

NORTHSIDE WEST CLINIC STAGE 2 VISUAL IMPACT ASSESSMENT REPORT

23-27 LYTTON STREET, WENTWORTHVILLE

NOVEMBER 2021

HATCH | RobertsDay

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INTRODUCTION & METHODOLOGY

INTRODUCTION

PURPOSE OF THIS REPORT

Hatch RobertsDay has been commissioned by Ramsay health Care to prepare this report in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD 17899480 for the proposed extension of Wentworthville Northside West Clinic at 23-27 Lytton Street, Wentworthville.

The Visual Impact Assessment (VIA) investigates on the possible visual impacts that proposed building may have on the surrounding and adjacent publicly accessible areas, and provides detailed assessment of the sensitivity and magnitude of the changes from different vantage points in comparison to the existing.

PROPOSAL OVERVIEW

The SSD Application seeks Development Consent for the erection of a three-storey extension (being the 'Stage 2' building) to the existing Wentworthville Northside West Clinic, as well as alterations and additions to the existing 'Stage 1' building on Site.

In general, the proposal includes the following:

- Construction of a three-storey extension of the existing Wentworthville Northside West Clinic located to the south and west of the existing building above the existing at-grade

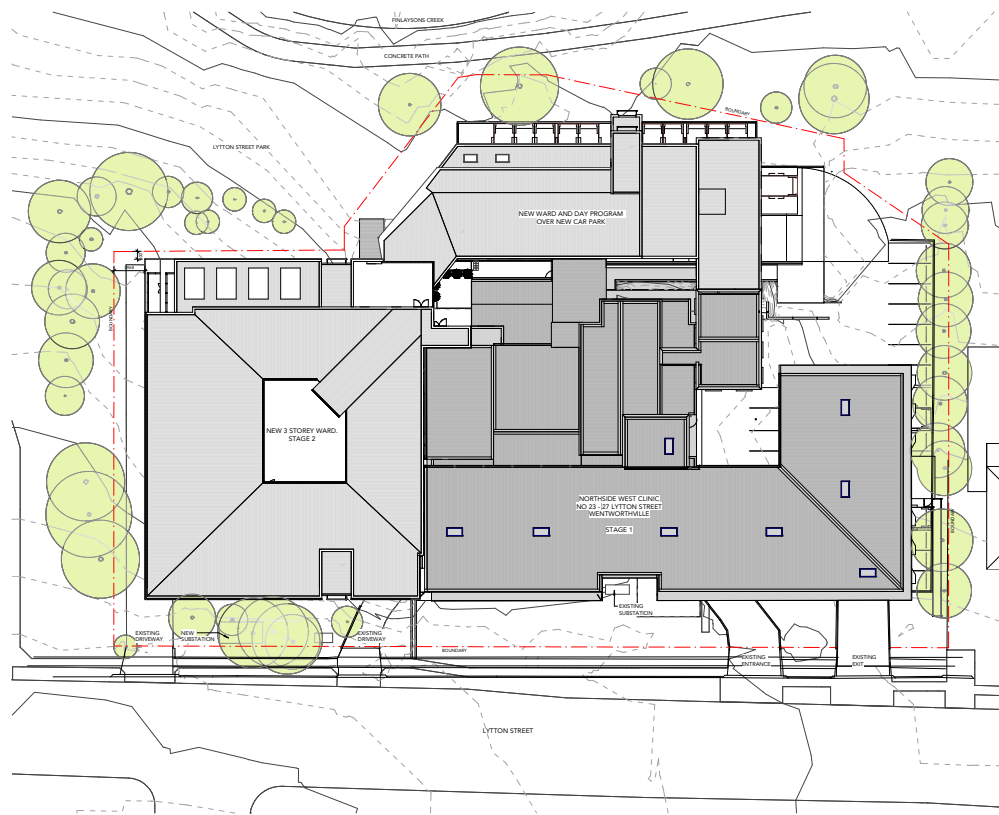
carparking area, comprising:

- Addition of 95 inpatient rooms and nine consulting suites across Levels 1 to 3
- Provision of 15 carparking spaces on Ground Level
- Alterations and additions to existing Stage 1 building comprising:
 - A new lobby, gym, loading bay, ancillary office and associated amenities on Lower Ground Level
 - A new lobby, art room and amenities on Ground Level
- Construction of a new car park building located to the west of the existing Stage 1 building with a total of 43 carparking spaces
- Tree removal in the southern portion of the Site

The proposed development seeks to create an architecturally innovative design which is consistent with the surrounding area and complements the existing building.



Proposal (Source: TEAM2 Architects)



NTS 

Overall Site Plan (Source: TEAM2 Architects)



Elevations (Source: TEAM2 Architects)

ASSESSMENT METHODOLOGY

CONTEXTUAL ANALYSIS

Hatch RobertsDay carried out site inspections on the 10th August 2021 at 2:00 pm to better understand the results of desktop studies and the existing visual character of the area. The team inspected a number of locations to evaluate the scenic qualities and visual prominence of the site and cross referenced these locations with aerial photographs, land topography and panoramic photographs to identify potential vantage viewpoints.

DETAILED ASSESSMENT METHODOLOGY

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

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

Sensitivity is defined as "The sensitivity of a landscape character zone or view and its capacity to absorb change" (EIA No4 Guidelines, 2013, RMS).

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

Magnitude is defined as "The measurement of the scale, form and character of a development proposal when compared to the existing condition" (EIA No4 Guidelines, 2013, RMS).

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

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

PHOTOGRAPHIC RECORDING

Photographs were taken from the selected viewpoints using Nikon D7500 DSLR camera and a 18-140mm lens. Photographs were stitched together using an automated software process, however, no perspective fixing was used. The

location of viewpoints was recorded using GPS tracking software.

VISUALISATION OF THE DEVELOPMENT AND PROPOSED SCENARIOS

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

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

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

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

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

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

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

Table 2.Sensitivity Ranking Criteria

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

Table 3. Magnitude Ranking Criteria

02

SITE ANALYSIS

LOCAL CONTEXT

LOCAL CONTEXT

The proposed site is located in the suburb of Wentworthville approximately 26km west of Sydney CBD. It is situated close to the Westmead Innovation District and the Westmead health and Education Precinct and therefore, it can positively contribute to the transformation of the area.

Wentworthville is known for its immediate proximity to major roads, good public transport connections, an abundance of amenities particularly adjacent to the train station and its numerous medical services.

The proposed site is bounded by Lytton Street to the east, residential housing to the north and south, and Finlaysons Creek to the west. The long, strip-like public Village Green alongside Finlaysons Creek offers playground, picnic facilities, sportcourts and a community garden which local residents can grow their own food.



Sportfields



Northside West Clinic



Finlaysons Creek Village Green



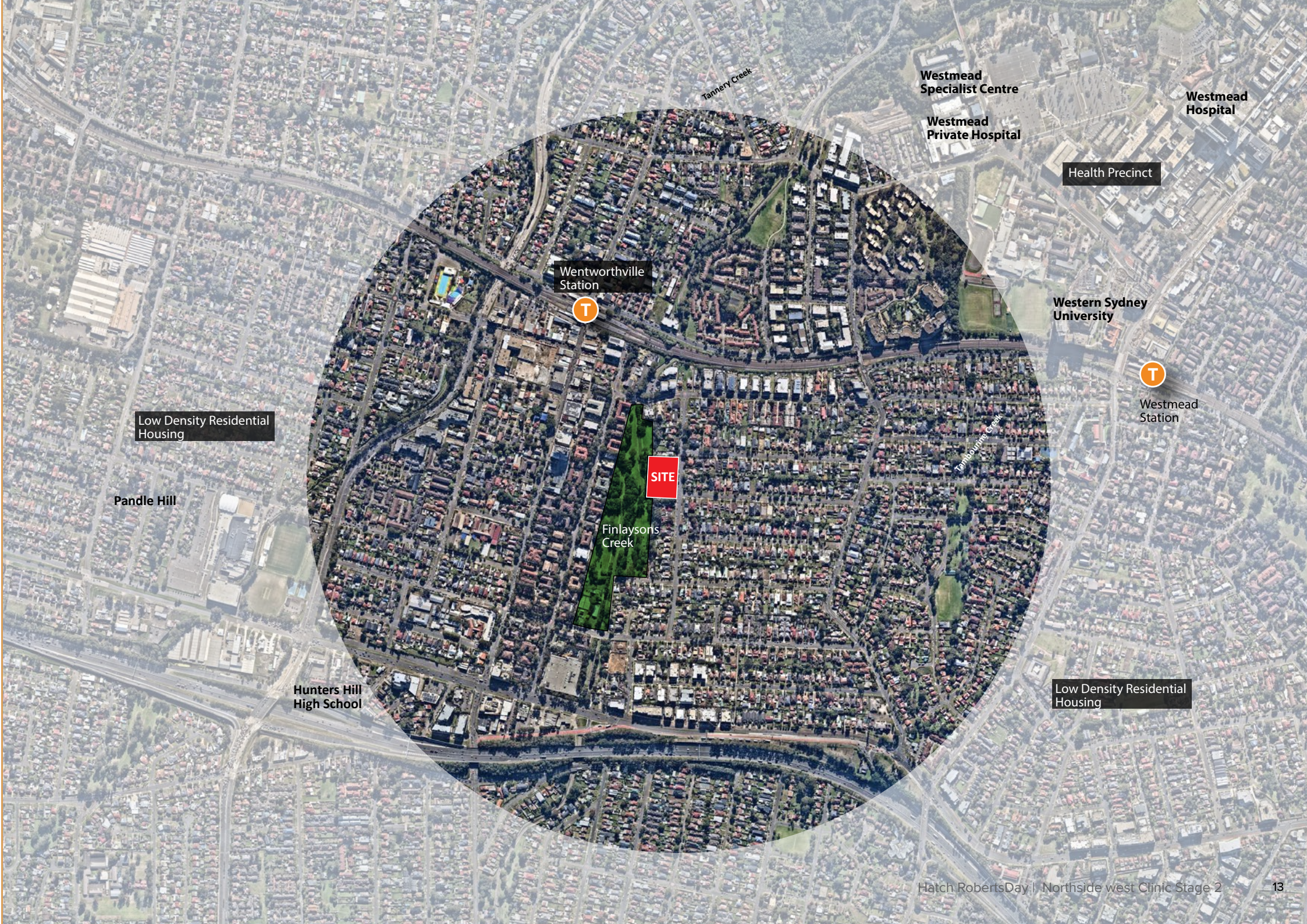
Low Density Residential



Commercial/ Retail Street



Local Park



Low Density Residential
Housing

Pandle Hill

Hunters Hill
High School

Wentworthville
Station



Finlaysons
Creek

SITE

Westmead
Specialist Centre

Westmead
Private Hospital

Westmead
Hospital

Health Precinct

Western Sydney
University



Westmead
Station

Low Density Residential
Housing

03

VISUAL ANALYSIS

VANTAGE POINTS

PHYSICAL ABSORPTION CAPACITY

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

Physical Absorption Capacity also includes the extent to which the material and finishes of the proposal blend with others of the same or closely similar kinds, to the extent that they cannot be easily perceived as new elements of the environment. The following factors provide some physical absorption capacity for the proposal and reduces the visibility of the proposed development:

- Medium density housing along Veron Street which reduces the visual exposure of the proposed development from the Station
- Mature trees along Lytton Street
- Mature trees and dense vegetation covering Finlaysons Creek open space
- Existing street pattern with limited views towards the proposal

SELECTION OF VANTAGE POINTS

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

The key vantage points analysed include:

- 42 Haig St, Wentworthville
- 16 Lytton St, Wentworthville
- Finlaysons Creek pathway view from north to south
- Finlaysons Creek pathway view from west to east
- Finlaysons Creek pathway view from south to north
- 37 Lytton St, Wentworthville

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Landscape and Visual Assessment (LVA) is an essential tool of reconciling development with landscape and scenic values and promoting better outcomes for our communities.

Guidance Note for Landscape and Visual Assessment, 2018



View 3

View 2

View 1

View 4

View 6

View 5



VISUAL IMPACT ASSESSMENT

VIEW POINT 1 48 HAIG ST, WENTWORTHVILLE



Google Earth Coordinate: 33°48'37.1"S 150°58'31.9"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 1

The aim of assessing the view is:

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

Sensitivity

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

- The view is from a residential street
- Visual amenity is important to receptors which are mainly the local residents
- Public view has some visual value, with the mature trees and vegetation screening the existing car park and creek corridor

Magnitude

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

- Proposal is partly screened by existing vegetation and mature trees along Haig Street
- Whilst the proposal forms a visible new element, it is consistent with the existing low/ medium density character of the precinct
- No effect on the overall quality of the scene

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



Existing

Proposed Building



Proposed

VIEW POINT 2 16 LYTTON ST, WENTWORTHVILLE



Google Earth Coordinate: 33°48'36.8"S 150°58'30.2"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 2

The aim of assessing the view is:

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

Sensitivity

The sensitivity of view from Lytton Street has LOW sensitivity due to:

- Receptors are combination of local residents and the Clinic's staff, visitors and patients that are less likely to notice, appreciate or be concentrating on views
- There are landscape detractors including the existing clinic
- Public view has limited visual value

Magnitude

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

- Proposal is in the distance and largely screened by the existing structures and vegetation
- There is a only a slight change in view

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



Existing

Proposed Building



Proposed

VIEW POINT 3 FINLAYSONS CREEK PATHWAY VIEW (FROM NORTH TO SOUTH)



Google Earth Coordinate: 33°48'36.2"S 150°58'26.2"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 3

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the linear public open space along Finlaysons Creek
- To assess to what degree the existing vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Finlaysons Creek pathway considered to have HIGH sensitivity due to:

- It is a nature reserve used for passive recreation, home to picnic areas, walking paths, children's playground and a community garden all within native bushland
- Users engaged in passive recreation are more sensitive to visual change of their surroundings

Magnitude

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

- Proposal is largely screened by existing vegetation, including large trees
- Proposal constitutes only a minor component of the view which might be missed by the casual receptor
- No effect on the overall quality of the scene

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



Existing

Proposed Building



Proposed

VIEW POINT 4 FINLAYSONS CREEK PATHWAY VIEW (FROM WEST TO EAST)



Google Earth Coordinate: 33°48'40.5"S 150°58'24.8"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 4

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the linear public open space along Finlaysons Creek
- To assess to what degree the existing vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Finlaysons Creek pathway considered to have HIGH sensitivity due to:

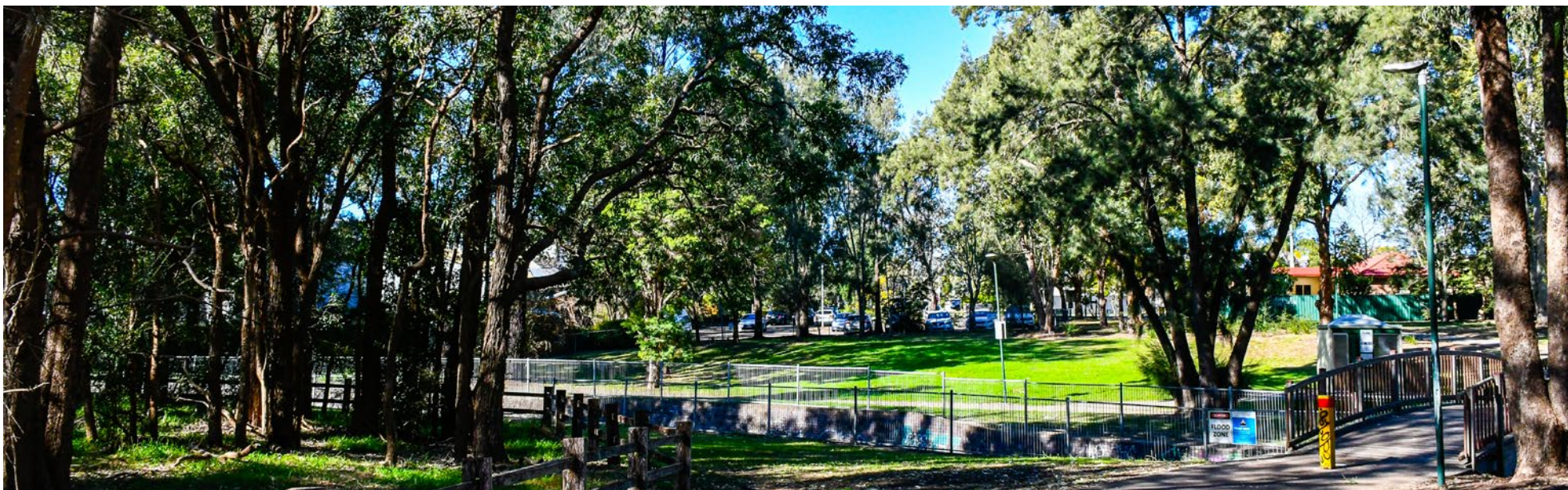
- It is a nature reserve used for passive recreation, home to picnic areas, walking paths, children's playground and a community garden all within native bushland
- Users engaged in passive recreation are more sensitive to visual change of their surroundings

Magnitude

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

- Proposal is largely screened by existing vegetation, including large trees
- Proposal constitutes only a minor component of the view which might be missed by the casual receptor
- No effect on the overall quality of the scene

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



Existing

Proposed Building



Proposed

VIEW POINT 5 FINLAYSONS CREEK PATHWAY VIEW (FROM SOUTH TO NORTH)



Google Earth Coordinate: 33°48'43.3"S 150°58'25.2"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 5

The aim of assessing the view is:

- To understand the visual impact of proposed built forms viewed from the linear public open space along Finlaysons Creek
- To assess to what degree the existing vegetation screen or disguise the future development
- To test the extent to which the change of built elements may alter the existing character of the view

Sensitivity

The view from Finlaysons Creek pathway considered to have HIGH sensitivity due to:

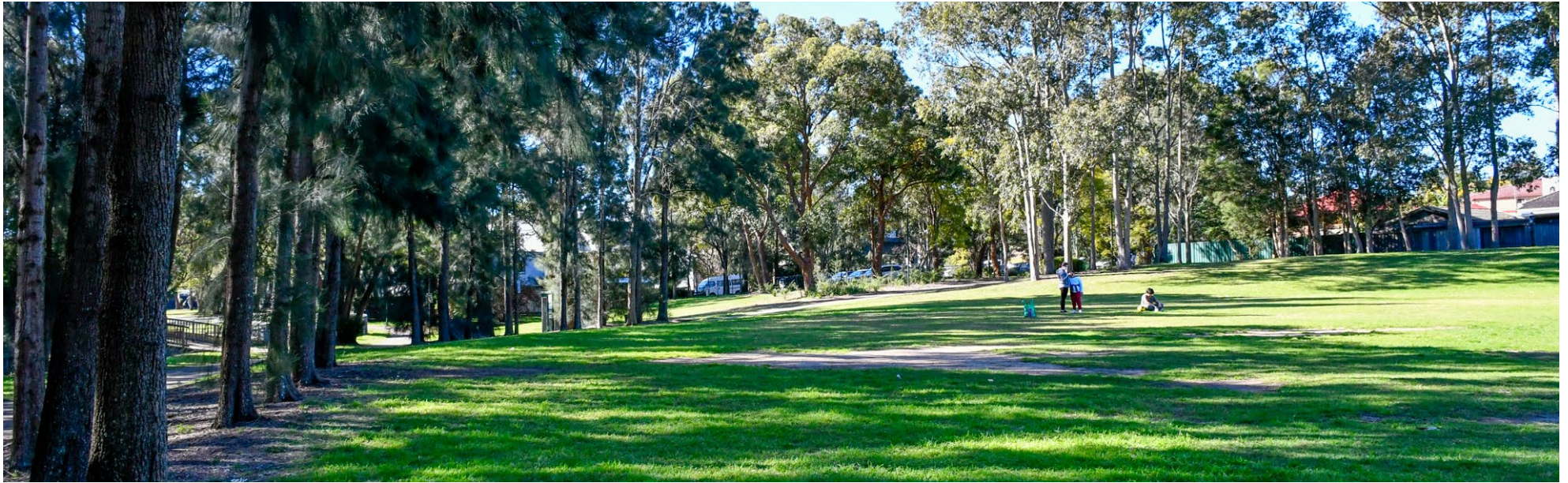
- It is a nature reserve used for passive recreation, home to picnic areas, walking paths, children's playground and a community garden all within native bushland
- Users engaged in passive recreation are more sensitive to visual change of their surroundings

Magnitude

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

- Proposal is completely screened by existing vegetation on the school campus
- There is no change in view

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



Existing

Proposed Building



Proposed

VIEW POINT 6 37 LYTTON ST, WENTWORTHVILLE



Google Earth Coordinate: 33°48'43.1"S 150°58'29.6"E

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

Impact Level (Matrix of Sensitivity & Magnitude)

Viewpoint 6

The aim of assessing the view is:

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

Sensitivity

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

- Public view has a low density residential character
- Visual amenity is important to receptors which are mainly the local residents
- Public view has some visual value, with the mature trees and vegetation along the street

Magnitude

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

- Proposal is partly screened by existing vegetation and mature trees along Lytton Street
- Whilst the proposal forms a visible new element, it is consistent with the existing low/ medium density character of the precinct
- No effect on the overall quality of the scene

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



Existing

Proposed Building



Proposed

CONCLUSION

SUMMARY OF FINDINGS

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

Overall, the visual impacts assessed from multiple viewpoints surrounding the site result in impacts considered to be in the **none to moderate/low** ranges. This is mostly due to the proposals integration with the existing building and retaining the existing vegetation.

There are limited public open views towards the site that are not already screened by landscape detectors. Where visible, the proposal is consistent with the surrounding character and the proposed architectural design helps integrate the proposal into its setting and make it visually attractive.

MITIGATION MEASURES

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

- Retaining high quality landscaping and existing mature trees to reduce the visual impact in close proximity

- Retaining native planting to reinforce the existing landscape character of the precinct
- Scale and bulk consistent with the existing building
- Facade treatment and articulation to reduce the height impact
- Material and colour selection that blend with the surrounding environment and reduce the visual impact

Viewpoints	Visual Sensitivity	Magnitude of Visual Change	Impact Level
Viewpoint 1 42 Haig St, Wentworthville	Moderate	Moderate	Moderate/ Low
Viewpoint 2 16 Lytton St, Wentworthville	Low	Low	Low/ Negligible
Viewpoint 3 Finlaysons Creek pathway view from north to south	High	Very Low	Low
Viewpoint 4 Finlaysons Creek pathway view from west to east	High	Very Low	Low
Viewpoint 5 Finlaysons Creek pathway view from south to north	High	Negligible	None
Viewpoint 6 37 Lytton St, Wentworthville	Moderate	Moderate	Moderate/ Low

Summary of Visual Impact to Key Viewpoints

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