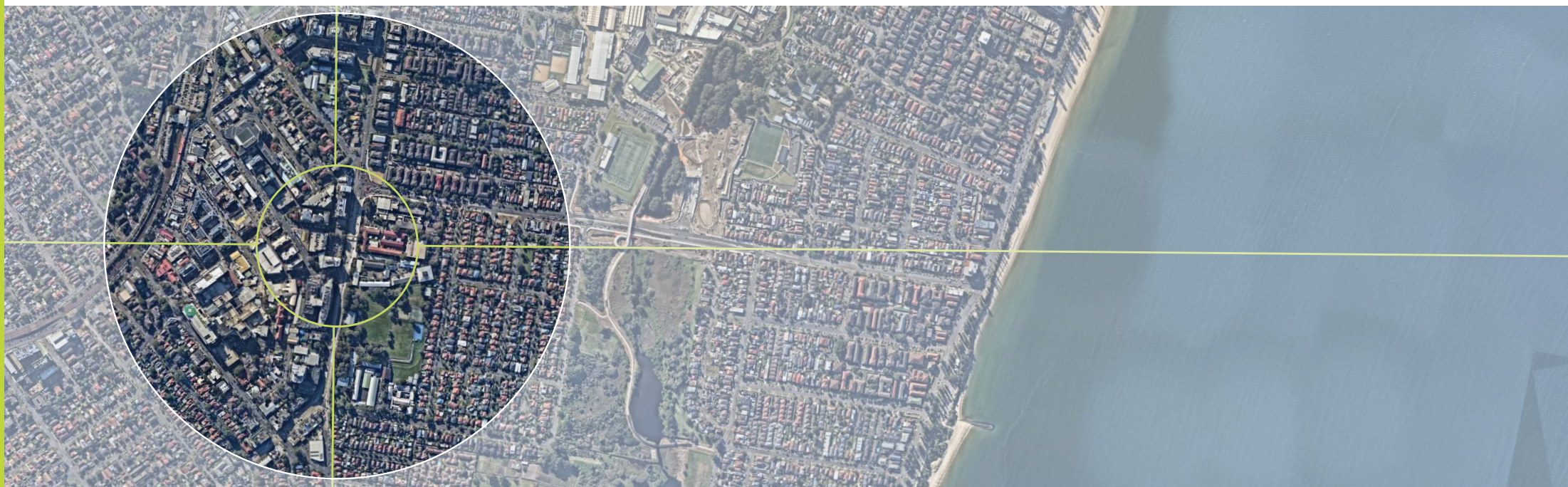


# landscape & visual impact assessment



| REV | DESCRIPTION             | INITIAL | DATE         |
|-----|-------------------------|---------|--------------|
| A   | DRAFT ISSUE FOR COMMENT | JA / SR | 16 / 09 / 25 |
| B   | ISSUE FOR APPROVAL      | JA / SR | 21 / 10 / 25 |
|     |                         |         |              |
|     |                         |         |              |

119-129 PRINCES HIGHWAY AND 2 HOGBEN ST, KOGARAH, NSW, 2217

DHARUG / THARAWAL / EORA

prepared for:

AKALAN PROJECTS PTY LTD

# 2

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## assessment summary

## 2. ASSESSMENT SUMMARY

This Landscape and Visual Impact Assessment report has been prepared on behalf of Akalan Projects Pty Ltd in support of a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979). The SSDA seeks approval for the expansion of the St George Private Hospital. Specifically, the SSDA seeks consent for two components: the first being the erection of a health services facility (hospital), and the second relating to upgrades to the main hospital campus, including a new emergency department. The assessment of visual impacts within this report are focused solely on the Clinical Tower Sites new multi-storey development located at 119 – 129 Princes Highway, Kogarah, and 2 Hogben Street, Kogarah. The main hospital campus works have been excluded from this Visual Impact Assessment, as the proposed changes are confined to ground-level and internal areas, and therefore are not expected to result in any appreciable change to the external visual character of the site.

This report provides an assessment of Landscape and Visual Impact and responds to the Secretary's Environmental Assessment Requirements (SEARs) issued by DPHI on 30 June 2025 in relation to the project. The criteria for the visual assessment has been detailed and viewpoint data sheets have been prepared using site photographs to allow the reader to gain a visual appreciation of the views from the identified significant viewing locations.

Additional descriptive text and information has been provided to support this investigation. This summary has been provided as a brief commentary on the findings of the visual assessment.

- The subject site is located in the suburb of Kogarah, within the Georges River Local Government Area (LGA) in Sydney.
- The subject site is located within the "Kogarah Strategic Centre" as identified in the Georges River Development Control Plan 2021 (DCP).
- The site is located at 119-129 Princes Highway and 2 Hogben St, Kogarah, in South Sydney, approximately 14 kilometres south of the Sydney Central Business District (CBD).
- The site comprises seven land parcels legally described as Lot A/DP358876, Lot B/DP358876, Lot C/DP358876, Lot 1/DP8864, Lot 2/DP8864, Lot 3/DP8864, and Lot 4/DP8864 and Lot 5/DP8864.
- The project area lies within the Local Aboriginal Land Council areas of the Dharug, Tharawal, and Eora.
- The site currently accommodates a hard-stand parking lot, providing approximately 76 car parking spaces and a two-storey commercial premises (subject to separate demolition).

- In summary, approval for the following is sought for the clinical tower site: Site preparation works and bulk earthworks, including tree clearing, Construction of a seven (7) storey health services facility (hospital) equating to a total GFA of 9,952 sqm, Construction of a five (5) level basement carpark including a radiation oncology unit, providing a total of 241 parking spaces. Ancillary office, amenities, and loading dock provisions, Basement storage and a substation; and Landscaping works.
- Overall, the proposal is assessed to have a LOW cumulative visual impact, reflecting its integration within the foreground, midground, and background landscape layers and its alignment with the existing and approved development character.
- The site is zoned SP2 Infrastructure and MU1 Mixed Use, and the proposal is consistent with both the existing built form and the planned future development of the precinct.

### 3. INTRODUCTION

#### 3.1. Objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities including an assessment of visual quality.
- To identify viewsheds and to locate and/or identify typical viewpoints from which the impacted areas may be seen.
- To determine what the likely impacts the proposal may cause to the prevailing visual/landscape quality of the area and to make recommendations, where appropriate, to mitigate the visual impact of the proposed development if required.

#### 3.2. Methodology

The methodology applied to this study involves systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery. This identifies aspects that are more objective (such as the physical setting, character and visibility of a proposal), from more subjective aspects, such as the compatibility of the proposal within the setting.

Visual data collection involves an initial desktop study, followed by systematically evaluating the visual environment from relevant viewpoints through fieldwork to determine the actual potential for views to the site. Once a viewpoint has been identified, data is recorded both photographically (and when required, by survey) and as detailed notes.

The selection of viewpoints has generally been based on locations where potential for views of the proposed development would occur. Viewpoint selection criteria include: consideration of where views can be obtained from publicly frequented locations, such as major traffic corridors; prominent look-outs or locations of high scenic value; or, where members of the local community may be affected.

This field study assessment has been carried out following the steps noted below:

- 1. Desktop Analysis.** Identifying key components of interest through extensive desktop analysis from a variety of sources. These resources range from relevant planning and environmental resources and written documents, to digital aerial photography, cadastral data, vegetation mapping and terrain modelling.
- 2. Field study.** Carried out by a qualified landscape professional to gather primary, photographic resources of key components highlighted through desktop analysis. A collation of ground-truth data as gathered during the preliminary desktop assessment and any additional field study required that desktop analysis did not capture. Where weather or other reasons have prevented the capture of required information, a

supplementary site visit has occurred to ensure correct and accurate data. Photographs are used to best capture the landscape character of the area, inform the reader of the representation of the view from each viewpoint, as well as provide baseline visual references for the production of photomontage and photographic simulations. It should be noted that photographic resources have been captured by Terras Landscape Architects, unless noted otherwise.

This written assessment has been carried out following the steps noted below:

- 3. Establish the site context and describe the site.** A description of the site and its context.
- 4. Describe the visual environment.** A description of the site's immediate and broader context as well as photos from surrounding landscape character areas to demonstrate the broader landscape setting and features.
- 5. Identify the visibility of the existing landscape catchment and any viewpoints.** This includes a review of the existing visual environment/landscape setting of the locality and the preparation of a Visual Envelope Map (VEM) to explore the study locality. This requires the preparation of a viewpoint analysis using a representative number of viewpoints located within a reasonable distance of the site located within its visual catchment.
- 6. Assess the likely landscape and visual impacts with regards to visual access, visual quality, visual sensitivity and magnitude of change.** A brief description of the proposal is included within this section followed by an assessment of the likely impacts based on a composite of the sensitivity of the view and the magnitude of the proposal being a combination of scale, size and character having regard to the proximity of the viewer.
- 7. Report illustration.** Include illustrations such as photomontages and other three-dimensional (3D) imaging where necessary to clarify the landscape and visual changes and potential impacts to the site and surrounding viewpoints.
- 8. Summary and conclusion.** Include a summary of the main findings of the report, and if appropriate, a discussion of the overall likely level of landscape and visual impact of the proposed development on the site and surrounding viewpoints.

The purpose of the above methodology is to reduce the amount of subjectivity entering into the impact assessment and to provide sufficient data to allow for third party verification of results as well as compliance with the requirements of any site-specific scenic quality guidelines.

### 3.3. Technical Methodology for Photos and Montages

The creation of photomontages and visualization tools follows established Technical Guidance and Best Practice resources. Ensuring accuracy across all aspects is crucial for the validity of visual representations.

The level of verification required varies based on the type and application of the visualization data. The following visualisations included within this report have been prepared with reference to the Landscape Institute Technical Guidance Note "Visual Representation of Development Proposals - Table 2: Visualisation Types 1-4," 17 September 2019.

In saying such, the following methodology has been undertaken to ensure validity of each visually represented viewpoint:

1. A baseline image of each viewpoint to convey the current viewed landscape has been taken using crop-sensor camera with a lens fitted to achieve 50mm focal length. Weather, lighting, camera configuration and date of collection is noted for each viewpoint.
2. A cylindrical, photo-stitched panorama has been prepared for each viewpoint to establish landscape character and context.

*All viewpoints will include a "massing photomontage," which shows the massing model within the proposed view (a photo collected on site). An allowance is made for the preparation of up to three (3) massing photomontages with vegetation, showing the building massing model and proposed vegetation from three principal viewpoints. Photomontages will be in accordance with the Technical Guidance and Best Practice Resources (Landscape Institute 2019). The methodology is as follows:*

3. The build form model provided by architects is imported into a georeferenced file in Vectorworks to create the base site model.

**MODEL REF: 22505-AR-IFC (250819) ARCH MODEL**  
**PREPARED BY: Fitzpatrick + Partners**

4. Point Cloud data is then overlaid with the proposed site model and baseline photograph to provide verification of the proposal's placement and visibility from the assessed viewpoints. **Note: While photo-stitched imagery considers peripheral visual experience, it is unsuitable for photomontage application due to potential distortions in field of view and focal length during the merging process, which can compromise the accuracy of the focused scene**

**POINT CLOUD DATA FROM: Intergovernmental Committee on Surveying and Mapping (ICSM), 'ELVIS - Elevation and Depth - Foundation Spatial Data.'**

5. The model is then inputted into Lumion with vegetation modelled at expected maturity to create an accurate representation of the viewpoint within the proposal to match the camera settings of the baseline imagery.
6. The final image is adjusted. Contrast, brightness, saturation and photo-editing may be required to colour match the CGI to correspond with the existing image as per LEC of NSW General Principles 7.3.

### 3.4. Compliance with SEARS

The assessment has been undertaken to address the project SEARs, which require:

'Visual - including an impact assessment at private receptors and public vantage points.'

The table below outlines the location within this report of where each SEARS issue has been analysed and addressed.

| Compliance with SEARS: Project SSD-86969958                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                          | ADDRESSED IN SECTION                                                                                          |
| <p>Section 5. Environmental Amenity</p> <ul style="list-style-type: none"> <li>Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li> </ul>                                          | <p>View Analysis undertaken in Sections 3, 4 and 5</p> <p>Comment on lighting impact in Section 11.</p>       |
| <p>Section 6. Visual Impact</p> <ul style="list-style-type: none"> <li>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>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</li> </ul> | <p>Visual Analysis undertaken in Section 7</p> <p>Visual Impact Assessment undertaken in Sections 8 and 9</p> |

This report addresses the requirement of SEARs No. 5 and 6. I confirm that to the best of Terras Landscape Architects knowledge and experience, the information contained in the following Visual Impact Assessment is not false or misleading, noting that the preparation of this document has relied on advice, information and documentation supplied by others, including stakeholders and specialist consultants.

### 3.5. Terminology

The below meaning for the following terms shall apply to this report:

- Character a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, and often conveys a distinctive 'sense of place'. This term does not imply a level of value or importance.
- Landscape is an all-encompassing term that refers to areas of the earth's surface at various scales. It includes those landscapes that are: urban, peri-urban, rural, and natural; combining biophysical elements with the cultural overlay of human use and values.
- Magnitude of change refers to the extent of change that will be experienced by receptors. This change may be adverse or beneficial. Factors that could be considered in assessing magnitude are: the proportion of the view / landscape affected; extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change; the level of contrast and compatibility.
- Mitigation measures to avoid, reduce and manage identified potential adverse impacts.
- The proposal/development site is that activity which has the potential to produce a visual impact either during the works or as a result of it.
- The sensitivity refers to the capacity of a landscape or view to accommodate change without losing valued attributes. Includes the value placed on a landscape or view by the community through planning scheme protection, and the type and number receivers.
- The subject site (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries.
- The study area consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase.
- The study locality is the area of land within the regional visual catchment whereby the proposal can be readily recognised. Generally this is confined to a six-kilometre radius beyond which individual buildings are difficult to discern especially amongst other development where contrasts are low. Further, visual sensitivity generally declines significantly beyond this range due to the broad viewing range that can be had from vantage points. For this study the locality has been limited to the visual catchments that have distances less than a quarter-kilometre as views beyond this are extremely restricted.
- Values are any aspect of landscape or views that people consider to be important. Landscape and visual values may be reflected in local, state or federal planning regulations, other published documents or be established through community consultation and engagement, or as professionally assessed
- View refers to any sight, prospect or field of vision as seen from a place, and may be wide or narrow, partial or full, pleasant or unattractive, distinctive or nondescript, and may include background, mid ground and/or foreground elements or features.
- The viewpoint is the specific location of a view, typically used for assessment purposes.
- Viewshed refers to areas visible from a particular location (may be modelled or field-validated).
- Visual absorption capacity involves the potential for the physical attributes (landform, vegetation and built form) of a scene to absorb a particular change.
- Visual amenity is the attractiveness of a scene or view.
- The visual catchment involves areas visible from a combination of locations within a defined setting (may be modelled or field validated).
- The visual effect is the interaction between a proposal and the existing visual environment. It is often expressed as the level of visual contrast of the proposal against its setting or background in which it is viewed.
- Visual representation refers to the graphic representation of a proposal in context showing its likely appearance and scale.

## 4. THE SITE

### 4.1. Local Context

The subject site is located in the suburb of Kogarah, within the Georges River Local Government Area (LGA) in Sydney. The Georges River LGA comprises a diverse mix of residential, commercial, industrial, and recreational green spaces. Kogarah itself is predominantly urban in character, with varying residential densities supported by key services and infrastructure, including St George Hospital and associated health and community facilities.

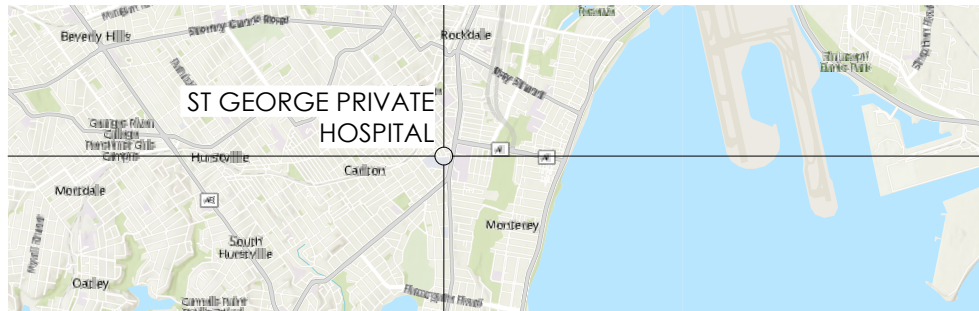


Figure 1 Site and surrounding area

The subject site is located within the “Kogarah Strategic Centre” as identified in the Georges River Development Control Plan 2021 (DCP). Specifically, the site falls within the “Princes Highway Precinct” and lies outside the boundaries of the “Hospital Precinct”. According to the DCP, the desired future character of these precincts emphasizes the enhancement of urban tree canopy and the prioritization of high-quality public open space. These objectives are intended to contribute to broader environmental and urban resilience outcomes, including the mitigation of urban heat island effects, improved amenity, and the creation of a more sustainable and liveable urban environment.

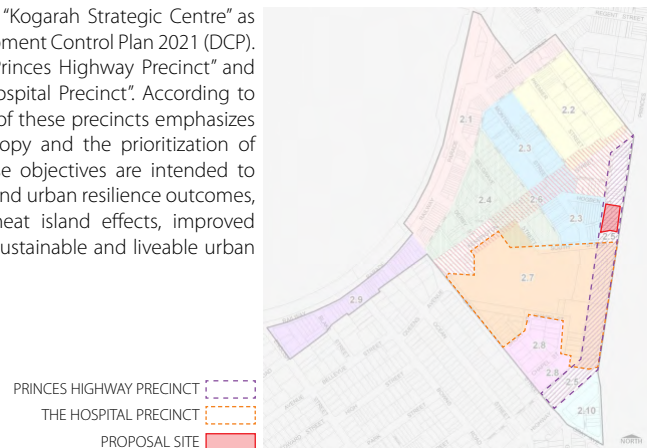


Figure 2 Precincts of Kogarah Town Centre



Figure 3 Kogarah Collaboration Area. Source Georges River DCP 2021 – Part 8 Strategic Centres

## 4.2. Site Context

The site is located at 119 Princes Highway and Hogben Street, Kogarah, in South Sydney, approximately 14 kilometres south of the Sydney Central Business District (CBD). It comprises seven land parcels legally described as Lot A/DP358876, Lot B/DP358876, Lot C/DP358876, Lot 1/DP8864, Lot 2/DP8864, Lot 3/DP8864, Lot 4/DP8864 and Lot 5/DP8864.

The project area lies within the Local Aboriginal Land Council areas of the Dharug, Tharawal, and Eora peoples and is situated within the Georges River Local Government Area (LGA). The site is subject to the provisions of the Georges River Development Control Plan 2021 and is currently zoned SP2 Hospital and MU1 Mixed Use under the Georges River Local Environmental Plan 2021.

The site is located directly north of the existing St George Hospital complex and other associated medical services. The surrounding land uses comprise a mix of supporting services, including educational, medical, and law enforcement facilities. These developments vary in building height, form, and façade treatment, contributing to a diverse urban character in the immediate area. Further out from the site, the land use transitions to a mix of residential and commercial development, with varying densities and typologies.



Figure 4 Site location



Figure 5 Land zoning diagram

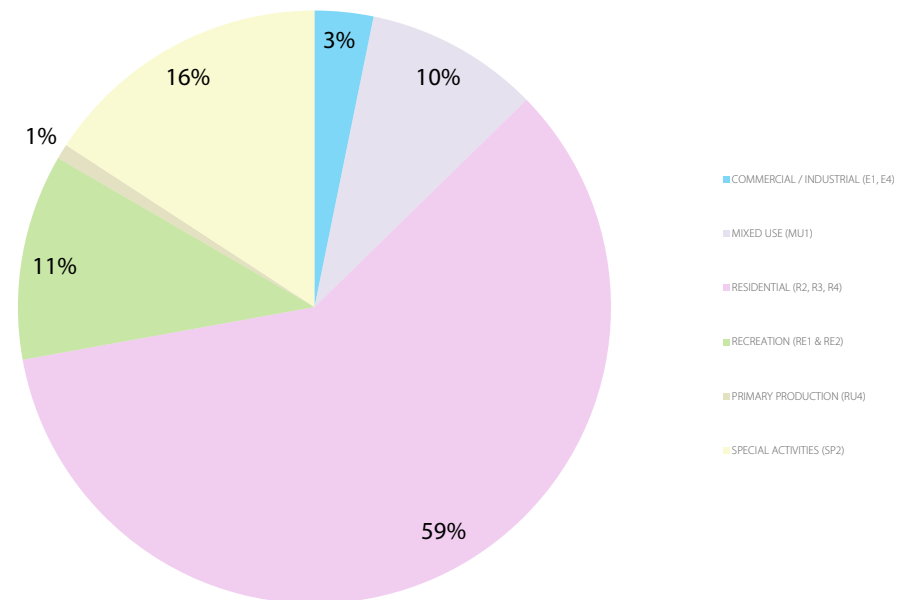


Figure 6 Proportional Percentage of Land Zoning Types Within 1km Radius

### 4.3. Site Description

The proposed new health services facility (hospital) will be located on land that is bound by three road frontages, being Princes Highway to the east (a classified road), Hogben Street to the north, and Bank Lane to the west. This site comprises eight adjoining allotments of land, known as 119 – 129 Princes Highway, Kogarah, and 2 Hogben Street, Kogarah.

The site currently accommodates a hard-stand parking lot, providing approximately 76 car parking spaces and a two-storey commercial premises (subject to separate demolition), which is attached to the existing multi-storey health services facility at 2 South Street, Kogarah.

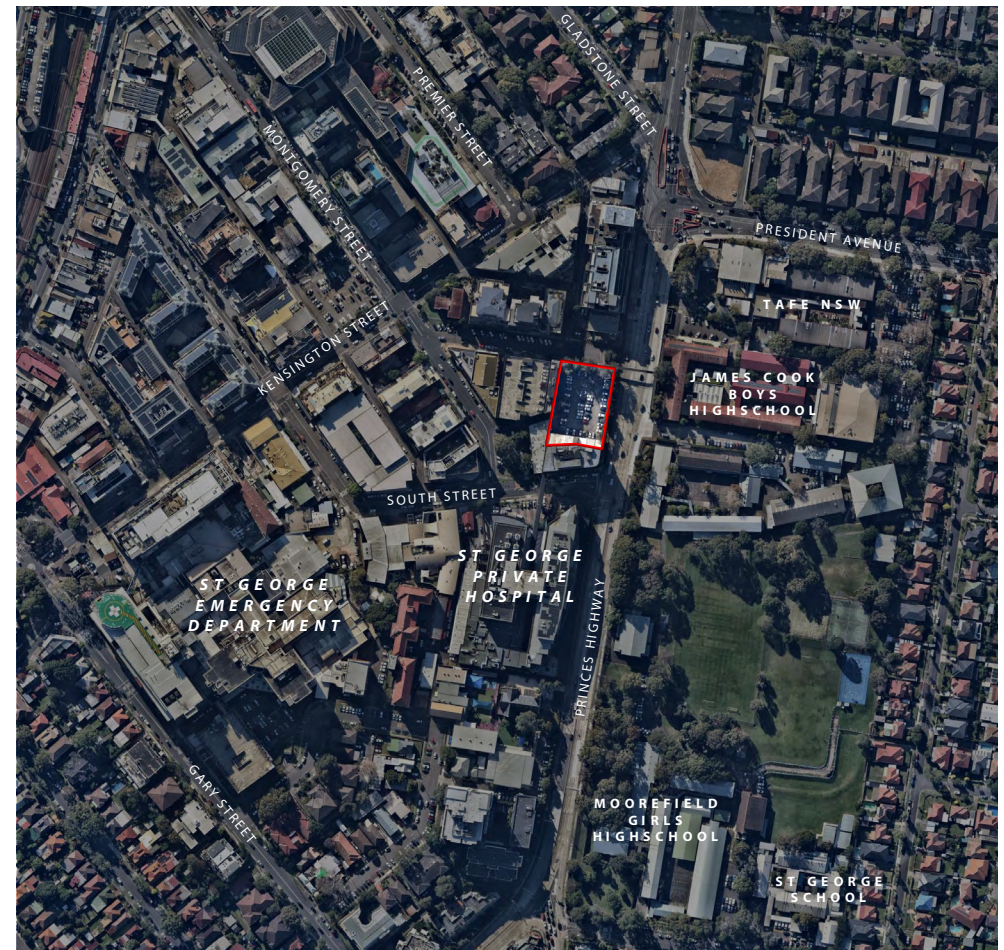


Figure 7 Site boundary

## 5. VISUAL ENVIRONMENT

### 5.1. Landscape Character Types

Landscape character is defined as the distinct and recognisable pattern of elements or characteristics within a landscape that make one landscape different from another—rather than better or worse (The Countryside Commission & Scottish Natural Heritage, 2002). It is often shaped by the interaction of natural and human factors, particularly in urban areas where human activity tends to be most intense. The degree and nature of this interaction significantly influence the visual quality and identity of an area.

The site is located within an area characterised by a mix of commercial, residential and supporting services. There was a minimal variety of landscape settings and character types. Vehicular traffic is prominent and pedestrian activity is secondary.

Five key landscape character types are identifiable within a 500m radius of the site. These are:

1. Arterial Road
2. Residential
3. Mixed Use - Commercial + Residential
4. Supporting Services
5. Education

These are discussed in greater detail on the following pages.

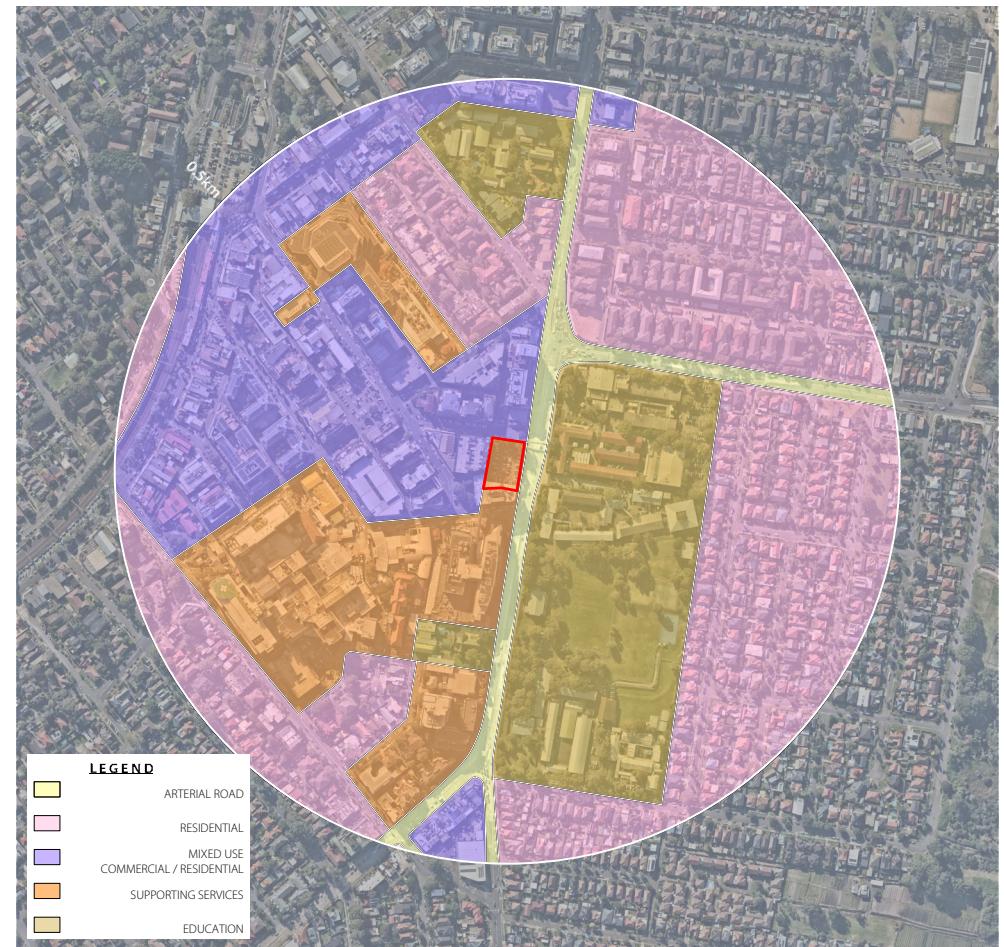


Figure 8 Landscape character types within 500m of site

## 1. Arterial Road



Image 1 Princes Highway Facing North



Image 2 Princes Highway &amp; President Avenue Intersection

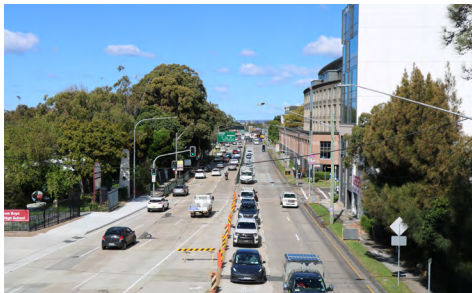


Image 3 Princes Highway Over Bridge Facing South



Image 4 Princes Highway Over Bridge Facing North

The locality is strongly influenced by the presence of major arterial road corridors, predominantly zoned SP2 – Infrastructure, which provide key connections between Kogarah and the broader metropolitan Sydney area. The Princes Highway, in particular, forms a dominant transport spine accommodating high traffic volumes and facilitating regional accessibility.

The visual character of these road corridors is defined by wide carriageways, multiple traffic lanes, traffic signals, overhead powerlines, and associated transport infrastructure such as signage, lighting, and pedestrian footpaths.

## 2. Residential



Image 5 Residential Apartment Complex



Image 6 Residential Apartment Complex



Image 7 Double Storey Residential Houses



Image 8 Residential Unit Complex

The surrounding residential environment, comprising areas zoned R2 Low Density Residential, R3 Medium Density Residential, and R4 High Density Residential, is characterised by a diverse range of dwelling typologies. These include detached single-storey dwellings, medium-scale unit developments, and larger high-rise apartment buildings.

The higher-density apartment complexes, located in closer proximity to the proposal site, are contemporary in architectural form and materials. In contrast, the lower-density residential dwellings, situated further from the site, predominantly comprise single and double-storey brick-built homes that reflect a more traditional suburban character.

### 3. Mixed Use - Commercial + Residential



Image 9 Typical Shop Frontage



Image 10 Typical Shop Frontage w/ Residential



Image 11 Typical Shop Frontage

The surrounding mixed-use precinct, primarily zoned MU1 – Mixed Use, is characterised by a combination of commercial, retail, and residential functions within a consolidated urban fabric. The built form typically comprises medium to high-rise developments with active ground-floor uses such as shops, cafés, and service businesses, with residential apartments located on upper levels.

Architecturally, the character is defined by contemporary building forms of varied height, scale, and materials, resulting in a dense and visually diverse streetscape. Street-level activity is a defining feature, supported by wide pedestrian footpaths, street furniture, and intermittent landscaping.

### 4. Supporting Services



Image 12 St George Private Hospital Complex



Image 13 St George Private Hospital Complex



Image 14 St George Private Hospital Complex



Image 15 St George Public Hospital Complex

The St George Hospital and associated private hospital complex, zoned SP2 – Infrastructure, represents a significant supporting service and landmark institutional use within the local area. The hospital precinct is characterised by a collection of large-scale buildings of varying height, bulk, and architectural style, reflecting the staged expansion of the health facilities over time.

The built form is prominent within the streetscape, with multi-storey façades presenting directly to adjoining roads and contributing to a highly urbanised and institutional character. Materials and finishes are varied, including glass, steel, and painted concrete, which create a functional rather than cohesive visual appearance. The scale and density of development, together with associated infrastructure such as multi-level car parks, access roads, and signage, reinforce the hospital's role as a major regional service hub.

## 5. Education



Image 16 Kogarah High School



Image 17 St George School



Image 18 Moorefield Girls High School

The education precinct in close proximity to the site comprises a number of established schools, including Kogarah High School, Moorefield Girls High School, and St George School. The built form is varied, ranging from multi-storey brick to more contemporary general expected schooling sites. Landscape elements within the school grounds, including mature trees, grassed areas, and secure fencing, soften the built form and provide a level of visual relief within the surrounding urban environment. These vegetated spaces contribute positively to the character of the locality by introducing greenery and a sense of openness in contrast to the denser residential, mixed-use, and hospital precincts nearby.

## 6. THE PROPOSAL

### 6.1. Proposed Project and Landscaping

The SSDA seeks approval for the expansion of the St George Private Hospital. Specifically, the SSDA seeks consent for two components: the first being the erection of a health services facility (hospital), and the second relating to upgrades to the main hospital campus, including a new emergency department.

In summary, approval for the following is sought for the clinical tower site:

- Site preparation works and bulk earthworks, including tree clearing;
- Construction of a seven (7) storey health services facility (hospital) equating to a total GFA of 9,952 sqm;
- Construction of a five (5) level basement carpark including a radiation oncology unit, providing a total of 241 parking spaces;
- Ancillary office, amenities, and loading dock provisions;
- Basement storage and a substation; and
- Landscaping works.

The proposed development is depicted in the figure below, with full architectural details provided within the EIS, of which this report also forms an Appendix. [Figures 9+10]

In addition, approval for the following is sought for the main hospital campus:

- Construction of an emergency department at the northern end of the existing hospital, to be operated 24 hours a day, seven days a week;
- Alterations to the South Street frontage, to facilitate ambulance bays and access requirements; and
- Associated internal re-configurations.

Refer Section 10.4 for further potential mitigations.



Figure 9 Landscape Ground Floor Plan [ revision C.03/10/25]



Figure 10 Perspective render from Princes Highway

## viewpoint data sheets

## 7. VIEWPOINT DATA SHEETS

## 7.1. Viewpoint Analysis

This section of the VIA considers the likely impact that the proposed development may have on the local visual environment. This is achieved by selecting particular sites, referred to as Viewpoints, conducting inspections and determining how the development will appear from these locations. These viewpoints are further explored in the following sections. Other potential viewpoints around the site were also assessed for inclusion in this report.

Where accessible, areas within the study locality were visited to gain an appreciation of views and sight lines back to the subject site. This VIA assesses the existing visual amenity of the site and resultant visual impact of the proposed development.

Landscape assessment is concerned with changes to the physical landscape in terms of features/elements that may give rise to changes in character. Visual appraisal is concerned with the changes that arise in the composition of available views as a result of changes to the landscape, people's responses to the changes and to the overall effects on visual amenity. Changes may result in adverse (negative) or beneficial (positive) effects.

The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis techniques, uses subjective professional judgement.

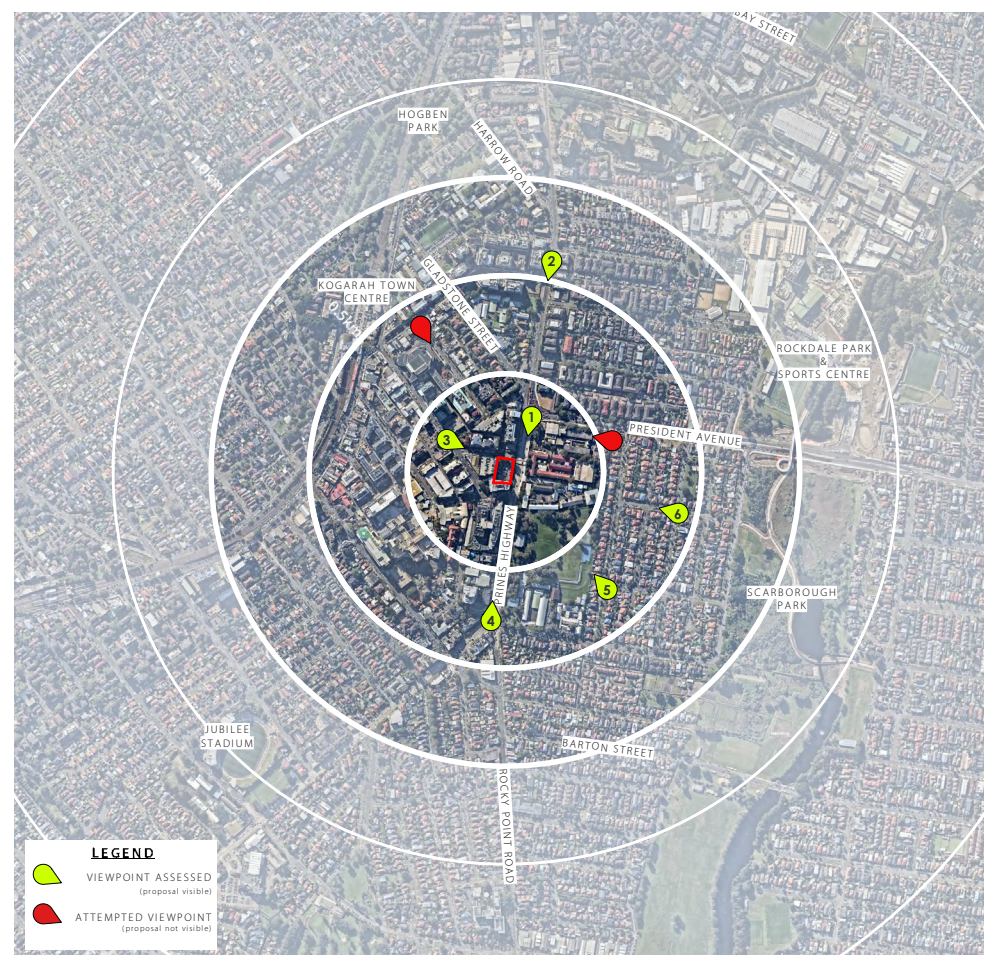


Figure 11 Viewpoint locations

## viewpoint data sheets

## 7.2. Viewsheds

The viewshed diagram illustrates and analyses the extent of potential visibility of the proposal from the nominated viewpoint locations. The assessment identifies both clear and filtered lines of sight into the site, providing an understanding of how the proposed development may be perceived within the surrounding landscape.

Due to the presence of existing vegetation, topography, and intervening built form, the area of clear visibility is relatively limited. These clear views are confined to localised vantage points where there is little obstruction in the foreground.

In contrast, the filtered viewshed extends across a much broader area. The proposed building height results in the upper portions of the development being more widely perceptible above and between existing structures and tree canopies. While these views are often partial and intermittent, they nonetheless contribute to a wider zone of visual influence, particularly along transport corridors and from elevated or open locations.

Viewer access and impact is discussed in greater detail in the separate viewpoint analysis sheets.

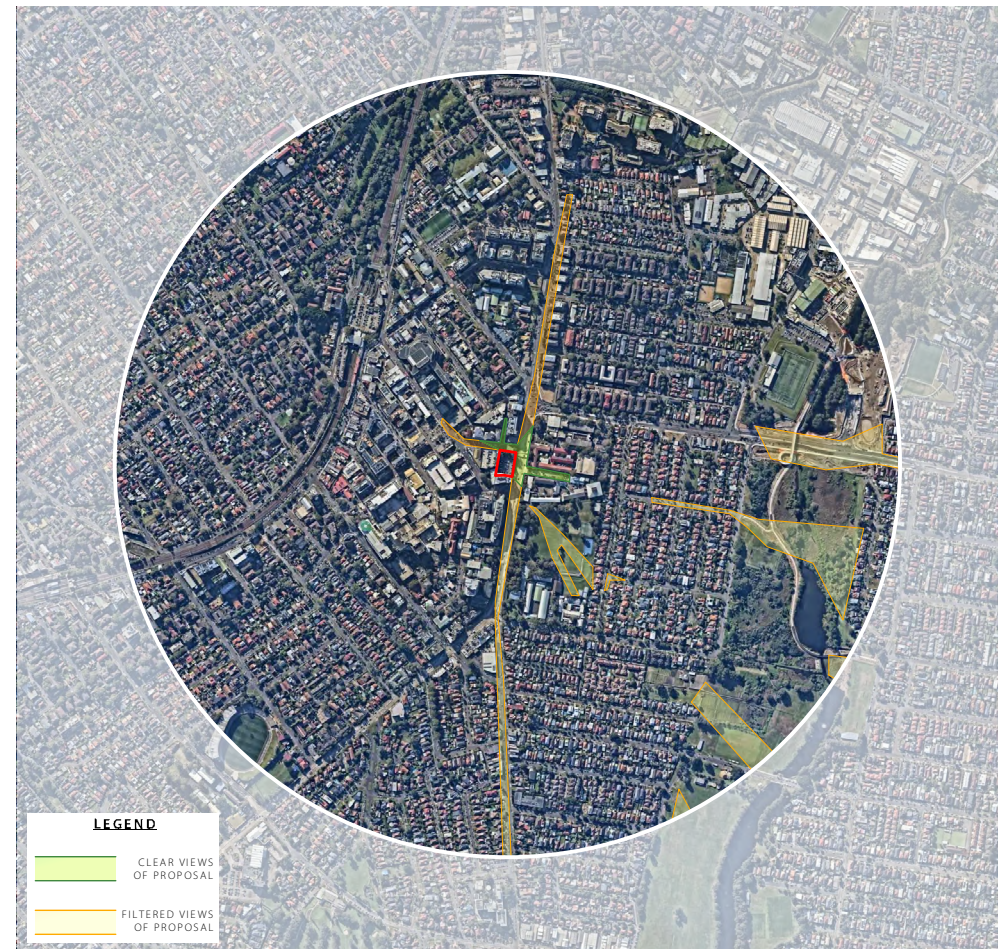


Figure 12 Viewshed diagram [ views from ground level only ].

## assessment criteria

## 8. ASSESSMENT CRITERIA

## 8.1. Landscape Values

The distinct nature of landscapes influences the ways in which we identify and connect to self and place. As a profession, we have a responsibility to understand and perceive landscapes appropriately. It is important that both indigenous and non-indigenous values and perspectives are captured and equally shared and understood. Landscape values are lenses through which people view the world around them. They determine the ways people value landforms and landscapes and therefore contribute to its visual quality due to nostalgic associations and the desire to preserve items of significance. Landscape values can include the following:

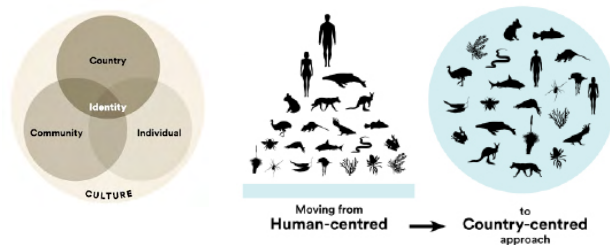


Figure 14 Interrelationships &amp; Connecting with Country Approach

Source: Government Architect NSW, 2023

## 8.2. Viewer Access

Viewer access considers the relative number and type of viewers, the viewer distance, the viewing duration and view context. The rationale is that if the number of people who would potentially see portions of the proposal is low, then the visual impact would be low, compared to when a large number of people would have the same view.

| LANDSCAPE VALUES MATRIX |                                                                                                                                    |                                                                                                                                                      |                                                                                                                                                                    |  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| VALUES                  | SUB-VALUES                                                                                                                         |                                                                                                                                                      |                                                                                                                                                                    |  |
|                         | PHYSICAL                                                                                                                           | ASSOCIATIVE                                                                                                                                          | PERCEPTIVE                                                                                                                                                         |  |
|                         | BIOPHYSICAL                                                                                                                        | HERITAGE                                                                                                                                             | EMOTIONAL                                                                                                                                                          |  |
|                         | ECOLOGICAL                                                                                                                         | CULTURAL                                                                                                                                             | SOCIAL                                                                                                                                                             |  |
|                         | ECONOMIC                                                                                                                           | SPIRITUAL                                                                                                                                            | AESTHETIC                                                                                                                                                          |  |
|                         | PHYSICAL<br>ELEMENTS OF THE LANDSCAPE THAT ARE TANGIBLE                                                                            | ASSOCIATIVE<br>ELEMENTS OF THE LANDSCAPE THAT ARE PROTECTED DUE TO THEIR INTRINSIC VALUE                                                             | PERCEPTIVE<br>ELEMENTS OF THE LANDSCAPE THAT ARE SENSORY INTERPRETED OR HAVE BROADER CONNECTION TO SENSORY EXPERIENCE                                              |  |
|                         | PHYSICAL, CHEMICAL, BIOLOGICAL ELEMENTS THAT INTERACT TO SHAPE A NATURAL LANDSCAPE<br>RIDGELINES, HILLS, VEGETATION, BODY OF WATER | ELEMENTS THAT ARE IMPORTANT TO THE TELLING OF THE HISTORY OF THE LANDSCAPE<br>CONSERVATION OR MAINTENANCE AREAS, HERITAGE PROTECTED                  | SENSORY ELEMENTS THAT ARE IMPORTANT TO HISTORY OF THE PERSON EXPERIENCING THE LANDSCAPE<br>SOUND OF WAVES, CHANGING OF TIDES, SMELL OF SOIL IN FOREST              |  |
|                         | ELEMENTS THAT SHOW EVIDENCE OF A COMMUNITY IN THE LANDSCAPE<br>ANIMALS, HABITATS, MICRO-ECOSYSTEMS, EXISTING DEVELOPMENT           | ELEMENTS OF THE LANDSCAPE THAT ARE EVOLVING WITH NEW IDEAS AND A DESIRED FUTURE CHARACTER.<br>CELEBRATING CONNECTION TO COUNTRY, SPACES OF GATHERING | ELEMENTS OF THE LANDSCAPE THAT CREATE SPACES FOR SOCIAL EXPERIENCE AND MEMORY<br>FEELINGS ASSOCIATED WITH SOCIAL INTERACTION, COOPERATION, COMPETITION, CONFORMITY |  |
|                         | ELEMENTS OF THE LANDSCAPE THAT CAN BE ECONOMICALLY MOTIVATED FOR HUMAN ADVANCEMENT<br>MINES, TIMBER PLANTATIONS                    | ELEMENTS OF THE LANDSCAPE THAT DEFINE A RELIGIOUS OR SPIRITUAL CONNECTION TO THE LAND, DEEPER THAN PHYSICAL<br>STORIES, THOUGHTS, BELIEFS            | APPRECIATION OF ELEMENTS OF A LANDSCAPE FOR THEIR INTRINSIC BEAUTY EXCLUSIVE OF A WIDER CONTEXT<br>SENSE OF WONDER EVOKED FROM UNDEVELOPED LANDSCAPES              |  |

Figure 15 Viewer Access Matrix

Source: Adapted from NZILA 'te-tangi-a-te-manu', 2022

| VIEWER ACCESS MATRIX |                                      |                       |           |         |                      |          |         |                      |          |                        |         |          |
|----------------------|--------------------------------------|-----------------------|-----------|---------|----------------------|----------|---------|----------------------|----------|------------------------|---------|----------|
|                      |                                      | VIEWER DISTANCE       |           |         |                      |          |         |                      |          |                        |         |          |
|                      |                                      | VERY SHORT<br>(<250m) |           |         | SHORT<br>(250m-500m) |          |         | MEDIUM<br>(500m-2km) |          | LONG/DISTANT<br>(>2km) |         |          |
|                      |                                      | VIEWING DURATION      |           |         |                      |          |         |                      |          |                        |         |          |
|                      |                                      | <10mins               | 10-30mins | >30mins | <10mins              | 10-30min | >30mins | <10mins              | 10-30min | >30mins                | <10mins | 10-30min |
| VIEWER NUMBERS       | VERY LOW<br>(>49 PEOPLE PER DAY)     | L                     | M         | H       | L                    | M        |         | L                    |          | M                      | L       |          |
|                      | LOW<br>(50-149 PEOPLE PER DAY)       | L                     | M         | H       | L                    | M        |         | L                    |          | M                      | L       |          |
|                      | MODERATE<br>(150-199 PEOPLE PER DAY) | M                     | H         |         | M                    |          | H       | L                    | M        |                        | L       |          |
|                      | HIGH<br>(>200 PEOPLE PER DAY)        | H                     |           |         | M                    | H        |         | M                    |          | H                      | L       |          |

Figure 13 Viewer Access Matrix

Source: Adapted from Urbis, 2008

## assessment criteria

### 8.3. Visual Quality

The visual quality of an area is essentially an assessment of how viewers may respond to designated scenery. Scenes of high visual quality are those that are valued by a community for the enjoyment and improved amenity that they can create. Conversely, scenes of low visual quality are of little scenic value to the community with a preference that they be changed and improved, often through the introduction of landscape treatments (e.g. screen planting).

As visual quality relates to aesthetics, its assessment tries to anticipate subjective responses. There is evidence to suggest that certain landscapes are continually preferred over others with preferences related to the presence or absence of certain elements.

The rating of visual quality of this study has been based on the following generally accepted conclusions arising from scientific research (DOP, 1988).

- Visual quality increases as relative relief and topographic ruggedness increases.
- Visual quality increases as vegetation pattern variations increase.
- Visual quality increases due to the presence of natural and/or agricultural landscapes.
- Visual quality increases owing to the presence of water forms (without becoming common) and related to water quality and associated activity.
- Visual quality increases with increases in land use compatibility.

| VISUAL QUALITY REFERENCE TABLE |                                 |                                                                                                                                                 |                                                                                                                                             |                                                                                                                                                                                                                  |
|--------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                |                                 | RATING                                                                                                                                          |                                                                                                                                             |                                                                                                                                                                                                                  |
|                                |                                 | LOW                                                                                                                                             | MEDIUM                                                                                                                                      | HIGH                                                                                                                                                                                                             |
| ELEMENT                        | LANDFORM / RELIEF               |                                                                                                                                                 |                                                                                                                                             |                                                                                                                                                                                                                  |
|                                | CONTRAST                        | FLAT TERRAIN DOMINANT. RIDGELINES NOT OFTEN SEEN.                                                                                               | UNDULATING TERRAIN DOMINANT. LITTLE CONTRAST OR RUGGEDNESS. RIDGELINES PROMINENT IN ONLY HALF OF LESS OF LANDSCAPE UNITS.                   | HIGH HILLS IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF CLIFFS, ROCKS AND OTHER GEOLOGICAL FEATURES. HIGH RELIEF (E.G. STEEP SLOPES RISING FROM WATER OR PLAIN). RIDGELINES PROMINENT IN MOST OF LANDSCAPE UNIT. |
|                                | VEGETATION                      |                                                                                                                                                 |                                                                                                                                             |                                                                                                                                                                                                                  |
|                                | DIVERSITY AND CHANGING PATTERNS | ONE OR TWO VEGETATION TYPES PRESENT IN FOREGROUND. UNIFORMITY ALONG SKYLINE                                                                     | PATTERNING IN ONLY ONE OR TWO AREAS. 3 OR 4 VEGETATION TYPES IN FOREGROUND FEW EMERGENT OR FEATURE TREES                                    | HIGH DEGREE OF PATTERNING IN VEGETATION. 4 OR MORE DISTINCT VEGETATION TYPES. EMERGENT TREES PROMINENT AND DISTINCTIVE TO REGION.                                                                                |
|                                | NATURALNESS                     |                                                                                                                                                 |                                                                                                                                             |                                                                                                                                                                                                                  |
|                                | CORRECT BALANCE                 | DOMINANCE OF DEVELOPMENT WITHIN MANY PARTS OF A LANDSCAPE                                                                                       | SOME EVIDENCE OF DEVELOPMENT BUT NOT DOMINANT                                                                                               | ABSENCE OF DEVELOPMENT OR MINIMAL DISTURBANCE WITHIN LANDSCAPE UNIT. PRESENCE OF PARKLAND OR OTHER OPEN SPACE INCLUDING BEACH, LAKESIDE, ETC.                                                                    |
|                                | WATER                           |                                                                                                                                                 |                                                                                                                                             |                                                                                                                                                                                                                  |
|                                | PRESENCE, EXTENT AND CHARACTER  | LITTLE OR NO VIEW OF WATER. WATER IN THE BACKGROUND WITHOUT PROMINENCE. PRESENCE OF POLLUTED WATER OR STAGNANT WATER.                           | MODERATE EXTENT OF WATER. PRESENCE OF CALM WATER. NO ISLANDS, CHANNELS, MEANDERING WATER. INTERMITTENT STREAMS, LAKES, RIVERS, ETC.         | DOMINANCE OF WATER IN FOREGROUND AND MIDDLE GROUND. PRESENCE OF FLOWING WATER, TURBULENCE AND PERMANENT WATER.                                                                                                   |
|                                | DEVELOPMENT                     |                                                                                                                                                 |                                                                                                                                             |                                                                                                                                                                                                                  |
|                                | FORM & IDENTITY                 | PRESENCE OF COMMERCIAL AND INDUSTRIAL STRUCTURES. PRESENCE OF LARGE SCALE DEVELOPMENT (E.G. MINING INFRASTRUCTURE, ETC) RESIDENTIAL DEVELOPMENT | PRESENCE OF ESTABLISHED RESIDENTIAL DEVELOPMENT. SMALL SCALE, INDUSTRIAL ETC IN MIDDLEGROUND. PRESENCE OF SPORTS AND RECREATION FACILITIES. | PRESENCE OF RURAL STRUCTURES (E.G. FARM BUILDINGS, FENCES ETC.). HERITAGE BUILDINGS AND OTHER STRUCTURES APPARENT. ISOLATED DOMESTIC SCALE STRUCTURES.                                                           |

Figure 16 Visual Quality Reference Table

Source: After Clouston & Brouwer, 1995

## assessment criteria

#### 8.4. Visual Sensitivity

Visual sensitivity is the estimate of the significance that a change will have on a landscape and to those viewing it. For example, a significant change that is not frequently seen may result in a low visual sensitivity although its impact on a landscape may be high.

The assessment of visual sensitivity is based on a number of variables such as: the number of people affected; viewer location including distance from the source; the surrounding land use and degree of change. Variables may also include viewer position, i.e. inferior, where the viewer's station is below the horizontal axis as characterised by looking up (least preferred), neutral, where the viewer sight line is generally along the horizontal axis, and, superior, where the viewer sight line is above the horizontal axis as characterise by looking down to an object (most preferred).

Generally the following principles apply:

- Visual sensitivity decreases as the viewer distance increases. This occurs as changes to the scenic environment must be assessed over a broader viewshed which is comprised of a greater number of competing elements.
- Visual sensitivity decreases as the viewing time decreases.
- Visual sensitivity can also be related to viewer activity (e.g. a person viewing an affected site while engaged in recreational activities will be more strongly affected by change than someone passing a scene in a car travelling to a desired destination).
- Visual sensitivity decreases as the number of potential viewers decreases.

Visually sensitive landscapes include:

- Main ridgelines
- Significant natural landscape features such as coastal headlands, prominent hills, lake channel entrances, lake islands and lake promontories
- National Parks, State Recreation Areas and other protected natural conservation areas
- Other areas zoned for natural values (areas zoned C2 - Conservation)
- Within 100m of the lake edge
- Within 300m of the coastal edge
- Heritage conservation areas and precincts

The adjoining table outlines the visual sensitivity based on the above criteria.

| VISUAL SENSITIVITY TABLE |                                                            |                                |                        |                        |                                |                       |
|--------------------------|------------------------------------------------------------|--------------------------------|------------------------|------------------------|--------------------------------|-----------------------|
|                          |                                                            | SENSITIVITY                    |                        |                        |                                |                       |
|                          |                                                            | IMMEDIATE FOREGROUND<br>0-100m | FOREGROUND<br>100-250m | MIDGROUND<br>250m-500m | DISTANT MID-GROUND<br>500m-1km | BACK-GROUND<br>(>1km) |
| LAND USE                 | NATURAL AREAS<br>E.G. WATERWAYS, NATIONAL PARKS, ETC.      | HIGH                           |                        |                        | MODERATE                       | LOW                   |
|                          | TOURIST OR RECREATION AREAS<br>E.G. SHAREWAYS, PARKS, ETC. | HIGH                           |                        | MODERATE               |                                | LOW                   |
|                          | CULTURAL INSTITUTIONS<br>E.G. CHURCH, ART GALLERY, ETC.    | HIGH                           |                        | MODERATE               |                                | LOW                   |
|                          | MAJOR TRAVEL CORRIDORS                                     | HIGH                           | MODERATE               |                        |                                | LOW                   |
|                          | SCENIC DRIVE (TOURIST ROUTE)<br>E.G. WINE COUNTRY DRIVE    | HIGH                           | MODERATE               |                        | LOW                            |                       |
|                          | RESIDENTIAL AREAS                                          | MODERATE                       |                        | LOW                    |                                |                       |
|                          | MINOR ROADS                                                | MODERATE                       | LOW                    |                        |                                | NEGLIGIBLE            |
|                          | AGRICULTURAL OR INDUSTRIAL AREAS                           | LOW                            |                        |                        | NEGLIGIBLE                     |                       |

Figure 17 Visual Sensitivity Table

Source: Adapted from EDAW, 2000

## assessment criteria

### 8.5. Magnitude of Change

Magnitude of change is an assessment of a number of factors including the proportion of the view/landscape affected, the size or scale, the geographical extent of the area over which the change occurs, the rate and duration of the change and the level of contrast and compatibility. This change may be adverse or beneficial.

Where key components are lost, such as mature, diverse, rare, or distinctive landscape elements, the proposal is considered to have a more significant impact on magnitude of change, as it will result in a change to the existing landscape character. In contrast, key components such as new, uniform, homogenous landscape elements in lower-value landscape character areas are said to have a less significant impact on magnitude of change. (GLVIA, 3rd Ed.)

| MAGNITUDE OF CHANGE TABLE |                      |                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | RATING               |                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                 |
|                           | NEGIGIBLE            | LOW                                                                                                                                              | MODERATE                                                                                                                                                                                                                                                                                                                                                     | HIGH                                                                                                                                                                                                                                                                                                                            |
| ELEMENT                   | SIZE & SCALE         | BENIGN CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN NO DIFFERENCE IN THE VIEWED LANDSCAPE.                                          | UNOBTRUSIVE CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A MUTED AND MINOR DIFFERENCE IN THE STREETSCAPE, COMPLEMENTING OR NOT AFFECTING THE EXISTING LANDSCAPE CHARACTER.                                                                                                                                                                      | CONSIDERABLE CHANGE TO THE EXISTING LANDSCAPE ELEMENTS, THAT RESULT IN A NOTICEABLE, BUT NOT DOMINANT, DIFFERENCE IN EXISTING LANDSCAPE CHARACTER.                                                                                                                                                                              |
|                           | EXTENT               | NEITHER BENEFICIAL OR ADVERSE VISUAL CONTRAST TO THE EXISTING LANDSCAPE CHARACTER.                                                               | THE PROPOSAL REQUIRES THE REMOVAL OF LITTLE TO NO KEY COMPONENTS, AND/OR THE ADDITION OF NEW COMPONENTS TO THE LANDSCAPE THAT CONTRIBUTE TO A VISUAL LOSS IN THE EXISTING VIEWED LANDSCAPE.                                                                                                                                                                  | THE PROPOSAL REQUIRES THE REMOVAL OF KEY COMPONENTS, OR THE ADDITION OF NEW KEY COMPONENTS TO THE LANDSCAPE THAT ALTER, OR BECOME A NEW DOMINANT FEATURE, TO THE EXISTING VIEWED LANDSCAPE (E.G. REMOVAL OF VEGETATION THAT CHANGES AN INTIMATE LANDSCAPE TO OPEN, OR THE INTRODUCTION OF TALL STRUCTURES TO OPEN SKYLINES).    |
|                           | NATURE OF VISIBILITY | THE PROPOSAL BLENDS IN WITH THE EXISTING ENVIRONMENT AND IS WELL SCREENED TO THE EXTENT THAT THE EXISTING VIEWED LANDSCAPE IS INDISTINGUISHABLE. | THE PROPOSAL PRESENTS ITSELF WITH LOW TO MINOR AESTHETIC VISUAL CONTRAST, BLENDING IN WITH THE EXISTING VIEWED LANDSCAPE DUE TO A HIGH LEVEL OF INTEGRATION OF ONE OR SEVERAL OF THE FOLLOWING: FORM, SHAPE, PATTERN, LINE, TEXTURE OR COLOUR. IT CAN ALSO RESULT FROM THE USE OF EFFECTIVE SCREENING OFTEN USING A COMBINATION OF LANDFORM AND LANDSCAPING. | THE PROPOSAL PRESENTS ITSELF WITH MODERATE AESTHETIC VISUAL CONTRAST TO ITS VIEWED LANDSCAPE, BUT HAS SHOWN SOME DEGREE OF INTEGRATION (E.G. GOOD SITING PRINCIPLES EMPLOYED, RETENTION OF SIGNIFICANT EXISTING VEGETATION, PROVISION OF SCREEN LANDSCAPING, CAREFUL COLOUR SELECTION AND/OR APPROPRIATELY SCALED DEVELOPMENT). |
|                           | SKYLINE              |                                                                                                                                                  | THE PROPOSAL IS PARTLY, OR NOT VISIBLE AT ALL ON THE SKYLINE WITH OTHER FEATURES                                                                                                                                                                                                                                                                             | THE PROPOSAL IS VISIBLE ON THE SKYLINE WITH OTHER FEATURES                                                                                                                                                                                                                                                                      |
|                           | CONSISTENCY OF VIEW  |                                                                                                                                                  | THE PROPOSAL IS INTERMITTENTLY OR INFREQUENTLY VISIBLE.                                                                                                                                                                                                                                                                                                      | THE PROPOSAL IS INTERMITTENTLY AND SEQUENTIALLY VISIBLE.                                                                                                                                                                                                                                                                        |
|                           | PROPORTION OF IMPACT | THE PROPOSAL IS INCONSEQUENTIAL OR NOT VISIBLE AT ALL ON THE SKYLINE.                                                                            | LOW PROPORTION OF THE VIEW IMPACTED                                                                                                                                                                                                                                                                                                                          | HIGH PROPORTION OF THE VIEW IMPACTED                                                                                                                                                                                                                                                                                            |

Figure 18 Magnitude of Change Table

Source: Adapted from GLVIA, 3rd ed. & Volume 4A: LVIA Methodology and Glossary, Wood Group UK Limited, March 2021.

## assessment criteria

### 8.6. Visual Impact

Visual impact is the assessment of changes in the appearance of the landscape as the result of some intervention typically man-induced, to the visual quality of an area having regard to visual sensitivity, magnitude of change and the other attributes that these elements embody as discussed above.

Visual impact may be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction). When visual impacts are negative, the loss of visual quality needs to be determined and when they are found to be undesirable or unacceptable, then mitigation measures need to be formulated with the aim of reducing the impact to within, at least acceptable limits.

The adjoining table illustrates how Visual Sensitivity Levels and Magnitude of Change combine to produce varying degrees of Visual Impact. Where a landscape viewpoint has been assessed as significant and adverse, mitigation methods should be described to lower visual impact. Refer Mitigations in Section 9.

Further assessment is provided in the Visual Evaluation for selected viewpoints.

| VISUAL IMPACT TABLE |            |                           |          |            |            |
|---------------------|------------|---------------------------|----------|------------|------------|
|                     |            | VISUAL SENSITIVITY LEVELS |          |            |            |
|                     |            | HIGH                      | MODERATE | LOW        | NEGLIGIBLE |
| MAGNITUDE OF CHANGE | HIGH       | HIGH                      | HIGH     | MODERATE   | LOW        |
|                     | MODERATE   | HIGH                      | MODERATE | LOW        | LOW        |
|                     | LOW        | MODERATE                  | LOW      | LOW        | NEGLIGIBLE |
|                     | NEGLIGIBLE | LOW                       | LOW      | NEGLIGIBLE | NEGLIGIBLE |

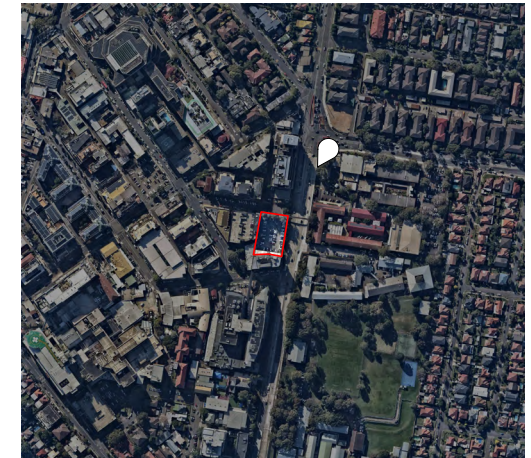
Figure 19 Visual Impact Table

## 9. VIEWPOINT ASSESSMENTS

Princes Highway &amp; President Avenue Intersection Looking South



**Image 19** Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).



**Figure 20** Viewpoint location

| Site                      | Viewpoint 1 - Summary            |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------|----------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance:<br>120m north   | Visual Analysis of Existing Site | Landscape Values     | Biophysical (vegetation), Ecological (development).                                                                                                                                                                                                                                                                                                                                                                                       |
| View position:<br>Neutral |                                  | Viewer Access        | Due to the high viewer numbers and close proximity, viewer access is considered HIGH.                                                                                                                                                                                                                                                                                                                                                     |
| Visual Quality:<br>Low    |                                  | Visual Sensitivity   | The visual sensitivity of the site is considered HIGH as it will be viewed from a major travel corridor at close proximity.                                                                                                                                                                                                                                                                                                               |
| Camera                    | Visual Analysis of Proposed Site | Magnitude of Change  | The magnitude of change is assessed as LOW, as the proposed development sits at a consistent height with existing development north of the proposal. No new components are introduced to the landscape within this view, and the skyline is already characterised by existing development. The proposal results in a low level of visual contrast, as the proposal facade and forms align with the integration of existing built context. |
|                           |                                  | Visual Impact        | The proposal has high visual access and sensitivity due to the major travel corridor and high viewer numbers, however, shows a level of integration through facade treatments, the visual impact is MODERATE.                                                                                                                                                                                                                             |
|                           |                                  | Professional Comment | In some instances, the assessment criteria may be disproportionately influenced by one or more factors. In this case, the high visual sensitivity rating, attributed to the large number of viewers along a major travel corridor, elevates the visual impact rating. However, the view is representative of vehicles travelling at 60 km/h (40 km/h during school zone hours), the proposal will be experienced only briefly in passing. |

| Visual Evaluation Criteria                      |             |     |          |      |
|-------------------------------------------------|-------------|-----|----------|------|
|                                                 | NEGLECTIBLE | LOW | MODERATE | HIGH |
| Viewer Access                                   |             |     |          |      |
| Visual Sensitivity                              |             |     |          |      |
| Magnitude of Change                             |             |     |          |      |
| Visual Impact (Rating based on above criteria): |             |     |          |      |
| Moderate                                        |             |     |          |      |
| Reassessment based on Professional Opinion:     |             |     |          |      |
| No Reassessment Required                        |             |     |          |      |

## viewpoint 1 - massing montage



**Image 20** Viewpoint 1, one frame, existing view



**Figure 21** Viewpoint 1, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:  
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion of field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

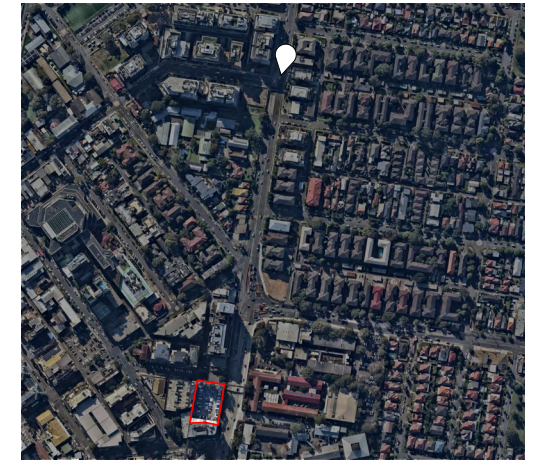
Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

## viewpoint 2

Princes Highway Traveling South



**Image 21** Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).



**Figure 22** Viewpoint location

| Site                      | Viewpoint 2 - Summary            |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance:<br>500m north   | Visual Analysis of Existing Site | Landscape Values<br>Biophysical (vegetation), Ecological (development).                                                                                                                                                                                                                                                                                                                                              |
| View position:<br>Neutral |                                  | Viewer Access<br>Despite high viewer numbers from the major road corridor, a short-medium viewer distance attributes a MODERATE viewer access rating.                                                                                                                                                                                                                                                                |
| Visual Quality:<br>Low    |                                  | Visual Sensitivity<br>The visual sensitivity of the site is considered MODERATE as it will be viewed from a major travel corridor in the midground.                                                                                                                                                                                                                                                                  |
| Camera                    | Visual Analysis of Proposed Site | Magnitude of Change<br>The magnitude of change is assessed as NEGLIGIBLE, as the proposed development is positioned behind a taller existing structure. No new components are introduced to the landscape within this view, and the skyline is already defined by existing development. Consequently, the proposal produces a minimal level of visual contrast and is indistinguishable from the existing character. |
|                           |                                  | Visual Impact<br>The proposal has moderate visual access and sensitivity due to the extended viewing distance along a major travel corridor, the built form aligns with the existing built character of the area, visual impact is LOW.                                                                                                                                                                              |
|                           |                                  | Professional Comment<br>In some instances, assessment criteria may be disproportionately influenced by one or more factors. In this case, the visual sensitivity has had an undue effect on the overall rating; therefore, the impact has been reassessed as NEGLIGIBLE.                                                                                                                                             |

| Visual Evaluation Criteria                      |            |     |          |      |
|-------------------------------------------------|------------|-----|----------|------|
|                                                 | NEGLIGIBLE | LOW | MODERATE | HIGH |
| Viewer Access                                   |            |     |          |      |
| Visual Sensitivity                              |            |     |          |      |
| Magnitude of Change                             |            |     |          |      |
| Visual Impact (Rating based on above criteria): |            |     |          |      |
| Low                                             |            |     |          |      |
| Reassessment based on Professional Opinion:     |            |     |          |      |
| Negligible                                      |            |     |          |      |

## viewpoint 2 - massing montage



Image 22 Viewpoint 2, one frame, existing view



Figure 23 Viewpoint 2, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:  
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion of field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

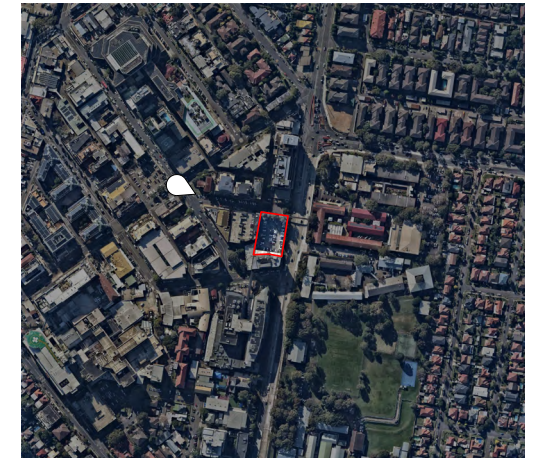
Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

## viewpoint 3

Montgomery Street &amp; Kensington Street Intersection Facing



**Image 23** Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).



**Figure 24** Viewpoint location

| Site                      | Viewpoint 3 - Summary            |                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance:<br>140m north   | Visual Analysis of Existing Site | Landscape Values<br>Biophysical (vegetation), Ecological (development).                                                                                                                                                                                                                                                                                                |
| View position:<br>Neutral |                                  | Viewer Access<br>Despite close proximity, due to the low viewer numbers and short duration from a minor roadway intersection, viewer access is considered LOW.                                                                                                                                                                                                         |
| Visual Quality:<br>Low    |                                  | Visual Sensitivity<br>The visual sensitivity of the site is considered LOW as it will be viewed from a minor road.                                                                                                                                                                                                                                                     |
| Camera                    | Visual Analysis of Proposed Site | Magnitude of Change<br>The magnitude of change is assessed as LOW, as the existing view is dominated by multi-storey development. While the proposal introduces a increase in height relative to surrounding development the skyline is already broken by development. The proposal incorporates facade treatments to reduce the perceived mass and visual prominence. |
|                           |                                  | Visual Impact<br>The proposal has low visual access and moderate sensitivity due to the view from a mixed use residential and commercial area however, shows a level of integration through facade treatment, the visual impact is LOW.                                                                                                                                |
|                           |                                  | Professional Comment<br>In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance, no reassessment is required.                                                                                                                                                                                        |

| Visual Evaluation Criteria                      |             |     |          |      |
|-------------------------------------------------|-------------|-----|----------|------|
|                                                 | NEGLECTABLE | LOW | MODERATE | HIGH |
| Viewer Access                                   |             |     |          |      |
| Visual Sensitivity                              |             |     |          |      |
| Magnitude of Change                             |             |     |          |      |
| Visual Impact (Rating based on above criteria): |             |     |          |      |
| Low                                             |             |     |          |      |
| Reassessment based on Professional Opinion:     |             |     |          |      |
| No Reassessment Required                        |             |     |          |      |

## viewpoint 3 - massing montage



**Image 24** Viewpoint 3, one frame, existing view



**Figure 25** Viewpoint 3, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:

This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

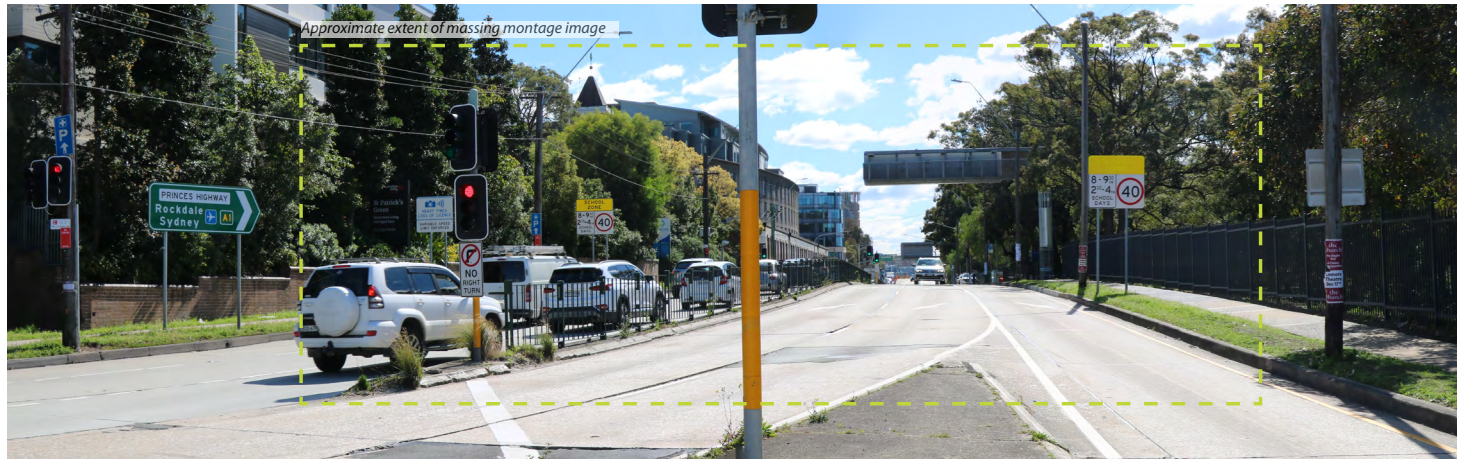
Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion of field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

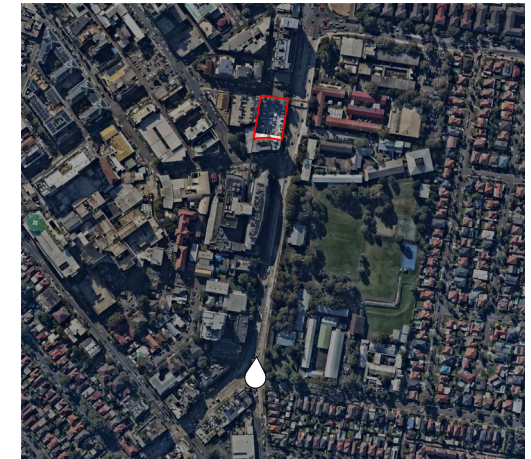
Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

## viewpoint 4

Rocky Point Road Traveling North



**Image 25** Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).



**Figure 26** Viewpoint location

| Site                      | Viewpoint 4 - Summary            |                                                                                                                                                                                                                                       |
|---------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance:<br>350m south   | Visual Analysis of Existing Site | Landscape Values<br>Biophysical (vegetation), Ecological (development).                                                                                                                                                               |
| View position:<br>Neutral |                                  | Viewer Access<br>Due to the high viewer numbers from a major travel corridor, viewer access is considered MODERATE.                                                                                                                   |
| Visual Quality:<br>Low    |                                  | Visual Sensitivity<br>The visual sensitivity of the site is considered MODERATE as it will be viewed from a major travel corridor in the midground.                                                                                   |
| Camera                    | Visual Analysis of Proposed Site | Magnitude of Change<br>The magnitude of change is assessed as LOW, the skyline is already defined by existing development. Facade treatments are incorporated to further reduce the perceived mass of the proposal.                   |
|                           |                                  | Visual Impact<br>The proposal has moderate sensitivity due to the viewing distance along a major travel corridor which has high viewer numbers. The magnitude of change has been assessed as low therefore, the visual impact is LOW. |
|                           |                                  | Professional Comment<br>In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance there was no reassessment required.                                                 |

| Visual Evaluation Criteria                      |             |     |          |      |
|-------------------------------------------------|-------------|-----|----------|------|
|                                                 | NEGLECTIBLE | LOW | MODERATE | HIGH |
| Viewer Access                                   |             |     |          |      |
| Visual Sensitivity                              |             |     |          |      |
| Magnitude of Change                             |             |     |          |      |
| Visual Impact (Rating based on above criteria): |             |     |          |      |
| Low                                             |             |     |          |      |
| Reassessment based on Professional Opinion:     |             |     |          |      |
| No Reassessment Required                        |             |     |          |      |

## viewpoint 4 - massing montage



Image 26 Viewpoint 4, one frame, existing view



Figure 27 Viewpoint 4, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:  
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion of field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

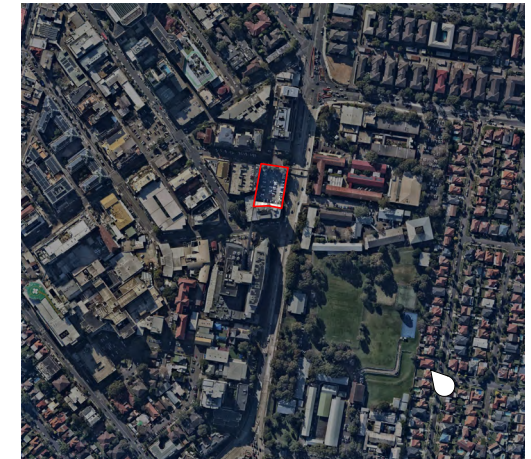
Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

## viewpoint 5

Corner of Fairway &amp; Lachal Avenue



**Image 27** Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).



**Figure 28** Viewpoint location

| Site                                                           | Viewpoint 5 - Summary            |                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance:<br>350m south east                                   | Visual Analysis of Existing Site | Landscape Values<br>Biophysical (vegetation), Ecological (development).                                                                                                                                                                                                                                 |
| View position:<br>Neutral                                      |                                  | Viewer Access<br>Due to the low viewer numbers and distance from site, viewer access is considered LOW.                                                                                                                                                                                                 |
| Visual Quality:<br>Low                                         |                                  | Visual Sensitivity<br>The visual sensitivity of the site is considered LOW as it will be viewed from a minor roadway at an extended distance.                                                                                                                                                           |
| Camera                                                         | Visual Analysis of Proposed Site | Magnitude of Change<br>The magnitude of change is assessed as NEGLIGIBLE, as the proposal will be intermittently visible along the skyline between residential dwellings and is to be seen as an extension of the existing built form.                                                                  |
| Date & Weather:<br>29.08.25; Clear                             |                                  | Visual Impact<br>The proposal has low visual access and sensitivity due to the minor roadway, the proposal is visible along the skyline however, shows a level of integration through facade treatments and is to be seen as an extension of the existing development, the visual impact is NEGLIGIBLE. |
| Camera & Lens:<br>Canon 700D + 31mm FL<br>(18-55mm Canon Lens) |                                  | Professional Comment<br>In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance there was no reassessment required.                                                                                                                   |
| Camera Height:<br>1.7m (Eye level)                             |                                  |                                                                                                                                                                                                                                                                                                         |

| Visual Evaluation Criteria                      |            |     |          |      |
|-------------------------------------------------|------------|-----|----------|------|
|                                                 | NEGLIGIBLE | LOW | MODERATE | HIGH |
| Viewer Access                                   |            |     |          |      |
| Visual Sensitivity                              |            |     |          |      |
| Magnitude of Change                             |            |     |          |      |
| Visual Impact (Rating based on above criteria): |            |     |          |      |
| Negligible                                      |            |     |          |      |
| Reassessment based on Professional Opinion:     |            |     |          |      |
| No Reassessment Required                        |            |     |          |      |

## viewpoint 5 - massing montage



Image 28 Viewpoint 5, one frame, existing view



Figure 29 Viewpoint 5, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

*Note:*  
This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion of field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

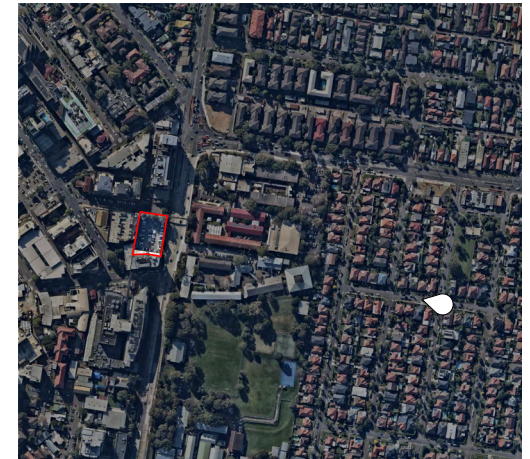
Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

## viewpoint 6

Annette Avenue Looking West



**Image 29** Photo stitched view towards site (NOTE: Photo stitching provides a level of distortion to photographs, but is used in this instance to establish context).



**Figure 30** Viewpoint location

| Site                      | Viewpoint 6 - Summary            |                                                                                                                                                                                                                                                             |
|---------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Distance:<br>450m east    | Visual Analysis of Existing Site | Landscape Values<br>Biophysical (vegetation), Ecological (development).                                                                                                                                                                                     |
| View position:<br>Neutral |                                  | Viewer Access<br>Due to the low viewer numbers and distance from the proposal, viewer access is LOW.                                                                                                                                                        |
| Visual Quality:<br>Low    |                                  | Visual Sensitivity<br>The visual sensitivity is LOW as it will be viewed from a minor roadway.                                                                                                                                                              |
| Camera                    | Visual Analysis of Proposed Site | Magnitude of Change<br>The magnitude of change is assessed as LOW, as the proposal will be visible along the skyline over residential dwellings, but, development is already the existing form and the proposal is to be seen below the line of vegetation. |
|                           |                                  | Visual Impact<br>There is a low sensitivity as it is viewed from minor roadway, the proposal is visible along the skyline over existing development, the visual impact is LOW.                                                                              |
|                           |                                  | Professional Comment<br>In some instances the assessment criteria can be affected disproportionately due to one or more factors. In this instance there was no reassessment required.                                                                       |

| Visual Evaluation Criteria                      |             |     |          |      |
|-------------------------------------------------|-------------|-----|----------|------|
|                                                 | NEGLECTIBLE | LOW | MODERATE | HIGH |
| Viewer Access                                   |             |     |          |      |
| Visual Sensitivity                              |             |     |          |      |
| Magnitude of Change                             |             |     |          |      |
| Visual Impact (Rating based on above criteria): |             |     |          |      |
| Low                                             |             |     |          |      |
| Reassessment based on Professional Opinion:     |             |     |          |      |
| No Reassessment Required                        |             |     |          |      |

## viewpoint 6 - massing montage



Image 30 Viewpoint 6, one frame, existing view



Figure 31 Viewpoint 6, indicative massing montage of proposal showing approximate extents of building within this view. NOTE: Massing built form only, no landscaping shown in montage.

Note:

This montage is a singular, stand-still image to particular camera settings to match those closest to the visual experience of the average human.

Photostitched imagery, whilst it does consider peripheral visual experience, is not suitable for this application as it is affected by distortion to field of view and focal length during photo merging and cannot be relied upon to produce an accurate and correct depiction of the predicted view.

The montage included can be considered an accurate representation of the focused scene of the viewpoint, as experienced in-situ.

Photostitched imagery has been included on each viewpoint analysis page to convey a sense of context, with an outline of the approximate extent of the photomontage viewpoint, on relevant pages.

## 10. OVERALL VIEWPOINT SUMMARY

| VIEWPOINT SUMMARY                                                 |          |             |            |            |                 |
|-------------------------------------------------------------------|----------|-------------|------------|------------|-----------------|
|                                                                   | ACCESS   | SENSITIVITY | MAGNITUDE  | IMPACT     | ASSESSED IMPACT |
| Viewpoint 1<br>Princes Highway & President Avenue Intersection    | HIGH     | HIGH        | LOW        | MODERATE   | MODERATE        |
| Viewpoint 2<br>Princes Highway Traveling South                    | MODERATE | MODERATE    | LOW        | LOW        | NEGLIGIBLE      |
| Viewpoint 3<br>Montgomery Street & Kensington Street Intersection | LOW      | LOW         | LOW        | LOW        | LOW             |
| Viewpoint 4<br>Rocky Point Road Traveling North                   | MODERATE | MODERATE    | LOW        | LOW        | LOW             |
| Viewpoint 5<br>Corner of Fairway & Lachal Avenue                  | LOW      | LOW         | NEGLIGIBLE | NEGLIGIBLE | NEGLIGIBLE      |
| Viewpoint 6<br>Annette Avenue Looking West                        | LOW      | LOW         | LOW        | LOW        | LOW             |

Figure 33 Viewpoint Summary Table

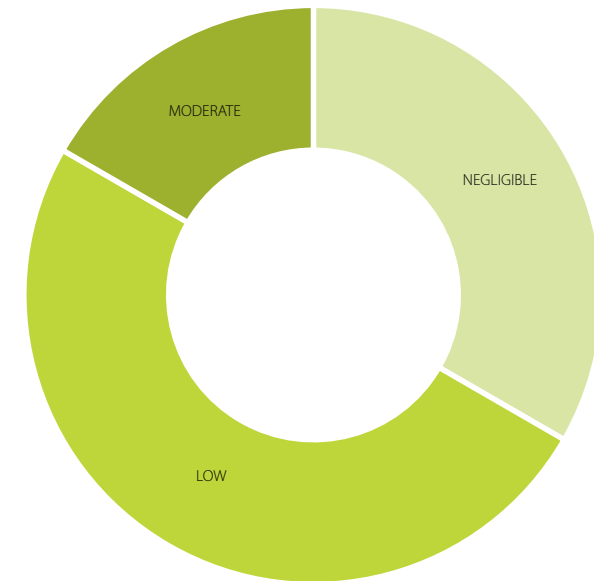


Figure 32 Viewpoint Summary Graph: Viewpoint Assessment Results

## 11. IMPACT ASSESSMENT

### 11.1. Discussion

This section considers the general impact the proposal may have on the local visual environment and identifies those areas where the visual impact may potentially be the most significant. This was done by undertaking a surrounding site inspection and broadly scoping the study area to identify where the proposed development would likely be visible and appear to be most prominent.

An assessment of visual impact is about a systematic gauging of the amount of change that a proposal may bring to an existing scene. This discussion section is a synthesis of those discrete, matrix-driven observations within the larger landscape relationships to the site. By including the potential tempering factors of magnitude of change and the actual compositional elements in the surroundings, we can create a more nuanced context and qualify the output of the initial methodology as of benefit, or detriment to the resultant scenic quality.

Viewpoint 1 represents views experienced by vehicles travelling south along Princes Highway or approaching Princes Highway from President Avenue. The view is dominated by large-scale built form and wide road infrastructure, with minimal vegetation contributing to a low overall visual quality. Viewer access is high due to the significant number of users along this major travel corridor, resulting in a High visual sensitivity rating. The magnitude of change is assessed as low, as the proposal height generally aligns with surrounding built forms, and the view is already strongly characterised by large-scale development associated with the greater St George Hospital complex. In addition, facade treatments incorporated into the design will assist in reducing the perceived mass. On this basis, the visual impact is assessed as MODERATE.

Viewpoint 2 represents views experienced by vehicles traveling south along Princes Highway. While the view remains dominated by built development resulting in low visual quality, there is integration of vegetation compared with the previous viewpoint. Due to the increased distance from the proposal site, both viewer access and visual sensitivity are assessed as moderate. The proposed development is positioned behind a taller existing structure. No new elements are introduced to the landscape within this view, and the skyline is already defined by existing development. As a result, the proposal generates only a minimal level of visual contrast, with the magnitude of change assessed as low. Due to the view being representative of a major travel corridor the visual sensitivity disproportional effects the visual impact rating, the proposal is indistinguishable from the existing development, therefore visual impact has been reassessed as NEGLIGIBLE.

Viewpoint 3 represents views available to pedestrians at the Montgomery Street and Kensington Street intersection, looking east towards the proposal. The view is dominated by built form with some foreground vegetation. Existing multi-storey development is visible in the foreground. There is a low viewer number and low visual sensitivity due to the view being from a minor road. The magnitude of change is assessed as low, as the skyline is already dominated by development. Facade treatments are incorporated to reduce the perceived mass and visual prominence. On this basis, the overall visual impact is assessed as LOW.

Viewpoint 4 represents views experienced by vehicles traveling north along Rocky Point Road. In this view, built forms are less dominant, with foreground vegetation to the left and established canopy vegetation to the right within the grounds of local schools which overhangs into the road corridor, visual quality is low. Due to the distance from the proposal site, both viewer access and visual sensitivity are assessed as moderate. The magnitude of change is assessed as low, as no new components are introduced to the landscape within this view and the skyline is already defined by existing development, furthermore the proposed development is viewed in the context of the existing complex. Therefore, the overall visual impact is assessed as LOW.

Viewpoints 5 represents views afforded in passing between residential development south east of the site. The landscape is characterised by urban residential development, comprising predominantly single and double-storey dwellings, with views of the proposal afforded over existing residential foreground development. Due to the low number of viewers and the extended viewing distance, both viewer access and visual sensitivity are assessed as low. The proposal will be visible along the skyline between dwellings, some existing development is already present. Facade treatments will assist in reducing the perceived mass of the built form. The magnitude of change is assessed as low as the proposal is likely to be seen as an extension of the existing developments in the background, visual impact is NEGLIGIBLE.

Viewpoint 6 represents views from a minor roadway within a residential cluster to the east of the site. The landscape is characterised by urban residential development, predominantly comprising single- and double-storey dwellings, with views of the proposal occurring above existing residential foreground development. Due to the limited number of viewers and the extended viewing distance, both viewer access and visual sensitivity are assessed as Low. The proposal will be visible along the skyline above dwellings, but screened below the existing vegetation canopy in the foreground. Proposed facade treatments will assist in reducing the perceived bulk of the built form. The magnitude of change is assessed as Low, resulting in an overall visual impact rating of LOW.

# impact assessment

## 11.2. Lighting Impact

Whilst CPTED requires adequate lighting for safety at night, the balance of these components becomes critical when ensuring the safety of all users of the site, including environmental receivers such as flora and fauna. Beyond the potential impact of obtrusive lighting on humans, consideration for the finer ecosystems and habitats on site and their interactions with the proposal, are key to the protection of these systems and mitigation of potential threats to these environments.

Obtrusive lighting and impacts to environmental receivers are case-by-case dependent and should be considered in the greater context of the area. Areas with greater potential impact on these systems, such as sites adjoining environmentally sensitive areas or sites located near areas rich in biodiversity with listed threatened species, should consider the impact to threatened or endangered species and unique biota through a site-specific assessment consistent with the National Light Pollution Guidelines for Wildlife, developed by the Australian Government Department of the Environment and Energy.

Generally, natural darkness should be protected where possible and the lighting design of the proposal should consider artificial impact and the management of all living things (National Light Pollution Guidelines for Wildlife 2020). In order to gain an understanding of the existing nature of the obtrusive effects on outdoor lighting, an analysis of the existing limitations of site should be conducted and the existing conditions accounted for, such as (but not limited to), the level of lighting existing in the area, the proposed times of operation and lighting technology proposed (Electrical Projects Australia Pty Ltd, 2024).

Recommendations in accordance with AS/NZS 4282:2023 'Control of the obtrusive lighting effects of outdoor lighting,' should be considered to reduce light spillage visual impact in low-light, and night conditions. Suggestions are to be considered alongside operational hours, lighting requirements from Council, the practicality of application for certain areas regarding CPTED and recommendations from any lighting consultants.

Employing methods such as:

- Eliminating upward spill lighting by directing light downward
- Shielded fittings
- Energy-efficient bulbs
- Asymmetric beams
- Direction of light from reflective surfaces
- Warm-white colours, where afforded
- Curfew switch off for decorative lighting
- Motion detector control lighting

## 11.3. Conclusion

A review of the visual catchment indicates that, while the proposal is visible from a distance due to its height, clear views are limited, with most being filtered through surrounding urban form and vegetation. The majority of views will be experienced within the context of the existing St George Hospital Complex, with which the proposed built form is consistent.

Overall, the proposal is assessed to have a LOW cumulative visual impact, reflecting its integration within the foreground, midground, and background landscape layers and its alignment with the existing and approved development character. The site is zoned SP2 Infrastructure and MU1 Mixed Use, and the proposal is consistent with both the existing built form and the planned future development of the precinct.

## 11.4. Mitigations

Mitigation measures included within this report are recommendations and opportunities for the proposal to consider to reduce visual impact further and/or maintain viewpoint ratings as they have been assessed. Mitigations are concluded from an analysis of the proposal and potential elements or processes that could provide adverse visual effects in contrast to the desired future character or landscape character of the surrounding area.

Mitigation measures already in place that will be key in maintaining the current visual impact rating:

- Varied treatment and use of recessive colours to the facade to reduce its perceived mass and encourage integration into the existing landscape
- Implementation of some light spillage control methods, as mentioned in 11.2 Lighting Impact.

## 12. REFERENCES

This visual impact assessment has considered the following documents and resources during assessment:

- Administrative information: <https://meconemosaic.au/>
- *Connecting to Country*, Government Architect NSW, 2023.
- *Control Of The Obtrusive Effects Of Outdoor Lighting*, Australian/New Zealand Standard, 2023.
- *Dark Sky Planning Guideline*, NSW Govt Planning and Environment, June 2023.
- *Development Control Plan 2021*, Georges River Council, 2021, <https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Control-Plans>
- *Guideline for landscape character and visual impact assessment*, Transport for NSW, June 2023.
- *Guideline for landscape character and visual impact assessment: Version 2.2*, New South Wales Government Transport for NSW, 21 August 2020.
- *Guidelines for Landscape and Visual Impact Assessment: Third Edition*, Landscape Institute, March 2013.
- *Guidance Note for Landscape and Visual Assessment*, AILA, June 2018.
- Landscape and visual assessment workshop, Stacey Brodbeck and Suzie Rawlinson 2023.
- *Landscape Assessment Guidelines For Professionals Working In Resource Management*, New Zealand Institute of Landscape Architects 'te-tangi-a-te-manu' (2022).
- *Local Environmental Plan 2021*, Georges River Council, 2021, <https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Local-Environmental-Plans>
- Nearmap, <https://apps.nearmap.com/>
- NSW Planning Portal Spatial Viewer <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>, viewed 25.10.2023.
- *Policy: Use of Photomontages and Visualisation Tools*, Land and Environment Court of New South Wales, 17 May 2024.
- *Rural Land Evaluation*, Department of Planning (DOP), 1988, Government Printer (Dept. of Planning).
- *Scenic Perceptions of Australian Landscapes*, Williamson, D, 1978, Landscape Australia, Vol. 2, pp 94-100.
- *Section 12, Visual Assessment, The Mount Arthur North Coal Project Pty Ltd Environmental Impact Statement*, EDAW (Australia), 2000, URS Australia Pty Ltd, prepared for Coal Operations Australia Limited.
- *Social and Economic Impact Assessment (Version 1.1)*, Think Economics, October 2023,
- *Technical Supplement - Landscape and Visual Impact Assessment*, Department of Planning and Environment, August 2022.
- *Visual Representation of Development Proposals*, Landscape Institute Technical Guidance Note, September 2019 (Currently under review, as of January 2024).

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