TEMORA HOSPITAL

VISUAL IMPACT ASSESSMENT

PREPARED FOR

HEALTH INFRASTRUCTURE

AUGUST 2024

FINAL

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT:

Director:	Jane Maze-Riley
Project Team:	Nicholas Sisam, Piyangi Mallawarachchi
Project Code:	P0048038
Reference:	Temora Hospital VIA_B
Version:	Rev B
Report Status:	Final
Date:	August 2024

We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

CONTENTS

EXECUTIVE SUMMARY

- This Visual Impact Assessment has been prepared by Urbis on behalf of Health Infrastructure to accompany a Review of Environmental Factors (REF) for the redevelopment of the Temora Hospital at 169-189 Loftus Street, Temora.
- The visual catchment of the proposal is small and limited by topography and intervening elements including vegetation and built form.
- Views from the public domain are predominantly from surrounding streets and as such, visibility is typically from moving situations for short durations of time.
- Views of the proposal from public recreation space is limited and restricted to a small section of proposed built form from Gloucester Park west of the site.
- Physical Absorption Capacity (PAC) within the surrounding context is high and lessens the visual effects and impacts of the proposal.
- Analysis of 4 public domain photomontages found that:
  - The visual impact for all assessed viewpoints is low.
  - The proposal does not block views to any heritage items or areas of unique scenic quality.
- The proposal has a high level of compatibility with the surrounding visual character.
- The proposal can be supported on visual impact grounds.
- On balance when all relevant matters are considered, the visual effects and view impacts caused by the proposed development are considered to be reasonable and acceptable and as such the proposal can be supported on visual impact grounds.

01 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Visual Impact Assessment (VIA) has been prepared on behalf of Health Infrastructure (the applicant) in support of a Review of Environmental Factors (REF) at Temora Hospital (169-189 Loftus Street, Temora).

1.2 PROJECT BACKGROUND

The NSW Government has committed $80 million to the Temora Hospital (TH) redevelopment as part of the $500 million rural health boost. This will enhance the current service and facilities, ensuring healthcare services meet the needs of the community, including outlying areas, now and into the future.

Temora is a small community hospital with a Role Delineation Level 2-3 (RDL) and provides healthcare services to Temora Local Government Area (LGA) and surrounds.

The existing hospital dates from 1939 and is aged and in poor condition with compliance and functionality issues. The infrastructure is at the end of its useful economic life and requires substantial upgrade or replacement to support the delivery of contemporary healthcare services.

A Health Services Plan was endorsed in February 2023. It identifies a proposed service profile to meet the local community's healthcare needs to 2036 and beyond for the effective, efficient and sustainable delivery of appropriate healthcare services.

Temora Hospital envisages:

- Maintaining Temora Health Service as part of the Cootamundra Health Service, Gundagai Multipurpose Service (MPS) and Coolamon MPS cluster.
- Expanding the capability of Temora to reduce reliance on Wagga Wagga Base Hospital for higher level services that are clinically appropriate to be managed in a Role Delineation Level of 3 facility, including a broader range of surgical procedures, and enhanced maternity and rehabilitation services (increasing from RDL 2 to 3).
- Ensuring that models of care and configuration of facilities support clinical safety and workforce efficiency.
- Clinical support, non-clinical support and digital health solutions that align with MLHD-wide strategies for high quality care.

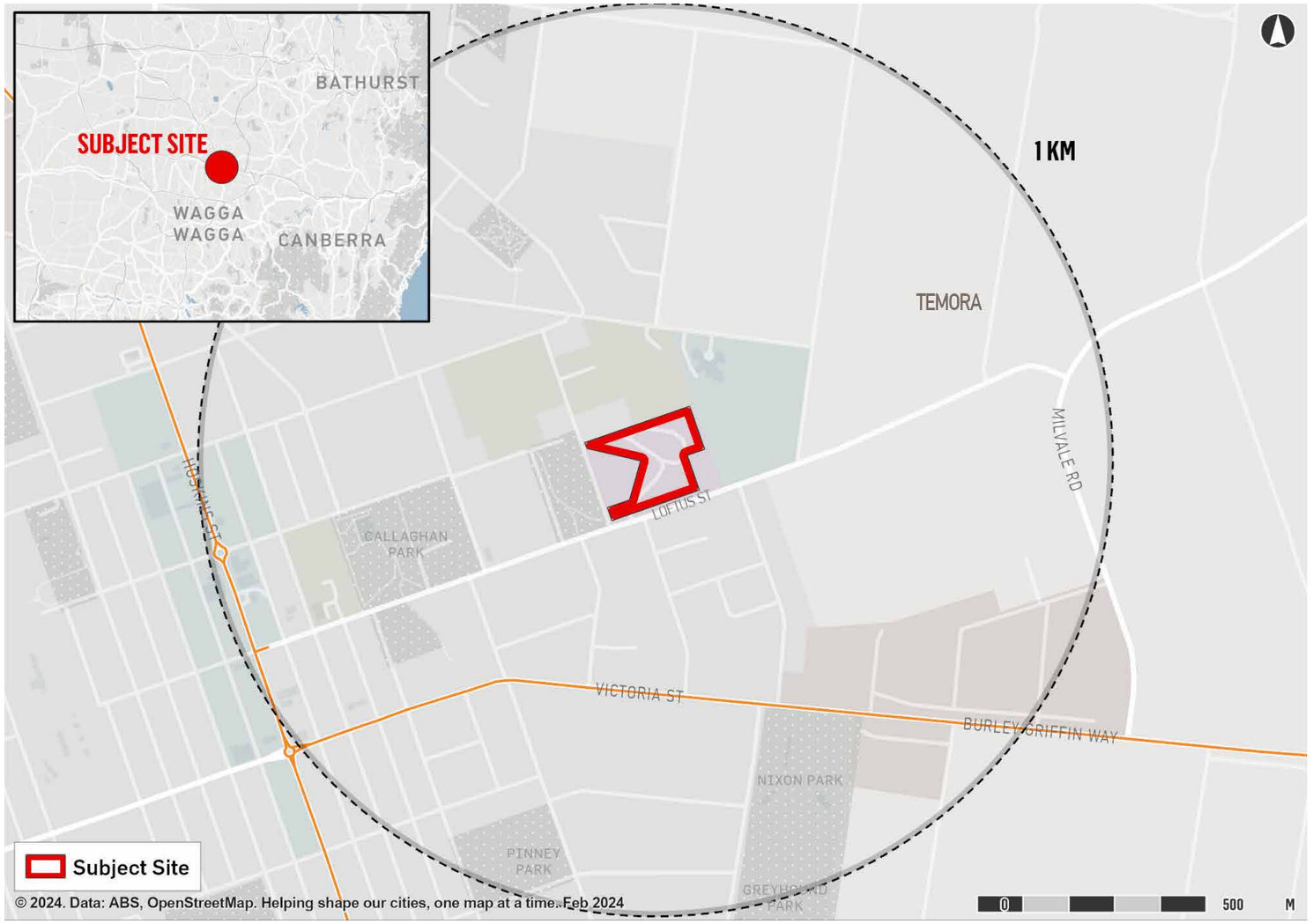

Figure 1 Site location (Urbis).

1.2 PROPOSED DEVELOPMENT

The proposal will seek approval for upgrades to the Temora Health Service. The Temora Health Service currently provides healthcare services to the Temora Shire local government area and surrounding area. Current services and capacity include 28 inpatient beds (for general medical patients, and maternity), an emergency department, surgical services, specialist outpatient services, community health services, clinical/ non-clinical support services, and staff accommodation.

The proposed works for the Proposal Area are as follows:

- Demolition of the existing hospital building, nurses' quarters and associated buildings, and new build on the existing site including applicable hydraulic, ICT, fire, and electrical services. The new building is proposed to retain the 'Hospital on the Hill' and arboretum qualities of the site.
- Construction of roads, driveways, and pedestrian pathways within and surrounding the hospital.
- Construction of new car parks.

Figure 2 Proposed site plan (HDR May 2024).

Figure 3 Masterplan elevations (HDR May 2024).

02 VIA METHODOLOGY

2.1 URBIS METHODOLOGY

The methodology employed by Urbis to assess visual impacts is based on a combination of established methods used in NSW. It is based on widely adopted concepts and terminology included in multiple LVIA methods, guidelines and objectives.

In addition the Urbis VIA method draws on 30 years of academic research and publications by industry leaders who have considered a more tailored response to assess the visual impacts of built forms in urban settings rather than landscape character visual impacts assessments (LCVIA).

An LCVIA takes a more holistic approach to changes proposed to the physical and visual landscape, which in our opinion is more appropriate to assess the impacts of development in greenfield locations or sites that are predominantly characterised by rural or open, less developed landscapes.

Reviewing and combining industry best practice, Urbis continually refines its VIA methodology so that it is appropriate for application across an urban visual context. The Urbis methodology identifies objective 'visual baseline' information about the site and surrounds, analyses the extent of visual effects or quantum of change using visual aids from key locations, and considers the importance of that change. The significance of the extent of visual effects is explained and determined in the visual impact assessment section of the method and this report.

The Urbis method takes into consideration other relevant factors such as the underlying strategic planning intent of the site, its immediate or wider setting. For example other methods do not consider visual compatibility with the existing or desired future character for the site or area which may allow for transformational visual change.

The Urbis method also distinguishes and places 'weight' on key factors such as view place and viewer sensitivity, physical absorption capacity etc. and considers impacts on unique settings near the site that could be potentially affected, including for example heritage items, conservation areas, views to icons and areas of high scenic quality.

Separating objective facts from subjective opinion provides a robust and comprehensive matrix for analysis and final assessment of visual impacts.

The sequence of steps and logic flow is shown graphically in the method flow chart.

Our method also has regard to:

The Landscape Institute Technical Guideline Note- Visual Representation of Development Proposals (AILA 2019)

Guidance note for Landscape and Visual Assessment (AILA 2018)

Guidelines for Landscape Character and Visual Impact assessment, Environmental Impact Assessment practice note EIA -NO4 prepared by the Roads and Maritime Services 2018 (RMS LCIA)

Urbis rely on accurately prepared and certifiable photomontages prepared by ourselves or others to satisfy the NSW Land and Environment Court photomontage policy.

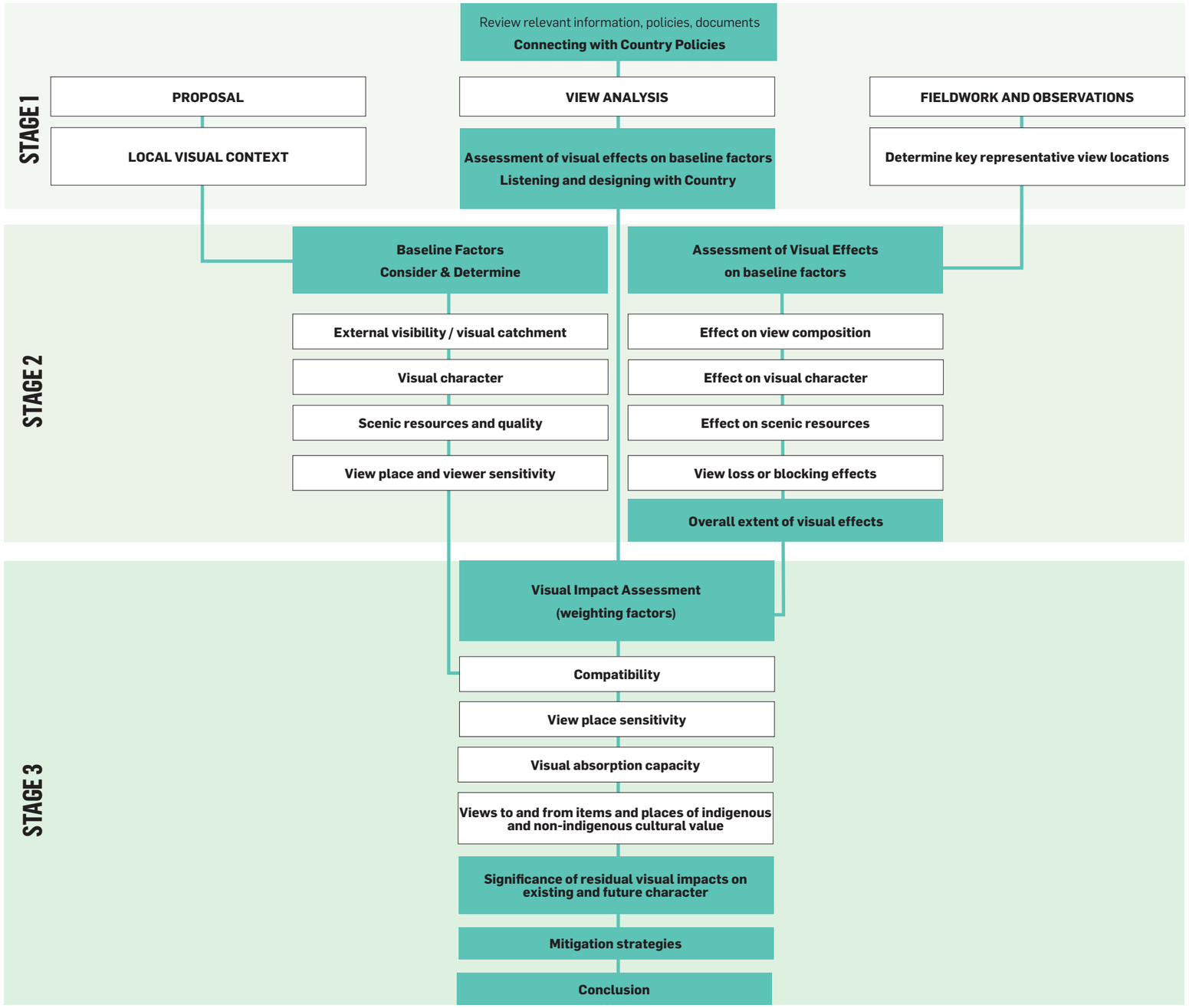

Figure 4 Methodology flowchart.

2.2 VISUAL CONTEXT

The surrounding visual context was assessed during fieldwork observations in close, medium and distant locations from the site as shown in Figure 5 opposite.

The surrounding visual context is characterised by largely flat agricultural land to the east, and Temora township to the west.

Land to the east is characterised by large parcels of land that has been extensively cleared of vegetation due to agricultural uses. Vegetation to the east is predominantly located along roads and surrounding houses, with small patches of retained vegetation groupings and individual trees throughout. Dwellings have large spatial separations from one another and a variety of floorplate configurations, typically single storey and constructed with brick with hip and valley roofs.

Temora township to the west includes low density residential development. Dwellings are typically one to two storeys in height and are a mixture of brick and timber construction, with a range of architectural styles and construction periods. Dwellings are set back from roads with vegetated front gardens and typically include large back gardens with varying degrees of tree planting.

The town centre is typified by single and double storey commercial buildings, including Federation and Edwardian styles along wide, tree lined streets.

2.3 DOCUMENTED VIEWS

A background desktop analysis did not identify any documented views for consideration or protection either within, across or to the site.

2.4 PUBLIC DOMAIN VISUAL CATCHMENT

Potential visibility of the proposal was determined by Urbis during fieldwork observations of the site from a range of distance classes (close, medium and distant views) and an indicative visual catchment from Google Earth.

Views to the site from public domain locations outside of the campus are limited to:

- Immediately adjacent streets including Loftus Street and Gloucester Street
- A limited view along Redmond Street
- The eastern terminus of Anzac Street
- Gloucester Park to the west of the site.

Small sections of existing built form on the site are visible from more distant roads which include:

- Bundawarrah Road
- Kitchener Road

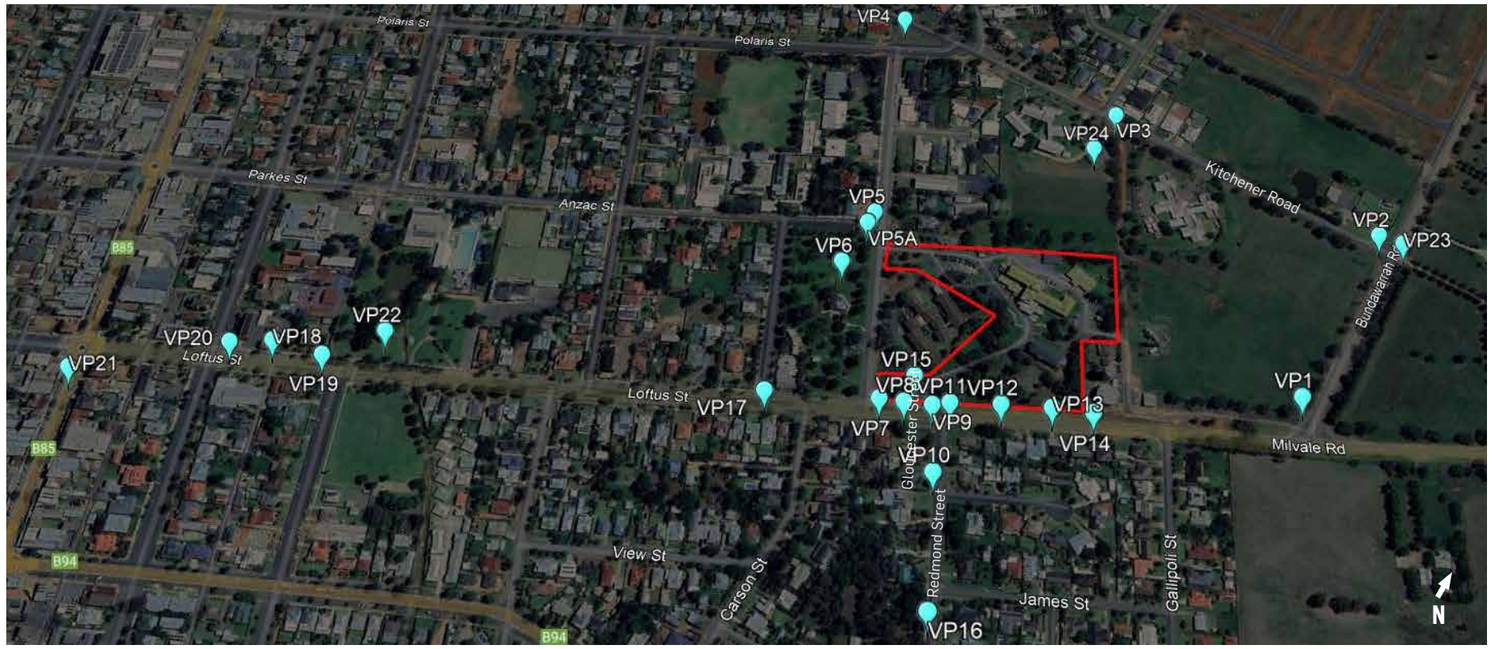

Figure 5 Locations inspected during fieldwork.

Photo 1. St Mary's building within the Heritage Conservation Area west of the site.

Photo 2. Temora and District War Memorial.

Photo 3. Sacred Heart Catholic Church, Loftus Street.

Photo 4. View north along Kitchener Road.

Photo 5. View north along Redmond Street towards the southern site boundary.

Photo 6. View south along Hoskins Street.

03 BASELINE VISUAL ANALYSIS

3.1 VISUAL CHARACTER OF THE SITE

The Temora Hospital and its associated buildings within Lot 2 DP572392 at 168-182 Loftus Street, Temora and is situated in the Temora Local Government Area (LGA), part of the Riverina Region of New South Wales (NSW).

THE HOSPITAL

- The Temora Hospital is a 28-bed facility.
- It includes 22 inpatient beds and six maternity beds.
- Services provided at Temora District Hospital include emergency, general medical, surgical, obstetric, pathology, and radiology services.
- Community health services offered encompass community nursing, domestic violence counselling, physiotherapy, mental health, and transitional aged care.
- Additional services by visiting staff include speech pathology, dietetics, dental, and occupational therapy.

BUILT FORM

Temora Hospital is an example of an Interwar era International-style regional hospital building.

Buildings are primarily located to the north and centre of the site, including the main hospital building, a three-storey brick and cement building with metal roofing constructed in 1939.

Other buildings include:

- A single-storey brick storage building with metal roof to the west of the main hospital building.
- A single-storey brick building with metal roof to the north-west of the main hospital building.
- A single-storey brick building to the north of the main hospital building.
- A single-storey brick building with metal roof north-east of the main hospital building
- A small single-storey brick plant room to the east of the main hospital building.
- A two-storey brick and metal building with tile roofing to the south-east of the main hospital building used for staff accommodation.
- A small, open sided pavilion with metal roofing to the south of the main hospital building.

TOPOGRAPHY

The existing hospital lies on the highest point of the site at an RL 320. From this high point the site falls towards the boundary ranging from RL 317 in the north-eastern corner to a site low point of RL 306 on the corner of Loftus Street and Gloucester Street.

VEGETATION

Vegetation on site is mature and includes groupings of Australian Native trees and exotic trees. The largest concentration of trees is located south of the main hospital building and staff accommodation on grassed slopes to either side of the hospital driveway entrance. Additional mature vegetation is located along the eastern and north-eastern corner of the site.

Photo 7. View east of the existing Hospital from the western car park.

Photo 8. View north to the existing Hospital from the southern driveway.

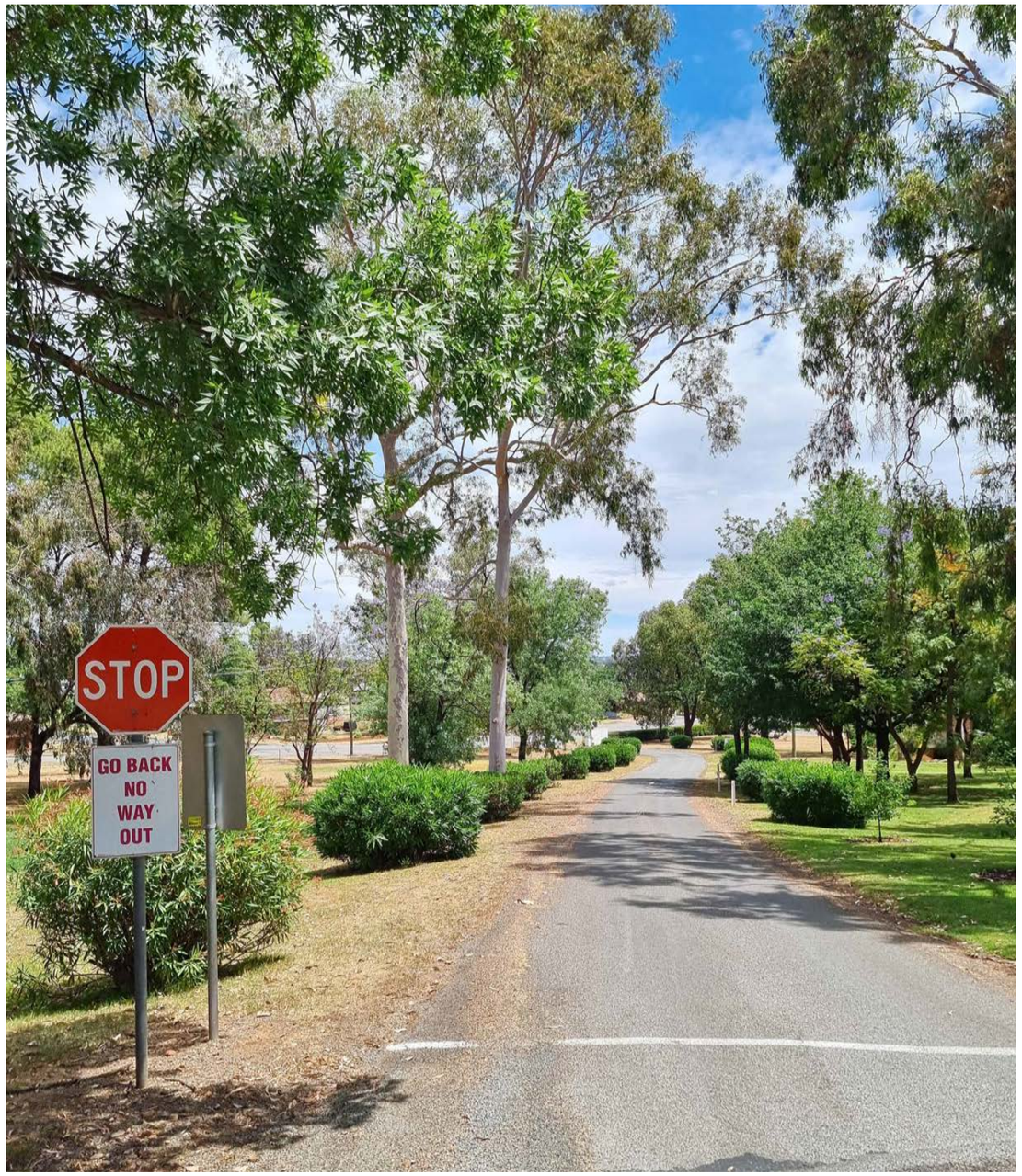

Photo 9. View south along the southern driveway.

Photo 10. Recently constructed (2021) pergola within the grounds of the Hospital.

3.2 SCENIC QUALITY

Scenic quality relates to the likely expectations of viewers regarding scenic beauty, attractiveness, or preference. Scenic preferences typically relates to the variety of features that are present, and the uniqueness or combination of those features.

Scenic quality of the visual setting of the subject site is a baseline factor against which to measure visual effects. Criteria and ratings for preferences of scenic quality and cultural values of aesthetic landscapes are based on empirical research undertaken in Australia and internationally.

Therefore, analysis of the existing scenic quality of a site or its visual context and understanding the likely expectations and perception of viewers is an important consideration when assessing visual effects and impacts.

Comment:

The site has a park-like setting with sloped and gently undulating land. The site includes a variety of Australian Native and exotic trees which have large, mature forms and often expansive canopies which cover 39% of the site. The trees are referred to as an Arboretum which is listed on the local heritage register and is regarded as having high local heritage value.

These features, while not unique, would likely be considered valued features by staff, patients and visitors to the hospital as well as the wider community.

The built form on the site is an example of Interwar, International-style architecture and has local heritage significance:

> *The hospital occupies a prominent location in the town, has provided excellent medical services for the town and wider district since 1939 in this location replacing the hospital of 1908. The current building retains the stylistic features from the art deco period. # 4701905 on Australian Institute of Architects (NSW) registry listing.*

While the original hospital building is in moderate to good condition, modern additions such as such as the pathology unit, administrative block and air conditioning units detract from the architectural built form.

Overall, the site has a moderate scenic quality.

3.3 VIEW PLACE SENSITIVITY

This factor relates to the likely level of public interest in a view of the proposed development. The level of public interest includes assumptions made about its exposure in terms of distance and number of potential viewers.

For example, close and middle-distance views from public places such as surrounding roads and intersections that are subject to large numbers of viewers, would be considered as being sensitive view places. However, the level of sensitivity depends on the nature of the view and whether it is gained from either a moving viewing situation and the duration of exposure to the view for example for short periods of time or for sustained periods.

Comment:

The site occupies a location with a moderate number of visual receivers which include staff, patients and visitors to the site as their destination.

Views to the site include close views along the southern site boundary from Loftus Street, where views are principally comprised of vegetation and open turfed areas, with filtered views of the nurses accommodation possible.

Limited close views of the site are possible from Gloucester Street west of the site which include partial views of the existing hospital building as well as large trees within the site. The majority of the site is blocked from view from Gloucester Street by the Whiddon Temora aged care development.

Medium and long distance views of the site and existing built forms are largely blocked by intervening elements including vegetation and buildings, however views of the eastern boundary of the site are possible from Bundawarrah Road and Kitchener Road and are primarily comprised of vegetation along the site boundary and limited views of upper sections of the hospital.

3.4 VIEWER SENSITIVITY

Viewer sensitivity is a judgement as to the likely level of private interest in the views that include the proposed development and the potential for private domain viewers to perceive the visual effects of the proposal. The spatial relationship (distance), the length of exposure and the viewing place within a dwelling are factors which affect the overall rating of the sensitivity to visual effects.

Comment:

There is limited visibility of the site from the private domain, with close views possible from dwellings with views north towards the southern boundary of the site which include:

- 22 Gallipoli Street
- 166A - 186 Loftus Street
- 117 Gloucester Street

Views from dwellings south of the site (Gallipoli Street & Loftus Street) have views to and over the southern site boundary which includes a large section of undeveloped land and groupings of large, mature trees. As such, the views of the existing hospital and nurses accommodation building are heavily filtered. The proposal does not include any potential built form in this area and therefore the potential to discern visual effects generated by the proposal from these locations is considered low.

117 Gloucester Street is adjacent to the northern site boundary and in proximity to existing and proposed built form. As the dwelling is west of the proposed built form, any views from within the dwelling would likely be oblique views to a small section of the western edge of the proposal. Therefore, the potential to discern visual effects generated by the proposal from these locations is considered low.

04 VISUAL EFFECTS ANALYSIS

4.1 USE OF PHOTOMONTAGES

Prior to undertaking fieldwork, Urbis undertook a desktop review of all relevant statutory and non-statutory documents, an analysis of aerial imagery and topography and lidar data to establish the potential visual catchment to inform fieldwork inspections. Following fieldwork Urbis selected and recommended 4 public view locations for further analysis.

View No.	VIEWPOINT LOCATION
View 01	View east from northern corner of Gloucester Park.
View 02	View north-east from outside 168 Loftus Street.
View 03	View north from outside 182 Loftus Street.
View 04	View south-west from outside 26 Bundawarrah Road.

4.2 CERTIFICATION OF PHOTOMONTAGES

The method of preparation is outlined in Appendix 3 of this report.

The accuracy of the locations of the 3D model of the proposed development inserted into digital photographs has been checked by Urbis in multiple ways:

1. The model was checked for alignment and height with respect to the 3D survey and adjacent surveyed reference markers which are visible in the images.
2. The location of the camera in relation to the model was established using the survey model and the survey locations, including map locations and RLs. Focal lengths and camera bearings in the meta data of the electronic files of the photographs are known.
3. Reference points from the survey were used for cross-checking accuracy in all images.
4. No significant discrepancies were detected between the known camera locations and those predicted by the computer software. Minor inconsistencies due to the natural distortion created by the camera lens, were reviewed by Urbis and were considered to be within reasonable limits.

Urbis is satisfied that the photomontages have been prepared in accordance with the Land and Environment Court of New South Wales practice direction.

Urbis certifies, based on the methods used and taking all relevant information into account, that the photomontages are as accurate as is possible in the circumstances and can be relied upon by the Court for assessment.

Figure 6 Viewpoint location map.

VIEW 01

VIEW EAST FROM NORTHERN CORNER OF GLOUCESTER PARK

DISTANCE CLASS

- Medium
- 150m

EXISTING COMPOSITION OF THE VIEW

The foreground view is characterised by the eastern edge of Gloucester Park and Gloucester Street.

The mid-ground composition includes an open, undeveloped section of the Hospital and neighbouring residential lot to the left, a single lance access road and a vegetated area of Hospital grounds and the neighbouring Whiddon Temora aged care development.

Beyond, sections of the western elevations of the existing Hospital are partially visible behind vegetation.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new, low height contemporary built form to the mid-ground composition, with a small section of the western wing (ambulatory care and administration) of the hospital partially visible. Due to the upward slope of the ground from the viewpoint location and the proposal, the lower part of the hospital is blocked from view.

Retained vegetation within the site largely blocks views of the rest of the hospital, with only small sections of the southern wing of the hospital visible beneath the tree canopy.

The proposal does not block views to any items or areas of unique scenic quality.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	medium
Viewing Distance	medium
View Blocking of Scenic Elements	low
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	medium
Physical Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high

See section 5.8 for overall Visual Impact Rating.

Figure 7 Viewpoint 01 location.

Figure 8 Viewpoint 01 existing view.

Figure 9 Viewpoint 01 photomontage.

VIEW 02

VIEW NORTH-EAST FROM OUTSIDE 168 LOFTUS STREET

DISTANCE CLASS

- Medium
- 180m

EXISTING COMPOSITION OF THE VIEW

The foreground composition is comprised of the two lane Loftus Street carriageway adjacent to the southern boundary of the site.

The mid-ground composition is characterised by the hospital entrance with large trees and small, maintained bushes to either side of the driveway.

The canopy cover of trees within the mid-ground composition blocks views to the existing hospital built form and long distance views beyond.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces a small section of new, low height contemporary built form to the mid-ground composition visible between retained vegetation along a narrow view corridor.

Retained vegetation within the site blocks views of the rest of the hospital.

The proposal does not block views to any items or areas of unique scenic quality.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	medium
Viewing Distance	medium
View Blocking of Scenic Elements	low
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	low
Physical Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high

See section 5.8 for overall visual impact rating.

Figure 10 Viewpoint 02 location.

Figure 11 Viewpoint 02 existing view.

Figure 12 Viewpoint 02 photomontage.

VIEW 03

VIEW NORTH FROM OUTSIDE 182 LOFTUS STREET

DISTANCE CLASS

- Close
- 90m

EXISTING COMPOSITION OF THE VIEW

The foreground and mid-ground composition is characterised by the southern part of the site that includes open areas of sloping turf with a variety of large, mature trees throughout.

Beyond, the two storey nurses accommodation building is partially visible through intervening tree canopy cover.

The existing hospital building and long distance views beyond is blocked by mid-ground elements.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground composition is unaffected by the proposal.

The proposal introduces new, low height contemporary built form to the mid-ground composition. Retained vegetation within the southern part of the site filters views of the hospital's southern elevations.

The removal of the nurses accommodation building and replacement with the proposed hospital results in a reduction of the perception of built form from this location and an increase in views of open sky beyond the site.

The proposal does not block views to any items or areas of unique scenic quality.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	medium
Viewing Distance	high
View Blocking of Scenic Elements	low
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	low
Physical Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high

See section 5.8 for overall visual impact rating.

Figure 13 Viewpoint 03 location.

Figure 14 Viewpoint 03 existing view.

Figure 15 Viewpoint 03 photomontage.

VIEW 04

VIEW SOUTH-WEST FROM OUTSIDE 26 BUNDAWARRAH ROAD.

DISTANCE CLASS

- Medium
- 310m

EXISTING COMPOSITION OF THE VIEW

The foreground composition includes the intersection of Kitchener Road and Bundawarrah Road east of the site.

The mid-ground composition is characterised by a large, open expanse of agricultural land sloping upwards to the eastern boundary of the site.

In the distance, a series of built forms can be seen which include a transmission tower and small associated buildings as well as a water pump station and reservoir.

Beyond, large trees and vegetation along the boundary of the site are visible which filters views to the existing hospital building.

VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT ON THE COMPOSITION AS MODELLED

The foreground and mid-ground compositions are unaffected by the proposal.

The upward slope of the ground between the viewpoint and the proposal blocks lower sections of the proposal, with retained vegetation along the site boundary and within the neighbouring agricultural land almost entirely blocks the proposed hospital, with only small sections visible between the vegetation.

The proposal does not block views to any items or areas of unique scenic quality.

Visual effects of proposed development (quantum of change)	
Visual Character	low
Scenic Quality	low
View Composition	low
Viewing Period	low
Viewing Distance	medium
View Blocking of Scenic Elements	low
Overall rating of effects on baseline factors	**low**

Weighting Factors	
Public Domain View Place Sensitivity	low
Physical Absorption Capacity	high
Compatibility with Urban Context and Visual Character	high

See section 5.8 for overall visual impact rating.

Figure 16 Viewpoint 04 location.

Figure 17 Viewpoint 04 existing view.

Figure 18 Viewpoint 04 photomontage.

05 VISUAL IMPACT ASSESSMENT

Having determined the extent of the visual change based on the 4 representative modelled views (photomontages) Urbis have applied relevant weighting factors to determine the overall level of visual impacts or importance of the visual effects. The factors have been considered in relation to the visual effects to provide up-weight or down-weights and to determine a final impact rating.

The weighting factors include sensitivity, visual absorption capacity and compatibility with urban features.

5.1 SENSITIVITY

The overall rating for view place sensitivity was weighted according to the influence of variable factors such as distance, the location of items of heritage significance or public spaces of high amenity and high user numbers.

The proposal is located in a position with a moderate number of visual receivers which includes staff, patients and visitors to the site as well as vehicles and pedestrians using Loftus Street and Gloucester Street. Views from surrounding streets would typically be oblique and from moving situations for short periods of time. As such, sensitivity from these locations is considered low.

Gloucester Park west of the site is a large recreation area which includes seating / picnic areas, memorials and a children's playground, with a high view place sensitivity.

Overall sensitivity is rated as medium.

5.2 PHYSICAL ABSORPTION CAPACITY

Physical Absorption Capacity (PAC) means the extent to which the existing visual environment can reduce or eliminate the perception of the visibility of the proposed redevelopment.

PAC includes the ability of existing elements of the landscape to physically hide, screen or disguise the proposal. It also includes the extent to which the colours, material and finishes of buildings and in the case of buildings, the scale and character of these allows them to blend with or reduce contrast with others of the same or closely similar kinds to the extent that they cannot easily be distinguished as new features of the environment.

Prominence is also an attribute with relevance to PAC. It is assumed in this assessment that higher PAC can only occur where there is low to moderate prominence of the proposal in the scene.

- Low to moderate prominence means:
  - Low: The proposal has either no visual effect on the landscape or the proposal is evident but is subordinate to other elements in the scene by virtue of its small scale, screening by intervening elements, difficulty of being identified or compatibility with existing elements.
  - Moderate: The proposal is either evident or identifiable in the scene, but is less prominent, makes a smaller contribution to the overall scene, or does not contrast substantially with other elements or is a substantial element, but is equivalent in prominence to other elements and landscape alterations in the scene.

The existing visual environment has a high capacity to absorb the visual changes demonstrated in the assessed views.

Topography, built form and large, mature trees in both the immediate and more distant context heavily filter or screen the proposed built form from view and limits the ability to perceive changes in the assessed existing visual compositions.

5.3 VISUAL COMPATIBILITY

Visual Compatibility is not a measure of whether the proposal can be seen or distinguished from its surroundings. The relevant parameters for visual compatibility are whether the proposal can be constructed and utilised without the intrinsic scenic character of the locality being unacceptably changed. It assumes that there is a moderate to high visibility of the project to some viewing places. It further assumes that novel elements which presently do not exist in the immediate context can be perceived as visually compatible with that context provided that they do not result in the loss of or excessive modification of the visual character of the locality.

A comparative analysis of the compatibility of similar items to the proposal with other locations in the area which have similar visual character and scenic quality or likely changed future character can give a guide to the likely future compatibility of the proposal in its setting.

The proposal has a high level of visual compatibility with the existing visual environment.

The proposal is a single storey building that is comparable with surrounding built form that is characterised by single and double storey buildings. Further, the proposal has a comparable floorplate size with other institutions surrounding it including the Whiddon Aged Care development adjacent to the site, the Whiddon Aged Care development north of the site and the TAFE Temora campus to the north.

5.4 VIEWING PERIOD

Viewing period in this assessment refers to the influence of time available to a viewer to experience the view to the site and the visual effects of the proposed development. Longer viewing periods, experienced either from fixed or moving viewing places such as dwellings, roads or waterways, provide for greater potential for the viewer to perceive the visual effects.

Visual effects of the proposal with regard to viewing periods from the public domain are low, typically from moving viewing situations (both pedestrian and vehicle) and experienced for short periods from surrounding streets.

5.5 VIEWING DISTANCE

Viewing distance can influence on the perception of the visual effects of the proposal which is caused by the distance between the viewer and the development proposed. It is assumed that the viewing distance is inversely proportional to the perception of visual effects: the greater the potential viewing distance, experienced either from fixed or moving viewing places, the lower the potential for a viewer to perceive and respond to the visual effects of the proposal.

Views of the proposal are limited to close view locations from surrounding streets, with medium and long distance views to the proposal blocked by intervening elements.

5.6 SIGNIFICANCE OF RESIDUAL VISUAL IMPACTS

The final question to be answered after the mitigation factors are assessed, is whether there are any residual visual impacts and whether they are acceptable in the circumstances. These residual impacts are predominantly related to the extent of permanent visual change to the immediate setting.

In terms of the urban component of the development, residual impacts relate to individuals' preferences for the nature and extent of change which cannot be mitigated by means such as colours, materials and the articulation of building surfaces. These personal preferences are to, or resilience towards change to the existing arrangement of views. Individuals or groups may express strong preferences for either the existing, approved or proposed form of urban development.

The residual impacts are low and acceptable given the location of the site, previous use of the site and proposed (continued) use of the site.

The replacement of the existing hospital with the proposed results in low levels of visual change to existing view compositions. While the proposal introduces new, contemporary built form in comparison to the existing built form, the ability to perceive this change from public domain locations outside of the site is limited.

5.7 APPLYING THE 'WEIGHTING' FACTORS

To arrive at a final level of significance of visual impact, the weighting factors are applied to the overall level of visual effects.

The public domain view place sensitivity was rated as low for three of the four assessed views and medium for one of the assessed views (View 01 - Gloucester Park).

Physical Absorption Capacity (PAC) and Compatibility with Urban Context and Visual Character for all viewpoints was rated as high.

5.8 OVERALL VISUAL IMPACTS

VP1 - Low

VP2 - Low

VP3 - Low

VP4 - Low

Taking into consideration the existing visual context and baseline factors against which to measure change, the level of visual effects of the proposed development and in the context of additional weighting factors, the visual impacts of the proposed development were found to be acceptable.

06 CONCLUSION

6.1 SUMMARY

- The visual catchment of the proposal is small and limited by topography and intervening elements including vegetation and built form.
- Views from the public domain are predominantly from surrounding streets and as such, visibility is typically from moving situations for short durations of time.
- Views of the proposal from public recreation space is limited and restricted to a small section of proposed built form from Gloucester Park west of the site.
- Physical Absorption Capacity (PAC) within the surrounding context is high and lessens the visual effects and impacts of the proposal.
- Analysis of 4 public domain photomontages found that:
    - The visual impact for all assessed viewpoints is low.
    - The proposal does not block views to any heritage items or areas of unique scenic quality.
- The proposal has a high level of compatibility with the surrounding visual character.
- The proposal can be supported on visual impact grounds.

07 APPENDIX

APPENDIX 1
ANALYSIS OF VISUAL EFFECTS

Published on the NSW Department of Planning, Industry and Environment website via major projects tab (NSW DPIE). This information has been developed by RLA and is acknowledged as being a comprehensive summary of typical descriptions regarding visual effects. The descriptions below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Factors	Low Effect	Medium Effect	High Effect
Scenic quality	The proposal does not have negative effects on features which are associated with high scenic quality, such as the quality of panoramic views, proportion of or dominance of structures, and the appearance of interfaces.	The proposal has the effect of reducing some or all of the extent of panoramic views, without significantly decreasing their presence in the view or the contribution that the combination of these features make to overall scenic quality	The proposal significantly decreases or eliminates the perception of the integrity of any of panoramic views or important focal views. The result is a significant decrease in perception of the contribution that the combinations of these features make to scenic quality
Visual character	The proposal does not decrease the presence of or conflict with the existing visual character elements such as the built form, building scale and urban fabric	The proposal contrasts with or changes the relationship between existing visual character elements in some individual views by adding new or distinctive features but does not affect the overall visual character of the precinct's setting.	The proposal introduces new or contrasting features which conflict with, reduce or eliminate existing visual character features. The proposal causes a loss of or unacceptable change to the overall visual character of individual items or the locality.
View place sensitivity	Public domain viewing places providing distant views, and/or with small number of users for small periods of viewing time (Glimpses-as explained in viewing period).	Medium distance range views from roads and public domain areas with medium number of viewers for a medium time (a few minutes or up to half day-as explained in viewing period).	Close distance range views from nearby roads and public domain areas with medium to high numbers of users for most the day (as explained in viewing period).
Viewer sensitivity	Residences providing distant views (>1000m).	Residences located at medium range from site (100-1000m) with views of the development available from bedrooms and utility areas.	Residences located at close or middle distance (<100m as explained in viewing distance) with views of the development available from living spaces and private open spaces.
View composition	Panoramic views unaffected, overall view composition retained, or existing views restricted in visibility of the proposal by the screening or blocking effect of structures or buildings.	Expansive or restricted views where the restrictions created by new work do not significantly reduce the visibility of the proposal or important features of the existing visual environment.	Feature or focal views significantly and detrimentally changed.
Viewing period	Glimpse (e.g. moving vehicles).	Few minutes to up to half day (e.g. walking along the road, recreation in adjoining open space).	Majority of the day (e.g. adjoining residence or workplace).
Viewing distance	Distant Views (>1000m).	Medium Range Views (100- 1000m).	Close Views (<100m).
View loss or blocking effect	No view loss or blocking.	Partial or marginal view loss compared to the expanse/extent of views retained. No loss of views of scenic icons.	Loss of majority of available views including loss of views of scenic icons.

Table 3 Description of visual effects.

APPENDIX 2
ANALYSIS OF VISUAL IMPACTS

In order to establish an objective assessment of the extent and significance of the likely visual changes in each view, Urbis have used the following descriptions of visual impacts on baseline factors sourced from Richard Lamb and Associates (RLA).

Factors	Low Impact	Medium Impact	High Impact
Physical absorption capacity	Existing elements of the landscape physically hide, screen or disguise the proposal. The presence of buildings and associated structures in the existing landscape context reduce visibility. Low contrast and high blending within the existing elements of the surrounding setting and built form.	The proposal is of moderate visibility but is not prominent because its components, texture, scale and building form partially blend into the existing scene.	The proposal is of high visibility and it is prominent in some views. The project location is high contrast and low blending within the existing elements of the surrounding setting and built form.
Compatibility with urban/natural features	High compatibility with the character, scale, form, colours, materials and spatial arrangement of the existing urban and natural features in the immediate context. Low contrast with existing elements of the built environment.	Moderate compatibility with the character, scale, form and spatial arrangement of the existing urban and natural features in the immediate context. The proposal introduces new urban features, but these features are compatible with the scenic character and qualities of facilities in similar settings.	The character, scale, form and spatial arrangement of the proposal has low compatibility with the existing urban features in the immediate context which could reasonably be expected to be new additions to it when compared to other examples in similar settings.

Table 4 Indicative Ratings Table of Visual Impact Factors.

URBIS

TEMORA HOSPITAL

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
HEALTH INFRASTRUCTURE
JUNE 2024

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

18 June 2024

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Piyangi Mallawarachchi, Urbis – Visual Technologies Consultant
Master of Architecture

LOCATION PHOTOGRAPHER :

Nick Sisam, Urbis - Associate Director, National Design

under direction from Jane Maze-Riley, Urbis - Director, National Design

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 23 (GIS Data Mapping / Processing)
- Photoshop CC 2022 (Photo Editing)

DATA SOURCES :

- Point cloud and Digital Elevation Models from NSW Government Spatial Services datasets - Temora 2015-05
- Aerial photography from Google Earth - 2024-03-21
- Proposed 3D model received from Architect - 2024-03-05

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photomontages are outlined below:

- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's survey location, camera, lens, focal length, time/date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/buildings may be removed as part of the proposal, these are also removed in the photomontage.

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

PHOTOMONTAGES - VIEW LOCATION MAP

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_MAP
REV: -

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP1 (PHOTO 9729) : LOOKING NE ALONG LOFTUS STREET | EXISTING CONDITIONS 2023-11-22 11:21 AEST

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_1A
REV: -

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP1 (PHOTO 9729) : LOOKING NE ALONG LOFTUS STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_1B
REV: -

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT NOT VISIBLE

DISTANCE TO PROJECT - 150M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP1 (PHOTO 9729) : LOOKING NE ALONG LOFTUS STREET | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_1C
REV: -

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP2 (PHOTO 9748) : LOOKING NE ALONG LOFTUS STREET | EXISTING CONDITIONS 2023-11-22 11:21 AEST

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_2A
REV: -

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP2 (PHOTO 9748) : LOOKING NE ALONG LOFTUS STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_2B
REV: -

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP2 (PHOTO 9748) : LOOKING NE ALONG LOFTUS STREET | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_2C
REV: -

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP3 (PHOTO 9810) : LOOKING NW ALONG LOFTUS STREET | EXISTING CONDITIONS 2023-11-22 11:30 AEST

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_3A
REV: -

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP3 (PHOTO 9810) : LOOKING NW ALONG LOFTUS STREET | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_3B
REV: -

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT NOT VISIBLE

DISTANCE TO PROJECT - 90M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP3 (PHOTO 9810) : LOOKING NW ALONG LOFTUS STREET | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_3C
REV: -

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP4 (PHOTO 9902) : LOOKING SW AT THE CORNER OF BUNDAWARRAH RD AND KITCHENER RD | EXISTING CONDITIONS 2023-11-22 12:41 AEST

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_4A
REV: -

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP4 (PHOTO 9902) : LOOKING SW AT THE CORNER OF BUNDAWARRAH RD AND KITCHENER RD | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_4B
REV: -

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT NOT VISIBLE

DISTANCE TO PROJECT - 310M

ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW

URBIS

TEMORA HOSPITAL, TEMORA - VISUAL ASSESSMENT

VP4 (PHOTO 9902) : LOOKING SW AT THE CORNER OF BUNDAWARRAH RD AND KITCHENER RD | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2024-06-18
JOB NO: P0043940
DWG NO: VP_4C
REV: -