



Final Visual Impact Assessment

SSD-87865706 - Residential Flat Building and Childcare Development

251-257 Maroubra Road and 133-135 Garden Street, Maroubra

Submitted to the Department of Planning, Housing and Infrastructure on
behalf of BWSLD Maroubra Pty Ltd

Prepared by Colliers Urban Planning

25 February 2026 | 2210730



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

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



'Gadalung Djarri'

Liz Belanjee Cameron

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

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

We pay our respects to their Elders past and present.

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

Contact	Nikki Hill Associate Director	Nikki.hill@colliers.com 0422 765 260	
This document has been prepared by		This document has been reviewed by	
			
Nikki Hill and Hannah Belbasis	25 February 2026	Chris Bain 25 February 2026	
Version No.	Date of issue	Prepared by	Approved by
A (FINAL)	24/02/2026	NH & HB	CB
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Executive Summary

This Visual Impact Assessment (VIA) prepared by Colliers Urban Planning on behalf of BWSLD Maroubra Pty Ltd is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a residential flat building and ground floor childcare facility at 251-257 Maroubra Road and 133-135 Garden Street, Maroubra.

Key VIA issues

Based on the planning framework, the key issues to be considered by the VIA are:

- **Context and urban form:** responsiveness to context, and compatibility with desired urban form
- **Visual Character:** responsiveness to existing valued visual characteristics and consistency with desired future visual character of the locality
- **Scale:** height and bulk of buildings
- **Amenity:** impact on visual amenity, in particular public domain visual amenity

Method

To enable address of these key issues the VIA has been undertaken generally in accordance with the principles of the 'Guidelines for Landscape and Visual Impact Assessment – Third Edition' (GLVIA3) (Landscape Institute; I.E.M.A., 2013), as adjusted to better align with the NSW planning system under the Environmental Planning and Assessment Act 1979 (EP&A Act). To inform the VIA, photos showing the existing visual environment and survey aligned photomontages showing the likely future visual environment prepared in accordance with the Land and Environment Court of NSW 'Use of Photomontages and Visualisation Tools' (17 May 2024) were prepared for 4 key viewpoints representing key aspects of the pattern of viewing in the surrounding primary visual catchment.

Visual Analysis

The primary visual catchment includes Maroubra Road, Garden Street, and adjoining residential areas including places of worship and a school.

The general pattern of viewing in the primary visual catchment are residents in the surrounding residential areas, visitors to the surrounding places of worship, school, childcare, medical, and retail tenancies, travellers on transport routes and the local road network, and pedestrian on the local street network.

Visual Impact Assessment

Under the GLVIA3, a key step is to determine whether the proposal has the potential for significant visual impact informed by judgements about the sensitivity of the primary visual catchment to the nature of change proposed, and the magnitude of the nature of change proposed.

The significance of visual impact has been qualitatively assessed as:

- **Viewpoint 1: Corner Maroubra Road and Anzac Parade:** moderate significance of visual impact
- **Viewpoint 2: Maroubra Road:** moderate significance of visual impact
- **Viewpoint 3: Garden Street (corner Alma Road):** moderate significance of visual impact
- **Viewpoint 4: Anzac Parade (corner Haig Street):** moderate significance of visual impact

Consideration of key issues

Context and urban form

The proposal accommodates additional housing density close to a Town Centre and public transport, reinforcing the priorities of the Randwick Housing Strategy, including Priority 3 to *focus growth in and around town and strategic centres close to transport, jobs and services*.

Adjacent to the Maroubra Junction Centre, the proposal is generally consistent with development expectations for an area that is identified to undergo strategic growth, and which currently comprises mid-high rise developments.

While existing development north, east, and south of the site generally consists of low- to mid-scale development of one to four storeys, consideration of key approaches to the site along Garden Street and Maroubra Road visually situate the proposal as part of an evolving Maroubra Road streetscape of mid-high rise building forms. Within this neighbourhood context, the proposal is viewed as a visual continuation of the Maroubra Junction Centre precinct.

Visual character

As the site is adjacent to the Maroubra Junction Centre, which is an area of strategic growth, the visual character of the site and its surrounding context is evolving. The proposal is, however, responsive to built form characteristics of the existing neighbourhood. This is achieved through the use of natural, earthy materials to represent the character of surrounding buildings, and setbacks, articulation and built form variation to integrate the proposal with the surrounding streetscape.

While the proposal is responsive to the existing character of the area, it visually integrates with an emerging cluster of high-rise development along Maroubra Road and supports the areas identify as an emerging town centre.

Scale

The scale of the proposal is well aligned with existing development to the west along Maroubra Road.

The use of boundary setbacks, upper level setbacks and building breaks visually create the appearance of two building forms as viewed from the west and ensures that the proposal does not visually dominate the streetscape. Impacts from the height of the proposal are mitigated by articulation to the upper levels, including 'floating penthouses' which visually soften the appearance of the proposal.

The scale of the proposed development contributes to the physical definition of Maroubra Road as a mid-high-rise mixed-use corridor. Lower levels of the proposal are generally screened by existing structures and vegetation, as viewed from key viewpoints in the surrounding neighbourhood.

Visual amenity

The proposal has been designed to mitigate visual impacts through architectural articulation and materiality which considers the visual characteristics of the surrounding area, including curved balcony treatments and earthy materiality. A visually softer material palette to the upper levels mitigates visual amenity impacts to the surrounding viewpoints where the upper levels of the proposal are the most visible.

The use of setbacks, tree planting, and active ground-floor frontages enhance the street-level experience of the proposal as visible from the immediate public domain, reinforcing the proposal's role as a gateway development to the Maroubra Street mixed-use corridor.

At a broader scale, the proposal contributes positively to the evolving visual legibility of the Maroubra Junction Centre interface while reflecting materiality of the surrounding neighbourhood.

Mitigation Measures

The VIA has found that primary design measures related to siting, scale, form and massing, and design adequately mitigate the visual impact of the proposed masterplan development. As such, additional fundamental or large-scale mitigation measures are not considered necessary. Secondary mitigation measures such as specifying materiality or colours may be appropriate where they form part of relevant and reasonable conditions of development consent.

Conclusion

While acknowledging that the proposal will have a visual impact, overall on the balance of relevant considerations this impact is considered acceptable. As such, it is the conclusion of the VIA that the proposed masterplan development can be supported on visual impact grounds.

Table 1 *Key Terms*

Term	Meaning
Amenity	The pleasantness, attractiveness, desirability or utility of a place, facility, building or feature
Character	What makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way it is built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors
Magnitude	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic
Visual impact	Effects on specific views and on the general visual amenity experienced by people
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a project

1.0 Introduction

This Visual Impact Assessment (VIA) prepared by Colliers Urban Planning on behalf of BWSLD Maroubra Pty Ltd is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a residential flat building and ground floor childcare facility at 251-257 Maroubra Road and 133-135 Garden Street, Maroubra.

A proposal for SSD requires the preparation of an Environmental Impact Statement (EIS). This report has been prepared in support of the EIS.

1.1 Purpose of this VIA

The purpose of this VIA is to determine whether the proposal has an acceptable visual impact through address of relevant secretary's environmental assessment requirements (**SEARs**) and concurrent rezoning proposal requirements issued by the Department of Planning, Housing and Infrastructure (refer table below).

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 16 July 2025 for SSD-87865706. Specifically, this report addresses the SEARS outlined in **Table 2** below.

Table 2 SEARs relevant to VIA

SEARs	SEARs description	Report name and section
8. Visual Impact	- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	- Visual Analysis: Part 7 - Visual Impact Assessment: Part 8

Source: The Department of Planning, Housing and Infrastructure

1.2 Structure of this VIA

This VIA has the following structure:

- Part 1 – Introduction: identifies the purpose and structure of this VIA
- Part 2 – The site and its context: identifies and describes the site and its context
- Part 3 – The proposal: outlines the proposal
- Part 4 – Planning framework: identifies relevant parts of the planning framework to VIA
- Part 5 – Key issues: identifies the key issues to be considered by this VIA
- Part 6 – Methodology: outlines the methodology used in the VIA
- Part 7 – Visual analysis: identifies and describes the visual catchment, including its visual characteristics and the pattern of viewing
- Part 8 – Visual impact assessment: identifies and assesses the proposal's potential visual impact
- Part 9 – Findings: overall findings of the visual impact assessment
- Part 10 – Consideration of key issues: discusses key issues
- Part 11 – Mitigation measures: recommends mitigation measures
- Part 12 – Conclusion: identifies whether the proposal can be supported on visual impact grounds
- Appendices: provides a copy of the visual impact evidence upon which this VIA relies.

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

2.0 The site and its context

The site is located at 255–257 Maroubra Road and 133–135 Garden Street, Maroubra, within the Randwick Local Government Area (LGA). It is situated approximately 210m east of the intersection of Maroubra Road and Anzac Parade, which forms the core of the Maroubra Junction centre.

It is bound to the north by Maroubra Road, Garden Street to the west, Maroubra Lane to the south and a residential flat building development to the east. It is legally described as Lots A, B, C, D and E in DP 14198 and Lot D in DP 320521, is irregular in shape and is approximately 3270m² in area.

Existing development on the site includes a mechanic's workshop and four (4) residential dwellings.

The site is positioned at the intersection of Garden Street and Maroubra Road, with frontages to both streets. A bus stop is located along the Maroubra Road frontage, before Garden Street.



Figure 1 Site Aerial Map

Source: Google Maps/Colliers Urban Planning

2.1 Visual character – The Site

The visual character of site is established by the interplay of a number of natural and human factors which also impact views from the public domain. These factors are:

Natural factors

Natural factors are:

- topography
- waterways and waterbodies
- trees and vegetation

Topography

The site gently slopes from the southern and eastern boundaries to the northern and western boundaries, with a fall of approximately 4.26 metres.

Waterways and waterbodies

The site does not support formed, surface level waterways or waterbodies.

Trees and vegetation

The site includes a number of mature trees, particularly at the site's centre, and vegetation along Garden Street.

Human factors

Human factors are:

- public domain
- buildings and structures

Public Domain

The site includes a publicly accessible carpark accommodating a large portion of Lots 251 and 253 Maroubra Road. Access to the carpark is via Maroubra Road.

Buildings and structures

Existing development on the site includes a mechanical workshop at 251-253 Maroubra Road which comprises a workshop, carpark, and two storey building at the corner of Maroubra Road and Garden Street. Customer access is provided via Maroubra Road, while staff entry to the workshop is available from Garden Street.

The site also includes residential dwellings at 255 and 257 Maroubra Road and 133 and 135 Garden Street. Both Maroubra Road dwellings are two-storey with direct frontage to Maroubra Road and rear vehicular access from Maroubra Lane. The Garden Street residences are both single storey houses with frontages to Garden Street.

The mechanical workshop features a large built form and is generally commercial in appearance. On-site carparking and workshop areas associated with the mechanic are visually dominant from the public realm.



Figure 2 Mechanical workshop (251-253 Maroubra Road) viewed from Maroubra Road

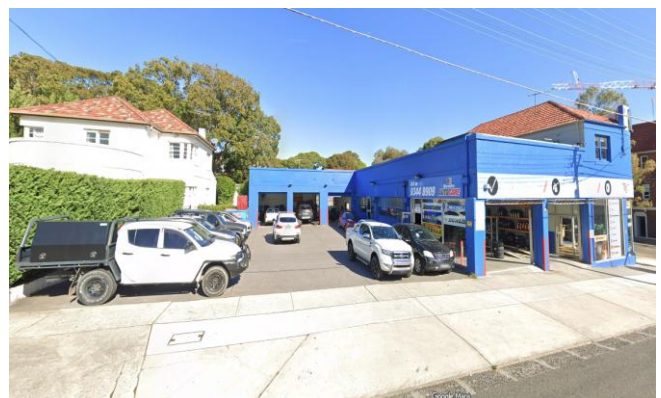


Figure 3 Mechanical Workshop on-site carparking, viewed from Maroubra Road



Figure 4 Two-storey residences at 255 (left) and 257 (right) Maroubra Road, viewed from Maroubra Road

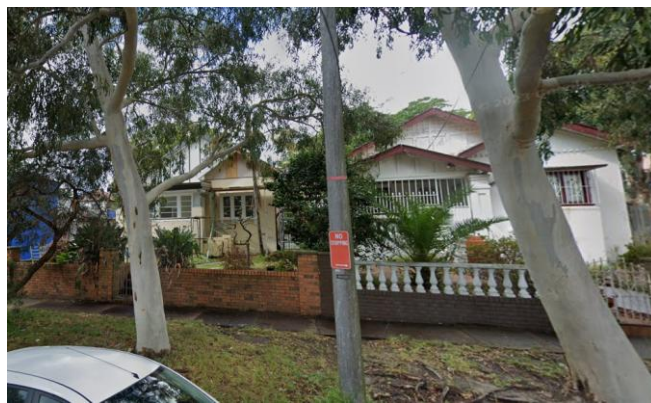


Figure 5 Single-storey residences at 133 (left) and 135 (right) Garden Street, viewed from Garden Street



Figure 6 Maroubra Lane, viewed from Garden Street

2.2 The site context

The Maroubra Junction Town Centre boundary extends to the Maroubra Road and Garden Street intersection. The subject site is abutting to the Maroubra Junction Centre, and is surrounded by a combination of commercial, educational, places of worship, and residential developments. The site context includes:

North

- The site is bounded by Maroubra Road along the northern frontage. A bus stop is north of the site on Maroubra Road.
- To the north of Maroubra Road is Holy Family Catholic Church and St Aidan's School, a primary school containing multiple buildings.
- Further north is residential development, mostly comprised of one to two storey detached dwellings.

East

- Adjoining the subject site is a 4 storey residential flat building on the eastern site boundary.
- Further east is residential development, mostly comprising residential flat buildings of 2 to 4 storeys.

South

- The site is bounded by Maroubra Lane along the southern boundary.
- To the south of Maroubra Lane is Maroubra Baptist Church and Church office, comprising 1 and 2 storey buildings.
- Further south is residential development comprised of generally 1 to 2 storey detached dwellings.

West

- The site is bounded by Garden Street along the western frontage.

- To the west of Garden Street is residential and commercial development, comprising a mixed-use retail and residential flat building of three storeys, and a single storey childcare centre, and a single storey medical centre.
- Further west is the Maroubra Junction Centre, an evolving town centre featuring commercial and residential development of mid- to high- rise built form. The Town Centre includes established development of approximately 2 to 9 storey buildings, including high rise residential flat buildings with ground floor retail frontages.



Figure 7 Holy Family Catholic Church and St Aiden's School, north of Maroubra Road



Figure 8 View towards the Maroubra Junction Centre along Maroubra Road



Figure 10 Four storey residential flat building east of the site, viewed from Maroubra Road



Figure 9 Maroubra Baptist Church office buildings, south of Maroubra Lane

Source: Google Maps

3.0 The SSD proposal

The proposed development includes the construction of a residential flat building and ground floor childcare facility comprising the following:

- Site preparation works including demolition, bulk excavation and tree removal.
- Construction for a ten (10) storey building comprising:
 - 120 residential apartments including (23% affordable housing (27 Units) (15% of total GFA) to be managed by an affordable housing manager for 15 years.
 - Loading area, ancillary storage and building plant.
 - Construction of a four (4) level basement providing 203 car parking spaces, incorporating:
 - 175 car spaces for the residential component.
 - 28 for the childcare component.
 - 75 residential bicycle spaces.
 - 12 childcare bicycle spaces.
- A future centre-based childcare centre at the ground level (cold shell only) equating to 868.67sqm of floor space.
 - Capable of accommodating 120 children and 22 staff.
- Landscaping works, including public open space at ground level and communal open space at level 1.
- Extension and augmentation of services and infrastructure as required.

The concurrent Rezoning seeks the following amendments to the Randwick Local Environmental Plan 2012 (RLEP 2012) to facilitate the proposed development:

- Height of buildings to be increased from 12m to 35.6m.
- FSR to be increased from 0.9:1 to 4.02:1

A detailed description of the proposed development is included in the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning, the Architectural Plans prepared by BKA Architecture, and the other accompanying technical documents that form part of the State Significant Development Application.



Figure 11 *Artistic render of the proposed development
(view from Maroubra Road)*

Source: BKA Architecture

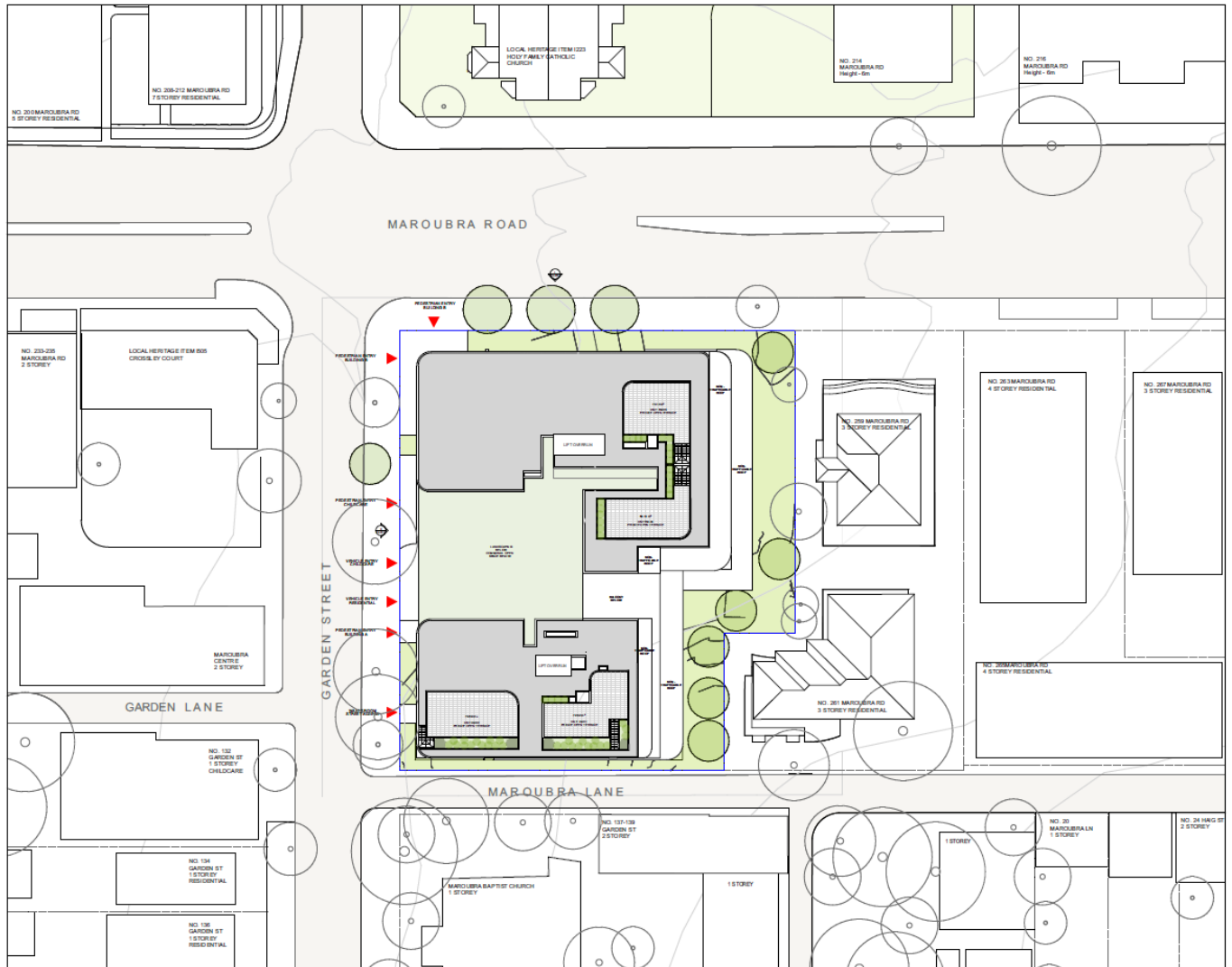


Figure 12 **Concept Plan**

Source: BKA Architecture

4.0 Planning Framework

The planning framework comprises a series of acts, regulations, planning instruments and other documents that together establish the criteria against which acceptability of visual impact is determined.

The Environmental Planning and Assessment Act 1979 (EP&A Act 1979) is the main legislation relating to the planning framework. It establishes the system of environmental planning and assessment in NSW. Part 3 'Planning instruments' identifies the various planning instruments that comprise a large parts of the planning framework. In general and for the purposes of this VIA, they can be considered to comprise:

- the strategic planning framework, including region plans, district plan, and local strategic planning statements
- the statutory planning framework, including State environmental planning policies, local environmental plans development control plans

As it involves a concurrent rezoning, the application is to be merit assessed. In this regard, considerable weight is placed on the strategic planning framework. Less weight is to be given to controls (ie, numeric development standards) contained in the statutory planning framework.

It is noted that under section 2.10 of State Environmental Planning Policy (Planning Systems) 2021 (the Planning Systems SEPP) development control plans do not apply to SSDAs.

As with all planning decisions, consideration and weighing of a large number and range of relevant environmental planning matters in addition to visual impact is required. In this regard, particular reference is made to the separate, supporting Environmental Impact Statement (EIS).

4.1 Concurrent rezoning

Section 3.33 'Planning proposal authority to prepare explanation of and justification for proposed instrument – the planning proposal' of the EP&A Act establishes the matters that the Department is to take into consideration for the concurrent rezoning.

Under the 'Local Environmental Plan Making Guideline' (the Guideline) (the Department, August 2023) prepared to support implementation of section 3.33, planning proposals are to demonstrate strategic merit and site specific merit.

Strategic merit is determined by alignment with the government priorities and the strategic planning framework (including supporting documents). These include:

Government priorities

- the National Housing Accord

Environmental Planning and Assessment Act 1979

The EP&A Act has a number and range of objects (section 1.3 'Objectives of Act'). In broad terms, a key focus of this is ecologically sustainable development through economic, environmental and social considerations:

- '(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment'.

Ecologically sustainable development brings in considerations such as intergenerational equity.

The most relevant object to VIA is related to good design and amenity:

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

Strategic planning framework (including supporting documents)

- the 'Greater Sydney Region Plan – A Metropolis of Three Cities' (the Region Plan) (former Greater Sydney Commission, 2018)

- 'Eastern City District Plan' (the District Plan) (former Greater Sydney Commission, 2018)
- Randwick Local Strategic Planning Statement (the LSPS) (Randwick City Council, 2020)
- Randwick Housing Strategy (the Housing Strategy) (Randwick City Council, 2020)
- State environmental planning policies including the State Environmental Planning Policy (Housing) 2021 (note: while these are not categorised as part of the strategic planning framework under the Environmental Planning and Assessment Act 1979 (EP&A Act 1979), they are regarded as such by the Guideline).
- Section 9.1 Ministerial Directions under the EP&A Act.

Where not fully aligning with the strategic planning framework, the Guideline enables consideration of 'a change in circumstances that has not been recognised by the existing planning framework'. Factors that lead to responding to a change in circumstances may include:

- 'Key infrastructure investment or opportunity to plan for future infrastructure unanticipated by the existing strategic planning framework
- Response to key Government priorities – Premier's Priorities, climate change, or a shift in government policy (e.g. NSW Government's Net Zero Plan)

Changes to population and demographic trends and associated needs such as housing or jobs'. Most of the strategic planning framework was prepared and took effect prior to NSW Government's prioritisation of housing in response to the National Housing Accord in 2022, and consequent planning policy reforms such as setting revised minimum housing targets for each LGA, amendment to State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) including to facilitate BTR development, and the inclusion of the site as 'State Significant Development Site' under section 20 of State Environmental Planning Policy (Planning Systems) 2021 (the Planning Systems SEPP).

Given the misalignment of the context in which the current strategic planning framework was established and the current NSW Government prioritisation of housing, the proposal is considered to represent a response to a change in circumstances. While detailed in the planning documentation, this is important context and a frame through which to consider the acceptability of visual impact.

Site specific merit

Site specific merit includes a range of factors and will include consideration of the proposal's visual impact.

4.1.1 The strategic planning framework

Greater Sydney Region Plan – A Metropolis of Three Cities

In terms of visual impact matters, the Region Plan focusses on scenic and cultural landscapes. The most relevant parts of the Region Plan to VIA are:

- Objective 28: 'Scenic and cultural landscapes are protected'
- Strategy 28.1: 'Identify and protect scenic and cultural landscapes'
- Strategy 28.2: 'Enhance and protect views of scenic and cultural landscapes from the public realm'.

The Eastern City District Plan

The District Plan aligns with and does not provide substantial planning policy different on visual impact matters to the Region Plan. The most relevant parts of the District Plan to VIA are:

- Planning Priority E16: 'Protecting and enhancing scenic and cultural landscapes'
- Strategy 28.1: 'Identify and protect scenic and cultural landscapes'
- Action 63: 'Identify and protect scenic and cultural landscapes'
- Action 64: 'Enhance and protect views of scenic and cultural landscapes from the public realm'.

Randwick City Local Strategic Planning Statement (the LSPS) (Randwick City Council, 2020)

The LSPS sets out a 20 year planning framework for the development of the Randwick LGA. It outlines our community's vision for the desired future of our Local Government Area (LGA), underpinned by clear planning priorities about where housing, jobs, infrastructure and open space should be located.

Key priorities most relevant to VIA are:

- **Priority 3:** Encourage development that responds to the local character and desired future character of our neighbourhoods

Randwick Housing Strategy (the Housing Strategy) (Randwick City Council, 2020)

This Housing Strategy establishes the strategic framework for residential growth within Randwick City to 2040.

Key priorities most relevant to VIA are:

Priority 5: Ensure new development is consistent with the desired future character of areas

4.2 SSDA

Section 4.15 'Evaluation' of the Environmental Planning and Assessment Act 1979 (EP&A Act) establishes the matters that the Department is to take into consideration for this SSDA.

State Environmental Planning Policy (Housing) 2021

The application of the Housing SEPP and its relationship with the RLEP 2012 is complex. This includes land zoning, height, and FSR. As such, this section is provided for high level information purposes only.

Chapter 1 Preliminary

Relevant Principles of this Policy include:

- (c) ensuring new housing development provides residents with a reasonable level of amenity
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality

Chapter 6 Low and mid rise housing

The aim of chapter 6 'Low and mid rise housing' is 'to encourage the development of low and mid rise housing in areas that are well located with regard to goods, services and public transport'.

The site is located within the 'Indicative LMR Housing Area', on the fringe of the Maroubra Junction town centre (LMR Centre).

Section 9.1 directions

The most relevant section 9.1 direction is direction 1.1' Implementation of Regional Plans'

In broad terms, direction 1.1 Implementation of Regional Plans requires that rezoning proposals be consistent with the Regional Plan.

4.2.1 Randwick Local Environmental Plan 2012

Under the RLEP 2022, the site is subject to the key provisions shown in the following table.

Table 3 Randwick Local Environmental Plan 2012 – Key provisions

Item	Provision
Land zoning (s2.1)	The site is included in the R3 Medium Density Residential
Height of buildings (s4.3)	The site has a maximum building height of 12m

Item	Provision
Floor Space ratio (s4.4)	0.9:1

The most relevant parts of the RLEP 2012 to VIA are:

- section 1.2 'Aims of Plan'
- section 2.1 'Land use zones'
- section 4.3 'Height of buildings'
- section 4.4 'Floor space ratio'
- section 6.11 'Design excellence'.

Section 1.2 Aims of Plan

The most relevant aims to VIA relate to design and aesthetic and coastal character as follows:

- (d) to achieve a high standard of design in the private and public domain that enhances the quality of life of the community
- (j) to ensure the conservation of the environmental heritage, aesthetic and coastal character of Randwick

Section 2.1 Land use zones

The most relevant objectives of Zone R3 Medium Density Residential to VIA relate to amenity as follows:

- To protect the amenity of residents.

Section 4.3 Height of buildings

The most relevant objectives to VIA relate to size and scale, heritage, and amenity (visual bulk) as follows:

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

Section 4.4 Floor space ratio

The most relevant objectives to VIA relate to size and scale, heritage, and amenity (visual bulk) as follows:

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

Section 6.11 Design Excellence

- The most relevant objectives to VIA relate to view corridors and landmarks as follows:
- 4 (e) whether the proposed development detrimentally impacts on view corridors and landmarks.

It should be noted that although the site is not heritage listed and is not located in heritage conservation area. However, the church on the northern side of Maroubra Road is a local heritage item known as 'Holy Family Church, Neo

Romanesque style’ and the building directly west of the site on the western side of Garden Street is of local significance known as ‘Crossley Court, group of inter-war commercial buildings’.

4.2.2 Randwick Development Control Plan 2012

While under section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021 (the Planning Systems SEPP) development control plans do not apply to SSDAs, consideration as appropriate has also been given in this VIA to the provisions of the RDCP 2012.

The most relevant Part of the RDCP 2012 is:

Part D: Maroubra Junction Centre (noting the site is located abutting the centre boundary)

The Maroubra Junction Town Centre boundary extends to the Maroubra Road and Garden Street intersection. The subject site is abutting to the Maroubra Junction Centre, and is surrounded by a combination of commercial, educational, places of worship, and residential developments.

The vision of the RDCP 2012 outlines the Maroubra Junction Centre as a place of vibrancy and activity. The Centre is envisaged to have a role as a main centre within Randwick, with a mix of medium and higher density built forms, enhancing the amenity of the centre.

5.0 Key Issues

The following table shows the key VIA issues identified in the planning framework.

Table 4 Key VIA issues

Part of the planning framework	Part	Matter / issue
Environmental Planning and Assessment Act 1979	1.3 Objects of Act	Good design, amenity
Government priorities and strategic planning framework	The Region Plan	Scenic and cultural landscapes
	Eastern City District Plan	Scenic and cultural landscapes
	The LSPS	Desired future character
	Randwick Housing Strategy	Desired future character
	State environmental planning policies	Desired future character, amenity
	Section 9.1 directions	Not highly relevant
Randwick Local Environmental Plan 2012	Section 1.2 ‘Aims of the plan’	Amenity, coastal character of Randwick
	Land Zoning	Amenity
	Section 4.3 ‘Height of buildings’	Desired future character, amenity, scale
	Section 4.4 Floor space ratio	Desired future character, amenity, scale
	Section 6.11 Design Excellence	View corridors
Randwick Development Control Plan 2012	Part D: Maroubra Junction Centre	Context, urban form, desired future character, amenity

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

- **Context and urban form:** responsiveness to context, and compatibility with desired urban form

- **Visual Character:** responsiveness to existing valued visual characteristics and consistency with desired future visual character of the locality
- **Scale:** height and bulk of buildings
- **Amenity:** impact on visual amenity, in particular public domain visual amenity

It is noted that there is a level of overlap between these issues. It is also noted that many are also highly relevant to planning and design considerations. As such, reference is to be made to the separate, supporting planning and design documentation.

6.0 Method

As has already been noted, the purpose of this VIA is to identify and determine the acceptability of a project's likely visual impact by addressing the SEARs.

VIA is a highly complex area that involves qualitative and professional value judgements. While there is a wealth of guidance documents, there is currently no universally agreed, national level guideline for VIA in Australia (AILA, 2019). As noted by the Land and Environment Court of New South Wales in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay), the key to addressing this challenge is to adopt a rigorous methodology.

With reference to its purpose, the method used by this VIA has the following key steps:

Identifying the project's likely visual impacts

- **Visual analysis:** undertaking visual analysis
- **Survey aligned photomontages:** preparing an evidence base of survey aligned photomontages
- **Significance of visual impact:** assessing the significance of the project's likely visual impact

Determining the acceptability of the projects likely visual impacts

- **Consistency with the planning framework:** assessing the consistency of the project's likely visual impact against relevant parts of the planning framework. Due to the concurrent rezoning, the application is to be merit assessed with considerable weight placed on the strategic planning framework. While relevant, less weight is to be given to the statutory planning framework.

6.1 Visual analysis

This stage involves the following key steps:

- understand the visual character of the project, the precinct and the visual catchment, which is the area in which the project may ordinarily be seen in totality or part
- identify the people within the visual catchment who will ordinarily be exposed to views of the project
- identify the pattern of viewing
- identify viewpoints that are representative of the pattern of viewing and through the preparation of an evidence base of survey aligned photomontages may be used to inform identification of likely visual impact.

The methodological basis underpinning this stage is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment – third edition' (GLVIA3) (Landscape Institute and Institute of Environmental Management & Assessment, 2013). The GLVIA3 is widely referenced in VIA in Australia (AILA, 2019) including in Secretary's environmental assessment requirements (SEARs) for state significant development (SSD). It is more versatile for a range of contexts in particular those of an urban nature compared to other commonly referenced but more highly specialised guidance such as that prepared by the US Forestry Service.

Where appropriate, the VIA also has regard to other VIA guidance including the planning principle established by the NSW Land and Environment Court in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay), 'Topic Paper 6 – Techniques and criteria for judging capacity and sensitivity' (the Countryside Agency and Scottish Natural Heritage, 2014) and the 'Guideline for landscape character and visual impact assessment' (TfNSW, 2023).

6.2 Survey aligned photomontages

To inform the qualitative and professional value judgements made in this VIA, an evidence base of survey aligned photomontages for 4 viewpoints representative of the area and the visual catchment was prepared in accordance with the NSW Land and Environment Court 'Photomontage Policy'. This represents the highest possible standard of accuracy for visual representation, and is based on on-site survey and photographic and specialist software work. **Appendix A** provides further detail on the methodology used. Where appropriate, reference has also been made to 3D simulated views and other photography taken by others are readily available in the public domain.

6.3 Significance of visual impact

As with visual analysis, the methodological basis for this stage is derived from the GLVIA3. This is focussed on the significance of visual impact based on the factors of sensitivity of the Precinct and visual catchment to the nature of change proposed and the magnitude of the nature of change proposed.

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

Table 5 Factors of sensitivity and magnitude

Sensitivity	Magnitude
- Cultural and social value of the view - The prevailing type of people ordinarily exposed to the view - The prevailing number of people ordinarily exposed to the view	- Scale of change (eg, compatibility with existing visual character) - Geographical extent of the area influenced - Duration and / or reversibility of the change

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

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

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

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

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

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

6.4 Consistency with the planning framework

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

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

6.5 Assumptions, limitations and exclusions

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

- it is assumed that all inputs from other parties are accurate
- given the proposal includes strata titled residential uses, for the purposes of the magnitude assessment the proposal is considered to be ongoing and irreversible
- to enable a focus on assessment of scale and form, architectural and landscaping detail has not been included in the photomontages
- as with all VIA, there is considerable interplay between planning, design and visual impact matters. As such, while the VIA touches on matters such as character, size and scale, due regard should be given to other relevant documents for full address of these matters
- while photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply (refer to Attachment A for further detail)
- detailed consideration of heritage, including impact on values and significance, is excluded
- consideration of impact on Aboriginal cultural heritage values associations is excluded. This is only appropriately undertaken by a qualified representative of the Aboriginal community
- consideration of night-time impact, including lighting, is excluded.

7.0 Visual analysis

7.1 The visual catchment

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

The extent of the visual catchment is influenced by an interplay of a number of factors including topography, public domain, buildings and structures, and vegetation.

The visual catchment generally extends to:

- **north:** Maroubra Road – generally the intersection with Garden Street
- **south:** local residential areas
- **east:** local residential areas
- **west:** Garden Street and the Town Centre precinct along Maroubra Road

7.2 Primary visual catchment

The visual catchment includes three viewing ranges, being close range, medium range, and long range. The nature and extent of visibility changes with these ranges. As a consequence, what is important to VIA also changes.

Due to the typically greater impact of proposals, the close range and medium range visual catchment is of most interest and the focus of this VIA. For the purposes of this VIA, this is referred to as the 'primary visual catchment'.

The primary visual catchment is the part of the visual catchment from which the project is likely to be most visible, and by association likely have the greatest visual impact.

The primary visual catchment generally consists of:

- Maroubra Road
- Garden Street
- Surrounding residential areas, places of worship and school
- Local streets within the surrounding area

7.3 Pattern of viewing

The way in which people (visual receptors) typically experience the visual catchment is called the 'pattern of viewing'.

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

It is considered that the pattern of viewing for the project is generally as follows:

- residents located in the surrounding residential areas
- visitors to the surrounding places of worship, school, childcare, medical, and retail tenancies
- travellers on the transport routes, in particular Maroubra Road
- travellers on the local road network, in particular Garden Street
- pedestrians on the local street network

7.4 Viewpoints

The nature and extent of visual impact changes with a person's location in the landscape (viewpoint) based on factors such as direction, distance, angle, and duration of visibility (eg, static or moving).

As there is a near infinite number of viewpoints, a selection of viewpoints to form the basis of the VIA is required. In this regard, the GLVIA3 provides the following guidance:

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

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

Informed by this the following table identifies the viewpoints that have been selected for assessment as part of this VIA, including the reason for this selection.

Table 6 *Viewpoints*

Ref	Location	Target	Reason
1	Corner Maroubra Road and Anzac Parade	Western elevation of the proposal/site	Representative view to assess impact on surrounding Town Centre area to the west Assess impact on the visual character of the streetscape along Maroubra Road
2	Maroubra Road (east)	Northern and eastern elevation of the proposal/site	Representative view to assess impact on surrounding residential area Assess impact on the visual character of the streetscape along Maroubra Road
3	Garden Street (cnr Alma Road)	Northern elevation of the proposal/site	Representative view to assess impact on surrounding residential area and place of worship to the north
4	Anzac Parade (cnr Haig Street)	Southern and western elevation of the proposal/site	Representative view to assess impact on surrounding residential and commercial areas to the south-west

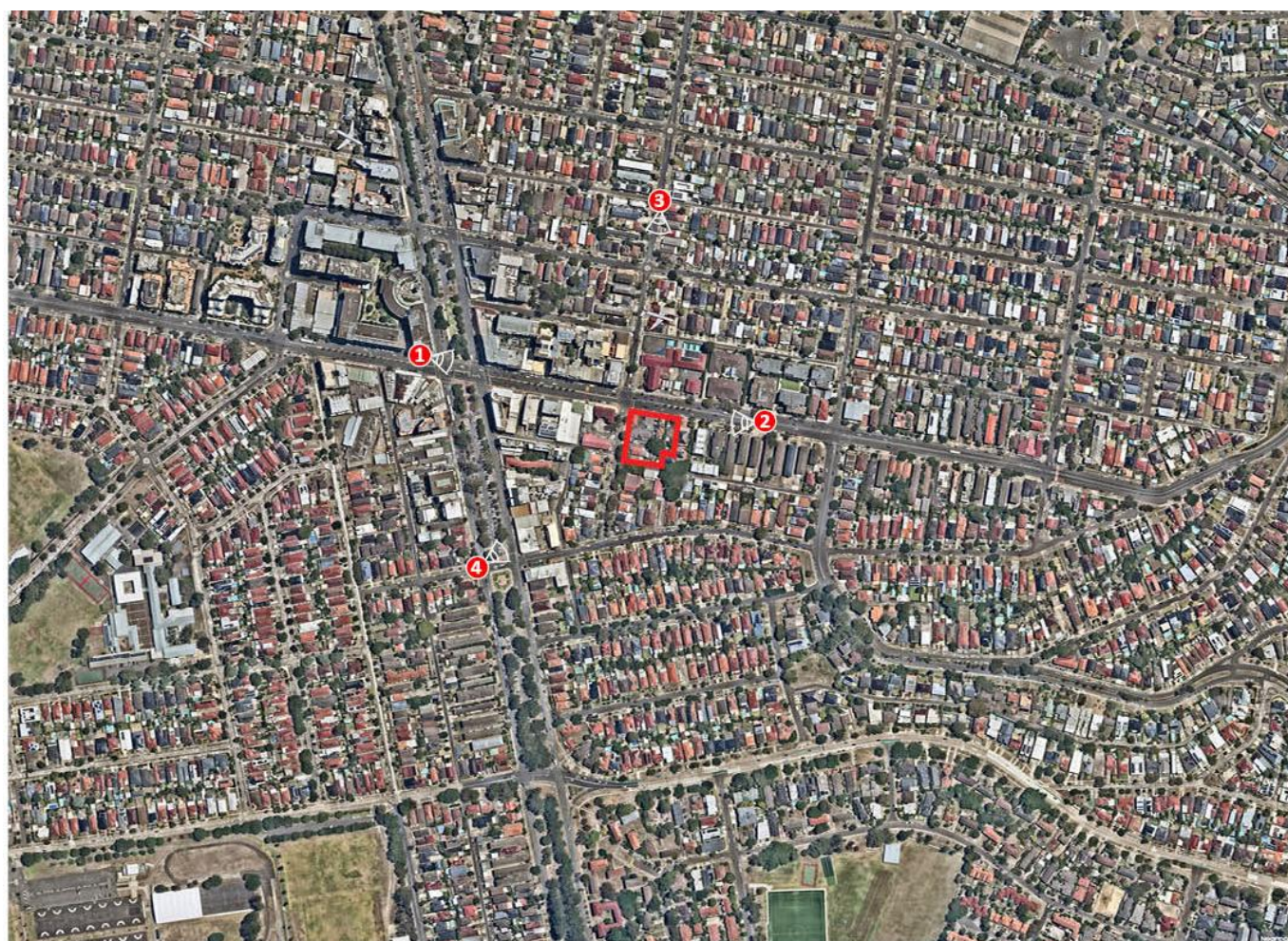


Figure 13 *Viewpoints*

Source: Virtual Ideas

8.0 Visual impact assessment

This visual impact assessment has been undertaken on the proposed Residential Flat Building (RFB) and Childcare Development.

8.1 Viewpoint 1: Corner Maroubra Road and Anzac Parade

Table 7 Viewpoint 1: Corner Maroubra Road and Anzac Parade

Parameter	Description
View target	Western elevation of the proposal/site
Direction of view	West
Range	Close-medium
Distance (approx.) relative to site	260m
Elevation relative to site	Level

8.1.1 Existing View



Figure 14 Viewpoint 1: Corner Maroubra Road and Anzac Parade

Source: Virtual Ideas

Description of the view

- The foreground consists of the Maroubra Road and Anzac Parade intersection, including the Maroubra Road reserve, signage, streetscape vegetation, and utility poles.

- The midground consists of the Maroubra Junction Centre fronting Maroubra Road, with mid-high-rise built form. This includes mixed use commercial and residential development, comprising an 8 storey development on the southern corner of Maroubra Road and Anzac Parade, a 7 storey development on the northern corner of Maroubra Road and Anzac Parade, and various other buildings of approximately 2 to 7 storeys along Maroubra Road. Retail frontages to the ground floor of developments are visible along Maroubra Road. Mature trees in the public realm are visible, and various other public realm infrastructure including footpaths, traffic lights, street signs, streetlights, and overhead wires.
- The background consists of sky, noting that trees, overhead wires and the top level of mid-high rise developments penetrate the sky.

8.1.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 8 Viewpoint 1: Corner Maroubra Road and Anzac Parade– sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Low-medium
Number of People	High
Social and cultural value of the view	Low
Visual Characteristics	Low -medium
Sensitivity: Medium	

8.1.3 Proposed View



Figure 15 Viewpoint 1: Corner Maroubra Road and Anzac Parade– Proposed view

Source: Virtual Ideas

- The proposed development is visible within the existing cluster of built form within the Maroubra Junction Centre along Maroubra Road.
- The proposal is visually comparable with the height and scale of existing development along Maroubra Road when viewed from this location.
- Consistent with existing development along Maroubra Road, the proposed development forms a visual continuation of the evolving town centre streetscape.

8.1.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 9 Viewpoint 1: Corner Maroubra Road and Anzac Parade – Magnitude of the nature of change proposed

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

8.1.5 Significance

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

Table 10 Viewpoint 1: Corner Maroubra Road and Anzac Parade– Significance of the nature of change proposed

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

8.2 Viewpoint 2: Maroubra Road

Table 11 Viewpoint 2: Maroubra Road (west)

Parameter	Description
View target	Northern and eastern elevation of the proposal/site
Direction of view	West
Range	Close
Distance (approx.) relative to site	91m
Elevation relative to site	Level

8.2.1 Existing View

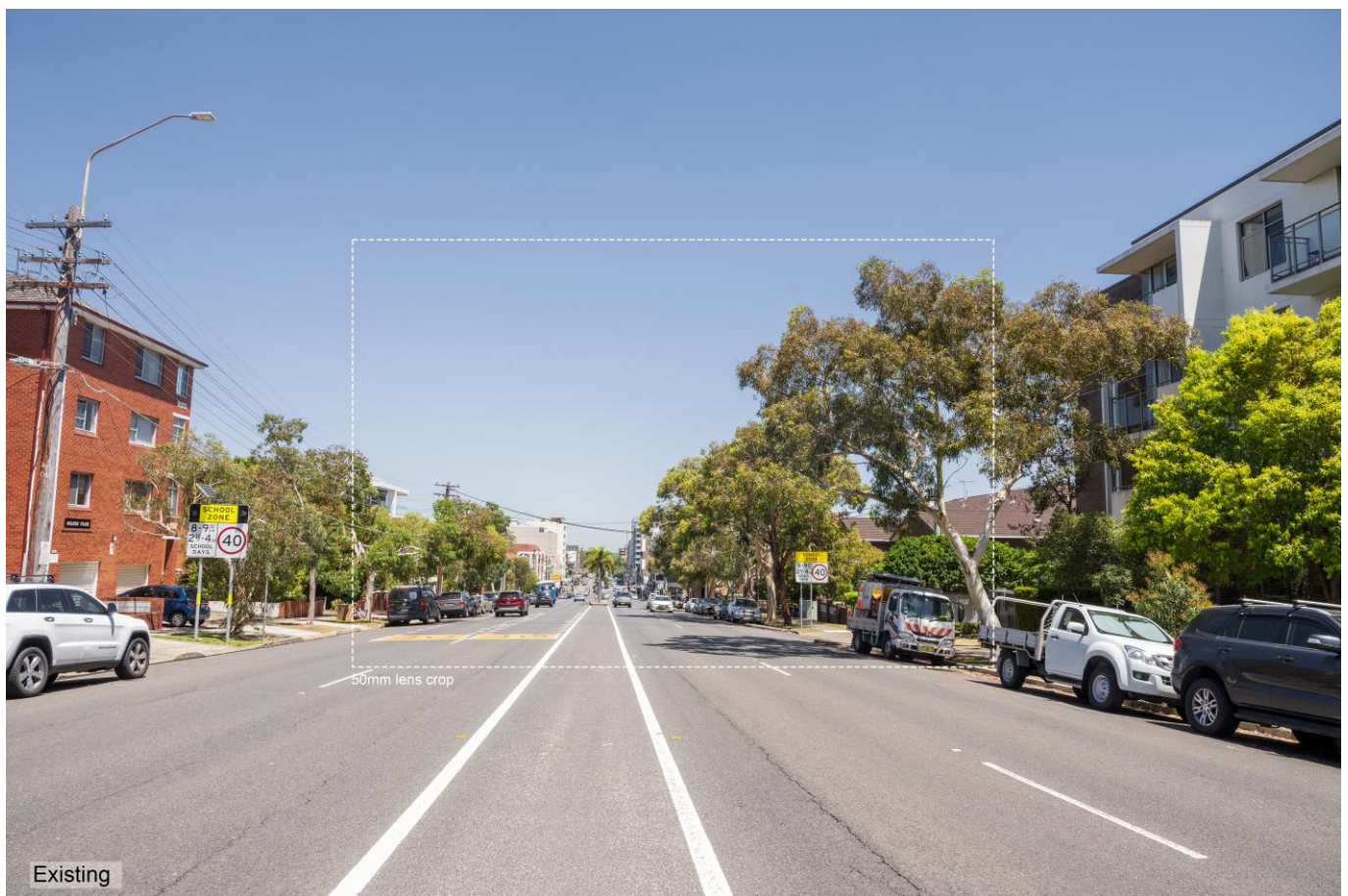


Figure 16 Viewpoint 2: Maroubra Road

Source: Virtual Ideas

Description of the view

- The foreground consists of the Maroubra Road reserve including footpaths and nature strips on either side, and crossovers to the entry of residential buildings.
- The midground consists of residential built form constructed of brick and render along either side of Maroubra Road. This includes a 4 storey red brick residential flat building and a 4 storey neutral palette rendered residential flat building. Mature street trees in the public realm visually obstruct building forms in part. Other built elements and infrastructure, including residential fencing, street signs, light poles and overhead wires are also visible.
- The background consists of sky, penetrated by a streetlights and overhead wires.

8.2.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 12 Viewpoint 2: Maroubra Road - sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Medium
Number of People	High
Social and cultural value of the view	Low-medium
Visual Characteristics	Low-medium
Sensitivity: Medium	

8.2.3 Proposed View



Figure 17 Viewpoint 2: Maroubra Road – Proposed view

Source: Virtual Ideas

- The proposed built form is generally visually consistent with the existing residential setting of this view.
- Existing trees in the private and public realm visually screen the lower levels of the development. Façade articulation of the proposed building softens the appearance of the upper levels viewable above vegetation.
- The height of the proposed building is aligned with existing residential flat buildings on the northern and southern sides of Maroubra Road and is visually comparable with the tree canopy line on the northern side of Maroubra Road.

8.2.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 13 Viewpoint 2: Maroubra Road – Magnitude of the nature of change proposed

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

8.2.5 Significance

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

Table 14 Viewpoint 2: Maroubra Road – Significance of the nature of change proposed

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

8.3 Viewpoint 3: Garden Street (corner Alma Road)

Table 15 Viewpoint 3: Garden Street (corner Alma Road)

Parameter	Description
View target	Northern elevation of the proposal/site
Direction of view	North-east
Range	Medium
Distance (approx.) relative to site	270m
Elevation relative to site	Level

8.3.1 Existing View



Figure 18 Viewpoint 3: Garden Street (corner Alma Road)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Garden Street road reserve including the western footpath, a residential fence and a street sign.
- The midground consists of residential dwellings of 1 to 3 storeys with various landscaped settings and fencing. The upper levels of development located within the Maroubra Junction Centre along Maroubra Road are visible, as well as upper levels of the Holy Family Catholic Church. Footpaths on either side of Garden Street are visible, as well as trees in the private and public realm, street signs, utility poles and overhead wires.
- The background consists of sky, interrupted by a light pole, streetlight, and overhead electrical wires.

8.3.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 16 Viewpoint 3: Garden Street (corner Alma Road) - sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	High
Number of People	Medium
Social and cultural value of the view	Low-medium
Visual Characteristics	Low-medium
Sensitivity: Medium	

8.3.3 Proposed View



Figure 19 Viewpoint 3: Garden Street (corner Alma Road) – Proposed view

Source: Virtual Ideas

- Existing buildings and vegetation screen the lower levels of the proposed built form, with mid and upper levels partially screened by the Holy Family Catholic Church and trees.
- The proposed built form visually extends the evolving Maroubra Junction Centre character of mid-high-rise developments. The use of an upper-level setback and façade articulation softens visual impacts from this view.
- Considered within the context of the emerging Maroubra Junction Centre, the proposed built form is visually read as part of an emerging precinct of high-rise buildings, visible in the background to the surrounding residential streetscape.

8.3.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 17 Viewpoint 3: Garden Street (corner Alma Road) – Magnitude of the nature of change proposed

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

8.3.5 Significance

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

Table 18 Viewpoint 3: Garden Street (corner Alma Road) – Significance of the nature of change proposed

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

8.4 Viewpoint 4: Anzac Parade (corner Haig Street)

Table 19 Viewpoint 4: Anzac Parade (corner Haig Street)

Parameter	Description
View target	Southern and western elevation of the proposal/site
Direction of view	North-east
Range	Medium-long
Distance (approx.) relative to site	230m
Elevation relative to site	Elevated

8.4.1 Existing View



Figure 20 Viewpoint 4: Anzac Parade (corner Haig Street)

Source: Virtual Ideas

Description of the view

- The foreground consists of the Anzac Parade road reserve and western Anzac Parade footpath.
- The midground consists of commercial built form and public open space, and large trees with mid-rise built form visible through the vegetation. Other structures including power poles, street signs, street lights and overhead electrical wires are visible.
- The background consists of sky.

8.4.2 Sensitivity

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a **medium** sensitivity of the viewpoint to the nature of change proposed.

Table 20 Viewpoint 4: Anzac Parade (corner Haig Street) – sensitivity to the change proposed

Factor	Level of sensitivity
Receptor Type	Low-medium
Number of People	High
Social and cultural value of the view	Low-Medium
Visual Characteristics	Medium
Sensitivity: Medium	

8.4.3 Proposed View



Figure 21 Viewpoint 4: Anzac Parade (corner Haig Street) – Proposed view

Source: Virtual Ideas

- The lower levels of the proposed development are screened by existing development along Anzac Parade. The upper portion of the proposal is visible in the background of the streetscape above existing built form.
- The height and scale of the proposed built form is comparable to mid-rise development along Anzac Parade, partly visible behind vegetation from this view.

8.4.4 Magnitude

The following table assesses the magnitude of the nature of change proposed. The project is considered to have a **considerable** magnitude of change.

Table 21 Viewpoint 4: Anzac Parade (corner Haig Street) – Magnitude of the nature of change proposed

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

8.4.5 Significance

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

Table 22 Viewpoint 4: Anzac Parade (corner Haig Street) – Significance of the nature of change proposed

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

9.0 Findings

For ease of reference, the following table shows all existing and proposed views side by side for each viewpoint.

Table 23 Consolidated photos and photomontages

Photo of existing view	Photomontage of proposed view
 Existing Viewpoint 1: Corner Maroubra Road and Anzac Parade – existing view	 Proposed building Viewpoint 1: Corner Maroubra Road and Anzac Parade – proposed view
 Existing Viewpoint 2: Maroubra Road – existing view	 Proposed building Viewpoint 2: Maroubra Road – proposed view
 Existing Viewpoint 3: Garden Street (corner Alma Road) – existing view	 Proposed building Viewpoint 3: Garden Street (corner Alma Road) – proposed view



Table 24 Findings of the VIA

Viewpoint	Sensitivity	Magnitude	Significance
Viewpoint 1: Corner Maroubra Road and Anzac Parade	Medium	Considerable	Moderate
Viewpoint 2: Maroubra Road	Medium	Considerable	Moderate
Viewpoint 3: Garden Street (corner Alma Road)	Medium	Considerable	Moderate
Viewpoint 4: Anzac Parade (corner Haig Street)	Medium	Considerable	Moderate

10.0 Consideration of key issues

10.1 Context and urban form

The proposal accommodates additional housing density adjacent to a Town Centre and public transport, reinforcing the priorities of the Randwick Housing Strategy, including Priority 3 to *focus growth in and around town and strategic centres close to transport, jobs and services*.

Adjacent the Maroubra Junction Centre, the proposal is generally consistent with development expectations for an area that is identified to undergo strategic growth, and which currently comprises mid-high rise developments.

Existing low-scale built form at the subject site represents a dip in scale between the adjacent Town Centre and mid-rise residential flat buildings to the east. As such, the proposal strengthens the transition to the Maroubra Junction Town Centre. Consideration of key approaches to the site along Garden Street and Maroubra Road visually situate the proposal as part of an evolving Maroubra Road streetscape of mid-high rise building forms, as evidenced by the photomontage for viewpoint 2. Within this neighbourhood context, the proposal is viewed as a visual continuation of the Maroubra Junction Centre precinct.

The use of materiality and façade articulation to soften the appearance of upper levels allows the proposal to integrate with the emerging built form of the town centre, without visually dominating the surrounding neighbourhood.

As evidenced by the photomontage for viewpoint 1, the proposal visually integrates with an emerging cluster of tall buildings along Maroubra Road as viewed from the surrounding area, and reflects the priorities of the Randwick Housing

Strategy and Local Strategic Planning Statement as development responsive to the local character and desired future character of the neighbourhood.

10.2 Visual Character

As the site is adjacent to the Maroubra Junction Centre, an area of strategic growth, the visual character of the site and its surrounding context is evolving. Noting this shift in visual character, the proposal is responsive to built form characteristics of the existing neighbourhood, through measures which include:

- A material palette which represents to and complements the character of surrounding buildings.
- Articulation and variation of built form to create visual interest and integrate the proposal with the characteristics of the surrounding context
- Setbacks and tree planting to all street frontages, reinforcing the character of the existing streetscape.

While the proposal is responsive to the existing character of the area, it visually integrates with an emerging cluster of high-rise development along Maroubra Road and supports the areas identify as an emerging town centre.

When viewed from surrounding areas, the visual prominence of the proposed building form will be diminished when read within the broader streetscape of the town centre. The existing low-medium rise character of the surrounding area will be re-framed against a backdrop of mid-high-density development that is consistent with the evolving visual character of the Maroubra Junction Centre.

10.3 Scale

The scale of the proposal is well aligned with existing development to the west along Maroubra Road.

The use of setbacks, upper level setbacks and building breaks visually create the appearance of two building forms as viewed from the west and ensures that the proposal does not visually dominate the streetscape. Impacts from the height of the proposal are mitigated by articulation to the upper levels, including 'floating penthouses' which are visually softer than lower levels.

The scale of the proposed development contributes to the physical definition of Maroubra Road as a mid-high-rise mixed-use corridor. Lower levels of the proposal are generally screened by existing structures and vegetation, as viewed from key viewpoints in the surrounding neighbourhood.

- From the north and east, lower levels of the proposal are screened by existing built form and vegetation, while the height of the building generally visually aligns with existing high-rise development along Maroubra Road (to the west).
- From the west and south-west, the proposal integrates with the Maroubra Junction Centre and is visible above existing commercial development along Anzac Parade.

10.4 Visual Amenity

The proposed development has been designed to mitigate visual impacts through architectural articulation and materiality which considers the visual characteristics of the surrounding area. This includes curved balcony treatments, brick, and earthy material tones to complement the character of neighbouring buildings.

The proposed materials of the upper levels of the building are visually softer than the brick base of the building, mitigating visual amenity impacts to the surrounding viewpoints where the upper levels of the proposal are more visible.

The use of setbacks, tree planting, and active ground-floor frontages enhance the street-level experience of the proposal as visible from the immediate public domain, reinforcing the proposal's role as a gateway development to the Maroubra Street mixed-use corridor.

At a broader scale, the proposal contributes positively to the evolving visual legibility of the Maroubra Junction Centre interface while reflecting materiality of the surrounding neighbourhood.

11.0 Mitigation Measures

Under the principles for the management of environmental impacts in the GLVIA3 there are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset

There are a number of stages in the development process when mitigation measures should be considered. Of relevance to this project are the following:

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

The VIA has found that primary design measures related to siting, scale, form and massing, and design adequately mitigate the visual impact of the proposed masterplan development. As such, additional fundamental or large-scale mitigation measures are not considered necessary.

Secondary mitigation measures such as specifying materiality or colours may be appropriate where they form part of relevant and reasonable conditions of development consent.

12.0 Conclusion

It is acknowledged that the proposal will have a visual impact, in particular through introducing a greater scale of built form on the site. However, overall and on the balance of relevant considerations the proposal has been assessed as having an acceptable visual impact on the following grounds:

- The proposal contributes to the evolving future character of the Maroubra Junction Centre, while incorporating visual characteristics which complement the existing surrounding neighbourhood.
- The proposal is consistent with the existing height and bulk of built form along Maroubra Road to the west, and contributes to the development of an area forecast to undergo strategic growth with an evolving scale of built form.
- The scale of the proposed development contributes to the physical definition and visible legibility of the Maroubra Junction Centre as a high-rise mixed-use corridor, visible in the background to neighbouring residential areas.
- The proposal has been designed to mitigate public realm impacts through setbacks, articulation and active frontages which visually soften the scale of the proposed built form from ground level, and key viewpoints to the north and east.
- The lower levels of the proposal are generally screened by existing buildings and vegetation from key viewpoints to the north, east, and south-west, with articulation and materiality utilised to visually soften the upper levels, mitigating visual impacts to the skyline.

Appendix

Appendix A | Visual Impact Photomontage and Methodology Report



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