NBRS

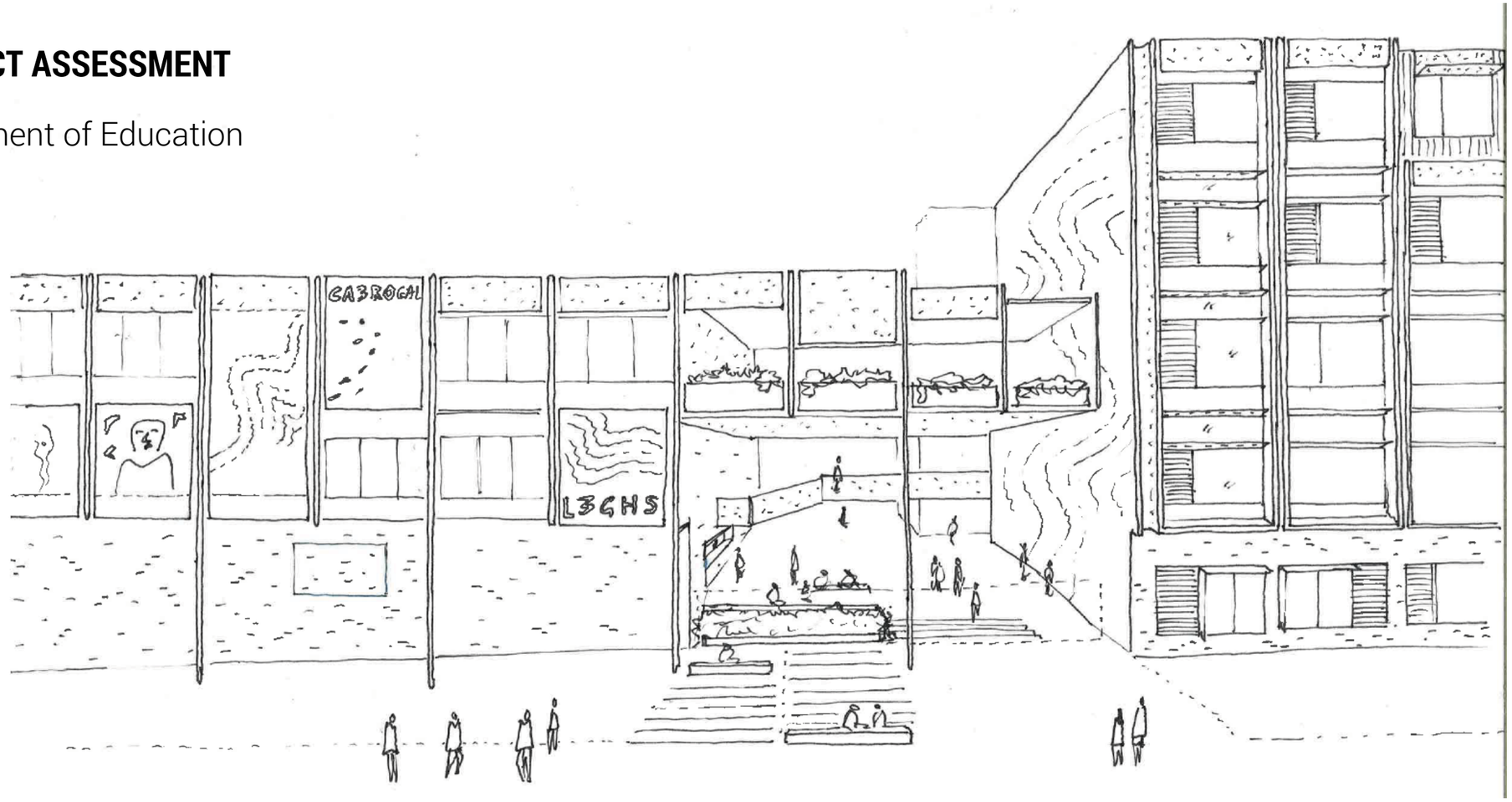
LIVERPOOL BOYS AND GIRLS HIGH SCHOOL UPGRADE PROJECT

18 Forbes Street, Liverpool. NSW 2170
Lot 1 in Deposited Plan (DP) 1137425

VISUAL ANALYSIS AND IMPACT ASSESSMENT

On behalf of the NSW Department of Education

13/02/2025



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NSW GOVERNMENT Education School Infrastructure

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1.0 EXECUTIVE SUMMARY

This Visual Analysis and Impact Assessment (VIA), conducted by NBRS, aims to analyse, and assess the visual impact of the proposed school development within the surrounding visual catchment.

In assessing the potential visual impact of the proposed development, the following characteristics have been undertaken, including:

1. The existing character of the site and surrounds.
2. The visual catchment for the site.
3. Identification of key viewpoints from key places in the public domain, generally to capture the impact of the proposed high school development from the various vantage points.
4. The visual impact assessment of the proposed high school development considers the magnitude and sensitivity of change, as well as the applicable planning framework that applies to the site and surrounds (including existing approvals and the desired future character, noting the site is undergoing considerable transition).
5. Consideration of mitigation strategies and measures that have been incorporated into the design.
6. Conclusion on any residual impact.

The proposal has been assessed based on three key viewpoints: one looking south-east along Lachlan Street, another looking north along Forbes street to the east side of the site and a third looking southwest from the intersection of Lachlan and Hart Streets, at Hart Park.

This assessment includes additional perspectives to validate the proposed development as deemed acceptable with its intended magnitude and scale. The viewpoints have been established having regard to the visual catchment within the locality. All perspectives feature massing of the surrounding existing and proposed development to provide holistic view on the proposed high school in the context of a complete precinct-wide development. The VIA evaluates factors of sensitivity, magnitude, visual impact, and consistency with planning instruments. Potential visual impacts addressed in the assessment include bulk, mass, scale, height, and outlook from nearby residential developments.

The visual impact of the Proposed development is likely to result in a significant visual change to the area due to the transformation that is currently underway and planned for the area. However, this visual assessment confirms the visual impact of the proposed high school is not adverse. The proposal is consistent with the zoning and intent for the site, as envisaged by the planning framework. It has been designed having regard to existing and future surrounding development and provides an outcome that will contribute positively to the streetscape, character, activating the precinct, providing a civic built form as a focal point within the community. The aesthetic and scale of the design is deemed to be compatible and complementary to the desired future character of the surrounding area.

The VIA provides a comprehensive visual description, analysis, and impact assessment of the proposed high school redevelopment in Liverpool and highlights the project's potential to enhance the surrounding environment while addressing potential issues related to visual amenity. Based on the assessment undertaken, it is not considered necessary to implement any further mitigation strategies or measures to reduce visual impact.

DECLARATION

I, Elias Khamis confirm this Visual Impact Assessment addresses the requirement of SEAR No.6 and relevant State and local legislation, policies, and guidelines. I further confirm that none of the information contained in the Visual Impact Assessment is false or misleading.

Elias Khamis
Architect #10994.

2.0 INTRODUCTION

This Visual Analysis and Impact Assessment (VIA) has been prepared by NBRS] on behalf the NSW Department of Education (the **Applicant**) to assess the potential environmental impacts that could arise from the redevelopment of the Liverpool Boys High School and Liverpool Girls High School, at 18 Forbes Street, Liverpool NSW, 2170 (the **site**).

This report has been prepared to identify the significant visual characteristics of the existing site and context and to assess the potential Visual Impact of the proposed development. It records the identified key viewpoints and the outcomes of the Visual Analysis, to accompany the planning application. The purpose of this report is to review the existing visual characteristics of the site and surrounding context, in light of the proposed development, to identify potential adverse impacts of the proposed development, that are to be mitigated within the design. This is undertaken in line with the guidance set out in the SEAR Item 6 – Visual Impact, to:

- Provide a visual analysis of the development envelopes from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
- Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.

This report accompanies a Review of Environment Factors that seeks approval for redeveloping the Liverpool Boys and Liverpool Girls High Schools into a single co-educational school, including:

[redacted]

- Construction and operation of a six-storey school building, including school hall and gymnasium;
- Associated parking and building services;
- Tree removal;
- Associated landscaping and play spaces;
- Augmentation of service infrastructure; and
- Associated off-site infrastructure works to support the school, including (but not limited to) services, kiss and drop point and pedestrian crossings.

  Refer to the Review of Environmental Factors prepared by Ethos Urban for a full description of works.

2.1 SITE DESCRIPTION

The site is located at 18 Forbes Street, Liverpool, within the Liverpool Local Government Area (**LGA**). The site is legally described as Lot 1 DP1137425 and has a total area of approximately 74,973m^2.

The site comprises a broadly rectangular portion of land which currently contains the existing Liverpool Boys High School, Liverpool Girls High School, and the Gulyangarri Public School, which commenced operations in January 2024 and is located to the east of the wider site.

The site's western portion contains Liverpool Boys High School and Liverpool Girls High School. Liverpool Girls High School in the site's southwest comprises three, two-storey buildings. Liverpool Boys High School in the site's northwest, comprises approximately four, two-storey buildings, with adjacent at-grade carparking and various sports courts.

An aerial image of the site is shown below.

Figure 1. Site Aerial Source: Sydney Images edited by NBRS

2.2 STATEMENT OF SIGNIFICANCE

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts are low and will not have significant adverse effects on the locality, community and the environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community.

2.3 REF Deliverable Requirement

This section addresses the REF requirements issued for the project. The requirements and the associated responses are outlined in the following table , along with corresponding references to sections within this report.

Table 1. REF Requirements and relevant responses and references

REF Requirement	Y	N	NA	Comments
Environmental Amenity				
Overshadowing Does the REF:				
include shadow diagrams?	☐	☒	☐	
discuss impacts from overshadowing impacts?	☐	☒	☐	

conclude that the proposal would have no significant impacts?	☐	☒	☐	
if the proposal results in overshadowing of windows or private open space of residential properties, does the REF demonstrate maintenance of at least two hours of daylight as required by the Apartment Design Guide or otherwise in accordance with the applicable Planning principles?	☐	☒	☐	
Privacy Does the REF consider potential privacy impacts of the proposed works and conclude that these would not be likely to result in significant effects with or without mitigation measures?	☐	☒	☐	
Visual impacts Does the REF assess potential visual impacts of the proposed works and conclude that impacts would not be significant with or without mitigation measures?	☒	☐	☐	See VIA Report Section 5 Visual Impact Analysis
Visual impacts (view sharing) – private views If the activity has the potential to obstruct existing significant views from private property, does the REF include an assessment of the proposal in accordance with the Tenacity Principles including as assessment of the: • type of views affected; • parts of the property the views are obtained; • extent of the impact; and reasonableness of the proposal causing the impact?	☐	☒	☐	
Does the assessment conclude overall, that the proposal would not be likely to result in significant environmental effects?	☒	☐	☐	See VIA Report Section 7 Conclusion
Visual impacts (view sharing) – public views If the activity has the potential to obstruct existing significant views from public land, does the REF include an assessment in accordance with the established planning principles (i.e. principles established by the Land and Environment Court in Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046 (principles of view sharing: the impact on the public domain), including: • an assessment of: o nature and scope of the existing views from public domain; o locations in the public domain from which potentially interrupted view is enjoyed o extent of the obstruction at each relevant location; o intensity of public use of those locations where that enjoyment will be obscured, in whole or in part, by the proposed activity; o whether there is any document that identifies the importance of the view to be assessed; and a quantitative and qualitative evaluation of the impacts?	☒	☐	☐	See VIA Report Section 6 Visual Impact Assessment
Does the REF list any mitigation measures identified in the above assessments and incorporate them into the design where applicable?	☒	☐	☐	See VIA Report Section 7 Conclusion

2.4 SITE SURROUNDING CONTEXT

The surrounding context of the site is experiencing significant transformation due to the development of Liverpool Health precinct and the larger context of the Liverpool CBDs rapid housing growth in the demolition of brownfield sites and redevelopment into high rise apartment towers to accommodate its growing population.

- To the south of the site is the recent redevelopment of Liverpool Hospital including a multi storey (7) carpark currently under construction and planned to be complete in 2026.
- The eastern side of the School site includes the recently constructed Gulyangarri Public School, fronting Lachlan Street and associated carpark. There is no connection to Burnside road and to the east of burnside road is the train line between Liverpool and Warwick farm to the north..
- To the north side of Lachlan street is an area of medium density (3 – 4 storey residential flats) predominately built in the 1970's and 1980's
- To the west side of Forbes street, is the St Raphaellis Greek Orthodox Church to the northern end with the associated carpark and medium density residential apartment blocks(4 – 6 storeys) and six to 8 storey office buildings associated with the Hospital to the southern end adjacent to Campbell Street.

- The street frontages of the site are Lachlan Street to the north and Forbes Street to the western side. There is no connection to Burnside drive to the east of the site as this is mainly the vehicle access to the Hospital carpark area.

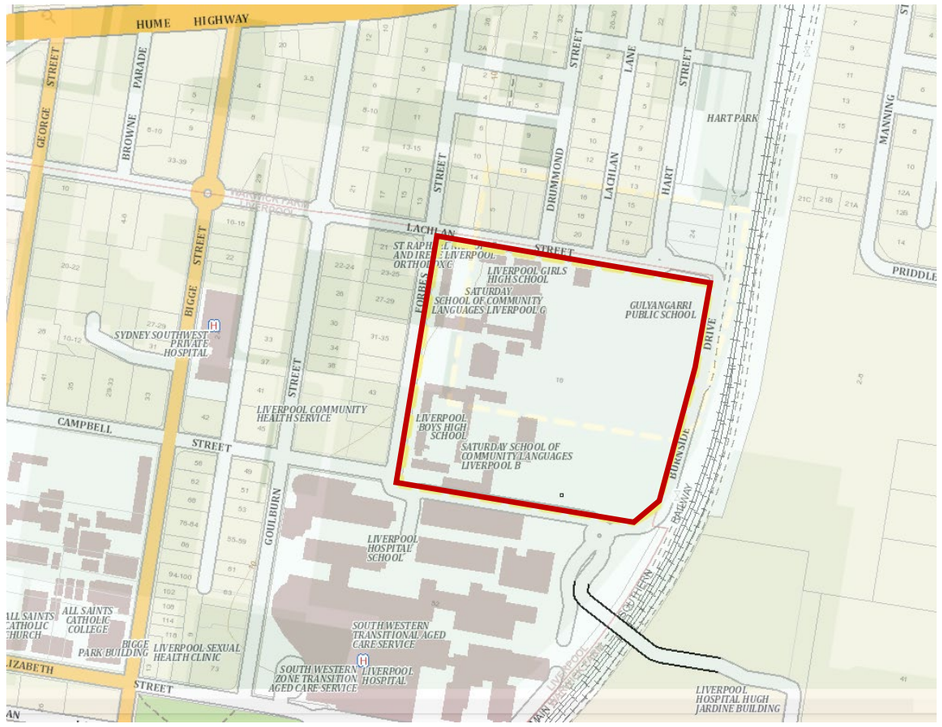


Image 1: Site location and context

2.5 PROJECT DESCRIPTION

The proposed development comprises the construction of a new combined co-ed high school to accommodate 2,000 students and approximately 155 FTE (Full-time equivalent) staff. The school has been designed to deliver facilities consistent with Department of Education Educational Facilities and Standards Guidelines (EFSG) and the SINSW standard hub layout design principles. With respect to sustainability the school has been registered for 5 Star Green Star registration under the Design and As built protocol.

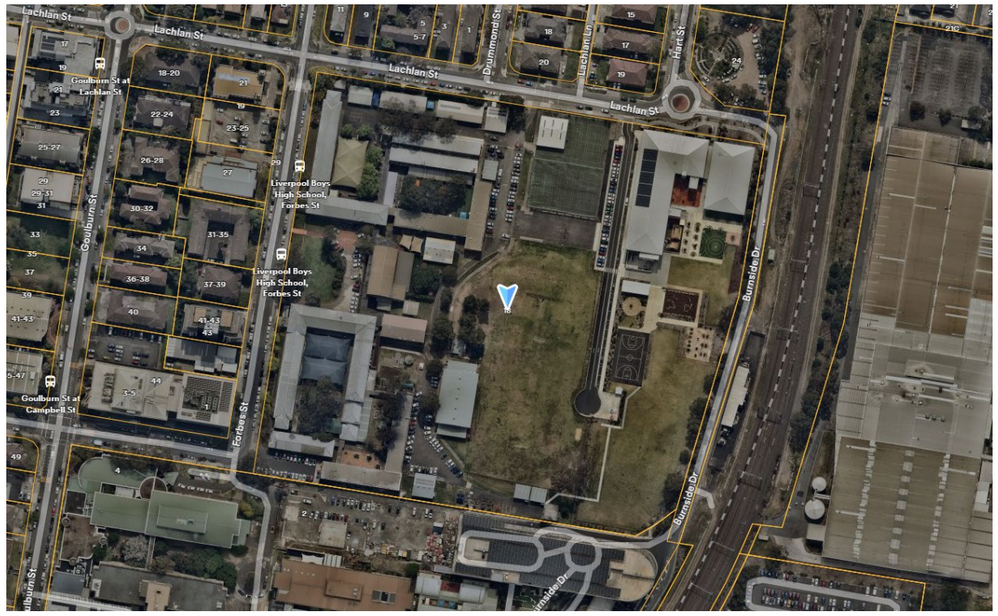
A detailed description of the proposed works is as follows:

[redacted]

- Bulk earthworks, comprising fill and excavation and other site preparation works.
- Construction of three (3) new buildings for the proposed high school for a range of educational uses and ranging in height from two (2) to six (6) storeys.
- Landscaping and public domain works, including tree planting, low lying landscaping, a large sports field on the southwest portion of the site and five (5) sports courts in the south portion of the site.
- An on-site staff carpark and waste collection area at the southern end of the site, accessible from Lachlan Street.
- Signage for the new school.
- Public domain and infrastructure works, including some offsite works outside the high school boundary within the Forbes Street and Lachlan Street.

2.5.1 PROJECT STAGING

The construction and operation of the proposed high school will be undertaken in three stages however this assessment is subject to the final completed development.



2.6 APPLICABLE PLANNING FRAMEWORK

As identified earlier the project is currently in the Schematic Design stage and documents are being developed to support a Review of Environmental Factors (REF) planning application through NSW Department of Planning and Environment under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act),

It sits within the Education and Medical Precinct defined by the South-Western Sydney Area Health Service (Liverpool Hospital) and attendant medical centres and clinics, the Liverpool Private Hospital, public and private schools, and the Liverpool TAFE buildings.

Relevant site planning constraints for the site include that will affect the views, vistas and streetscape of the surrounding streets include:

LEP

- Liverpool Local Environmental Plan(LEP) 2008 requirements and property information is as follows:
  - The land is zoned SP2 - Infrastructure
  - Height of Buildings – V 35m
  - Floor Space Ratio – U 2.5
  - Minimum Lot Size – U 1000 m^2
  - Flood Risk Category – Low flood risk
  - Classified Road and Rail Noise Impacts – Present
  - Flood Risk Category – Low Flood Risk
  - Classified Road and Rail Noise Impact – Rail Noise Impact

DCP

- Liverpool Development Control Plan 2008 (DCP) Part 1 and Part 4 – Liverpool City Centre
  - Part 4.2.7 Street Alignments and Street Setbacks - requires a 0m setback on Lachlan Street and Forbes Street

2.6.1 DESIGN RESPONSE TO PLANNING CONSTRAINTS

Building Height

The Liverpool LEP (above) sets a height limit of maximum 35m, which is a significant change to that of the existing surrounding sites to the north side of Lachlan Street and the western side of Forbes Street. The increase in height is evident to the southern end of Forbes Street where the new buildings recently constructed are of 6 to 8 storeys.

The proposed development is for multiple buildings of varying height up to 6 storeys which will have a height of approximately 20m, which is higher than the existing residential area to the north but lower than the permitted to the site and lower than the recent constructions to the west and south of the site.

Setbacks

In accordance with Liverpool Development Control Plan 2008 (DCP) Part 4.2.7 Street Alignments and Street Setbacks requires a 0m setback on Lachlan Street and Forbes Street

Although the Local DCP requires a minimum site setback at the street frontage or zero(m), to enhance the street scape and public domain surrounding the school site, the proposed buildings are to be set back 6m from the street frontage of Lachlan and Forbes streets with zone between the site boundary and the building landscaped with street trees.

3.0 METHODOLOGY

The methodology used for this VIA has been based on desktop and simulated 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 within the visibility catchment. The key viewpoints are typically taken from street intersections and the corner of the development. These vantage points offer insights into the prominence and visibility of the structures for mainly vehicular and pedestrian traffic. Evaluating a development from these key locations helps understanding its relationships with surrounding elements, contributing to the overall aesthetics and streetscape.
4. Preparation of photomontages. The photomontages presented are generated from a digital model encompassing the entire development, inclusive of landscape features and existing topography. Through 3D simulation, the key viewpoints in the montages align with photographs taken from specific viewpoints to feature the development at the prominent part of the site.
5. Visual impact: assessment and risk assessment based on sensitivity and magnitude
6. Acceptability of visual impact: consideration of the visual impact against applicable and relevant planning instruments to determine acceptability.
7. Recommendation: prepare recommendation(s) (where required) based on the findings of the method.

The criteria of the visual impact assessment are as outlined below:

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).

Table 2: Sensitivity Matrix

Rating	Common Influences
High	Close, below, many viewers, residential or recreation, dwelling, long period, highly valued and dominant, focal, or panoramic

Rating	Common Influences
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 and future 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, 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.

Table 3: Magnitude Matrix

Rating	Common Influences
High	Large amount of fabric added or lost, high change to view composition 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. 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 visual impact assessment.

Table 4: Visual Impact Matrix

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

4. Acceptability of visual impact.

Even if the visual impact of a proposal is 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 and therefore deemed acceptable.

4.0 LOCAL CHARACTER - EXISTING AND FUTURE CONTEXT OF LIVERPOOL HEALTH AND ACADEMIC PRECINCT

The surrounding context of the site is experiencing significant transformation due to the development of Liverpool Health and Academic precinct and the larger context of the Liverpool CBDs rapid housing growth. The site is to the east of the central retail centre of Liverpool, in the existing low to medium scale residential area and is currently undergoing redevelopment, with the expansion of the hospital immediately to the south of the site and redevelopment of the low scale residential buildings high rise apartment towers to accommodate its growing population.

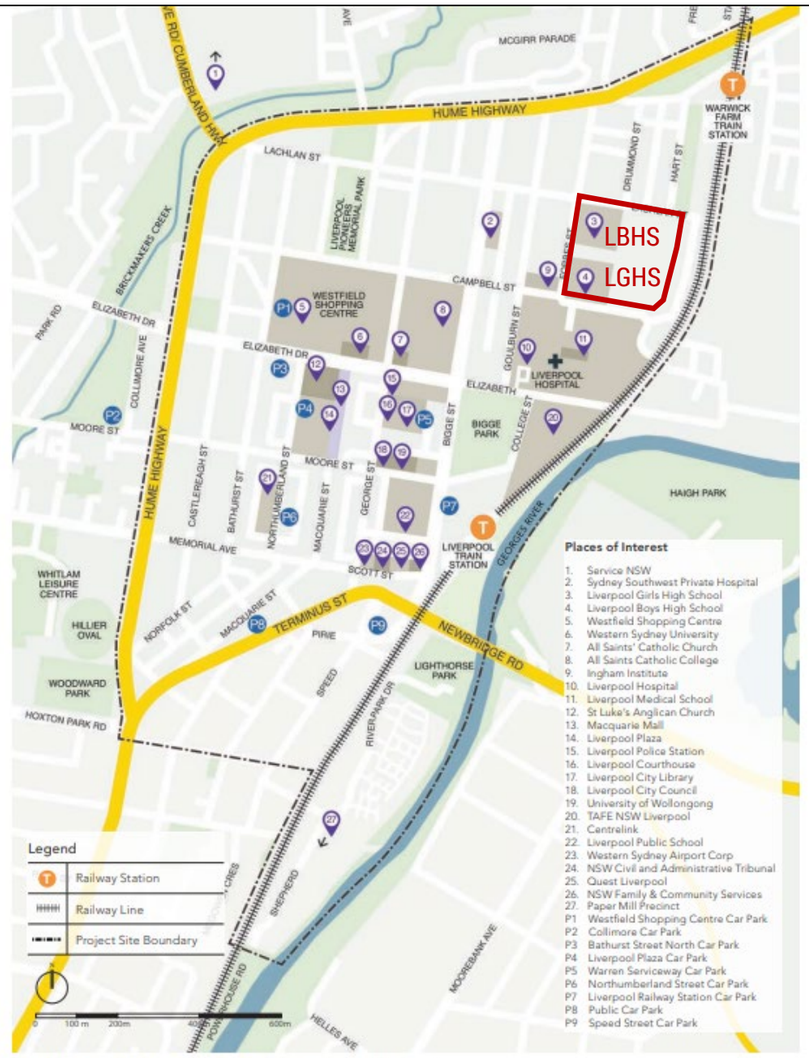


Figure 2- Focus area and places of interest from Liverpool City Centre - Master Plan Site Context 2020 (Liverpool City Council)

4.1 FUTURE PLANING - LIVERPOOL CITY MASTER PLAN 2020

As part of the planning for the future growth of Liverpool city, Liverpool City Council developed a Public Domain Master Plan in 2020 to set the strategic future goals and development potential for the Liverpool City Centre.

The image Figure 2 shows the focus area of the master plan, which extends northeast to Warwick Farm Train Station and includes the Existing Liverpool Boys and Liverpool Girls High Schools..

4.1.1 IDENTIFIED SIGNIFICANT VIEWS

The Proposed Master Plan also has identified the significant view corridors and key view points within the local area as represented within Figure 3, as follows:

- The Significant view corridor identified that relates to the existing school site is that of the eastern view along Lachlan Street.
- The closes key view point identified is the view south from Hart Park to the north east of the school site.

These identified view are included in the Visual Impact Analysis undertaken in the following section of this report.

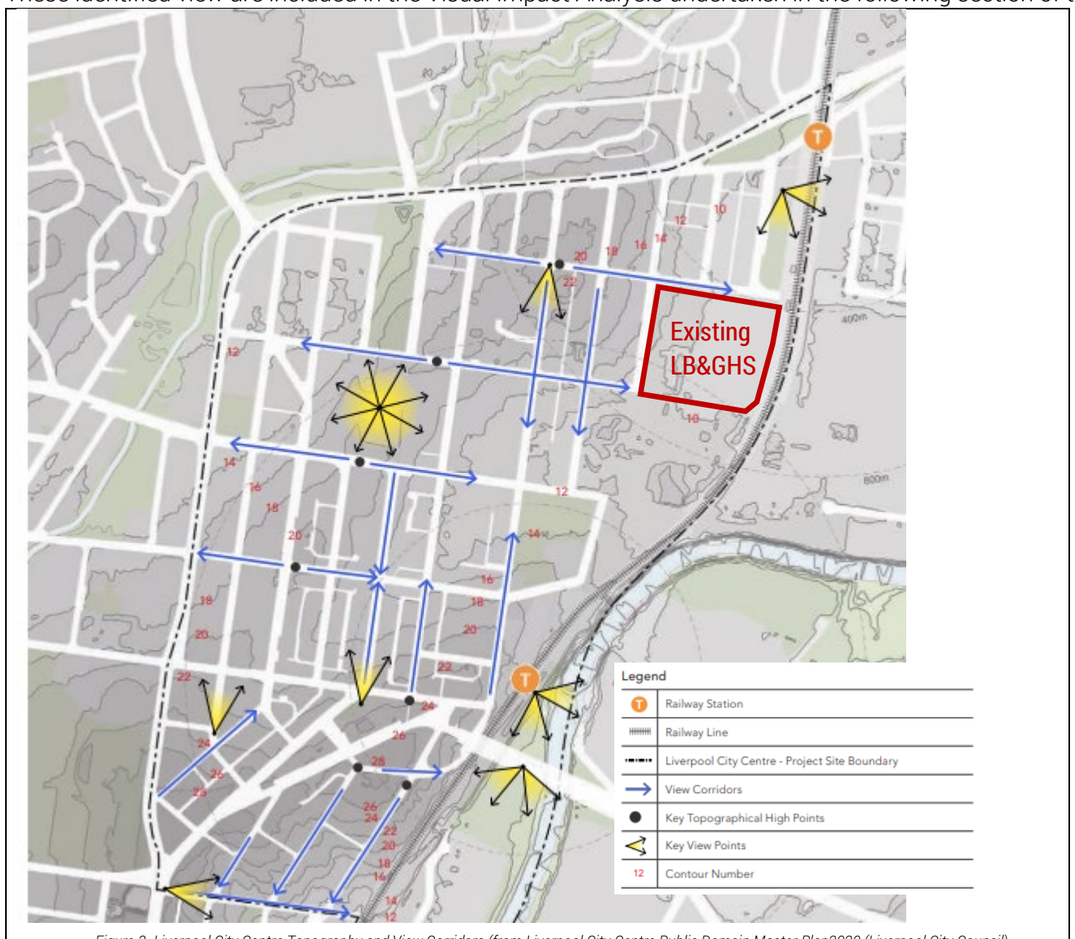


Figure 3- Liverpool City Centre Topography and View Corridors (from Liverpool City Centre Public Domain Master Plan2020 (Liverpool City Council)

In support of the enhancement of the street views the Liverpool Master plan plans to introduce street tree planting and improved pedestrian footpath and gardens to the streets arround the Existing school site, as represented in the following existing and proposed images of junction of Drummond and Lachlan Streets which is directly opposite the exxisting school site.

6.5 **Master Plan**
Streets - Typical Street Intersection Treatment

Figure 6.193 Junction of Drummond Street & Lachlan Street - Before (Liverpool City Council)

Figure 6.194 Junction of Drummond Street & Lachlan Street - After (Liverpool City Council)

Figure 4- Typical Street Intersection Enhancements for Drummond and Lachlan Street Intersection from(Liverpool City Public Domain Masterplan (Liverpool City Council)

4.2 RECORD OF SURROUNDING STREET VIEWS

A site visit and review has been undertaken of the streets and views surrounding the existing school site which is included in the following pages.

- To the south of the site on the adjoining hospital site is the ongoing redevelopment of Liverpool Hospital including a multi storey carpark currently under construction and planned to be complete in 2026.

- The eastern side of the school site is the recently constructed Gulyangarri Public School, which has a frontage to Lachlan Street to the north and a carpark positioned between the primary school building and the High School sporting fields. There is no connection to Burnside road, which is only used to gain access to the hospital carpark to the south. To the other side of Burnside road is the north south trainline between Liverpool Train Station and Warwick Farm Train Station to the north.
- The north of the site faces Lachlan street, with medium density (3 – 4 storey) residential flats to the northern side which were predominately built in the 1970's and 1980's
- To the west side of the site is Forbes street, with St Raphael's Greek Orthodox Church to the northern end, the associated church carpark and a mix of medium density residential apartment blocks(4 – 6 storeys) and six to 8 storey office buildings associated with the Hospital to the southern end adjacent to Campbell Street. The southern end buildings are part of the expanded Liverpool Hospital precinct.

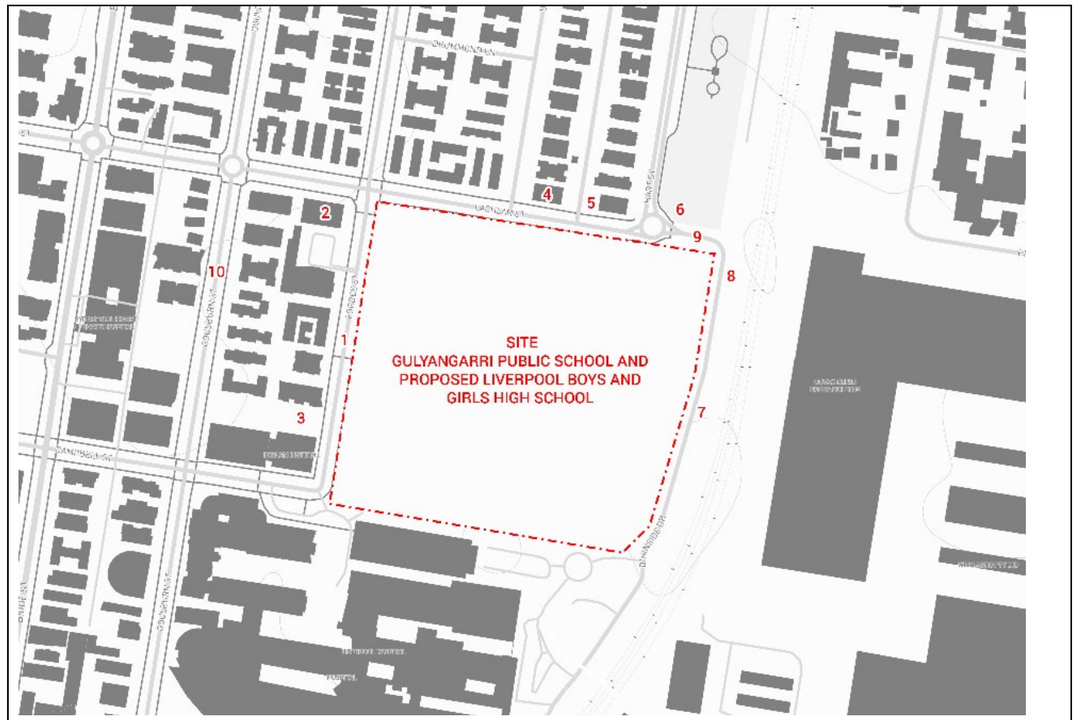


Figure 5. Location map with numbers corresponding to where the following images have been taken.

View 1

View 2

Figure 6. Forbes Street school boundary is secured with a single blue fence. There is a lack of tree canopy cover and pedestrian permeability (No 1. on the location map)

Figure 7. St Raphael's Greek Orthodox Church established in 1967 corner of Forbes Street and Lachlan Street (No 2. on the location map)

View 3

Figure 8. Forbes Street Ingham Institute and new residential apartments (No 3. on the location map)

View 4

Figure 9. Lachlan Street 1970's/1980's brick walk-up apartments (No. 4 on the location map)

View 5

Figure 10 . Lachlan Street 1970's/1980's brick walk-up apartments (No 5. on the location map)

View 6

Figure 11 Hart Street Park – Corner of Lachlan Street and Hart Street (No 6. on the location map)

View 7

Figure 12. Edge of LHEISP, exempting Health East Campus across the Georges River. Direct North to South connection of the LHEISP however it lacks consistent pedestrian footpaths. Viewing location (No 7. on the location map)

View 8

Figure 13 Corner of Gulyangarri Public School. (No 8. on the location map)

View 9

Figure 14. corner of Burnside Drive and Lachlan Street (No 9. on the location map)

View 10

Figure 15 Forbes Street LBHS School Entrance (No 10. on the location map)

Figure 16. View looking east to Gulyangarri Public School from Lachlan Street (the high school site).

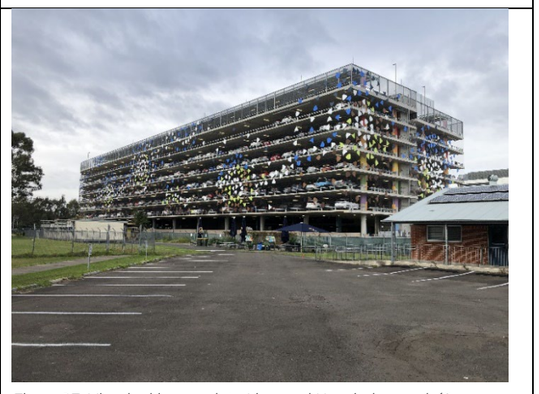


Figure 17. View looking south to Liverpool Hospital carpark (Source: NBRS)

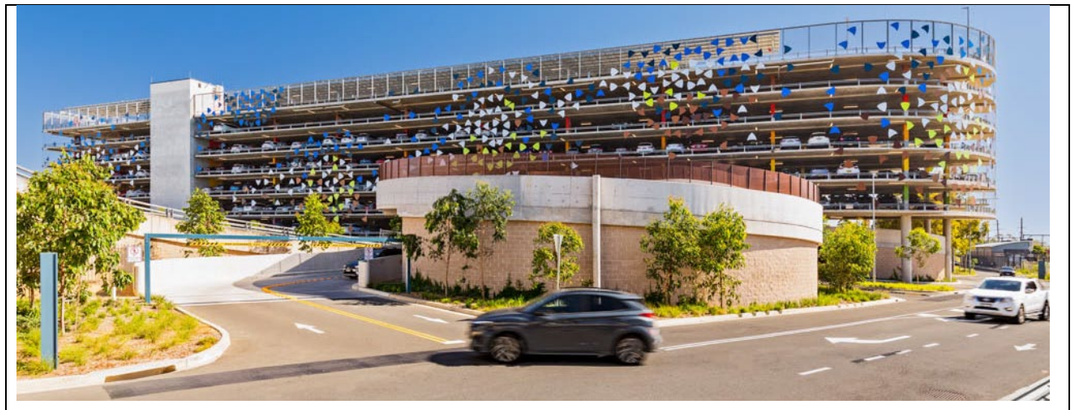


Figure 18. Liverpool Hospital Carpark

5.0 VISUAL IMPACT ANALYSIS

The following section of this VIA provides an analysis of the impact of the proposed high school development in the context of the existing views and vistas in the immediate area surrounding the school site.

The analysis includes Images of the existing views and the proposed following the completion of the proposed school, facilitating a comparative examination with photomontages illustrating how the high school development will be integrated into the surrounding environment to precinct-wide vision of the locality.

The viewpoints of these images offer insights into the prominence and visibility of the built form for both vehicular and pedestrian traffic. Evaluating a development from these key locations helps understand its relationships with surrounding elements, contributing to the overall aesthetics and streetscape. The viewpoints have been selected based on the following:

- Desktop review of the site and surrounds
- Site Inspections
- Prominent road intersections.
- Areas that are best representing the proposed high school development in the context of the surrounding visual catchment whereby the site can be seen.

The viewpoints that have been selected are representative of the primary visual catchment of the site capturing views of the site from the surrounds, from a range of distances and from all relevant directions.

View 1- is along the Lachlan street towards the school

Each of the three (3) key views are analysed/assessed in the following sections of this VIA. Four other complementary views are provided to validate the acceptability of the high school development within the visibility catchment.

VIEW 1 – LACHLAN ST. NORTH EAST LOOKING SOUTH-EAST

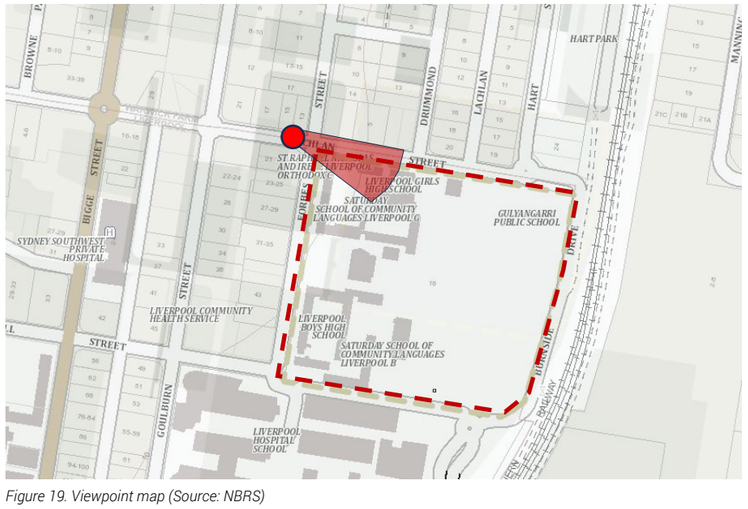


Figure 19. Viewpoint map (Source: NBRS)

Distance from Site: 60m from closest property boundary

Relative viewing level: Approximately 1.6m from ground level

EXISTING

Figure 20: Existing View from Lauchlan St, to the north west of the site looking south east.(Source: NBRS)

PROPOSED

Figure 21: Proposed View from Lauchlan St, to the north west of the site looking south east.(Source: NBRS)

VIEW 1 - ASSESSMENT

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

Table 5 Visual Impact Matrix and View Assessment.

Category	Rating	Response/Assessment
Viewing Distance	N/A	60 metres from the northeast corner of the high school site.
Category of View	N/A	Local Street, (Note: Liverpool City Master plan Identifies Lachlan Street as a Significant view)
Aim of View	N/A	To consider the quality of visual amenity from prominent pedestrian walkways and the primary access road (Lachlan Street) on approach to the school site, regarding existing and desired future character of the surrounds.
View Description	N/A	The current view of the site from View 1 is of the adjacent St Raphael's Orthodox Church and the tree lined street. The Proposed High School will be less in height than the existing church and be of a similar height to that of the Gulyngarri Public School further along the street to the east. The proposed development will include adjustments to the public domain to improve connection to existing and planned active transport options (local bike path). The building will be set back from the street frontage to enable the inclusion of a landscaped buffer with street trees that will enhance the streetscape.
Sensitivity of View	Moderate	This view will be visible by high school students, staff & public as they are approaching the school with a clear view of the main school entry as they approach the intersection of Lachlan and Forbes Streets. There is limited through traffic along Lachlan Street and those who are travelling along Lachlan Street in a easterly direction.
Magnitude of Change	High	The proposal will see a significant increase in the height and scale of the visible façade due to the new building replacing the existing single storey buildings. However the increase is not as significant as permitted for the site under the planning documents, as the building will be set back 6m from the site boundary and a landscaped buffer zone introduced. The proposed development with the landscaped buffer and street trees is in line with the street view strategy proposed in the Liverpool City Centre Master plan. The introduction of contemporary architecture, quality-built form, landscaping, and an entry forecourt at the forefront of this view, is a significant visual improvement from a sight of the existing barren land.
Level of Impact	High - Moderate	Based on the matrix set out in the methodology, the level of impact would be deemed to be High - Moderate. Refer however to acceptability below.
Acceptability	Acceptable	In Figure 21, within this visual composition, several key elements stand out. To the right of the intersection will be the main school entry which is designed to be inviting and give clear wayfinding clues to those visiting the school. The new high school buildings are designed to incorporate variety of materials including brickwork, coloured façade cladding, sunshades, and glazing, forms a notable backdrop fronting the future higher density residential developments. The scale of the façade is in keeping with the planning requirements, yet smaller in scale than the maximums permitted. The new school development is expected to have a positive social connection to the community and therefore acceptable impact on the overall appearance from this viewpoint due to the connection and clearly identified inviting entry to the school.
Further Mitigation Measures?	Nil required.	

VIEW 2 – FORBES STREET LOOKING NORTH

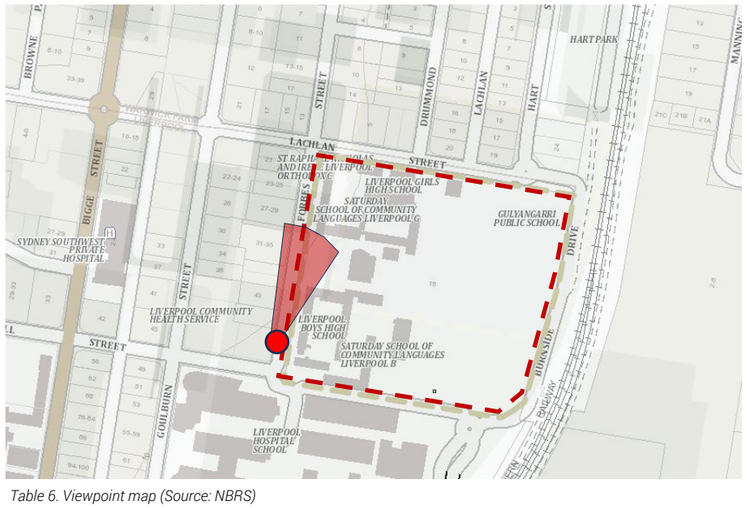


Table 6. Viewpoint map (Source: NBRS)

Distance from Site: 10m from closest property boundary
Relative viewing level: Approximately 1.6m from ground level

EXISTING

Figure 23. Existing view from Forbes St, western side of site looking north, Source: NBRS

PROPOSED

Figure 22; Proposed View from Forbes St, western side of site looking north, Source: NBRS

VIEW 2 - ASSESSMENT

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

Table 7 Visual Impact Matrix and View Assessment.

Category	Rating	Response/Assessment
Viewing Distance	N/A	20 metres from the west street frontage at Forbes Street.
Category of View	N/A	Local Street, also a main connection to the Liverpool Hospital health services buildings
Aim of View	N/A	To consider the quality of visual amenity from pedestrian walkways and one of the primary access roads (Forbes Street) on approach to the school site in northerly direction.
View Description	N/A	The View 2 is the historic Main street frontage to the existing Girls High School, with street trees along the school frontage. The buildings to the left (west) side of Forbes street, are a mix of new residential multistorey and older 3 to 4 storey residential buildings in the distance.
Sensitivity of View	Moderate	The existing view is of reasonable value as it is. The street is predominantly currently used to access the existing Girls high school, the existing Church at the northern end and the Hospital health services building to the southern end. The proposed development will move the main school entry to the northern end of the street along with the altering of street frontage to provide Drop-off and Pick -up zones associated with the school entry, will reduce the use of this end of the street and the traffic flow, therefore reducing the sensitivity to the street character.
Magnitude of Change	Moderate	The proposal will see a significant increase in the height and scale of the visible façade due to the new building replacing and existing single storey buildings. However the increase is not as significant as permitted for the site under the planning documents, as the building will be set back 6m from the site boundary and a landscaped buffer zone introduced. The proposed development with the landscaped buffer and street trees is in line with the street view strategy proposed in the Liverpool City Centre Master plan.
Level of Impact	Moderate	Based on the matrix set out in the methodology, the level of impact would be deemed to be Moderate. Refer however to acceptability below.
Acceptability	Acceptable	In Figure 22, the new school development is evident with the significant increase in height from the existing single story building to the up to 5 storeys in height. This will give a clear view of the school and support wayfinding to the school entry as a destination landmark to the end of the street. The new high school buildings are designed to incorporate variety of materials including brickwork, coloured façade cladding, sunshades, and glazing, forms a notable backdrop fronting the future higher density residential developments. The scale of the façade is in keeping with the planning requirements, yet smaller in scale than the maximums permitted. The new school development is expected to have a positive social connection to the community and therefore acceptable impact on the overall appearance from this viewpoint due to the connection of function and clearly identified inviting entry to the school.
Further Mitigation Measures?	Nil required.	

VIEW 3 –FROM INTERSECTION OF LACHLAN AND HART STREETS

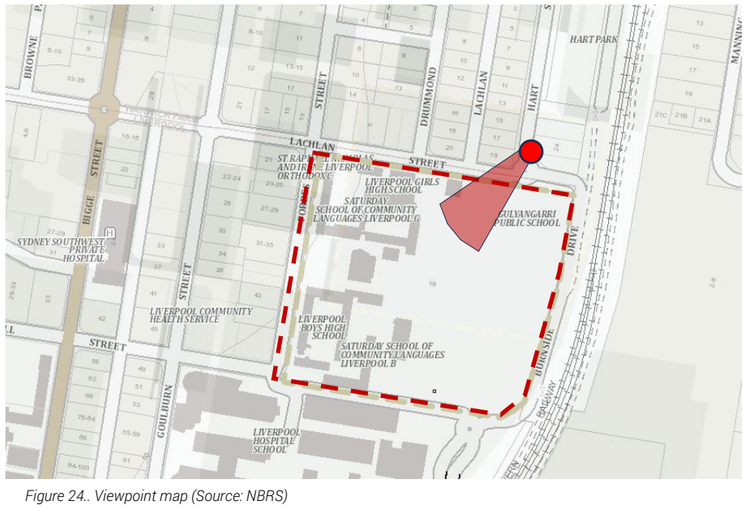


Figure 24.. Viewpoint map (Source: NBRS)

Distance from Site: 10m from closest property boundary

RELATIVE VIEWING LEVEL: APPROXIMATELY 1.6M FROM GROUND LEVEL

EXISTING

Figure 26: Existing view from intersection of Lachlan St and Hart St .looking south west (Source NBRS)

PROPOSED

Figure 25: Proposed view from intersection of Lachlan St and Hart St .looking south west (Source NBRS)

VIEW 3 - ASSESSMENT

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

Table 8 Visual Impact Matrix and View Assessment.

Category	Rating	Response/Assessment
Viewing Distance	N/A	20 metres from the high school site, at the intersection of Lachlan Street and Hart Street as well as from the southern end of Harp Park.
Category of View	N/A	Local Street, (Note: Liverpool City Master plan Identifies Lachlan Street as a Significant view)
Aim of View	N/A	To consider the quality of visual amenity from pedestrian walkways, local area cycle path and local street with view to the existing Primary School as well as the proposed High School.
View Description	N/A	The existing view from the southern end of Hart Park and the intersection, shows a clear sightline to the existing Gulyangarri Primary School in the foreground and across to the existing High School sporting fields. The proposed development will limit the view to the High school sporting fields.
Sensitivity of View	Moderate	This view will be observed by staff, students and visitors approaching the existing Primary School or the proposed high school from the residential area to the north as well as public leaving the adjacent Hart Park. The main area of Hart Park does not have views to the intersection and the existing Primary school. Therefore the uses with this view are mainly transient. Due to the existing primary school being a destination for those in the area the prominence of the existing primary school is an important characteristic of this view
Magnitude of Change	Moderate	The proposal will see an increase in the height and scale of the visible façade due to the new building replacing and existing single storey buildings. However the height will be consistent with the height of the existing primary school, and will appear as an extension of the form along the street with a separation at the Primary School Carpark entry. The increase is not as significant as permitted for the site under the planning documents, as the building will be set back 6m from the site boundary and a landscaped buffer zone introduced. The proposed development with the landscaped buffer and street trees is in line with the street view strategy proposed in the Liverpool City Centre Master plan. The introduction of contemporary architecture, quality-built form, landscaping, and an entry forecourt at the forefront of this view, is a significant visual improvement to the existing view with limited landscaping and trees.
Level of Impact	Moderate	Based on the matrix set out in the methodology, the level of impact would be deemed to be Moderate. Refer however to acceptability below
Acceptability	Acceptable	The View in Figure 25 shows the proposed façade of the proposed development along with the beneficial landscaped buffer to the street frontage and the introduction of street trees. The view will also provide a wayfinding image to assist in direction to the new high school development. The new high school buildings are designed to incorporate variety of materials including brickwork, coloured façade cladding, sunshades, and glazing, forms a notable backdrop fronting the future higher density residential developments. The scale of the façade is in keeping with the planning requirements, yet smaller in scale than the maximums permitted. The introduction of landscaping and trees will also support the street strategy expressed within the Liverpool City Centre Master Plan.
Further Mitigation Measures?	Nil required.	

VIEW 4 – VIEW FROM DRUMMOND STREET

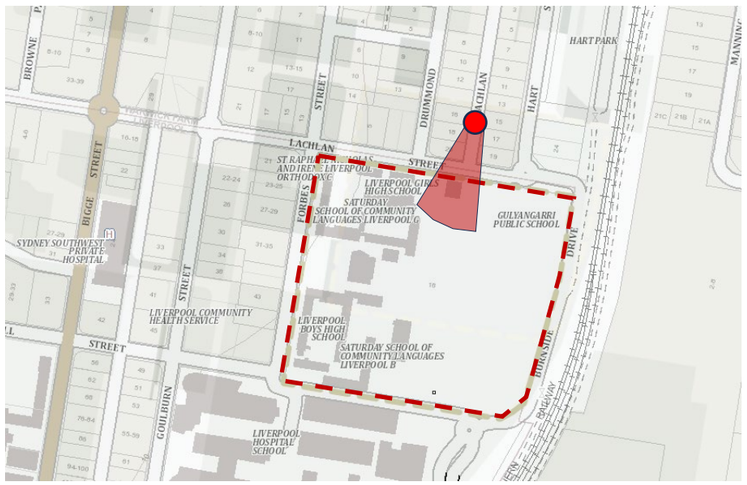


Figure 27 Viewpoint map (Source: NBRS)

Distance from Site: 120m from closest property boundary
Relative viewing level: Approximately 1.6m from ground level

EXISTING

Figure 29. Existing view from Drummond Street looking south towards the intersection with Lachlan street and the existing school site.(Source NBRS)

PROPOSED

Figure 28. Proposed view from Drummond Street looking towards the intersection and the proposed high school and the secondary entry.(Source: NBRS)

VIEW 4 - ASSESSMENT

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

Table 9 Visual Impact Matrix and View Assessment.

Category	Rating	Response/Assessment
Viewing Distance	N/A	60m north of the intersection of Lachlan Street and Drummond Street,
Category of View	N/A	Local Street, with direct view to the proposed high school secondary entry
Aim of View	N/A	To consider the quality of visual amenity from pedestrian walkways, local area cycle path and local street with view to the proposed High School.
View Description	N/A	The view shows the general street arrangement
Sensitivity of View	Low	This view will be observed by staff, students and visitors approaching the secondary entry to the proposed high school from the residential area to the north as well as general public traveling through the immediate residential area. The volume of uses with this view, will be low, mainly transient, or heading to the proposed high school as a destination, and the prominence of the view of the entry to the school is important, in wayfinding.
Magnitude of Change	Moderate	The image Figure 28 of the proposed view highlights that the height and scale of the façade to the proposed High school will be significant larger than the existing streetscape façade which is of single storey buildings. However the heigh of the proposed faced will be similar to the height of the existing medium scale residential buildings that line each side of Drummond Street. The increase is not as significant as permitted for the site under the planning documents, as the building will be set back 6m from the site boundary and a landscaped buffer zone introduced. The proposed development with the landscaped buffer and street trees is in line with the street view strategy proposed in the Liverpool City Centre Master plan.
Level of Impact	Moderate -Low	Based on the matrix, the visual impact of the high school development from this vantage point is expectedly negligible.
Acceptability	Acceptable	The View in Figure 25 shows the proposed façade of the proposed development along with the beneficial landscaped buffer to the street frontage and the introduction of street trees. The view will also provide a wayfinding image to assist in direction to the new high school development. The view in Figure 28 shows the secondary entry to the High School which will for a number of users will be the targeted destination, therefore providing clear wayfinding cues to the desired destination. The new high school buildings are designed to incorporate variety of materials including brickwork, coloured façade cladding, sunshades, and glazing, forms a notable backdrop fronting the future higher density residential developments. The scale of the façade is in keeping with the planning requirements, yet smaller in scale than the maximums permitted. The introduction of landscaping and trees will also support the street strategy expressed within the Liverpool City Centre Master Plan.
Further Mitigation Measures?	Nil required.	

View 5 – Aerial View

The following complementary aerial view provides an overview on the magnitude of the proposed new high school in the context of the surrounding existing development. The visual impact of the development at a more macro scale, considering factors such as massing, scale, spatial relationships with the surrounding built context.

The aerial view of the new Liverpool High School is considered to have low sensitivity due to:

- The composition of the view is unlikely to be seen by many viewers and therefore the VIA matrix is not applicable in this instance.
- The Scale of the proposed development is consistent with the recent development in the hospital precinct to the south of the site.

The magnitude of the proposal in this view is considered moderate due to:

- The proposal would increase the bulk and scale of developments to the northern end of the site, however, the open area in the high school development provides a much needed green space and reduces the mass of built form in the context of the surrounding developments.

EXISTING

Figure 30: Outlooks from residential developments Source: Architectural Design Report - NBRS

PROPOSED

Figure 31: Aerial View of proposed development in context with existing and potential future development in the catchment.

6.0 VISUAL IMPACT ASSESSMENT

This section of the report must be read in conjunction with the Architectural Design Report prepared by NBRS which contains the detailed assessment of the building placement, bulk & scale, building height, setbacks, and landscape interface with the public domain.

SUMMARY ASSESSMENT

A comparative visual impact 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 the proposals' residual impact.

The proposed high school development brings with it an initial perceived adverse visual impact, however, when considered in the context of the desired future character of the site, the surrounds, the future higher density residential developments and the overall intended use, hierarchy, and scale of development in the precinct, the actual visual impact is considerably less that what the planning constraints permit, and the impact is deemed to be acceptable.

DESIGN STRATEGIES ADOPTED

The introduction of a larger scale re-development of the existing low scale high school can significantly alter the visual balance of the area, even if the scale of development is anticipated by the relevant planning controls or broader approvals. Therefore, it is important to adopt, through design development, elements, or interventions to ensure the built form is appropriately sited, designed and landscaped to be sensitive to the visual catchment. Key considerations are summarised in the following summary of the mitigation measures.

Summary of the design measures that have been incorporated in the design includes.

CRITERIA	DESIGN MEASURES	REFERENCE
Placement of buildings	The proposed high school buildings have been positioned to the north and west sides of the site fronting Lachlan and Forbes Streets. With the buildings set back at least 6m from the street frontage to enable the inclusion of landscape buffer with trees to the street frontages. This provides an effective wider and softer street frontage to that planned in the future masterplan for the area.	Refer to the Architectural Design Report.
Façade design to reduce bulk and scale.	Through the articulation of built form and building separation as well as, the façade variations using colours, vertical and horizontal building lines, shading devices to break up & reduce the visual impact of the bulk and scale of the proposed high school.	Refer to the Architectural Design Report
Building height	The Proposed Building height is approximately 20m for the up to 5 storeys, which is less than the maximum building height permitted for the site within the LEP Planning requirements.	Refer to the Architectural Design Report, Section 6.7 Building Height
Building setbacks	The proposed building setbacks are similar to that of the existing buildings, and significantly greater that the permitted zero setback nominated for the site.	Refer to the Architectural Design Report, Section 6.5 Setback
Vegetation at interfaces with the public domain.	Generally, the proposed high school perimeter security fencing is setback from the site boundary to creating a landscaped buffer to soften the periphery of the school site and to create a pedestrian friendly interface at along the public domain.	Refer to the Architectural Design Report, Section 6.5 Setback, and the Landscape Design Report.

7.0 CONCLUSION

Assessment of the proposal as represented in the photomontages prepared by NBRS 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 VIA concludes that considering all relevant factors, in its current form the proposal has an acceptable visual impact, that is contemplated by the relevant approvals and controls for the site and surrounds and will not result in any unanticipated visual outcome. The proposed development will result in a positive built form outcome, with a high level of street activation, contributing to creating a vibrant environment within the precinct.

The proposal has no significant impacts and no further mitigation measures are required.