

An architectural rendering of a modern hospital building. The building features a prominent green roof with various plants and trees. A wide, paved pedestrian walkway runs alongside the building, with several people walking and sitting on a bench. The building's facade is composed of large glass panels and vertical slats. The overall scene is set in a landscaped area with trees and shrubs.

LIVERPOOL PRIVATE HOSPITAL

61-71 GOULBURN ST, LIVERPOOL
VISUAL ASSESSMENT REPORT

REVISION B

FEBURARY 2023

PREPARED FOR: SACCO BUILDING GROUP

HATCH | RobertsDay

TEAM
ARCHITECTS

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Visual Assessment Methodology

Contextual Analysis

Hatch RobertsDay carried out site inspections on the 28th September 2021 to better understand the results of desktop studies and the existing visual character of the area. The team inspected a number of locations to evaluate the scenic qualities and visual prominence of the site and cross referenced these locations with aerial photographs, land topography and panoramic photographs to identify potential vantage viewpoints.

Detailed Assessment Methodology

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

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

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

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

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

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

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

Photographic Recording

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

Visualisation of the Development and Proposed Scenarios

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

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

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

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

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

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

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

Table 2. Sensitivity Ranking Criteria

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

Table 3. Magnitude Ranking Criteria

Vantage Points

CONTEXTUAL ANALYSIS

The visibility of the site is influenced by a number of factors. These include physical factors such as topography, the pattern and alignment of streets, character of open space, type of vegetation and the ability of the existing and future elements of landscape setting to physically hide, screen or disguise the proposed development. It also includes other factors such as distance, direction and angle of view as well as the sitting and scale of the proposal.

Due to the location of the site as a mid-block site, land immediately to the north, south and west is considered to have the greatest potential for visual exposure of the proposal. In addition, due to proximity of the site to Bigge Park and medium density residential character of adjoining properties, views from Bigge Park, Goulburn St and Bigge St are considered to be of particular interest as part of the Visual Impact Assessment.

VISUAL RECEPTORS

People within the visual catchment who will be affected by the changes in views and visual amenity are referred to as visual receptors. There are a number of different types of visual receptor of the proposal:

- Travellers on Lighthorse Bridge over Georges River
- Local residents and workers using Bigge Park for recreation
- Commuters using the Liverpool Transport Interchange
- Members and visitors of the Public Hospital from the east - medium number of receptors
- Residents at home and visitors from north and west - medium number of receptors
- Large groups of pedestrians in proximity to Westfield and Macquarie St from the west - high number of receptors

SELECTION OF VANTAGE POINTS

The key vantage points for the purpose of visual impact assessment have been determined through identification of visual catchment and visibility of the site as well as focus on the areas that are more likely to be affected by the proposal. This includes nearby public receivers and significant vantage points in the broader public domain.

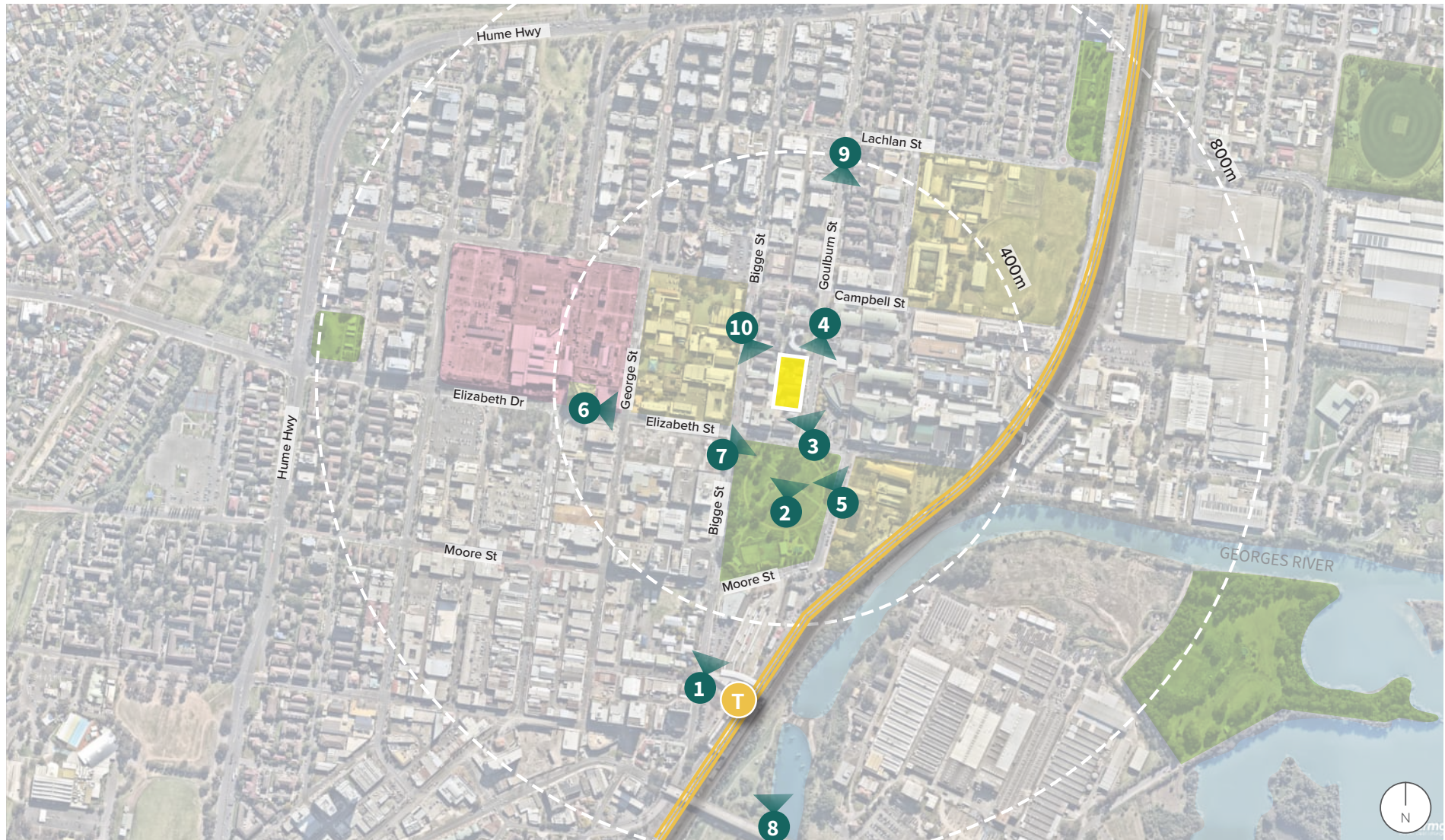
The key vantage include:

1. Bigge St at Liverpool Transport Interchange
2. Bigge Park (Centre of the Park / Playground Area)
3. Bigge Park / Elizabeth St- looking into Goulburn St
4. Goulburn St - looking South
5. TAFE on College St
6. Elizabeth St Corridor / Westfield Entrance
7. Bigge St / Elizabeth St Intersection
8. Lighthorse Bridge
9. Goulburn St / Lachlan St - looking south (distant view)
10. Bigge St / All Saints College - looking south

“LANDSCAPE AND VISUAL ASSESSMENT (LVA) IS AN ESSENTIAL TOOL OF RECONCILING DEVELOPMENT WITH LANDSCAPE AND SCENIC VALUES AND PROMOTING BETTER OUTCOMES FOR OUR COMMUNITIES.”

Guidance Note for Landscape and Visual Assessment, 2018

Vantage Points



View Point 1



Google Earth Coordinate: 33°55'28.0"S 150°55'35.5"E
Viewing Distance from Site Boundary: 487.5m

BIGGE ST AT TRAIN STATION ENTRANCE

The aim of assessing the view is:

- to understand the visual impact of the Proposal viewed from a “gateway” location for people arriving and departing from the Liverpool Transport Interchange
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

SENSITIVITY

The view from viewpoint 1 is considered to have Moderate Sensitivity due to:

- Receptors are vehicle drivers and commuting pedestrians with short term views and are less likely to notice, appreciate or be concentrating on the views. However the viewpoint is located in a prominent location within Liverpool CBD
- High number of receptors
- There are landscape detractors including utility poles, large trees, existing buildings and other structures

MAGNITUDE

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

Impact Level (Matrix of Sensitivity & Magnitude)

MAGNITUDE

The magnitude of the proposal in this view is assessed Low, considering the:

- Proposal forms a visible feature of the scene and contrasts in scale and massing with existing medium density character. However, due to Proposal’s distant location, the extent of the area over which the changes are visible is low
- There already exists a presence of landscape detractors including mature trees, existing built form and other structures.
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context (with future development) which reduces the magnitude

The visual impact is assessed as **MODERATE / LOW.**

Existing



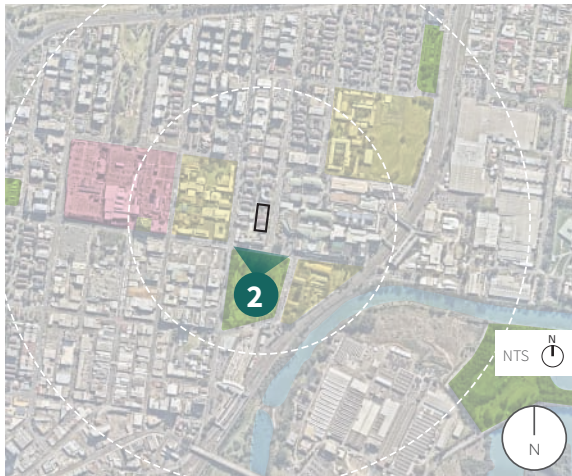
Proposed



Potential Future



View Point 2



Google Earth Coordinate: 33°55'18.3"S 150°55'41.1"E
Viewing Distance from Site Boundary: 161.5m

BIGGE PARK (CENTRE OF THE PARK)

The aim of assessing the view is:

- to understand the visual impact of the Proposal viewed from Bigge Park which is a prominent element of Liverpool's open space network
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

SENSITIVITY

The view from Bigge Park is considered to have Moderate Sensitivity due to:

- The public open spaces of Bigge Park is used for passive and active recreation including walking, exercising and relaxing. Users engaged in passive recreation are more sensitive to visual change and their surroundings
- Existing urban character of the park
- High number of receptors
- Existing landscape detractors including large trees, utility poles, existing buildings and other structures

MAGNITUDE

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

Impact Level (Matrix of Sensitivity & Magnitude)

MAGNITUDE

The magnitude of the proposal in this view is assessed Low, considering the:

- Proposal forms a relatively dominant feature of the scene and contrasts in scale and massing with existing medium density character. However, the extent of the area over which the changes are visible is low (change to the view's composition is low due to existing trees screening The Proposal in certain locations of Bigge Park).
- The Proposal does not present a direct frontage with Bigge Park
- There already exists a presence of landscape detractors including electricity poles, mature trees, existing built form and other structures.

The visual impact is assessed as **MODERATE / LOW.**



Existing



Proposed

View Point 3



Google Earth Coordinate: 33°55'15.2"S 150°55'43.5"E
Viewing Distance from Site Boundary: 62.5m

BIGGE PARK / ELIZABETH ST- LOOKING INTO GOULBURN ST

The aim of assessing the view is:

- to understand the visual impact of the Proposal viewed from Bigge Park at the intersection of Goulburn St and Elizabeth St. This is a prominent “arrival” location for future users of both the proposed Private Hospital as well as the future Public Hospital (after redevelopment).
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

SENSITIVITY

The view from Bigge Park is considered to have Moderate Sensitivity due to:

- The public open spaces of Bigge Park is used for passive and active recreation including walking, exercising and relaxing. Users engaged in passive recreation are more sensitive to visual change and their surroundings
- Goulburn St has a predominantly calm character defined by residential buildings and existing public hospital. Although public view has limited visual value, visual amenity is important to receptors which are mainly the local residents
- High number of receptors

MAGNITUDE

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

Impact Level (Matrix of Sensitivity & Magnitude)

MAGNITUDE

The magnitude of the proposal in this view is assessed High, considering the:

- Proposal forms a dominant feature of the scene and contrasts in scale and massing with existing medium density character. The extent of the area over which the changes are visible is moderate (change to the view’s composition is moderate).
- The Proposal presents a direct frontage with Goulburn St
- Proposal introduces landscape detractors including large street trees, podium level vegetation as mitigation measures

The visual impact is assessed as **HIGH / MODERATE.**



Existing



Proposed

View Point 4



Google Earth Coordinate: 33°55'06.8"S 150°55'44.9"E
Viewing Distance from Site Boundary: 100m

GOULBURN ST AND CAMPBELL ST INTERSECTION

The aim of assessing the view is:

- to understand the visual impact of the Proposal viewed from the intersection of Goulburn St and Campbell St looking towards Bigge Park. This provides an opportunity to understand how the over street-bridge is responding to a sensitive view towards Bigge Park.
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

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

Impact Level (Matrix of Sensitivity & Magnitude)

SENSITIVITY

The view from Bigge Park is considered to have Low Sensitivity due to:

- Receptors are mostly travellers that are less likely to notice, appreciate or be concentrating on views
- Public view does not have high visual value
- Moderate number of receptors in close proximity

MAGNITUDE

The magnitude of the proposal in this view is assessed Moderate, considering the:

- Proposal forms a relatively dominant feature of the scene and contrasts in scale and massing with existing medium density character. The extent of the area over

which the changes are visible is moderate (change to the view's composition is moderate).

- The Proposal presents a direct frontage with Goulburn St
- The are existing and proposed landscape detractors including large street trees, podium level vegetation as mitigation measures
- The proposed bridge design incorporates transparent building materials which provides greater visual connection to Bigge Park
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context (with future development) which reduces the magnitude

The visual impact is assessed as **MODERATE / LOW.**

Existing



Proposed



Potential Future



View Point 5



Google Earth Coordinate: 33°55'18.7"S 150°55'44.9"E
Viewing Distance from Site Boundary: 179m

COLLEGE ST TAFE

The aim of assessing the view is:

- to understand the visual impact of the Proposal viewed from the TAFE school site which is located adjacent Bigge Park. The TAFE site comprises heritage buildings and the viewpoint can demonstrate how the Proposal is experienced within the context of the heritage corridor
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

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

Impact Level (Matrix of Sensitivity & Magnitude)

SENSITIVITY

The view from TAFE on Collage street is considered to have Moderate Senisitivity due to:

- Public view is from a public school and public open space. Public open space is used for passive and active recreation including walking, exercising and relaxing. Users engaged in passive recreation are more sensitive to visual change in the surroundings
- High number of receptors in close proximity
- The visual value is considered to be moderate given existing urban character of t and landscape detractors

MAGNITUDE

The magnitude of the proposal in this view is assessed Moderate, considering the:

- Proposal forms a dominant feature of the scene and contrasts in scale and massing with existing medium density character. The extent of the area over which the changes are visible is moderate (change to the view's composition is moderate).
- The Proposal doesn't present a direct frontage with Bigge Park
- The are existing and proposed landscape detractors including large street trees, podium level vegetation as mitigation measures
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context (with future development) which will reduce the magnitude

The visual impact is assessed as **MODERATE**.

Existing



Proposed



Potential Future



View Point 6



Google Earth Coordinate: 33°55'13.4"S 150°55'30.8"E
Viewing Distance from Site Boundary: 410.5m

ELIZABETH ST AND GEORGE ST INTERSECTION

The aim of assessing the view is:

- to understand the visual impact of the Proposal as seen from Elizabeth St looking east. There are a number of proposals and redevelopment sites along Elizabeth St and this allows analysis of the visual impact of the Proposal in parallel with other redevelopment sites.
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

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

Impact Level (Matrix of Sensitivity & Magnitude)

SENSITIVITY

The view from intersection of Elizabeth St and George St looking east is considered to have Low Sensitivity due to:

- Public view is from a major street within Liverpool City Centre However, the view presents elements of street scape and urban fabric that do have high visual value.
- Moderate number of receptors in close proximity due to increased pedestrian activity area around Macquarie St, George St and Westfield on Elizabeth St
- The visual value is considered to be low given existing urban character and landscape detractors.
- The public view doesn't have high visual value.

MAGNITUDE

The magnitude of the proposal in this view is assessed Low, considering the:

- Proposal forms a visible feature of the scene and contrasts in scale and massing with existing medium density character. The extent of the area over which the

changes are visible is moderate (change to the view's composition is moderate).

- The Proposal doesn't present a direct frontage with Elizabeth St
- There are existing and proposed landscape detractors including existing buildings, street trees.
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context which reduces the magnitude
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context (with future development) which will reduce the magnitude

The visual impact is assessed as **LOW**.

Existing



Proposed



Potential Future



View Point 7



Google Earth Coordinate: 33°55'14.4"S 150°55'37.3"E
Viewing Distance from Site Boundary: 116.5m

ELIZABETH ST AND BIGGE ST INTERSECTION

The aim of assessing the view is:

- to understand the visual impact of the Proposal as seen from Elizabeth St looking east. There are a number of proposals and redevelopment sites along Elizabeth St and this allows analysis of the visual impact of the Proposal in parallel with other redevelopment sites.
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

SENSITIVITY

The view from intersection of Elizabeth St and Bigge St looking east is considered to have Low Sensitivity due to:

- Public view is from a major street within Liverpool City Centre. However, the view presents elements of street scape and urban fabric that are not very sensitive
- Moderate number of receptors in close proximity. The receptors are commuting pedestrians and travellers in vehicles who are less likely to have long term focus on the views
- The visual value is considered to be low given existing urban character and landscape detractors

MAGNITUDE

The magnitude of the proposal in this view is assessed Moderate, considering the:

- Proposal forms a relatively dominant feature of the scene and contrasts in scale and massing with existing medium density character. The extent of the area over which the changes are visible is moderate (change to the view's composition is moderate).
- The Proposal doesn't present a direct frontage with Elizabeth St
- The are existing and proposed landscape detractors including existing buildings, street trees.

The visual impact is assessed as **MODERATE LOW.**

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

Impact Level (Matrix of Sensitivity & Magnitude)



Existing



Proposed

View Point 8



Google Earth Coordinate: 33°55'35.9"S 150°55'39.4"E

Viewing Distance from Site Boundary: 701.5m

LIGHTHORSE BRIDGE

The aim of assessing the view is:

- to understand the visual impact of the Proposal as seen from Lighthouse Bridge which is a prominent arrival location into Liverpool across George's River.
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

SENSITIVITY

The view from Lighthouse Bridge is considered to have Moderate Sensitivity due to:

- Public view has visual value due to existing natural

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

Impact Level (Matrix of Sensitivity & Magnitude) - The Proposal

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

Impact Level (Matrix of Sensitivity & Magnitude) - Potential Future

features of Georges River and panoramic views towards Liverpool City Centre.

However, the recipients are predominantly drivers and commuting pedestrians which are less likely to notice, appreciate or be concentrating on the views.

- The Proposal is in the distance

MAGNITUDE

The magnitude of the proposal in this view is assessed Moderate, considering the:

- Proposal forms a relatively dominant feature of the scene and contrasts in scale and massing with existing medium density character. The extent of the area over which the changes are visible is moderate (change to the view's composition is moderate).

- The are existing and proposed landscape detractors including existing buildings, street trees.
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context which reduces the magnitude
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context (with future development) which will reduce the magnitude

The visual impact is assessed as **MODERATE**.

LIGHTHORSE BRIDGE (POTENTIAL FUTURE)

SENSITIVITY

The view from Lighthouse Bridge is considered to have Moderate Sensitivity due to:

- Public view has visual value due to existing natural features of Georges River and panoramic views towards Liverpool City Centre. However, the recipients are predominantly drivers and commuting pedestrians which are less likely to notice, appreciate or be concentrating on the views.
- The Proposal is in the distance

MAGNITUDE (POTENTIAL FUTURE)

The magnitude of the proposal in the context of future development of the area is assessed as Low, considering the:

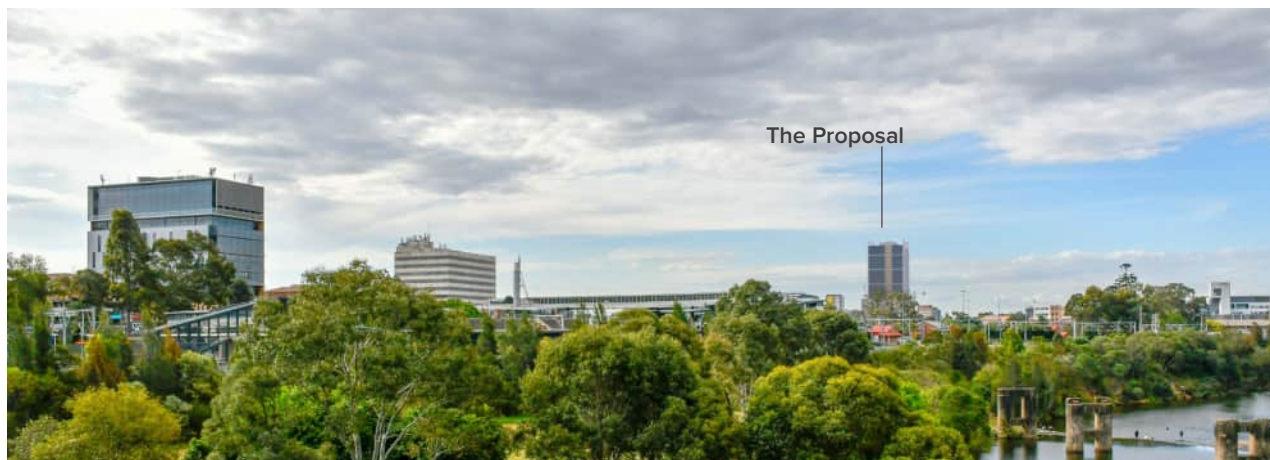
- Proposal forms a relatively minimal feature of the scene and does not contrast in scale and massing with existing and proposed high density character. The extent of the area over which the changes are visible is low (change to the view's composition is low).

The visual impact of the view in the future scenario is assessed as **MODERATE / LOW.**

Existing



Proposed



Potential Future



View Point 9



Google Earth Coordinate: 33°54'58.5"S 150°55'46.3"E
Viewing Distance from Site Boundary: 369m

GOULBURN AND LACHLAN ST INTERSECTION

The aim of assessing the view is:

- to understand the visual impact of the Proposal as seen from Goulburn and Lachlan St intersection (distant view).
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

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

Impact Level (Matrix of Sensitivity & Magnitude)

SENSITIVITY

The view from intersection of Goulburn St and Elizabeth St is considered to have Low Sensitivity due to:

- Public view is from a medium density residential street
- Moderate number of receptors in close proximity. The receptors are predominantly local residents
- The Proposal is in the distance
- The visual value is considered to be low given existing urban character and landscape detractors

MAGNITUDE

The magnitude of the proposal in this view is assessed High, considering the:

- Proposal forms a relatively dominant feature of the

scene and contrasts in scale and massing with existing medium density character. The extent of the area over which the changes are visible is moderate (change to the view's composition is moderate).

- The Proposal presents a direct frontage with Goulburn St
- There are existing and proposed landscape detractors including existing buildings, street trees.
- There will be less visual contrast between the proposal and the surrounding setting in the potential future context (with future development) which will reduce the magnitude

The visual impact is assessed as **MODERATE**.

Existing



Proposed



Potential Future



View Point 10



Google Earth Coordinate: 33°55'08.6"S 150°55'39.1"E
Viewing Distance from Site Boundary: 77.5m

BIGGE ST AT ALL SAINTS COLLAGE

The aim of assessing the view is:

- to understand the visual impact of the Proposal as seen from All Saints College on Bigge St which is located in close proximity to the site
- to assess to what degree the existing vegetation and structures screen or disguise the future development
- to test the extent to which the change of built elements may alter the existing character or view

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

Impact Level (Matrix of Sensitivity & Magnitude)

SENSITIVITY

The view from intersection of Elizabeth St and Bigge St looking east is considered to have Moderate Sensitivity due to:

- Public view is from Bigge St which has predominantly residential and educational uses fronting onto it.
- The view presents elements of street scape and urban fabric that do not have sensitive value
- Moderate number of receptors in close proximity. The receptors are students who are less likely to appreciate, notice or focus on the views. However, local residents are also the receptors that will have a greater focus and are more likely to notice and appreciate the views.

MAGNITUDE

The magnitude of the proposal in this view is assessed Low, considering the:

- The Proposal is a visible feature of the scene and contrasts in scale and massing with existing medium density character. The extent of the area over which the changes are visible is low due to existing vegetation and structures screening the proposal
- The Proposal doesn't present a direct frontage with Bigge St
- There are existing and proposed landscape detractors including existing buildings and street trees.

The visual impact is assessed as **MODERATE / LOW.**



Existing



Proposed

Conclusion

Summary of Findings

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

It has been concluded that the significance of impact on the landscape is moderate. This is mostly due to the scale of the proposal and its location in proximity to strategic locations within Liverpool City Centre such as Bigge Park, Bigge St, Public Hospital.

The proposal forms a visible new element and a relatively dominant feature of the overall scene from most of the vantage points. The reduction of height of the Proposal has assisted in minimising visual impact from a number of locations, especially distant vantage points. The impact of the following vantage points has been reduced:

- **View Point 1 - Bigge St at the Train Station Entrance**
Impact is reduced to Moderate / Low.
- **View Point 2 - Bigge Park (Centre of The Park).**
Impact is reduced to Moderate / Low.
- **View Point 6 - Elizabeth St and George St Intersection (Centre of The Park).** Impact is reduced to Low.
- **View Point 8 - Lighthouse Bridge**
Impact is reduced to Moderate / Low in a long term future development scenario

The magnitude of the proposal is considered moderate in locations close to the site and moderate/low in the distant locations. Overall magnitude of the Proposal on is considered moderate.

However it is anticipated that as Liverpool City Centre and the health precinct gradually transforms, an increase in built form height and density is to be expected in proximity to the site. Consequently, the visual impact of the proposal is likely to be reduced once it is presented within the context of the future increase of height and density.

In summary:

- The proposal is consistent and compatible with the future planned character of Liverpool as a strategic centre and a strategic health hub. The proposal contributes to the evolving character of the area from a residential neighbourhood to a health hub.
- The strategic location of the site in proximity to the envisaged Liverpool CBD core is appropriate to create a tower as an iconic feature of the Liverpool Health Precinct
- It is anticipated that the surrounding lands around the Private Hospital will accommodate health allied services and over time transform to an increased density area that supports the Precinct. Therefore there will be less visual contrast between the proposal and the surrounding setting compared to the existing low density scenario
- There already exists a presence of landscape detractors in all vantage points including: existing structures and buildings, utility poles etc. which will reduce the visual prominence of the Proposal.
- Existing vegetation and mature trees partially screen the proposal and reduce the visual impact
- The proposal does not reduce the quality of the scenes by delivering high design quality
- Use of facade treatment and colour selection reduce the bulk impact.

Mitigation Measures

Our findings revealed that the proposal incorporates a number of key measures designed to mitigate the potential visual impacts:

- Retaining dense vegetation and established trees surrounding the site for screening
- Additional landscaping on podium level and well located screen planting to reduce the visual impact
- Use of native planting to reinforce the character of the existing vegetation and achieving alignment with Liverpool Public Domain Plan
- Use of facade treatment, articulation and colour selection to blend with the landscape and reduce the height and bulk impact



LIVERPOOL PRIVATE HOSPITAL
VISUAL IMPACT ASSESSMENT REPORT