



FRANK VICKERY VILLAGE: PRECINCT PLAN VISUAL IMPACT ASSESSMENT

Architecture
Interior Design
Landscape Architecture
Urban Design
Graphic Design

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GROUP GSA

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1.0 Executive summary

The proposal

Wesley Mission are proposing a new precinct plan for the Frank Vickery site in Sylvania, replacing the existing low rise retirement living units with a new aged care precinct..

The site

Frank Vickery Village occupies a sloping site in Sylvania, bound by Port Hacking Road to the east, Bellingara Road to the west and low rise residential properties to the south.

Landscape character

The existing site has a strong landscape character, with significant established tree planting around the perimeters. The northern end of the site has a strong bushland character and an established canopy of mature trees.

Low density residential occupies the surrounding land to the east, north and east and includes the large campus of Sylvania High School to the north-west of the site. The southern boundary of the site borders a narrow band of low density residential and a block of high density residential. Across Box Road, the land is light industrial

Precinct plan

The proposed precinct plan has been prepared by GroupGSA and models built form which represents the concept for maximum building envelope. The architectural master plan and yielding exercise proposes for a reduction in envelope by around 9% to arrive at the planned gross building area (GBA). This reduction will occur when detailed building design is undertaken and the massing is further articulated. As such, the built form as modelled and assessed within this report can be assumed to be a 'worst case' scenario.

Visual impact assessment

The primary goal of this report is to assess the landscape and visual impact for the proposed precinct plan for the Frank Vickery Village site at Sylvania. Wesley Mission have commissioned Group GSA to prepare the visual assessment report identifying key viewpoints from the surrounding area and analysing the impact of each of these.

The Visual Impact Assessment is based on an assessment of the visual significance of the proposed precinct plan, particularly the maximum built form envelope. A 3D model with proposed maximum building massing was used to prepare artist impressions showing the expected visual impact of the precinct plan from the identified views.

Conclusion

The day time visual impact ratings for the views assessed vary from high to negligible. The following explanations were found to be key factors at a number of sites and consistently affected the magnitude ratings generated:

- Proposed built form at least partially screened by established vegetation
- Viewpoint character and context is highly sensitive to change
- Viewing distances are short and thus impact of new built form is significant within the local context

Mitigation

Where visual impact ratings are between High and Moderate-Low, suggestions have been made for landscape mitigation measures which could potentially reduce the expected visual impact of the proposal.

Artist impressions have been prepared for six key views to assess the expected visual impact of the proposal if the suggested mitigation measures were followed. The views have been prepared to show medium term (5-7 years) and long term (15-20 years) outcomes to allow for plant growth and maturity. It should be noted that these are artist impressions only and actual outcomes will depend on final landscape design, plant species selections and planting density during design and documentation phases.

2.0 Introduction

Purpose of this report

GroupGSA have been engaged by Wesley Mission to undertake an independent visual impact assessment in relation to the proposed precinct plan for the Frank Vickery Village site in Sylvania.

The site is currently occupied by a retirement living complex comprised largely of low rise buildings with studio, one and two bedroom units. Communal facilities include gym, internet cafe, libraries, community centre, workshop and outdoor recreation and gathering areas.

We understand that Wesley Mission are seeking permission to redevelop the site to provide expanded facilities and services including a Residential Aged Care Facility (RACF) and Independent Living Units (ILUs).

The Visual Impact Assessment report accompanies the precinct plan and landscape master plan report for discussion with Sutherland Shire Council.

An assessment of the potential visual impacts of the development was undertaken on the basis of fieldwork and observations carried out in July 2020. The field assessment included documenting and assessing the potential visual exposure of the proposal, the potential effect of the proposal on the existing character of the immediate and wider context and the potential effects on existing views from the public domain including roads and footpaths.

Terms used in this report

The following provides a brief description of the terms which have been used within this report

- **Landscape character:** The aggregate of built, natural and cultural aspects that make up an area and provide its unique sense of place. Landscape in this context is taken to include all aspects of a tract of land - the built, planted and natural topographical and ecological features
- **Magnitude:** The scale, form and character of a development proposal. In the case of visual assessment also how far the proposal is from the viewer. Combined with sensitivity, magnitude provides a measurement of impact
- **Sensitivity:** The sensitivity of a landscape character zone or view and its capacity to absorb change. Combined with magnitude, sensitivity provides a measurement of impact
- **View:** The sight or prospect of some landscape or scene
- **Visual catchment:** The extent of the area that the proposal will be visible from
- **Visual impact:** The impacts on the views from residences and other public places
- **Visual impact rating:** A visual impact rating is determined by cross-referencing magnitude with sensitivity and is measured in the following grades:
 - + High
 - + High to Moderate
 - + Moderate
 - + Moderate to Low
 - + Low
 - + Negligible
- Further information relating to the assessment methodology and calculation of ratings is provided in section 3.0.

3.0 Methodology

Desktop study

A desktop study was carried out to identify the likely view shed for the Frank Vickery Precinct Plan based on mapping, site photographs, aerial photography and existing prior knowledge of the surrounding areas. These mapping exercises were used to identify locations of known or possible views to be investigated during the fieldwork phase.

Fieldwork and photography

Following the desktop study, the fieldwork component involved site inspections during which the existence and extent of views was explored in detail from surrounding areas and photographs of key views were taken. Site inspections were carried out on the following dates:

- Wednesday 20th July 2020 (views 01-15 and 19-21)
- Thursday 30th July 2020 (views 16-18)

Assessment of visual impact

Following the capture of key views in the fieldwork phase, an assessment of each existing view was undertaken. Using a 3D model of the proposed precinct plan, the expected views were overlaid with the existing photos to produce artist impressions of the proposed built form. It should be noted that no architectural detail or landscape amelioration was included in the artist impressions.

For each view, visual sensitivity and visual magnitude have been rated as per the definitions on the opposite page. A visual impact rating has been determined by cross-referencing visual sensitivity with magnitude. Table 1 has been used to identify the visual impact rating of the views.

An explanation of each visual impact rating is explained below:

High: The visual impact on these viewers is significant and would typically require amelioration at the site planning stage.

Moderate: The visual impact on these viewers is at a localised scale and can be mitigated or already has some existing screening or an existing setback which minimises visual impact.

Low: The visual impact on these viewers is considered low and no or very little amelioration is required.

Negligible: The visual impact on these viewers is considered very low or non-existent and no amelioration is required.

Table 1: Visual impact rating table

	Magnitude						
		High	High - moderate	Moderate	Moderate - Low	Low	Negligible
Sensitivity	High	High	High	High - moderate	High - moderate	Moderate	Negligible
	High - moderate	High	High - moderate	High - moderate	Moderate	Moderate	Negligible
	Moderate	High - moderate	High - moderate	Moderate	Moderate	Moderate - Low	Negligible
	Moderate - Low	High - moderate	Moderate	Moderate	Moderate - Low	Moderate - Low	Negligible
	Low	Moderate	Moderate	Moderate - Low	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity

Sensitivity can be described by the following definition:

The sensitivity of a landscape character zone or view and its capacity to absorb change. Combined with magnitude, sensitivity provides a measurement of impact.

Sensitivity is determined by assessing the context at the view location. The following examples are provided as a guide:

- Residential context - Low capacity to absorb change due to potential impacts on day-to-day lives of local residents. High sensitivity.
- Industrial context - High capacity to absorb change due to dynamic use patterns, limited hours of high use levels and regular change within character area. Typically self-contained built form with limited views in/out. Low sensitivity.
- Commercial context - High to moderate capacity to absorb change depending on land use and built form character. May include office blocks or low-rise business parks. Moderate to low sensitivity depending on type.
- Open space context - Highly varied capacity to absorb change depending on open space typology and character. An expansive open space dominated by views to further green areas will have a low capacity to absorb change. A linear pedestrian link in an urban context may have a high capacity to absorb change if it is in a dynamic location with competing demands on users. High to Low sensitivity depending on character.
- Transport corridor - High to moderate capacity to absorb change depending on surrounding character and context. As a dynamic environment typically experienced from a moving position, transport corridors can tolerate high levels of change and are typically expected to continually change and adapt. Low sensitivity.

Magnitude

Magnitude can be described by the following definition:

The scale, form and character of a development proposal. In the case of visual assessment also how far the proposal is from the viewer. Combined with sensitivity, magnitude provides a measurement of impact.

Magnitude is assessed by determining the overall significance of the proposal each view. It can be summarised simply as the level of change proposed.

The following factors are key measurements to be taken into consideration:

- Existing screening
- Apparent size (often determined by distance between the viewer and the proposal)
- Visual context - Presence (or absence) of any items which provide context and scale to the proposal.

Mitigation

Where visual impact ratings are between High and Moderate-Low, suggestions have been made for landscape mitigation measures which could potentially reduce the expected visual impact of the proposal.

Artist impressions have been prepared for six key views to assess the expected visual impact of the proposal if the suggested mitigation measures were followed. The views have been prepared to show medium term (5-7 years) and long term (15-20 years) outcomes to allow for plant growth and maturity. It should be noted that these are artist impressions only and actual outcomes will depend on final landscape design, plant species selections and planting density during design and documentation phases.

4.0 Regional context

The Frank Vickery Village is located at the junction of Bellingara Road and Port Hacking Road, Sylvania and falls within the Sutherland Shire LGA.

The facility which is owned and operated by the Wesley Mission includes an aged care facility housing a retirement village, ILU's, affordable housing along with a heritage cottage and a range of community and recreational facilities catering for the residents.

The site which covers 5.7ha is triangular in shape, is bordered by

the arterial Port Hacking Road along its eastern boundary, the local street Bellingara Road on the western and housing to the south.

Located within the immediate vicinity of the site is residential area and the Sylvania High School to the north-west along Bellingara Road. Southgate Shopping Centre to the north, is the nearest shopping centre, approximately a 15 minute walking distance from the Village.



Figure 1: Site location map
(Aerial imagery base sourced from Nearmap)

Other land uses within the local area along with residential includes schools, public recreation, retail and employment uses.

The site benefits from several bus stops immediately adjacent the site along both Port Hacking Road and Bellingara Road.

The existing facilities is predominantly 1-2 storeys spread across the site, but also includes ILU's up to four storeys. The site also includes a Heritage Cottage along Bellingara Road.

The site is noticeable for extensive tree canopy of which includes remnant ecological communities through to a range native and exotic plants along with various weeds.

The site is also noticeable for its topography with areas of steep slopes and rocky outcrops and rocky outcrops in the northerly portion of the site. The highest points of the site along Bellingara Road enables views to the east.

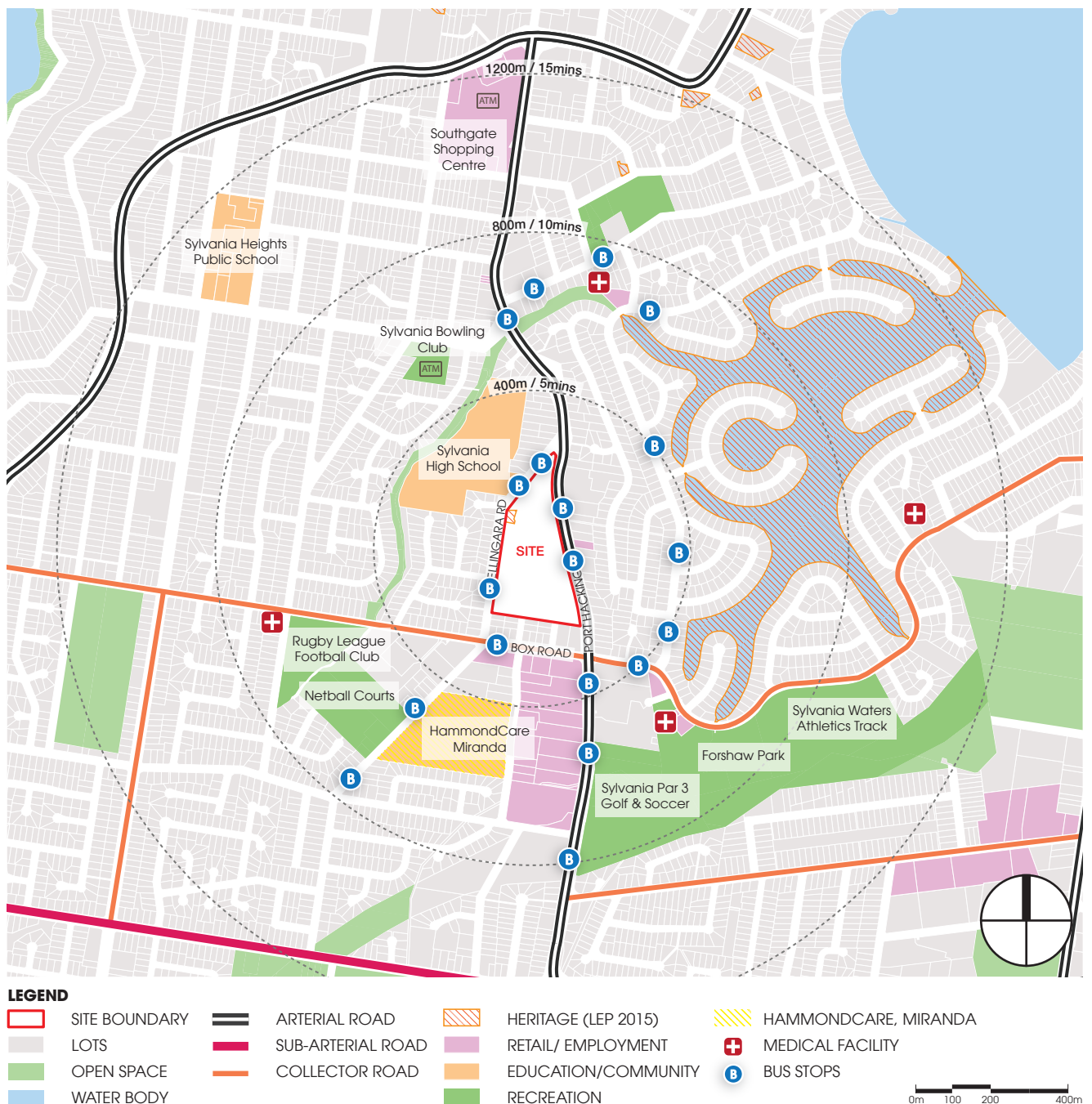


Figure 2: Context map
(mapping prepared by GroupGSA)

5.0 Site analysis

Visual character

The existing site is generally characterised by low level brick buildings connected via an informal road network and passive open space. The periphery of the site is dominated by large native trees which provide a green edge to the site. This canopy continues in isolated patches across the site.

Rocky outcrops within the northern part of the site contribute to the informal nature of the landscape character and reflect the largely native plantings.

In certain locations, the native landscape buffer to Bellingara Road and Port Hacking Road is augmented by more manicured garden plantings, introducing a varied landscape character to the streetscape and highlighting key entry and recreation zones in the current site.

The site accommodates facilities such as a Residential Aged Care Facility (RACF), Independent Living Units (ILUs), low income housing, bed-sits, garages and a chapel. The built form is predominantly one and two storeys, with the ILU buildings reaching up to four storeys in the vicinity of Port Hacking Road.

A heritage cottage on Bellingara Road has a unique visual character and sits on the ridge line at the high point of the site.

Topography

The site is defined by steep topography sloping from Bellingara Road in the west towards Port Hacking in the east. The level difference is approximately 15m from highest point to lowest point.

A local ridge-line runs north-south just west of Bellingara Road. As a result, many of the residential properties along Bellingara Road opposite the site are somewhat elevated above the street.

Heritage

The existing heritage cottage on Bellingara Road dates from 1930 and is where the Lifeline service originated, providing a range of services for the local community. It is classified as a local Heritage Item under the Sutherland Shire LEP, 2015.

Located near the intersection of Bellingara Road and Jasmine Place, the cottage is a one storey brick structure located in a visually prominent position near the highest point of the site.



Figure 3: Heritage Cottage within Frank Vickery Village
(photograph by GroupGSA)



Figure 4: Existing established trees within Frank Vickery Village
(photograph by GroupGSA)



Figure 5: Aerial view of Frank Vickery Village
(photograph by Wesley Mission)

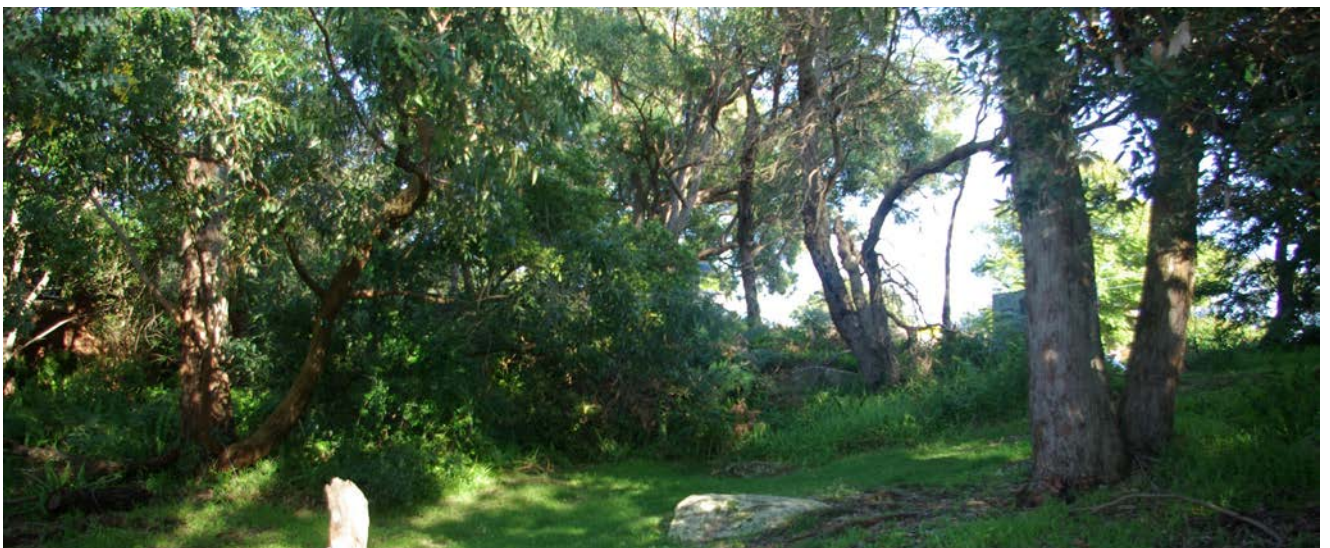


Figure 6: Landscape character to northern tip of Frank Vickery Village site
(photograph by GroupGSA)

6.0 Visual catchment

Catchment mapping

The following visual catchment map shows in yellow the approximate extent to which the Frank Vickery Village site is currently visible from the public domain. The public domain is defined as open space and park areas, footpaths and roadways generally accessible to the public. The catchment map does not capture elevated views from private property such as upper floors of buildings as this cannot be reliably assessed without incursion onto private property.

The catchment is primarily limited to the roadways immediately surrounding the site and key roads heading towards the site.

The dashed yellow line indicates the ridge line which limits views from the west into and over the site.

Impacts of vegetation & built form

The visual catchment is limited significantly by existing built form and established vegetation with the screening effects often exacerbated by landform. It is for this reason that views from residential streets beyond the immediate surroundings are generally blocked. The main exceptions to this are the vehicular streets of Port Hacking Road, Bellingara Road and Box Road which allow filtered views towards the site through or between street trees.

LEGEND

- VIEW SHED
- RIDGE LINE
- POSSIBLE VIEWS

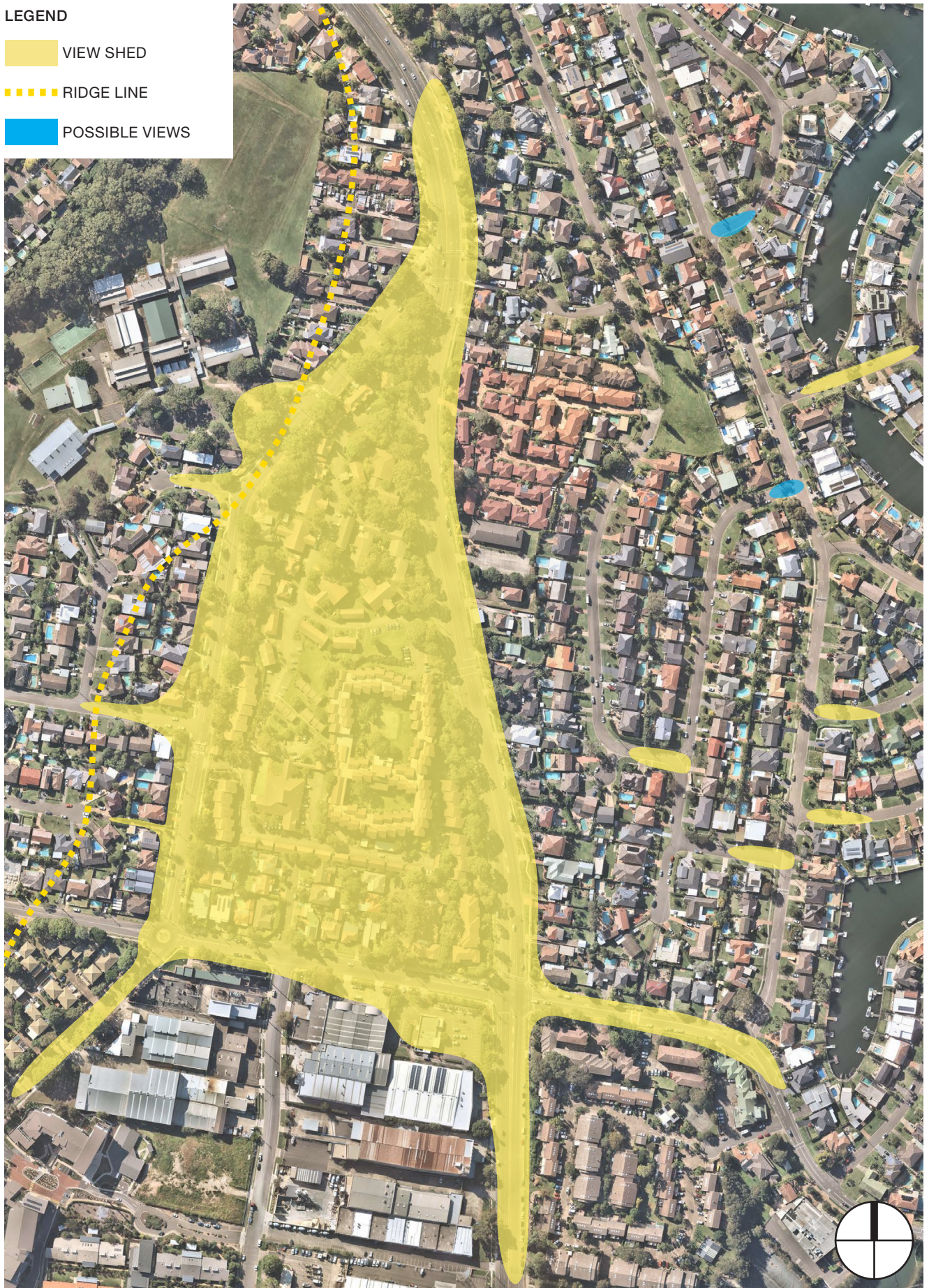


Figure 7: Visual catchment map
(Aerial imagery base sourced from Nearmap)

7.0 Visual impact assessment - Primary views

Primary view locations

These viewpoints have been selected to consider a variety of viewpoints from surrounding areas and reflect the primary views from within the visual catchment identified in Figure 7. Each view location is identified on Figure 8 opposite and a written description is provided.

All photographs were taken with a Pentax K10D DSLR camera with a focal length of 18mm. All artist impressions were generated using a 3D model of the proposed precinct plan, with view locations imported the model. Exported views have been overlaid on site photos to generate the artist impression of the expected view outcome.

It should be noted that the modelled built form represents the maximum built form allowed within the proposed precinct plan and does not represent the final articulated building massing that would likely result from a rigorous design process.

An visual impact assessment of all primary view locations is included on the following pages. Secondary view locations have been assessed in section 8.0. A number of other locations were identified and tested for views but found to have no visibility of the site from the public domain.

Primary view location descriptions

1. Camden Street roadway, opposite 4 Camden St
2. Jasmine Place roadway, opposite 3 Jasmine Pl
3. Corner Bellingara Road and Jasmine Place, outside 25 Bellingara Rd
4. Bellingara road footpath, outside 9 Bellingara Rd
5. Corner Bellingara Road and Port Hacking Road, outside 1A Bellingara Rd
6. Port Hacking Road footpath, outside Frank Vickery Village
7. Tennyson Place roadway, near 3 Tennyson Pl
8. Wordsworth Place roadway, outside 3 Wordsworth Pl
9. Corner Box Road and Bellingara Road, outside 'The Village', 63 Bellingara Rd
10. Bellingara Road footpath, outside 53 Bellingara Rd
11. Bus stop outside Jayden Gardens, 120-122 Port Hacking Rd

LEGEND

- 02 PRIMARY VIEWS
- 12 SECONDARY VIEWS
- VIEW TESTED



Figure 8: Primary visual impact assessment view locations
(Aerial imagery base sourced from Nearmap)

View 1

Direction and distances

The view is taken in an easterly direction, looking down Camden Street towards Frank Vickery Village.

The viewing distance to the site boundary is approximately 75m.

Lining up with a visual axis in the precinct plan, the view down Camden St has been chosen due to the proposed level of change.

Current view

The view towards the site is from a slightly elevated position, taken from the ridge point of Camden Street. The view is framed by one and two storey housing along Camden Street, with predominantly low level landscaping to front gardens.

The Bellingara Road frontage of the site currently has a strong built form barrier which terminates the view close to the site boundary. The existing two-storey building is set at a lower level, thus appearing as a one-storey built form in this view.

Some large trees along the site frontage draw the eye as the tallest features within the immediate landscape.

Proposed view

The proposed precinct plan locates significantly taller buildings along Bellingara Road than currently exist. The built form massing presents as a four-storey form, with the top level set back to reduce bulk and scale. From this distance, the full four storeys are visible and the built form appears significantly taller than the opposite residences on Bellingara Road.

The precinct planning opens up the view from the end of Camden Street by locating built form to either side of the visual corridor created by Camden St. This will create a strong visual outlook from the public domain and increase the viewing distance from the public domain, possibly opening up district views towards Sylvania Waters and Taren Point.

Mitigation

It will be important to create a strong landscape character along the Bellingara Road frontage. Existing large trees provide scale and reduce the visual impact of the increased building heights. Existing trees should be retained and additional trees planted along the frontage where possible.

Additional greening to the view corridor at the end of Camden Street will be important to reduce the visual bulk of the buildings located further into the site and provide partial screening from the public domain.

Visual sensitivity

High - Low density residential context with built form and low level landscaping framing views towards the site.

Visual magnitude

High-Moderate - The proposed built form is significantly larger than current buildings and is located immediately opposite low density residential. Balanced with increased district views and longer view distances.

Visual impact rating

High





View 1: From Camden Street roadway, opposite 4 Camden St
(photograph by GroupGSA)



Artist impression 1: From Camden Street roadway, opposite 4 Camden St
(image prepared by GroupGSA)

View 2

Direction and distances

The view is taken in an easterly direction, looking up Jasmine Place towards Frank Vickery Village.

The viewing distance to the site boundary is approximately 100m.

Running perpendicular to the site boundary, the view down Jasmine PI has been chosen to test the impacts of topography on view distance and significance.

Current view

The view towards the site is from a slightly sunken position, taken approximately two thirds of the way down Jasmine Place. The view is framed predominantly by large existing trees on both Jasmine Place and the Frank Vickery site frontage.

The Bellingara Road frontage of the site currently has a strong landscape buffer which filters views into the site and partially conceals the existing built form behind. One storey buildings are visible through gaps in trees and vegetation.

An existing car port structure adjacent to the heritage building is just visible in this view.

Proposed view

The proposed view is largely retained as existing, with new buildings only visible on the right hand side of the image. The existing heritage cottage is retained, with area fronting Bellingara Road (currently used for car parking) to be landscaped as a pedestrian plaza.

Another new building is hidden behind the existing dense planting to the left of the image.

Mitigation

It will be important to create a strong landscape character along the Bellingara Road frontage. The new pedestrian plaza must be landscaped with sensitivity to the residential land use opposite.

Existing large trees provide scale and reduce the visual impact of new buildings within the site. Existing trees should be retained and additional trees planted where large gaps appear along the frontage.

Additional greening within the site will be important to reduce the visual bulk of the buildings located further into the site and provide partial screening from the public domain.

Visual sensitivity

High - Low density residential context with landform and built form framing views towards the site.

Visual magnitude

Moderate-Low - New built form is largely concealed from view, with only a small portion visible.

Visual impact rating

High-Moderate





View 2: From Jasmine Place roadway, opposite 3 Jasmine PI
(photograph by GroupGSA)



Artist impression 2: From Jasmine Place roadway, opposite 3 Jasmine PI
(image prepared by GroupGSA)

View 3

Direction and distances

The view is taken in an south-easterly direction, looking from the corner of Jasmine Place and Bellingara Road towards the heritage building within Frank Vickery Village.

The viewing distance to the site boundary is approximately 25m.

Looking across Bellingara Rd to the heritage cottage, the view from the corner of Jasmine Pl is significant due to the heritage listing of the historical cottage.

Current view

The view towards the site takes in Bellingara Road in the foreground, with the heritage building and an open, unformed area used for car parking behind.

The large trees which generally line the Bellingara Road frontage become more sparse opposite the junction of Jasmine Place, allowing for clear views into the top part of the site. The roofs of residential buildings are visible behind this area, forming a strong horizontal band which terminates the view.

Proposed view

The foreground of the proposed view is largely improved from existing, with the heritage cottage retained and the area fronting Bellingara Road currently used for car parking to be landscaped as a pedestrian plaza.

Large buildings are visible behind the heritage cottage but the visual scale of these buildings is reduced by the viewing distance and the relative levels of the buildings (being set at a lower level from those on Bellingara Road).

Another new building is partially visible behind the existing trees and planting to the left of the image. The scale and visual impact of this building is low due to the existing planting.

Mitigation

It will be important to create a strong landscape character along the Bellingara Road frontage. The new pedestrian plaza must be landscaped with sensitivity to both the heritage cottage and the residential land use opposite.

Existing large trees provide scale and reduce the visual impact of new buildings within the site. Existing trees should be retained and additional trees planted where large gaps appear along the frontage.

Additional greening within the site will be important to reduce the visual bulk of the buildings located further into the site and provide partial screening from the public domain.

Visual sensitivity

High - Junction of low density residential, education campus and heritage building context with minimal landscape buffer to Frank Vickery site boundary.

Visual magnitude

Moderate - Improved foreground landscape and existing screen planting ameliorate views to new buildings.

Visual impact rating

High-Moderate





View 3: From Corner Bellingara Road and Jasmine Place, outside 25 Bellingara Rd
(photograph by GroupGSA)



Artist impression 3: From Corner Bellingara Road and Jasmine Place, outside 25 Bellingara Rd
(image prepared by GroupGSA)

View 4

Direction and distances

The view is taken in an southerly direction, looking from the footpath of Bellingara Road (outside 9 Bellingara Rd) down Bellingara Rd and towards the Frank Vickery site.

The viewing distance to the site boundary is approximately 20m.

This view has been chosen to show the first oblique view of the proposed new buildings looking southbound on Bellingara Rd.

Current view

The view towards the subject site is characterised largely by a strong vegetated edge, particularly towards the northern end of the site (the left of the view image). The current built form appears largely as one-storey, with lower levels hidden from view. Views to the built form are filtered through trees and dense shrubs.

A portion of the frontage along Bellingara Road is more open, with timber paling fence along the site boundary providing additional screening.

Proposed view

The proposed precinct plan positions two new buildings along the Bellingara Road frontage in this view. The closest building is a three storey form, with a five storey building behind. The closest building is approximately in the location of an existing building which is screened from view by the site topography and existing screen planting.

The building behind appears as four storeys as the top level of the is recessed from the frontage and is only partially visible in this view.

Significant tree planting along Bellingara Road provides scale and partial screening.

Mitigation

It will be important to maintain a strong landscape character along the Bellingara Road frontage. The northern end of the site currently has a natural bushland feel and conceals the existing built form effectively. The screen planting should be retained where possible and strengthened to maintain a landscape buffer.

Existing large trees provide scale and reduce the visual impact of new buildings within the site. Existing trees should be retained and additional trees planted where gaps appear along the frontage such as opposite 13 Bellingara Road.

Visual sensitivity

High - Low density residential context with landform providing slightly elevated views into the site.

Visual magnitude

High - Increased height of built form changes views significantly and appears large scale relative to single storey residences opposite.

Visual impact rating

High





View 4: From Bellingara road footpath, outside 9 Bellingara Rd
(photograph by GroupGSA)



Artist impression 4: From Bellingara road footpath, outside 9 Bellingara Rd
(image prepared by GroupGSA)

View 5

Direction and distances

The view is taken in an southerly direction, looking from the footpath of Bellingara Road (outside 9 Bellingara Rd) down Bellingara Rd and towards the Frank Vickery site.

The viewing distance to the site boundary is approximately 35m.

This view has been chosen to show the northern-most tip of the site looking southbound from Port Hacking Rd.

Current view

The view towards the subject site is defined by a strong vegetated edge with a natural bushland character. The current built form is mostly hidden from view behind established trees and screen planting.

Glimpses of existing roofs can be seen through vegetation in some locations.

Proposed view

The proposed precinct plan positions two new buildings along the Bellingara Road frontage in this view. The closest building is a three storey form, with a five storey building behind. The closest building is approximately in the location of an existing building which is screened from view by the site topography and existing screen planting.

Only glimpses of the new buildings are visible through the established tree and screen planting along Bellingara Road and across the northern portion of the Franks Vickery site.

Mitigation

It will be important to maintain a strong landscape character along the Bellingara Road frontage and the northern portion of the site. The landscape currently has a natural bushland feel and conceals the existing built form effectively. The screen planting should be retained where possible and strengthened if required to maintain a landscape buffer.

Visual sensitivity

Moderate - Dominated by vehicular roadways, for most users, the environment is experienced from a moving position. Adjacent residential properties are mostly set back or partially screened from the road corridor.

Visual magnitude

Negligible - Proposed built form almost hidden from view behind significant screen planting

Visual impact rating

Negligible





View 5: From Corner Bellingara Road and Port Hacking Road, outside 1A Bellingara Rd
(photograph by GroupGSA)



Artist impression 5: From Corner Bellingara Road and Port Hacking Road, outside 1A Bellingara Rd
(image prepared by GroupGSA)

View 6

Direction and distances

The view is taken in an northerly direction, from the pedestrian footpath on Port Hacking Road near the south-east corner of the Frank Vickery site.

The viewing distance to the site boundary is approximately 2m.

This view represents the first view into the site from the footpath on Port Hacking Rd heading north, for pedestrians accessing the site from the nearby commercial area.

Current view

Port Hacking Road dominates this view, with the Frank Vickery site well hidden behind a landscaped embankment approximately 1.8m high and screen planting of shrubs and trees. The top edge of a roof line is just visible through the vegetation.

Proposed view

The proposed built form is largely hidden from view in this location. The tops of the new buildings will be visible through the trees and shrubs although views are filtered and non-continuous.

Mitigation

The existing embankment and screen planting should be retained to maintain the landscape buffer and protect the current view. Any gaps in screen planting of trees or shrubs should be infilled to ensure long term screening.

Opportunity exists for additional planting on the embankment to improve pedestrian amenity along Port Hacking Road.

Visual sensitivity

Moderate - Dominated by vehicular roadways, for most users, the environment is experienced from a moving position. Adjacent residential properties are mostly set back or partially screened from the road corridor.

Visual magnitude

Low - Significant screening to be maintained and new built form will be largely hidden behind vegetation.

Visual impact rating

Moderate-Low





View 6: Port Hacking Road footpath, outside Frank Vickery Village
(photograph by GroupGSA)



Artist impression 6: Port Hacking Road footpath, outside Frank Vickery Village
(image prepared by GroupGSA)

View 7

Direction and distances

The view is taken in an northerly direction, looking from the Tennyson Place roadway, near 3 Tennyson Pl.

The viewing distance to the site boundary is approximately 30m.

Looking down Tennyson Pl, this view is not seen by large numbers of residents, but is significant for its direct views into the site which currently terminate at existing boundary buildings.

Current view

The current view is dominated by built form, with a single storey building to the site boundary terminating the view down Tennyson Place. A larger four storey building is visible behind, through established trees in both the road verge and on private property.

Proposed view

The precinct master plan removes the buildings along the site boundary and provides additional set back to new buildings. To the left of the image is a new three storey building, which is only just visible behind existing vegetation. To the right of the image, a four storey building is visible although views are filtered through existing trees.

The built form of the buildings behind are also visible as they are significantly taller (seven and eight storeys) than the closer buildings.

Mitigation

The increased setback from Tennyson Place provides opportunity to establish new planting within the Frank Vickery site to provide scale and reduce the visual bulk of the proposed buildings.

Additional tree planting will be necessary within the site to reduce the visual bulk of the seven and eight storey buildings located behind the closer buildings.

Visual sensitivity

High - Low density residential context with built form and low level landscaping framing views towards the site.

Visual magnitude

High - Significant views into the site, with seven and eight storey buildings visible behind lower buildings to the front.

Visual impact rating

High





View 7: Tennyson Place roadway, near 3 Tennyson Pl
(photograph by GroupGSA)



Artist impression 7: Tennyson Place roadway, near 3 Tennyson Pl
(image prepared by GroupGSA)

View 8

Direction and distances

The view is taken in an northerly direction, looking from the Wordsworth Place roadway, near 3 Wordsworth Pl.

The viewing distance to the site boundary is approximately 30m.

Looking down Wordsworth Pl, this view is not seen by large numbers of residents, but is significant for its direct views into the site which currently terminate at existing boundary buildings.

Current view

The current view is dominated by trees with built form, with a single storey building to the site boundary terminating the view down Wordsworth Place. A larger three storey building is visible behind and to the right, through established trees in both the road verge and on private property.

Proposed view

The precinct master plan removes the buildings along the site boundary and provides additional set back to new buildings. To the left of the image is a five storey building which is partially screened by existing vegetation. To the right of the image is a new three storey building, which is only just visible behind existing vegetation.

The built form of the buildings behind are also visible as they are significantly taller (eight storeys) than the closer buildings. The buildings behind are located to maintain a clear visual axis north from Wordsworth Place.

Mitigation

The increased setback from Wordsworth Place provides opportunity to establish new planting within the Frank Vickery site to provide scale and reduce the visual bulk of the proposed buildings.

Additional tree planting will be necessary within the site to reduce the visual bulk of the eight storey buildings located behind the closer buildings.

Visual sensitivity

High - Low density residential context with built form and low level landscaping framing views towards the site.

Visual magnitude

High - Significant views into the site, with eight storey buildings visible behind lower buildings to the front.

Visual impact rating

High





View 8: Wordsworth Place roadway, outside 3 Wordsworth PI
(photograph by GroupGSA)



Artist impression 8: Wordsworth Place roadway, outside 3 Wordsworth PI
(image prepared by GroupGSA)

View 9

Direction and distances

The view is taken in an north-easterly direction, looking from the corner of Box Road and Bellingara Road, outside 'The Village', 63 Bellingara Rd.

The viewing distance to the site boundary is approximately 90m.

From a busy intersection, this view captures the site as viewed from the south, primarily from moving vehicles on Bellingara Road.

Current view

The current view is dominated by two storey residential properties along Bellingara Road, with a significant landscape buffer behind. This landscape buffer obscures views into the Frank Vickery site.

Proposed view

The foreground and mid ground of the view are unchanged, with only the top of the new built form visible in the background. The established screen planting blocks views to the closest sections of the site and the landform drops tall buildings low enough to reduce visual impact.

The visible tops of the buildings appear to be in scale with nearby residential properties from this view location.

Mitigation

The existing landscape to Bellingara Road should be maintained to ensure that the existing visual buffer is protected and additional views into the site are not opened up.

Visual sensitivity

High-Moderate - At a busy intersection, for many users the environment is experienced from a moving position. Adjacent low density residential context with one and two storey built form.

Visual magnitude

Negligible - The built form is only visible in a small portion and appears to be comparable to neighbouring residential homes.

Visual impact rating

Negligible





View 9: Corner Box Road and Bellingara Road, outside 'The Village', 63 Bellingara Rd
 (photograph by GroupGSA)



Artist impression 9: Corner Box Road and Bellingara Road, outside 'The Village', 63 Bellingara Rd
 (image prepared by GroupGSA)

View 10

Direction and distances

The view is taken in an easterly direction, from the Bellingara Road footpath, outside 53 Bellingara Rd.

The viewing distance to the site boundary is approximately 19m.

This view captures an oblique view of the Bellingara Road frontage as viewed from the south, as typical of the western frontage of the Frank Vickery Village site.

Current view

The foreground of the view is occupied by Bellingara Road, with intermittent landscape screen planting to the Frank Vickery site behind. The current built form terminates the views in this direction, appearing as a one-storey building from street level due to the fall of the site.

Proposed view

The proposed precinct plan includes buildings of four storeys along this portion of the Bellingara Road frontage. Although the new built form is proposed to be set back further from the road than the current buildings, at a significantly taller height the buildings will have a significant visual impact.

The landscape buffer along Bellingara Road is not continuous and although some large trees provide scale, significant portions of the street frontage have little established visual screening.

Mitigation

The increased setback from Bellingara Road provides opportunity to establish new planting within the Frank Vickery site to provide scale and reduce the visual bulk of the proposed buildings.

Visual sensitivity

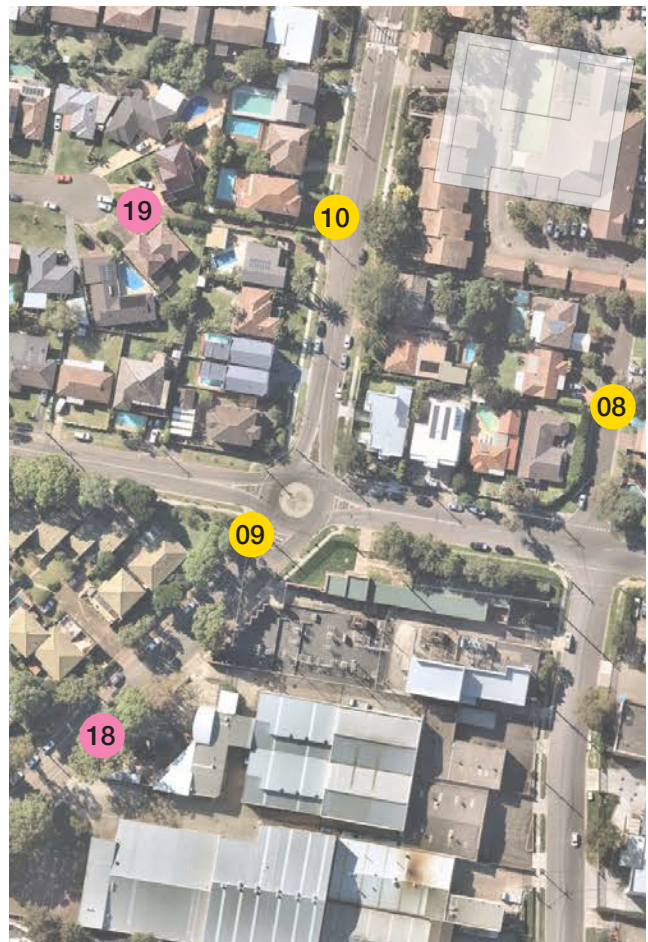
High - Low density residential context with significant views into the site from public domain.

Visual magnitude

High - Significant uplift in built form with little established screening

Visual impact rating

High





View 10: Bellingara Road footpath, outside 53 Bellingara Rd
(photograph by GroupGSA)



Artist impression 10: Bellingara Road footpath, outside 53 Bellingara Rd
(image prepared by GroupGSA)

View 11

Direction and distances

The view is taken in a south-westerly direction, from the bus stop outside Jayden Gardens on Port Hacking Road.

The viewing distance to the site boundary is approximately 35m.

This view captures an oblique view of the Port Hacking Road frontage as viewed from the north, as typical of the eastern frontage of the Frank Vickery Village site.

Current view

Dominated by Port Hacking Road, the current view presents a well-established landscape edge to the Frank Vickery Village site. Portions of the existing buildings are visible through gaps in the screen planting.

The surrounding built form comprises predominantly one and two storey residential buildings, with those to the left of the image typically set at a lower level.

Proposed view

The precinct plan locates several tall buildings along the Port Hacking Road frontage, ranging in height from four to seven storeys. The new built form is significantly larger than the existing buildings and is visible through gaps in tree canopies.

Mitigation

The existing established trees to Port Hacking Road should be maintained to ensure that existing tree canopies are protected and additional views towards the site are not opened up.

The increased setback from Port Hacking road provides opportunity to establish new tree planting to further reduce the visual bulk of the proposed buildings and maintain a strong vegetated edge to the site.

Visual sensitivity

Moderate - Dominated by vehicular roadways, for most users, the environment is experienced from a moving position. Adjacent residential properties are mostly set back or partially screened from the road corridor.

Visual magnitude

High-Moderate - Large scale built form visible through existing screen trees

Visual impact rating

High-Moderate





View 11: Bus stop outside Jayden Gardens, 120-122 Port Hacking Rd
(photograph by GroupGSA)



Artist impression 11: Bus stop outside Jayden Gardens, 120-122 Port Hacking Rd
(image prepared by GroupGSA)

8.0 Visual impact assessment - Secondary views

Secondary view locations

These viewpoints have been selected to consider a variety of viewpoints from surrounding areas and reflect the primary views from within the visual catchment identified in Figure 7. Each view location is identified on Figure 9 opposite and a written description is provided.

All photographs were taken with a Pentax K10D DSLR camera with a focal length of 18mm. All artist impressions were generated using a 3D model of the proposed precinct plan, with view locations imported the model. Exported views have been overlaid on site photos to generate the artist impression of the expected view outcome.

It should be noted that the modelled built form represents the maximum built form allowed within the proposed precinct plan and does not represent the final articulated building massing that would likely result from a rigorous design process.

An visual impact assessment of all secondary view locations is included on the following pages. Primary view locations have been assessed in section 7.0. A number of other locations were identified and tested for views but found to have no visibility of the site from the public domain.

Secondary view location descriptions

- 12. Sylvania High School bus bay, Bellingara Rd
- 13. Port Hacking Road footpath, outside 94 Port Hacking Rd
- 14. Warrego Avenue roadway, outside 6 Warrego Ave
- 15. Hampton Road verge, adjacent 205 Belgrave Esplanade
- 16. Belgrave Esplanade verge, outside 204 Belgrave Esp
- 17. Corner Port Hacking Road and Box Rd, outside 162 Port Hacking Rd
- 18. Bellingara Road, outside 'The Mews', 73 Bellingara Rd
- 19. Pedestrian pathway, end Onslow St, adjacent 1 Onslow St

LEGEND

- 02 PRIMARY VIEWS
- 12 SECONDARY VIEWS
- VIEW TESTED



Figure 9: Secondary visual impact assessment view locations
(Aerial imagery base sourced from Nearmap)

View 12

Direction and distances

The view is taken in a southerly direction, from the Sylvania High School bus bay on Bellingara Road.

The viewing distance to the site boundary is approximately 26m.

This view is significant for a large number of users at peak periods (school drop-off and pick-up).

Current view

The foreground of the view is occupied by the bus bay and Bellingara Road, with large, established trees to the Frank Vickery site behind.

The current built form is clearly visible from the bus bay, with little low level landscaping to provide screening. The one storey buildings are set slightly below street level and match the scale of nearby residential properties.

Proposed view

The precinct plan proposes a five storey built form in this portion of the site. The proposed building is angled away from the street and maintains a significant portion of landscape screening to the right of the image. Large trees provide scale and will partially screen the higher levels of the building.

The building is highly visible as it nears the street to the left of the image, where there is no low level landscape planting currently.

Mitigation

The landscape buffer to Bellingara Road should be improved and any gaps infilled to reduce the visual impact of the proposed built form. Particular attention should be paid to creating a low level landscape buffer.

Visual sensitivity

Moderate - Typically used by large numbers of students at key peak times, the educational campus context is moderately sensitive to change. It is a dynamic environment, with focus typically fairly inward-facing.

Visual magnitude

High-moderate - Large scale built form sitting behind and partially screened by a significant landscape buffer to be retained.

Visual impact rating

High-moderate





View 12: Sylvania High School bus bay, Bellingara Rd
(photograph by GroupGSA)



Artist impression 12: Sylvania High School bus bay, Bellingara Rd
(image prepared by GroupGSA)

View 13

Direction and distances

The view is taken in a southerly direction, from the footpath on Port Hacking Road, outside 94 Port Hacking Road.

The viewing distance to the site boundary is approximately 110m.

This view has been chosen to show the northern-most tip of the site looking southbound from Port Hacking Road. The view is taken to represent the view for the majority of users, from a moving vehicle.

Current view

Dominated by roadway, the current view is largely taken by the Port Hacking Road carriageway. The surrounding built form comprises predominantly one and two storey residential buildings, with those to the left of the image typically set at a lower level. The residential buildings to the right of the image are typically set at a higher level than the roadway.

The Frank Vickery Village site is dominated by trees and lower level screen planting, with no buildings visible.

Proposed view

The fore and mid ground of the view are unchanged, with the heavily landscaped northern end of the Frank Vickery Village remaining as is. The proposed built form is visible behind the street trees in the background of the image.

Mitigation

The existing established trees to Port Hacking Road should be maintained to ensure that existing tree canopies are protected and additional views towards the site are not opened up.

The increased setback from Port Hacking road provides opportunity to establish new tree planting to further reduce the visual bulk of the proposed buildings and maintain a vegetated edge to the site.

Visual sensitivity

Moderate - Dominated by vehicular roadways, for most users, the environment is experienced from a moving position. Adjacent residential properties are mostly set back or partially screened from the road corridor.

Visual magnitude

Low - Built form evident over existing vegetation but visual impact is low due to view distance.

Visual impact rating

Moderate-Low





View 13: Port Hacking Road footpath, outside 94 Port Hacking Rd
(photograph by GroupGSA)



Artist impression 13: Port Hacking Road footpath, outside 94 Port Hacking Rd
(image prepared by GroupGSA)

View 14

Direction and distances

The view is taken in a south-westerly direction, from the roadway on Hampton Road, outside 175 Belgrave Esplanade.

The viewing distance to the site boundary is approximately 290m.

This view shows a long distance view towards the site from the low-lying land of Sylvania Waters.

Current view

The foreground of the view is occupied by low density residential land use, dominated by one and two storey built form.

Visible beyond the roofs of the housing in the middle distance, the canopies of the established trees along the Port Hacking Road frontage of the Frank Vickery Village site are visible.

Proposed view

The view is unaltered in the foreground and midground, with changes constrained to the background beyond the existing view. Three storeys of proposed built form is visible above the canopies of the existing trees along the site boundary.

Mitigation

Although the distance of the view and relative scale of the change do not automatically trigger any specific mitigation measures, the existing established trees to Port Hacking Road should be maintained to ensure that existing tree canopies are protected and vegetation is retained at a height to provide context and scale to proposed built form.

The increased setback from Port Hacking road provides opportunity to establish new tree planting to further reduce the visual bulk of the proposed buildings in the long term.

Visual sensitivity

High - Low density residential context with distant views to vegetation along the edge of the site from public domain.

Visual magnitude

Low - Long viewing distance reduces visual impact and relative scale.

Visual impact rating

Moderate





View 14: Hampton Road roadway, outside 175 Belgrave Esplanade
(photograph by GroupGSA)



Artist impression 14: Hampton Road roadway, outside 175 Belgrave Esplanade
(image prepared by GroupGSA)

View 15

Direction and distances

The view is taken in a westerly direction, from the verge on Hampton Road, outside 205 Belgrave Esplanade.

The viewing distance to the site boundary is approximately 230m.

This view shows a long distance view towards the site from the low-lying land of Sylvania Waters.

Current view

The foreground of the view is occupied by low density residential land use, dominated by one and two storey built form.

Beyond the housing in the middle distance, the roofs of the existing Frank Vickery Village ILU buildings are visible in the background. The existing built form is partially blocked from view by the canopies of the established trees along the Port Hacking Road frontage of the site.

Proposed view

The view is unaltered in the foreground and midground, with changes constrained to the background of the existing view. The proposed built form will provide a new backdrop to the view, with an additional three storeys of proposed built form visible for much of the view.

Towards the northern end of the Frank Vickery Village site (right hand side of image), four additional storeys of built form are visible above the canopies of the existing trees along the site boundary.

Mitigation

The existing established trees to Port Hacking Road should be maintained to ensure that existing tree canopies are protected and vegetation is retained at a height to provide context and scale to proposed built form.

The increased setback from Port Hacking road provides opportunity to establish new tree planting to further reduce the visual bulk of the proposed buildings in the long term.

Visual sensitivity

High - Low density residential context with distant views to the site from public domain.

Visual magnitude

Moderate-Low - Long viewing distance reduces visual impact and relative scale.

Visual impact rating

High-Moderate





View 15: Hampton Road verge, adjacent 205 Belgrave Esplanade
(photograph by GroupGSA)



Artist impression 15: Hampton Road verge, adjacent 205 Belgrave Esplanade
(image prepared by GroupGSA)

View 16

Direction and distances

The view is taken in a north-westerly direction, from the verge on Belgrave Esplanade, outside 204 Belgrave Esplanade.

The viewing distance to the site boundary is approximately 265m.

This view shows a long distance view towards the site from a local connector road with high traffic volumes at peak times.

Current view

Dominated by roadway, the current view encompasses the intersection of Belgrave Esplanade and Box Road. The surrounding built form comprises predominantly one and two storey buildings. To the left of the image, a local neighbourhood centre is visible, housing retail and commercial businesses. A three storey apartment building is visible behind. The remaining buildings are residential.

The mid and back ground of the image are dominated by tree canopies, comprised both street trees and trees planted on private property.

Proposed view

The proposed view is unchanged in the fore and mid ground, with only the tops of the proposed buildings visible in the distance.

Mitigation

The existing established trees to Port Hacking Road should be maintained to ensure that existing tree canopies are protected and additional views towards the site are not opened up.

Visual sensitivity

High-Moderate - At a busy intersection, for many users the environment is experienced from a moving position. Adjacent low density residential and neighbourhood centre retail context with one and two storey built form.

Visual magnitude

Negligible - Although the tops of the built form are visible, visual impact is negligible due to long view distance.

Visual impact rating

Negligible





View 16: Belgrave Esplanade verge, outside 204 Belgrave Esp
 (photograph by GroupGSA)



Artist impression 16: Belgrave Esplanade verge, outside 204 Belgrave Esp
 (image prepared by GroupGSA)

View 17

Direction and distances

The view is taken in a northerly direction, from the footpath on Port Hacking Road, at the corner of Box Road (SE corner of the intersection).

The viewing distance to the site boundary is approximately 110m.

From a busy intersection, this view captures the site as viewed from the south, primarily from moving vehicles on Port Hacking Road, vehicles stopped at the traffic lights on Box Road, or pedestrians connecting to nearby commercial areas.

Current view

Dominated by roadway, the current view encompasses the busy intersection of Port Hacking Road and Box Road. The surrounding built form comprises predominantly one, two and three storey buildings, with a mix of single residential, multi-unit residential and commercial properties.

The residential homes to the right of the image are generally one to two storeys and set down from road level. The three storey multi-unit apartment building to the left of the image is set slightly above street level.

The views into the site are almost completely screened by trees and screen planting along the Port Hacking Road frontage.

Proposed view

The proposed view is not significantly altered, with existing trees and screen planting blocking views to the proposed built form along Port Hacking Road.

The top levels of the proposed built form are visible over the existing three storey apartment building with a significant increase in scale.

Mitigation

The existing established trees to Port Hacking Road should be maintained to ensure that existing tree canopies are protected and additional views towards the site are not opened up.

The increased setback from adjacent residential provides opportunity to establish new planting within the Frank Vickery site to provide scale and reduce the visual bulk of the proposed buildings. Additional tree planting will be necessary within the site to reduce the visual bulk of the seven storey buildings located behind the closest building.

Visual sensitivity

Moderate - Dominated by vehicular roadways, for most users, the environment is experienced from a moving position. Adjacent residential properties are mostly set back or partially screened from the road corridor.

Visual magnitude

Moderate - The top levels of the built form are visible, and appear significantly higher than adjacent residential.

Visual impact rating

Moderate





View 17: Corner Port Hacking Road and Box Rd, outside 162 Port Hacking Rd
(photograph by GroupGSA)



Artist impression 17: Corner Port Hacking Road and Box Rd, outside 162 Port Hacking Rd
(image prepared by GroupGSA)

View 18

Direction and distances

The view is taken in an north-easterly direction, looking down Bellingara Road from outside 'The Mews', 73 Bellingara Rd.

The viewing distance to the site boundary is approximately 200m.

This view captures long distance views from vehicles travelling north on Bellingara Road, south of the Frank Vickery Village site.

Current view

The existing view is framed by buildings to either side of Bellingara Road, and currently terminates in a two storey residential building at the intersection of Box Road.

The two storey residential homes to the left of the image are well-screened from Bellingara Road and have minimal oblique views towards the Frank Vickery Village site. The light industrial area to the right of the image is typically inward facing, with limited views in/out.

Proposed view

In the background of the image, the proposed built form massing is visible beyond the existing residential buildings and associated landscape along Box Road. Approximately two to three storeys are visible above the existing residential buildings.

Mitigation

The increased setback from adjacent residential provides opportunity to establish new planting within the Frank Vickery site to provide scale and reduce the visual bulk of the proposed buildings. Additional tree planting will be necessary within the site to reduce the visual bulk of the seven storey buildings located behind the closest building.

Visual sensitivity

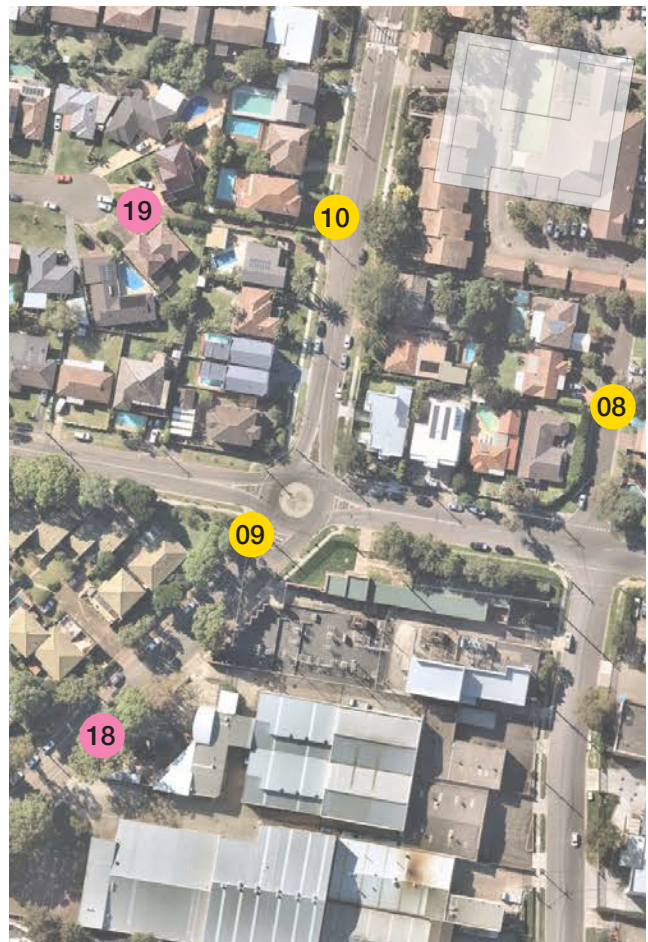
Low - Dominated by Bellingara Road, for most users the environment is experienced from a moving position. Adjacent residential properties are set back and well screened. Adjacent industrial use has limited views in/out.

Visual magnitude

Moderate - Uplift in built form size and scale at a long viewing distance.

Visual impact rating

Moderate-Low





View 18: Bellingara Road, outside 'The Mews', 73 Bellingara Rd
 (photograph by GroupGSA)



Artist impression 18: Bellingara Road, outside 'The Mews', 73 Bellingara Rd
 (image prepared by GroupGSA)

View 19

Direction and distances

The view is taken in an easterly direction, looking down a pedestrian path running from Onslow St to Bellingara Road, between 1 and 2 Onslow St.

The viewing distance to the site boundary is approximately 80m.

This view captures local views from a pedestrian walkway which currently terminates in the Frank Vickery site.

Current view

The current view is framed by one and two storey residential homes with 1.8m high fences to either side of the pedestrian pathway. A strong landscape edge exists within the private property adjacent, providing further screening.

The lower part of the view currently terminates in the existing Frank Vickery Village buildings along Bellingara Road.

Proposed view

No new buildings are visible in this view due to the increased setback from the southern boundary of the site. The lower portion of this view will be opened up to allow views into the Frank Vickery site and should be comprised largely of a green, landscaped buffer.

Mitigation

The increased setback from adjacent residential provides opportunity to establish new planting within the Frank Vickery site to provide a new view corridor from the public domain.

Visual sensitivity

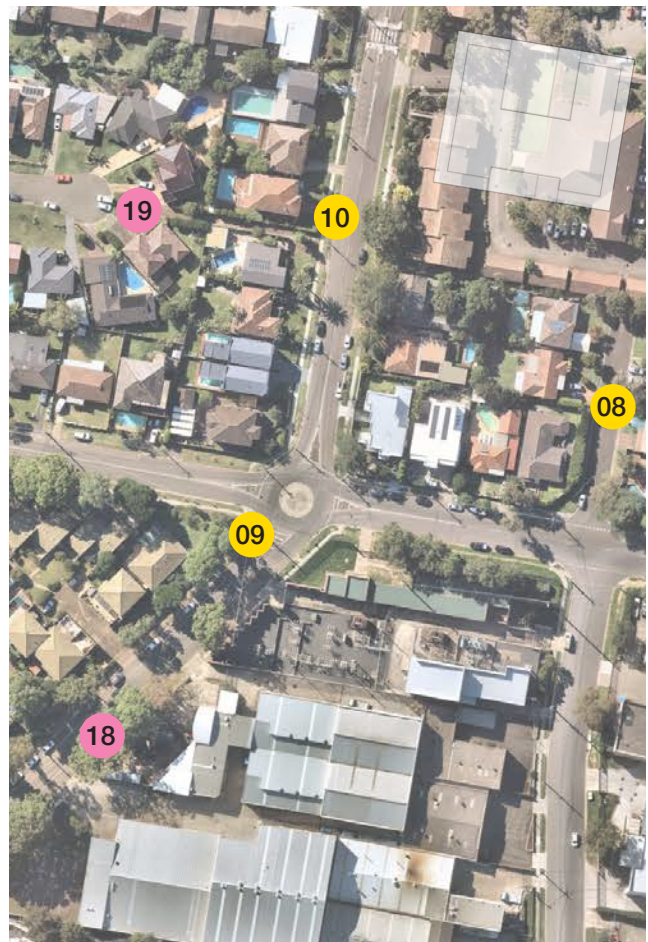
High - Low density residential context with built form and low level landscaping framing views towards the site.

Visual magnitude

Negligible - Existing built form to be removed and new built form not visible from this viewpoint.

Visual impact rating

Negligible





View 19: Pedestrian pathway, end Onslow St, adjacent 1 Onslow St
 (photograph by GroupGSA)



Artist impression 19: Pedestrian pathway, end Onslow St, adjacent 1 Onslow St
 (image prepared by GroupGSA)

9.0 Mitigation strategies - Selected views

Selected view locations

Artist impressions have been prepared for six key views to assess the expected visual impact of the proposal if the suggested mitigation measures were followed. The views have been prepared to show medium term (5-7 years) and long term (15-20 years) outcomes to allow for plant growth and maturity. It should be noted that these are artist impressions only and actual outcomes will depend on final landscape design including plant species selections and planting density during design and documentation phases.

These viewpoints have been selected to represent the key viewpoints from surrounding areas and demonstrate possible outcomes of the landscape mitigation strategy suggested in sections 7.0 and 8.0.

Each view location is identified on Figure 10 opposite and a written description is provided.

All existing site photographs were taken with a Pentax K10D DSLR camera with a focal length of 18mm. All artist impressions were generated using a 3D model of the proposed precinct plan, with view locations imported the model. Exported views have been overlaid on site photos to generate the artist impression of the expected view outcome. Suggested landscape mitigation measures have been added to views to show both medium term (5-7 years) and long term (15-20 years) outcomes.

It should be noted that the modelled built form represents the maximum built form allowed within the proposed precinct plan and does not represent the final articulated building massing that would likely result from a rigorous design process.

Selected view location descriptions

- 04. Bellingara road footpath, outside 9 Bellingara Rd
- 09. Wordsworth Place roadway, outside 3 Wordsworth Pl
- 10. Bellingara Road footpath, outside 53 Bellingara Rd
- 11. Bus stop outside Jayden Gardens, 120-122 Port Hacking Rd

LEGEND

- 02 PRIMARY VIEWS
- 12 SECONDARY VIEWS



Figure 10: Mitigation strategy view locations
(Aerial imagery base sourced from Nearmap)

View 4

Direction and distances

The view is taken in an southerly direction, looking from the footpath of Bellingara Road (outside 9 Bellingara Rd) down Bellingara Rd and towards the Frank Vickery site.

The viewing distance to the site boundary is approximately 20m.

Mitigation

It will be important to maintain a strong landscape character along the Bellingara Road frontage. The northern end of the site currently has a natural bushland feel and conceals the existing built form effectively. The screen planting should be retained where possible and strengthened to maintain a landscape buffer.

Existing large trees provide scale and reduce the visual impact of new buildings within the site. Existing trees should be retained and additional trees planted where gaps appear along the frontage such as opposite 13 Bellingara Road.

An increase in the setback of the existing building will allow additional screen planting to be established to frame and embed the new building within the landscape.

Visual sensitivity

High - Low density residential context with landform providing slightly elevated views into the site.

Visual magnitude

Unmitigated:	High
Medium term:	Moderate
Long term:	Low

Visual impact rating

Unmitigated:	High
Medium term:	High-Moderate
Long term:	Moderate



View 04: Existing view
(photograph by GroupGSA)





View 04: Precinct plan massing (no mitigation)
 (artist impression by GroupGSA)



View 04: Precinct plan massing with mitigation (medium term)
 (artist impression by GroupGSA)



View 04: Precinct plan massing with mitigation (long term)
 (artist impression by GroupGSA)

View 9

Direction and distances

The view is taken in an northerly direction, looking from the Wordsworth Place roadway, near 3 Wordsworth Pl.

The viewing distance to the site boundary is approximately 30m.

Mitigation

The increased setback from Wordsworth Place provides opportunity to establish new planting within the Frank Vickery site to provide scale and reduce the visual bulk of the proposed buildings.

Additional tree planting will be necessary within the site to reduce the visual bulk of the eight storey buildings located behind the closer buildings.

Visual sensitivity

High - Low density residential context with built form and low level landscaping framing views towards the site.

Visual magnitude

Unmitigated:	High
Medium term:	High
Long term:	Moderate-Low

Visual impact rating

Unmitigated:	High
Medium term:	High
Long term:	High-Moderate



View 09: Existing view
(photograph by GroupGSA)





View 09: Precinct plan massing (no mitigation)
 (artist impression by GroupGSA)



View 09: Precinct plan massing with mitigation (medium term)
 (artist impression by GroupGSA)



View 09: Precinct plan massing with mitigation (long term)
 (artist impression by GroupGSA)

View 10

Direction and distances

The view is taken in an easterly direction, from the Bellingara Road footpath, outside 53 Bellingara Rd.

The viewing distance to the site boundary is approximately 19m.

Mitigation

The increased setback from Bellingara Road provides opportunity to establish new planting within the Frank Vickery site to provide scale and reduce the visual bulk of the proposed buildings. This planting should be designed to frame and embed the new building within the landscape.

Visual sensitivity

High - Low density residential context with significant views into the site from public domain.

Visual magnitude

Unmitigated:	High
Medium term:	Moderate
Long term:	Low

Visual impact rating

Unmitigated:	High
Medium term:	High-Moderate
Long term:	Moderate



View 11: Existing view
(photograph by GroupGSA)





View 11: Precinct plan massing (no mitigation)
(artist impression by GroupGSA)



View 11: Precinct plan massing with mitigation (medium term)
(artist impression by GroupGSA)



View 11: Precinct plan massing with mitigation (long term)
(artist impression by GroupGSA)

View 11

Direction and distances

The view is taken in a south-westerly direction, from the bus stop outside Jayden Gardens on Port Hacking Road.

The viewing distance to the site boundary is approximately 35m.

Mitigation

The existing established trees to Port Hacking Road should be maintained to ensure that existing tree canopies are protected and additional views towards the site are not opened up.

The increased setback from Port Hacking road provides opportunity to establish new tree planting to further reduce the visual bulk of the proposed buildings and maintain a strong vegetated edge to the site.

Visual sensitivity

Moderate - Dominated by vehicular roadways, for most users, the environment is experienced from a moving position. Adjacent residential properties are mostly set back or partially screened from the road corridor.

Visual magnitude

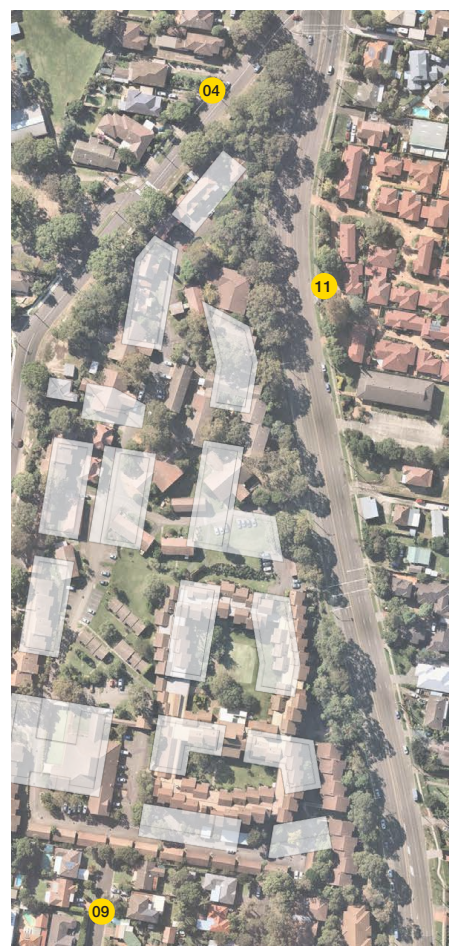
Unmitigated:	High-Moderate
Medium term:	High-Moderate
Long term:	Low

Visual impact rating

Unmitigated:	High-Moderate
Medium term:	High-Moderate
Long term:	Moderate-Low



View 14: Existing view
(photograph by GroupGSA)





View 14: Precinct plan massing (no mitigation)
(artist impression by GroupGSA)



View 14: Precinct plan massing with mitigation (medium term)
(artist impression by GroupGSA)



View 14: Precinct plan massing with mitigation (long term)
(artist impression by GroupGSA)

10.0 Conclusion

Visual impacts

The visual impacts of the proposed precinct plan for the Frank Vickery Village site from the assessed views ranges from Negligible to High. A summary of the assessed visual impact is provided in the table below.

VIEWS		
	Number	Percentage
Negligible	5	26.3%
Low	0	0%
Moderate-Low	2	10.5%
Moderate	2	10.5%
High-Moderate	5	26.3%
High	5	26.3%

The visual impact ratings above are based on the assessed views and do not include the expected reductions in visual impact that would occur if suggested mitigation measures were implemented.

It should also be noted that the visual impact ratings included in this report are based on the maximum building envelope allowed in the proposed precinct plan. It is expected that final visual impacts would be reduced once the detailed building design has been undertaken and building massing is further articulated and reduced to acheive the maximum Gross Building Area (GBA) proposed in the precinct plan.

Mitigation

Key landscape mitigation strategies centre around the retention of existing established trees and screen vegetation at lower level and the strengthening of this vegetative barrier with new planting where possible. In general, the precinct plan proposes increased building setbacks compared to the current site condition, allowing for additional planting to accommodated along site edges.

Within the site, incorporation of large trees in the landscape master plan will assist in providing scale to adjacent buildings and increased the depth and interest of longer views by breaking up built form massing. It is anticipated that detailed architectural design will assist this process by providing varying character between buildings.

The new planting should reflect the existing landscape character of the site, dominated by native trees and shrubs.

Recommendations

The following recommendations relate to ways in which any negative impacts of the proposed precinct plan can be mitigated to ensure that the overall existing landscape setting and the quality of the landscape character is either maintained or enhanced. The following recommendations should be incorporated into the site master plan and detailed design phases.

- Building setback allows for substantial landscape screening of the development and filtered views consistent with the existing streetscape
- Articulated built form addressing street frontages to reduce built form bulk and visually reduce the scale of the development in relation to the surrounding neighbourhood
- Selection of materials and colours to be sympathetic to the local landscape setting and immediate context
- Retention of existing mature trees on site wherever possible
- Provision of additional large tree planting within the site to provide scale and context for taller buildings
- Maintain and strengthen the existing street character by the use of tree planting consistent in theme/species and infill of canopy gaps
- Landscape screening of carparks, service areas and side boundaries
- Sensitive landscape interface with the heavily vegetated northern end of the site through the use of indigenous plant species for habitat integration and enhancement of ecological value



Figure 11: Visual impact assessment outcomes by view
(Aerial imagery base sourced from Nearmap)



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