

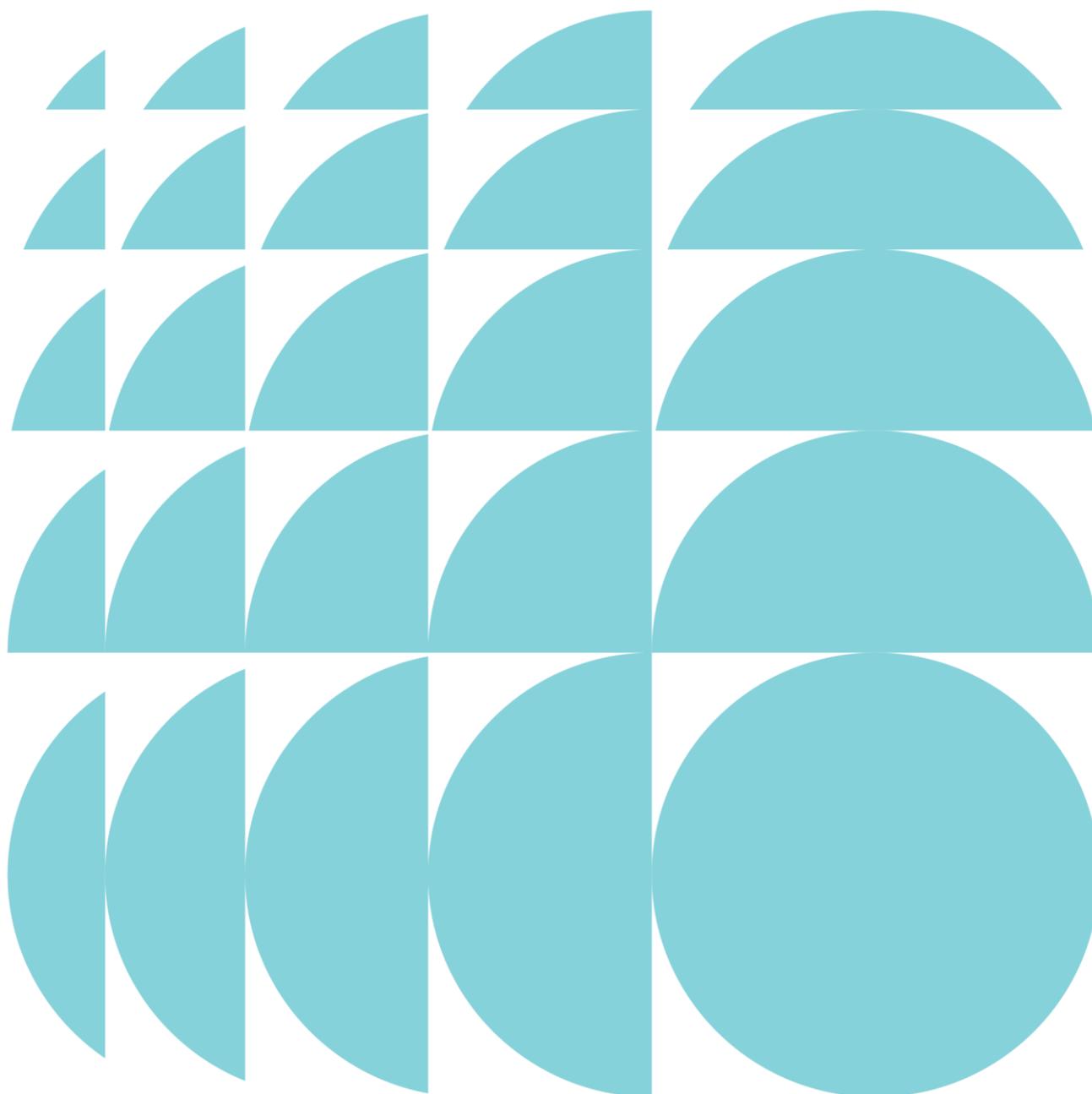
ETHOS URBAN

Visual Impact Report

Randwick Hospitals Campus
UNSW Health Translation Hub

Submitted to NSW Department of Planning
Infrastructure and Environment
On behalf of UNSW

12 February 2021 | 2200223



CONTACT

Chris Bain Director cbain@ethosurban.com (02) 9956 6962

Reproduction of this document or any part thereof is not permitted without prior written permission of Ethos Urban Pty Ltd.

This document has been prepared by:



Chris Bain 12 February 2021

This document has been reviewed by:



Kate Tudehope 12 February 2021

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.

VERSION NO.	STATUS	DATE OF ISSUE	ISSUED TO	REVISION BY	APPROVED BY
1.0	Draft for client review	8 December 2020	KT, AG	CB	CB
2.0	Draft for stage 1 submission	16 December 2020	KT, AG	CB	CB
3.0	Response to client comments	12 February 2021	KT, AG	CB	CB

Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

Contents

Glossary	3	
Executive summary		5
1.0	Introduction and description of proposed development	6
1.1	Description of proposed development	6
1.2	Operation and function of the UNSW HTH	6
1.3	Site description and location	7
2.0	Secretary's Environmental Assessment Requirements	8
3.0	Methodology	8
3.1	Assumptions, limitations and exclusions	8
4.0	The visual catchment	9
4.1	Area of visibility	9
4.2	Visual receptors	11
4.3	Pattern of viewing	12
5.0	Viewpoints	12
6.0	Visual analysis	15
6.1	Photomontages	15
6.2	Assessment of potential visual impacts	21
Size or scale	22	
Geographical extent of the area influenced		22
Duration and reversibility		23
7.0	Reasonableness of visual impact	26
7.1	Balancing the design intent	26
7.2	Compatibility with context	27
7.3	Prominence and isolation	28
7.4	Consistency with character	28
7.5	Layout, form and design	29
7.6	Comparison with alternatives	33
7.7	Impact on sensitive uses	33
7.8	Consistency with strategic planning intent	34
8.0	Summary of mitigation measures	37
9.0	Conclusion	39

Figures

Figure 1	Site context	7
Figure 2	Site aerial	7
Figure 3	Adjacent residential uses	9
Figure 4	Viewpoints in the closer range	14
Figure 5	Key views from the site	15

Contents

Figure 6	Photomontages – viewpoint 1, Botany Street	16
Figure 6	Photomontages – viewpoint 2, High Street	17
Figure 6	Photomontages – viewpoint 3, Botany Street	18
Figure 6	Photomontages – viewpoint 4, High Street	19
Figure 6	Photomontages – viewpoint 5, Magill Street	20
Figure 7	Photomontages – longer range	20
Figure 8	Conceptual sketch of the proposal in its context as seen from the Australian Turf Club	27
Figure 9	High Street – closer range context	27
Figure 10	High Street – longer range context	28
Figure 11	Visual character of the Randwick Health and Education Precinct	28
Figure 12	Visual character of health and education facilities	29
Figure 13	Design measures	30
Figure 14	The proposal seen from High Street	31
Figure 15	The proposal seen from Botany Street	32
Figure 16	Comparison with a control envelope	33
Figure 17	Environmental heritage	34
Figure 18	Artists impression of Anzac Parade looking south to Todman Avenue under the Kensington and Kingsford planning proposal	36
Figure 19	Summary of proposed zone, height and FSR changes under the Kensington and Kingsford planning proposal	37
Figure 20	Selection of potential colours and textures	38

Tables

Table 1	Relevant Secretary’s Environmental Assessment Requirements	8
Table 2	Visual receptors and their level of likely sensitivity to change	11
Table 3:	Viewpoints	13
Table 4	Level of likely sensitivity to change	21
Table 5	Sensitivity assessment	21
Table 6	Factors of magnitude	23
Table 7	Magnitude assessment	24
Table 8	Factors of significance	25
Table 9	Significance assessment	25
Table 10	Mitigation measures	37

Glossary

Key term or abbreviation	Meaning	Source
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character	GLVIA3
Council	Randwick City Council	N/a
DA	Development application	EP&A Act
DCP	Development control plan	EP&A Act
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings	GLVIA3
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal	GLVIA3
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes	GLVIA3
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	GLVIA3
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse	GLVIA3
Landscape character areas	These are single unique areas which are the discrete geographical areas of a particular landscape type	GLVIA3
Landscape character types	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.	GLVIA3
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons	GLVIA3
LEP	Local environmental plan	EP&A Act
LGA	Local government area	N/a
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	GLVIA3

Key term or abbreviation	Meaning	Source
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences)	GLVIA3
SEE	Statement of environmental effects	EP&A Act
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	GLVIA3
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic	GLVIA3
VIA	Visual impact assessment	N/a
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area	GLVIA3
Visual impacts	Effects on specific views and on the general visual amenity experienced by people	GLVIA3
Visual receptor	Individuals and/or defined groups of people who have the potential to be affected by a proposal	GLVIA3

Executive summary

Health Infrastructure (HI), on behalf of Health Administration Corporation (HAC), is the landowner and applicant for the UNSW HTH State Significant Development (SSD) submission. The UNSW HTH will be delivered and operated by UNSW, to allow the University to integrate education and research to deliver translational medicine benefits, and to support the translation of medical research and innovation into improved patient care.

The proposal is required to accommodate a large number and range of complementary uses in floorplans that facilitate collaboration. This, together with other considerations such as a shortage of developable land in UNSW, has shaped a larger scale building.

Consistent with the Department of Planning, Industry and Environment (DPIE) issued Secretary's Environmental Assessment Requirements (SEARs), Ethos Urban has prepared a visual impact assessment (VIA) of the proposal.

The VIA has found that the proposal will be a greater visual scale than existing development, and will be visually prominent in that part of the High Street streetscape in the close range. However, this visual impact is considered reasonable as it:

- is compatible with its context, which is visually dominated by the UNSW and Prince of Wales Hospital campuses, and as such is not isolated or overly prominent in its visual context
- is consistent with the character with the Randwick Health and Education Precinct and the prevailing High Street streetscape
- incorporates a number of layout, form and detailed design measures that mitigate this scale, including:
 - achieving a high comparable to that which already exists or is approved in UNSW
 - massing the building to the west of the site
 - orienting its long elevation in a north-south direction to face the less sensitive UNSW and Prince of Wales Hospital
 - modulating its form, including a podium and tower form, a recessed ground level and a change in angle of its western elevation
 - a large publicly accessible public plaza and a generous setback to High Street that includes a naturalistic landscape strategy
 - has an acceptable impact on sensitive uses, including residential areas and heritage items and conservation areas
 - is consistent with the intent of strategic plans, and in particular will promote the integration of the Randwick Health and Education Precinct and the Kingsford and Kensington town centres.

On this basis, it is not considered that any further major mitigation measures are required. It is recommended that detailed design measures, including line, shape, form, colour and texture, are compatible with the prevailing character of the Randwick Health and Education Precinct.

On this basis, it is the conclusion of the VIA that the proposal in its current form can be supported on visual impact grounds.

1.0 Introduction and description of proposed development

This report supports a SSD for the proposed UNSW HTH at the Randwick Hospitals Campus (RHC), which is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). Health Infrastructure on behalf of HAC is the applicant for the HTH, which will be delivered with UNSW.

The UNSW HTH forms an extension of the existing and proposed hospital facilities at the RHC, providing a specialist health-related research and education facility on the Campus.

1.1 Description of proposed development

The proposal involves the expansion of the existing and proposed hospital facilities at the RHC to provide ancillary health research and education uses. This will be in the form of a single building which will be physically connected (at podium level) to the neighbouring Sydney Children's Hospital Stage 1 and Children's Comprehensive Cancer Centre (SCH Stage 1 and CCCC) redevelopment.

Specifically, the SSDA seeks approval for:

- Relevant site preparation, excavation and enabling works.
- Construction and use of a new, 15-storey building and link bridge accommodating research and health education uses, comprising:
 - One basement level; and
 - A total GFA of approximately 35,600sqm, including health-related research, education and administrative floor space.
- Pedestrian link bridges connecting the UNSW Kensington Campus to the RHC, via the Wallace Wurth Building to the UNSW HTH and through to the SCH Stage 1 and CCCC.
- Landscaping and public domain works, including the creation of over 2,500 sqm of new publicly accessible open space within the eastern portion of the site, sitting between the UNSW HTH and the SCH Stage 1 and CCCC redevelopment.
- Building signage.
- Stratum subdivision.
- Services and utilities augmentation as required.

1.2 Operation and function of the UNSW HTH

The UNSW HTH will be an expansion of the RHC to accommodate new health related education, research, and administrative facilities. It will include:

- Purpose-built spaces for health educators and researchers to work alongside clinicians.
- Floor plates for health translation research focused work with physical connections to the SCH Stage 1 and CCCC and wider Randwick Hospitals Campus.
- Dedicated facilities for the CCCC directly linking the UNSW HTH with the SCH Stage 1 and CCCC.
- An education hub, including education and training rooms allowing hospital staff to educate and train UNSW medical students.
- Facilities for education, training, research, seminars and industry events.
- Clinical schools for the Women's and Children's Health, Psychiatry and Prince of Wales Hospital.
- Ambulatory care clinics including in neurosciences, public and population health.
- Supporting facilities including retail premises.

1.3 Site description and location

The site is located approximately 6 kilometres (km) from the Sydney Central Business District (CBD), within the Randwick Local Government Area (LGA). It is located approximately 4km from Sydney Airport. **Error! Reference source not found.** provides a regional context map of the site showing its location in relation to the Sydney CBD and surrounding centres.

This block sits in between the existing Randwick Hospitals Campus and the UNSW Kensington Campus, and directly adjacent to the CBD and South East Light Rail service which runs along High Street (Error! Reference source not found.). The site of the proposed UNSW HTH has an area of 8,897square metres (sqm).

The site has been subject to some site preparation and early works associated with the broader development of the block. Adjacent to the site, along the High Street and Botany Road frontages, runs a 6-metre (m) wide stormwater and sewage easement.

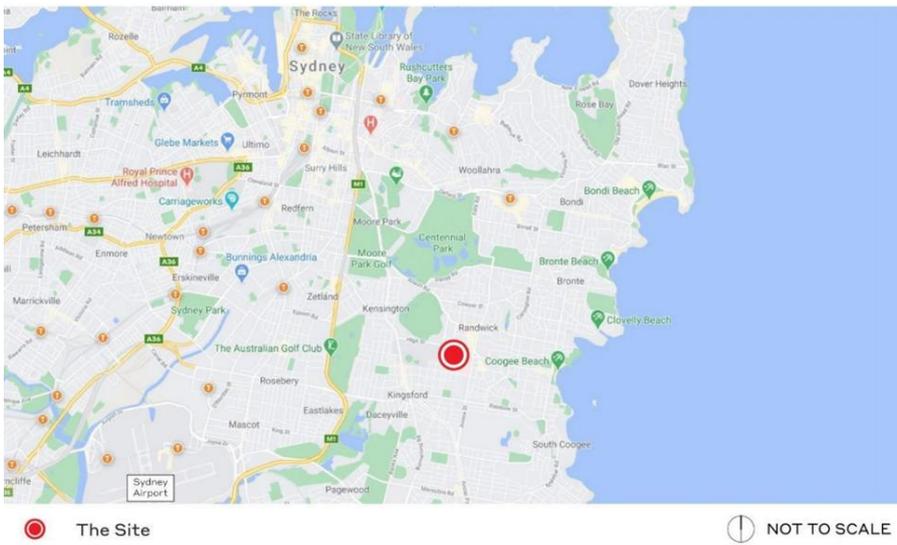


Figure 1 Site context

Source: Google maps

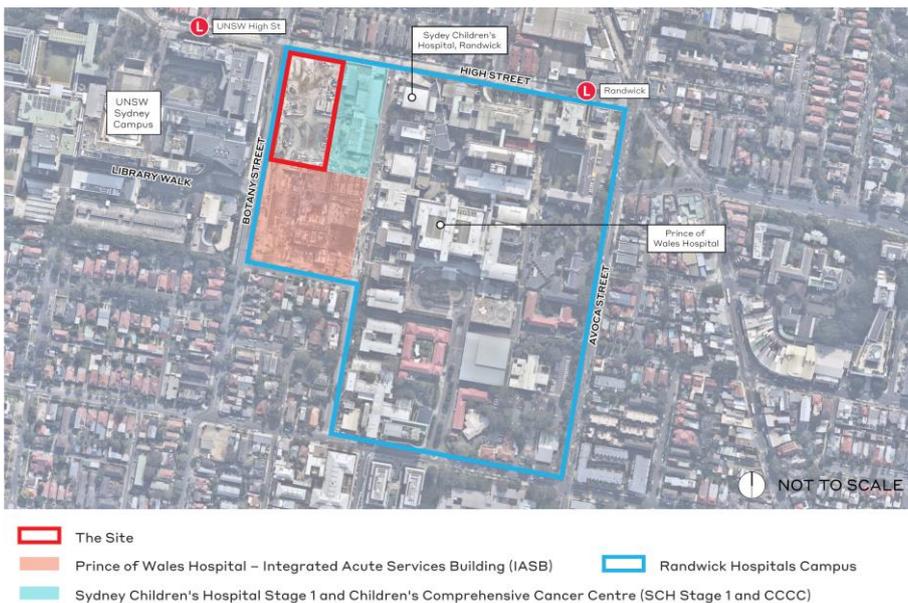


Figure 2 Site aerial

Source: Nearmap

2.0 Secretary's Environmental Assessment Requirements

DPIE has issued Secretary's Environmental Assessment Requirements (SEARs) for the proposed development. This report has been prepared having regard to the relevant SEARs as follows:

Table 1 Relevant Secretary's Environmental Assessment Requirements

SEAR	Comment / Reference
<p>3. Built Form and Urban Design</p> <p>Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items</p>	<p>Section 6.1 of this report identifies potential visual impacts</p>
<p>4. Environmental Amenity</p> <p>Assess amenity impacts on the surrounding locality, including...visual privacy, visual amenity....</p> <p>A high level of environmental amenity for any surrounding residential land uses must be demonstrated</p> <p>Provide a view analysis of the site from key vantage points and streetscape locations and public domain including photomontages or perspectives showing the proposed and likely future development</p>	<p>Section 6.1 of this report provides a view analysis, including photomontages.</p> <p>Section 6.2 of this report assesses potential visual impacts against the factors of sensitivity, magnitude and significance.</p> <p>Section 7.0, and in particular 7.7, addresses surrounding residential land uses</p>

3.0 Methodology

This report has been prepared having regard to the international standard Guidelines for Landscape and Visual Impact Assessment version 3 (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013. The GLVIA is widely referenced in Australian VIA (Australian Institute of Landscape Architects, 2018).

Consistent with the scope of the SEARS, the VIA considers overall and public domain impacts. It does not undertake detailed private view loss assessment against *Tenacity Consulting v Waringah* [2004] NSWLEC 140 (Tenacity).

3.1 Assumptions, limitations and exclusions

The following limitations apply to this VIA:

- photomontages have not been prepared in accordance with Land and Environment Court photomontage policy
- photomontages provide an indication of likely future visual environment, and 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.

The following exclusions apply to this VIA:

- consideration of view sharing under *Tenacity* is excluded
- consideration of night-time impact, including lighting, is excluded

- consideration of impact on Aboriginal cultural heritage values associations with landscape is excluded. This is only appropriately undertaken by a member or qualified representative of the Aboriginal community.

4.0 The visual catchment

4.1 Area of visibility

The area of visibility is from where the proposal may be seen by the human eye under normal viewing conditions.

It is determined by considering physical matters such as landform, land use, buildings and public domain, as well as those related to the view such as distance. Vegetation is also considered, however to a lesser degree due to its more ephemeral nature.

Landform

The site is located on the western side of a ridge that slopes downwards from higher points generally correlated with Avoca Street to lower points generally correlated with Sheas Creek and its tributaries. This includes Centennial Park, Randwick Racecourse and Anzac Parade.

Land use

The site is largely surrounded by health and education uses. UNSW is located adjacent to the site to the west, the Prince of Wales Hospital is located adjacent to the site to the east and future health and education uses adjoin the site to the south. A low – medium density residential area is located to the north. Directly opposite the site on the northern side of High Street are low rise flat buildings (refer **Figure 3**). The Randwick activity centre at Belmore Road is located to the north-east of the site, and the Royal Randwick Racecourse is located to the north-west of the site. Low density residential uses are located further to the south of the site. The variety of land use means that the proposal will be seen by a range of people.



Figure 3 Adjacent residential uses

Source: Nearmap and Google maps

Buildings

Surrounding built form is largely of a substantial scale. The built form of UNSW and the Prince of Wales Hospital is of a campus style, with large, independent buildings sited in an irregular pattern. Residential uses on the northern side of High Street are three storey walk up flats having their long face oriented to their side boundaries. Further to the north, residential uses are detached dwellings having minimal side boundary setbacks. The Randwick activity centre is predominantly lower rise, fine grain and built to the street. This creates a distinct “high street” arrangement. Royal Randwick Racecourse incorporates buildings of substantial scale clustered in the north-west of the site. The remainder of the site is largely open, green space. The nature of buildings, including siting and scale, will restrict visibility of the proposal.

Public domain

The public domain network in UNSW and the Prince of Wales Hospitals is comprised of small, enclosed open spaces and a varied yet integrated pedestrian network. Vehicle access is limited. External to UNSW and the Prince of Wales Hospitals the road network is largely a modified grid, with streets having their orientation generally in a north-south direction and east-west direction. North of the site street blocks have their long face oriented east-west. This means that fewer streets face south towards the site. The only street that lines up with a part of the site (its eastern edge) is Botany Street. Roads servicing the residential area further to the south create a finer grain pattern with a greater balance between north-south and east-west oriented streets. The primary roads close to the site are High Street, Botany Street, Barker Street and Avoca Street. Writtle Park, which is a small local park primarily catering for passive outdoor recreation and including a playground, is the only public park of note within proximity of the site. Royal Randwick Racecourse provides an extensive area of limited access open space. Apart from parts of High Street and Botany Street under its current condition, the nature of the public domain restricts visibility of the proposal.

Vegetation

Vegetation coverage is mixed throughout the surrounding area. In general, vegetation in the public and private domains includes trees, however they are not extensive and do not combine to create an urban canopy. The Randwick activity centre has a near complete absence of trees. The exception is the western end of High Street, which includes densely planted, established, spreading canopy trees. Vegetation occludes views of the proposal.

Distance

The distance over which the proposal may be visible to the east and west is largely in the closer range due to the arrangement of buildings and public domain within UNSW and the Prince of Wales Hospital. Future development to the south will also largely result in views only being obtained from the close range.

Similarly, the arrangement of physical factors such as landform and public domain means that views are largely obtained for a close to mid-range to the north.

While the proposal may be visible from parts of Royal Randwick Racecourse due to the presence of a significant area of open space and from elevated locations in the longer range, the effect of distance will significantly reduce its apparent scale in the landscape.

Implications for the area of visibility

Due to these factors, the area of visibility is generally contained to parts of Botany Street and High Street, locations to the west from UNSW in the close range that benefit from gaps in buildings and the southern part of the area of low-medium density housing to the north. While the proposal is likely to be visible from the Prince of Wales Hospital to the east and the low density residential area to the south, this visibility will be occluded or blocked by planned development. Extensive views are unlikely to be available from most of the Randwick activity centre, with the exception of the intersection of Belmore Road and High Street.

The only view that can be considered to be a key view is that obtained from the area in the general vicinity of the stands of Royal Randwick Racecourse. From here, a panorama across the racecourse is obtained, with UNSW and the Prince of Wales Hospital being visible as an overall composition above the tree canopy of High Street.

It is not considered that there are any other views that meet typical criteria for a panorama, such as unbroken, long distance views to distinct, recognisable objects in the distance such as mountains or activity centre skylines (eg, Sydney CBD, Parramatta, Chatswood) that are generally regarded as providing for increased visual amenity.

4.2 Visual receptors

People within the visual catchment who will be affected by the changes in views and visual amenity are referred to as “visual receptors”

Based on the GLVIA3, there are a number of different types of visual receptor:

- residents at home
- communities where views contribute to the landscape setting enjoyed by residents in the area
- people, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views
- travellers on road, rail or other transport routes
- travellers on road, rail or other transport routes where travel involves recognised scenic routes
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience
- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape
- people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life

The following table identifies the predominant type of visual receptor by direction, distance and relative numbers.

Table 2 Visual receptors and their level of likely sensitivity to change

Direction	Place	Type of visual receptor	Relative numbers
North			
Adjoining or adjacent	High Street	Travellers on road, rail or other transport routes	Medium – high
Close-by	Low – medium density residential	Residents at home	Medium
Special	Royal Randwick Racecourse	People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape	High
South			
Adjoining or adjacent (future)	Health and education uses	Visitors to services or facilities, such as shops and schools	Medium – high
Close-by	Low density residential	Residents at home	Medium

Direction	Place	Type of visual receptor	Relative numbers
East			
Adjoining or adjacent	Prince of Wales Hospital	Visitors to services or facilities, such as shops and schools and people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life	Medium – high
West			
Adjoining or adjacent	Botany Street	Travellers on road, rail or other transport routes	Medium
Adjoining or adjacent	UNSW	Visitors to services or facilities, such as shops and schools and people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life	Medium – high

4.3 Pattern of viewing

Consideration of the visual characteristics and the nature of visual receptors in the visual catchment suggested that there are three key patterns of viewing:

1. in the closer range from UNSW
2. in the closer range from residential areas
3. in the closer range from Prince of Wales Hospital
4. in the longer range from Royal Randwick Racecourse
5. in the longer range from the Randwick activity centre
6. in the longer range from residential areas
7. in the longer range from UNSW.

5.0 Viewpoints

This section of the report addresses SEAR 3 “Built Form and Urban Design” by identifying existing key views to and from the site, including adjoining heritage items

Consistent with the GLVIA3, viewpoints are selected to show the existing and likely future visual condition under the proposal.

Viewpoints are to correspond with the pattern of viewing, and are to consider:

- the accessibility to the public
- the potential number and sensitivity of viewers who may be affected
- the viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation
- the nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes)
- the view type (for example panoramas, vistas and glimpses)
- the potential for cumulative views of the proposed development in conjunction with other developments.

There is no specified requirement for the number of viewpoints. Rather, the number should be informed by proportionality in relation to the scale and nature of the development (GLVIA3).

Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

1. **representative viewpoints**, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ
2. **specific viewpoints**, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
3. **illustrative viewpoints**, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

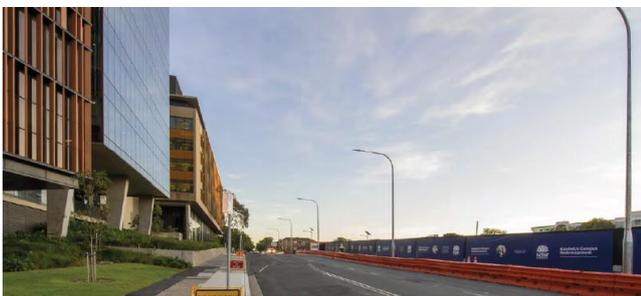
Eleven (11) viewpoints in the public domain were selected to represent this pattern of viewing. **Table 3** identifies their location and provides an outline of key, relevant attributes.

While it is acknowledged that there may be some local variance within the visual catchment, this number and spatial distribution, including the capture of viewpoints to the north, east, south and west of the precinct, is considered to provide an acceptable approximation of visual impact.

Table 3: Viewpoints

Ref.	Viewpoint	Direction of view	Pattern of viewing	Group	Accessibility
Closer range					
1.	Botany Street	North	In the closer range from UNSW	Representative viewpoint	Public
2.	High Street	East	In the closer range from UNSW	Representative viewpoint	Public
3.	Botany Street	West	In the closer range from residential areas	Representative viewpoint	Public
4.	High Street	West	In the closer range from Prince of Wales Hospital	Representative viewpoint	Public
5.	Magill Street	North	In the closer range from residential areas	Representative viewpoint	Public
Longer range					
6.	Alison and Darley Road	South-east	In the longer range from Royal Randwick Racecourse	Illustrative viewpoint	Public
7.	High Street and Belmore Road	West	In the longer range from the Randwick activity centre	Representative viewpoint	Public

Ref.	Viewpoint	Direction of view	Pattern of viewing	Group	Accessibility
8.	Australian Turf Club	South-east	In the longer range from Royal Randwick Racecourse	Representative viewpoint	Publicly accessible
9.	Botany Street and Barker Street	North-east	In the longer range from residential areas	Representative viewpoint	Public
10.	Michael Birt Lawn, UNSW	East	In the longer range from UNSW	Illustrative viewpoint	Publicly accessible
11.	Barker Street and Kennedy Street	North-east	In the longer range from residential areas	Representative viewpoint	Public



1 - View towards the site looking north from Botany Street



2 - View towards the site looking east from High Street



3 - View looking towards the site looking south from Botany Street



4 - View towards the site looking west from High Street

Figure 4 Viewpoints in the closer range

Source: Architectus

As required by the SEARS, key views from the site were identified. These are shown in **Figure 5**. They include:

- views to the north across Royal Randwick Racecourse in the midground to the skylines of the Sydney CBD and Bondi Junction in the background
- views to the east across Prince of Wales Hospital in the foreground and the Randwick activity centre in the midground to the Pacific Ocean in the background
- views to the south across predominantly suburban residential landscape character area in the fore and mid grounds to Botany Bay in the background
- views to the west across UNSW in the foreground to Botany Bay in the background.

Views from the proposal itself are not typically considered in VIA, and as such have not been subject to further analysis as part of the process documented in this report.



1 - Northern view from the Library towards the city



2 - Eastern view from the Library towards the ocean



3 - Southern view from the Library towards Botany Bay



4 - Western view from the Library towards the suburbs

Figure 5 Key views from the site

Source: Architectus

6.0 Visual analysis

This section of the report addresses SEAR 4 “Environmental Amenity” by providing a view analysis of the site from key vantage points and streetscape locations and public domain, including photomontages showing the proposed and likely future development

The following photomontages illustrate the likely visual impact of the proposal.

Overall, it will be perceived as a new element in the landscape, with its visibility varying largely according to distance and viewing direction.

6.1 Photomontages

Figure 6 to Figure 10 provides photomontages from the closer range views.

Figure 11 provides photomontages for the longer range views.

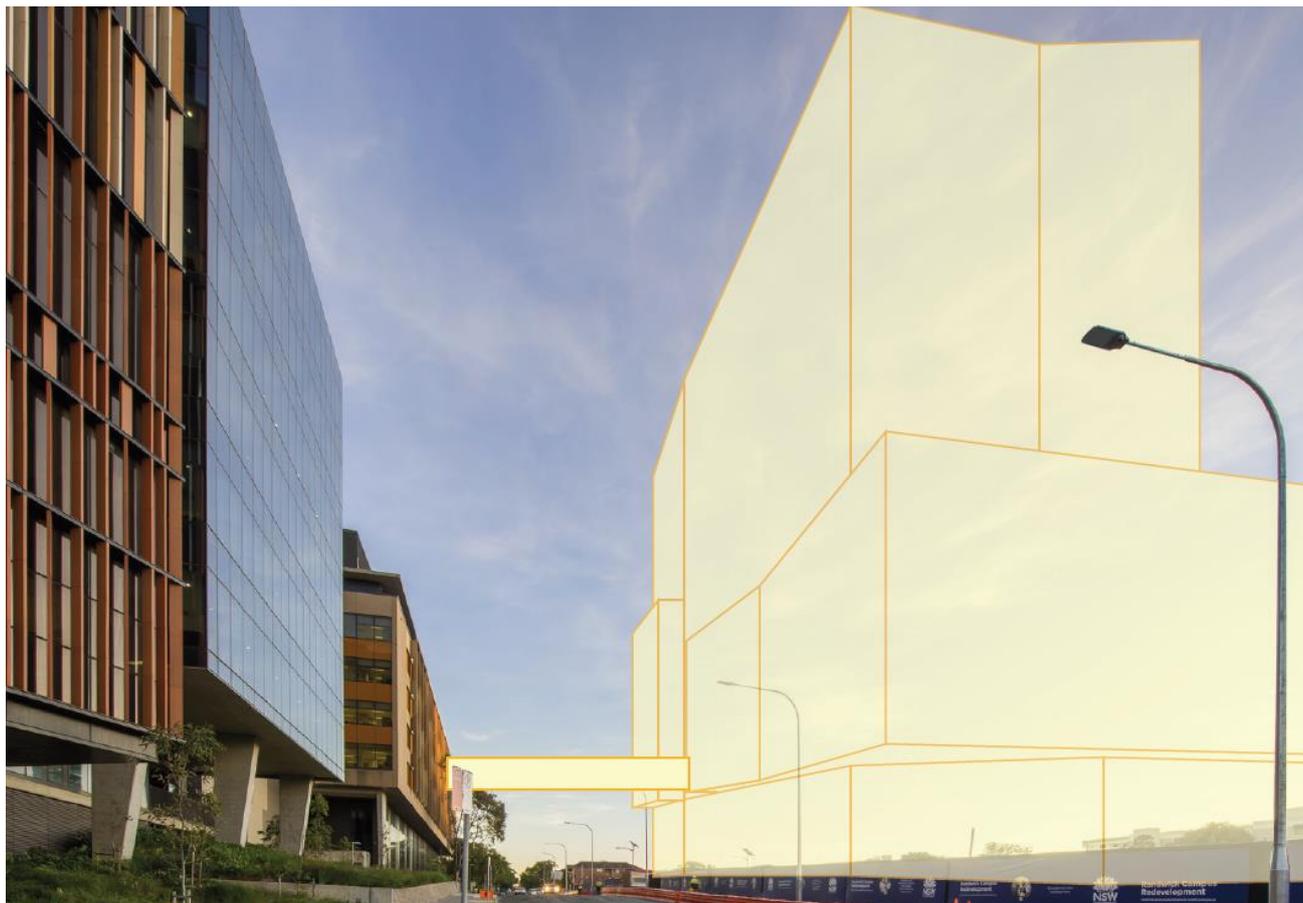


Figure 6 Photomontages – viewpoint 1, Botany Street

Source: Architectus

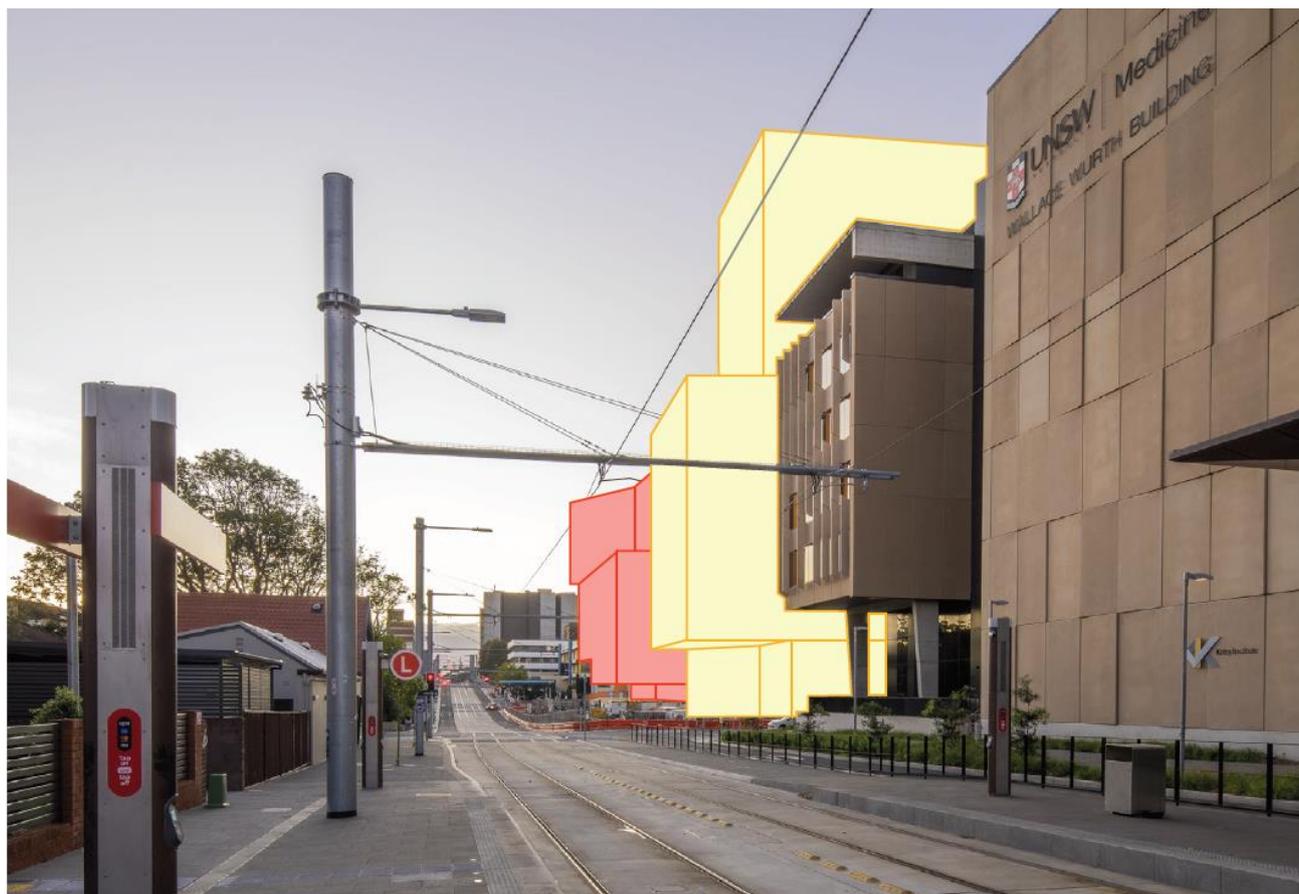


Figure 7 Photomontages – viewpoint 2, High Street

Source: Architectus



Figure 8 Photomontages – viewpoint 3, Botany Street

Source: Architectus

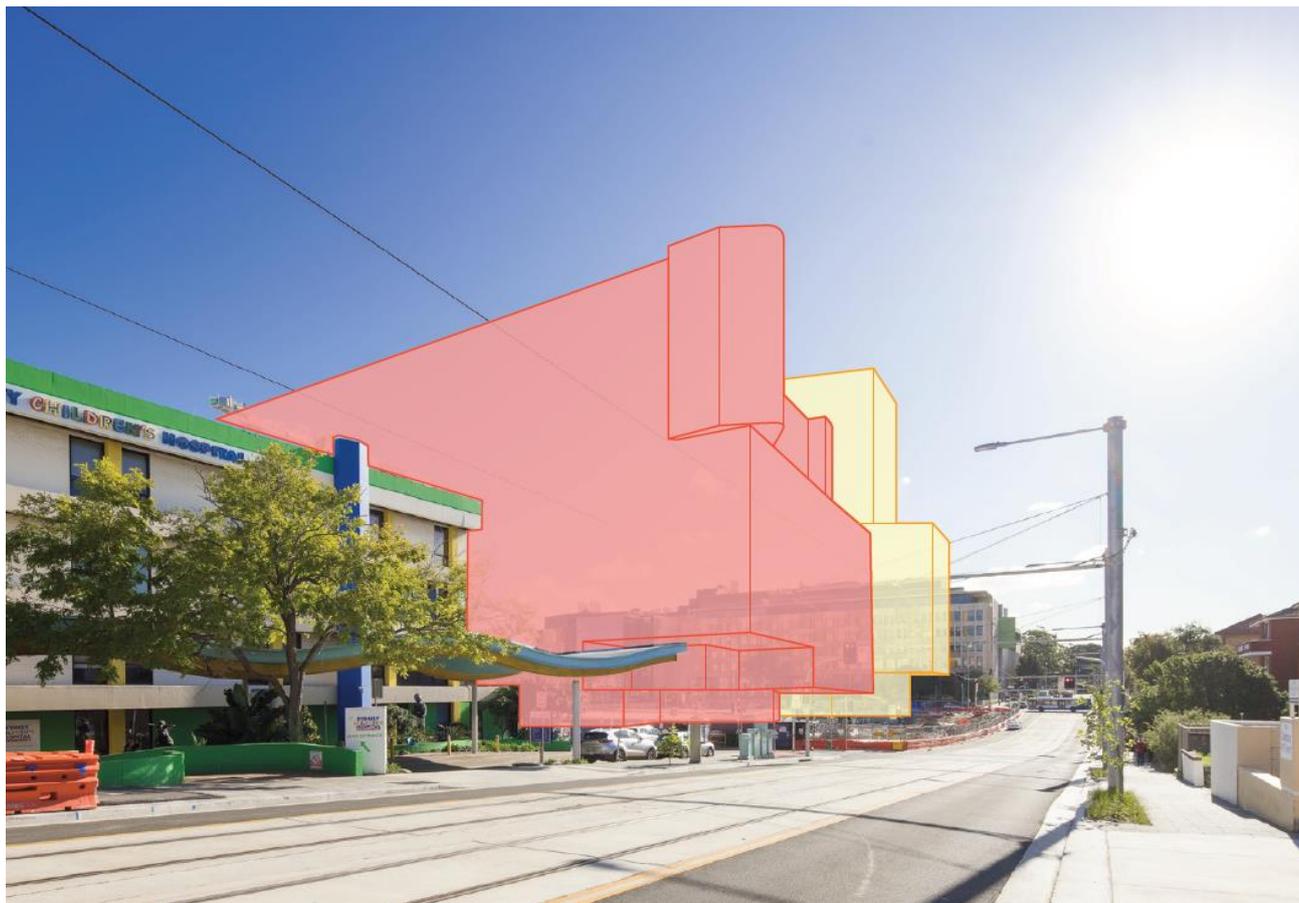


Figure 9 Photomontages – viewpoint 4, High Street

Source: Architectus



Figure 10 Photomontages – viewpoint 5, Magill Street

Source: Architectus



District View 1 - Looking south-east from Alison & Darley Road



District View 2 - Looking west down High Street from Belmore Rd



District View 3 - Looking south-east from the Australian Turf Club



Figure 11 Photomontages – longer range

Source: Architectus

6.2 Assessment of potential visual impacts

This section of the report addresses:

- SEAR 3 “Built Form and Urban Design” by identifying any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items
- SEAR 4 “Environmental Amenity” by identifying visual amenity impacts on the surrounding locality

Under the GLVIA3 methodology, assessment of visual impact (VIA) is undertaken by considering the factors of sensitivity, magnitude and significance (refer Glossary).

6.2.1 Sensitivity

While ultimately a personal matter and subject to variation, for the purposes of VIA each type of visual receptor can be considered to have a different level of overall sensitivity to change in their visual environment (refer **Table 4**).

Table 4 Level of likely sensitivity to change

Level of likely sensitivity to change	Type of visual receptor
Higher	<ul style="list-style-type: none"> • Residents at home • People, whether residents or visitors, who are engaged in outdoor recreation, including use of public footpaths, whose attention or interest is likely to be focused on the landscape and on particular views • Travellers on road, rail or other transport routes where travel involves recognised scenic routes • Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience • Communities where views contribute to the landscape setting enjoyed by residents in the area
Medium	<ul style="list-style-type: none"> • Travellers on road, rail or other transport routes • Visitors to services or facilities, such as shops and schools
Lower	<ul style="list-style-type: none"> • People engaged in or watching outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape • People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life

Table 5 provides an assessment of the sensitivity of the views.

Table 5 Sensitivity assessment

Ref	Viewpoint	Prevailing use	Sensitivity
1.	Botany Street	UNSW	Low
2.	High Street	UNSW	Low
3.	Botany Street	Residential	High

Ref	Viewpoint	Prevailing use	Sensitivity
4.	High Street	Prince of Wales Hospital	Low
5.	Magill Street	Residential	High
6.	Alison and Darley Road	Royal Randwick Racecourse	Low
7.	High Street and Belmore Road	Randwick activity centre	Low – medium
8.	Australian Turf Club	Royal Randwick Racecourse	Medium
9.	Botany Street and Barker Street	Residential	High
10.	Michael Birt Lawn, UNSW	UNSW	Low – medium
11.	Barker Street and Kennedy Street	Residential	High

6.2.2 Magnitude

Magnitude is a key measure of visual impact in the GLVIA3 and the “Guideline for landscape character and visual impact assessment” (TfNSW, 2020)

Magnitude is measured based on consideration of:

- size or scale
- geographical extent of the area influenced
- duration and reversibility.

Size or scale

Size or scale involves consideration of:

- the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture
- the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

In general, large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be placed in the major category.

Geographical extent of the area influenced

Geographical extent of the area influenced involves consideration of:

- the angle of view in relation to the main activity of the receptor
- the distance of the viewpoint from the proposed development
- the extent of the area over which the changes would be visible.

Duration and reversibility

Duration and reversibility involves consideration of whether the proposal:

1. ongoing and irreversible
2. ongoing and capable of being reversed
3. limited life (5 – 10 years)
4. limited life (< 5 years).

It is important to note that whether a proposal can be considered to be “ongoing and irreversible” or “ongoing and capable of being reversed” is relative. While development cannot fully be considered to be “ongoing and irreversible”, development of an apartment building that is intended to be strata titled can be considered of this nature due to the challenges associated with its consequent removal.

These considerations are then combined as shown in **Table 6** to provide a rating of magnitude based on a five point verbal scale:

1. major
2. moderate
3. minor
4. insignificant
5. imperceptible.

Table 6 Factors of magnitude

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	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

Table 7 provides an assessment of the magnitude of visual impact.

Table 7 Magnitude assessment

Ref	Viewpoint	Size and scale	Duration and reversibility	Magnitude
1.	Botany Street	Major change over restricted area	Ongoing capable of being reversed	Considerable
2.	High Street	Moderate change over restricted area	Ongoing capable of being reversed	Noticeable
3.	Botany Street	Major change over restricted area	Ongoing capable of being reversed	Considerable
4.	High Street	Moderate change over restricted area	Ongoing capable of being reversed	Noticeable
5.	Magill Street	Moderate change over restricted area	Ongoing capable of being reversed	Noticeable
6.	Alison and Darley Road	Minor change over a restricted area	Ongoing capable of being reversed	Perceptible
7.	High Street and Belmore Road	Minor change over a restricted area	Ongoing capable of being reversed	Perceptible
8.	Australian Turf Club	Minor change over a restricted area	Ongoing capable of being reversed	Perceptible
9.	Botany Street and Barker Street	Minor change over a restricted area	Ongoing capable of being reversed	Perceptible
10.	Michael Birt Lawn, UNSW	Minor change over a restricted area	Ongoing capable of being reversed	Perceptible
11.	Barker Street and Kennedy Street	Minor change over a restricted area	Ongoing capable of being reversed	Perceptible

6.2.3 Significance

Significance of visual impact is determined by combining judgements about sensitivity and magnitude (refer **Table 8**).

The categories of significance are as follows:

1. major
2. high
3. moderate
4. low
5. negligible.

The GLVIA3 provides the following guidance for judgements about significance:

- “There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgement about the significance of visual effects the following points should be noted:
 - effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view”.

It should be noted that determination of significance does not automatically mean that the impact is unacceptable. Rather, subsequent consideration is required to be made of the reasonableness of the visual impact. Regard in this matter is to be given to the planning framework.

In addition, “where visual effects are judged to be significant and adverse, proposals for preventing/ avoiding, reducing, or offsetting or compensating for them (referred to as mitigation) should be described” (GLVIA3).

It is considered that the proposal has a moderate to high significance of visual impact.

Table 8 Factors of significance

		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

Table 9 provides an assessment of the significance of visual impact.

Table 9 Significance assessment

Ref	Viewpoint	Sensitivity	Magnitude	Significance
1.	Botany Street	Low	Considerable	Low
2.	High Street	Low	Noticeable	Low
3.	Botany Street	High	Considerable	High
4.	High Street	Low	Noticeable	Low
5.	Magill Street	High	Noticeable	Moderate
6.	Alison and Darley Road	Low	Perceptible	Negligible
7.	High Street and Belmore Road	Low – medium	Perceptible	Low

Ref	Viewpoint	Sensitivity	Magnitude	Significance
8.	Australian Turf Club	Medium	Perceptible	Low
9.	Botany Street and Barker Street	High	Perceptible	Low
10.	Michael Birt Lawn, UNSW	Low – medium	Perceptible	Low
11.	Barker Street and Kennedy Street	High	Perceptible	Low

7.0 Reasonableness of visual impact

The following matters are considered to be relevant considerations in determining reasonableness of visual impact:

1. balancing the design intent
2. compatibility with context
3. prominence and isolation
4. consistency with character
5. layout, form and design
6. comparison with alternatives
7. impact on sensitive uses
8. consistency with strategic planning intent.

7.1 Balancing the design intent

The EIS and supporting Urban Design Report provide detail on the intent of the proposal. Consistent with strategic planning framework, the aspiration for the proposal is of a global nature:

Consistent with this, the design intent was to create a landmark:

- “The HTH will have a landmark identity, be distinctive & optimistic” (Architectus, 2020).

To inform physical planning and design, the design brief included a number of matters that have impacted on the visual matters. This includes:

- the shortage of land in the precinct
- a desire to better connect UNSW and the Randwick Hospital Campus
- the need to accommodate a substantial amount of gross floor area (GFA)
- the need for larger floor plates to foster collaboration
- a desire to create tangible community benefit.

These are key, relevant matters against which visual considerations should be framed. In particular, it shows that the motivation for a building of scale is not based on a speculative, ambit claim, but is rather the result of a considered and sophisticated response to significant drivers.

7.2 Compatibility with context

Figure 12 provides a conceptual sketch of the proposal in its context as seen from the Australian Turf Club at Randwick Racecourse. It is considered that this is representative of the general viewing experience obtained from most longer range views.

It illustrates how the proposal:

- is consistent with the general Eastern District pattern of clusters of larger, taller buildings seen above a more extensive, suburban landscape character typology
- will be seen as part of the existing UNSW and Randwick Hospital Campus visual complex which comprises a series of well-spaced, larger scale buildings
- is not inconsistent with the nature or scale of this visual complex.



Figure 12 Conceptual sketch of the proposal in its context as seen from the Australian Turf Club

Source: Architectus

Figure 13 shows the proposal within the closer range High Street streetscape. It shows that the proposal will “fit” with this streetscape. In particular, its siting, bulk and height is consistent with the overall rhythm established by the existing streetscape.

The proposal will also consolidate the emerging cluster of less bulky, taller buildings in the western part of the High Street streetscape. This was first established by the library building, which is landmark in the general area, and recently strengthened by the approval of the B22 proposal (refer **Figure 14**).

Overall, while of large scale, the proposal cannot be considered to introduce a new, non-characteristic or discordant or intrusive element into the visual environment.

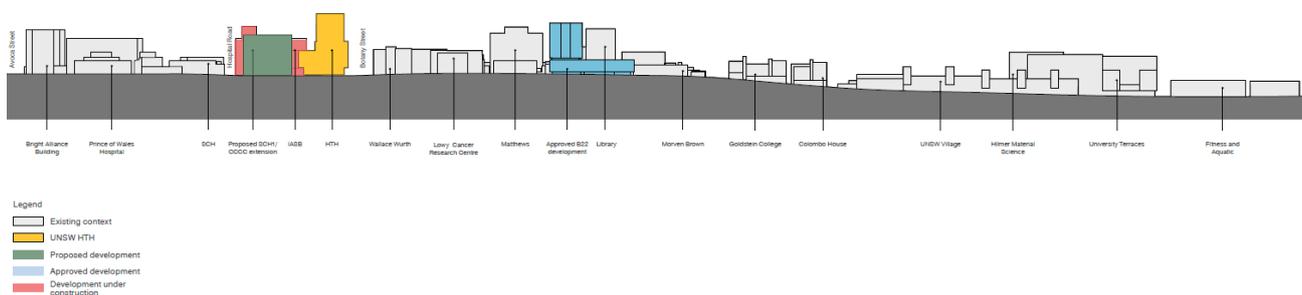
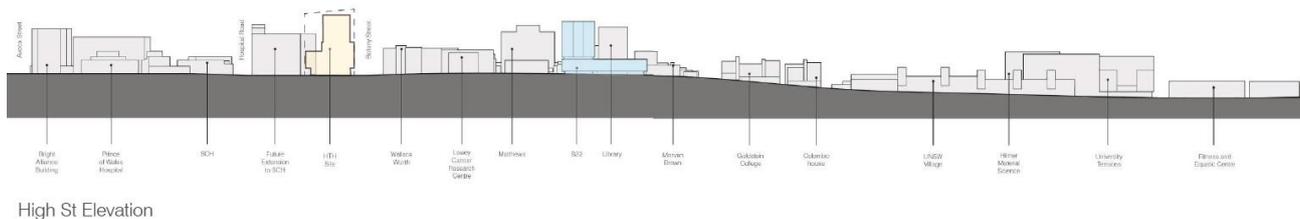


Figure 13 High Street – closer range context

Source: Architectus



High St Elevation

Figure 14 High Street – longer range context

Source: Architectus

7.3 Prominence and isolation

In its recommendation on the proposed extension of Star City in 2019, DPIE recommended refusal based on visual impact grounds. The basis for this was that the proposal was assessed as being “isolated and overlay prominent” in its context.

This recommendation was subsequently supported by the IPC, and the application was refused.

The proposal is of substantial height. However, as has been demonstrated in this report, it will be seen in a visual context of a cluster of taller buildings in the form of the Randwick Health and Education Precinct. Furthermore, its height is comparable with other buildings nearby in the precinct.

On this basis, it is not considered that the proposal is isolated nor overlay prominent in its context.

7.4 Consistency with character

The proposal is consistent with the nature of the Randwick Health and Education Precinct’s overall visual character.

Benchmarking was undertaken against context (the precinct) (refer **Figure 15**) and type (health and education facilities) (refer **Figure 16**). As can be seen, the character of the proposal is both visually consistent with the nature of the surrounding health and education precinct, and contemporary health and education precincts in general.

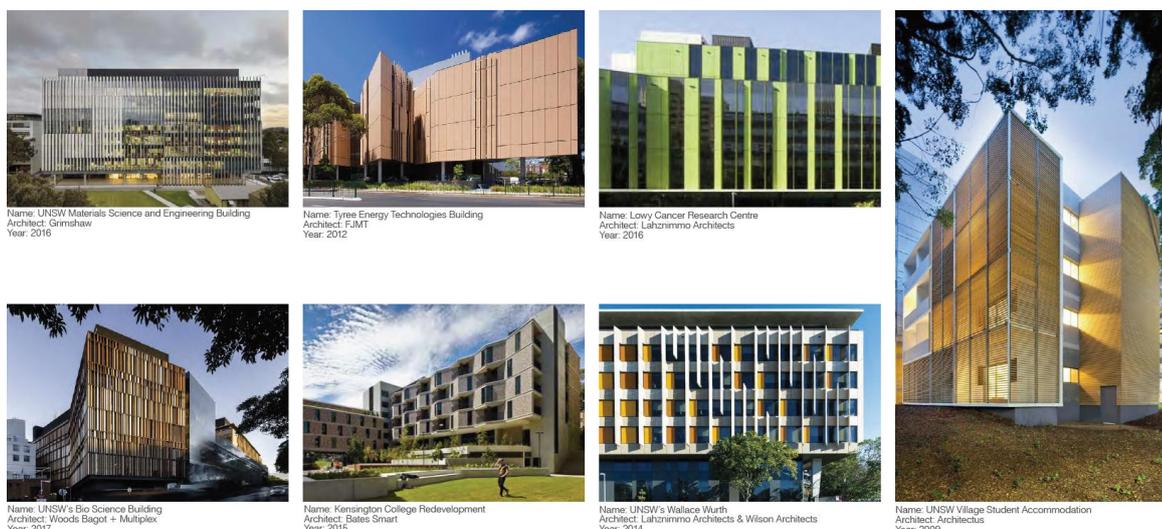


Figure 15 Visual character of the Randwick Health and Education Precinct

Source: Architectus

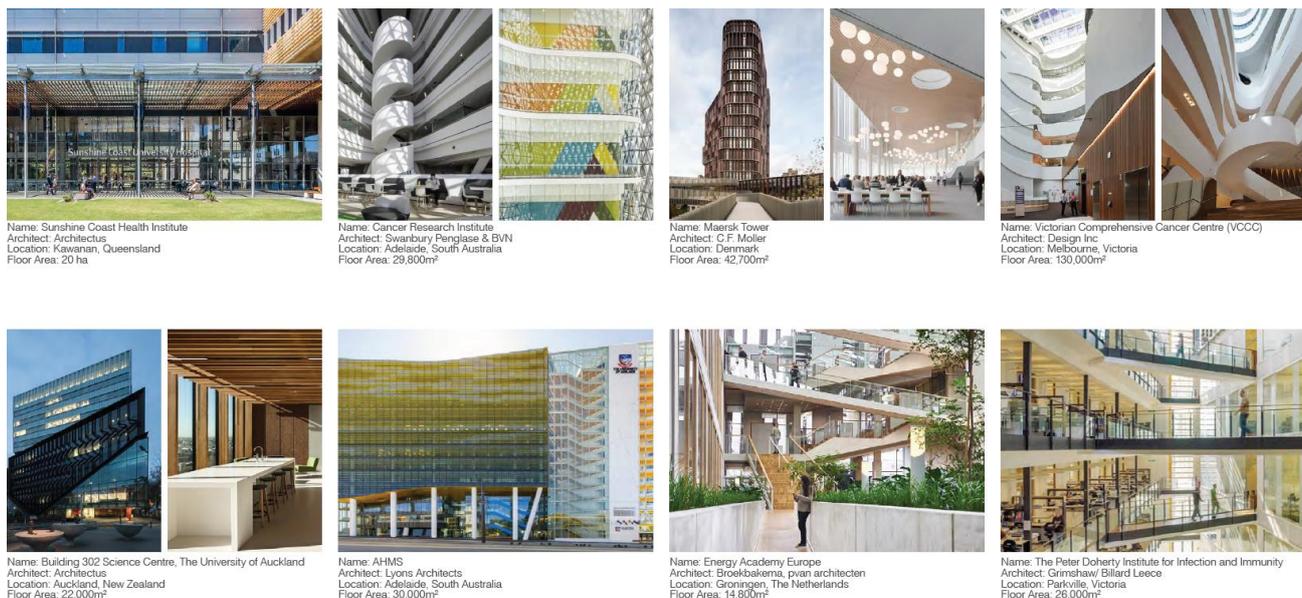


Figure 16 Visual character of health and education facilities

Source: Architectus

In addition, its siting, layout and form, which is a single, stand-alone building adjoined by well-defined publicly accessible open space, also strengthens this prevailing spatial arrangement of the precinct.

The site is currently vacant. This creates a visual separation between the two parts of the Randwick Health and Education Precinct, being UNSW and the Randwick Hospital Campus.

The proposal makes a significant contribution to resolving this separation, resulting in a substantially stronger visual connection between UNSW and the Prince of Wales Hospital.

In addition, its visual expression leverages off the unique adjacency of a major university and hospital to reshape the western part of High Street as a physical expression of the aspiration to integrate health and education.

7.5 Layout, form and design

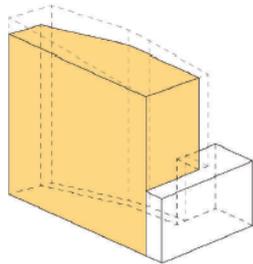
The proposal incorporates a number of fundamental layout, form and design measures that have the effect of both accommodating its floor space requirements and mitigating visual impact, in particular on the High Street streetscape.

These measures are summarised in **Figure 17**, and the resulting outcome is shown in **Figure 18** and **Figure 19**.

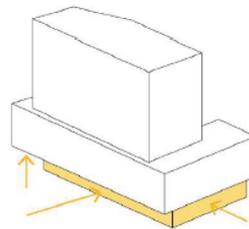
In particular, the following are considered to significantly mitigate visual impact:

- consolidating the building footprint to the western part of the site
- allocating a large part of the site for a publicly accessible plaza
- orienting the building's long axis to face north-south
- adopting substantially different angles for the tower elevations
- adopting a podium and tower form
- recessing the tower behind the leading edges of the podium, including a substantial setback from the north
- indenting the ground level of the podium

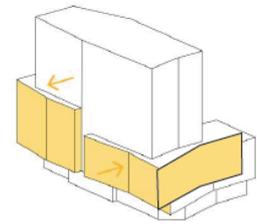
- articulating the facades of the building to provide enhanced visual interest
- adopting a landscaping strategy for the forward part of the plaza that is derived from the areas heritage and helps in navigating the gradient change.



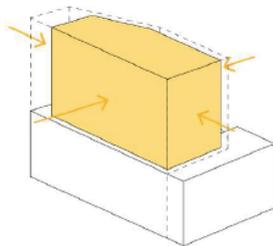
1. Trim down envelope to create a slimmer tower



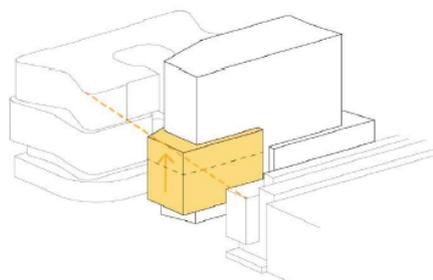
3. Lift and set in ground floor



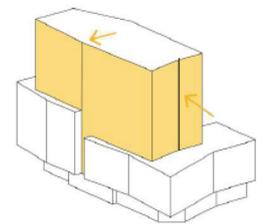
5. Fold the western facade to further articulate the form and reduce the bulk of the massing



2. Set in tower form



4. Lift podium massing to the north in response to the height and scale of neighbouring buildings



6. Fold the tower western facade to further articulate the form and reduce the bulk of the massing

Figure 17 Design measures

Source: Architectus



Figure 18 The proposal seen from High Street

Source: Architectus



Figure 19 The proposal seen from Botany Street

Source: Architectus

7.6 Comparison with alternatives

Figure 20 shows a comparison of the proposal against a control building envelope. As can be seen, the proposal represents a more refined proposal that presents as substantially less bulk to its High Street elevation. This is particularly due to the building's:

- smaller footprint
- consolidation to the west of the site
- having its long elevation facing in a north-south direction, meaning it presents most of its bulk towards the less sensitive UNSW and Randwick Health Campus.

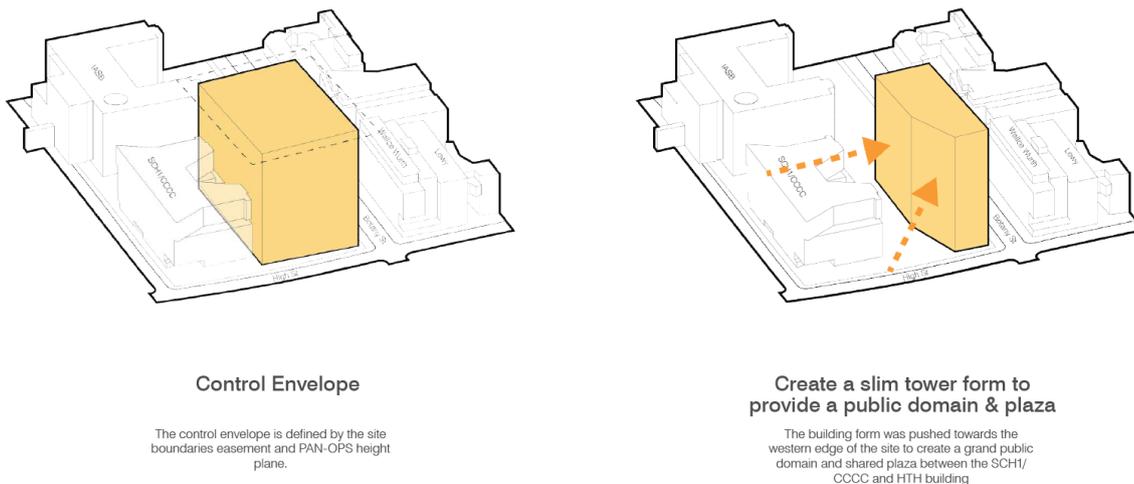


Figure 20 Comparison with a control envelope

Source: Architectus

7.7 Impact on sensitive uses

Residential uses and heritage are considered to be sensitive uses.

Residential uses are located to the north and south of the site. This includes land directly opposite the site on the northern side of High Street.

Due to distance, the proposal will not be prominent in views from residential areas to the south. This is supported by the photomontages from Barker Street. Development of land to the immediate south of the proposal (which is currently under construction) will likely further occlude visibility.

The combination of landform, public domain, buildings and vegetation provides for relatively short, localised views from the public domain that are generally restricted in nature by elements such as buildings or vegetation. The proposal will largely be visible in part in the background above existing, lower rise development in the foreground.

The proposal will only become prominent in the visual landscape when viewed close to High Street as shown in the photomontages. Visibility will be greatest from the northern side of High Street due to absence of occluding elements between the viewer and the proposal. On this basis, the proposal will appear of substantial scale from this location. However, this difference in scale already exists, and the proposal is both not considered to deviate in an unreasonable manner from this current pattern and intentionally includes design measures to mitigate impact. It is further noted that views from most individual dwellings on the northern side of High Street will be oriented to side boundaries and not towards the site

Figure 21 shows the location of environmental heritage, including items and conservation areas, within the surrounding area. As can be seen, heritage is not a key feature of the area. Nonetheless, Royal Randwick Racecourse and the Randwick activity centre are of note.

As is shown in the photomontages, the proposal will not be a prominent or discordant element when seen from these areas.

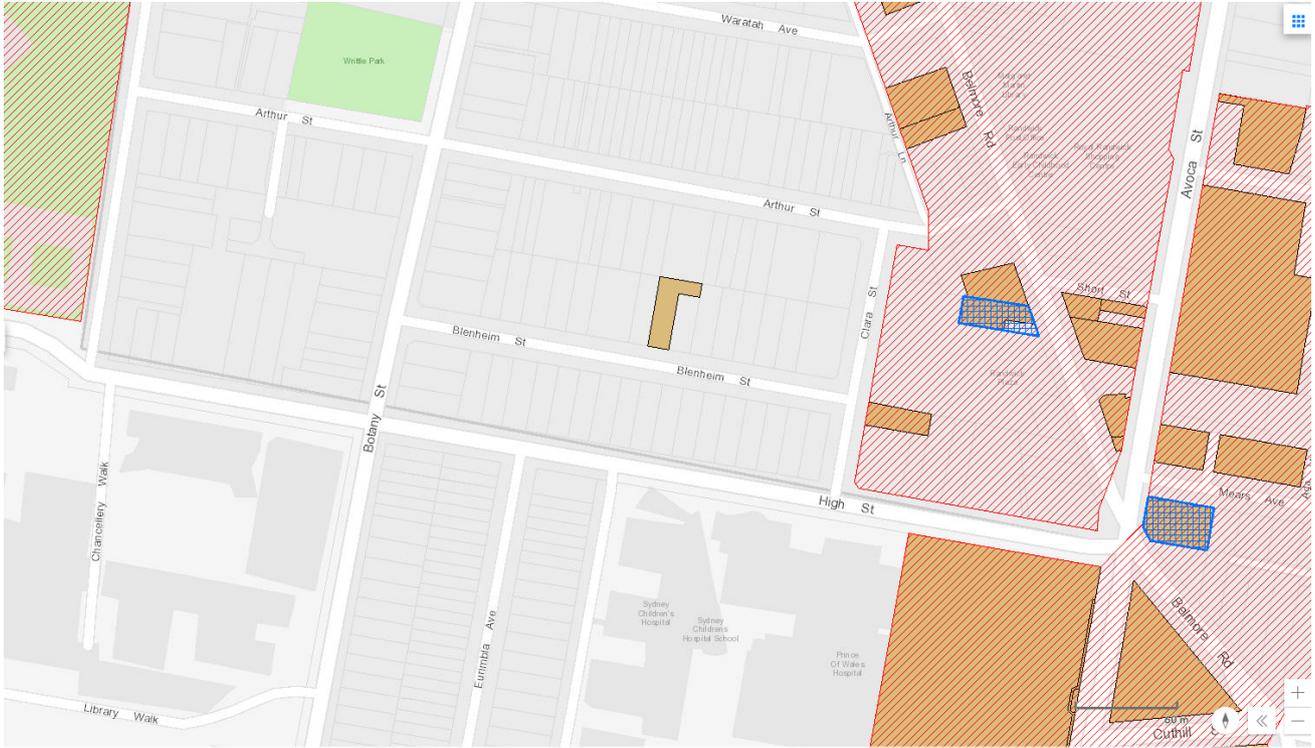


Figure 21 Environmental heritage

Source: DPIE

7.8 Consistency with strategic planning intent

Under all relevant strategic plans, including the Region Plan, the District Plan and the LSPS, the Randwick Health and Education Precinct within which the proposal will be an integral part has been identified for significant growth:

- “The area presents an opportunity to deliver significant economic benefits through the agglomeration of health, research and education services” (GSC, 2018).

Under the District Plan, the intent for the precinct includes:

- protecting and supporting the growth of core health and education activity
- supporting the growth of innovation and advanced research industries
- activating High Street, including initiatives to promote affordable housing for students and key workers improving transport, walking and cycling connections across the precinct
- aligning with Randwick City Council’s redevelopment of Kensington and Kingsford to improve and integrate the urban area to attract and support a vibrant and modern community
- integrating key surrounding centres and facilities including Randwick Junction, the Spot, the National Institute of Dramatic Art and Royal Randwick Racecourse

- capitalising on the potential mass transit solution for the south east of the District, with a view to creating complementary employment opportunities, delivering affordable housing for key worker and student populations and facilitating improved connections to residential areas
- investigating opportunities to enhance east-west public transport connections, particularly in response to the increasing travel demand from growth areas such as Green Square and Mascot

This suggests strategic support for larger scale development which may include greater height. Of particular note is alignment with Randwick City Council's plans for the future of Kensington and Kingsford. Council has recently adopted the Kensington and Kingsford planning proposal (refer **Figure 22**) which outlines the nature of these plans. The planning proposal has amended the statutory planning framework to give effect to a strategic intent for a larger town centre footprint, as well as larger and taller buildings. Key elements are shown in **Figure 23**, and include:

- increasing building heights from 6/7 storeys to 9 storeys (31 metres) across the majority of the town centres
- increasing building heights at two key nodes to a maximum 60 metres (18 stories) with demonstrated design excellence (Todman Square and Strachan St Kingsford)
- increasing heights to a maximum 56 metres (17 storeys with demonstrated design excellence) at the Kingsford Junction and Rainbow Street sites
- increasing the FSR control to 4:1 along the majority of the sites with the town centres and up to 5:1 FSR at Todman Square, Kingsford Mid-Town and Kingsford Junction sites
- rezoning the R2 Low Density Residential land at 582-584 and 586-592 Anzac Parade, Kingsford, and the R3 Medium Density Residential land at 16, 18 and 20 Barker Street, Kingsford, 12, 14, 16 and 18 Rainbow Street, Kingsford and 63 Harbourne Road, Kingsford to a B2 Local Centre zone, with a maximum FSR control of 4:1 and Height of Building control of 31 metres.

It is considered that the proposal is compatible with the general scale of building enabled by the planning proposal. The planning proposal as well as greater scale in the Randwick Health and Education Precinct provides the opportunity for greater physical integration between the two currently separate precincts, enhancing their visual legibility as a key node for economic growth, and in particular jobs, in the Eastern District.



Figure 22 Artists impression of Anzac Parade looking south to Todman Avenue under the Kensington and Kingsford planning proposal

Source: Randwick City Council

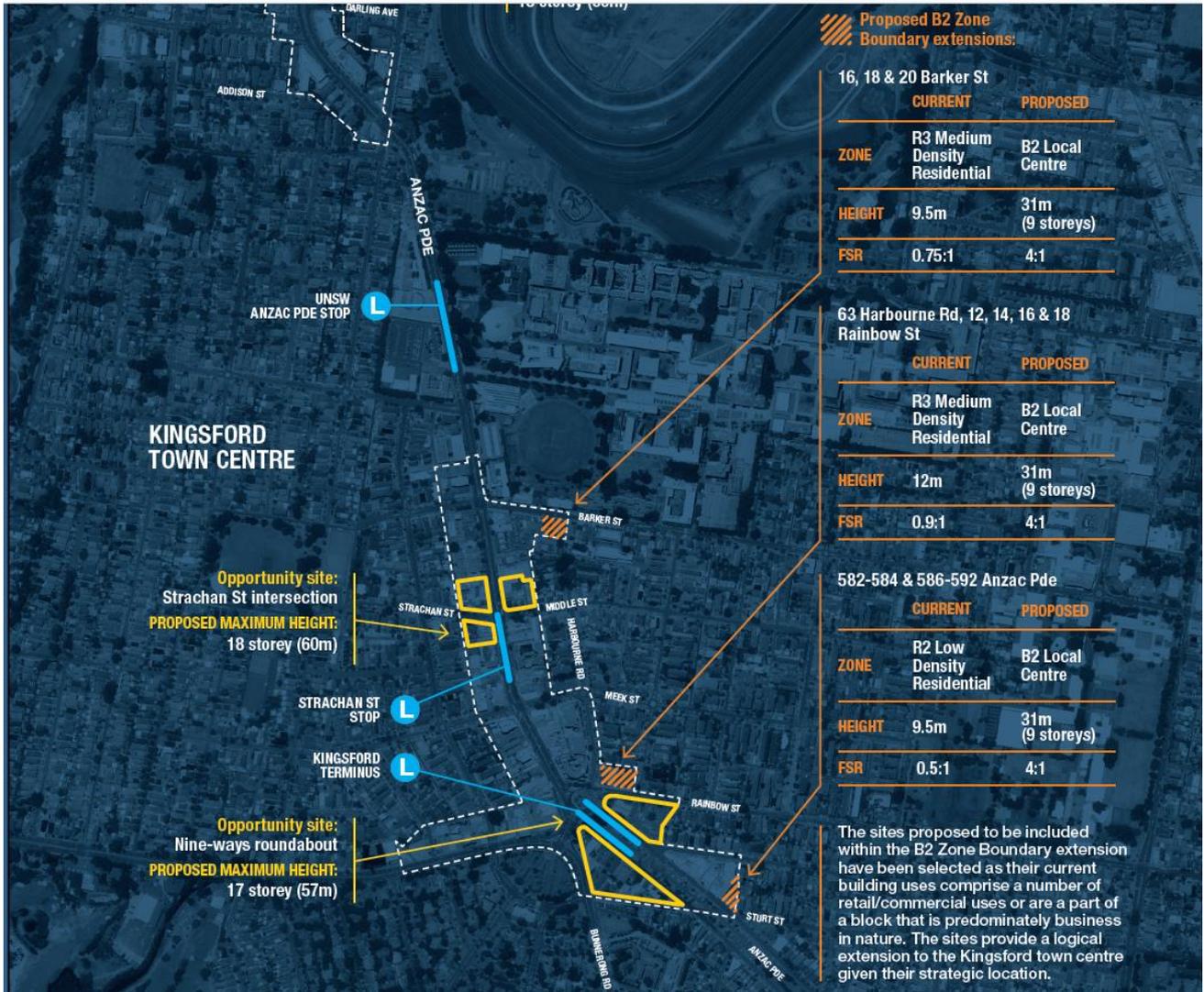


Figure 23 Summary of proposed zone, height and FSR changes under the Kensington and Kingsford planning proposal

Source: Randwick City Council

8.0 Summary of mitigation measures

This section of the report addresses SEAR 4 “Environmental Amenity” by identifying how the proposal seeks to ensure a high level of environmental amenity for any surrounding residential land uses

Based on the findings and recommendations of this report, the following measures are suggested to mitigate the identified impacts of the development:

Table 10 Mitigation measures

Matter	Mitigation measure
Integration with surrounding visual context	Ensure detailed design measures, including line, shape, form, colour and texture, are compatible with the prevailing character of the Randwick Health and Education Precinct

While ultimately a matter for design professionals such as architects, it is considered that the detail shown in **Figure 15** and **Figure 16** can help inform decisions in this regard.

Furthermore, it is noted that the colours and textures (materiality) of the proposal as shown in **Figure 24** are generally consistent with this character. The selection of colours is visually undemanding, being of a lighter and less intense nature. Textures include those that are more compatible with that found in nature, including levels of coarseness.

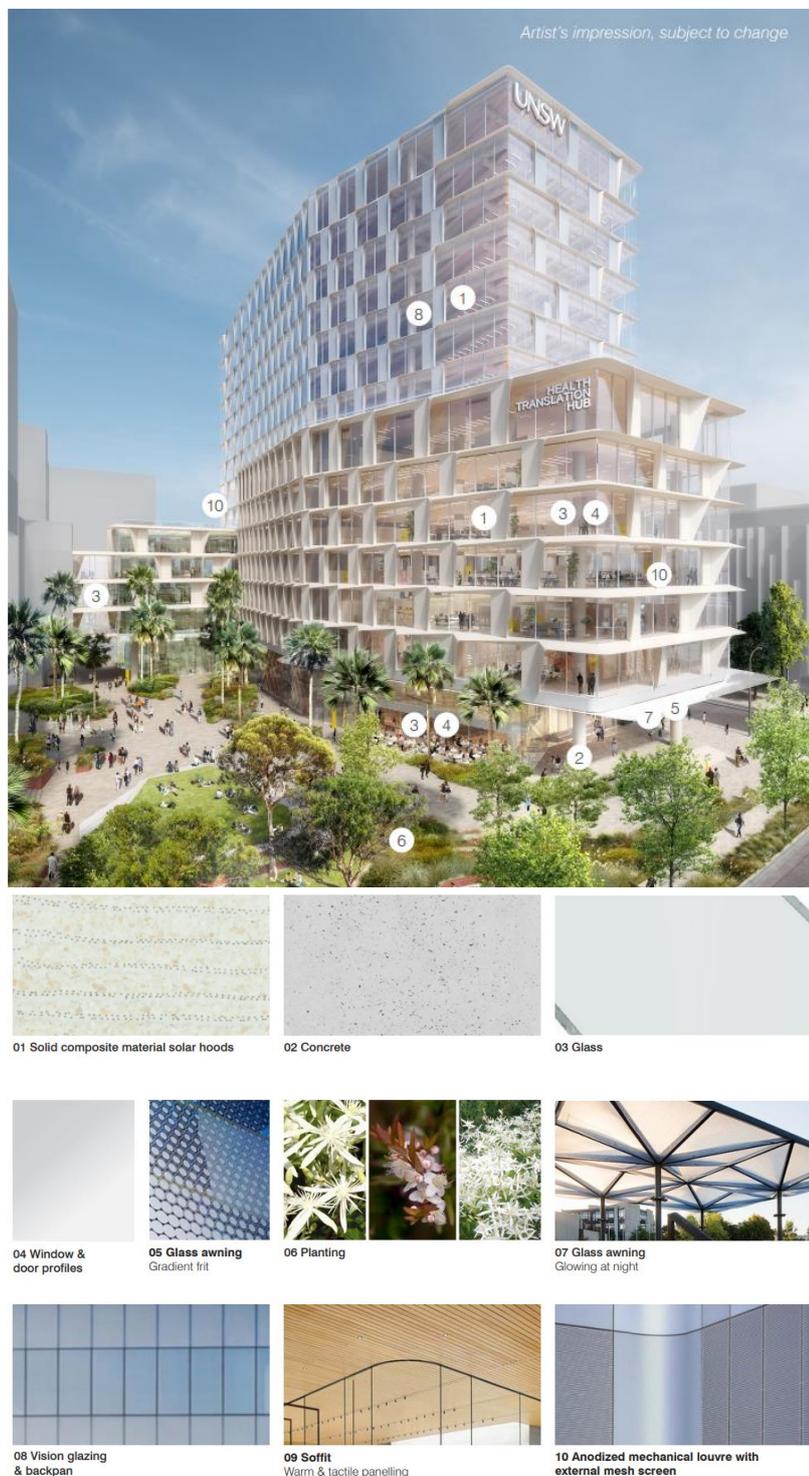


Figure 24 Selection of potential colours and textures

Source: Architectus

9.0 Conclusion

The VIA has found that the proposal will be a greater visual scale than existing development, and will be visually prominent in that part of the High Street streetscape in the close range. However, this visual impact is considered reasonable as it:

- is compatible with its context, which is visually dominated by the UNSW and Prince of Wales Hospital campuses, and as such is not isolated or overly prominent in its visual context
- is consistent with the character with the Randwick Health and Education Precinct and the prevailing High Street streetscape
- incorporates a number of layout, form and detailed design measures that mitigate this scale, including:
 - achieving a high comparable to that which already exists or is approved in UNSW
 - massing the building to the west of the site
 - orienting its long elevation in a north-south direction to face the less sensitive UNSW and Prince of Wales Hospital
 - modulating its form, including a podium and tower form, a recessed ground level and a change in angle of its western elevation
 - a large publicly accessible public plaza and a generous setback to High Street that includes a naturalistic landscape strategy
 - has an acceptable impact on sensitive uses, including residential areas and heritage items and conservation areas
- is consistent with the intent of strategic plans, and in particular will promote the integration of the Randwick Health and Education Precinct and the Kingsford and Kensington town centres.

On this basis, it is not considered that any further major mitigation measures are required. It is recommended that detailed design measures, including line, shape, form, colour and texture, are compatible with the prevailing character of the Randwick Health and Education Precinct.

On this basis, it is the conclusion of the VIA that the proposal in its current form can be supported on visual impact grounds.