



KENT ROAD PUBLIC SCHOOL

KENT ROAD,
MARSFIELD NSW 2122

VISUAL IMPACT ASSESSMENT

REVISION B

07 NOVEMBER 2018

HEAD DESIGN CONSULTANTS:

Butler & Co
2/27 Albert Ave,
Chatswood NSW 2067
T: +61 2 9411 7311
E: butarch@butlerarchitects.com.au

Gardner Wetherill & Associates
Level 2, Suite 201
460 Pacific Highway
St Leonards NSW 2065
T: +61 2 9929 6777
E: design@gardnerwetherill.com.au

GARDNER WETHERILL
A S S O C I A T E S



Kent Road School Catchment Area



INTRODUCTION	3
EIGHT (8) KEY VIEWS	4
VIEW 1	5
VIEW 2	6
VIEW 3	7
VIEW 4	8
VIEW 5	90
VIEW 6	10
VIEW 7	11
VIEW 8	12

INTRODUCTION

This Visual Impact Assessment has been prepared by Gardner Wetherill & Associates to accompany the State Significant Development Application submitted by the School Infrastructure NSW for the redevelopment of Kent Road Public School.

It assesses the impact of the proposed development with a series of eight (8) views identified as the key street/publically accessible views of the site.

This Assessment should be read in conjunction with the PLANNING REPORT for the project.

The State Significant Development Application for the Kent Road Public School's redevelopment involves a significant re-configuration of the existing school.

The proposal involves tree removal as well as construction of 34 new homebases and canteen housed in 2 new 2 storey buildings, new, administration & staff building, external hard and soft and landscaped areas and new Covered Entryway.

The site does not contain buildings of historical significance nor does the site contain any evidence of aboriginal presence.

An early works package of work approved under different planning approval pathways consists of a demountable pop-up school during construction, demolition of Blocks L, F, G & K, alterations and additions to blocks I,J and N, covered walkway connections to blocks A – E inclusive and a new substation.

All existing retained buildings are single story in scale. The new construction involves 2 off 3 storey Homebase blocks towards the middle of the site and a new 2 storey administration building and Covered Entryway fronting Kent Road.

Bus route s run along Kent Road and Hering Road in both directions as well as these 2 roads serving as collector roads.

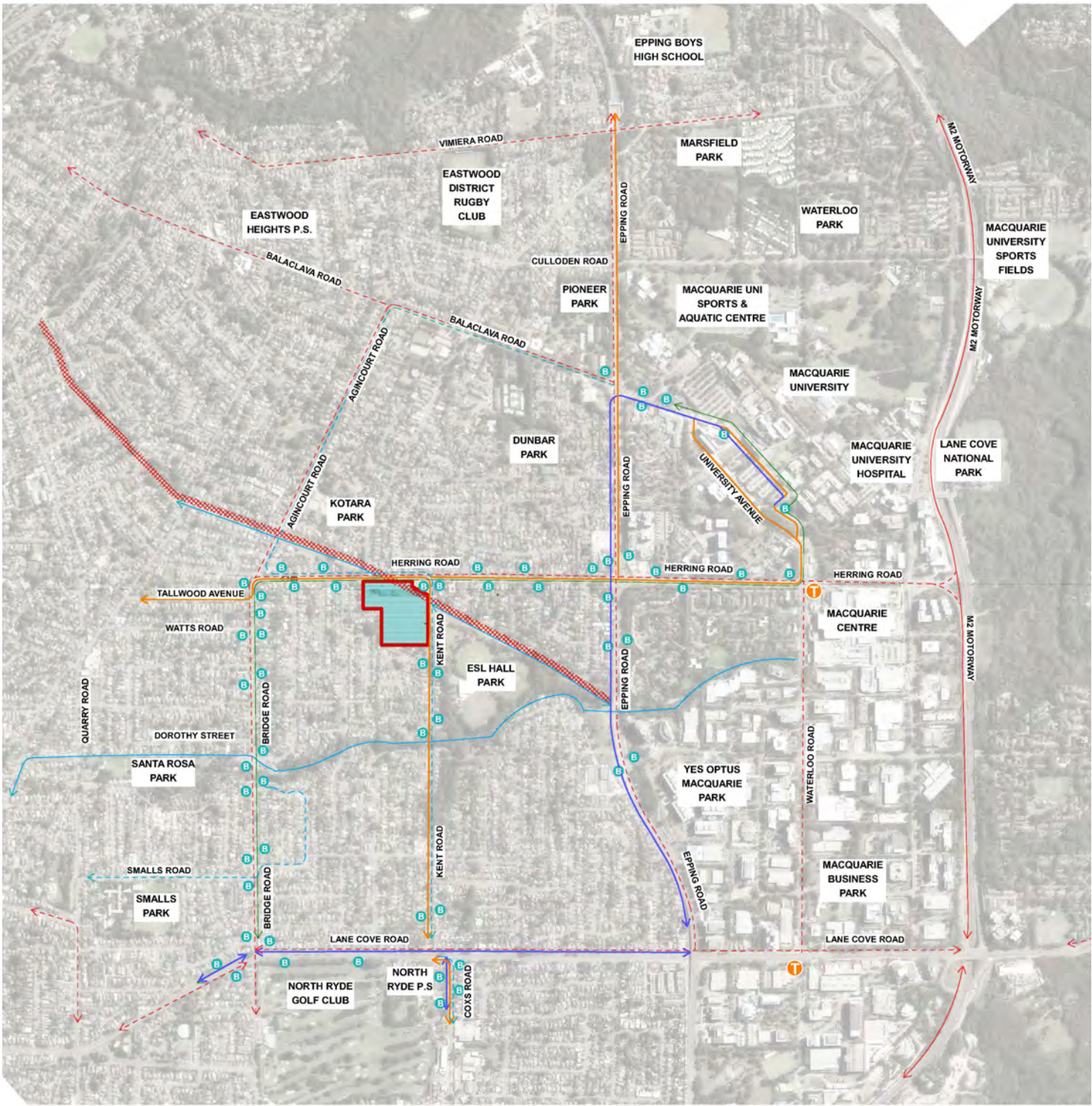
Pedestrian and cycleway paths also cross both Kent Road and Herring Road following the alignment of

the future road reserve.

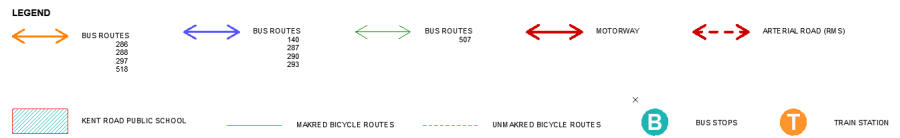
METHODOLOGY

From each of the identified viewpoints a photograph of the existing condition is overlaid with a CAD view of the proposed Kent Road Public School buildings with existing portions in outline only, and visibl new built elements in grey-scale.

An assessment is made regarding the impact of the new built form on the view.



Local Transit Routes



The key street/publicly accessible views of the site are shown in the aerial photo opposite in relation to the Kent Street Public School , view locations shown in red on the photo.



Key Plan for views

VIEW 1

Photographed from the footpath on the north-eastern side of Kent Road just to the south of the School's boundary with adjoining residential property.

ASSESSED IMPACT:

Minimal – as a large part of the Kent Road frontage is unaffected by the proposed works.



View from south-east corner of the site (Kent Road Frontage)

VIEW 2

Photographed from the junction of the path on the RMS road reserve land and the footpath on the north-eastern side of Kent Road

ASSESSED IMPACT:

Minimal – a large part of the Kent Road frontage including future R.M.S. road reserve land is unaffected by the proposed works. The new 2 storey administration and staff facilities building is visible to the left side. All demountables will be relocated for construction and removed upon completion of construction and thereby opening up views into the school.



View from the end of the cycleway (RMS road reserve) Kent Road looking to the south-west.

VIEW 3

Photographed from the footpath on the north-eastern side of Kent Road at the roundabout intersection with Herring Road

ASSESSED IMPACT

Negligible as the house on the corner of Kent Road and Herring Roads and the vegetation on the land screens the new development from view.



View from the corner of Kent and Herring Roads.

VIEW 4

Photographed from the centre of Blundell Street on the north-western side of Herring Road.

ASSESSED IMPACT:

Minimal – the view across the R.M.S. road reserve land changes from vegetation (removed) to the new 3 storey homebase blocks.



View from Blundell Street and Herring Road intersection looking south-east.

VIEW 5

Photographed from the centre of Agincourt Road on the north-eastern side of Herring Road

ASSESSED IMPACT:

None – the existing remaining single storey buildings (blocks A – E) and playground sunshade conceal the new building from view.



View from Arincourt and Herring Road intersection looking east.

VIEW 6

Photographed from the north-western footpath of Herring Road opposite the intersection with Lucinda Road.

ASSESSMENT IMPACT:

None – the existing houses, school buildings (blocks A, M and OOSH) and existing vegetation within the residential blocks and along the south-western boundaries conceal the new buildings.



View from the Lucinda and Herring Road intersection.

VIEW 7

Photographed from the bend in Beverley Crescent opposite the pedestrian access path leading into the southern end of the school.

ASSESSMENT IMPACT:

None – the existing houses flanking the entry path to the school and the dense vegetation in the southern corner of the school conceal the new buildings.



View from Beverly Crescent pedestrian access to the school - looking north.

VIEW 8

Photographed from the southern side of the T-intersection cul-de-sac at the end of Fitzpatrick Street

ASSESSMENT IMPACT:

Non – the existing houses abutting the rear boundary of the school and dense planting in the southern corner and along the south-eastern boundary concealing the new buildings.



View from T-junction of Fitzpatrick Street looking north.