

Our Ref: 80220 008:JO'G
Contact: John O'Grady

17 April 2020

Moriah War Memorial College
3 Queens Park Rd

Queens Park NSW 2022

Attention: Trevor Johnson – Chief Financial Officer

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Dear Mr Johnson,

MORIAH COLLEGE REDEVELOPMENT - REVISED PROPOSAL VISUAL IMPACT ASSESSMENT

Cardno carried out a visual impact analysis of a proposal to develop a new STEAM facility at the Moriah College in October 2009.

The work was in response to the following commentary on the preliminary proposal from the NSW Government Architect:

We understand the maximum height of buildings on the site is 8.5m and that the proposed STEAM building exceeds this by 1 – 2 storeys. Shadow diagrams show that overshadowing to Queens Park as a result of this building is limited to the existing clump of trees to the edge of the park and paths and useable space are not impacted. However, visual impacts across the valley of Queens Park and Centennial Park remain a concern. To limit these impacts the design team is encouraged to reduce the height by reducing or relocating the extent of program accommodated by the STEAM building

The proposal in its original form included buildings that were marginally above the permissible maximum building height of 8.5m prescribed by the Waverly Local Environmental Plan, 2012 (WLEP). The conclusions of Cardno's analysis with respect to the proposed form and height of buildings and impacts on views from Queens Park and Centennial Park were:

- *The new building group would be visible from Queens Park and from surrounding streets but would be either framed or significantly screened by existing vegetation. In this context, it is considered that the building group as proposed would be a contributive element to local visual quality in these views.*
- *The building has been shown through GIS based visual catchment analysis to be only visible from very isolated locations within Centennial Park. Where it would be potentially visible it would form a very small component of broad and expansive views and its impact on visual quality would be negligible.*

Our overall conclusion is that the development at its proposed height would not have an unacceptable impact on views from the locality and specifically from Queens Park and Centennial Park.

We understand that in response to further feedback from the Government Architect, some additional amendments have been made to the proposal. Cardno has been requested to provide commentary on the implications of these amendments for the visual impact of the proposal.

1.1 Amendments to the proposal

Cardno has been provided with an amended set of architectural drawings for the proposal along with a written description of the proposed changes. Based on this information, we understand that the key changes to the proposal include:

- Reduction of the footprint of the proposal, specifically stepping in the eastern side of the plan by 1.5m.
- Reduction in the maximum height of buildings by 300mm.
- Various amendments at different levels of the buildings, all of which result in a decrease in visibility of building bulk from the eastern and southern elevations.
- Relocation of the lift overrun to the northern building from the eastern edge of the building to a more central position on plan.
- Extension of the height of a number of extraction stacks above the roofline (in a single group on the south west corner of the roof of the northern building group).

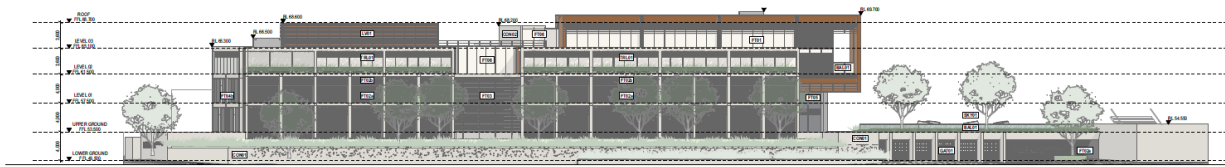
Plans and elevations below illustrate the comparative changes between the previous and current proposals.



ROOF PLAN –former proposal

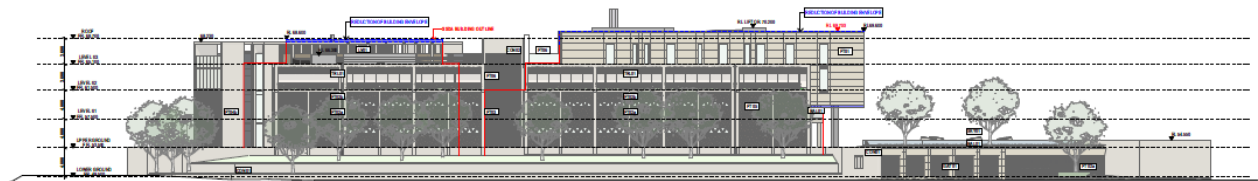


ROOF PLAN - current proposal



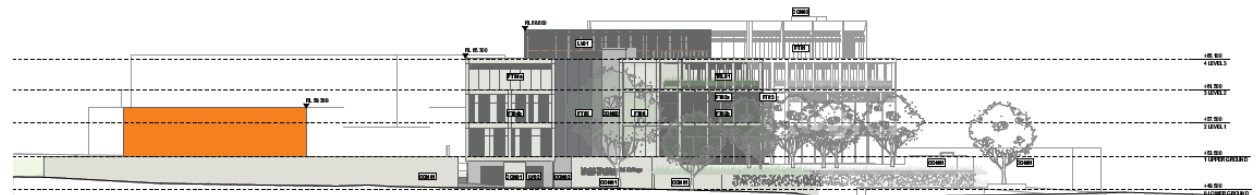
① ELEVATION - Eastern Elevation

EAST ELEVATION – former proposal



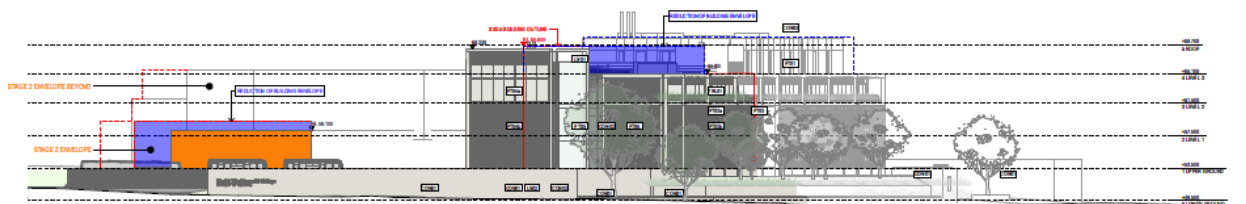
① ELEVATION - Eastern Elevation

EAST ELEVATION – current proposal



① ELEVATION - Southern Elevation
1:250

SOUTH ELEVATION – former proposal



① ELEVATION - Southern Elevation
1:250

SOUTH ELEVATION – current proposal

1.2 Impacts of the amended proposal on local views.

The amendments proposed are minor in nature. Essentially they entail a reduction in the height and the ground plane footprint of the building group and a slight reduction in overall building height. The only additional built element in the proposal is the group of small extraction stacks on the south western corner of the northern building group.

The proposal as revised would result in the following changes to the views examined in our assessment of October 2019:

- Views from the south - The building group would be further set back from the southern boundary of the site so that potentially less of the building mass would be visible from views from locations to the south of the site, specifically from York Road.

- Views from the east – the visibility of the proposal in views from the East, specifically from Queens Park, will change minimally as a result of the amended proposal. There is likely to be a marginally lesser amount of built form visible in these views as a result of the decreased building height and additional articulation in the facade. It is possible that a small portion of the proposed extraction stacks will be visible in distant views but this would form only a very small component of the overall view of the building group and would have a negligible impact on visual quality.
- Views from the west, notably from Centennial Park would not change as a result of the amended proposal and its impact on these views would remain negligible.

1.3 Conclusions

The amended proposal for this facility at the Moriah College is likely to be marginally less visible in the views assessed in the 2019 Cardno Views Analysis due to a small decrease in building bulk and height. Conversely it is possible that part of the proposed extraction stacks in the amended proposal may be visible in some of the views assessed. Our overall opinion, however, is that the impacts of the proposal on local visual quality will essentially not change in comparison to the proposal assessed in our report of October 2019 and the proposal remains acceptable with regard to its impacts on local views.

Yours sincerely,



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