



This report has been prepared for:

73 Vista Street, Sans Souci

BY:

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INTRODUCTION

METHODOLOGY 1.1

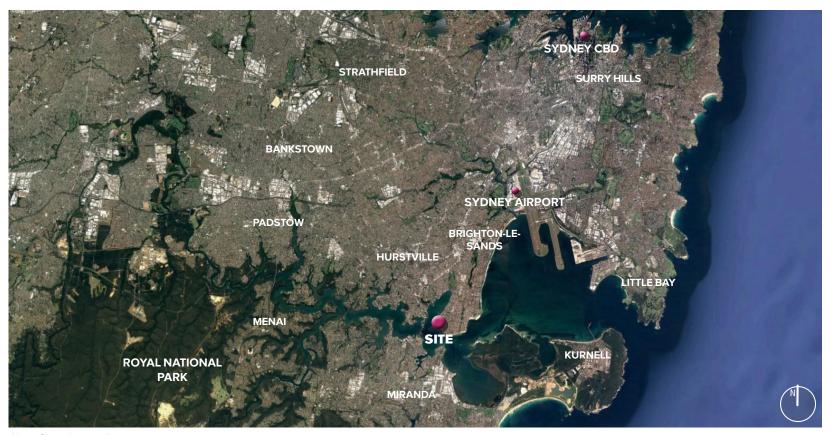
This report will inform the planning proposal currently under review by Council for the proposal.

This report will describe the visual character of the study area. An assessment of the visual envelope and impact of the proposed development from various view points has also been included in this study.

- Section 1 is an analysis of the landscape character and existing condition. The impacts of the scope and impacts of the proposal is assessed.
- Section 2 describes the visual impacts of the proposed residential development and associated works. Existing view points and their sensitivity are also identified in this section.
- Section 3 outlines the proposed strategies top mitigate the visual impact of the proposed development.
- Section 4 highlights the recommendations based on the outcome of the report.
- Section 5 describes the concluding comments.



Copyright remains the property of **Arcadia** Landscape Architecture Pty Ltd. Use only ligured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Landscape Architecture Pty Ld prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authority Requirements.



1.2 **PURPOSE OF** THIS REPORT

Above: Site and surrounding context

Arcadia Landscape Architecture has been commissioned by Nanevski Developments to prepare a Visual Impact Assessment to identify the potential visual impacts that the proposed seniors housing development would have on the surrounding area, identify design strategies and make recommendations for the identified impacts.

In addition, this report would inform the project approval authority, other agencies and the community about the visual impact of the proposal and what mitigation strategies have been considered. The results of this assessment provide an indication of the expected impacts.

The preparation of this report has involved both a desk-top analysis and a site visit to the subject site and surrounding region.





This visual impact assessment accompanies a planning proposal lodged with Georges River City Council by Nanevski Developments for 73 Vista Street Sans Souci Seniors Housing Development.

Located approximately 22km South of the Sydney Central Business district, 9.7km South of the Sydney International Airport and 2km north of Taren Point, this site is located in an accessible location, close to all necessary amenities and services. Public transport facilities are also available to occupants to travel further to shopping centres and the Sydney CBD.

The main purpose of the proposal is to redevelop the site with a Seniors Housing development that suitably caters for the aging population in the surrounding area. The process would require a future DA approval and be subject to additional requirements at that stage. The site consists of five allotments with the following legal property descriptions; Lot 1 DP 320605, Lot 1 DP 1115986, Lot 489 DP 752056 and Lot 392 DP 752056.

The site has a total area of approximately 2,123m2 and a frontage of 35 meters to Vista Street to the east. Its western boundary (approximately 40 meters in length) adjoins Kogarah Bay. The study area is currently occupied by low density residential development and ancillary structures. A two storey brick residential dwelling and small brick shed are located within the E4-zoned portion of the site. A large shed and garage and associated wet dock are located predominantly within the site's W2-zoned portion. Due to the slope of the land, the site appears as a single storey dwelling house when viewed from the street. A jetty extends into the Georges River waterway from the site's western boundary.





PROIECT OBIECTIVES

The Proposal aims to:

- Provide for, and contribute to, residential dwelling targets;
- Provide for more housing for seniors, of a high level of amenity, in accordance with the objectives of the (former) Kogarah City Council; and
- Acknowledge the specific constraints and opportunities presented by the unique location and other characteristics of this site:
- create an iconic residential development.

SCOPE OF WORK

- A building that presents as six storeys to the waterfront and three storeys to the street;
- Underground car parking across four levels (including 2 basements below the waterfront ground level);
- Two lifts to provide suitable access across all levels;
- Swimming pool and communal spaces; and
- Landscaped common areas.

DESCRIPTION OF WORK

Work that may result in a visual impact involves:

- clearing of vegetation within the proposed construction
- landscaping and revegetation works;
- bulk earth works involving cut and fill that mimics the natural landscape as much as possible;

- Construction of drainage and stormwater management
- Construction of 6 storey building

DESCRIPTION OF CONSTRUCTION ACTIVITIES

Construction activities will be planned and scheduled to minimise disturbance;

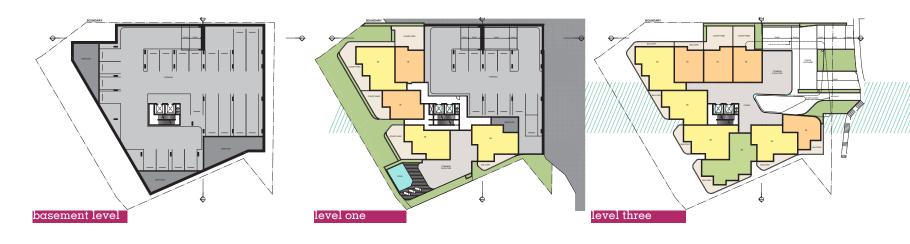
Construction activities will include:

- Installation of environmental controls and pre-construction monitoring;
- Site establishment including construction of site offices
- Clearing and topsoil removal;
- Excavation as required e.g. for services, building footings, drainage lines;
- Installing retaining walls following site regrading.



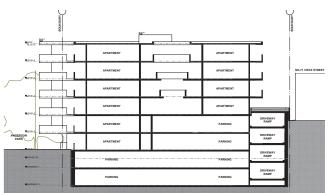
73 VISTA STREET SANS SOUCI VISUAL IMPACT ASSESSMENT

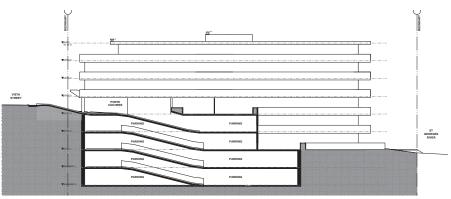
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1.5 THE PROPOSAL











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1.6 SITE LOCATION



Above: Site and surrounding context

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The preparation of this report has involved both a desk-top analysis and a site visit to the subject site and surrounding region.





1.7 LOCAL LANDSCAPE SETTING

Located in an established urban area, Sans Souci is predominantly residential. This southern Sydney suburb is bounded by Ramsgate Rd in the north, Botany Bay and the suburbs of Sandringham and Dolls Point in the east, the Georges River in the south and Rocky Point Rd in the west. It is also connected to Taren Point, in the Sutherland Shire, to the south and by the Captain Cook Bridge over the Georges River.

This waterfront property sits within a bayside setting with views across Kogarah Bay and the Georges River. The site is also in close proximity to several parklands and reserves, including Anderson Park which sits adjacent the site. Several mature native eucalyptus species line neighboring properties, giving this site a leafy green feel.











VISUAL ASSESSMENT

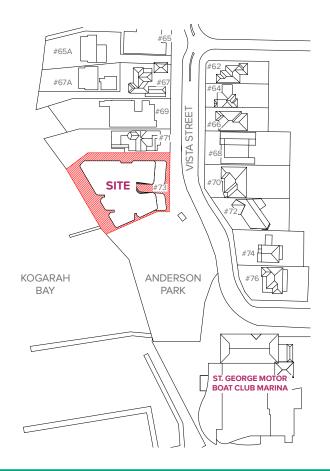
2.1 SITE DESCRIPTION

The site is located on the western side of Vista Street, north of the public recreation area, St Kilda Point, as well as the St George Motor Boat Club. The site consists of five allotments and is located in an accessible location, close to all necessary amenities and services. Excluding the triangular allotment to the south, the site has a total area of approximately 2,123m2 and a frontage of some 35 meters to Vista Street to the east. Its western boundary (approximately 40 meters in length) adjoins Kogarah Bay.

The site is currently occupied by low density residential development and ancillary structures. A two storey brick residential dwelling and small brick shed are located within the E4-zoned portion of the site. A large shed and garage and associated wet dock are located predominantly within the site's W2-zoned portion. Due to the slope of the land, the site appears as a single storey dwelling house when viewed from the street. A jetty extends into the Georges River waterway from the site's western boundary.

The development surrounding the site generally comprises of low density residential dwellings of one to two storeys in height. As the land is located on the waterfront, all land to the west forms part of the Georges River. The attributes of the site include:

- Topography from Vista Street to the water's edge is fairly steep, falling approximately 7m;
- Public open space (Anderson Park) is located to the south providing outlook and amenity for increased residential use;
- Waterfront location with excellent amenity (outlook, privacy, solar access) for increased residential use:

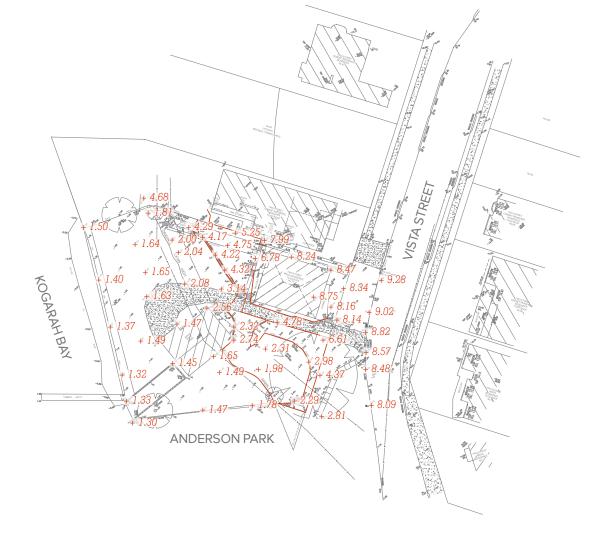




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2.2 TOPOGRAPHY







2.3 **TOPOGRAPHY**

The site area falls nearly 7 meters from Vista Street down towards the water's edge. The elevation of the land along Kogarah Bay is approximately 7 meters above sea level. As a result of the steep topography down toward the west, views from Vista Street are minimal. As the site approaches the western water front edge, the topography begins to level out, creating a flat grass reserve area.

The existing landform suggests that this site has been historically filled, with a retaining seawall built along the western edge of the site. Therefore, the actual high water mark is located further west toward Kogarah Bay, aligning with the current landform and subdivision pattern.

The proposed building height is reflective of the historic house at 67 Vista Street to the north, whilst the sloping topography of the land, in combination with the stepped building form to the street, ensures that the building appears as a three storey form when viewed from Vista Street. In addition, common space has been provided on the roof level facing the street to reduce the height of the building when viewed from this direction.







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2.4 VISIJAI. **EXPOSURE**

The design of the indicative scheme has taken into account the local context to minimise the impact on neighboring properties as much as possible. The site area falls nearly 7 meters from Vista Street down towards the water's edge. This sloping topography of the land, in combination with the stepped building form to the street, means that visibility of the building appears to be only a three storey form when viewed from Vista Street as opposed to six-storeys. This reduces the visual exposure of the development when viewed from Vista Street.

Setbacks have also taken into account the streetscape and have increased the setback to the north to allow for a view corridor from the dwellings on the eastern side of Vista Street to the water and to allow good solar access to the future dwellings. The proposed setback from the northern boundary is a minimum of 6 meters to the apartments and 4.75 meters to balconies. Setbacks have been reduced to the south of the site towards Anderson Park to provide a building form that offers passive surveillance of the park and to maximise the northern setback.

Anderson Park and the St. George Motor Boat Marina located west of the site will experience high visual exposure due to the close proximity to the development. Tom Ugly's Point located directly across the water will also experience high exposure. Proposed buffer planting, existing vegetation and distance will however, reduce the sites visual access. Views from Carrs Bush Park and residential dwellings, located across the water and on the ridge-lines west of the site will have visual access to the subject land. Landform and vegetation of the development, combined with the orientation of the building, results in a negligible visual exposure from these vantage points.

The proposed development will be of no visual impact on traffic traveling on Rocky Point Road, Tarren Point Road or north-bound on Tom Ugly's Bridge, due to their elevation and orientation. The Visibility Analysis Plan provided on the following page illustrates the extent of the area that the proposal will be visible from. This visual envelope is defined through existing landform and obscuring effect of vegetation.



VISUAL 2.5 **ENVELOPE**



site visibility





VISUAL 2.6 **ASSESSMENT VIEWPOINTS**



Above: Visual Assessment Viewpoints Plan



VIEWPOINT 01



Before Photo

Visual sensitivity from Viewpoint 01 is considered to be low as the development sits within an urbanised residential location, which is already built-up. While the bulk and scale of the building does have some impact, it is considered minimal when taking into consideration the urbanised setting in which it sits.

The visual magnitude is considered to be moderate to low. This is largely due to the nature of the development and scale of the building, being that of a six storey form adjacent one to two storey residential buildings. In addition to this, the development does have some impact on views as it sits above the natural skyline. The top of the building protrudes above the tree-line and adjacent rooftops.



Image 01: After Photo. 3D Visualisation shown does not depict finished landscape outcome and is indicative only.



VIEWPOINT 02



Visual sensitivity from Viewpoint 02 is considered to be moderate to low when taking into consideration the proximity of the development to the adjacent park. The built-up nature of the development is very different to the vegetated park sitting beside and therefore impacts the nature of view.

The visual magnitude is considered to be low. The surrounding vegetation and existing topography provide a backdrop that would mitigate the visual impact of the proposal and leave the skyline and existing tree-line unaffected.



Image 02: After Photo. 3D Visualisation shown does not depict finished landscape outcome and is indicative only.



VIEWPOINT 03



Visual sensitivity from Viewpoint 03 is considered to be low. The distance to the development and the urbanised surroundings within which the development sits mean that the effects are minimal.

The visual magnitude is considered to be moderate to low. While views have been affected, the general character and landscape setting of this development would be retained as the built-form has been designed to sit within the natural topography and landform so that it does not impede the vistas behind. In addition to this, the development does not protrude above the tree tops or affect views to the existing sky line.



Image 03: After Photo. 3D Visualisation shown does not depict finished landscape outcome and is indicative only.



2.7 OVERALL **VISUAL** SENSITIVITY & **MAGNITUDE**

The visual sensitivity is based on how sensitive the character of the setting is to the proposed change. In this regard, a residential neighborhood will be less sensitive to change than a pristine natural environment.

While the current use of the site as a two storey residential house is to be changed, the proposal does not significantly alter the land use character. Given the previous land use has modified the natural landscape, the proposed land use character change would not be an issue.

Changes to the site would predominately be visible and observed from neighboring properties and directly across the water. The surrounding built form and existing vegetation will however, reduce visual access and ensure that impact is minimised. As vegetation neighboring the development will be retained the visual sensitivity of the environment is quite low.

The visual magnitude depends on the scale and contrast of the proposal and its visual integration of form, line, shape, pattern, colour and texture. Viewer access also influences the visual magnitude.

The public view to the proposal would be limited to certain vantage points, typically directly across the water at Kogarah Bay, the adjacent park and boat marina and neighboring

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properties on Vista Street.

The proposal would also be viewed from a few distant properties. The site is therefore of low visual magnitude.

The overall magnitude of the project is considered low when taking into consideration the overall landscape setting and its sense of scale. The topography is maintained where possible and the built-form has been designed so that it is of minimal scale when viewed from Vista Street, reducing the built form impact. In addition to this, the built-form is split-leveled to ensure it blends with the surrounding character and relates more closely to the existing topography. Existing vegetation and mature trees on neighboring properties will be maintained, which also act as a visual buffer to the proposed development.



2.8 LANDSCAPE VISUAL IMPACT **TABLES**

		Magnitude					
		High	High to Moderate	Moderate	Moderate to low	Low	Negligible
Sensitivity	High	High Impact	High Impact	Moderate-high	Moderate-high	Moderate	Negligible
	High to Moderate	High Impact	Moderate-high	Moderate-high	Moderate	Moderate	Negligible
	Moderate	Moderate-high	Moderate-high	Moderate	Moderate	Moderate-Low	Negligible
	Moderate to low	Moderate-high	Moderate	Moderate	Moderate-Low	Moderate-Low	Negligible
	Low	Moderate	Moderate	Moderate-Low	Moderate-Low	Low Impact	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Table 1: Landscape Visual Impacts Rating Table.

VIEWPOINT	SENSITIVITY	MAGNITUDE	IMPACT
1	Low	Moderate-Low	Moderate-Low
2	Moderate-Low	Low	Moderate-Low
3	Low	Low	Low

Table 2: Landscape Visual Impacts Table by Viewpoint.

The combination of the visual sensitivity and magnitude will provide the rating of the landscape character impact. It is based on the table shown above.



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03 MITIGATING STRATEGIES

STRATEGIES TO 3.0 MINIMISE VISUAL **IMPACT**

Mitigation strategies relate both to incorporated design elements/strategies and recommended strategies for consideration in detailed design stage.

A number of key strategies may be considered to assist in mitigation. These would include:

The existing site topography, although modified heavily from past subdivisions, is one of the defining characteristics of the site. General retention of the existing grades and landform.

Maximum retention of existing vegetation is recommended where possible. Planting in the neighboring park should also be utilised to assist in buffering the development. The advice of the landscape architect should be sourced to confirm the plantings will assist with the screening of the proposal.

Additional buffer planting and screening to be provided along site boundary to provide a visual barrier from surrounding areas. A native plant list incorporating species that are found on site and within the area should be used to extend the existing landscape character.

In addition to this, the character of the foreshore area should be maintained to minimise the visual impact of the development.

The built-form should remain in line with or below the tree top line and roof line when viewed from across the water. Finishes of low reflectivity and a paint palette that is complementary to the existing setting should also be used to ensure visual access is minimised.



Above: Existing vegetation character to be retained where possible



RECOMMENDATIONS

4 0 ADVICE:

A number of measures that could be under taken during the detailed design phase of the project in order to further mitigate visual impacts of the proposed development are outlined below:

Introducing native shrub and tree planting within the boundary areas disturbed during construction would help mitigate the effect of the proposed built form. The advice of a landscape architect to be sourced to confirm planting selection and layout.

The layout of proposed planting within the site needs to be carefully considered to maximise the effect of screen planting and visual integration. The preferred planting approach is one that reinforces the character of the existing vegetation. Such an approach would ensure that the visual screening relates to the native landscape character as opposed to providing dense buffers that use exotic vegetation. Screen planting would visually mitigate the impact of the works from publicly accessible viewpoints. Additional planting beyond the site fence could be explored to assist in mitigating the visual effects of the proposal by providing new focal points.

In addition to this, extra sensitivity needs to be taken when working along the foreshore line to ensure the waters edge is preserved and the physical impact is minimal. Ensure works are blended into the existing foreshore character and remain consistent with neighboring properties.



Above: Photo looking back toward site from Water's Edge



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CONCLUDING COMMENTS

5.0 CONCLUSION

It appears that the proposed project would have a moderate-low visual impact on the general landscape overall - as opposed to the visual impact as seen from specific viewpoints.

When considered from outside the site boundary the visual impact of the proposed works is found to be low with a moderate-low impact expected where the development borders the adjacent park.

The visual impact from within the site would still be low due to the low sensitivity of the highly modified residential land and the retention of native trees and vegetation.

The proposed construction on site will have minimal impact on the existing context as the area is already urbanised.

A key aspect that reduces the overall visual impact of the proposed works is the relationship of the site to its surrounding topography. While there are distant public viewpoints, most views are generally obstructed by slopes and existing vegetation with minimal roads /traffic passing the site.

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Above: Photo looking from Vista Street back toward the site.

