

Visual Impact Assessment

Addendum Letter – Hastings Secondary College Upgrade – SSD-11920082-Mod-1

Hastings Secondary School, Port Macquarie

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Contact **Chris Bain**
Director Strategic Planning

cbain@ethosurban.com
0438 262 246

This document has been prepared by:

This document has been reviewed by:

Hugh Sterndale-Smith

27/10/2022

Jessica Saunders

27/10/2022

Version No.

Date of issue

Prepared By

Approved by

Version No.	Date of issue	Prepared By	Approved by
1.0	06/10/2022	HSS	JS
2.0	28/10/2022	JS	CB
3.0	16/11/2022	JS	JS
4.0	16/11/2022	JS	JS

Reproduction of this document or any part thereof is not permitted without written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed, it is a preliminary draft.



Ethos Urban Pty Ltd | ABN 13 615 087 931 | 173 Sussex Street Sydney NSW 2000 (Gadigal Land) | +61 2 9956 6962 | ethosurban.com

Contents

1.0	Executive Summary.....	5
2.0	Introduction	7
3.0	Design Changes	8
4.0	Methodology.....	9
4.1	The evidence base	9
4.2	Assessment of private views.....	9
4.3	Assumptions, limitations and exclusions.....	9
5.0	View Points (Private)	10
6.0	Visual Assessment.....	11
6.1	21 Owen Street (Camera Position 01)	11
6.2	Mainsail Unit 10 (Camera Position 06).....	14
6.3	Mainsail Unit 9 (Camera Position 08)	16
6.4	Mainsail Unit 10 (Camera Position 09).....	18
6.5	Mainsail Unit 11 (Camera Position 10)	19
6.6	Summary	22
7.0	Findings and Conclusion.....	23

Table of Figures

Figure 1	Site Aerial.....	7
Figure 2	Approved Development	8
Figure 3	Modifications Proposed	8
Figure 4	View Point Aerial Identification	10
Figure 5	21 Owen Street Photomontage– As Approved.....	12
Figure 6	21 Owen Street Photomontage – Proposed Modification	12
Figure 7	Western Elevation – Previously Approved/ As Proposed.....	13
Figure 8	Western Elevation – Previously Approved/ As Proposed (zoomed)	13
Figure 9	Mainsail Unit 10 Photomontage – As Approved.....	15
Figure 10	Mainsail Unit 10 Photomontage – Proposed Modification	15
Figure 11	Mainsail Unit 9 Photomontage – As Approved.....	17
Figure 12	Mainsail Unit 9 Photomontage – Proposed Modification	17
Figure 12	Mainsail Unit 10 Photomontage – As Approved.....	19
Figure 13	Mainsail Unit 10 Photomontage – Proposed Modification	19
Figure 14	Mainsail Unit 11 Photomontage – As Approved	20
Figure 15	Mainsail Unit 11 Photomontage – Proposed Modification.....	21
Figure 16	General Arrangement CAPA Building – As Approved	21
Figure 17	General Arrangement CAPA Building – As Proposed.....	22

Appendices

- A Hastings Secondary College, Port Macquarie – Private Views – Visual Impact Photomontage and Methodology Report**
Virtual Ideas

1.0 Executive Summary

The Department of Planning, Industry and Environment (DPIE, now DPE) granted consent to State Significant Development Application (SSDA) 11920082 on 21 December 2021. SSDA 11920082 related to alterations and additions including the refurbishment of two buildings, a new Creative and Performing Arts building, joint use PCYC facility, COLA, covered walkways and lift connections, and various ancillary works including new covered walkways, signage upgrades and associated landscaping, stormwater works and infrastructure at Hastings Secondary College (Port Macquarie Campus) (the proposal) located at 16 Owen Street, Port Macquarie (the Site). The application was made by Schools Infrastructure NSW (SINSW).

Following further design development, a modification to the SSDA was submitted on the 17 June 2022 (11920082-Mod-1). The application seeks consent for number of internal and external alterations to the approval including:

- Amendment of stair locations to avoid existing services;
- Removal of works to Building L;
- Installation of mechanical plant on canopy roof, east of CAPA building;
- Installation of external stairs to CAPA building;
- Reconfiguration of Building A entry, including reconfiguration of undercover walkway between Building A and the CAPA and Building B;
- Reconfiguration of landscaping at entrance;
- Addition of landscaping to north of Building B and north of PCYC;
- Alteration of scope of works to Building B;
- Change in materials;
- Change to window placement and louvers on CAPA building; and
- Minor internal modifications.

DPE issued a Response to Submissions dated 17 August 2022 seeking an updated Visual Impact Assessment (VIA) addressing the modifications sought. DPE's request is extracted below:

Public submissions raised concerns about impacts of the rooftop mechanical plant above the CAPA Building to private views. An updated Visual Impact Assessment of impacts to views from the private domain must be provided that appropriately assesses the impacts of the proposed modification having regard to the applicable planning principle (i.e. Tenacity Consulting v Warringah Council [2004] NSWLEC 140).

The elements of the modification which are relevant to the subject VIA are the reconfiguration of the undercover walkway between Building A and the CAPA and Building B, the addition of plant above the CAPA building and the inclusion of fire stairs on the northern elevation of the CAPA building.

The external fire stairs to the CAPA building will not be visible from any nearby private property as demonstrated within this report. A very small slither of the mechanical plant will be visible; however, this is assessed as being negligible as demonstrated within this report and **Appendix A**. The amendments to the undercover walkway between Building A the CAPA building and Building B will be visible, however the amendments proposed are minor in nature, result in a reduction in the overall height of the structure and will be viewed in the context of the site more broadly, and will therefore also result in a negligible impact.

This VIA has been prepared in response to the above request and should be read as an Addendum to the Visual Impact Assessment prepared by Ethos Urban dated 10 September 2021 and the Environmental Impact Statement submitted as part of SSD 11920082 prepared by DFP dated 25 May 2021, in particular part 6.1.1 Views.

This VIA has been prepared in accordance with the NSW Land and Environment Court (LEC) photomontage policy. The assessment has been undertaken in accordance with the LEC planning principle for impact on views established under Tenacity Consulting v Warringah [2004] NSWLEC 140. In this instance, the affected private viewpoints are 21 Owen Street (Camera Position 1) and Mainsail Units 9, 10 and 11 (Camera Positions 6, 8, 9 and 10). Camera positions 2 -5

(inclusive) and 7 do not provide a view of any of the elements which are the subject of this modification request. A comparison of the as approved and as proposed development from these view points is provided at **Appendix A**.

It is the conclusion of this VIA addendum that the proposal's visual impact is acceptable and reasonable, with the changes resulting from the modification to the visual impact assessed as part of the original SSDA being negligible. The report demonstrates that the views from Mainsail Units 9, 10, 11 and 21 Owen Street will not be further impacted by the proposed location of the mechanical plant, the alterations to the covered walkway adjacent to the CAPA building or the addition of fire stairs.

2.0 Introduction

Consent was granted to SSDA 11920082 on 21 December 2021, relating to alterations and additions at Hastings Secondary College (Port Macquarie Campus) (the proposal) located at 16 Owen Street, Port Macquarie (the site). **Figure 1** demonstrates the site extent and location.

Modification 1 was lodged on the 17 June 2022 under SSDA 11920082-Mod-1 seeking consent for multiple internal and external alterations including:

- Amendment of stair locations to avoid existing services;
- Removal of works to Building L;
- Installation of mechanical plant on canopy roof, east of CAPA building;
- Installation of external stairs to CAPA building;
- Reconfiguration of Building A entry, including reconfiguration of undercover walkway between Building A and the CAPA and Building B;
- Reconfiguration of landscaping at entrance;
- Addition of landscaping to north of Building B and north of PCYC;
- Alteration of scope of works to Building B;
- Change in materials;
- Change to window placement and louvers on CAPA building; and
- Minor internal modifications.

The purpose of this report is to provide a response to the concerns raised within public submissions to the SSD modification application relating to view impacts and loss. This letter assesses the impacts of the amended architectural plans submitted as part of the modification application on views available from properties in the vicinity of the subject site in accordance with the Planning Principles relating to view loss provided within *Tenacity Consulting v Warringah* [2004] NSWLEC 140. This report should be read as an Addendum to the Visual Impact Assessment prepared by Ethos Urban dated 10 September 2021.

Accompanying this letter is a report from Virtual Ideas consultants titled *Hastings Secondary College, Port Macquarie – Private Views – Visual Impact Photomontage and Methodology Report* dated 24 October 2022 (The Virtual Ideas report). The Virtual Ideas report demonstrates the visual impact of the proposed modifications to SSDA 11920082 with respect to the existing approved built form and site conditions and is provided at **Appendix A**.



Figure 1 Site Aerial

Source: NearMap and Ethos Urban

3.0 Design Changes

The majority of design changes proposed are minor in scale and are reflective of small design tweaks. The elements of the modification which are relevant to the subject VIA are:

- The reconfiguration of undercover walkway between Building A and the CAPA and Building B;
- Addition of mechanical plant on the roof of the CAPA building and walkway adjoining to the immediate east; and
- Addition of external fire stairs to the northern elevation of the CAPA building.

The approved design is provided at **Figure 2** for reference. The changes pertinent to this VIA are demonstrated in pink shading at **Figure 3**.



Figure 2 *Approved Development*

Source: Virtual Ideas



Figure 3 *Modifications Proposed*

Source: Virtual Ideas

4.0 Methodology

Decisions on visual impact are inherently subjective and involve professional value judgements. As noted by the Land and Environment Court of New South Wales (the LEC) (*Rose Bay Marina Pty Limited v Woollahra Municipal Council and Anor* [2013] NSWLEC 1046), the key to addressing this challenge is to inform these decisions through a VIA that adopts a rigorous methodology.

4.1 The evidence base

It is widely accepted practice in NSW that the evidence base for a VIA is the preparation of photomontages showing existing and potential future views should the proposal be approved and developed. The evidence base of this VIA is consistent with the LEC policy for the use of photomontages.

Please refer to the accompanying Virtual Ideas report provided at **Appendix A** for further details of the methodology employed for this VIA addendum.

4.2 Assessment of private views

The proposed changes concern solely private views, and therefore the 4 Step Process specified within Tenacity Consulting v Warringah [2004] is the methodology employed for the purposes of this addendum.

The 4 Step Process is listed below:

1. Assessment of views to be affected.
2. What part of the property the views are obtained from.
3. The extent of the impact.
4. The reasonableness of the proposal causing the impact.

Section 6 of this report provides an assessment of the proposed modification in accordance with the 4 step process.

4.3 Assumptions, limitations and exclusions

The following limitations apply to this VIA:

- While photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply.

The following exclusions apply to this VIA:

- Consideration of night-time impact, including lighting is excluded
- Consideration of impact on Aboriginal cultural heritage values association is excluded. This is only appropriately undertaken by a member or qualified representative of the Aboriginal community.

5.0 View Points (Private)

As part of the preparation of the original VIA, Ethos Urban, Schools Infrastructure NSW and DFP nominated seven private properties which were likely to be affected by the development. These viewpoints are demonstrated at **Figure 4**.



Figure 4 View Point Aerial Identification

Source: Virtual Ideas

The modifications to the design proposed as part of the subject modification request relate to the buildings which are located on the southern part of the development site, as illustrated at **Figure 3**. The Virtual Ideas report provided at **Appendix A** provides an assessment of the modification against each view point identified, and confirms that the modifications proposed as part of this application are only able to be identified from 21 Owen Street (Camera Position 1) and Mainsail Units 9, 10 and 11 (Camera Positions 6, 8, 9 and 10). **Section 6** provides an assessment of the impact of the modification on those views.

This addendum VIA includes additional views from the Mainsail Units that did not form part of the original VIA. Camera Positions 8, 9 and 10 have been added to the scope of the VIA to provide views from Mainsail Units 9, 10 and 11 respectively, looking directly east. The original views assessed for these properties was oriented to consider the potential impact to water views, and were directed generally north east. The potential impact on these views as a result of the modification request have been considered for completeness, at Camera Positions 5, 6 and 7 within **Appendix A**, and Camera Position 6 at **Section 6.2** below. The addition of Camera Positions 8, 9 and 10 have been included to provide an assessment of views directly towards the elements which are the subject of this modification request, being the reconfigured walkway between Building A and the CAPA building, the addition of plant above and above the walkway to the immediate east of the CAPA building and the additional of external fire stairs on the northern elevation of the CAPA building.

6.0 Visual Assessment

6.1 21 Owen Street (Camera Position 01)

Step 1 - Assessment of views to be affected.

Views obtained from 21 Owen Street are filtered views through screening vegetation primarily looking east and are distorted by the presence of private motor vehicle parking. The approved eastern elevation of the CAPA building would be visible at approximately 45m from the front property boundary. 21 Owen Street is a single storey dwelling.

Step 2 - What part of the property the views are obtained from.

The view is obtained from the front garden of the house. Large windows in the front façade of the dwelling mean this view may also be obtained from rooms at the front of the house. The view is obtained across a front boundary. The view is obtained from a standing position.

Step 3 - The extent of the impact.

The angle of view from ground level means the rooftop of the CAPA (including the proposed rooftop mechanical plant additions) will not be visible. The modification will result in a minor change to the view to the south east, resulting from the reconfiguration of the walkway.

The extent of the impact resulting from the proposed changes under the modification application is negligible. A comparison is provided at **Figures 5 and 6** below and demonstrate that the proposed changes result in a design that is almost identical to that approved under the original SSDA. **Figure 5** provides the view of the approved development with the new elements shown in beige, with **Figure 6** providing the view of the proposal as sought to be modified, with the elements the subject of the modification highlighted in pink shading. The elements the subject of the modification visible from the front garden of 21 Owen Street are the reconfigured walkway between Building A and the CAPA and Building B.

These elements are visible in the approved arrangement, however as the modification includes the proposed lowering (from RL 25.880 to 23.470 of the entry cover roof and from RL 21.74 to 21.2 of the walkway roof) and extension of the roof over the Western Entry to the north, they will become slightly more visible from the front yard of 21 Owen Street. The subject elevation as proposed is provided at **Figure 7**. **Figure 8** provides a zoomed version of **Figure 7** with the dimensions of the parapet height as approved and as proposed to be modified, and with the additional height resulting from the inclusion of the plant annotated.

Notwithstanding, the extent of the impact of the modifications is considered negligible. This conclusion is based on the existing vegetation and car parking area screening the existing view to the east, and the minor nature of the modifications to these elements sought. The elements which form part of the subject modification would have limited visibility from the front garden of 21 Owen Street, noting that their representation at **Figure 6** highlights the elements for the purpose of ease of identification for this report, and does not represent those elements in a way that is reflective of how they will be perceived in reality. The amendments will also be read in the context of the school and the other works more broadly, and would not be expected to be highly visible following the completion of the works.

Step 4 - The reasonableness of the proposal causing the impact.

The proposal is reasonable as the bulk and size of the approved designs remain vastly the same between the SSDA and the modification request. The impact of the original proposal was considered reasonable given the need of the school and the requirement for a certain massing and scale of a PCYC and CAPA. The form and massing of the original proposal was also the subject of a rigorous and comprehensive design process, and the intent behind that design is not proposed to be altered as part of the modification application. The modification does not seek consent for any variations to planning controls, and is considered to represent a skilful design, given the proposed use. It is not considered that a more skilful design would result in a reduction of impact to 21 Owen Street.



Figure 5 21 Owen Street Photomontage– As Approved

Source: Virtual Ideas

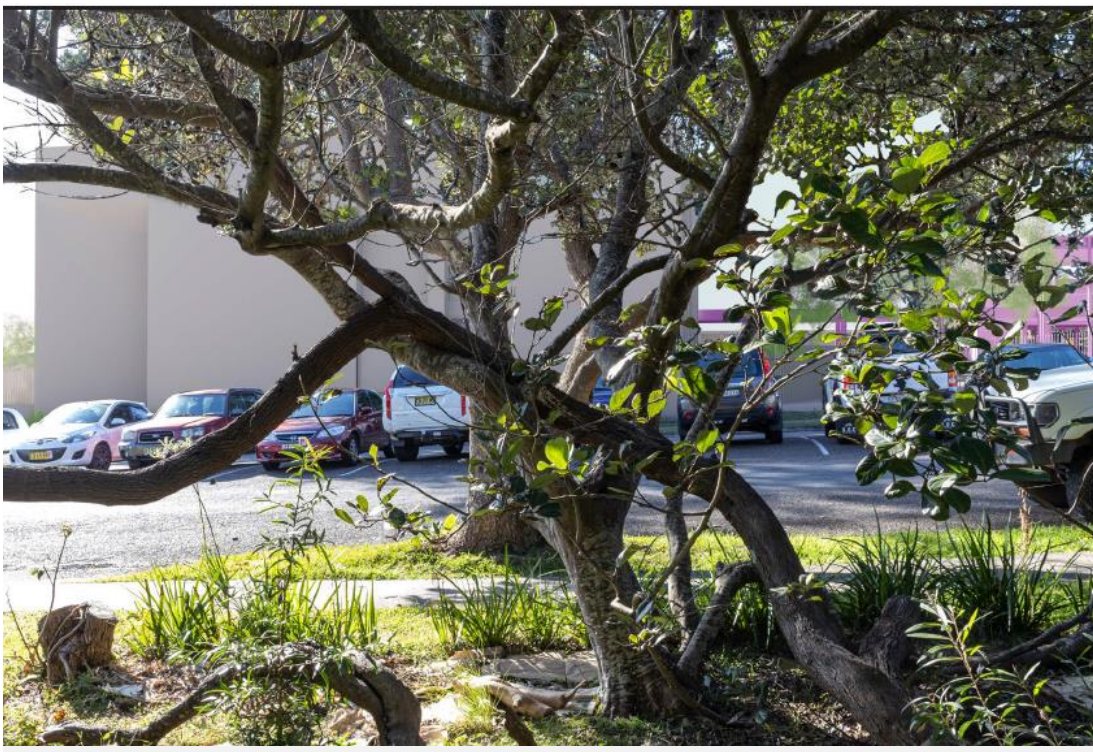


Figure 6 21 Owen Street Photomontage – Proposed Modification

Source: Virtual Ideas – Note: modified works in pink shading.

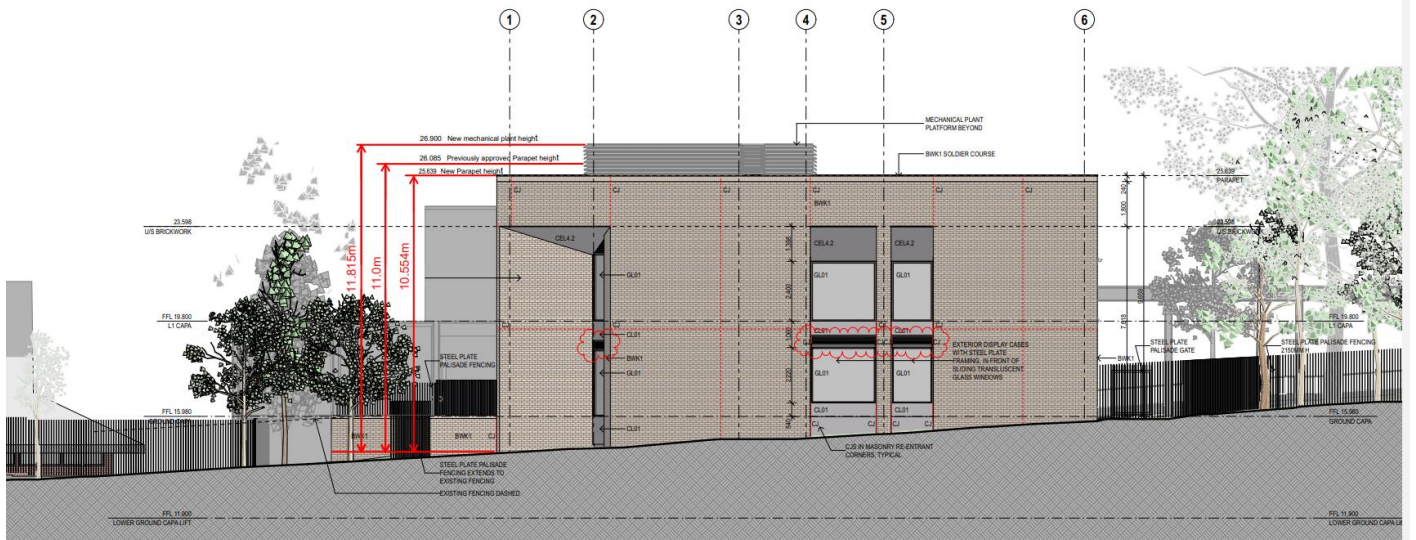


Figure 7 Western Elevation – Previously Approved/ As Proposed

Source: FJMT and KFG

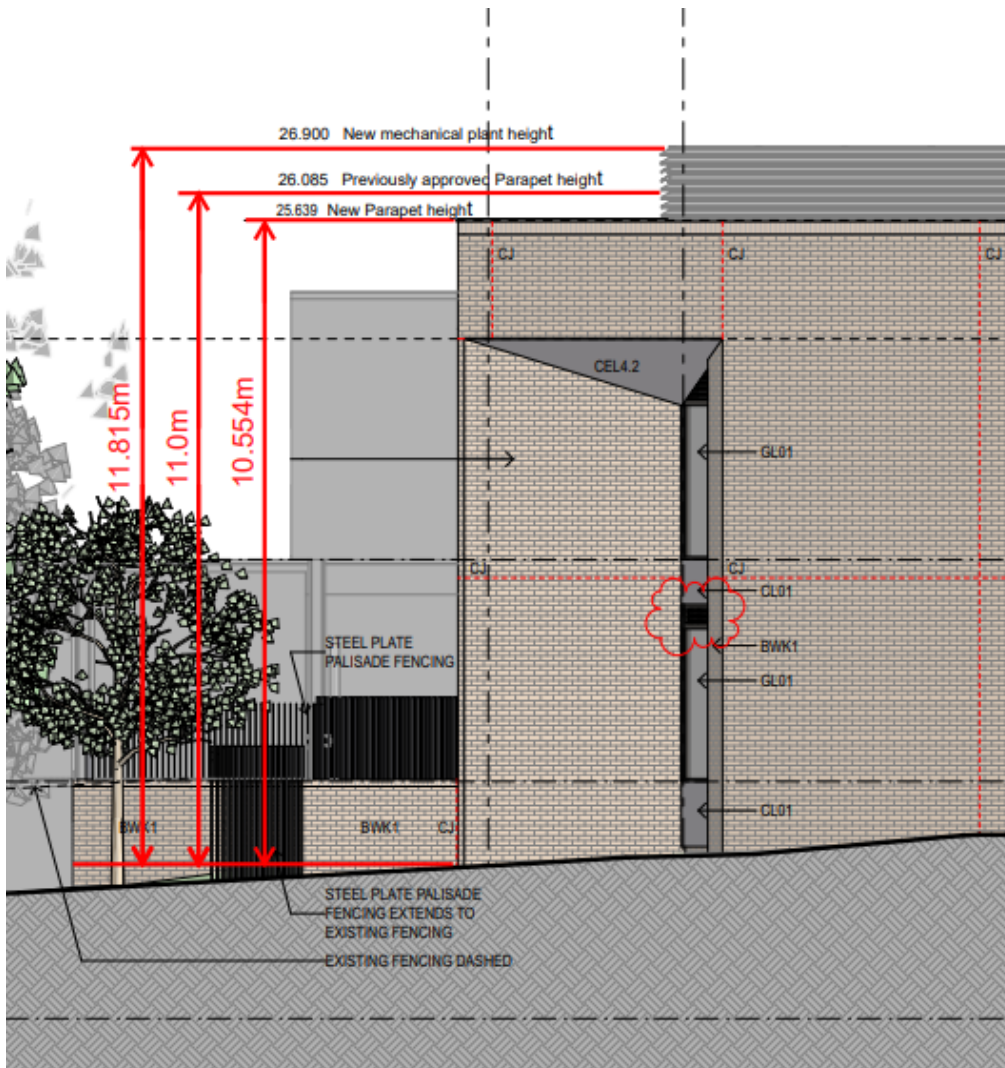


Figure 8 Western Elevation – Previously Approved/ As Proposed (zoomed)

Source: FJMT and KFG

6.2 Mainsail Unit 10 (Camera Position 06)

Step 1 - Assessment of views to be affected.

The views represented at Camera Position 6 are from the balcony of Mainsail Unit 10, oriented towards the north east. This view is primarily of the existing school, with Norfolk Island Pine trees indicating the foreshore area and water glimpses above the existing school building. Views obtained from Mainsail Unit 10 are partially obscured by palm trees in Mainsail's landscaped setback to Owen Street and other vegetation on the Hastings Secondary College site.

Step 2 - What part of the property the views are obtained from.

Views are obtained from the eastern edge of the balcony of Unit 10. They are expected to be obtained from both a sitting and standing position. The views available from the balcony are primarily to the north east, with vegetation screening the view directly to the east and views to the water being available to the north and north east. The proposal will be visible to the east and north east, at a downward angle. Due to the angle of the balcony directing views to the water and the views to the water being established within *Tenacity Consulting v Warringah* [2004] as being more highly valued, the view to the north east from the balcony has been assessed as part of the original VIA and as part of this addendum.

Step 3 - The extent of the impact.

The extent of the impacts resulting from the proposed changes under the modification application are negligible. A comparison of **Figures 9 and 10** below demonstrates that the proposed changes result in a design that is almost identical to that approved under the SSDA. **Figure 10** provides the view of the proposal as sought to be modified, with the elements subject of the modification shown in pink. The elements subject of the modification visible from this view are also the reconfigured walkway between Building A and the CAPA building and Building B. The fencing is also shown in pink, however this is not proposed to be altered as part of the subject modification. The addition of the plant and the external stairs to the CAPA building would not be visible from the balcony area.

As per the discussion above, the elements highlighted in pink are visible in the approved arrangement as shown in beige. As the modification includes the proposed lowering (from RL 25.880 to 23.470 of the entry cover roof and from RL 21.74 to 21.2 of the walkway roof) and extension of the roof over the Western Entry, these elements have been highlighted for ease of identification for this report, however the impact would remain almost unchanged to the original approval. The modification would therefore be considered to have a negligible impact. The glimpses of the water over the existing structure to the north east will remain. The proposal will not result in any additional impacts on views to the water or other key elements surrounding the site from this view.

Step 4 - The reasonableness of the proposal causing the impact.

The impact of the original proposal was considered reasonable given the need of the school and the requirement for a certain massing and scale of a PCYC and CAPA. The form and massing of the original proposal was also the subject of a rigorous and comprehensive design process, and the intent behind that design is not proposed to be altered as part of the modification application. The modification does not seek consent for any variations to planning controls, and is considered to represent a skilful design, given the proposed use. It is not considered that a more skilful design would result in a reduction of impact to Unit 10 within the Mainsail development.



Figure 9 Mainsail Unit 10 Photomontage – As Approved

Source: Virtual Ideas



Figure 10 Mainsail Unit 10 Photomontage – Proposed Modification

Source: Virtual Ideas

6.3 Mainsail Unit 9 (Camera Position 08)

Step 1 - Assessment of views to be affected.

The views represented at Camera Position 8 are from the balcony of Mainsail Unit 9, oriented towards the east. This view is primarily of the existing school. These views are partially obscured by palm trees in Mainsail's landscaped setback to Owen Street and other vegetation on the Hastings Secondary College site. The view is currently of vegetation, however the approved CAPA building will be the predominate structure in this location as a result of SSD-11920082. The view as a result of the SSDA is demonstrated at **Figure 11**.

Step 2 - What part of the property the views are obtained from.

Views are obtained from the eastern edge of the balcony of Unit 9. They are expected to be obtained from both a sitting and standing position. The views available from the balcony considered at this part are to the east.

Step 3 - The extent of the impact.

The extent of the impacts resulting from the proposed changes under the modification application are negligible. A comparison of **Figures 11 and 12** below demonstrates that the proposed changes result in a design that is almost identical to that approved under the SSDA. **Figure 12** provides the view of the proposal as sought to be modified, with the elements subject of the modification shown in pink. The elements subject of the modification visible from this view are the reconfigured walkway between Building A and the CAPA building and Building B and a small section of the roof plant.

As per the discussion above, the elements highlighted in pink are visible in the approved arrangement as shown in beige. As the modification includes the proposed lowering (from RL 21.74 to 21.2) of the walkway roof, this element has been highlighted for ease of identification for this report, however, the impact would remain unchanged. The small slither of plant protruding above the CAPA building parapet has a negligible impact. It is appropriately positioned within the roof footprint and does not add to the perceived bulk and scale of the building. The proposal will not result in any additional impacts on views to the water or other key elements surrounding the site. The plant addition does not result in any obscuring of a prominent feature or review, and modifications would therefore be considered to have a negligible impact.

Step 4 - The reasonableness of the proposal causing the impact.

The impact of the original proposal was considered reasonable given the need of the school and the requirement for a certain massing and scale of a PCYC and CAPA. The form and massing of the original proposal was also the subject of a rigorous and comprehensive design process, and the intent behind that design is not proposed to be altered as part of the modification application. The modification does not seek consent for any variations to planning controls, and is considered to represent a skilful design, given the proposed use. It is not considered that a more skilful design would result in a reduction of impact to Unit 9 within the Mainsail development.



Figure 11 *Mainsail Unit 9 Photomontage – As Approved*

Source: Virtual Ideas



Figure 12 *Mainsail Unit 9 Photomontage – Proposed Modification*

Source: Virtual Ideas

6.4 Mainsail Unit 10 (Camera Position 09)

Step 1 - Assessment of views to be affected.

The views represented at Camera Position 9 are from the balcony of Mainsail Unit 10, oriented towards the east. This view is primarily of the existing school. The view is currently of vegetation, however the approved CAPA building will be the predominate structure in this location as a result of SSD-11920082. The view as a result of the SSDA is demonstrated at **Figure 12**.

Step 2 - What part of the property the views are obtained from.

Views are obtained from the eastern edge of the balcony of Unit 10. They are expected to be obtained from both a sitting and standing position. The views available from the balcony considered at this part are to the east.

Step 3 - The extent of the impact.

The extent of the impacts resulting from the proposed changes under the modification application are negligible. A comparison of **Figures 13 and 14** below demonstrates that the proposed changes result in a design that is almost identical to that approved under the SSDA. **Figure 14** provides the view of the proposal as sought to be modified, with the elements subject of the modification shown in pink. The elements subject of the modification visible from this view are the reconfigured walkway between Building A and the CAPA building and Building B. The addition of the plant above the CAPA building would not be visible from the balcony area due to the view angle from the balcony to the top of the CAPA building. The external fire stairs would not be visible due to the fin wall which form part of the original approval. The location of the stair with regard to the approved structure is demonstrated at **Figures 16 and 17** below.

As per the discussion above, the elements highlighted in pink are visible in the approved arrangement as shown in beige. As the modification includes the proposed lowering (from RL 21.74 to 21.2) of the walkway roof, this element has been highlighted for ease of identification for this report. The mechanical plant would not be visible from the balcony as it is obstructed by the parapet, which has been approved as part of SSD-11920082. The modification would therefore be considered to have a negligible impact.. The proposal will not result in any additional impacts on views to the water or other key elements surrounding the site.

Step 4 - The reasonableness of the proposal causing the impact.

The impact of the original proposal was considered reasonable given the need of the school and the requirement for a certain massing and scale of a PCYC and CAPA. The form and massing of the original proposal was also the subject of a rigorous and comprehensive design process, and the intent behind that design is not proposed to be altered as part of the modification application. The modification does not seek consent for any variations to planning controls, and is considered to represent a skilful design, given the proposed use. It is not considered that a more skilful design would result in a reduction of impact to Unit 10 within the Mainsail development.



Figure 13 Mainsail Unit 10 Photomontage – As Approved

Source: Virtual Ideas



Figure 14 Mainsail Unit 10 Photomontage – Proposed Modification

Source: Virtual Ideas

6.5 Mainsail Unit 11 (Camera Position 10)

Step 1 - Assessment of views to be affected.

The views represented at Camera Position 10 are from the balcony of Mainsail Unit 11, oriented towards the east. This view is primarily of the existing school. The view is currently of vegetation, however the approved CAPA building will be the predominate structure in this location as a result of SSD-11920082. The view as a result of the SSDA is demonstrated at **Figure 14**.

Step 2 - What part of the property the views are obtained from.

Views are obtained from the eastern edge of the balcony of Unit 11. They are expected to be obtained from both a sitting and standing position. The proposal will be visible to the east.

Step 3 - The extent of the impact.

The extent of the impact resulting from the proposed changes under the modification application is negligible. A comparison of **Figures 14 and 15** below demonstrates that the proposed changes result in a design that is almost identical to that approved under the SSDA. **Figure 15** provides the view of the proposal as sought to be modified, with the elements subject of the modification shown in pink. The elements subject of the modification visible from this view are minor glimpses to the reconfigured walkway through the vegetation and Building B and a very small part of the north-western corner of the roof plant. The proposed fire stairs are located behind the fin wall element of the CAPA building and are therefore not visible from the subject camera position. The location of the stairs and the fin walls approved as part of SSD-11920082 are demonstrated at **Figures 17 and 18** below.

As per the discussion above, the elements highlighted in pink are visible in the approved arrangement as shown in beige. As the modification includes the proposed lowering of the walkway roof these elements have been highlighted for ease of identification for this report, however, the impact would remain almost unchanged to the original approval. A very small part of the north-western corner of the mechanical plant would be visible as demonstrated at **Figure 16**, however this is setback significantly within the roof and obscured by existing power lines along Owen Street. The plant does not result in the obstruction of any important or significant view. The modification would therefore be considered to have a negligible impact. The proposal will not result in any additional impacts on views to key elements surrounding the site.

Step 4 - The reasonableness of the proposal causing the impact.

The impact of the original proposal was considered reasonable given the need of the school and the requirement for a certain massing and scale of a PCYC and CAPA. The form and massing of the original proposal was also the subject of a rigorous and comprehensive design process, and the intent behind that design is not proposed to be altered as part of the modification application. The modification does not seek consent for any variations to planning controls, and is considered to represent a skilful design, given the proposed use. It is not considered that a more skilful design would result in a reduction of impact to Unit 11 within the Mainsail development.



Figure 15 Mainsail Unit 11 Photomontage – As Approved

Source: Virtual Ideas



Figure 16 Mainsail Unit 11 Photomontage – Proposed Modification

Source: Virtual Ideas

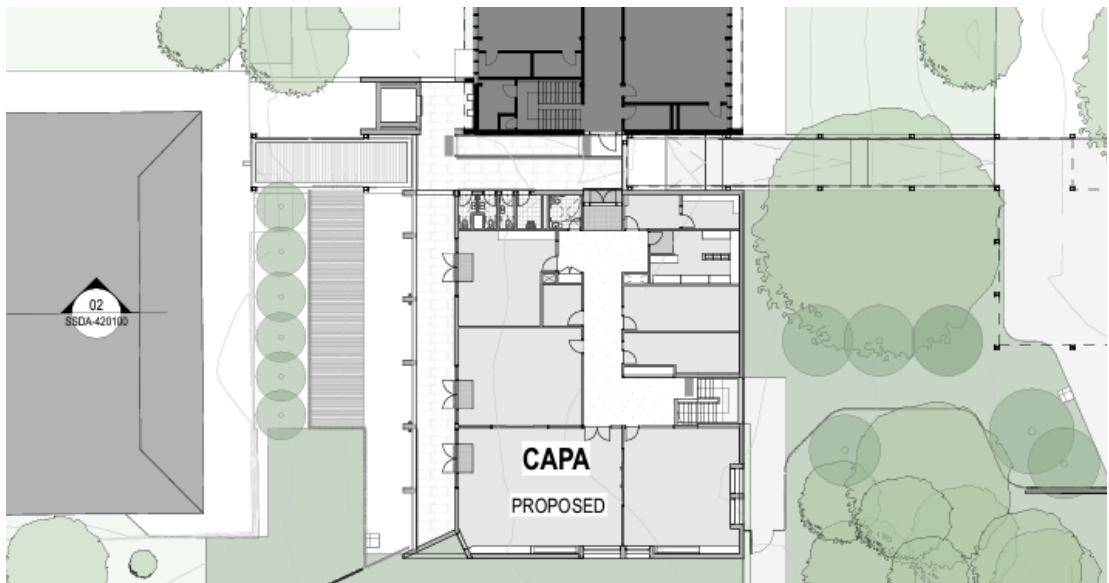


Figure 17 General Arrangement CAPA Building – As Approved

Source: FJMT

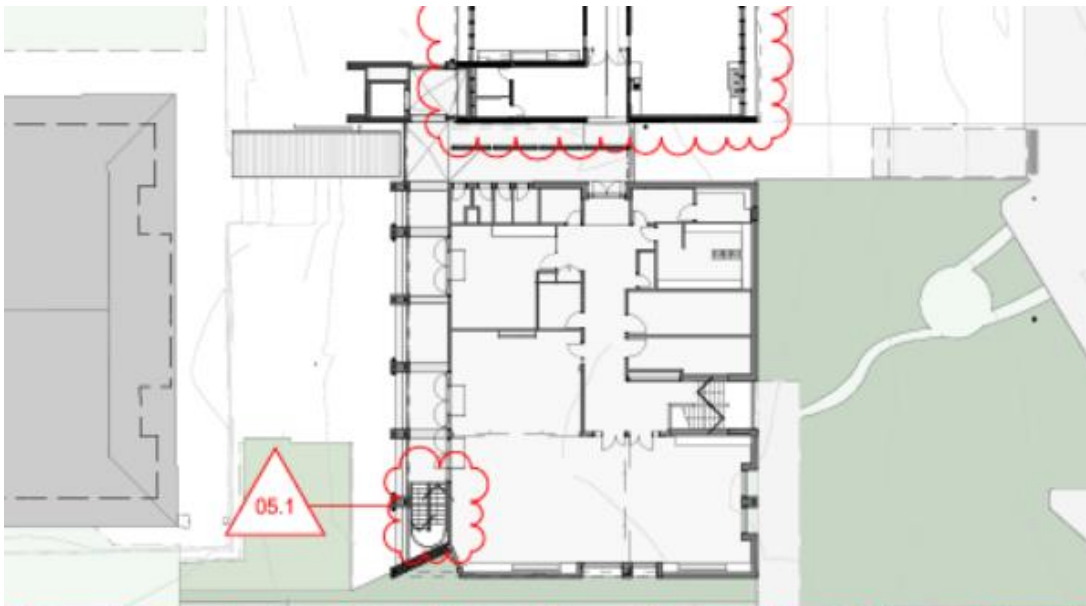


Figure 18 General Arrangement CAPA Building – As Proposed

Source: FJMT

6.6 Summary

The above assessment has demonstrated that due to the location of the works proposed as part of the modification request, that the proposal would have the potential to impact on views from 21 Owen Street and Mainsail Units 9, 10 and 11 within the Mainsail development only. The impact of the modifications on the views have been assessed as negligible. The modifications proposed would have limited visibility from any of the viewpoints, as demonstrated by **Figures 8, 10, 12, 14 and 16** above.

In terms of assessing the extent of the impact, overall, it is concluded that:

- Due to the screening effect of vegetation and the minor amendments proposed, the impact on views from 21 Owen Street has been assessed as negligible.
- Due to the distance, viewing angle, existing vegetation screening and the minor nature of the amendments proposed, the impact on views to both the north east and east from Units 9, 10 and 11 within the Mainsail building have been assessed as negligible.

The Virtual Ideas report provided at **Appendix A** provides an assessment of the modification against each view point identified, and confirms that the modifications proposed as part of this application are only able to be identified from 21 Owen Street (Camera Position 1), Mainsail Unit 9 (Camera Position 8), Mainsail Unit 10 (Camera Position 6 and 9) and Mainsail Unit 11 (Camera Position 10).

Photomontages prepared for the modification demonstrate that the elements which are the subject of the modification will integrate with the existing approval and the overall pattern of built form that creates Owen Street's streetscape in this location, has the capability of being largely screened by vegetation.

Regarding the reasonableness of the proposal, this has been discussed at length within the original VIA. Due to the minor nature of the modifications sought, proposed development remains reasonable. The scale and massing of the CAPA building have been determined on an as needs basis in consultation with a range of stakeholders. The addition of the plant and external stairs does not result in any additional unreasonable impacts, as demonstrated above.

Further to this, the approved design was subject to a rigorous and comprehensive design review process, which included engagement with the State Design Review Panel. The core design principles of the proposal are not proposed to change under this modification request, with only minor changes proposed to accommodate a mechanical plant space above the CAPA building, fire stairs on the northern elevation of the CAPA building and minor amendments to the covered walkway adjacent to the CAPA building. The modifications are visually integrated with the approved design and existing buildings on the Hastings Secondary College site, and result in minimal change to views from the selected locations.

7.0 Findings and Conclusion

It is the conclusion of this addendum Visual Impact Assessment that the proposal's visual impact is acceptable and reasonable as it maintains the same scale, aesthetic and broad design elements established under approval SSD-11920082.

This modification to the original SSD proposes a number of internal and external alterations to the approval. The elements the subject of this modification most relevant to this VIA is the reconfiguration of undercover walkway between Building A and the CAPA and Building B as demonstrated above and at **Appendix A**.

Although the installation of the mechanical plant does represent a small increase of 815mm to the overall approved building height, the mechanical plant is located behind the CAPA on top of the covered walkway and is 1.261m higher than the proposed CAPA building, however appropriately screened from view. The locations where this plant would be visible has been demonstrated within this report, with only small elements being visible from select locations and not resulting in any impacts to significant views. The existing approved parapet and the location of the plant on the roof minimises the visibility of these elements. The external fire stairs to the CAPA building will not be visible due to the existing approved fin wall.

The modifications are minor in nature, represent a refinement of architectural designs and do not significantly alter the visual impact of the development to that approved under the original SSD approval.

By applying the same principles established by the consolidated private views VIA approved under SSD-11920082 to the impacted views under this addendum, it is reasonable to conclude that the minor changes proposed will have a negligible impact on the private views of Mainsail Units 9, 10, 11 and 21 Owen Street and would not be visible from any other nearby private property.

The proposal complies with the intent and key controls of the planning framework and represents skilful design considering all relevant constraints and opportunities. On this basis, the proposal can be supported on the grounds of visual impact and the concerns raised through the public submissions to SSD1190082-Mod-1 are addressed in full.

Yours sincerely,

Jessica Saunders
Principal, Planning

Chris Bain
Director, Planning