VISUAL IMPACT STATEMENT

NEW PRIMARY SCHOOL IN MULGOA RISE

Document Control

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Author	Johnsen Lim
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NBRS & PARTNERS Pty Ltd
4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344

ABN: 16 002 247 565

Nominated Architects;
Andrew Duffin: Reg No. 5602

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1.0 EXECUTIVE SUMMARY

This report considers the visual impact of the proposed development of the New Primary School in Mulgoa Rise located approximately 40 km west of Sydney CBD.

The new primary school at Mulgoa Rise is to be designed and built to significantly improve educational outcomes and address the capacity shortfall across the area for an approximate 414 students initially. As demand grows the school has a potential expansion to 1000 as a separate planning application.

SINSW aims to "… make schools the centre of local communities through initiatives designed to bring people together and create opportunities for learning, work and play." (SINSW, 2021). The New Primary School in Mulgoa Rise will offer facilities that can be made available for community use such as a brand-new Community Hall, Sporting Facilities, and a Library.

This report provides photo montages to illustrate pre & post development impact to the precinct. At completion, The New Primary School in Mulgoa Rise, will provide a community hub. The school aims to compliment the creation of civic hub within Glenmore Park.

Version 4 of this report has been prepared to showcase recent architectural and landscape design changes to the proposed school following agency comments and public exhibition.

2.0 INTRODUCTION

This Visual Impact Assessment (VIA) is submitted to the Department of Planning, pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of an application for a State Significant Development Application (SSDA).

The proposed development of The New Primary School in Mulgoa Rise is identified as a State Significant Development (SSD) in accordance with Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

The report has been prepared by NBRS Architecture on behalf of NSW Department of Education - School Infrastructure NSW and is based on photography and photomontages by NBRS Architecture.

2.1 PURPOSE

The purpose of this report is to address the SEAR for this project issued on 2 December 2020. The report illustrates the impact of the proposed development on the surrounding built environment and landscape. At completion, The New Primary School in Mulgoa Rise, will contribute to the formation of the civic hub within Mulgoa Rise / Glenmore Park.

Version 4 of this report has been prepared to showcase recent architectural and landscape design changes to the proposed school following agency comments and public exhibition.

2.2 METHODOLOGY

The Methodology used for this VIA has been based on desktop and field analysis and involves the following main steps:

1. Local character: identify local character
2. Visual catchment: identify the visual catchment based on consideration of matters such as landform, built form and vegetation
3. Viewpoints: identify key viewpoints from where the proposal may be visible
4. Visual impact: assessment against sensitivity and magnitude
5. Acceptability of visual impact: consideration of the visual impact against applicable and relevant planning instruments to determine acceptability.
6. Recommendation: prepare a recommendation based on the findings of the method.

Central to the assessment of visual impact are the below criteria:

1. Sensitivity
   Sensitivity is influenced by a number of factors. It is often important to identify not only what are the conditions at the viewpoint but also what is being seen. Common influences of sensitivity include:
   - distance from viewpoint (close, medium or long range);
   - relative viewing level (level, below or above);
   - number of viewers (few, moderate or many);
   - use at the viewpoint (residential, business, recreation, industry, special use);
   - purpose of being at the viewpoint (passing through such as a commuter, or dwelling such as resident or a tourist);
   - viewing period (short or long);
   - elements in the view (value and dominance); and
   - view composition type (obstructed, general, focal or panoramic).

The viewpoints will be assessed against the below matrix:

Rating	Common Influences
High	Close, below, many viewers, residential or recreation, dwelling, long period, highly valued and dominant, focal or panoramic
Moderate	Medium, level, moderate viewers, business or special use, passing through, short period, highly valued and not dominant, valued, general, focal or panoramic
Low	Long, above, few viewers, industry, passing through, short period, valued and not dominant, not-valued, obstructed or general
Negligible	The proposal cannot be seen

2. Magnitude
Considerations for magnitude include:
    - The amount of new fabric visible compared to the existing situation, which may include a loss or addition
    - changes to the composition of the view
    - the prominence of the new fabric, or the extent to which its type, role, size, colour, materials and other elements are compatible with the existing view; and
    - the ability of the view to absorb the change. For example, a context that is dominated by horizontal elements may limit the ability of the view to accommodate change. Conversely, vegetation may significantly increase the ability of the view to accommodate change.

The viewpoints will be assessed against the below matrix:

Rating	Common Influences
High	Large amount of fabric added or lost, high change to view composition in particular regarding focus of view, highly prominent in the field of view
Moderate	Moderate amount of fabric added or lost, moderate change to view composition, visible in the field of view but not prominent
Low	Limited amount of fabric added or lost, low change to view composition, visible in the field of view but not noticeable to the casual observer
Negligible	The proposal cannot be seen

3. Consistency with applicable and relevant planning instruments.
Even if the visual impact of a proposal is considered to be high when considered against sensitivity and magnitude, it may be acceptable based on applicable and relevant planning instruments, or through the mitigation measures.
For example, the introduction of an element that has high magnitude of visual impact may be positive where it better aligns with the desired future character.

4. Visual Impact Matrix
While acknowledging that context specific, qualitative assessment is key, the visual impact matrix below has been used to guide a more objective VIA.

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High	High – Moderate	Moderate	Negligible

	Moderate	High – Moderate	Moderate	Moderate – Low	Negligible
	Low	Moderate	Moderate – Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

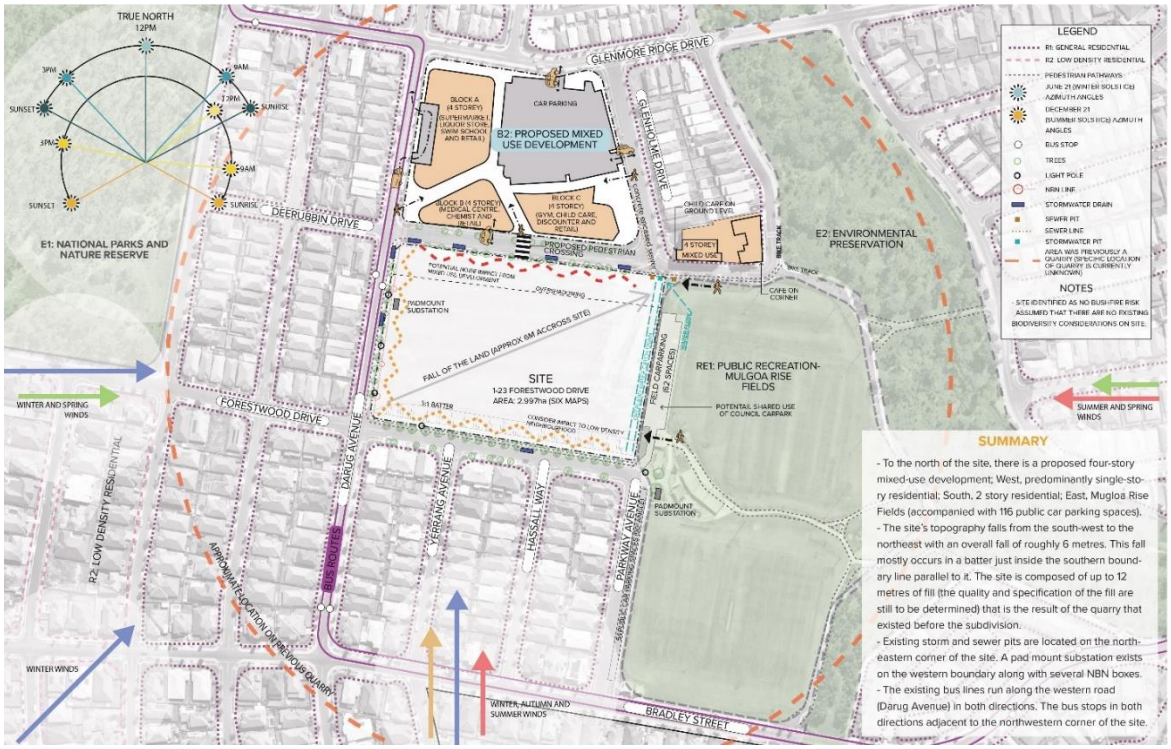
3.0 SITE DESCRIPTION

The project design team has carried out site inspections and the following desktop site analysis:

The school site is, approximately, rectangular in shape and with north facing orientation. Where practicable, this orientation provides the opportunity to arrange the school buildings in North-South facing orientation so to optimise passive solar design potential.

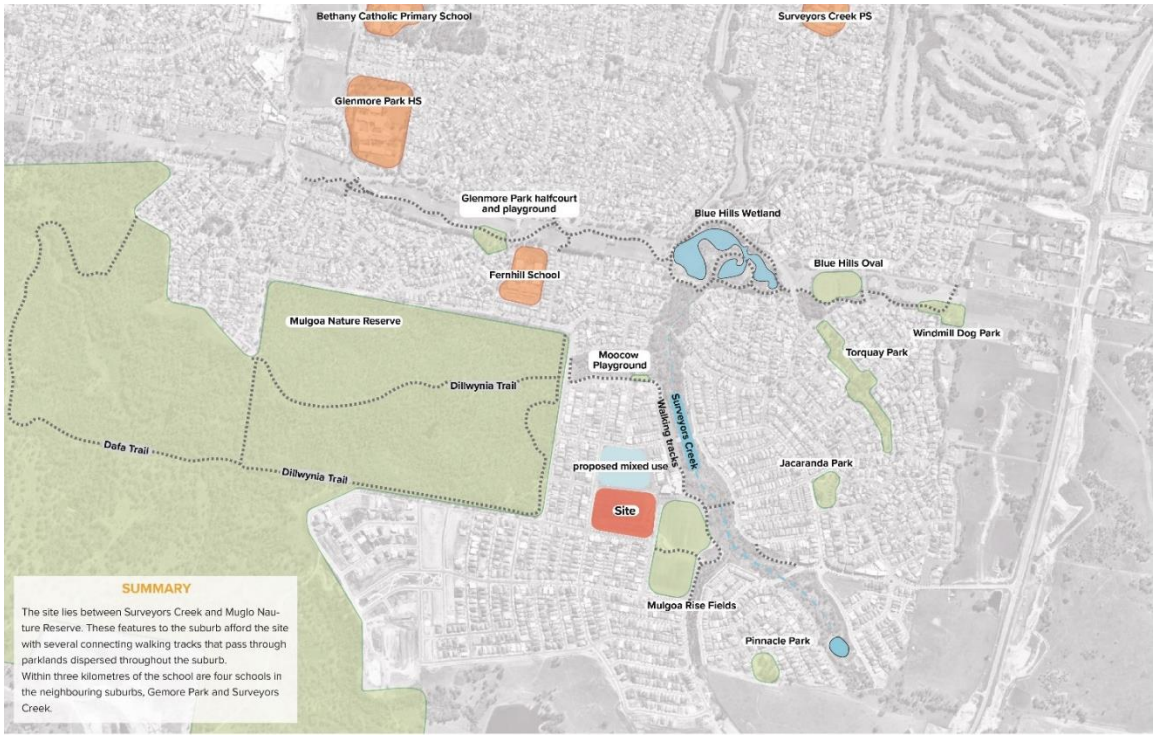
The site has 6m topographical change starting from the highest point of the site on the South West tip to the lowest North East corner of the site. This results in a 50-50 diagonal split between the higher ground portion of the site to the North West and the lower ground on the South East portion of the site.

The site is bound by Deerubbin Drive to the North, Darug Avenue to the west, Forestwood Drive to the south and Council's playing fields and car park to the east.



An excerpt from Concept design Report

The school site is surrounded by a well-developed infrastructure which includes parkland, nature reserve, playgrounds and schools



An excerpt from Concept design Report

Photographic record of the existing site condition dated December 2020.


DARUG AVE & DEERUBBIN DR - VIEW TOWARDS SOUTH


DARUG AVE & DEERUBBIN - VIEW TOWARDS EAST


VIEW FROM NORTH-EAST CORNER (NOTE: STORMWATER PIT)


VIEW FROM FIRLD CARPARK TOWARDS SOUTH


FORESTWOOD DRIVE - VIEW TOWARDS WEST


FORESTWOOD DRIVE - VIEW TOWARDS NORTH


DARUG AV & FORESTWOOD DR - VIEW TOWARDS EAST


DARUG AVE - VIEW TOWARDS EAST

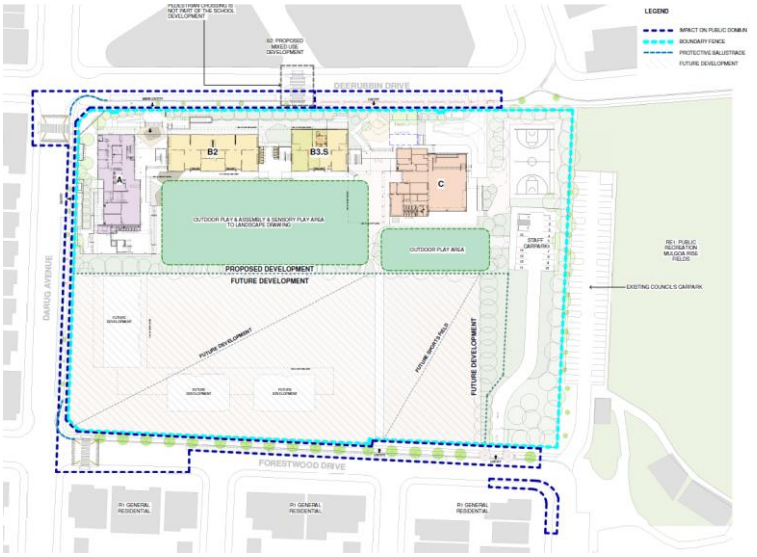

DARUG AVE - VIEW TOWARDS NORTH

4.0 OVERVIEW OF PROPOSED DEVELOPMENT

The site layout for the new school will see the buildings arranged along the north and west roads; playground and courts through the middle; and the staff carpark positioned on small area at the Eastern boundary of the site.

The school has been master planned to facilitate future expansions up to a full 44 learning spaces + 4 support classes should additional demand materialise.

The current proposed development will facilitate a Core 21 school with 18 learning spaces (also known as Home bases) + 2 support classes, with the selected core facilities at Core 35, for the Hall, Library, Staff facilities and Admin. This will Cater for an initial 414 students.



The potential future development will complete the build to a Core 35, facilitating future expansion of up to 26 additional learning spaces and 2 additional support classes.

The scope of the current proposal is confined to the coloured area on the site in the image above. The perimeter site fence is identified in a light blue line. Location of works to public domain identified in dark blue.

The school buildings have been designed with consideration to the DFMA (Design for Manufacture and Assembly) method of construction. This construction method has been the key success to recently completed SINSW projects as it offers expediency in construction.

5.0 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

On the 2 December 2020, the Department of Planning, Industry and Environment (DPIE) issued Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development. This report has been prepared having regard to the relevant SEARs as shown below:

Built Form and Urban Design

- Address:
  - The height, density, bulk and scale, setbacks and interface of the development in relation to the surrounding development, topography, streetscape and any public open spaces.
  - Design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials and colour palette.
  - How Crime Prevention through Environmental Design (CPTED) principles are to be integrated into development.
  - How good environmental amenity would be provided, including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility.
  - How design quality will be achieved in accordance with Schedule 4 Schools design quality principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the GANSW Design Guide for Schools (GANSW, 2018).
  - How services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development.

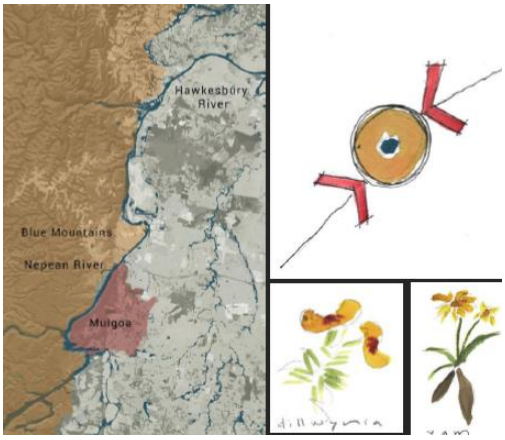
- Provide:
  - A detailed site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development.
  - A visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items.

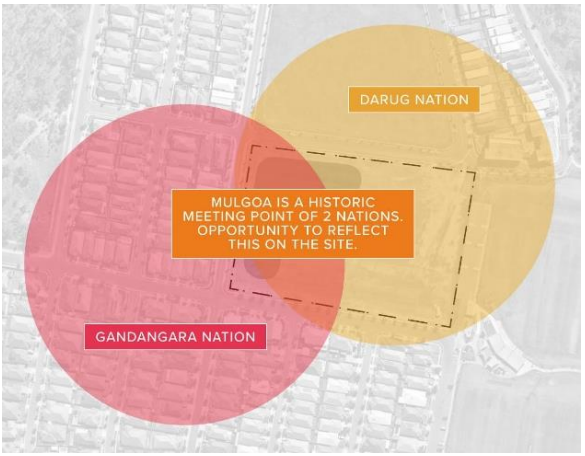
6.0 PLACE CHARACTER

6.1 DESIGN NARRATIVES

The site narrative draws on the preliminary research into the history of the locality, where two Indigenous boundaries intersect, and the area is recorded as a meeting point for the two clans. The site layout arranges the two learning villages around a pivot point, the assembly area, as a representation of the two clans.

The landscape design intent is to respond to the texture and colour of the surrounding natural landscape where the Blue Mountains meet the Nepean Plains. This is mostly evident in the material selection, textures and native plant selection. Refer to Landscape Design package.





6.2 SUBURBAN CONTEXT RESPONSES

The project sees the opportunities to address the school as a community hub in a newly developed suburb approximately 40km from Sydney CBD. The school building cluster is aimed to create a presence of the school by addressing the suburban streets in applying appropriate contemporary architectural design, building scale, density & built form.

The proposed buildings aim to anchor at the North West corner of the site so to provide urban marker at a busy intersection to foster community interface & relationship with the school. The built form is balanced with adequate open space and good connectivity within the school.

EDGE THRESHOLDS

ACCESS & ADDRESSING THE CORNERS

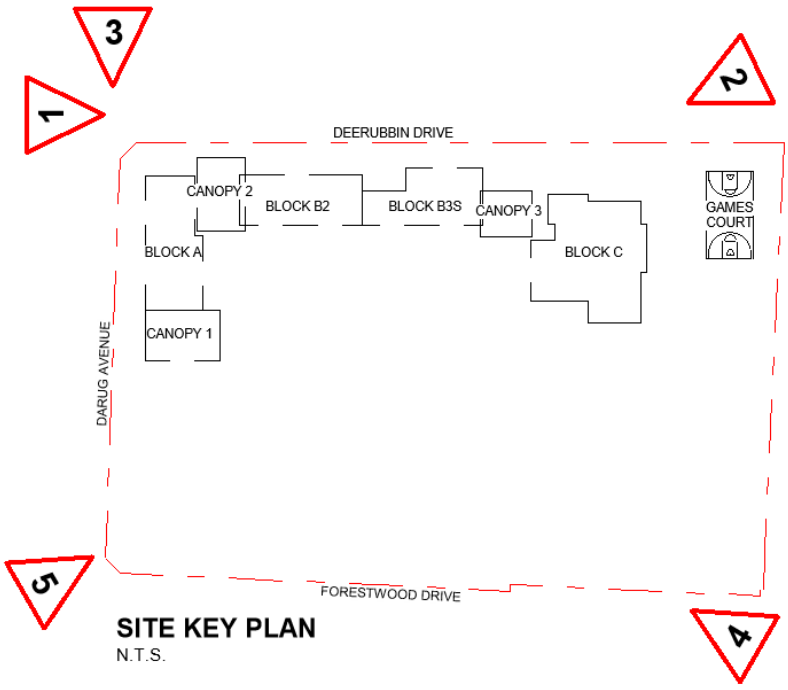
OPEN SPACES

SITE CIRCULATION

7.0 VIEWPOINTS

The following series of perspectives illustrate the positive visual impacts of the school development within the precinct. At completion, The New Primary School in Mulgoa Rise will provide a brand-new contemporary building to represent NSW Public Education. The outlook from surrounding neighbourhood will significantly improve from its current brownfield state. The school campus will bring a sense of completion to the infrastructure of Mulgoa Rise / Glenmore Park civic centre development.

The buildings at The New Primary School in Mulgoa Rise are two storey high, the scale being sympathetic to the future mixed used development proposed on the northern side of Deerubbin Drive and the surrounding residences.



7.1 VIEW 1 – DEERUBBIN DRIVE LOOKING EAST

Current

Post Primary School Development

View 1	Characteristic	Comment
Characteristic	Distance from site	30m from the closest site boundary
	Relative viewing level	Level with site
	Use at the viewpoint	Vehicular access road, On Deerubbin Dr looking onto Intersection of Deerubbin Dr & Darug Ave, on street parking, (future pick-up & drop-off), proposed education facilities & future mixed used development.
	Purpose of being at viewpoint	Residents on pedestrian way & road. Students & Employees of the school. Visitors going toward the future mixed-use development.
	Dominant elements	The scale & presence of the school and the future mixed-use development.
Magnitude	Amount of fabric change	High
	View composition change	High - Large amount of fabric added or lost, high change to view composition in particular regarding focus of view, highly prominent in the field of view
	Prominence	The two-storey construction of The New Primary School in Mulgoa Rise compared with the future mixed-use development will be complementary in scale and complete the streetscape along Deerubbin Drive to create a new civic centre at Glenmore Park.
	Overall Rating	High

7.2 VIEW 2 – DEERUBBIN DRIVE LOOKING SOUTHWEST

Existing

Post Primary School Development

VIEW 2	Characteristic	Comment
Characteristic	Distance from site	25m from the closest site boundary
	Relative viewing level	Level with site
	Use at the viewpoint	Road (Deerubbin Dr), Primary School's sports court area, Multipurpose Hall, future mixed used development.
	Purpose of being at viewpoint	Residents on pedestrian way & road. Students & Employees of the school. Visitors going toward the future mixed-use development.
	Dominant elements	The scale & presence of the school and the future mixed-use development.
Magnitude	Amount of fabric change	Moderate-High
	View composition change	Moderate - Moderate amount of fabric added or lost, moderate change to view composition, visible in the field of view but not too prominent.
	Prominence	The two-storey construction of the school in the background, a single storey Multipurpose Hall in the foreground and the future Commercial Development will be complementary in scale and complete the civic streetscape along Deerubbin Drive
	Overall Rating	Moderate-High

7.3 VIEW 3 – DARUG AVENUE LOOKING SOUTH

Existing

Post Primary School Development

VIEW 3	Characteristic	Comment
Characteristic	Distance from site	30m from the closest site boundary
	Relative viewing level	Level with site
	Use at the viewpoint	Vehicular access road, On Darug Ave looking E-SE at the intersection of Deerubbin Dr & Darug Ave , on street parking, future pick-up & drop-off and education facilities
	Purpose of being at viewpoint	Residents on pedestrian way & road. Students and Employees of the school. Visitors coming to / from the future mixed used development.
	Dominant elements	The scale and presence of the school sitting amongst single & double storey houses.
Magnitude	Amount of fabric change	High
	View composition change	High - Large amount of fabric added or lost, high change to view composition in particular with regard to focus of view, highly prominent in the field of view
	Prominence	The school buildings & structures are well setback from the site boundary to respect the proportion and scale so to enhance pedestrian friendly suburbia neighbourhood street. Intensive landscaping along the street frontage reduces softens the scale of the buildings facing low density residential.
	Overall Rating	High

7.4 VIEW 4 – FORESTWOOD DRIVE LOOKING WEST

Existing

Post Primary School Development

View 4	Characteristic	Comment
Characteristic	Distance from site	15m from the closest site boundary
	Relative viewing level	Level with site
	Use at the viewpoint	Vehicular access road, access to the proposed school staff carpark
	Purpose of being at viewpoint	Residents on pedestrian way & road. Employees of the school or the future mixed used development.
	Dominant elements	Fully fenced school with new landscaping
Magnitude	Amount of fabric change	Moderate
	View composition change	Moderate - Moderate amount of fabric added or lost, moderate change to view composition, visible in the field of view but not prominent
	Prominence	The staff carpark will be well screened behind new trees and fences along Forestwood Drive.
	Overall Rating	Moderate

7.5 VIEW 5 – CORNER OF FORESTWOOD DRIVE & DARUG AVENUE LOOKING NORTHEAST

Existing

Post Primary School Development

View 5	Characteristic	Comment
Characteristic	Distance from site	30m from the closest site boundary
	Relative viewing level	Level with site
	Use at the viewpoint	Vehicular access road, corner of Forestwood Dr & Darug Ave, on street parking, future pick-up & drop-off, and education facilities
	Purpose of being at viewpoint	Residents on pedestrian way & road. Employees of the school or visitors to the future mixed used development.
	Dominant elements	The vacant land on school site for future expansion. The scale and presence of the school in the background
Magnitude	Amount of fabric change	Moderate
	View composition change	Moderate - Moderate amount of fabric added or lost, moderate change to view composition, visible in the field of view but not prominent
	Prominence	Fully fenced school site, existing topography, and existing landscape. School building in the background.
	Overall Rating	Moderate

8.0 CONCLUSION

The below table summarises the proposal against the relevant criteria

View	Location	Sensitivity	Magnitude	Visual Impact	Consistent with Planning Instruments
1	View 1 – Deerubbin Dr looking East	High	High	High	✔
2	View 2 – Deerubbin Dr looking South West	Moderate-high	Moderate-high	Moderate-high	✔
3	View 3 – Darug Ave looking South	High	High	High	✔
4	View 4 – Forestwood Dr looking West	Moderate	Moderate	Moderate	✔
5	View 5 – Corner of Deerubbin Dr & Darug Ave	Moderate	Moderate	Moderate	✔

An assessment of the proposal as represented in photomontages has been made against relevant factors such as existing place character of the primary visual catchment, sensitivity, magnitude, applicable planning instruments, the need for mitigation strategies and measures and consideration of residual impact.

On this basis, this Visual Impact Assessment concludes that at completion, the New Primary School in Mulgoa Rise has an acceptable visual impact for the benefit of the precinct, the civic hub and the community.