
Burwood Place 42 - 60 Railway Parade, Burwood

Visual Impact Assessment

23 September 2016

1.1 Introduction

Purpose of this report

This Visual Impact Assessment (VIA) has been prepared by Architectus to accompany a Planning Proposal for land at 42-60 Railway Parade, Burwood. Given the penetration of the planning controls height limit and Council's interest in the visual impact of the proposal, it is considered that a comprehensive visual impact assessment should be prepared at the Planning Proposal stage.

The scope of work for this VIA covers the following elements from within the brief:

'Preparing a VIA report according to NSW Land and Environment Court procedures that includes public importance of the viewing location, impact on the visual field of view by a visual impact rating (negligible, low, moderate, high) and a conclusion with any recommended impact mitigation measures.'

This VIA has considered views, photomontages and images included in the accompanying Urban Design report, and refers to these sources where relevant.

Site location and context

The site is located in Burwood, a suburb strategically placed between Global Sydney and Sydney's second CBD, Parramatta. Burwood provides a retail, services and entertainment focus for a substantial part of the Central Subregion, with extremely good rail connections to both Central Sydney and Parramatta.

The site occupies the majority of two city blocks situated in the south-western part of the main commercial and retail area of the town centre. The site is rectangular in shape and has street frontages to Railway Parade and Wynne Avenue.

The site is adjacent to a number of recently approved and planned developments, including 14 and 19 storey towers to the south and 20 storey towers to the east.

Several historic and heritage listed buildings are located within proximity to the site including the former Council Chambers, Burwood Primary School and the Post Office building. These provide a strong civic and cultural backdrop to the town centre and to the site.

Assessment methodology

This visual assessment method has addressed views from the public domain and from private properties.

The public domain views have been assessed in accordance with the planning principles set by the NSW Land and Environment Court in the case *Rose Bay Marina Pty Ltd v Woollahra Municipal Council* 2013/1046.

Views from private properties (nominated by residents during community consultation) have been assessed in accordance with the planning principles set by the Court in the case of *Tenacity Consulting v Warringah* 2004.

The visual impact assessment method for the public domain views acknowledges the following five step process of the Court planning principles:

- Identify the scope of the existing views from the public domain
- Identify the locations in the public domain from which the interrupted view is enjoyed
- Identify the extent of the obstruction at each relevant location
- Identify the intensity of public use of those locations
- Review any document that identifies the importance of the view to be assessed.

This report has not included a visitation to individual properties and documentation of actual existing views.

Standards for photography

All individual photographs have been taken with a 50mm focal length lens and 35mm format or equivalent. This is the accepted standard of the New South Wales Land and Environment Court for approximating the normal human depth of field, so that the size of the image approximates the size of the object as seen by the eye from the same location.

For some views, in order to show the context and breadth of view available from a single location, 50mm and 35mm focal length photographs have been stitched together to create a panoramic view.

Preparation of the masked outline overlays involved the following steps:

- Digital photographs were taken from each of the selected viewpoints in the direction of the proposed development;
- Each viewpoint was surveyed for a precise location and reduced level (RL) by a surveyor;
- A computer generated 3D model of the proposed building was prepared;
- The 3D model was inserted into the photographs from the key vantage points using the same 50mm or 35mm focal length and
- The precise RL of the location (plus 1.6m to represent eye height)
- A mask is placed over the location of the 3d model, illustrating its extent in the view.

Description of the project

Key features of the master plan are:

- A mix of uses, including high density residential, to create a vibrant urban retail centre for this strategic site within Burwood Town Centre;
- Retail activation at ground level of Railway Parade and Wynne Avenue;
- Through site links and public laneways to break up the large block and increase pedestrian permeability;
- 'Front Door' to Wynne Avenue and existing bus interchange with outdoor dining and upper level veranda taking advantage of northerly aspect;
- Transition of buildings heights with a 3 storey street wall with tall, slender towers setback 6m;
- Location and orientation of towers maximise views, minimise overshadowing and maximises separation with the neighbouring tall building to the south; and
- Location of car parking and loading in the basement (no above ground car parking).

Existing visual environment

Land use

At present the site is occupied by an indoor retail shopping mall that covers the entire eastern portion of the site (including above ground car parking), and two commercial buildings and an above ground car park on the western portion of the site.

Vehicle access to the site is provided from two points, both on Wynne Avenue.

Vegetation

The site is dominated by built form. There are some plantings on site, with approximately 10 medium to large sized trees which soften the landscape, providing minimal screening from specific viewpoints on Railway Parade and Wynne Ave. The trees along Railway Parade are in planter boxes alongside the footpath, while the trees along Wynne Ave are within the footpath.

Topography

The site generally slopes down northwards towards the train station, with Wynne Avenue being the lowest point of the site.

Existing built form

The existing built form is physically large and bulky in comparison to the low to medium density housing in blocks to the south. The Burwood Plaza with rooftop open car park is particularly bulky, with an approximate footprint of 8,000sqm and perimeter of 730m. The Plaza has multiple entrances to Railway Parade.

The existing built form on both sites is significantly lower in height than the mixed use development across Railway Parade.

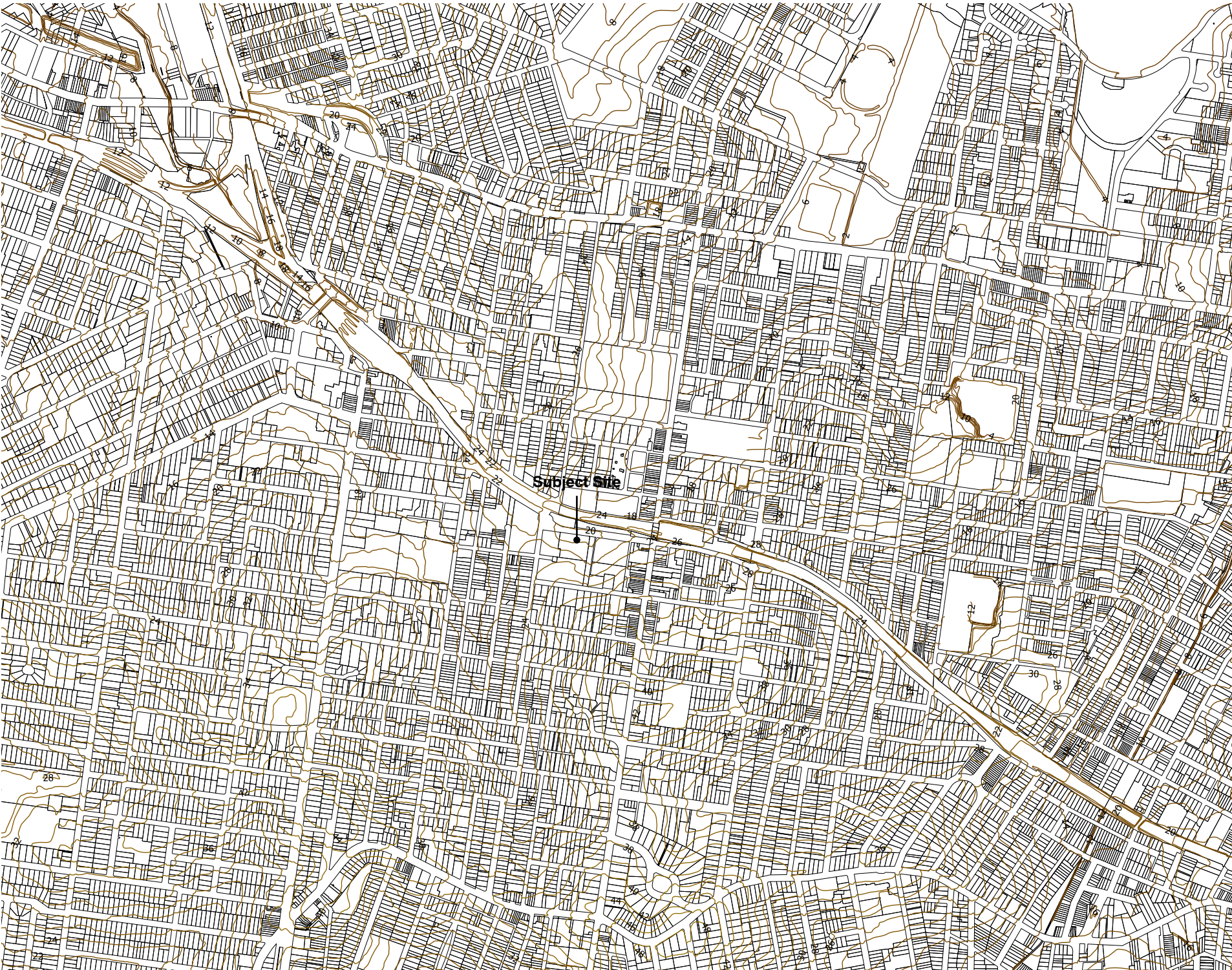


Figure 1. Contours

1.2 View Selection

Viewing zones

A number of viewing zones were nominated to categorise the views by distance from the site.

The viewing zones comprise four components:

- Regional views – long range (> 1km)
- Suburban views – medium range (400m – 1km).
- Local area – short range (200m – 400m); and
- Immediate vicinity – very short range (< 200m)

These viewing zones are illustrated in Figure 5.

Viewpoints

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

Table 1 lists all the viewpoints and the reason for their nomination. No private views were assessed at this stage of the proposal, but further testing would be recommended for any private views that are nominated as concerning.

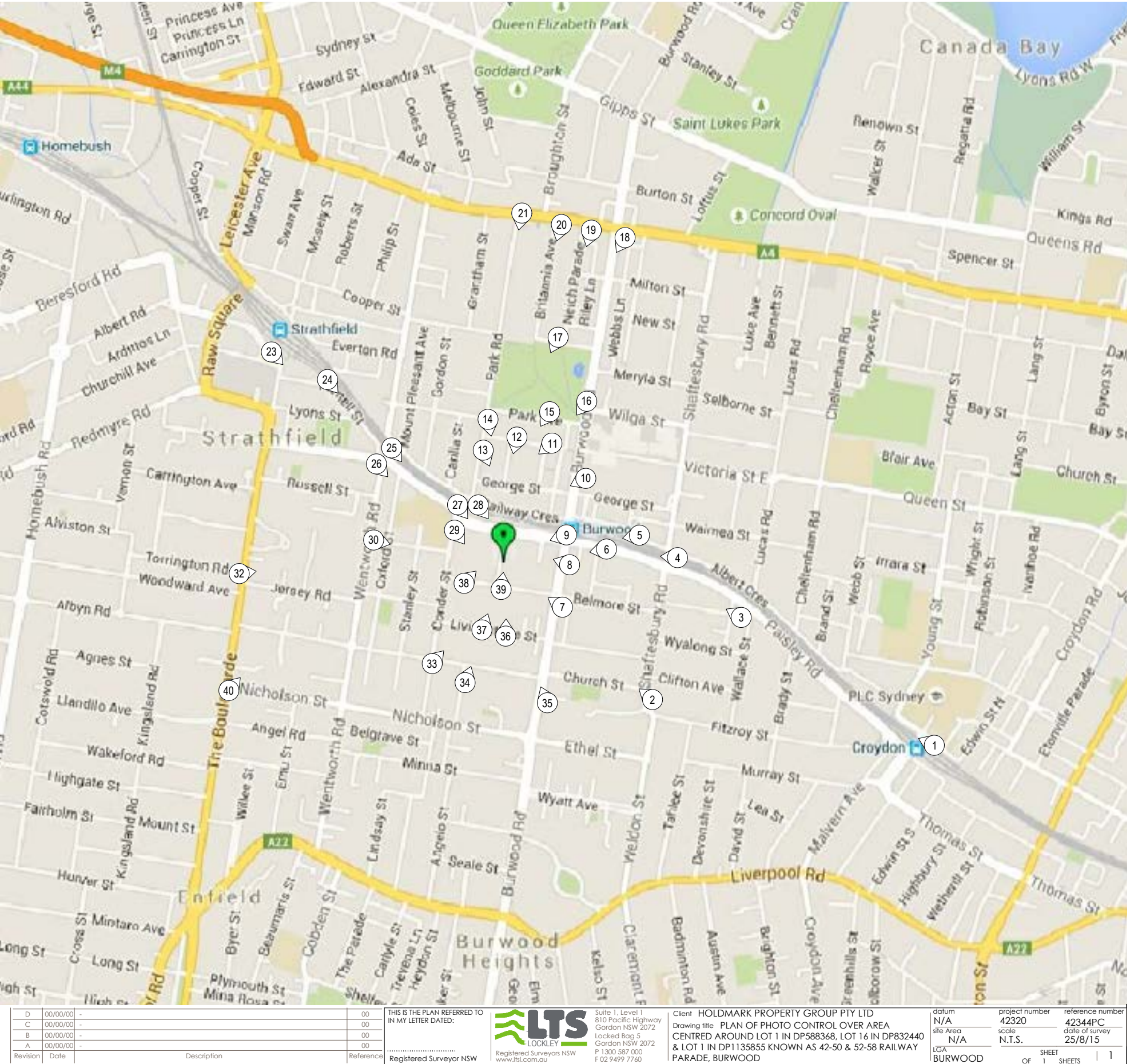
Location No.	Survey No.		Viewing Zone
1	1	Croydon Station Overpass Bridge	Regional
2	2	Intersection of Shaftesbury Road and Church Street	Suburban
3	3	View looking west on Brooklyn Street	Suburban
4	16	Burwood Park corner of Burwood Road and Park Ave	Suburban
5	17	View of Burwood Park from Comer Street	Suburban
6	18	View from corner of Parramatta Road and Burwood Road	Suburban
7	19	View from corner of Parramatta Road and Neich Parade	Suburban
8	20	View from corner of Parramatta Road and Britannia Ave	Suburban
9	21	View from corner of Parramatta Road and Park Road	Suburban
10	24	View looking south-east on Parnell Street, Strathfield	Suburban
11	40	Corner Nicholson Street and The Boulevard	Suburban
12	4	Shaftesbury Road Overpass Bridge	Local
13	5	Intersection of Deane Street and Marmaduke Street	Local
14	6	Railway Parade at heritage item	Local
15	7	View to heritage corner of Belmore Road and Burwood Road	Local
16	10	View looking south on Burwood Road	Local
17	11	View looking south on Elise Street	Local
18	12	View looking south on Gloucester Ave	Local
19	13	View to heritage item on Park Road	Local
20	14	Intersection of Gladstone Street and Park Road	Local
21	15	View from Burwood Park at Park Ave	Local
22	25	View from Wentworth Road overpass bridge	Local
23	26	Intersection of Railway Parade and Wentworth Road	Local
24	30	Corner of Hornsey Street and Wentworth Road	Local
25	33	Corner Woodside Ave and Conder Street	Local
26	34	View from Icton Street	Local
27	35	View from heritage item Woodside Ave and Burwood Road	Local
28	36	View looking north from Livingstone Street 1	Local
29	37	View looking north from Livingstone Street 2	Local
30	8	View west from Burwood Road	Immediate
31	9	Burwood Station forecourt	Immediate
32	27	View from the pedestrian bridge on Railway Parade	Immediate
33	28	Roundabout at Conder Street and Railway Parade intersection	Immediate
34	29	Conder Street view from Burwood Public School	Immediate
35	38	View north-east from Belmore Street	Immediate
36	39	View north from Belmore Street along Wynne Avenue	Immediate
N/A	22	Not Assessed - Underpass	Not Assessed
N/A	23	View from Strathfield Square – no view of proposal	Not Assessed
N/A	31	Not Assessed - Private property – unable to access	Not Assessed
N/A	32	The Boulevard – No view of proposal	Not Assessed

LEGEND

PHOTO REFERENCE	6
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TABLE OF PHOTOGRAPHIC CONTROL			
REF.	DESCRIPTION	EASTING	NORTHING
1	EASTERN SIDE CROYDON STATION OVERPASS	325706.7	6249236.4
2	OUTSIDE 102-104 SHAFTSBURY RD. FACING CHURCH ST.	324866.6	6249353.2
3	CNR BROOKLYN ST. & CHARLES ST. OUTSIDE 5 CHARLES ST.	325124.6	6249603.1
4	SHAFTSBURY RD. OVERPASS	324931.6	6249776.5
5	CNR DEANE ST. & MARMADUKE ST.	324817.2	6249840.7
6	CNR BURLEIGH ST. & RAILWAY PDE. OUTSIDE 24 RAILWAY PDE. SSM122526	324720.3	6249797.4
7	OUTSIDE 216-218 BURWOOD RD. NEAR BELMORE ST.	324593.0	6249621.7
8	OUTSIDE 178 BURWOOD RD. TOWARDS 127-133 BURWOOD RD. (HERITAGE BLDGS)	324611.6	6249748.1
9	CNR BURWOOD RD. & RAILWAY PDE. OPPOSITE BURWOOD HOTEL	324600.3	6249836.8
10	BURWOOD RD. OUTSIDE BURWOOD UNITING CHURCH, OPPOSITE 83 BURWOOD RD.	324654.1	6250006.0
11	CNR VICTORIA ST. & ELSIE ST. OUTSIDE ENDEAVOUR COURT	324551.1	6250108.5
12	CNR VICTORIA ST. & GLOUCESTER AVE. IN GUTTER	324446.7	6250124.5
13	83 PARK RD. OPPOSITE HERITAGE BUILDING	324347.2	6250083.4
14	CNR PARK RD. & GLADSTONE ST. OUTSIDE 73 PARK RD.	324359.5	6250175.3
15	PARK AVE. OPPOSITE 10-12 IN PATHWAY, BURWOOD PARK	324542.3	6250201.9
16	BURWOOD PARK. EDGE OF 'X' SHAPED GARDEN NEAR WAR MEMORIAL	324651.9	6250235.3
17	17 COMER ST. IN FOOTPATH OPP. BURWOOD PARK	324562.4	6250423.6
18	CNR BURWOOD RD. & ESHER LANE OUTSIDE 2/2A OPP. BATH ARMS HOTEL	324754.6	6250723.9
19	6 NEICH PDE NEAR EMANUEL LANE IN ROAD.	324653.7	6250743.8
20	CNR BRITTANIA AVE. & PARRAMATTA RD. NEAR HARRY'S CAFE	324564.5	6250758.6
21	CNR BRITTANIA AVE & PARRAMATTA RD. NEXT TO CALTEX	324446.0	6250790.0
22	NOT USED		
23	STRATHFIELD PLAZA NEAR RAW SQUARE FACING FOUNTAIN	323711.3	6250360.9
24	AT ANGLE IN PARNELL ST. NEXT TO CARPARK	323879.7	6250282.8
25	WENTWORTH RD. OVERPASS NEAR MORWICK STREET	324068.8	6250081.3
26	CNR RAILWAY PDE & WENTWORTH RD AT INTERSECTION ON TRAFFIC ISLAND	324065.6	6250058.5
27	FOOTBRIDGE OVER RAILWAY PDE. NEAR CNR OF CONDER ST.	324274.5	6249919.6
28	ON ROUNDABOUT AT RAILWAY PDE, CONDER ST. NEAR CARPARK	324293.7	6249886.3
29	CONDER ST. IN FRONT OF YMCA BURWOOD PUBLIC SCHOOL. OPP CARPARK	324267.0	6249843.9
30	CNR HORNSEY ST. & WENTWORTH ST. IN GUTTER NEXT TO 'TERRACES BY GEORGE'	324027.3	6249809.2
31	NOT USED		
32	CNR THE BOULEVARDE & TORRINGTON RD. FACING SANTA SABINA COLLEGE	323630.2	6249700.4
33	CNR WOODSIDE AVE & CONDER ST. OUTSIDE No.49. SSM122516	324209.4	6249445.8
34	16 ICTON ST. 'ANNABELLE COTTAGE'	324308.5	6249391.3
35	CNR BURWOOD RD. & DUFF ST. OPP. PAULS AGLICAN CHURCH	324554.4	6249336.7
36	OUTSIDE 18 LIVINGSTONE ST.	324426.1	6249532.0
37	OUTSIDE 22 LIVINGSTONE ST.	324389.0	6249538.3
38	OUTSIDE 54 BELMORE ST. 'HARLENE COURT'	324298.6	6249686.2
39	OUTSIDE 42 BELMORE ST. SSM122534	324409.3	6249670.3
40	CNR NICHOLSON ST. & THE BOULEVARDE. SSM118052	323607.3	6249352.3



D	00/00/00	00	THIS IS THE PLAN REFERRED TO IN ANY LETTER DATED:		Suite 1, Level 1 8/10 Ford Road Glenfield NSW 2072 Lockley Gordon NSW 2072 P 1300 380 287 F 02 9499 77160 www.lockley.com.au	Client: HOLDMARK PROPERTY GROUP PTY LTD Drawing title: PLAN OF PHOTO CONTROL OVER AREA CENTRED AROUND LOT 1 IN DP888348, & LOT 1 IN DP1135855 KNOWN AS 42-50 & 52-58 RAILWAY PARADE, BURWOOD	datum N/A site Area N/A	project number 42320 scale N.T.S.	reference number 42344PC date of survey 25/6/15
C	00/00/00	00							
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A	00/00/00	00							
Revision	Date	Description	Reference	Registered Surveyor NSW	SHEET OF 1 SHEETS				

1.3 View Assessment

This section provides an initial assessment of a wide range of views which may be affected by the proposal. This provides an overall scope of the locations from which views may be obtained, what the likely impact of the proposal will be on these views and, where the impact is likely to be high or the view is important.

The assessment and categorisation of visual impacts is based on the New South Wales Land and Environment Court Planning Principles and a qualitative assessment is set out under the following headings:

- Importance of the view;
- Visual impact; and
- Visual absorption capacity.

A visual simulation (photomontage) of the proposed development has been prepared for each view that was nominated for detailed visual impact assessment. The photomontage was then used to determine the visual impact of the proposed development.

The photomontages shown demonstrate the building form only; they do not show detailed articulation or material selection.

The importance of the view is defined differently for public domain and private views with weighting applied which is consistent with the New South Wales Land and Environment Court Planning Principles. The criteria are defined as follows.

Importance of the public domain view

It includes consideration of the following factors:

- The context of viewer (including whether the view is static or dynamic, obtained from standing or sitting positions);
- Elements within the view (including whether iconic elements or water views are present, the existing composition of the view, and any existing obstructions to the view);
- The number of viewers;
- The distance to the proposal; and
- The likely period of view.

The above features are described for each view and a final categorisation of view importance has been produced as a summary. The following table presents examples of how these categorisations are used:

The following table provides a definition of example use cases for each categorisation of the importance of the view:

Importance of the public domain view	Definition
High	Unobstructed views of highly valuable or iconic elements from highly important locations in the public domain.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.
Low-Moderate	Views with some important elements which may be partially obstructed or from a less well used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

Importance of nearby private views

The importance of nearby private views is considered where there are private views facing the site from a location which is near to the photograph from the public domain. The table below provides a definition of the categories used.

Importance of nearby private views	Definition
High	Uninterrupted views of highly important or iconic elements from standing positions in location from front or rear boundaries.
Moderate	Views of some important elements which may have some lower expectation of retention, such as those across side boundaries, seated views or partial views, views from bedrooms and service areas.
Low	Views with few important elements, highly obstructed views or views where there can be little expectation of retention.

Likely visibility

Likely visibility provides an estimation of how visible the proposal will be in the view. The table below provides a definition of the categories used.

Likely visibility	Definition
High	The proposal will dominate the field of view.
Moderate	The proposal will form part of the overall composition of the view.
Low	The proposal will be noticeable as a minor part of the field of view.
Negligible	The proposal will not be noticeable.

Visual absorption capacity

The visual absorption capacity is an estimation of the capacity of the landscape and built environment to absorb development without creating significant visual change that would result in a reduction of scenic or visual quality. This is usually dependent on vegetation cover, landform and existing built form and is influenced by the level of visual contrast between the proposed development and the existing elements within the physical environment.

The degree of contrast between the various elements of the development and the physical environment/landscape setting in which they are located determine the level of visual absorption. Factors such as scale, shape, colour, texture and reflectivity of the development compared to the visual context define the degree of contrast. For the purpose of this study, the rating outlined in the table below has been used in the assessment of visual absorption capacity.

As this is a high level assessment to inform a planning proposal, and materials and detailed form have not yet been established, this rating has concentrated on the bulk of the proposal in relation to screening factors and contextual development.

Rating	Definition
High	Existing landscape and built environment able to absorb development. Low degree of visual contrast will result from building envelopes.
Moderate	Existing landscape able to absorb some development. Some visual contrast will result from building envelopes.
Low	Existing landscape unable to absorb development. High degree of visual contrast will result from building envelopes.

Some elements which form part of the consideration of view importance can be quantitatively estimated. The table below shows the criteria used in evaluating the relative number of viewers and period of view.

Relative number of viewers	Definition
High	> 1,000 people per day
Moderate	100-1,000 people per day
Low	< 100 people per day

Period of view	Definition
High (long-term)	> 120 minutes
Moderate	1-120 minutes
Low (short-term)	< 1 minute

Visual impact rating

The visual impact is a qualitative assessment of the impact of the proposal on the view. It includes consideration of:

- The quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposed development;
- Whether any existing view remains to be appreciated (and whether this is possible) or whether the proposal will make the existing view more or less desirable, or locations more or less attractive to the public;
- Any significance attached to the existing view by a specific organisation;
- Any change to whether the view is static or dynamic.

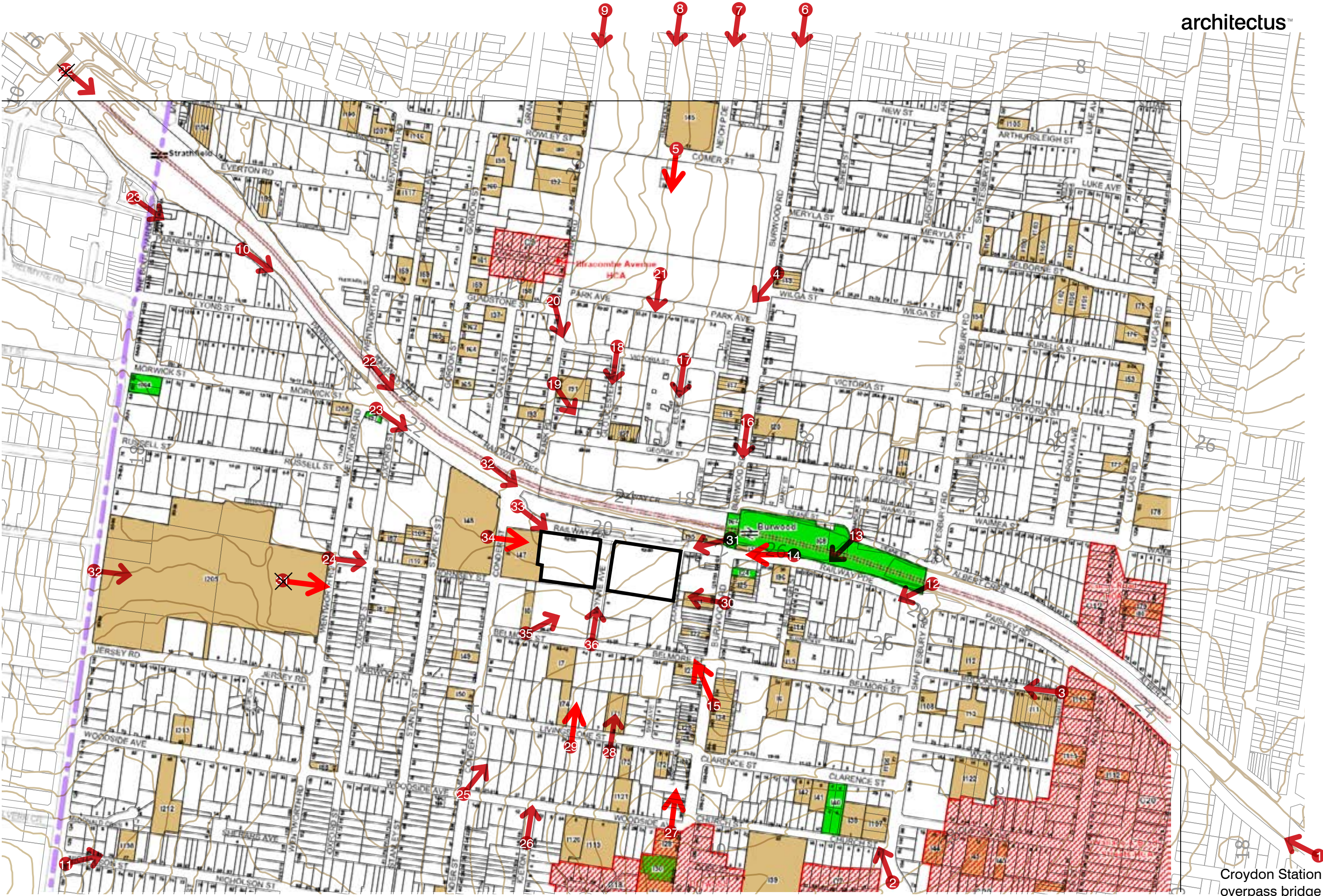
A description of the visual impact rating for each view has been provided, with a final categorised assessment of the extent of visual impact provided under the following categories:

Extend of visual impact	Definition
High	The proposal obstructs iconic elements or elements identified as highly significant within the existing view.
Moderate	The proposal obstructs some elements of importance within the existing view.
Low	The proposal obstructs minor elements within the existing view.
Negligible	The proposal will not be noticeable within the view without scrutiny.

Regional Views

Regional Views

The Visual Impact Assessment demonstrates that the proposal has a low visual impact on key public domain views likely to be affected by the proposal, from the Croydon Station Overpass Bridge. While the number of viewers is likely to be high due to the patronage of the train station, the view is not of high public importance and has a moderate visual absorption capacity due to the existing backdrop of towers.



1.4 Location 1 Croydon Station Overpass Bridge

Description of view	View from a pedestrian and vehicle overpass bridge from Croydon railway station. The view is from a similar topographic height as the subject site and the view is partially screened by a brick barrier. The view comprises a roadway, barriers, vegetation and high density development in the distant background.
Context of viewer	Viewed primarily by pedestrians accessing the railway station or crossing the railway line. It is unlikely to be viewed by passing vehicles as it is not in line with the direction of travel, although it may be viewed by vehicles stopped at the Meta Street/Paisley Road intersection. Adjoining low and medium density residential and commercial areas would not achieve the same view, being screened by vegetation and topographically lower.
Likely visibility	Low
Likely period of view	Low
Importance of the public view	Low-Moderate. The view does not contain iconic elements but is a feature of the location given its topography. Viewers are generally dynamic and there is no provision of a viewing infrastructure. A solid brick barrier is erected on both sides of the overpass bridge, blocking a large proportion of the view.
Importance of nearby private views	N/A
Relative number of viewers	High (based on BTS Barrier counts into and out of Croydon station of 4,760 people in 24 hours).
Viewing zone	Regional
Visual adsorption capacity	Moderate. The proposed building envelopes are contextualised in this view by the established vegetation and heritage tower in the foreground, as well as the existing tower forms that can be seen in the Burwood Centre.
Visual impact rating	Low. The proposal minimally alters the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

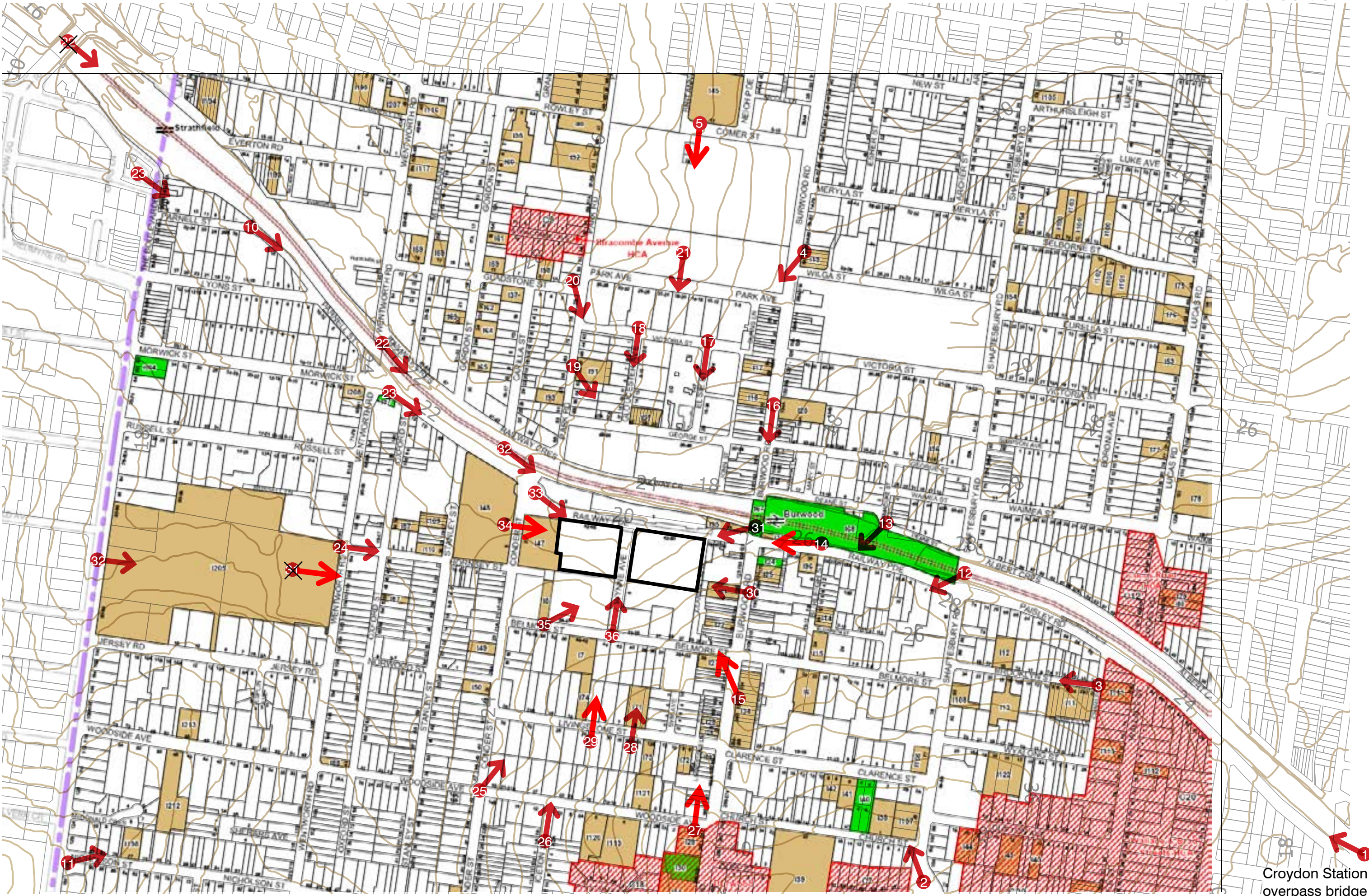
Suburban Views

Suburban Views

The Visual Impact Assessment demonstrates that the proposal is likely to have a moderate impact on key suburban views.

The proposal is likely to impact views by changing the existing character of the views. The existing character of suburban views is primarily low to medium density residential uses with minimal or no tower backdrop from the Burwood Centre. The proposal would result in a tower backdrop in these views, although in many views the proposal is well screened.

Suburban views of the proposal also include views towards Burwood Centre from the eastern boundary of Burwood Park, which is considered to be a view of moderate-high public importance to local viewers as a facility well used for its amenity. From these perspectives, the proposal would form part of the overall skyline, building logically from the existing medium and high density towers in the centre.



1.5 Location 2 Intersection of Shaftesbury Rd and Church Street

Description of view	View from intersection of two local streets in a low to medium density residential area in close proximity to the high density mixed use of Burwood Centre. The view comprises a road, three brick houses, stone fences and plantings. The streets are both two lanes wide with pedestrian footpaths on both sides. The view is from a slightly higher topographic location than the subject site.
Context of viewer	Viewed primarily by pedestrians and vehicles approaching the Burwood Centre from the south along Shaftesbury Road or east on Church Street.
Likely visibility	Moderate
Likely period of view	Low for public, high for private
Importance of the public view	Low-Moderate. The view is a feature of the space but is not the focus of its use.
Importance of nearby private views	Low. Private views from nearby residences from windows facing north-west, being the front of lots along Shaftesbury Road and the front and back of lots along Church Street, will be impacted. The present view is maintained with minimal obstruction of the sky, impacting the existing skyline.
Relative number of viewers	Low-moderate (dependant on the use of the road)
Viewing zone	Suburban
Visual adsorption capacity	Moderate. The proposal departs from the existing character of the view, contrasting the low density traditional housing.
Visual impact rating	Low. The proposal does not block iconic elements within the view but does obstruct some existing view of the sky.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.6 Location 3 View looking west on Brooklyn Street

Description of view	View along a single lane low density residential street with parking along one side and footpaths on both sides. The view includes single storey houses in the foreground, established on-street plantings, and medium to high density mixed use development in the background.
Context of viewer	Viewed primarily by pedestrians and vehicles travelling west towards the Burwood Centre.
Likely visibility	Negligible
Likely period of view	Low for public, high for private. Parking along the street faces east, away from the view.
Importance of the public view	Low
Importance of nearby private views	Low. Private views are from the non-primary aspect of residences, being the sides of lots and facing west.
Relative number of viewers	Low-moderate (dependant on the use of the road)
Viewing zone	Suburban
Visual adsorption capacity	High. The proposal is almost entirely obstructed from view by an existing tower and vegetation.
Visual impact rating	Negligible. The proposal is almost entirely obstructed from view by an existing tower and vegetation.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.7 Location 4 Burwood Park corner of Burwood Rd and Park Ave

Description of view	View from corner of Burwood Road and Park Ave, including Burwood Park in the foreground and medium to high density residential and retail uses in the mid-ground.
Context of viewer	Viewed by visitors to the park or pedestrians walking along Burwood Road towards the Burwood Centre.
Likely visibility	Moderate
Likely period of view	Moderate. Viewers are likely to spend some time in the park, and there is seating available.
Importance of the public view	Moderate-High. The amenity of the park is of local importance and the park is well-used, with the view also including a heritage item within the park.
Importance of nearby private views	N/A
Relative number of viewers	High. The park has a large number of users throughout the day.
Viewing zone	Suburban.
Visual adsorption capacity	High. The proposal is partially screened by existing development, and the proposal logically builds in height from medium density development.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.8 Location 5 View of Burwood Park from Comer Street

Description of view	View from corner of Burwood Road and Park Ave, including Burwood Park in the foreground and some medium density development in the mid ground. The view is dominated by parking alongside the park and vegetation.
Context of viewer	Viewed by visitors to the park, pedestrians of passing vehicles. A similar view is likely to be shared by the Southern Cross Catholic Vocational College, which adjoins the view location, but not nearby residences, which are screened by vegetation in the park. The College has been taken to be a public view for the purposes of this assessment.
Likely visibility	Moderate.
Likely period of view	Low. The view is across the road from the Park, and likely to be viewed dynamically as viewers travel to the park.
Importance of the public view	Moderate. The view into the park is important to local amenity. However, the view from this location is not likely to be sought out, with parked cars obscuring the view of the park.
Importance of nearby private views	N/A
Relative number of viewers	High. The park has a large number of users throughout the day.
Viewing zone	Suburban
Visual adsorption capacity	High. The proposal is almost entirely screened by existing built form and vegetation.
Visual impact rating	Low. The proposal has a minor impact on the skyline and increases the visual bulk of the Burwood Centre.

Existing view



Proposed view with surround DA approvals



- Proposed development
- DA approved development

1.9 Location 6 View from corner of Parramatta Rd & Burwood Rd

Description of view	View from the corner of Parramatta Road and Burwood Road, including a two lane road with parking and low density commercial /retail development in the foreground. Some medium and high density mixed uses are visible in towards the Burwood Centre.
Context of viewer	Viewed primarily by vehicles travelling towards the Burwood Centre from Parramatta Road. The area is not well used by pedestrians, with more amenity available on local streets.
Likely visibility	Low
Likely period of view	Moderate. The view is in line with the direction of travel.
Importance of the public view	Low. The view does not include items of significance and is not well used by the public, other than as an approach to the Burwood Centre.
Importance of nearby private views	N/A
Relative number of viewers	High. The road is well used.
Viewing zone	Suburban
Visual adsorption capacity	High. The proposal is screened by existing development.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



1.10 Location 7 View from corner of Parramatta Road & Neich Pde

Description of view	View to the south from Parramatta Road along Neich Parade, including a wide local street and low density residential uses in the foreground, with some high density mixed uses within Burwood Centre visible.
Context of viewer	Viewed primarily by pedestrians and vehicles travelling towards the Burwood Centre from Parramatta Road.
Likely visibility	Moderate
Likely period of view	Moderate. The view is in the line of travel.
Importance of the public view	Low. The view is a feature of the location, but the views do not attract public use.
Importance of nearby private views	N/A
Relative number of viewers	Moderate.
Viewing zone	Suburban
Visual adsorption capacity	Moderate. The proposal is in the distance and partially screened by vegetation and existing developments. The proposal is also contextualised in terms of scale and character by existing high density developments on the skyline.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



- Proposed development
- DA approved development

1.11 Location 8 View from corner of Parramatta Rd & Britannia Ave

Description of view	View looking south along Britannia Ave from Parramatta Road, including low density residential dwellings, vegetation and high density mixed use development within the Burwood Centre.
Context of viewer	Viewed primarily by pedestrians an vehicles travelling south along Britannia Ave.
Likely visibility	Low.
Likely period of view	Moderate. The view is in line with the direction of travel.
Importance of the public view	Low. The view is unlikely to attract public use.
Importance of nearby private views	N/A
Relative number of viewers	Low.
Viewing zone	Suburban
Visual adsorption capacity	High. The proposal is screened by vegetation and existing high density development.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.12 Location 9 View from corner of Parramatta Road & Park Road

Description of view	View looking south from Parramatta Road along Park Road, comprising bulky goods commercial space in the foreground, some medium density residential apartment buildings in the mid-ground, high density mixed use in Burwood Centre in the background, mostly screened by vegetation.
Context of viewer	Viewed primarily by vehicles and pedestrians travelling south towards the Burwood Centre from Parramatta Road. A similar view is likely to be shared by the higher levels of apartments along park road facing south.
Likely visibility	Low. The proposal forms a minor part of the field of view, but will be noticeable.
Likely period of view	Low. Viewers are likely to be dynamic and Park road slopes to the south, changing the view.
Importance of the public view	Low. The view is obstructed by power lines, signage and other infrastructure. The view is unlikely to attract public use.
Importance of nearby private views	Low. The view is south and to the side of the lots.
Relative number of viewers	Low. The road is a single lane in width, with parking facing north.
Viewing zone	Suburban
Visual adsorption capacity	High. The existing diversity of uses and infrastructure screens the proposal from view.
Visual impact rating	Low. The proposal obstructs minor elements of the existing view, being an existing view of sky. This element is already partially obstructed by power lines.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.13 Location 10 View looking south-east on Parnell St, Strathfield

Description of view	The view is south-east along Parnell Street in the adjoining suburb of Strathfield, comprising parking, vegetation and rail infrastructure in the foreground with views to high density mixed uses in Burwood Centre.
Context of viewer	Viewed primarily by vehicles or pedestrians approaching Burwood Centre from the north-west or using the Parnell Street Parking Area, directly adjoining the view location.
Likely visibility	Moderate.
Likely period of view	Low. Viewers are likely to be dynamic.
Importance of the public view	Low. There is no footpath or area to walk in the direction of the view. Viewers, particularly pedestrians, are likely to be travelling towards Strathfield station, which is approximately 300m north west of the view.
Importance of nearby private views	N/A
Relative number of viewers	Moderate.
Viewing zone	Suburban
Visual adsorption capacity	High. The proposal is partially screened by existing high density developments in the Burwood Centre.
Visual impact rating	Low. The proposal will obstruct some view of the existing sky and alter the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.14 Location 11 Corner Nicholson Street and The Boulevard

Description of view	The view comprises low density residential dwellings along a local, tree lined street with parking on both sides.
Context of viewer	Predominately viewed by vehicles and pedestrians travelling east towards the Burwood Centre. The proposal is unlikely to be shared by nearby private residences due to screening along the front boundaries of properties.
Likely visibility	Low. The proposal is noticeable in the backdrop of the view.
Likely period of view	Low. Viewers are likely to be dynamic.
Importance of the public view	Low. The view is unlikely to attract the public to the location.
Importance of nearby private views	N/A
Relative number of viewers	Low. The road is a local road.
Viewing zone	Suburban
Visual adsorption capacity	High. The proposal is well screened by existing built form and vegetation.
Visual impact rating	Low. The proposal is noticeable but does not obstruct iconic view elements.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

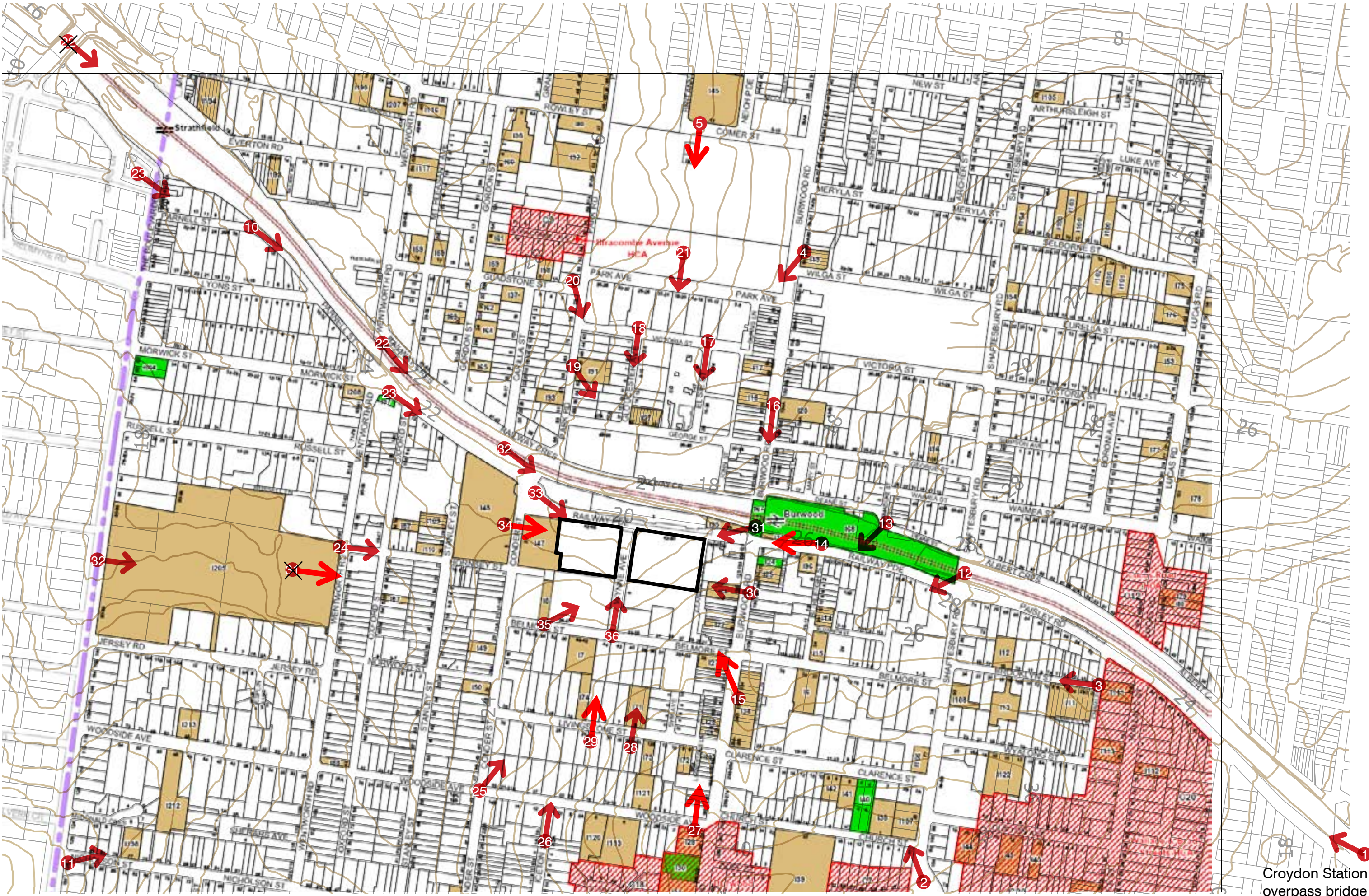
Local Views

Local Views

The Visual Impact Assessment demonstrates that the proposal is likely to have a moderate impact on key local views.

The proposal from the western boundary of Burwood Park is likely to have a low impact on local views, with the proposal being primarily screened by existing medium density residential and high density mixed use towers.

In the majority of local views, the proposal would result in higher tower forms that obstruct existing views to the sky and altering the skyline. The separation of towers generally reduces the bulk of the proposal and retains some view of the sky. Views to the proposal are likely to be contextualised and partially screened by the approved development application adjoining the subject site.



1.15 Location 12 Shaftesbury Road Overpass Bridge

Description of view	View from pedestrian and four lane vehicle overpass bridge. View comprises the roadway in the foreground, fencing and barriers in the mid-ground, and commercial uses in the Burwood Centre in the background.
Context of viewer	Viewed primarily by passing pedestrians and vehicles. The view is not in the direction of the line of travel but may be viewed by vehicles when stopped at the Shaftesbury Road/Railway Parade intersection.
Likely visibility	Moderate
Likely period of view	Low
Importance of the public view	Low-Moderate. Viewers are dynamic and the view is not iconic.
Importance of nearby private views	N/A
Relative number of viewers	Moderate
Viewing zone	Local
Visual adsorption capacity	Moderate. While the proposal is substantially higher than nearby developments, the form and character are likely to be similar.
Visual impact rating	Low. The proposal does not block iconic elements within the view but does obstruct some existing view of the sky.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.16 Location 13 Intersection of Deane Street & Marmaduke Street

Description of view	View from intersection of two local streets in a low to medium density residential area in close proximity to the high density mixed use of Burwood Centre. Deane Street is one lane wide with parking on one side, while Marmaduke Street is two lanes wide. There are footpaths on both sides of the streets. The view comprises a footpath, a large painted brick wall and other fencing surrounding the railway line, and railway infrastructure. A small part of high density development in Burwood Centre is visible in the background.
Context of viewer	Viewed primarily by pedestrians and vehicles approaching the Burwood Centre, travelling west alongside the railway line. Private views are unlikely to be similar, with no private residences oriented as the view.
Likely visibility	Moderate
Likely period of view	Low
Importance of the public view	Low. The viewer is likely to be dynamic and the existing view is partially obstructed by railway infrastructure, including a high brick wall.
Importance of nearby private views	N/A
Relative number of viewers	Low-moderate (dependant on the use of the road)
Viewing zone	Local
Visual adsorption capacity	Moderate. The proposal may improve the interest of the view by providing a backdrop to railway infrastructure.
Visual impact rating	Low. The proposal does not block iconic elements within the view but does obstruct some existing view of the sky.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.17 Location 14 Railway Parade at heritage item

Description of view	View from Railway Parade approach to the subject site including a heritage item and medium to high density mixed use development. The view includes the railway line and a two lane road with one lane of parking.
Context of viewer	Viewed primarily by pedestrians and vehicles approaching the Burwood centre from the east.
Likely visibility	High
Likely period of view	Low
Importance of the public view	Moderate. The view includes a generally unobstructed heritage item, but viewing of the item is not well facilitated with only one footpath and poor visual and acoustic amenity due to the adjoining road and railway line. The view may attract the public to the location.
Importance of nearby private views	N/A.
Relative number of viewers	Moderate
Viewing zone	Local
Visual adsorption capacity	Low. The scale of the proposal is unlikely to be absorbed into the landscape and impacts on the view of the heritage item by providing a large tower backdrop.
Visual impact rating	Low. The proposal does not obstruct important elements of the existing view, with no obstruction of the heritage item.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

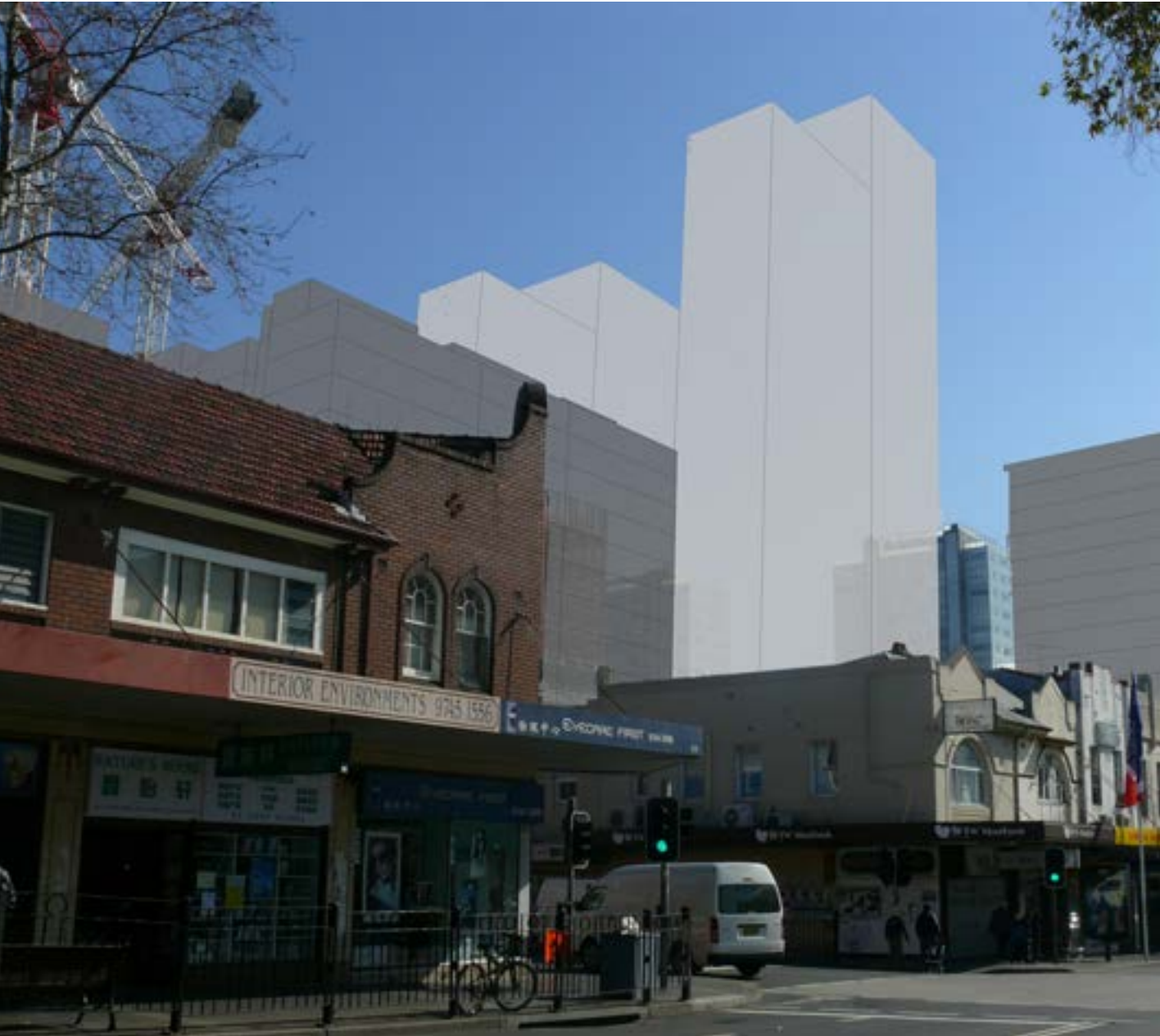
1.18 Location 15 View to heritage at Belmore Rd & Burwood Rd

Description of view	View to the intersection of two main streets within the Burwood Centre, including two lanes of traffic each way with two lanes of parking. The view comprises retail within low density heritage buildings and a backdrop of tower forms.
Context of viewer	Viewed primarily by pedestrians within the retail centre and vehicles along Burwood Road.
Likely visibility	Moderate
Likely period of view	Low- Moderate. Pedestrian viewers are likely to linger due to the retail use or waiting to cross the road. Vehicles are likely to have a low period of view in passing.
Importance of the public view	Moderate. The view includes heritage items and the area is a well-used public retail location.
Importance of nearby private views	N/A
Relative number of viewers	High.
Viewing zone	Local
Visual adsorption capacity	Low. The proposal is only partially screened by adjoining proposed developments, and the heritage items are unlikely to be similar in character or style.
Visual impact rating	Medium. The proposal does not obscure the heritage items but does take up a large proportion of the view, which currently comprises sky

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.19 Location 16 View looking south on Burwood Road

Description of view	View looking south along Burwood Road, including a mix of uses, built form and vegetation.
Context of viewer	Viewed primarily by pedestrians within the retail centre and vehicles along Burwood Road.
Likely visibility	Moderate
Likely period of view	Low-Moderate. Pedestrian viewers are likely to linger due to the retail use or waiting to cross the road. Vehicles are likely to have a low period of view in passing.
Importance of the public view	Moderate. The view includes heritage items and the area is a well-used public retail location.
Importance of nearby private views	N/A
Relative number of viewers	High.
Viewing zone	Local
Visual adsorption capacity	High. The proposal is screened by vegetation and existing high density developments, while the diversity of uses provides good context.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.20 Location 17 View looking south on Elise Street

Description of view	View looking south on Elise Street including medium and high density mixed use development.
Context of viewer	Viewed primarily by pedestrians and vehicles heading towards the Burwood Centre along Elise street.
Likely visibility	Moderate
Likely period of view	Moderate. The view is in the line of approach towards Burwood Centre.
Importance of the public view	Low.
Importance of nearby private views	Low. Nearby private views are from residential apartments facing south. Views towards the park, to the north, are likely to offer more amenity.
Relative number of viewers	Low.
Viewing zone	Local.
Visual adsorption capacity	High. The proposal is partially screened by existing development with only one tower visible. The proposal is similar to the developments along Elise Street in character and built form.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.21 Location 18 View looking south on Gloucester Ave

Description of view	View looking south on Gloucester Ave, including low density residential development, a local road with parking, medium and high density mixed use development and some vegetation.
Context of viewer	Viewed primarily by pedestrians and vehicles heading towards the Burwood Centre along Gloucester Ave.
Likely visibility	Moderate
Likely period of view	Moderate. The view is in the line of approach towards Burwood Centre.
Importance of the public view	Low. The view is unlikely to attract users to the location.
Importance of nearby private views	Low. Nearby private views are from the southern side of lots.
Relative number of viewers	Low.
Viewing zone	Local.
Visual adsorption capacity	Moderate. The proposal is partially screened by existing development. However, the proposal contrasts in character and bulk to the residential development along Gloucester Street.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.22 Location 19 View to heritage item on Park Road

Description of view	View to heritage items from Park Road, including vegetation, low density residential, commercial buildings, and high density mixed use in the Burwood Centre.
Context of viewer	Viewed primarily by pedestrians and vehicles travelling along or parking on Park Road.
Likely visibility	Moderate
Likely period of view	Moderate. The view is in the line of approach towards Burwood Centre.
Importance of the public view	Moderate. The view includes heritage items.
Importance of nearby private views	Low. Nearby private views are from the southern side of lots.
Relative number of viewers	Moderate
Viewing zone	Local.
Visual adsorption capacity	High. The proposal is partially screened by existing development, and the proposal logically builds in height from the heritage item in the foreground.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.23 Location 20 Intersection of Gladstone Street and Park Road

Description of view	View at the intersection of Gladstone Street and Park Road, including existing low density residential, vegetation, commercial buildings, and high density mixed use in the Burwood Centre.
Context of viewer	Viewed primarily by pedestrians and vehicles turning from Gladstone Street to Park Road.
Likely visibility	Moderate.
Likely period of view	Low. The view is from an intersection used primarily to access Strathfield or bypass Parramatta Road, with most traffic turning left onto Park Road. Pedestrians are likely to turn left towards Burwood Park.
Importance of the public view	Low. Viewers are dynamic and obtaining views is not the focus of the space. Increased amenity is offered by the view to Burwood park.
Importance of nearby private views	Low. Nearby private views are from the southern side of lots.
Relative number of viewers	Moderate.
Viewing zone	Local.
Visual adsorption capacity	High. The proposal is partially screened by existing development, and the proposal logically builds in height from the heritage item in the foreground.
Visual impact rating	Low. The proposal obstructs some existing sky and impacts the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.24 Location 21 View from Burwood Park at Park Ave

Description of view	View from Burwood Park at Park Ave, including vegetation and existing medium to high density residential apartment buildings.
Context of viewer	Viewed by visitors to the park or pedestrians walking along Park Ave.
Likely visibility	Negligible
Likely period of view	Moderate. Viewers are likely to spend some time in the park, and there is seating available.
Importance of the public view	Moderate. The view from the park improves the amenity of the area. However, view seeking is likely to be focused into the park.
Importance of nearby private views	N/A
Relative number of viewers	High. The park has a large number of users throughout the day.
Viewing zone	Local.
Visual adsorption capacity	High. The proposal is almost entirely screened by existing built form and vegetation.
Visual impact rating	Negligible. The proposal is unnoticeable from this view.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.25 Location 22 View from Wentworth Road overpass bridge

Description of view	The view is east from a pedestrian and vehicle overpass bridge. The view includes railway infrastructure and medium to high density mixed and residential uses in the Burwood Centre and along the railway line. The view includes vegetation.
Context of viewer	Viewed predominantly by vehicles and pedestrians using the Wentworth road overpass bridge. No private residences would share the view.
Likely visibility	Moderate. The proposal would form part of the view.
Likely period of view	Low - Moderate. Viewers would generally be dynamic, although the proposal may be viewed by cars waiting at the Wentworth Road/Railway Parade intersection.
Importance of the public view	Low-Moderate. The location gives a generally unobstructed view towards the Burwood Centre given the clear railway line. Existing barriers along the overpass bridge facilitate views.
Importance of nearby private views	N/A
Relative number of viewers	Moderate.
Viewing zone	Local.
Visual adsorption capacity	Moderate. The character and form of the existing high density mixed and residential development are likely to be of a similar character to the proposal. Existing development and vegetation partially screens the proposal.
Visual impact rating	Low. The proposal obstructs part of the existing view to the sky and alters the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.26 Location 23 Intersection of Railway Parade & Wentworth Road

Description of view	The view comprises an intersection with a slim infrastructure tower form in the foreground. Vegetation lines the road and partially screens existing low density development and the railway from view. The high density mixed use development within Burwood Centre can be seen in the background.
Context of viewer	Predominantly viewed by vehicles and pedestrians approaching Burwood Centre from the north west.
Likely visibility	Low. The proposal is screened by vegetation and existing built form.
Likely period of view	Moderate. Viewers are primarily dynamic but the view is in line with the direction of travel.
Importance of the public view	Moderate. The view includes a structure of interest in the foreground. However, the view is unlikely to attract public use for this purpose.
Importance of nearby private views	N/A
Relative number of viewers	Moderate. The roads are two lanes each and well used.
Viewing zone	Local
Visual adsorption capacity	High. The proposal is screened by vegetation and existing built form.
Visual impact rating	Low. The proposal obscures some view of the sky and alters the skyline

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.27 Location 24 Corner of Hornsey Street and Wentworth Road

Description of view	The view is east from Wentworth Road along Hornsey Street, comprising a local roadway with parking, vegetation, low and medium density residential uses and high density mixed use in the background.
Context of viewer	Viewed predominately by local pedestrians and vehicles. The view would be shared by users of the Santa Sabina College sportsfield, adjoining the view location.
Likely visibility	Moderate.
Likely period of view	Low. Viewers are likely to be dynamic or engaged in alternative activities (in the case of the sportsfield).
Importance of the public view	Low. The view is currently partially obstructed by power lines and parking. The location is not likely to be attractive for views.
Importance of nearby private views	Low. Private residences along Hornsey Street are likely to share a similar view. These views are on lot sides and appear to be screened by vegetation.
Relative number of viewers	Moderate, depending on the school use. There is no public entry to the school at the view location.
Viewing zone	Local
Visual adsorption capacity	Moderate. The proposal is partially screened by existing vegetation and built form.
Visual impact rating	Low. The proposal obscures some view of existing sky and alters the skyline.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.28 Location 25 Corner Woodside Ave and Conder Street

Description of view	The view comprises a local street with dispersed vegetation screening low density residential uses. The existing high density mixed use development in Burwood Centre can be seen in the background.
Context of viewer	Primarily viewed by passing vehicles and pedestrians, or pedestrians waiting at bus stops along Conder Street. The view will be shared by some private residences.
Likely visibility	Moderate
Likely period of view	Moderate.
Importance of the public view	Low - Moderate. Many of the low density residential uses in the view are traditional in style and contribute to the character of the existing view. While the view is a feature of the space, it is unlikely to attract public use.
Importance of nearby private views	Moderate. Views from nearby private residences are from front boundaries. However, many residents have generous vegetation screening their properties from the road, indicating the view is not of high significance to them.
Relative number of viewers	Moderate.
Viewing zone	Local
Visual adsorption capacity	Low. The proposal is out of character with the primary existing view in scale and form. The proposal will be partially screened by vegetation and proposed buildings.
Visual impact rating	Moderate. The proposal will obscure some views to the sky and alter the skyline, but the view will be substantially changed through the addition.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.29 Location 26 View from Iceton Street

Description of view	View comprises a local street with low density residential uses, including dispersed vegetation. Existing high density mixed use development can be seen in the background.
Context of viewer	Viewed predominantly by vehicles and pedestrians travelling north towards Burwood Centre.
Likely visibility	Moderate
Likely period of view	Low. Primarily dynamic viewers.
Importance of the public view	Moderate. The view includes residences in a traditional style for the area, but is unlikely to attract use by the public.
Importance of nearby private views	Moderate. Although views are to the side boundaries, the aspect is northerly.
Relative number of viewers	Low.
Viewing zone	Local
Visual adsorption capacity	Moderate. The proposal is partially screened by and similar in character to existing and proposed high density development in the background.
Visual impact rating	Moderate. The proposal will alter the character of the view but does not obscure iconic elements.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.30 Location 27 View from heritage item Woodside Ave & Burwood Road

Description of view	View north-west along Burwood Road, comprising the road with parking, vegetation, low density residential and retail uses with traditional built form. High density mixed uses can be seen in the background.
Context of viewer	Viewed primarily by vehicles and pedestrians travelling north towards the Burwood Centre. The church adjoining the view location is likely to result in viewers attending the church. The view is not likely to be shared by nearby residences due to the placement of vegetation.
Likely visibility	Moderate. The proposal forms part of the overall view.
Likely period of view	Moderate. Viewers are likely to be dynamic but the uses of the area, including bus stations, retail and church, are likely to encourage
Importance of the public view	Moderate. The location is well used by the public and the view is likely to be a feature of the location, particularly given its heritage elements.
Importance of nearby private views	N/A
Relative number of viewers	Moderate. Given the mix of uses, the area is well used by the public.
Viewing zone	Local
Visual adsorption capacity	High. The proposal is partially screened by existing and proposed development and vegetation.
Visual impact rating	Low. The proposal obscures some view of the sky and alters the skyline.

Existing view



Proposed view with surround DA approvals



1.31 Location 28 View looking north from Livingstone Street 1

Description of view	View comprises low density residential uses and vegetation in the foreground with high density mixed use development in the background.
Context of viewer	Pedestrians and vehicles travelling along Livingstone road. The view is likely to be shared by residents on Livingstone road from the front and back boundaries of their properties.
Likely visibility	Moderate.
Likely period of view	High. Residents will experience long term views, while passing vehicles and pedestrians are likely to experience short term views.
Importance of the public view	Low. The view is unlikely to attract public use.
Importance of nearby private views	Moderate. Views are to the north and at the front of the properties. However, they do not contain iconic elements.
Relative number of viewers	Low.
Viewing zone	Local
Visual adsorption capacity	Moderate. The proposal is partially screened by existing high density mixed use development in a similar style.
Visual impact rating	Moderate. The proposal alters the skyline and obstructs some view of existing sky. However, the towers are slim and separation preserves some of the view.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.32 Location 29 View looking north from Livingstone Street 2

Description of view	View comprises low density residential uses and vegetation in the foreground with high density mixed use development in the background.
Context of viewer	Pedestrians and vehicles travelling along Livingstone road. The view is likely to be shared by residents on Livingstone road from the front and back boundaries of their properties.
Likely visibility	Moderate
Likely period of view	High. Residents will experience long term views, while passing vehicles and pedestrians are likely to experience short term views
Importance of the public view	Low. The view is unlikely to attract public use.
Importance of nearby private views	Moderate. Views are to the north and at the front of the properties. However, they do not contain iconic elements.
Relative number of viewers	Low.
Viewing zone	Local
Visual adsorption capacity	Moderate. The proposal is partially screened by existing high density mixed use development in a similar style and vegetation.
Visual impact rating	Moderate. The proposal alters the skyline and obstructs some view of existing sky.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

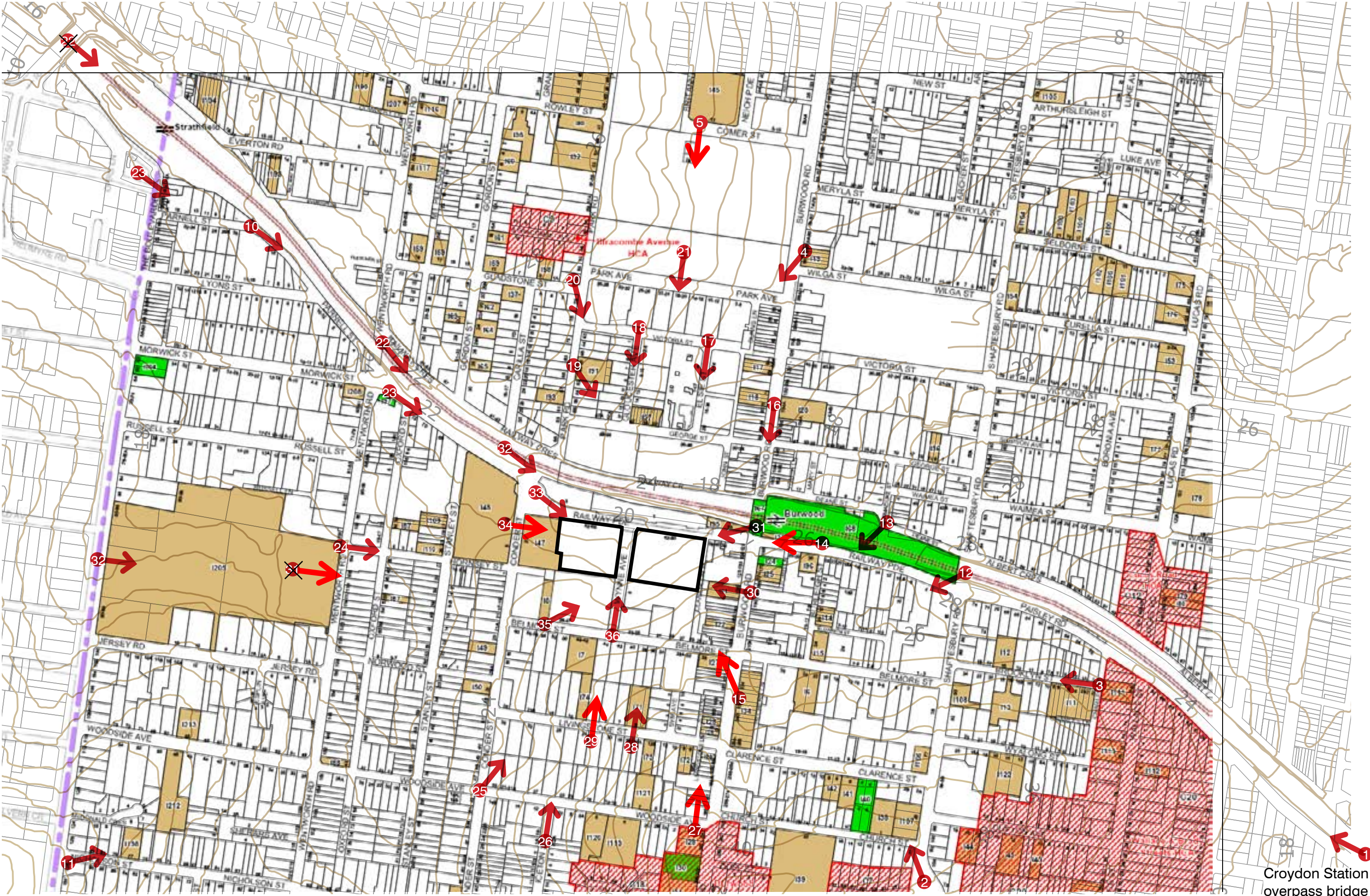
Immediate Views

Immediate Views

The Visual Impact Assessment demonstrates that the proposal is likely to have a moderate impact on immediate views, considering the importance of public views, timing of view, and the screening provided by the approved development application adjoining the subject site.

The proposal is likely to visually dominate immediate views, particularly views from the north and west of the subject site. Views from the south and east are partially screened by the approved development application adjoining the subject site.

In most views, the proposal will partially obstruct views to the sky and result in a heightened tower backdrop.



1.33 Location 30 View west from Burwood Road

Description of view	The view comprises a strip of two storey retail and shop-front commercial buildings with heritage value.
Context of viewer	Viewed predominantly by passing vehicles and pedestrians along Burwood Road.
Likely visibility	Low.
Likely period of view	Moderate. The view is from a retail location.
Importance of the public view	Moderate. The view contains some heritage value and the location is well used by the public. While the view is a feature of the location, it is unlikely to draw public use.
Importance of nearby private views	N/A
Relative number of viewers	Moderate.
Viewing zone	Immediate
Visual adsorption capacity	High. The proposal is almost entirely obstructed by proposed developments.
Visual impact rating	Low. The proposal is almost entirely obstructed by proposed developments.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.34 Location 31 Burwood Station forecourt

Description of view	View of the Burwood station forecourt, including heritage building, accessway, and high density development alongside the railway.
Context of viewer	Viewed primarily by passengers exiting the Burwood railway station and waiting for trains. May also be viewed by passengers on trains passing Burwood.
Likely visibility	High
Likely period of view	Low-Moderate, depending on the period of time waiting for trains.
Importance of the public view	Low - Moderate. The location is a transport service area and is not patronised for its views. However, the location is highly visible to the public.
Importance of nearby private views	N/A
Relative number of viewers	High.
Viewing zone	Immediate
Visual adsorption capacity	Moderate. The proposal is only partially screened by adjoining proposed developments, and the heritage item is unlikely to be similar in character or style. However, the proposal is of a similar form and style to the existing high density development.
Visual impact rating	Moderate. The proposal does not obscure the heritage items but does take up a large proportion of the view, which is currently predominately sky and medium density built form.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.35 Location 32 View from the Railway Parade pedestrian bridge

Description of view	The view is from a pedestrian overbridge comprises a road intersection and car park adjoining medium to high density mixed use developments, with some vegetation.
Context of viewer	Viewed by pedestrians accessing Burwood Centre, including the Burwood Public School.
Likely visibility	High. The proposal will dominate the field of view.
Likely period of view	Moderate. The view is in line with the direction of travel for pedestrians as they cross the railway line.
Importance of the public view	Low. The view does not include iconic elements and is unlikely to attract users to the location. The view currently includes a car park.
Importance of nearby private views	N/A.
Relative number of viewers	Moderate. The bridge is likely to be used by pedestrians accessing the Burwood Public School.
Viewing zone	Immediate
Visual adsorption capacity	Low. The proposal is slightly screened by the existing built form and vegetation. The existing high density mixed use development is likely to be of a similar character to the proposal.
Visual impact rating	Moderate. The proposal obstructs a large proportion of the existing view to the sky.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.36 Location 33 Roundabout at Conder Street & Railway Parade

Description of view	View comprises a road intersection and car park with dispersed vegetation. Medium and high density mixed use developments make up the mid and background.
Context of viewer	Viewed predominately by vehicles travelling towards the Burwood Centre from the west. Pedestrians generally utilise the pedestrian bridge (Location 27).
Likely visibility	High. The proposal is visually dominating.
Likely period of view	Moderate. Viewers are likely to be dynamic or waiting at the intersection
Importance of the public view	Low. The proposal does not contain iconic elements and is unlikely to attract public use for viewing.
Importance of nearby private views	N/A
Relative number of viewers	Moderate - High. The road is well used and facilitates access to Burwood Primary School and the Burwood Centre.
Viewing zone	Immediate
Visual adsorption capacity	Low.
Visual impact rating	Moderate. The proposal does not obscure iconic elements but is dominant.

Existing view



Proposed view with surround DA approvals



Proposed development
DA approved development

1.37 Location 34 Conder Street view from Burwood Public School

Description of view	The view includes a car park and vegetation in the foreground, with high density commercial and mixed use developments in the mid and background.
Context of viewer	Viewers are likely to be pedestrians accessing Burwood Public School or passing vehicles on Conder Street.
Likely visibility	High. The proposal will dominate the field of view.
Likely period of view	High. The proposal is likely to be viewed by both dynamic viewers (passing vehicles and pedestrians) and school children.
Importance of the public view	Moderate. The view does not contain iconic elements and is unlikely to attract viewers to the location. However, the location of the school means that the area is well used and the view contributes to the amenity of the location.
Importance of nearby private views	N/A. The school is taken to be a public view
Relative number of viewers	High.
Viewing zone	Immediate
Visual adsorption capacity	Low. The character is likely to be in line with existing developments.
Visual impact rating	High. The proposal is visually dominating.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.38 Location 35 View north-east from Belmore Street

Description of view	View comprises road and pedestrian footpath in the foreground, with a multi-level heritage Masonic Temple in the mid-ground. Medium to high density mixed use developments make up the background.
Context of viewer	Passing vehicles and pedestrians on Belmore Street. Residences facing north along Belmore street adjoining the view location are likely to share a similar view.
Likely visibility	Low. The majority of the proposal is obscured by the existing heritage item and proposed development adjoining.
Likely period of view	Low for public, high for private
Importance of the public view	Moderate. The heritage item is an iconic element which may attract the public. However, the broader view, which includes a car park, does not contribute to the view.
Importance of nearby private views	Moderate. The view is north and to the front boundary, containing an iconic item.
Relative number of viewers	Moderate. The road is well used and within the Burwood Centre.
Viewing zone	Immediate
Visual adsorption capacity	High. The approved development adjoining the proposal will screen and contextualise the proposal.
Visual impact rating	Low. The proposal does not obstruct iconic elements and is mostly screened from view.

Existing view



Proposed view with surround DA approvals



1.39 Location 36 View north from Belmore Street on Wynne Ave

Description of view	View of road intersection with some vegetation adjoining the street. A carpark makes up the majority of the mid-ground. Medium to high density mixed use development in the background towards the Burwood Centre.
Context of viewer	Predominately viewed by vehicles and pedestrians travelling through the Burwood centre. A similar view may be shared by private residences at the intersection on Belmore Street.
Likely visibility	Moderate. The proposal makes up part of the view, being screened by proposed development.
Likely period of view	Low for public, high for private.
Importance of the public view	Low. The public is unlikely to be attracted to the location for its view.
Importance of nearby private views	Moderate. The view is to the front boundary. However, the view is over an existing road.
Relative number of viewers	Moderate.
Viewing zone	Immediate
Visual adsorption capacity	Moderate. The proposal is in line with the character of existing development. The majority of the proposal will be screened by proposed development.
Visual impact rating	Low. The proposal does not obscure iconic elements of the view.

Existing view



Proposed view with surround DA approvals



Proposed development

DA approved development

1.40 Summary

Location No.	Survey No.	Viewing Zone	Likely Visibility	Likely period of view	Importance of the public view	Importance of nearby private views	Relative number of viewers	Visual absorption capacity	Visual impact rating
1	1	Regional	Low	Low	Low-Moderate	N/A	High	Moderate	Low
2	2	Suburban	Moderate	Low/High	Low-Moderate	Low	Low-Moderate	Moderate	Low
3	3	Suburban	Negligible	Low/High	Low	Low	Low-Moderate	High	Negligible
4	16	Suburban	Moderate	Moderate	Moderate-High	N/A	High	High	Low
5	17	Suburban	Moderate	Low	Moderate	N/A	High	High	Low
6	18	Suburban	Low	Moderate	Low	N/A	High	High	Low
7	19	Suburban	Moderate	Moderate	Low	N/A	Moderate	Moderate	Low
8	20	Suburban	Low	Moderate	Low	N/A	Low	High	Low
9	21	Suburban	Low	Low	Low	Low	Low	High	Low
10	24	Suburban	Moderate	Low	Low	N/A	Moderate	High	Low
11	40	Suburban	Low	Low	Low	N/A	Low	High	Low
12	4	Local	Moderate	Low	Low-Moderate	N/A	Moderate	Moderate	Low
13	5	Local	Moderate	Low	Low	N/A	Low-Moderate	Moderate	Low
14	6	Local	High	Low	Moderate	N/A	Moderate	Low	Low
15	7	Local	Moderate	Low-Moderate	Moderate	N/A	High	Low	Medium
16	10	Local	Moderate	Low-Moderate	Moderate	N/A	High	High	Low
17	11	Local	Moderate	Moderate	Low	N/A	Low	High	Low
18	12	Local	Moderate	Moderate	Low	Low	Low	Moderate	Low
19	13	Local	Moderate	Moderate	Moderate	Low	Moderate	High	Low
20	14	Local	Moderate	Low	Low	Low	Moderate	High	Low
21	15	Local	Negligible	Moderate	Moderate	N/A	High	High	Negligible
22	25	Local	Moderate	Low-Moderate	Low-Moderate	N/A	Moderate	Moderate	Low
23	26	Local	Low	Moderate	Moderate	N/A	Moderate	High	Low
24	30	Local	Moderate	Low	Low	Low	Moderate	Moderate	Low
25	33	Local	Moderate	Moderate	Low-Moderate	Moderate	Moderate	Low	Moderate
26	34	Local	Moderate	Low	Moderate	Moderate	Low	Moderate	Moderate
27	35	Local	Moderate	Moderate	Moderate	N/A	Moderate	High	Low
28	36	Local	Moderate	High	Low	Moderate	Low	Moderate	Moderate
29	37	Local	Moderate	High	Low	Moderate	Low	Moderate	Moderate
30	8	Immediate	Low	Moderate	Moderate	N/A	Moderate	High	Low
31	9	Immediate	High	Low-Moderate	Low	N/A	High	Moderate	Moderate
32	27	Immediate	High	Moderate	Low	N/A	Moderate	Low	Moderate
33	28	Immediate	High	Moderate	Low	N/A	Moderate-High	Low	Moderate
34	29	Immediate	High	High	Moderate	N/A	High	Low	High
35	38	Immediate	Low	Low	Moderate	Moderate	Moderate	High	Low
36	39	Immediate	Moderate	Low/High	Low	Moderate	Moderate	Moderate	Low
N/A	22	Not Assessed							
N/A	23	Not Assessed							
N/A	31	Not Assessed							
N/A	32	Not Assessed							

1.41 Assessment and Conclusion

This VIA has assessed a range of public views of the proposal which were considered to likely be of importance to Council and the community. Immediate, local, suburban and regional views have been considered to ensure that impacts from each scale are recognised.

Assessment has demonstrated that:

- The height of the proposal exceeds other existing and proposed built form in the Burwood Centre. Therefore, it can be seen from suburban and regional locations where no tower forms could previously be seen. The proposal alters the character of these views from low density, and in many cases traditional built form, residential uses. This impact does help to connect the locations to the Burwood Centre.
- The proposal is visually dominating in many immediate views. The result of this impact on view quality could be managed through the detailed design of built form, including construction, materials and finishes. The proposal is not out of character with existing built form in the Burwood Centre.
- The proposal is screened from important public views in Burwood Park. The proposal increases the tower background to these views but does not obscure important elements.

More detailed consideration of views, including private views, should be assessed if nominated as areas of concern.

3D built form visualisation

1.42 3D built form visualisation

The Visual Impact Assessment (prepared by Architectus dated on the 3rd of September 2015) demonstrates that the proposal is likely to visually dominate immediate views, particularly views from the north and west of the subject site. Views from the south and east are partially screened by the approved development adjoining the subject site.

However, the overall impact is moderate on immediate views, which considers the importance of public views, timing of view, and the screening provided by the approved development adjoining the subject site.

In most views, the proposal will partially obstruct views to the sky and result in a heightened tower backdrop.

Reassessment

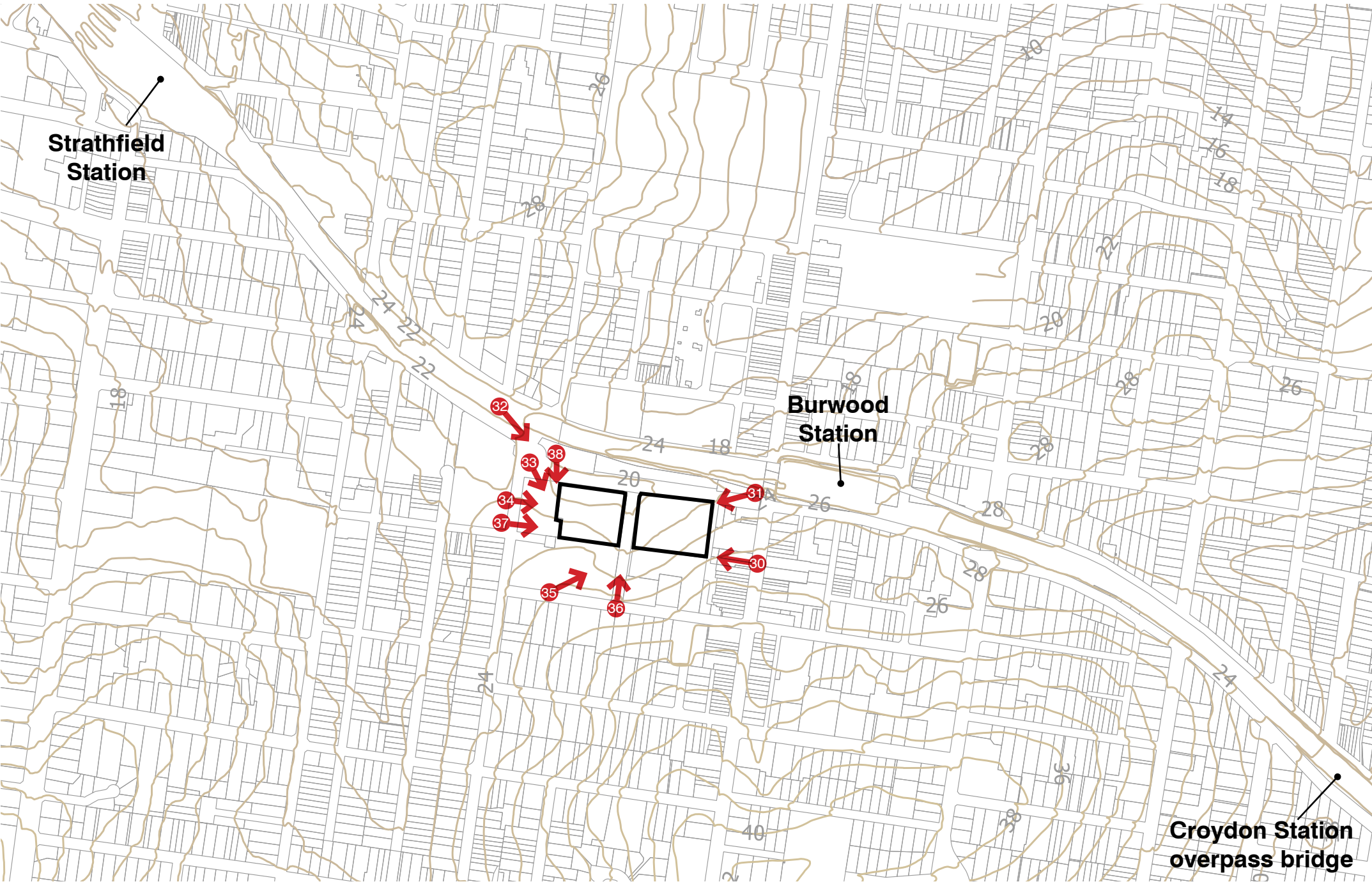
In March 2016, seven views were revised to detail the proposed development with a wider angle lens to avoid any cropping of the proposed development in the views. Two new viewpoints were added to demonstrate the scale of the new development with the library building.

The methodology used required a specialised wide angled frame camera to reduce distortion. A 17mm focal length lens was used in all views.

The camera frame and the lens used for these images depart from the standards for Visual Impact Assessment accepted by the NSW Land and Environment Court for approximating the normal human depth of field.

The following view comparisons therefore differ from the Visual Impact Assessment submission previously lodged, and may not represent the views experienced.

Refer to the full Visual Impact Assessment for more details.

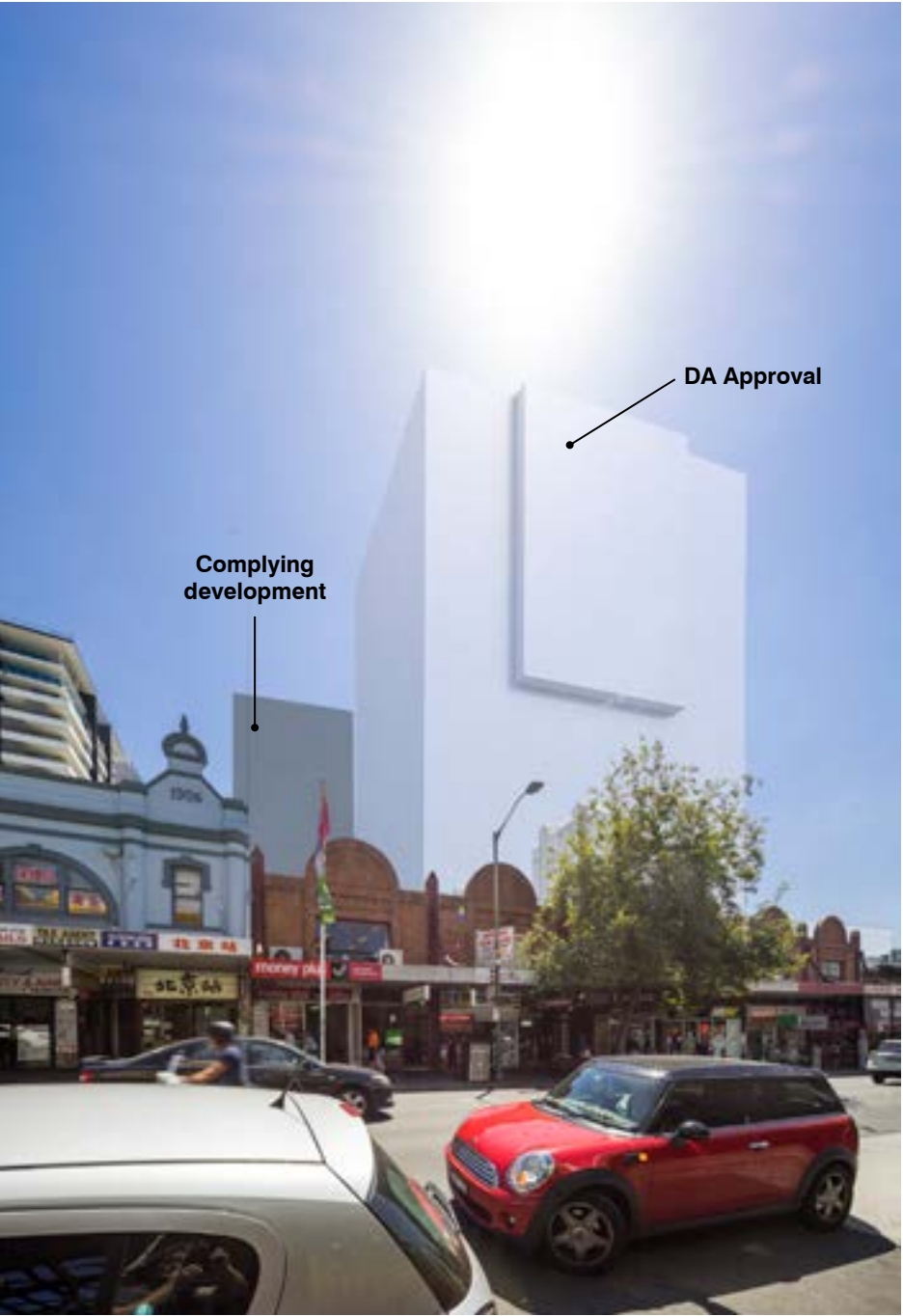


Location 30 View west from Burwood Road

Existing conditions



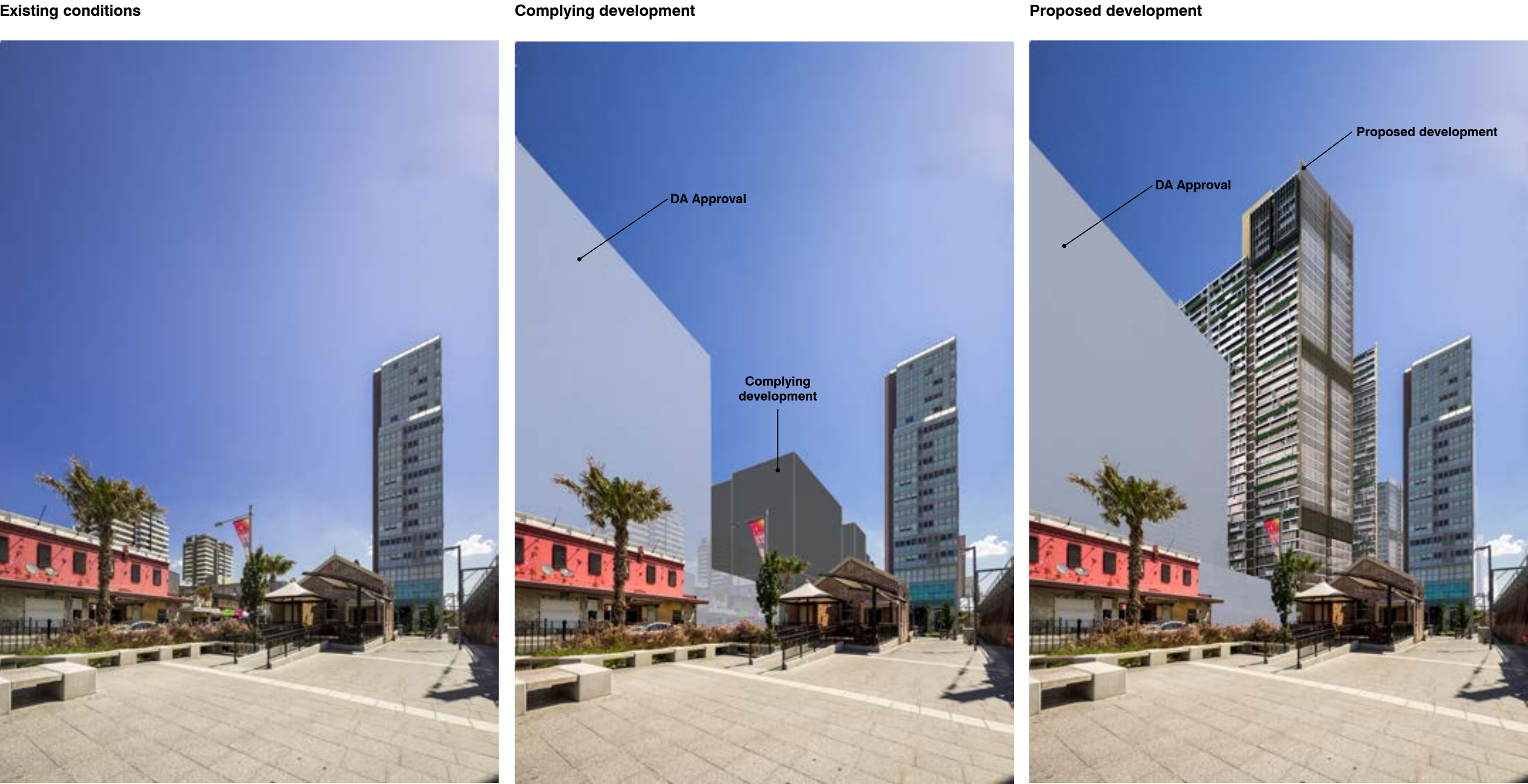
Complying development



Proposed development



Location 31 Burwood Station forecourt



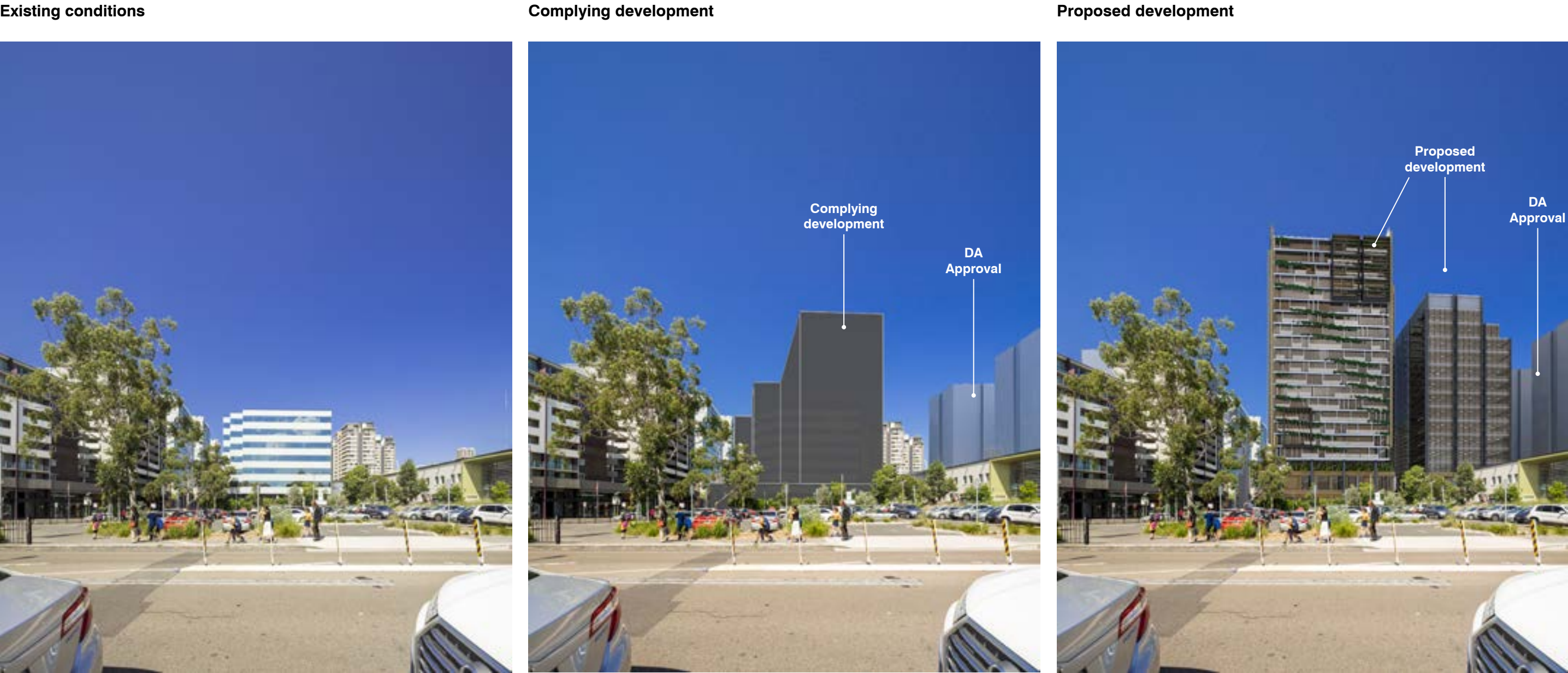
Location 32 View from the pedestrian bridge on Railway Pde



Location 33 Roundabout at Conder Street and Railway Parade



Location 34 Conder Street view from Burwood Public School



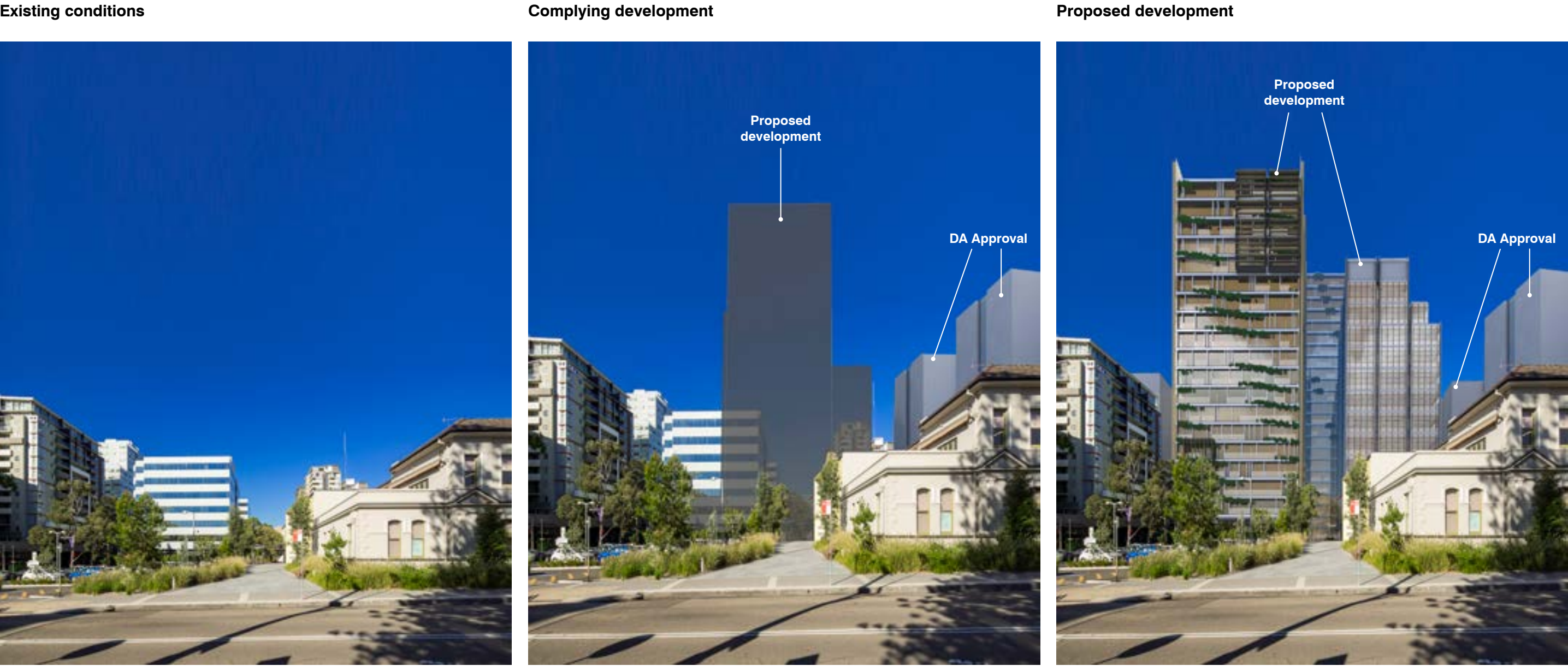
Location 35 View north-east from Belmore Street



Location 36 View north on Belmore Street along Wynne Ave



Location 37 Conder Street view from Burwood Public School



Location 38 View south on Railway Parade

