

VIEWING POINT 2 (S75W MOD.)



Some change, moderate visual impact expected.

Analysis demonstrates that the proposed additions to the hospital are screened by the vegetated ridge line, expanding horizontally in line with the height of the existing hospital.

The low to moderate quality of the view due to the existing interruption to the skyline by the hospital tower and overhead powerlines deem the visual impact of the proposal to be moderate.



Figure 40: Viewing point 2 photomontage. Located on Canoon Road, South Turramurra, approximately 110m west from the intersection of Kissing Point Road.

Extent of proposed development

VIEWING POINT 12 (S75W MOD.)

Some change, moderate visual impact expected.

Analysis demonstrates the extent of the view and that the proposed development is reasonable given the proportion of the view that is being affected as well as the proposal being partially screened by existing vegetation.

The moderate quality of the view due to the existing interruption to the skyline by the hospital tower and overhead powerlines deem the visual impact of the proposal to be moderate.



Figure 41: Viewing point 12 photomontage. Located on Woods Street, North Epping overlooking Woods Street Reserve.

Extent of proposed development

VIEWING POINT 13 (S75W MOD.)



Noticeable change, high visual impact expected.

Analysis demonstrates that the proposed additions to the hospital are screened by existing vegetation and residential buildings in the foreground.

The low quality of the view due to the interruption by the existing hospital tower and nurses residence deem the visual impact of the proposal to

be of noticeable change, but with a high degree of visual impact due to the proximity of the view.

It should be noted that the proposed hospital and residential buildings (southern portion of Central Hospital precinct) closer to this view point will have a greater visual impact than the current proposed additions.



Figure 42: Viewing point 13 photomontage. Located on The Comenarra Parkway, Wahroonga facing the south-west facade of the existing hospital.

Extent of proposed development

VIEWING POINT 15 (S75W MOD.)



Limited change, minimal visual impact expected.

Analysis demonstrates that the majority of the proposed additions to the hospital will be screened by existing vegetation and high trees beyond.

The low quality of the view due to the existing interruption to the skyline by the hospital tower, residential roofscapes and overhead powerlines deem the visual impact of the proposal to be limited¹¹.



Figure 44: Viewing point 15 photomontage. Located at Leuna Avenue, Wahroonga, facing towards the south-west facade of the existing hospital.

 Extent of proposed development

VIEWING POINT 16 (S75W MOD.)

Some change, moderate visual impact expected.

Given the low quality of view based on the presence of the existing hospital buildings and the high capacity for change, analysis demonstrates the proposed development is acceptable.

The proportion of the view that is being affected as well as the proposal being partially screened by existing vegetation and existing buildings deem the visual impact of the proposal to be of a moderate degree. Upon development of Precinct B of buildings with a maximum 20.5m height, the impact of the proposed additions will recede.



Figure 45: Viewing point 16 photomontage. Located north-east of the existing hospital, where proposed residential apartments (Precinct B) have been sited in the Wahroonga Estate Concept Plan.

Extent of proposed development