 Matthews St, Wollongong NSW 2500
- 40 Matthews St, Wollongong NSW 2500
- 49 Urunga Parade, Wollongong NSW 2500
- 1 Mangerton Rd, Wollongong NSW 2500
- IRT Diment Towers Retirement Village, Staff St (driveway entrance on Staff St)
- 15 Allan St, Wollongong NSW 2500
- Beatson Park, Wollongong NSW 2500



View 3

View 4

View 2

View 5

URUNGA PARADE

SITE

View 1

View 9

CROWN STREET

View 6

View 7

STAFF STREET

View 8

ROWLAND AVENUE



VIEW POINT 1 391 CROWN ST, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'31.4"S 150°53'02.7"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 1

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from Crown St entering the health precinct
- To assess to what degree the existing vegetation and structures screen or disguise the future development from this intersection
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The sensitivity of view from Crown Street has MODERATE sensitivity due to:

- The view is from the main street entering the health precinct and has a high number of receptors.
- Public view has some visual value, with the escarpment visible in the distance.
- There are landscape detractors including utility poles and other structures which reduce the sensitivity of the view.
- Receptors are mostly road users in motor vehicles with passing views and lower sensitivity.

Magnitude

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

- Proposal is completely screened by the existing buildings including Public Hospital.
- There is no change in view.

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



Existing

Proposed Building screened by the existing Public Hospital



Proposed

VIEW POINT 2 18 DUDLEY ST, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'28.7"S 150°52'51.8"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 2

The aim of assessing the view is:

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

Sensitivity

The sensitivity of view from Dudley Street has MODERATE sensitivity due to:

- Receptors include both hospital staff, visitors as well as local residents who have higher sensitivity to visual amenity.
- There are landscape detractors including the existing hospital building in the view.
- The site is elevated and highly visible from Dudley Street which increases the sensitivity.

Magnitude

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

- Proposal forms a highly visible feature of the scene which exceeds the height of the existing building.
- The building forms a dominant component of the view.
- The building is partly screened by the existing vegetation.

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



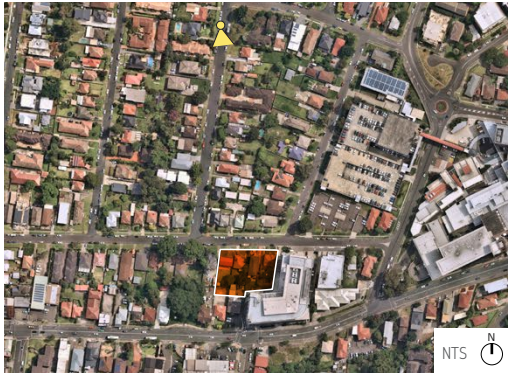
Existing

Proposed Building



Proposed

VIEW POINT 3 28 MATTHEWS ST, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'23.4"S 150°52'48.4"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 3

The aim of assessing the view is:

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

Sensitivity

The view from Matthews St is considered to have MODERATE sensitivity due to:

- Matthews Street is a residential street and visual amenity is important to receptors which are mainly the local residents.
- The view is elevated and has some scenic value.
- There are landscape detractors including utility poles and other structures which reduce the sensitivity of the view.

Magnitude

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

- The proposal forms a visible new element within the overall scene, yet one that is relatively consistent with the existing building scale and massing and the view's composition.

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



Existing

Proposed Building



Proposed

VIEW POINT 4 42 MATTHEWS ST, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'27.3"S 150°52'47.8"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 4

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the surrounding residential street and in close proximity
- To assess to what degree the existing vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Matthews St is considered to have MODERATE sensitivity due to:

- Matthews Street is a residential street and visual amenity is important to receptors which are mainly the local residents.
- The existing landscape detractors including housing and the existing hospital reduce the sensitivity of the view.
- The view has limited visual value.

Magnitude

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

- Proposal forms a highly visible feature of the scene which exceeds the height of the existing building.
- The building forms a dominant component of the view.

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



Existing

Proposed Building



Proposed

VIEW POINT 5 34 URUNGA PARADE, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'30.3"S 150°52'40.4"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 5

The aim of assessing the view is:

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

Sensitivity

The view from Urunga Parade is considered to have LOW sensitivity due to:

- Uringa Pde is a residential street and visual amenity is important to receptors which are mainly the local residents.
- There are landscape detractors including the existing public and private hospital building in the view
- The view in this direction has limited visual value (long vistas to the escarpment face the opposite direction).

Magnitude

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

- The proposal forms a visible new element within the overall scene, yet is not dominating the view.

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



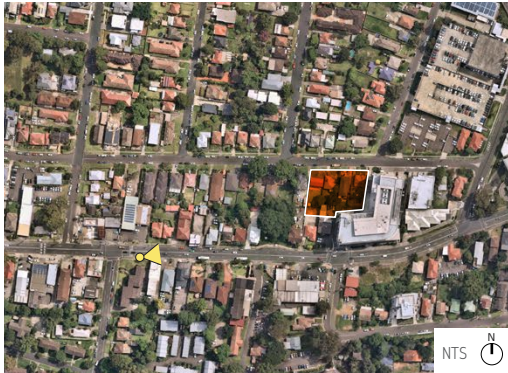
Existing

Proposed Building



Proposed

VIEW POINT 6 1 MANGERTON RD, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'33.8"S 150°52'41.3"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 6

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the main street entering the health precinct
- To assess to what degree the existing structures and buildings screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The sensitivity of view from Mangerton Rd has MODERATE sensitivity due to:

- The view is from the main street entering the health precinct and has a high number of receptors.
- Public view has some visual value, with the mature trees and vegetation along the street
- There are landscape detractors including utility poles and other structures which reduce the sensitivity of the view.
- Receptors are mostly road users in motor vehicles with passing views and lower sensitivity.

Magnitude

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

- The proposal is mostly screened by existing trees.
- The proposal constitutes only a minor component of the wider view that is compatible with the view's composition.

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



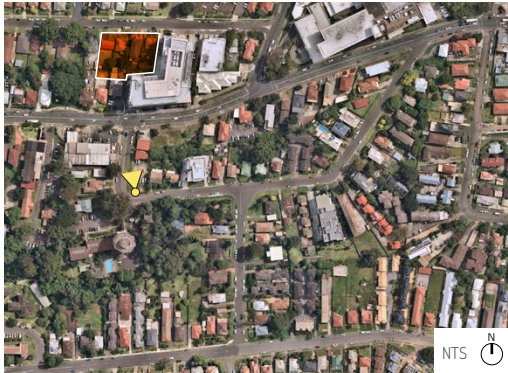
Existing

Proposed Building



Proposed

VIEW POINT 7 IRT DIMENT TOWERS RETIREMENT VILLAGE, STAFF ST



Google Earth Coordinate: 34°25'36.7"S 150°52'49.6"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 7

The aim of assessing the view is:

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

Sensitivity

The sensitivity of view from Staff St has LOW sensitivity due to:

- The street has a low number of receptors.
- There are landscape detractors including the existing hospital building in the view.
- The site is elevated which increases sensitivity.
- The overall view has limited visual value.

Magnitude

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

- Proposal adds a minor new element to the view which is consistent with the existing Private Hospital building in terms of scale and facade treatment.
- Proposal is partly screened by the existing buildings.

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



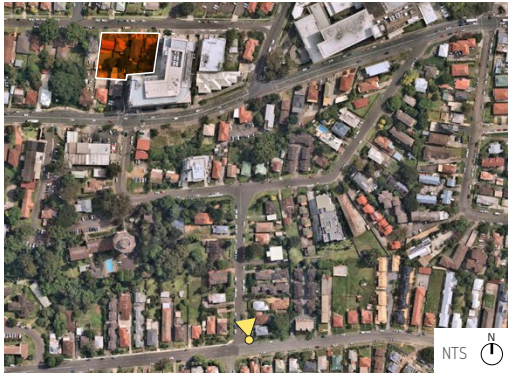
Existing

Proposed Building



Proposed

VIEW POINT 8 15 ALLAN ST, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'41.4"S 150°52'54.1"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 8

The aim of assessing the view is:

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

Sensitivity

The sensitivity of view from Allan St has LOW sensitivity due to:

- The street has a low number of receptors.
- There are landscape detractors including the existing hospital building in the view.
- The site is elevated which increases sensitivity.
- The overall view has limited visual value.

Magnitude

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

- Proposal is almost completely screened by the existing Private Hospital.
- Minimal change to the wider view, which might be missed by the casual observer or receptor.

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



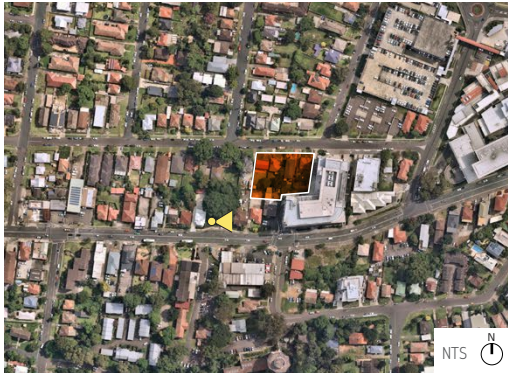
Existing

Proposed Building



Proposed

VIEW POINT 9 BEATSON PARK, WOLLONGONG NSW 2500



Google Earth Coordinate: 34°25'33.3"S 150°52'46.5"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 9

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the the surrounding public open space
- To assess to what degree the existing structures and buildings screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The sensitivity of view from Beatson Park has HIGH sensitivity due to:

- Beatson is a heritage-listed public park for passive recreation for the community.
- Users engaged in passive recreation are more sensitive to visual change of their surroundings.

Magnitude

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

- Proposal is completely screened by the existing trees.
- There is no change in view.

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



Existing

Proposed building behind vegetation



Proposed

CONCLUSION

SUMMARY OF FINDINGS

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

Overall, the visual impacts assessed from multiple viewpoints surrounding the site result in impacts ranging from **none** to **high/moderate**. This is mostly due to the proposals integration with the existing Wollongong Private Hospital, small footprint and compatibility with the existing scale and facade treatment.

There are limited public views towards the site that are not already screened by landscape. Where visible, the proposal is consistent with the existing Wollongong Private Hospital and reinforces the character of the area as a health precinct. In addition, the proposed architectural design helps integrate the proposal into its setting.

MITIGATION MEASURES

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

- Retaining high quality landscaping and existing mature trees to reduce the visual impact in close proximity.
- Retaining native planting to reinforce the existing landscape character of the precinct.
- Scale, bulk and facade treatment consistent with the existing Wollongong Private Hospital.
- Facade treatment and horizontal articulation to reduce the height impact.
- Material and colour selection that blend with the existing Wollongong Private Hospital and surrounding landscape to reduce the visual impact.



HATCH

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