



RG/NC
15666
10 May 2017

Cathy McMahon
Manager Strategic Planning
Georges River Council
PO Box 205
HURSTVILLE NSW 2220

Attention: Rita Vella

Dear Rita,

**ADDITIONAL INFORMATION
73 VISTA STREET, SANS SOUCI**

Please find attached a Visual Impact Assessment prepared by Arcadia Landscape Architecture. The purpose of this report is to identify the potential visual impacts that the proposed Seniors Housing development would have on the surrounding area, identify design strategies and makes recommendations for the identified impacts.

In particular this report finds that:

- 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 be low due to the low sensitivity of the highly modified residential land and 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; and
- 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 viewpoints with minimal roads/traffic passing the site.

Therefore it is determined that the proposed project would have a moderate-low visual impact on the general landscape overall.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or rgraham@jbaurban.com.au.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R. Graham'.

Rohan Graham
Urban Planner