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## MORIAH COLLEGE, QUEENS PARK, S4.55 MODIFICATION APPLICATION - REVIEW OF VISUAL IMPACTS

### 1 Introduction

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In 2021, State Significant Development Approval was granted for the staged redevelopment of the senior school campus at Moriah College, Queens Park (the site). In July 2025 a Section 4.55 Modification Application was approved. The approved Modification included various changes to built form along with additional internal changes. John O'Grady, formerly of Cardno (NSW/ACT) and now director of OG Urban, carried out visual impact assessment and prepared separate reports for the initial approval, as an employee of Cardno, and for the subsequent Modification. Since the Mod approval, further design development has occurred to reduce the height and massing of the new facility. An additional S.4.55 Modification Application has been prepared to gain planning approval for these changes. Moriah College has requested OG Urban to carry out a further review of the impacts of the proposal as now modified on visual quality in the locality of the Moriah College campus (the site).

The Cardno visual impact assessment of the original proposal (October 2019) and the subsequent OG Urban review that accompanied the first Modification Application (OG Urban, February 2025) both used a selection of viewpoints from within Queens Park and the Centennial Parklands as locations for assessment of impacts on views resulting from the proposal. This review uses a representative sample of those viewpoints, along with images provided by FJC Studio.

The review is limited to the extent of the changes to the development proposed by the Modification Application.

### 2 Identified sensitive views

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The original visual impact assessment (Cardno, op cit) identified potentially sensitive views within the visual catchment of the proposed development. These included views from Queens Park to the west and from the Centennial Parklands to the east and south. The diagram at Figure 1 (Cardno, op cit) is derived from GIS data analysis of the electronic model of the approved proposal to illustrate the extent of land from which the proposed development would potentially be visible at the eye height of an average person (red shading). On ground assessment found that the proposal would not be visible in views from locations to the west or from the north. This situation remains unchanged for the proposed modification and accordingly, there is no need to review proposed changes on the western and northern side of the proposed development.



Figure 2-1 selected viewpoints (Cardno, October 2019)

For consistency, this review for the subject Modification Application follows the Cardno assessment and assesses the impacts of the proposal on the same viewpoints selected in the Cardno report. Viewpoints 7 & 8 were amalgamated in the Cardno report as representative of potential views from the Centennial Parklands. Cardno did not prepare photomontages from these viewpoints as it became apparent that the proposed development would not be visible from either location.

### 3 Proposed changes to built form

This Modification Application incorporates various changes to the proposal. Some of these are internal, while others involve amendments to external features and the height / footprint of the proposed buildings. Essentially, only amendments that involve changes to built form and externals are of relevance to visual impact. In comparison to the approved modified proposal, the changes relevant to this assessment can be summarised as:

*“Reduction in the overall building area through modification to façade detailing, structural and services efficiencies.”* (Section 4.55 Design Report, FJC Studio, January 2026).

The proposed built form and external changes in the Modification are described with the aid of extracts from the Design Report in Section 4 of this review.

## 4 Summary of proposed amendments and visual impact assessment

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Amendments to the development that have the potential to impact on views from the Centennial Parklands and the Queens Park Reserve would be limited to changes to the height and mass of the proposed built form. Changes to materials and finishes could potentially change the aesthetic presentation of the development but this is not generally a consideration in visual impact, unless the material changes are particularly dramatic. Accordingly, our assessment is that the following changes to the proposal would be relevant to this review:

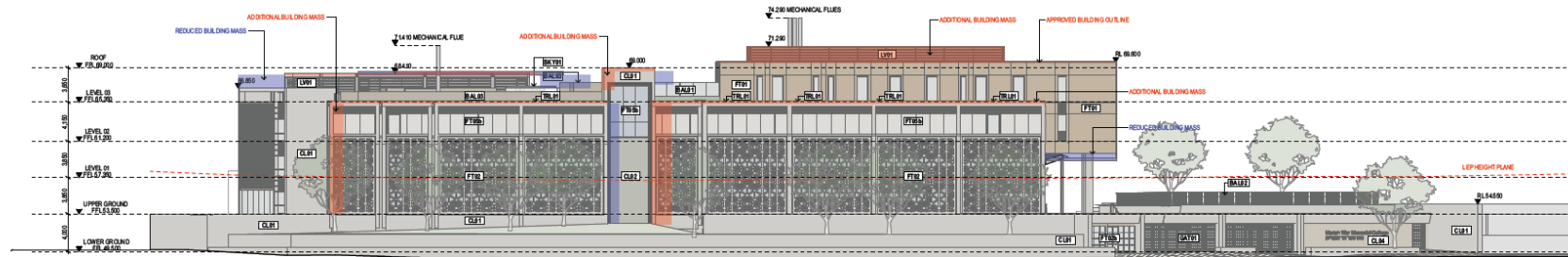
- Building floor to floor heights reduced resulting in an approximately 500mm building height reduction.
- Gross floor area reduced by approximately 375m<sup>2</sup>.
- Façade screen removed from southern elevation of eastern block.
- Useable floor area reduced to southern circulation zone resulting in simplified façade alignment and introduction of bronzed glass to the recessed area.
- façade screen substituted for horizontal louvres to the southern elevation of the Southern Block.
- Rationalisation of perimeter fencing.

### 4.1 Changes to visible facades and comparative changes to views

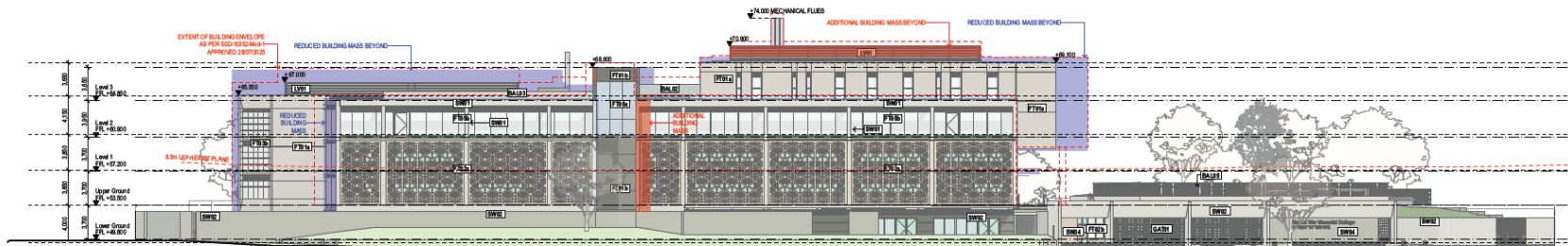
The following comparative analysis lists the changes to the principal building facades between the current approved development (as modified) and this proposed modification application. To illustrate the changes proposed, explanatory elevations have been copied from the Architects' Section 4.55 Design Report (FJC Studio, January 2026). Figures 4-1, 4-4, 4-8 & 4-9 include two elevations, the first of which illustrates the proposal as currently approved and the second indicating the Modification proposal. By way of explanation, the blue shading on the as proposed elevations in Figures 4-1, 4-4, 4-8 & 4-9 indicates building mass that will be deleted in the elevation as modified. For clarity, Figures 4-2 & 4-5 indicate the proposed elevations as modified for the two elevations that will be most visible in the proposal, being the east and south elevations. Each is accompanied by a list of amendments, also copied from the Architects' design report.

### 4.1.1 Eastern façade

#### Comparative elevations



Approved S4.55 - Eastern Elevation

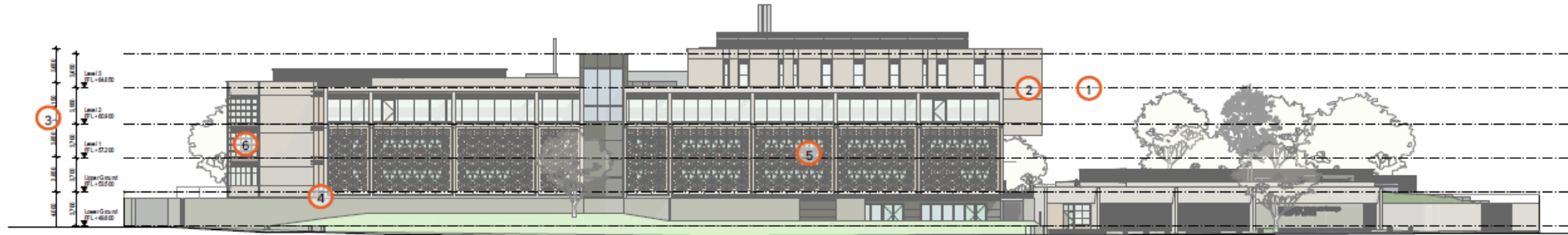


Proposed S4.55 - Eastern Elevation

- INCREASED BUILDING MASS  
(Compared to SSDA 10352)
- REDUCED BUILDING MASS (Compared to SSDA 10352)
- EXTENT OF THE BUILDING ENVELOPE  
AS PER SSD-10352-Mod-1 (Approved 28/7/2025)

Figure 4-1 Comparative facades – eastern elevation, currently approved and as proposed (FJC Studio, January 2026)

Eastern elevation as proposed



Proposed - Eastern Elevation

### Amendments

1. Northern floor plate has been reduced to remove cantilever, removing 3 external structural columns.
2. Slot windows removed following reduction of northern box cantilever.
3. Building floor to floor heights reduced resulting in a 500mm building height reduction.
4. Reduction in overall building length (2300mm) responding to removal of useable area.
5. Facade screen panel module rationalized to two panel types. Portal frame bays adjusted to suit panel layout.
6. Facade screen removed to Southern elevation.

Figure 4-2 Eastern elevation as proposed, with amendments listed (FJC Studio, January 2026)

The eastern elevation is directly visible from Queens Park. It is illustrated in the VIA review that accompanied the first Mod Application (February 2025, OG Urban) in photomontages from viewpoints 1, 2, 3, 4, 5 & 6. Material changes to the eastern façade proposed in this Mod Application include:

- Northern floor plate reduced to remove cantilever and 3 external structural columns.
- Building floor to floor height reduced resulting in an approximately 500mm building height reduction.
- Reduction of 2300mm in overall building length.

- Reduction in height of rooftop mechanical flues by 290mm.
- Reduction in height of rooftop plant screen by 390mm.

The net result of the Modification will be a reduction in height and length of the visible elevation in views from the east leading to reduced visible built form and a corresponding reduction in visual impacts on views from Queens Park.

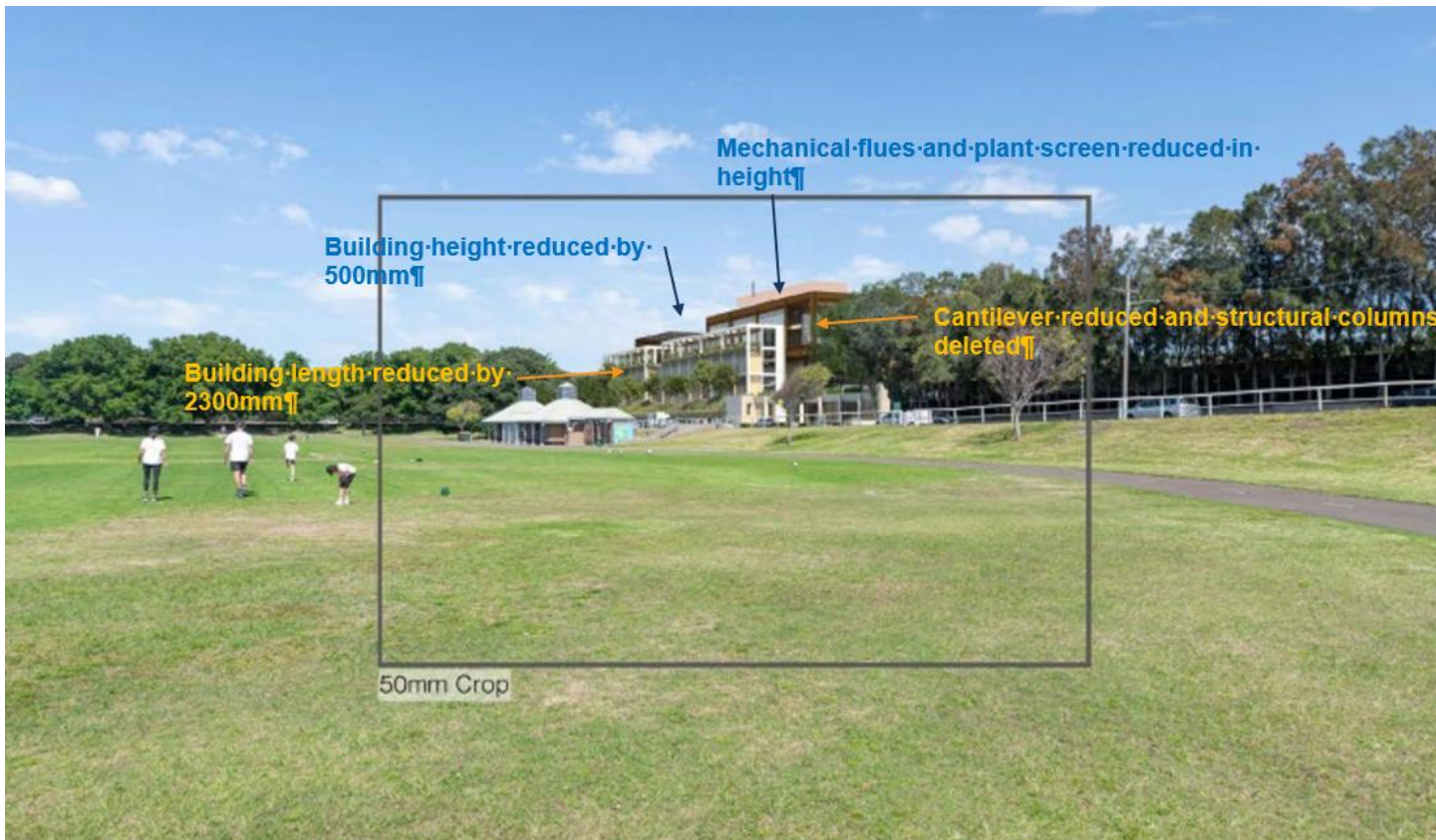
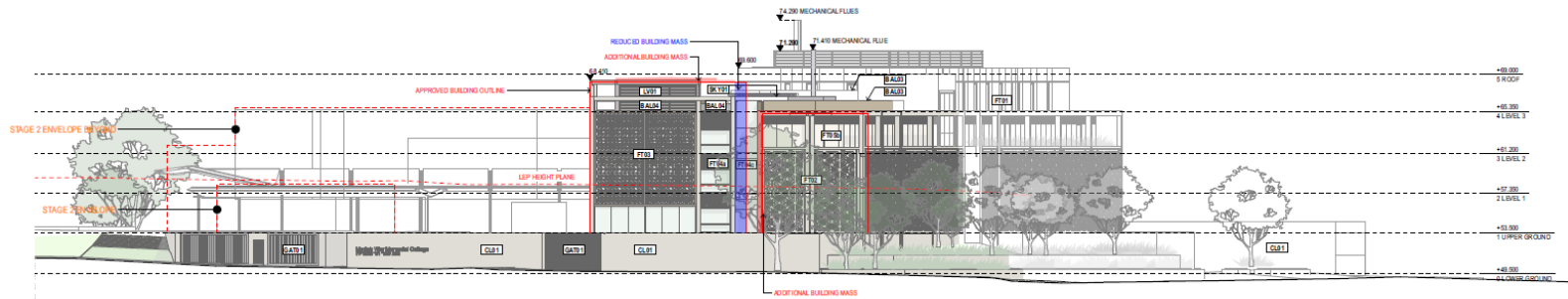


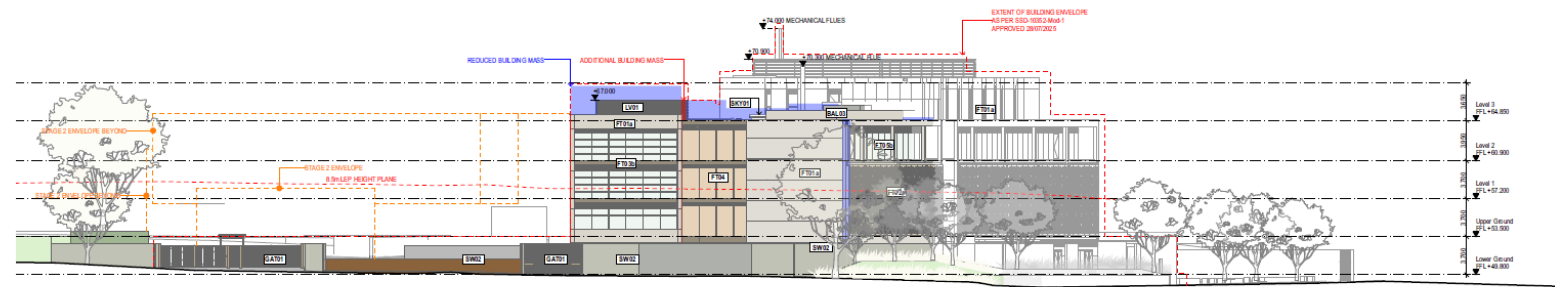
Figure 4-3 Photomontage depicting proposal as currently approved from viewpoint 1. Mark-up describes proposed changes in this Modification (Virtual Ideas, February 2025, mark-up by OG Urban, February 2026)

### 4.1.2 Southern facade

#### Comparative elevations



Approved S4.55 - Southern Elevation

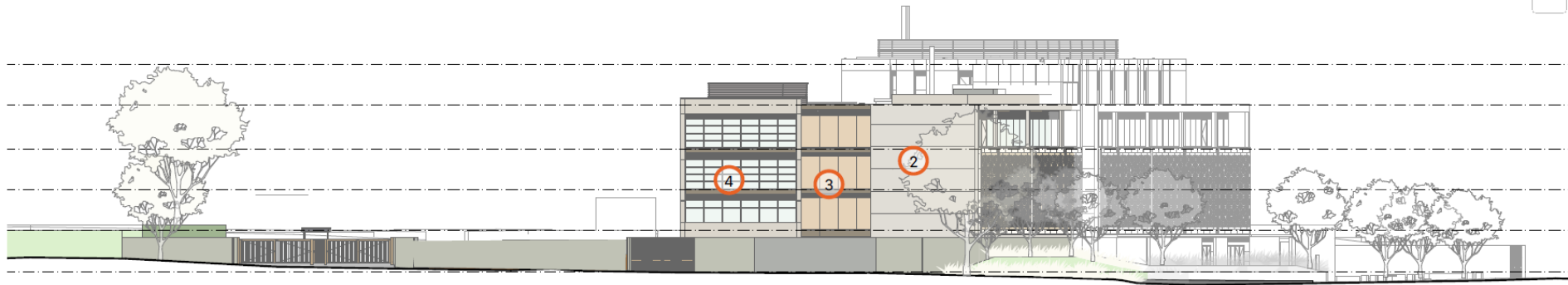


Proposed S4.55 - Southern Elevation

- INCREASED BUILDING MASS  
(Compared to SSDA 10352)
- REDUCED BUILDING MASS (Compared to SSDA 10352)
- EXTENT OF THE BUILDING ENVELOPE  
AS PER SSD-10352-Mod-1 (Approved 28/7/2025)

Figure 4-4 – comparative facades – southern elevation, currently approved and per Modification (FJC Studio, January 2026)

**Southern elevation as proposed**



Proposed - Southern Elevation

**Amendments**

1. Building floor to floor heights reduced resulting in a 500mm building height reduction.
2. Facade screen removed from Southern elevation of Eastern Block.
3. Useable floor area reduced to southern circulation zone resulting in simplified facade alignment and the introduction of Bronze glass to the recessed area.
4. Facade screen substituted for horizontal louvers to southern elevation of the Southern Block.

Figure 4-5 Southern elevation as proposed, with amendments listed (FJC Studio, January 2026)

Relevant changes to the southern façade of the southern building in the Modification proposal (Figure 4-4) would include:

- Reduction in building height by approximately 500mm.
- Reduction in height of rooftop flue and plant screen.
- Removal of façade screen from southern elevation of eastern block – leading to reduced visual bulk and greater articulation in the façade.
- Reduction in floor area resulting in reduced building footprint and bulk.
- Reduction in height of perimeter concrete fencing and entry gate.
- Reduction in height of the raised planter along the eastern end of the southern boundary along with reduction in its length so that it is pulled back from the corner of York Road and Baronga Avenue.



Figure 4-6 Perspective – currently approved development – view from south east (FJC Studio, January 2026)



Figure 4-7 Perspective – proposed modified development – view from south east (FJC Studio, January 2026, Mark-up OG Urban, February 2026)

Comparison between the computer generated images at Figures 4-5 & 4-6 indicates that the proposal as modified will present as a marginally smaller building form in views from the south and south east (represented by viewpoint 9 in the Cardno 2019 and OG Urban 2025 reports). The southern façade of the building has been simplified and made more transparent through removal of screening structures. Additionally, the perimeter concrete fence has been reduced in height as has the raised planter at the corner of York Road and Baronga Avenue, which has also been reduced in extent so that it imposes less on the corner. The net outcome of these proposed modifications with respect to views from the south and south east will be reduced impacts due to reductions in built form and aesthetic improvements due to the rationalisation and simplification of the façade materials / finishes and perimeter treatments.

### 4.1.3 Northern and western facades

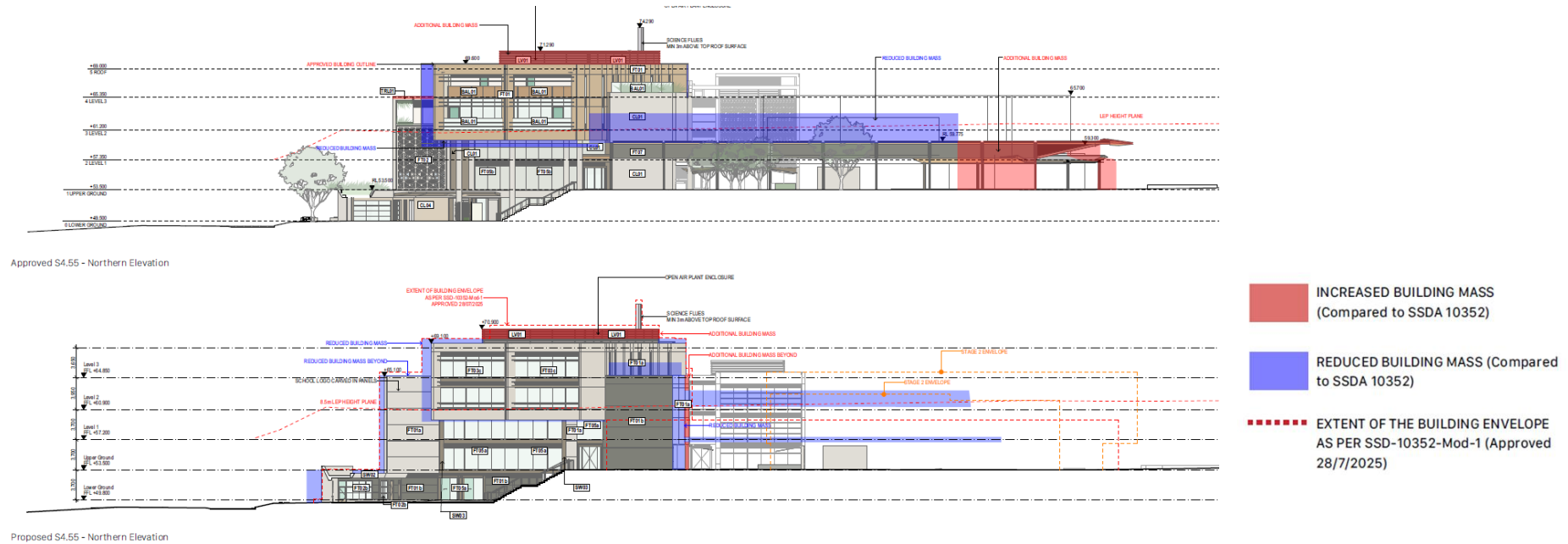


Figure 4-8 comparative facades – northern elevation, currently approved and per Modification (FJC Studio, January 2026)

Previous visual impact assessments for the original SSDA and the first Modification have found that the northern elevation of the proposed new building group is not readily visible from the public domain or private properties to the north. Consequently, the proposed changes in this Modification Application will have no relevance in this review. Notwithstanding this, Figure 4-3 illustrates that the northern elevation of the proposal will include decreases in building length and height so that its visibility external to the site will be further reduced.

MORIAH COLLEGE STEM – MODIFICATION APPLICATION – VIA

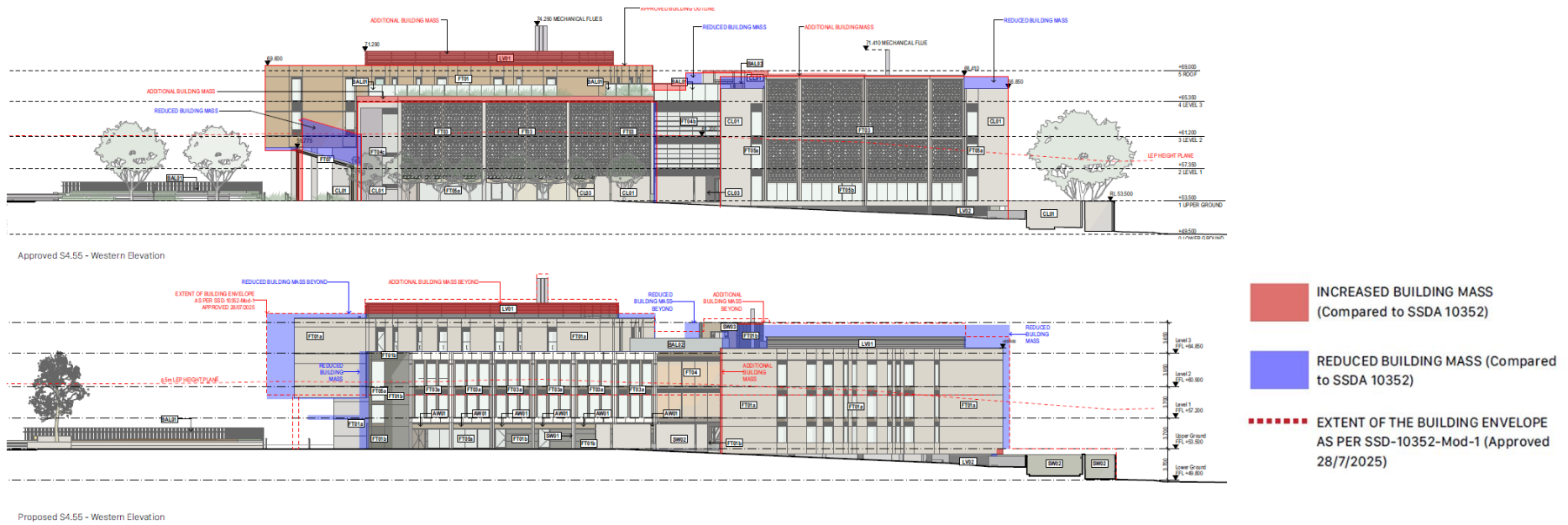


Figure 4-9 comparative facades – western elevation, currently approved and per Modification (FJC Studio, January 2026)

Similar to the northern façade, views of the proposal from the west have been found to be generally unavailable in previous visual impact assessments. Again, the proposed modification will result in reductions in height and bulk of the built form on both northern and western elevations. The impacts on local visual quality will be positive in comparison to the currently approved proposal.

## 5 Conclusion

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This review of the development as proposed to be modified by the S.4.55 application has found that the changes would result in a building group of reduced height and length along with rationalised and simplified façade treatments and boundary fencing. The upshot of this would be decreased or negligible changes to visibility of the built form in the locality.

- In views from the east, from Queens Park and surrounds, the modification would result in reduced visual impacts.
- In views from the south and south east, the modification would result in similar reduced visual impacts.
- In views from the north and west, the development as modified would remain screened by topography and existing built form and would create negligible visual impacts.

Our conclusion is that the development as proposed to be modified will have an acceptable impact on the local visual environment.

Yours sincerely,



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Director



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