



CONCORD REPATRIATION GENERAL HOSPITAL REDEVELOPMENT CONCEPT AND STAGE 1

VISUAL IMPACT ASSESSMENT
June 2018

ISSUE 4

For



Contents

1. Introduction
 - a. Secretary's Environmental Assessment Requirements (SEARs)
 - b. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005)
 - c. Site Context
2. Methodology
 - a. Statutory Planning Framework and Visual Impact
 - b. Heritage
3. Visibility of the Proposal
4. **Identification of Viewpoints**
5. Assessment of Selected Viewpoints
6. Summary

1. Introduction

This Visual Impact Assessment seeks consent for the proposed redevelopment of Concord Repatriation General Hospital to improve and replace outmoded facilities to meet the substantial growth in clinical service demand across the hospital's catchment:

- Concept approval is sought for the redevelopment indicatively comprising 82,000sqm GFA, to be undertaken in two (2) stages including:
 - Clinical Services Building (CSB) and multistorey carpark (Stage 1); and
 - Acute Services Building (ASB) and multistorey carpark (Stage 2).
- Detailed approval is sought for the Stage 1 construction of the proposed CSB (44,000sqm GFA) and the construction of a multi-storey car park located to the north of Hospital Road.

Detailed development approval for the proposed Stage 2 works will be completed at a later date and does form not part of the SSDA submission. The Stage 1 Detailed works are estimated to be completed by end 2021.

The proposed Concept redevelopment is in accordance with the concept architectural package prepared by Jacobs.

The proposed Stage 1 detailed development (CSB and multistorey carpark) is in accordance with the architectural drawings prepared by Jacobs. The areas in the staging plans have been assessed and are included in the concept proposal report.

The visual impact assessment is based on the *Environmental Impact Assessment Practice Note: Guidelines for Landscape Character and Visual Impact Assessment* ("EIA No. 4 Guidelines", March 2013, RMS). It sets out two main purposes of visual impact assessment:

1. To inform the development of the concept design so that the proposal can avoid and minimise impacts up front.
2. To inform RMS, other agencies and the community about the visual impact of the proposal and what avoidance, management and mitigation strategies will be implemented.

a. Secretary's Environmental Assessment Requirements (SEARs)

The SEARs set out the requirements for this Visual Impact Assessment. Relevant SEARs requirements are reproduced below:

(Extract from Section 3 and Section 4 from SEARs for Concept Proposal)

3. Built form, Urban Design and Visual Impacts

- Provide an outline of the design process leading to the proposal, including justification of the suitability of the site for the proposed building envelopes.
- Provide an urban design analysis of the proposed development with reference to the building envelopes, height, setbacks, bulk and scale in the context of the immediate locality, the wider area, and the desired future character.
- Include justification for the height, bulk and scale of the proposed building envelopes within the context of the locality, its impacts on amenity, views and vistas, and how it would successfully relate to the existing and future character of the surrounding area.
- Provide a Visual Impact Assessment on the proposal's impact on the scenic quality of the Sydney Harbour foreshore and justification for any impacts having regard to the unique qualities and natural assets of Sydney Harbour.
- The Visual Impact Assessment must also identify important sight lines and visual connectivity to and through the hospital site and visual changes and view impacts to/from key vantage points and various locations along the harbour foreshore.
- Identify proposed public domain areas and linkages, including key vehicular, bicycle and pedestrian access points and links to other public domain spaces.

4. Environmental Amenity

- Assess amenity impacts on surrounding locality, including solar access, acoustic impacts, visual privacy and view loss. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.

(Extract from Section 1 and Section 2 from SEARs for Stage 1 - Clinical Services Building and multistorey carpark)

1. Built Form and Urban Design

- Address the height, density, bulk and scale, setbacks of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces.
- Address design quality, with specific consideration of the overall site layout, streetscape, open spaces, facade, rooftop, massing, setbacks, building articulation, heritage significance, materials, colours and Crime Prevention Through Environmental Design Principles.
- Demonstrate how high-quality design will be achieved with reference to Better Placed - An integrated design policy for the built environment of New South Wales and in accordance with a strategy developed in consultation with the Office of the Government Architect NSW.

2. Environmental Amenity

- Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing, reflectivity from building facades and wind impacts. A high level of environmental amenity for any surrounding residential land uses and areas of public open space must be demonstrated.

b. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005)

The SREP 2005 (a deemed SEPP) is applicable to the site and provides a number of aims for the protection and enhancement of the Sydney Harbour Catchment including to maintain, protect and enhance the unique visual qualities of Sydney Harbour and associated waterways.

Of particular relevance to the subject site and the proposed development are Clauses 13, 14 and 15 which are reproduced below.

13 Sydney Harbour Catchment

The planning principles for land within the Sydney Harbour Catchment are as follows:

- (a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends,
- (b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,
- (c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,
- (d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council),
- (e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),
- (f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,
- (g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased,
- (h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,
- (i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation,
- (j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment,
- (k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,
- (l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.

14 Foreshores and Waterways Area

The planning principles for land within the Foreshores and Waterways Area are as follows:

- (a) development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,
- (b) public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,
- (c) access to and from the waterways should be increased, maintained and improved for public recreational purposes (such as swimming, fishing and boating), while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,
- (d) development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores,
- (e) adequate provision should be made for the retention of foreshore land to meet existing and future demand for working harbour uses,
- (f) public access along foreshore land should be provided on land used for industrial or commercial maritime purposes where such access does not interfere with the use of the land for those purposes,
- (g) the use of foreshore land adjacent to land used for industrial or commercial maritime purposes should be compatible with those purposes,
- (h) water-based public transport (such as ferries) should be encouraged to link with land-based public transport (such as buses and trains) at appropriate public spaces along the waterfront,
- (i) the provision and use of public boating facilities along the waterfront should be encouraged.

15 Heritage conservation

The planning principles for heritage conservation are as follows:

- (a) Sydney Harbour and its islands and foreshores should be recognised and protected as places of exceptional heritage significance,
- (b) the heritage significance of particular heritage items in and around Sydney Harbour should be recognised and conserved,
- (c) an appreciation of the role of Sydney Harbour in the history of Aboriginal and European settlement should be encouraged,
- (d) the natural, scenic, environmental and cultural qualities of the Foreshores and Waterways Area should be protected,
- (e) significant fabric, settings, relics and views associated with the heritage significance of heritage items should be conserved,
- (f) archaeological sites and places of Aboriginal heritage significance should be conserved.

Accordingly, this Visual Impact Assessment has been prepared in accordance with the applicable provisions of the SEPP 2005 and with consideration to the heritage significance of the site and to maintain, protect and enhance the unique visual qualities of Sydney Harbour and associated waterways.

c. Site Context

The Concord Repatriation General Hospital is located in the City of Canada Bay Local Government Area (LGA). The site is approximately 15km from the Sydney CBD, adjacent to the Parramatta River between Yaralla Bay to the south and Bray's Bay to the north. The site has a broad frontage to Hospital Road and extends down to the foreshore. The residential zones of Nullawarra Avenue and Currawang Street border the site. Currawang Street was originally a major entry corridor into the site, to which the hospital presented an approximately symmetrical frontage, but this entrance is now closed off. There is a moderate fall across the site from the main entry along Hospital Road down to the foreshores of the Parramatta River.

CRGH is a major regional hospital. It is the second busiest acute care hospital in the State with 533 beds, and is also a teaching hospital of the University of Sydney.

The main hospital site is identified as a local heritage item (I256) under the LEP 2013, being the 'Concord Repatriation Hospital - original main building, grounds and layout'. This heritage listing does not include the existing at grade car park to the north of Hospital Road.

The site is not located within any Heritage Conservation Area under the LEP 2013. No elements of the site are heritage listed under the SREP 2005.

Given the heritage significance of the site it is therefore important to consider the visual impacts of the proposed development against the setting and significance of this item.

For a further detail of heritage matters please refer to the submitted EIS.



Figure 1. Local Context

2. Methodology

This study has identified key existing viewpoints around the hospital and assessed the visibility of the proposed development.

The determination of the visual impacts is based on two criteria - the sensitivity and the magnitude.

Sensitivity is defined as *“The sensitivity of a landscape character zone or view and its capacity to absorb change. In the case of visual impact this also relates to the type of viewer and number of viewers.”*

Magnitude is defined as *“The measurement of the scale, form and character of the development proposal when compared to the existing condition. In the case of visual assessment this also relates to how far the proposal is from the viewer.”*

(“EIA No. 4 Guidelines”, March 2013, RMS)

The combined assessment of the sensitivity and magnitude provides the rating for the visual impact as per the table below:

		MAGNITUDE			
SENSITIVITY		High	Moderate	Low	Negligible
	High	High	High - Moderate	Moderate	Negligible
	Moderate	High - Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Figure 2. Visual impact grading matrix

a. Statutory Planning Framework and Visual Impact

i. Statutory Planning Framework

The key statutory planning framework which is applicable to this Visual Impact Assessment includes:

- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005);
- NSW Land and Environment Court (LEC) view sharing principles within Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 at 39 – 49.

Please refer to an over discussion of the NSW LEC view sharing principles in this section below and an overview of the SREP 2005 in the section below.

ii. Visual Impact - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The SREP 2005 (a deemed SEPP) is applicable to the site and provides a number of aims for the protection and enhancement of the Sydney Harbour Catchment including to maintain, protect and enhance the unique visual qualities of Sydney Harbour and associated waterways. SREP 2005 Objectives

Of particular relevance to the subject site and the proposed development are the following planning principles relevant to visual impact under Clauses 13, 14 and 15 which are reproduced below:

13 Sydney Harbour Catchment

The planning principles for land within the Sydney Harbour Catchment are as follows:

- ...
- (b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,
- ...
- (f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,.

14 Foreshores and Waterways Area

The planning principles for land within the Foreshores and Waterways Area are as follows:

- (a) development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,
- ...
- (d) development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores.

15 Heritage conservation

The planning principles for heritage conservation are as follows:

- ...
- (d) the natural, scenic, environmental and cultural qualities of the Foreshores and Waterways Area should be protected,
- ...
- (e) significant fabric, settings, relics and views associated with the heritage significance of heritage items should be conserved

Matters for Consideration

Additionally, Clause 25 (Foreshore and waterways scenic quality) and Clause 26 (Maintenance, protection and enhancement of views) of the SREP 2005 provide the following additional relevant objectives relevant to visual impact:

25 Foreshore and waterways scenic quality

The matters to be taken into consideration in relation to the maintenance, protection and enhancement of the scenic quality of foreshores and waterways are as follows:

- (a) the scale, form, design and siting of any building should be based on an analysis of:
 - (i) the land on which it is to be erected, and
 - (ii) the adjoining land, and
 - (iii) the likely future character of the locality,
- (b) development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries,
- (c) the cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores."

26 Maintenance, protection and enhancement of views

The matters to be taken into consideration in relation to the maintenance, protection and enhancement of views are as follows:

- (a) development should maintain, protect and enhance views (including night views) to and from Sydney Harbour,
- (b) development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items,
- (c) the cumulative impact of development on views should be minimised."

These matters have been considered in the assessment of the potential visual impacts of the proposed development as detailed within Section 5 (Assessment of Selected View Points) of this VIA.

b. Heritage

Having regard to Clause 15 above, whilst the site is not identified as a heritage item under the SREP 2005, the site is otherwise listed as a local heritage item under the LEP 2013, being the 'Concord Repatriation Hospital - original main building, grounds and layout'. This heritage listing does not include the existing at grade car park to the north of Hospital Road. The site is not located within any Heritage Conservation Area under the LEP 2013.

The Concord Hospital site also adjoins two state heritage items to the north and south of the site respectively, including:

- State Heritage Item SHR00115: 'Thomas Walker Convalescent Hospital'; and
- State Heritage Item SHR00119: 'Dame Eadith Walker Convalescent Hospital'.

This heritage significance has therefore informed this VIA, including in particular the peninsula setting of the site, land and water interface as well as views to and from these heritage items.

3. Visibility of the Proposal

The locations of the selected viewpoints are illustrated in Figure 3. The furthest locations are from the Dame Eadith Walker Estate and the Brays Bay Reserve.

The visibility of the proposal, from the surrounding residential area, is reduced by the existing hospital buildings, existing vegetation and landscape formation of Parramatta River.

4. Identification of view points

The selection of viewpoints, has been based on identifying:

- views that assess the impact of the proposal at a range of distances (short, medium and long) from the proposal and therefore provide a range of visual detail
- views with issues specific to that certain viewpoint
- views from major approach routes to the hospital

Viewpoints were initially nominated for visual impact assessment based on their relative importance and likelihood to be of value to the community for a variety of leisure, recreation, residential or employment activities. They typically represent locations in the public domain where a relatively significant number of people are likely to congregate or pass, and potentially, experience a view of the proposal. In addition, some viewpoints were chosen because of their public prominence and to assess whether the site can be seen from the viewpoint location.

The adjacent image and Section 5 of this report lists all the viewpoints and the reason for their nomination. No private views were assessed at this stage of the proposal, but further testing would be recommended for any private views that are nominated as concerning.

Viewpoint	Description
1	Brays Bay Reserve
2	From Loch Maree Parade looking towards Concord Hospital
3	Lovedale Place Park
4	At edge of Lovedale Place park/open space
5	From Hospital Road looking east towards Multi Block Building
6	From Hospital Road looking west towards Multi Block building
7	From Nullawarra Avenue looking towards Concord Hospital
8	From Dame Eadith Walker Estate near Nullawarra Avenue
9	From Dame Eadith Walker Estate near the Yaralla Estate Residence



Figure 3. View Reference

5. Assessment of Selected View Points

Viewpoint 1 - Brays Bay Reserve

Description: Situated opposite the hospital on the other side of Brays Bay Reserve. Brays Bay Reserve is an area of historical significance to World War II, including the start of the Kokoda Track Memorial Walkway and remnants from the WWII Ship Building Yards.

Sensitivity: This view is vastly open. Visitors and local residents currently enjoy direct views out to Parramatta River and Rocky Point which are the main landscape features of the area. These water views play a significant role as part of the Reserve and the heritage listed Multi Block building is a key landmark for this particular view. Therefore the sensitivity from this viewpoint is considered High.

Magnitude: The proposed development is set further away from this viewpoint than the Multi Block, minimising the impact to the skyline. The Stage 2 building (shown in transparent purple) will be lower than the Multi Block as it aims to retain the landmark significance of the Multi Block building as a dominant feature, whilst Stage 1 building is not visible in this view. Thus the magnitude of the proposed development on this viewpoint is considered Low.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Moderate.



Figure 4: Viewpoint 1 - Brays Bay Reserve (Existing Circumstance)

Multi Block Building
Stage 2
Acute Services Building
(Indicative Only)



Figure 5: Viewpoint 1 - Brays Bay Reserve - view as impacted by the proposal

Viewpoint 2 - From Loch Maree Parade looking towards Concord Hospital

Description: This view is from Loch Maree Parade looking south east towards the Multi Block building with views to Lovedale Place Park.

Sensitivity: This viewpoint has views to the park as well as the built environment (both health service facilities and residential). Existing tall trees in the park and Killoola street softens the existing view and disguises parts of the built environment. Therefore the sensitivity of the view is considered Moderate.

Magnitude: The proposed development is set further away from this viewpoint, helping to retain the local street type character within the view zone. The proposed development will be lower than the Multi Block as shown in Figure 7 with Stage 1 building rendered realistically and an indicative form for stage 2 shown as a transparent purple block. The scale and form of the proposed development aims to retain the landmark significance of the Multi Block building as a dominant feature of the hospital campus. Thus the magnitude of the proposed development on this viewpoint is considered Low.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Low. The level of impact is lessened by the existing tall trees and other planting.



Figure 6: Viewpoint 2 from Loch Maree Parade looking towards Concord Hospital (Existing Circumstance)

Former Nurses
Accommodation Block

Stage 1
Clinical Services Building

Multi Block Building

Stage 2
Acute Services Building
(Indicative Only)



Figure 7: Viewpoint 2 from Loch Maree Parade looking towards Concord Hospital - view as impacted by the proposal

Viewpoint 3 - Lovedale Place Park

Description: This view is from the Lovedale Place Park looking south east towards the existing Multi Block building.

Sensitivity: The view primarily comprises mature trees and vegetation on the perimeter of the park with a backdrop of the Multi Block building as the dominate feature. Therefore the sensitivity of the view is considered to be Moderate.

Magnitude: The proposal is set further away and is lower than the Multi Block retaining the Multi Block building as the dominant feature and landmark. Both proposed buildings are less visible in this view as shown indicatively in Figure 9 - stage 1 rendered realistically and stage 2 shown as transparent purple block. The existing landscape helps disguise the proposed development. Therefore the magnitude of the proposed development on this viewpoint is considered Low.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Low. The level of impact is lessened by existing trees providing coverage for the proposal.

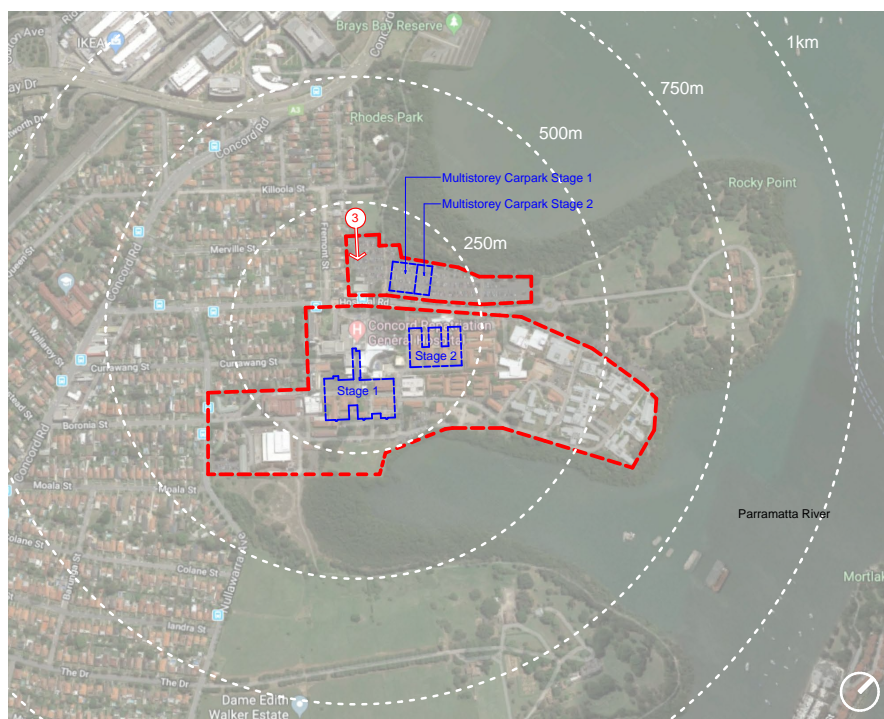


Figure 8: Viewpoint 3 - Lovedale Place Park (Existing Circumstance)

Stage 1
Clinical Services Building

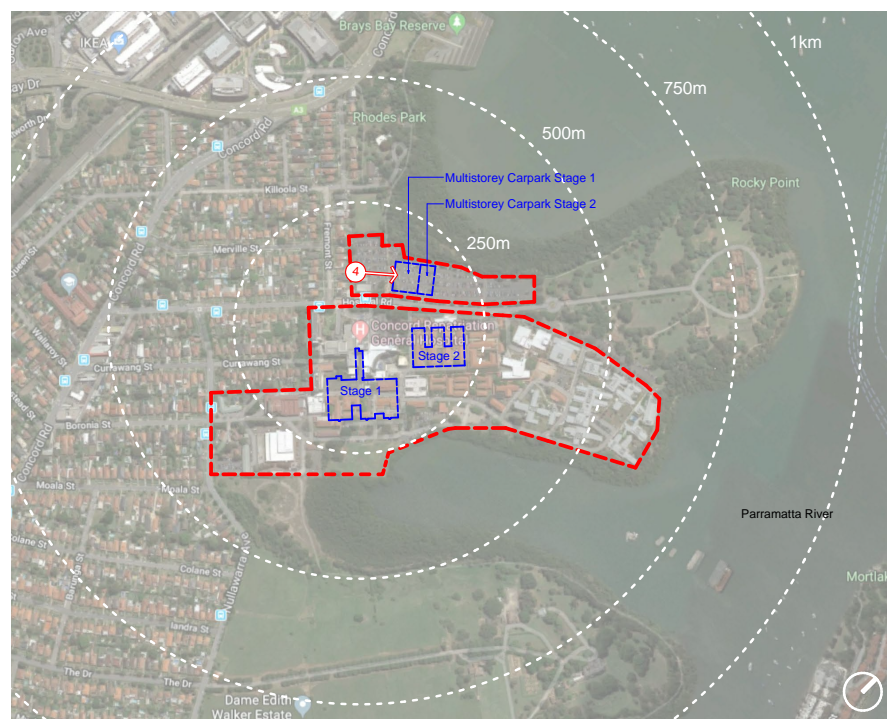
Multi Block Building

Stage 2
Acute Services Building
(Indicative Only)



Figure 9: Viewpoint 1 - Lovedale Place Park - view as impacted by the proposal

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Negligible.



AGE 16



Figure 11: Viewpoint 4 from the edge of Lovedale Place park/open space - view as impacted by the proposal

Viewpoint 5 - From Hospital Road looking east towards Multi Block Building

Description: This view is looking north east along Hospital Road and represents the view on approach to the hospital.

Sensitivity: The view is primarily residential development. Whilst there is no view to the river or park, the dominant view is of the hospital heritage buildings. The level of sensitivity is influenced by the existing hospital heritage buildings as a key landmark in the area and also the main vehicular access point towards Concord Hospital. Therefore the sensitivity of the view is considered to be Moderate.

Magnitude: The proposed development is set further away from this viewpoint and lower than Multi Block, helping to retain the local street type character within the view zone. The proposed development is not visible in this view with the existing landscape and hospital heritage buildings covering its form and scale. The proposed development aims to retain the landmark significance of the Multi Block building as the dominant feature of the hospital campus. Thus the magnitude of the proposed development on this viewpoint is considered Negligible.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Negligible.

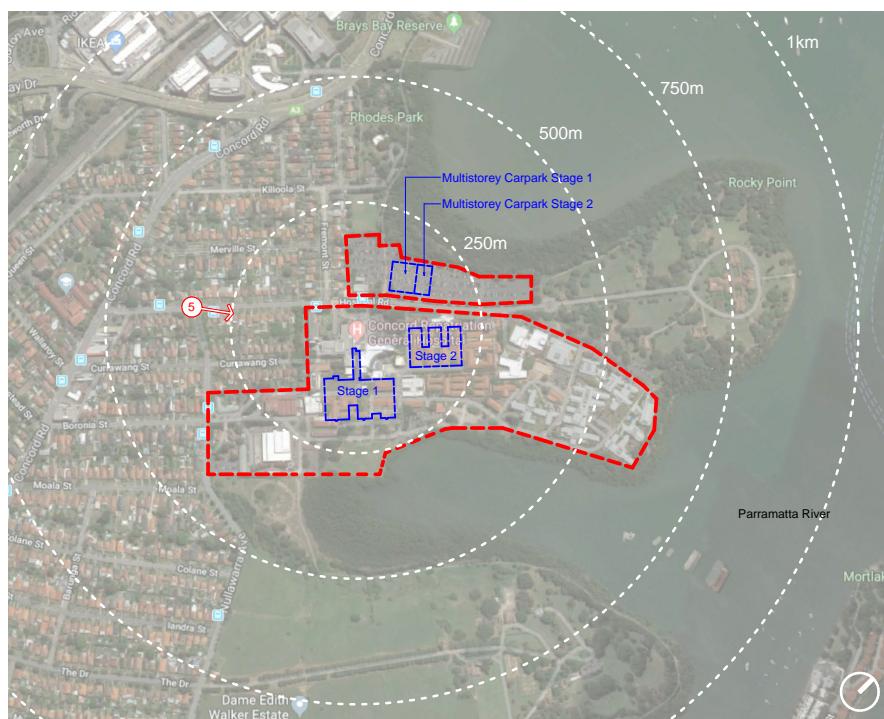


Figure 12: Viewpoint 5 from Hospital Road looking east towards Multi Block Building (Existing Circumstance)
NOTE: STAGE 1 & STAGE 2 DEVELOPMENTS ARE NOT VISIBLE FROM THIS VIEW LOCATION

Former Nurses
Accommodation Block



Figure 13: Viewpoint 5 from Hospital Road looking east towards Multi Block Building - view as impacted by the proposa3
NOTE: STAGE 1 & STAGE 2 DEVELOPMENTS ARE NOT VISIBLE FROM THIS VIEW LOCATION

Viewpoint 6 - From Hospital Road looking west towards Multi Block building

Description: This view is looking west along Hospital Road towards Concord Road from the entry gate of the Thomas Walker Convalescent Hospital. It is noted that there are no residential dwellings at this end of Hospital Road.

Sensitivity: Although there are no residential dwellings nor any features in this view, the view is taken from the edge of a State heritage item and views from heritage items are referenced in the SREP. The sensitivity of this view may be negligible but the view impact down this road is significant, thus the impact is arguably Moderate at least.

Magnitude: Whilst the proposed Stage 1 building is set further away than the Multi Block and the Stage 2 building is closer in this view. The Stage 2 building will be set east of the Multi Block as shown indicatively in figure 13. Despite the proximity of the Stage 2 building, the existing vegetation and landscape foliage will disguise and lessen the impact of the Stage 2 building. Thus the magnitude of the proposed development on this viewpoint is considered Moderate.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Moderate.

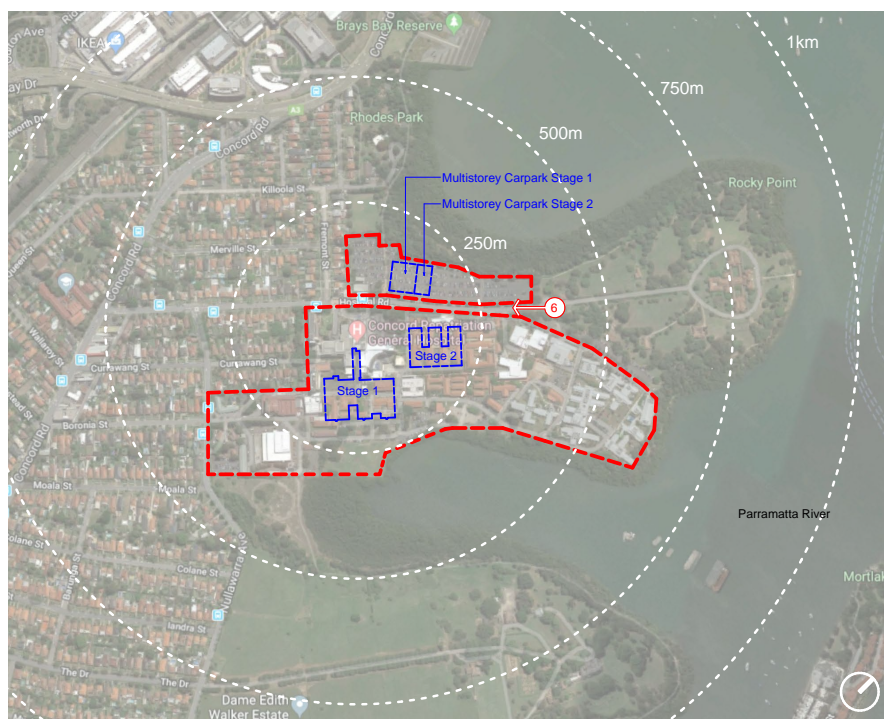


Figure 14: Viewpoint 6 from Hospital Road looking west (Existing Circumstance)

Multi Block Building
Stage 2
Acute Service Building
(Indicative only)

Stage 1 & 2
Multi-storey carpark
(Indicative only)



Figure 15: Viewpoint 6 from Hospital Road looking west - view as impacted by the proposal

Viewpoint 7 - From Nullawarra Avenue looking north towards Concord Hospital

Description: This view is from Nullawarra Avenue looking north towards the Multi Block building with views of the grounds of the Dame Eadith Walker Estate.

Sensitivity: This view is relatively open with views to open pasture and trees on the riverside and the multi block building seen at a distance. It is also surrounded by a low density built environment and established trees from the private estate and street. It is enjoyed mainly by local residents for walks or cycling along Nullawarra Avenue. Therefore the sensitivity of the view is considered High.

Magnitude: The proposed development is set further away from this viewpoint with the proposed Stage 1 building closer than Stage 2 in this view. Due to the established trees from the private estate and street, the stage 1 building is less visible and stage 2 not visible (as shown in figure 15). The proposed development will be lower than the existing hospital heritage buildings which will not impede on the open views of the sky. Thus the magnitude of the proposed development on this viewpoint is considered Negligible.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Negligible.



Figure 16: Viewpoint 7 from Nullawarra Avenue looking towards Concord Hospital (Existing Circumstance)

Multi Block Building

Stage 1
Clinical Services Building



Figure 17: Viewpoint 7 from Nullawarra Avenue looking towards Concord Hospital - view as impacted by the proposal

Viewpoint 8 - From Dame Eadith Walker Estate near Nullawarra Avenue

Description: The current view is from within the grounds of the Dame Eadith Walker Estate near Nullawarra Avenue. This viewpoint is the furthest away from the proposal looking northwest from the Estate. The Estate is of cultural significance for the City of Canada Bay and a State Heritage Item (Ref. SHR00115). This 37 hectares of land features rural elements such as grazing fields, a former orchard and an extensive garden layout including parkland, a rose garden, a picking garden and an Italian lawn terrace.

Sensitivity: The view is primarily of a tranquil and scenic park setting with the hospital heritage buildings at a distance. With the view at a considerable distance from the proposal's location, the sensitivity of the viewpoint is considered to be Moderate.

Magnitude: Due to the existing hospital heritage buildings being at a distance and the proposed development being lower than the existing Multi Block and stepping down in its form, the impact of the proposed development on existing skyline is minor. The proposed development in figure 17 (Stage 1 rendered realistically & stage 2 shown as a transparent purple block) aims to retain the landmark significance of the Multi Block building as the dominant feature of the hospital. Thus the magnitude of the proposed development on this viewpoint is considered Low.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of Moderate-Low.



Figure 18: Viewpoint 8 from Dame Eadith Walker Estate near Nullawarra Avenue (Existing Circumstance)

Multi Block Building

Stage 1
Clinical Services Building

Stage 2
Acute Services Building
(Indicative only)



Figure 19: Viewpoint 8 from Dame Eadith Walker Estate near Nullawarra Avenue - view as impacted by the proposal

Viewpoint 9 - From Dame Eadith Walker Estate near the Yaralla Estate Residence

Description: The current view is from within the grounds of the Dame Eadith Walker Estate near the formal entry gate to the mansions and stables of the Estate. This viewpoint is one of the furthest away from the proposal looking northwest from the Estate. Through the entry gates, the estate features a number of clusters of farm and service buildings and structures.

Sensitivity: The view is primarily of a tranquil and scenic park setting with the hospital heritage buildings at a distance. With the view at a considerable distance from the proposal's location, the sensitivity of the viewpoint is considered to be Moderate.

Magnitude: Despite having the proposed development lower than the existing Multi Block building, the proposed development still has a greater impact from this view as it will effectively triple the existing massing of the existing hospital. Note however there are existing residential towers visible in the background in the nearby suburb of Rhodes. Therefore the magnitude of the proposed development on this viewpoint is considered High.

Assessment of impact: The combination of the sensitivity of the viewpoint and the magnitude of the proposal on the view provides an integrated impact of High-Moderate.



Figure 20: Viewpoint 9 from Dame Eadith Walker Estate near Yaralla Estate Residence (Existing Circumstance)

Multi Block Building

Stage 1
Clinical Services Building

Stage 2
Acute Services Building
(Indicative only)



Figure 21 Viewpoint 9 from Dame Eadith Walker Estate near Yaralla Estate Residence - view as impacted by the proposal

6. Summary

The impact of the proposal based on the selected viewpoints is summarised below:

Viewpoint	Description	Type of Location	Sensitivity	Magnitude	Impact Rating
1	Brays Bay Reserve	Heritage item (referred under SREP)	High	Low	Moderate
2	From Loch Maree Parade looking towards Concord Hospital	Other	Moderate	Low	Low
3	Lovedale Place Park	Public place (referred under SREP)	Moderate	Low	Low
4	At the edge of Lovedale Place park/open space	Other	Negligible	Low	Negligible
5	From Hospital Road looking east towards Multi Block Building	Other	Moderate	Negligible	Negligible
6	From Hospital Road looking west towards Multi Block building	Other	Moderate	Moderate	Moderate
7	From Nullawarra Avenue looking towards Concord Hospital	Other	High	Negligible	Negligible
8	From Dame Eadith Walker Estate near Nullawarra Avenue	Heritage item (referred under SREP)	Moderate	Low	Moderate-Low
9	From Dame Eadith Walker Estate near the Yaralla Estate Residence	Heritage item (referred under SREP)	Moderate	High	High-Moderate

Figure 22. Assessment of the visual impact on selected viewpoints

This VIA has been prepared for the proposed Concept and Stage 1 redevelopment of Concord Hospital in accordance with the applicable SEARs, legislative framework and visual impact guidelines as detailed within Sections 1 and 2 of this report. This VIA has assessed a range of public views of the proposal which have been nominated for visual impact assessment based on their relative importance and likelihood to be of value to the community for a variety of leisure, recreation, residential or employment activities. They typically represent locations in the public domain where a relatively significant number of people are likely to congregate or pass, and potentially, experience a view of the proposal. In addition, some viewpoints were chosen because of their public prominence and to assess whether the site can be seen from the viewpoint location. Immediate, local, suburban and regional views have been considered to ensure that impacts from each scale are recognised. This VIA has demonstrated that the most significant view impacts of the proposal are from surrounding headland forms, including in particular Brays Bay Reserve to the north and the Dame Eadith Walker Estate to the south. The visual impact of the proposal on views from these locations is assessed as moderate (at least), generally due to either:

- The visual impact of existing hospital development along the peninsula which provides some visual shielding of the proposed CSB (Stage 1) and ASB (Stage 2) buildings when viewed from surrounding residential areas in the north west through to the south;
- The visual impact of existing high density residential apartment development within Rhodes, which are visually prominent on the skyline with regard to north and north-western views; and
- The location of the proposed development centrally within the well-established hospital precinct and the relative distance to surrounding residential development and nearby heritage items (such as the Rivendell School to the east and the Dame Eadith Walker Estate to the south).

In determining the appropriateness of the proposal’s visual impacts, consideration has been given to the NSW Land and Environment Court Planning Principles and the applicable legislative framework, including SREP 2005. The peninsula setting of the site, existing heritage context and functional requirements of the SLHD have dictated key outcomes with regard to the location and form of the proposed redevelopment within the Hospital Precinct. However, the proposal has also introduced measures to minimise its visual impact including siting the building at a lower level against key heritage items at the site, as well as the MSCP being generally consistent with or below existing coastal vegetation surrounding the site. The proposal also provides good outcomes with regard to the objectives related to building height and visual impact stated within the SREP 2005. It is therefore considered that the visual impact of the proposal from the public domain is acceptable and the proposed design is reasonable with regard to minimising its visual impact.