



# Visual Impact Assessment & View Analysis

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Gateway 8-16 Watt Street  
June 2020

**ADG** | architects

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## Executive Summary

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Gateway 8-16 Watt Street is a mixed use development that will contain retail, hotel, commercial, student living and independent living units.

The SEARs issued for the project on 17th January 2020 requires that the proponent:

**Prepare a comprehensive Visual Impact Assessment and view analysis of the proposal to/from key vantage points (including: the Gosford Waterfront, Brisbane Water and Point Clare to Gosford railway crossing, the Gosford railway station, Mann Street, Burns Park, Watt Street, Erina Street East, Faunce Street, Beane Street West, Showground Road, Rumbulara Reserve, Presidents Hill, Leagues Club Field, Kibble Park) depicting images of the proposal in the background of those views.**

**Photomontages or perspectives should be provided showing the project.**

**Demonstrate how the proposal respects and maintains key view corridors (for example to the ridgelines of Presidents Hill and Rumbulara Reserve) and street vistas.**

This visual assessment has been carried out with relevant sections of the Environmental Impact Assessment Guidance Note: Guideline for landscape character and visual impact assessment (EIA-N04) (Roads and Maritime, 2018).

The photomontages were prepared using a methodology described later in this document. The potential visual impact of this development from the nominated viewpoints ranges from low to high depending on the distance of the view, extent of screening caused by other buildings and vegetation, as well as the visual sensitivity of viewers.

## Introduction

Gateway 8-16 Watt Street is a mixed use development that will contain retail, hotel, commercial, student living and independent living units. The site is located at the northern end of Gosford CBD next to Gosford Train Station and Bus Depot.

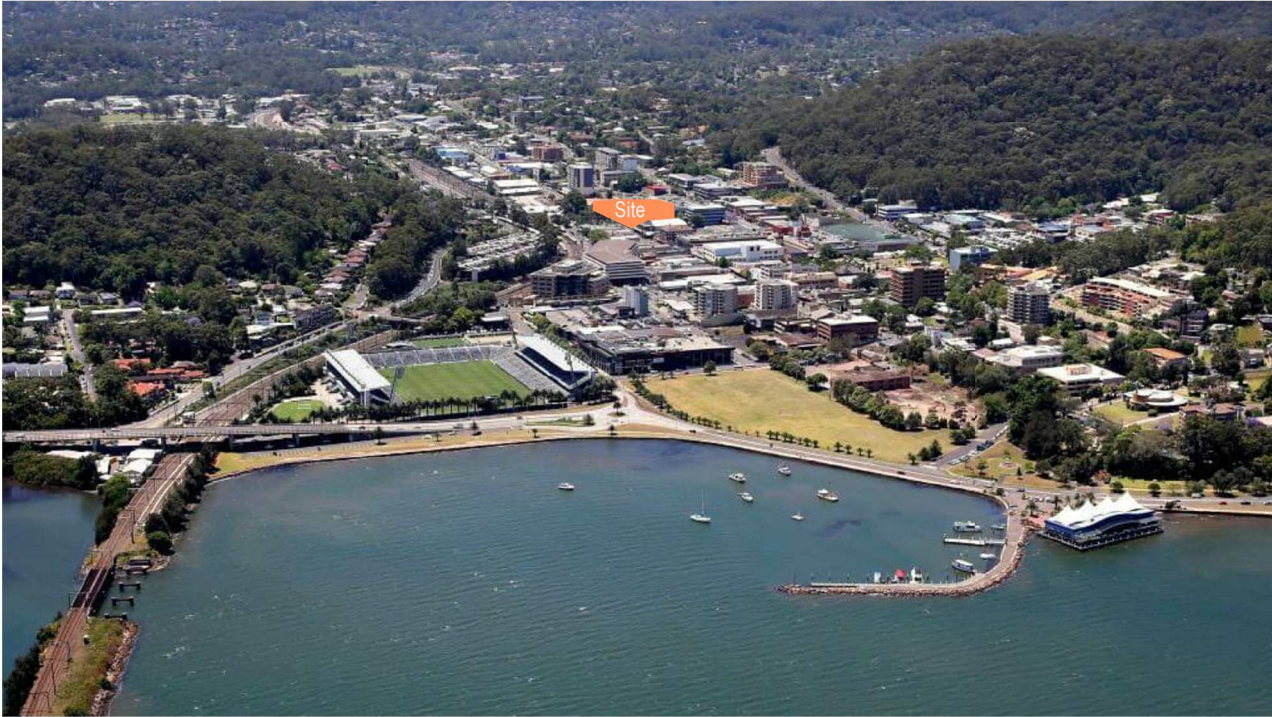


Figure 1 - Regional Context of Gosford

The following publicly accessible views have been provided in this view assessment:

1. Gosford Waterfront
2. Brisbane Water
3. Point Clare to Gosford railway crossing
4. Gosford railway station
5. Mann Street
6. Burns Park
7. Watt Street
8. Erina Street East
9. Faunce Street
10. Beane Street West
11. Showground Road
12. Presidents Hill
13. Leagues Club Field
14. Kibble Park
15. Rumbalara Reserve



## Methodology

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This visual impact assessment and view analysis has been carried out in accordance with the Environmental Impact Assessment Guidance Note: Guideline for landscape character and visual impact assessment (EIA-N04) (Roads and Maritime, 2018).

This involved:

- Assess and describe the context off the site
- Carry out field inspections to verify the key viewpoints nominated in the SEARs
- Determine the potential visual impact on those views located in places accessible to the public
- Review the photomontages of views from the nominated viewpoints prepared by Architectural Images to confirm the level of potential visual impact from the proposed development.

Results of the visual impact assessment of the nominated viewpoints are presented in this report together with details of the methodology that was followed. The architectural images are created using both a model of the proposal and Gosford City to check scale and perspective.

## Context

### View Impact Analysis

#### Landscape Setting

The site is located between the two dominant topological features in Gosford, Rumbalara Reserve and Presidents Hill. The site is located in the valley between these two features and has a gap with plaza between its towers to expand the view access to both.



Figure 2: Gosford Context

#### Urban Setting

Gosford is in a state of development and there are many approved development applications with tower developments that will form part of the urban landscape of Gosford. Mann Street where the site is located is the main street in Gosford. The site is also located adjacent to the two main public transport hubs in Gosford; Gosford train station and bus depot.

# Visual Impact Assessment

## View Impact Analysis

The viewpoints listed in the SEARs have been used as the basis for the potential assessment and are considered to be representative of the views accessible to the public from the main public spaces in areas surrounding the project site.

The potential visual impact has been assessed by applying the following matrix in Figure 3 which is based on the Guidelines for Landscape and applied to each of the viewpoints.

Viewer's sensitivity	Magnitude of Visibility			
	High	Moderate	Low	Negligible
	High	High	Mod/ High	Moderate
	Moderate	Mod/ High	Moderate	Mod/ Low
	Low	Moderate	Mod/ Low	Low Impact
	Negligible	Negligible	Negligible	Negligible

Figure 3: Visual Impact Assessment Metric

The levels of visual impact in the matrix are identified through analysis of the viewers sensitivity and the magnitude of visibility, these levels are defined below:

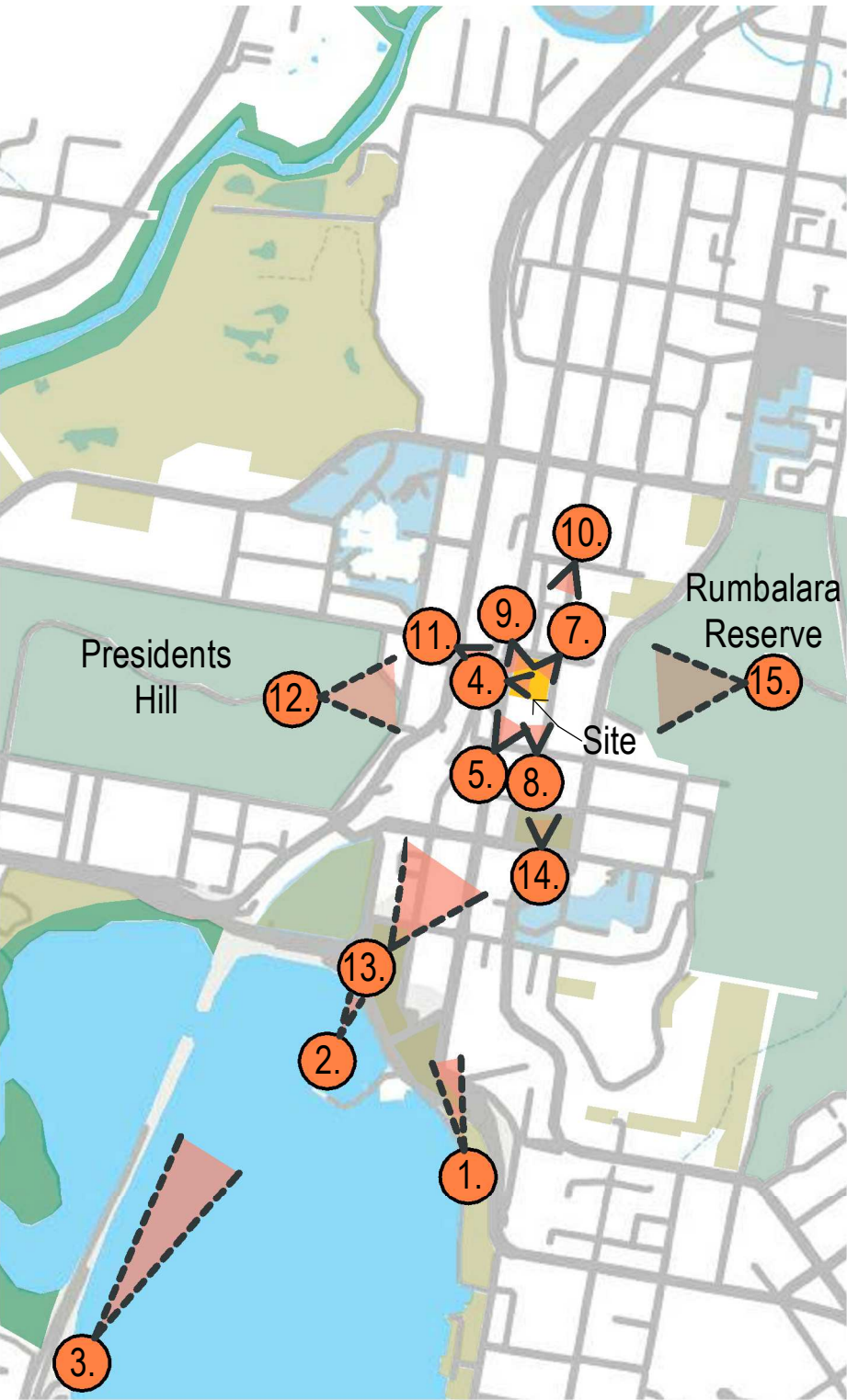
- **Negligible Visual Impact** - only a very small portion of the proposed development would be discernible and/or it would be located at such a distance that it would be scarcely visible.
- **Low Visual Impact** - the proposed upgrade development would constitute only a minor component of the wider view and might be missed by the casual observer; awareness of the development would not have a marked effect on the overall quality of the view.
- **Moderate Visual Impact** - the proposed development may form a visible and recognisable new element within the overall scene and may be readily noticed by an observer.
- **High Visual Impact** – the proposed development would form a significant and immediately apparent part of the view that would affect and change its overall character (the change may be positive or negative).

These definitions have been adapted from ‘Guidelines for Landscape and Visual Impact Assessment’ prepared by The Landscape Institute and Institute of Environmental Management and Assessment in the UK, 2002.

View Analysis

Map of Key Views

The views below are described briefly in table 1 on the following page.








- 1. Gosford Waterfront
- 2. Brisbane Water
- 3. Point Clare to Gosford railway crossing
- 4. Gosford railway station
- 5. Mann Street
- 6. Burns Park
- 7. Watt Street
- 8. Erina Street East
- 9. Faunce Street
- 10. Beane Street West
- 11. Showground Road
- 12. Presidents Hill
- 13. Leagues Club Field
- 14. Kibble Park
- 15. Rumbalara Reserve

Figure 4 - Key Viewpoint Locations



# View Analysis

## Table of Key Views

Viewpoint Number & Description	Photo
1. Gosford Waterfront: - views obscured by trees and other developments as the site is a distance from this view.	
2. Brisbane Water - the site is quite distant from this point and forms part of the cityscape of Gosford	
3. Point Clare to Gosford railway crossing - the site is quite distant from this point and forms part of the cityscape of Gosford	
4. Gosford railway station - Similar to the view from Burns Place Park.	
5. Mann Street From Hotel - hotel is a historically significant site so the view from Mann St is shown from this corner.	

# View Analysis




## Table of Key Views

Viewpoint Number & Description	Photo
6. Burns Park - views are framed by the historic sandstone arch and trees in the park. - this view will be different without the pedestrian tunnel.	
7. Watt Street - development forms the corner of Watt Street with Presidents Hill in the background.	
8. Erina Street East - view from imperial centre pedestrian crossing.	
9. Faunce Street - development forms the corner of Faunce Street with Rumbalara Reserve in the background.	
10. Beane Street West - view is obscured by trees and other buildings.	



# View Analysis

## Table of Key Views

Viewpoint Number & Description	Photo
11. Showground Road - View from Showground Road to Rumbalara Reserve.	
12. Presidents Hill - View is obscured by trees and other vegetation.	
13. Leagues Club Field - View is obscured by current and future developments.	
14. Kibble Park - Imperial Centre and new Bonython Tower in the foreground.	
15. Rumbalara Reserve - Views obscured by trees and vegetation with discrete glimpses.	

## Magnitude of Visibility

### View Impact Analysis

The magnitude of visibility is influenced by the scale, form and visible portions of the proposed buildings and the distance of the view. The magnitude of visibility reflects the extent to which the existing view will be altered by the new development. The magnitude is defined between the four categories outlined below:

**Negligible (N)** – very minor loss or alteration to one or more key elements, features or characteristics of the visual landscape character and/or introduction of elements that are compatible with the existing visible landscape.

**Low (L)** – minor loss of/or alterations to one or more key elements, features or characteristics of the visual landscape character and/or introduction of elements that are generally characteristic of the existing visible landscape.

**Moderate (M)** – partial loss of or alteration to one or more key elements, features or characteristics of the visual landscape character and/or introduction of elements that may be prominent but not considered to be uncharacteristic of the existing visible landscape.

**High (H)** - total loss of key elements, features or characteristics of the existing visual landscape character and/or introduction of elements considered to be totally uncharacteristic of the existing visible landscape.

The table of magnitude shows the magnitude for the selected views.



## Magnitude of Visibility

### View Impact Analysis

Viewpoint	View Distance	Magnitude	Comment
1. Gosford Waterfront	850m	Negligible	Views of the site are blocked by current vegetation, developments and future developments.
2. Brisbane Water	850m	Negligible	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape.
3. Point Clare to Gosford railway crossing	1.8km	Negligible	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape.
4. Gosford Railway Station	40m	High	The site is in close proximity, most of the development would be visible from the station.
5. Mann Street	110m	Moderate	The site is in close proximity, much of the development would be visible from the station only above the eyeline though.
6. Burns Park	80m	High	The site is in close proximity, most of the development would be visible from Burns Place Park.
7. Watt Street	30m	High	The site is in close proximity, most of the development would be visible from Watt St as the site is on the corner.
8. Erina Street East	130m	Moderate	The site is in close proximity, much of the development would be visible from the station only above the eyeline though.

## Magnitude of Visibility

### View Impact Analysis

Viewpoint	View Distance	Magnitude	Comment
9. Faunce Street	30m	High	The corner of the proposal is visible from Faunce St.
10. Beane Street West	230m	Negligible	Views of the site are blocked by current vegetation, developments and topography.
11. Showground Road	150m	Moderate	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape.
12. Presidents Hill	530m	Negligible	Views of the site are blocked by current vegetation and trees.
13. Leagues Club Field	740m	Negligible	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape.
14. Kibble Park	330m	Moderate	The site is in close proximity, much of the development would be visible from the station only above the eyeline though.
15. Rumbulara Reserve	370m	Negligible	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape.

## Viewer Sensitivity Assessment

### View Impact Analysis

Different people engaged in different activities are able to or willing to accept changes to the existing view to different levels which are outlined below. Viewer sensitivity is influenced by many different elements including:

- Location and context
- Activities that the viewer is engaged in
- Expectation of viewers
- Importance of the view

The categories of viewers are outlined below:

Category of Viewer	Predicted Sensitivity	Comment
Residents	High	Residents are sensitive that is visible from their home or apartment, particularly if it affects their view to water or vegetation.
Office Workers	Moderate	Office workers are generally focused on their work, they are moderately sensitive to adverse impacts on attractive views from work.
Public Open Space Visitors	Moderate	Most people visiting public open space are engaged in leisure or food eating activities, those that sit and relax are moderately sensitive to changes in view.
Commuters on train and bus	Low	Commuters are generally engaged in activities that maintain their view within the transport, eg using a phone, reading.
Pedestrians and Cyclists	Low	Pedestrians and cyclists are generally engaged in navigating to their destination.
Motorists	Low	Motorists are generally engaged in navigating to their destination and focus on the road.
Recreation Boating on Brisbane Water	Low	People engaged in recreational activities on the water are generally focused on the water and the activities they are engaged in with low sensitivity to views on land.

# Magnitude of Visibility

## View Impact Analysis

		Magnitude of Visibility			
		High	Moderate	Low	Negligible
Viewer's sensitivity	High	High	Mod/ High	Moderate	Negligible
	Moderate	Mod/ High	Moderate	Mod/ Low	Negligible
	Low	Moderate	Mod/ Low	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Figure 3: Visual Impact Assessment Metric

Viewpoint	Magnitude of Visibility	Visual Sensitivity	Visual Impact	Comments
1. Gosford Waterfront	Negligible	Low	Negligible	Views of the site are blocked by current vegetation, developments and future developments.
2. Brisbane Water	Negligible	Low	Negligible	The development site becomes part of the cityscape.
3. Point Clare to Gosford railway crossing	Negligible	Low	Negligible	The development site becomes part of the cityscape at this distance.
4. Gosford Railway Station	High	Moderate	Mod/ High	The site is in close proximity, and will be partially obscured by Burns Place Park.
5. Mann Street	Moderate	Low	Mod/ Low	Pedestrians will mainly observe and interact with the street at eye level, the development is visible above.
6. Burns Park	High	High	High	The site is in close proximity, people in Burns Place Park will be very aware of the altered view.
7. Watt Street	High	High	High	The site is in close proximity, people in Watt Street will be very aware of the altered view.
8. Erina Street East	Moderate	Low	Mod/ Low	Pedestrians will mainly observe and interact with the street at eye level, the development is visible above.



# Magnitude of Visibility

## View Impact Analysis

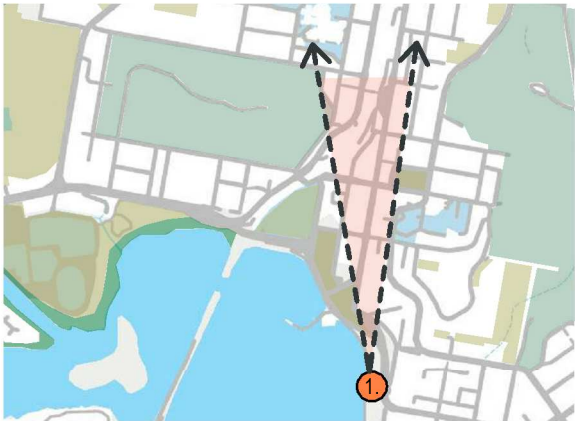
		Magnitude of Visibility			
		High	Moderate	Low	Negligible
Viewer's sensitivity	High	High	Mod/ High	Moderate	Negligible
	Moderate	Mod/ High	Moderate	Mod/ Low	Negligible
	Low	Moderate	Mod/ Low	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Figure 3: Visual Impact Assessment Metric

Viewpoint	Magnitude of Visibility	Visual Sensitivity	Visual Impact	Comments
9. Faunce Street	High	High	High	The site is in close proximity, people in Faunce Street will be very aware of the altered view.
10. Beane Street West	Negligible	Low	Negligible	Views of the site are blocked by current vegetation, developments and topography.
11. Showground Road	Moderate	Negligible	Negligible	Commuters and pedestrians will mostly be focused on the trains they are catching, the development is visible above the eyeline.
12. Presidents Hill	Negligible	High	Negligible	Whilst people visiting have a high sensitivity, views are blocked by vegetation and will not be effected.
13. Leagues Club Field	Negligible	Moderate	Negligible	Views of the site are blocked by current vegetation, developments and future developments, the development becomes part of the cityscape. People in the park will be engaged in activities there.
14. Kibble Park	Moderate	Moderate	Moderate	The site is in close proximity, much of the development would be visible from the station only above the eyeline though.
15. Rumbalara Reserve	Negligible	Moderate	Negligible	Views of the site are blocked by current vegetation, the development becomes part of the cityscape.

View Analysis

1. Gosford Waterfront



Key View Map



View From Gosford Waterfront Existing



View From Gosford Waterfront of Proposal (Proposal not visible because of existing trees)

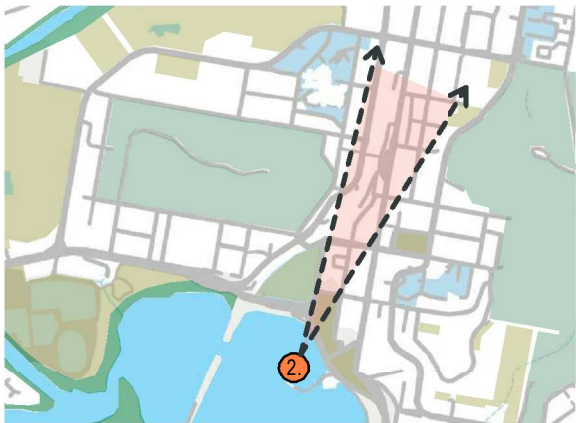


View From Gosford Waterfront (Proposal not visible because of existing trees)



View Analysis

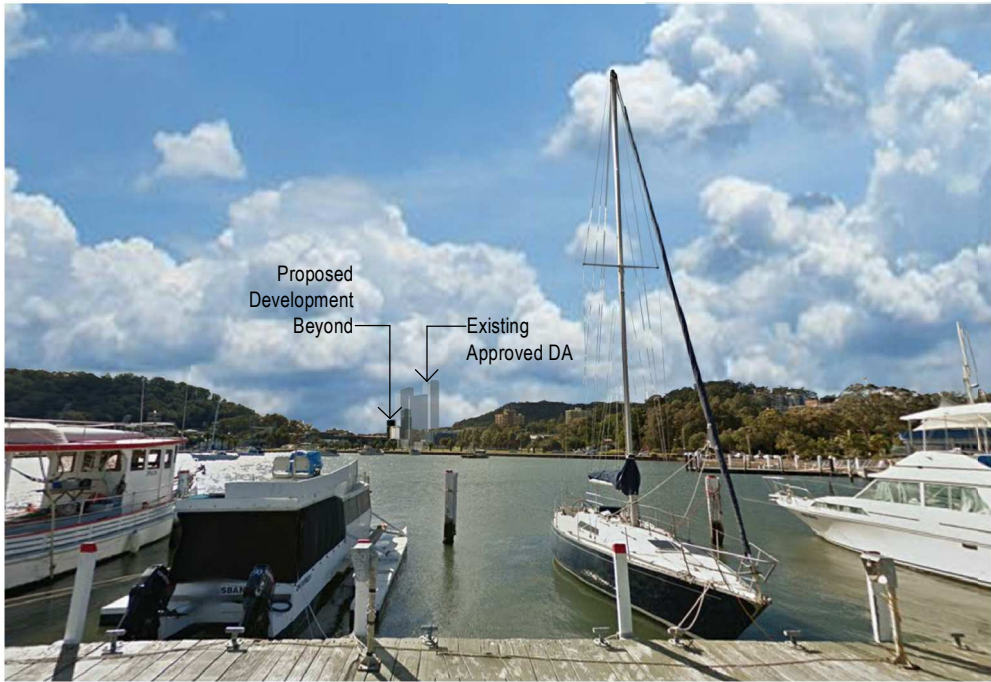
2. Brisbane Water



Key View Map



View From Brisbane Water Existing



View From Brisbane Water of Proposal with new approved DA in front

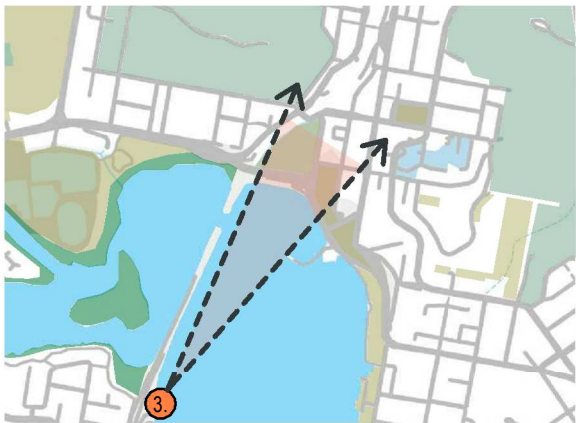


View From Brisbane Water of Proposal



View Analysis

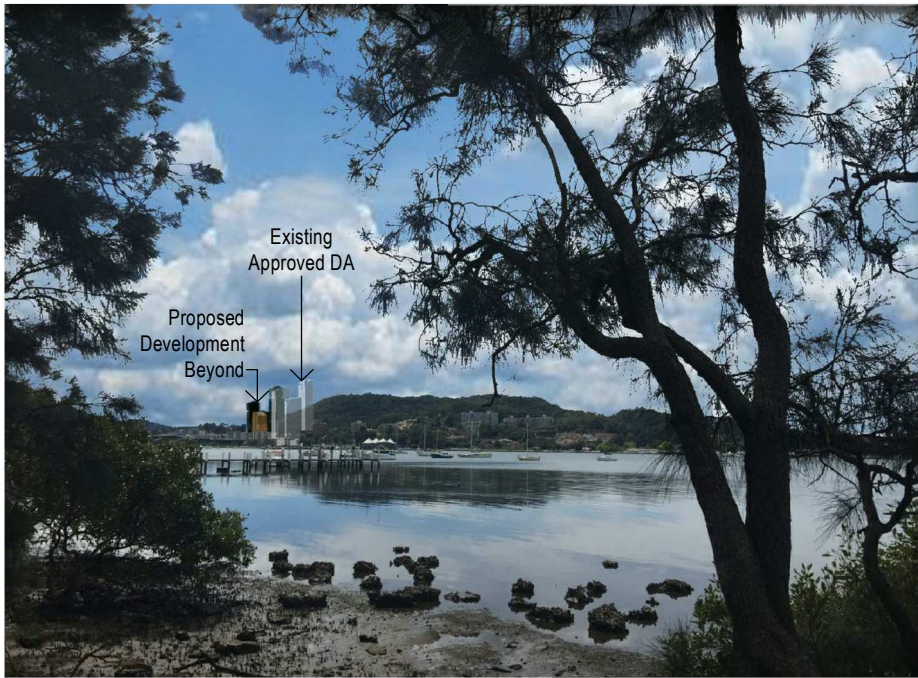
3. Point Clare to Gosford Railway



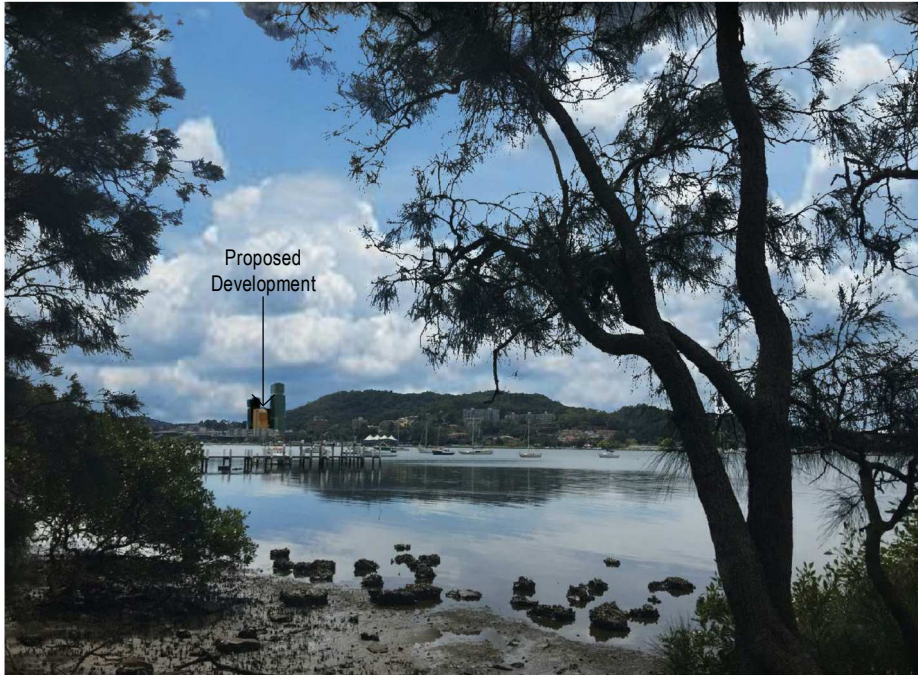
Key View Map



View From Point Clare to Gosford Station



View From Point Clare to Gosford Station of Proposal with approved DA

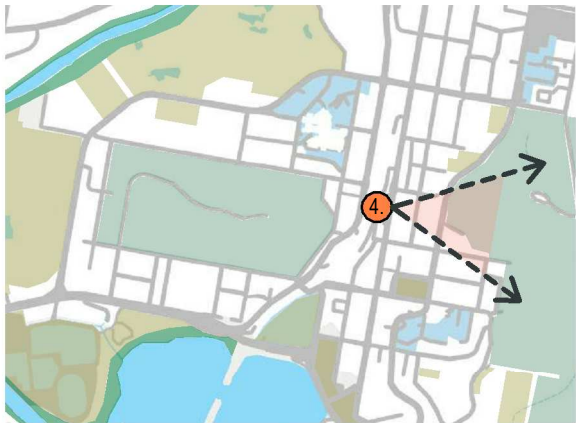


View From Point Clare to Gosford Station of Proposal



View Analysis

4. Gosford Railway Station



Key View Map



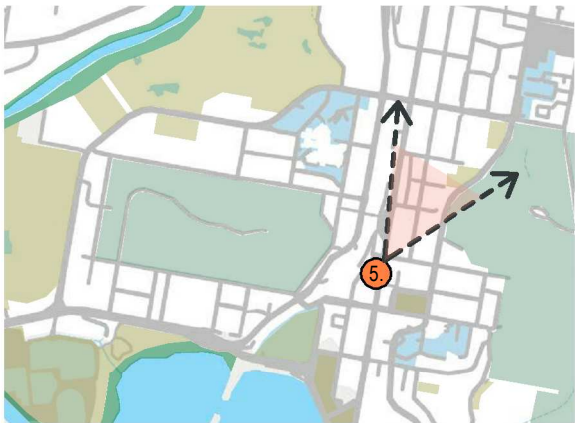
View From Gosford Train Station of Proposal



View From Gosford Train Station

# View Analysis

## 5. Mann Street from Gosford Hotel



Key View Map



View From Hotel of Proposal

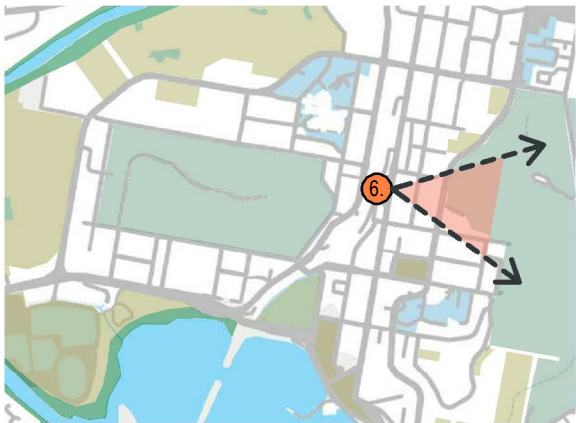


View From Hotel

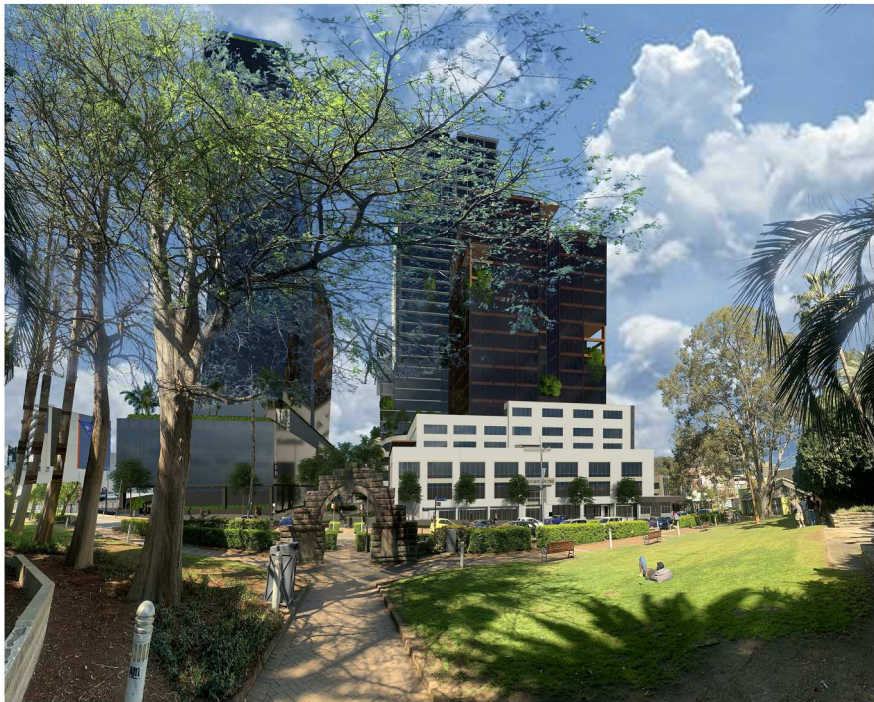


# View Analysis

## 6. Burns Place Park



Key View Map



View From Burns Place of Proposal



View From Burns Place



# View Analysis

## 7. Watt Street



Key View Map



View From Watt Street of Proposal



View From Watt Street



View Analysis

8. Erina St East - View from Imperial Centre



Key View Map



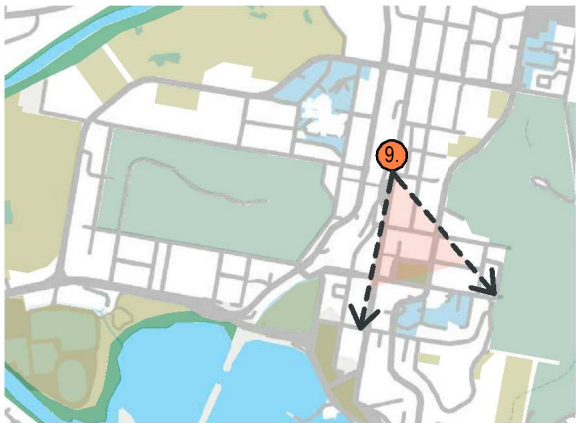
View From Imperial Centre of Proposal



View From Imperial Centre

View Analysis

9. Faunce St



Key View Map



View From Faunce Street of Proposal



View From Faunce Street



# View Analysis

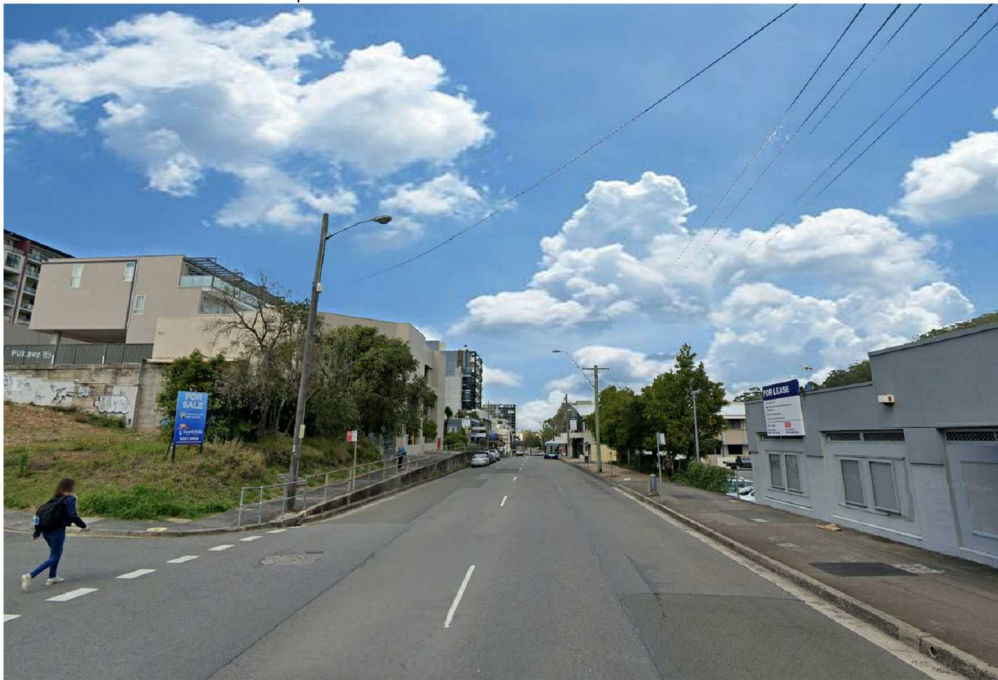
## 10. Beane St West



Key View Map



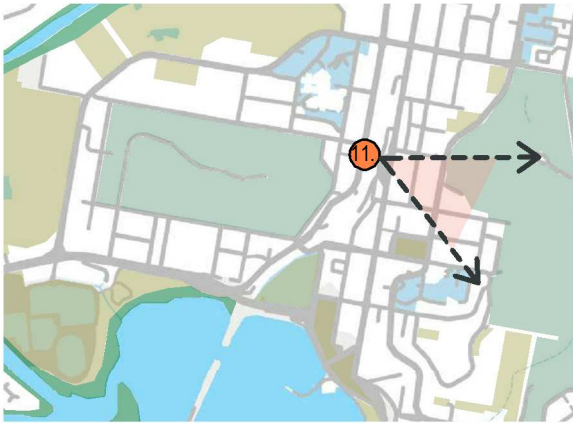
View From Beane Street West of Proposal



View From Beane Street West

# View Analysis

## 11. Showground Road



Key View Map



View From Showground Road of Proposal



View From Showground Road



# View Analysis

## 12. Presidents Hill



Key View Map



View of Presidents Hill of Proposal (Proposal obscured by vegetation)



View of Presidents Hill



# View Analysis

## 13. Leagues Club Field



Key View Map



View From Leagues Club Field Existing



View From Leagues Club Field of Proposal with approved DA in foreground

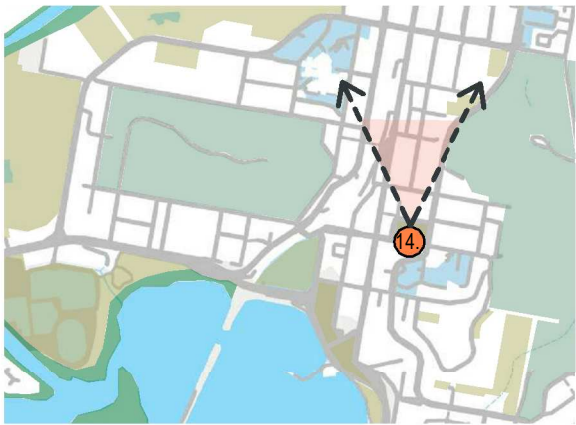


View From Leagues Club Field View of Proposal



# View Analysis

## 14. Kibble Park



Key View Map



View From Kibble Park of Proposal



View From Kibble Park



# View Analysis

## 15. Rumbalara Reserve



Text Here...

Key View Map



View From Rumbalara Reserve Existing



View From Rumbalara Reserve with development obscured through trees



View From Rumbalara Reserve with development obscured through trees