Multiple field studies and analysis of existing buildings within the school site have been undertaken to determine the value of existing amenity & potential visual impacts of the proposal. This assessment was conducted with reference to the existing landscape qualities and prospective future qualities within the surrounding context and subdivision. The data and contextual information presented within the Urban & Architectural Design Report will also apply to this assessment.

The site is approximately 3.75ha within a planned subdivision currently within early stages of construction. The original school’s DA works completed in 2015 provided the Lake Cathie & Bonny Hills region with a 21st century learning environment, however all general purpose learning areas were demountables classrooms. The planned subdivision sits between the Lake Cathie town centre and Bonny Hills suburban centre aims to service the growth in small-medium lot housing. This growing demand for housing reflects the need to upgrade the existing facilities at LCPS. See PMHC Urban Growth Management Strategy for more information.

The visual assessment of upgrade works at Lake Cathie Public School addresses approximately 132ha including existing road reserve along Ocean Drive & Houston Mitchell Drive linking the immediate region with the Pacific Highway. The school sits directly adjacent Ocean Drive to the east separated by mapped ecological corridor under the PMHC LEP 2011.

In the coming years the school will be surrounded by small-medium lot residential housing, medium density housing, retirement villages, a local centre and mixed use development.
AOI Land Zoning

Throughout the past fifteen years Port Macquarie-Hastings Council have gradually rezoned the land south of Lake Cathie to promote growth in the region. Within the immediate vicinity of the subdivision there are the following zonings:

- B2 Local Centre
- B4 Mixed Use
- E2 Environmental Conservation
- E3 Environmental Management
- R1 General Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RU1 Primary Production

This large variation of zoning informs the need for significant contextual & site analysis in order to provide sufficient buffer zones and setbacks from roads, boundaries and ecological corridors.

The masterplan for LCPS has considered the dual aspect nature of the site being located between Ocean drive, an ecological corridor, planned subdivision collector roads and residential housing by providing building setbacks of up to 17m from new primary street frontages and 10m for all potential future extensions. All boundaries include natural buffer zones being either bushland/vegetation rehabilitation, habitat corridor, existing tree line or proposed low planting.

Refer to DR516-DR513 for more information.
Future Urban Context

By 2036, it is expected that about two in every three homes will have only one or two occupants. This growth in predominantly small families and sole occupants is highlighted directly adjacent the Lake Cathie Public School Site to the west.

Within the proposed Subdivision Masterplan lies the existing school site which is intended to link directly and service the 1000 residential lots, parks & business centre as seen on the PMHC LEP 2011. Analysis of the existing surrounding residential allotments and the PMHC Urban Growth Management Strategy, indicates suburban living households will be the most prominently feature residence typology.

The study of this typology provides SHAC with a strong basis to base the materiality and scale of the new buildings. Other principles considered include:

- Educational Pedagogy
- Sustainability, Efficiency & Durability
- Accessibility & Inclusivity
- Health & Safety
- Amenity
- Whole of Life, Flexibility & Adaptability
- Aesthetics

Housing Objectives:

- To provide housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality

Typical Zones:

- R3 Rural Living

Rural Living

Housing Objectives:

- To farthest from CBDs
- Very low density

Typical Zones:

- R4 Mixed Use

Suburban Living

Housing Objectives:

- Majority of residential area
- Closer to CBD, activity centre or high amenity
- Mix of housing types and density

Typical Zones:

- R1 General Residential
- R2 Low density residential
- R4 Medium density residential
- E4 Environmental Living

Town Living

Housing Objectives:

- To provide a variety of housing types within a low to medium rise residential environment
- To provide for a variety of housing types and densities

Typical Zones:

- R1 General residential
- R3 Medium density residential

Apartment Living

Housing Objectives:

- To provide housing within a medium to high rise residential or mixed use environment

Typical Zones:

- R3 Medium density residential
- R4 High density residential
- B4 Mixed Use

Activity Centres and CBD

Housing Objectives:

- To provide housing within a low, medium or high rise urban commercial environment as appropriate to the character and function of the centre

Typical Zones:

- R1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use

Urban Growth Management Strategy, indicates suburban living households will be the most prominently feature residence typology.

WHAT TO EXPECT

URBAN GROWTH MANAGEMENT STRATEGY 2017-2036 | VOLUME 1

The Housing choice at a glance

- R1 General Residential
- R2 Low density residential
- R3 Medium density residential
- R4 High density residential
- B4 Mixed Use

ACTIVITY CENTRES

- B4 Mixed Use
- B3 Commercial Core
- B2 Local Centre
- B1 Neighbourhood Centre

TYPICAL ZONES

- B4 Mixed Use
- R3 Medium density residential
- R4 High density residential
- B4 Mixed Use

Future Urban Context

Lake Cathie Public School
1240 Ocean Drive, Bonny Hills

3928
DR5304
ReA 11.10.18

SHAC Pty Ltd
13-17 Cade Street, Newcastle NSW 2300.

Aust. Bus. Reg. 78 006 040 730
ABN 52 131 584 846

Justin Hamilton (6160) |  ABN 32 131 584 846

Engineering and Design: Sheehan & Associates (NSW) Pty Ltd

3. Check all dimensions on the site prior to construction and fabrication.

2. Work to given dimensions. Do not scale from drawing.

1. Drawings are for the use of the client’s information.

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Areas of Visual Impact

As indicated earlier and seen within the PMHC Urban Growth Management Strategy the demand for quality education facilities to meet the future student population is an issue for the region & visual catchment.

The LCPS visual catchment is an area approximately 1km in diameter radiating from the school site. The site is exposed from all sides to future development to the north, south & east and ecological remediation to the west, therefore the school site must respond to two different visual catchments with varying qualities & objectives. The following details visual catchments A & B by their general qualities and objectives:

Visual Catchment A
Public address and integration with the streetscape is key for visual catchment A as this will be the new primary frontage for the school servicing both pedestrians and vehicles at two different entry points. It is essential to maintain an open & welcoming feeling to this boundary whilst also providing sufficient noise and visual buffering as it includes a two lane collector road servicing the new subdivision & sports fields to the south.

Visual Catchment B
Ecological rehabilitation and growth of natural buffer systems are the fundamental criteria for the western visual catchment of the school. The original school development application required the removal of the road access from Ocean Drive, the remediation of the ecological corridor containing swamp forest skeneocyl, and the rehabilitation of the koala population within the area. This will provide a natural barrier to the western boundary buffering the noise from passing traffic along ocean drive and remove the risk of students coming into contact with vehicles near play areas, furthermore these areas will also provide unique outdoor learning areas for students amongst the landscape.