



planning consultants

Visual Impact Assessment - UPDATE

Alterations and Additions to Existing Educational Establishment

Dapto Public School – 66 Sierra Drive, Horsley

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Abbreviations

AHD	Australian Height Datum
AS	Australian Standard
Council	Wollongong City Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPIE	NSW Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
LEP	local environmental plan
LGA	local government area
OEH	NSW Office of Environment and Heritage
REP	regional environmental plan
RL	reduced level
RMS	NSW Roads and Maritime Services
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
SRPP	Southern Regional Planning Panel
VIA	Visual Impact Assessment

1 Introduction

1.1 Commission

DFP has been commissioned by Perumal Pedavoli Architects (PPA) on behalf of School Infrastructure NSW (SINSW) and Axiom Investments to prepare a Visual Impact Assessment (VIA) for the proposed alterations and additions to Dapto Public School at 66 Sierra Drive, Horsley (the Site).

On 4 July 2019, a Development Application (DA) (DA-2019/698) was submitted to Wollongong City Council (Council) comprising:

- Removal of 14 existing demountable classrooms;
- Demolition of existing pathways, fences and retaining walls;
- Removal of 12 trees;
- Site excavation and preparation works;
- Construction of a new part two (2) and part three (3) storey building containing 20 home-bases (Blocks H and I);
- Alterations and additions to administration block (Block A);
- Alterations and additions to library block (Block D);
- Internal refurbishment of canteen (Block C);
- Construction of a new on-site staff carpark (30 spaces);
- New line-marking to existing staff carpark; and
- Associated site works and new landscaping.

On 24 September 2019, a request for additional information letter was issued by Council including additional information relating to the visual impacts of the proposed works. The letter stated:

Issues have been raised in relation to visual impacts from neighbouring sites to the north. A robust visual analysis should be provided. This should include cross sections through the site and neighbouring properties. The analysis must include photomontages displaying the visual impact to residents particularly along the northern boundary. Please note that neighbours are supportive of you contacting them to take photos from their sites to enable an accurate visual analysis, this is also a necessary consideration by the State Regional Planning Panel.

On 9 December 2019, Council requested that Blocks H and I be relocated three (3) metres to the east in order to retain the existing trees along the western site boundary. Architectural, landscape and civil documentation has been updated to accommodate this amendment. The VIA has been updated to respond to this amendment accordingly.

1.2 Purpose of this Statement

The key objective of this VIA is to determine the visual impacts of the proposed development on the amenity of the surrounding area. The VIA has been undertaken to:

- Assess the existing visual character of the site and the surrounding urban landscape;
- Determine the extent and nature of the potential visual significance of the proposal on surrounding visual receivers; and
- Identify measures to mitigate and minimise potential visual impacts both during construction and operation.

1.3 Methodology

The VIA has been prepared with regard to industry standards including:

1 Introduction

- Roads and Maritime Services “Environmental Impact Assessment Practice Note: Landscape Character and Visual Impact Assessment EIA – NO4” 2013
- Landscape Institute with the Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition.

The VIA methodology included the following activities

- Desktop study to understand the precinct’s existing visual character and identification of view locations from the surrounding precincts;
- Fieldwork and photography;
- Assessment and determination of visual significance; and
- Determination of potential mitigation measures.

A review against the view sharing principles established by *Tenacity Consulting v Warringah [2004] NSWLEC 140* has also been undertaken in relation to the view from No. 32 Denham Drive, Dapto.

1.4 Definitions and Glossary

Table 1 Glossary of Terms

Term	Definition
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions
Element (Urban Landscape)	Individual parts of the developed landscape which make up the urban environment (e.g. buildings, roads, bridges and parks)
Indirect Impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway
Landscape Character	The combined quality of built, natural and cultural aspects that make up an area and provide its unique sense of place
Magnitude	A combination of the scale, extent and duration of an effect
Mitigation	Measures, including any processes, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Photomontage (visualisation)	Computer simulation or other technique to illustrate the appearance of a development
Sensitivity	Susceptibility of a receiver to a specific type of change.
Visibility	A relative determination at which the proposal can be clearly discerned or described
Visual Absorption Capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visual Impact Assessment	A process of applied professional and methodical techniques to assess and determine the extent and nature of change to the composition of existing views that may result from a development.
View location	A place or situation from which a proposed development may be visible.
Visual receiver	Individual and/or defined groups of people who have the potential to be affected by a proposal.
Visual Significance	A measure of the importance or gravity of the visual effect culminating from the degree of magnitude and receiver sensitivity.

1 Introduction

1.5 Material Relied Upon

This VIA has been prepared by DFP based on information referred to herein and/or appended to this report and site inspections undertaken on 13 August and 10 October 2019.

2 Project Context

2.1 Regional and local context

Dapto Public School is located in the suburb of Horsley, in the Wollongong Local Government Area. The site is located within the first stage of the West Dapto Urban Release Area (**Figure 1**). The locality of Cleveland located directly to the south of Horsley is identified as part of Stage 3. Stages 3 and 4 of the West Dapto Urban Release Area are currently deferred, however a development potential of 8,479 new dwellings has been identified.

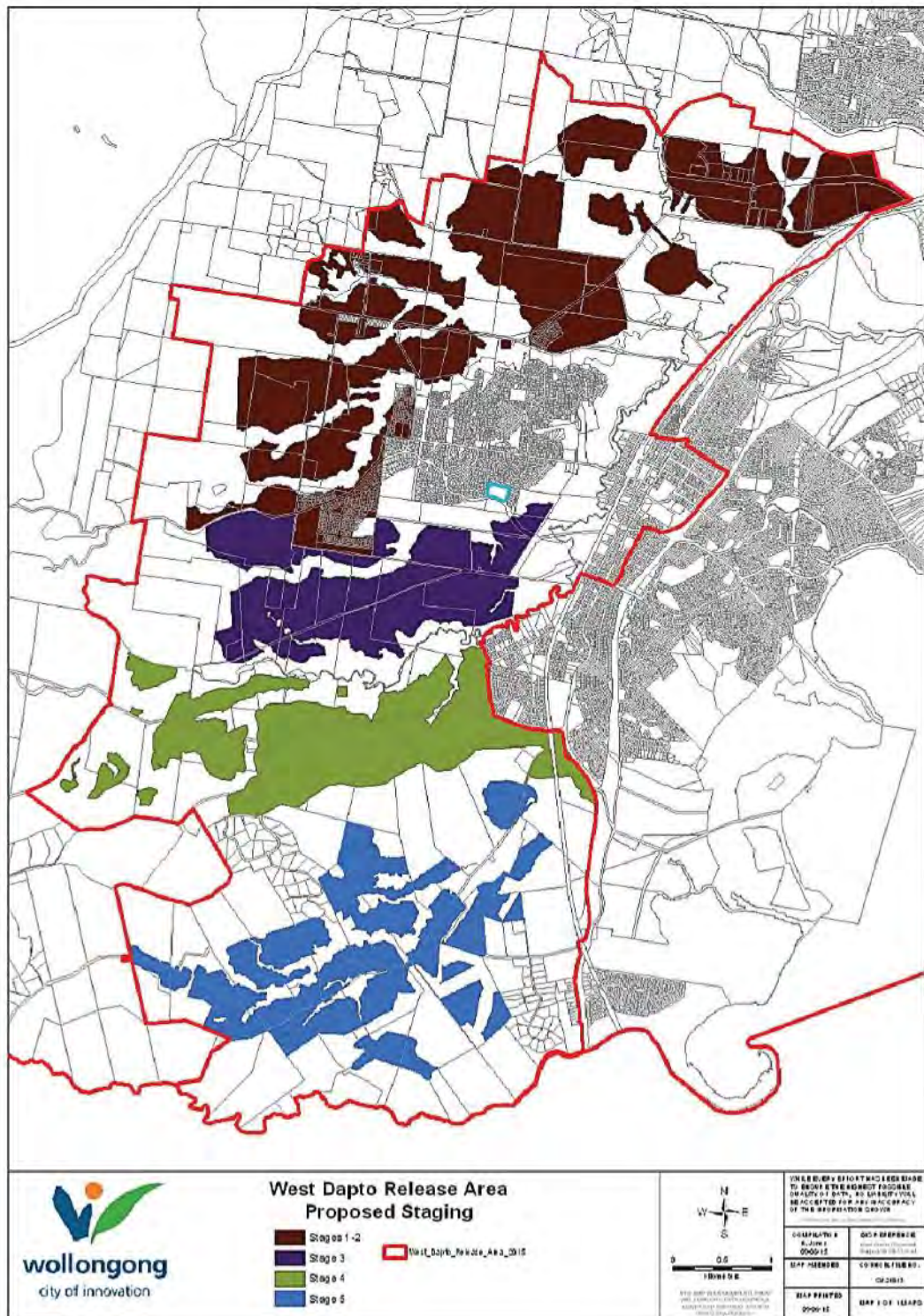


Figure 1 West Dapto Urban Release Area

2 Project Context

West of the site is the Illawarra Escarpment, which stretches from Stanwell Park in the north to Kiama, Gerringong and the Shoalhaven River in the south. The escarpment is characterised by exposed sandstone cliffs and landscape skyline (**Figure 2**).



Figure 2 View of the Illawarra Escarpment from Dapto Public School playing fields

Views of the Illawarra Escarpment are also available to the south of the site. However, the distance means that features such as the sandstone cliffs are less discernible. As a result, these views have been identified as being of less significance.



Figure 3 Views from the school

2 Project Context

2.2 Horsley

Chapter D1 Character Statements of the Wollongong Development Control Plan 2009 (the DCP) provides the following description of the existing character of Horsley:

Horsley is located directly to the west of the Dapto town centre and is approximately 14 kilometres south of the Wollongong City Centre. Kembla Grange is located to the north of Horsley. The village of Wongawilli is situated to the west of Horsley and the suburb of Cleveland is situated to the south of Horsley.

Horsley is within the first stage of the West Dapto Release Area and is a low density residential suburb with a predominantly young family demographic. Horsley is characterised by predominantly single storey and two storey detached dwelling-houses with a face brick and pitched tile roof construction.

Horsley contains a small village retail centre which provides for the daily and weekly convenience needs of the surrounding population.

Chapter D1 of the DCP provides the following desired future character for Horsley:

The existing Horsley residential area is in the first stage of the West Dapto Release Area and is bounded by low density residentially zoned land to the west. The existing Horsley residential area will remain a low density residential suburb with predominantly detached dwelling-houses. New dwellings should be sympathetic with the prevailing streetscape character of the locality and in this regard, face brick work and pitched roof forms will generally be preferred for the majority of residential precincts.

A range of housing types are envisaged for the new release area to the west of the existing Horsley residential area, including detached dwelling-houses, second dwellings, attached dwellings, dual occupancies, medium density villas and townhouses and senior living facilities. A range of housing styles and external building materials and finishes are considered appropriate for this release area. Exhibition homes and exhibition villages are also likely to occur, particularly in proximity to major roads in this release area.

The existing Horsley village retail centre will continue to provide for the convenience needs of the existing Horsley residential area.

A new local town centre is earmarked for development on Bong Bong Road, to the south-west of the existing Horsley residential area. This centre is likely to contain at least one medium to full line supermarket plus a range of other retail shops and business services and will provide for the daily and weekly convenience needs of the emerging residential population in the new release area. Higher order retailing and business services will be provided within the Dapto sub-regional centre.

Typical low-density residential development in Horsley is illustrated in **Figure 4**.

2 Project Context



Figure 4 Typical low-density residential development in Horsley

2.3 Site Description

The site is legally described as Lot 69 in Deposited Plan (DP) 877854. The site has an irregular shape and has a total area of 2.9 hectares (29,037.69m²).

Figure 5 is an aerial photograph of the site.



Figure 5 Aerial photograph of site and its surrounds

The site has frontage to three roads: Fairwater Drive to the south, Sierra Drive to the east and Orchid Close to the north west. The site slopes from north to south with the existing buildings located on a series of terraces that are linked by a series of stairs, walkways and ramps.

2 Project Context

Existing Improvements

Dapto Public School is an existing co-educational primary school catering for Years K – 6. The school opened on its current site in late January 2004. Dapto Public School has a current enrolment of 738 students with 36 staff.

Current buildings on site include seven (7) single storey brick buildings with Covered Outdoor Learning Area (COLA), a covered games courts, 14 demountable classrooms and three (3) shed structures. The permanent buildings are described as follows:

- Block A: Administration Building;
- Block B: Hall;
- Block C: Canteen (a COLA links Blocks B and C);
- Block D: Library;
- Block E: Six (6) home-bases;
- Block F: Four (4) home-bases; and
- Block G: Eight (8) home-bases.

The existing permanent buildings are located on the southern portion of the site with play areas and sports fields located on the north-west portion of the site. The demountable classrooms are located in the north-east corner of the site adjacent to Sierra Drive.

The following figures illustrate the existing school site.



Figure 6 Grassed embankment north of Blocks D and E

2 Project Context



Figure 7 View looking across the grassed embankment at Blocks D and E



Figure 8 View to the south-east from the north-west corner of the playing fields

3 Project Description

3.1 Proposed Development

The proposed development comprises:

- Removal of 14 existing demountable classrooms and associated structures;
- Demolition of existing pathways, fences and retaining walls;
- Removal of 12 trees;
- Site excavation and preparation works;
- Construction of a new part two (2) and part three (3) storey building containing 20 home-bases (Blocks H and I);
- Alterations and additions to administration block (Block A);
- Alterations and additions to library block (Block D);
- Internal refurbishment of Canteen (Block C);
- Construction of a new on-site staff carpark (30 spaces);
- New line-marking to existing staff carpark to provide three accessible spaces; and
- Associated site works and new landscaping.

The proposed development is intended to facilitate a school population increase of 132 students (738 currently, accommodating up to 870) with an additional 15 staff (36 currently, accommodate up to 51).

Architectural drawings have been prepared by PPA. A detailed description of the proposed development is provided in the Statement of Environmental Effects prepared by DFP Planning (dated July 2019).

Figure 9 is an extracted from the updated site plan, where Blocks H and I have been relocated three (3) metres to the east.



Figure 9 Proposed Site Plan Dapto Public School (Updated February 2020)

3 Project Description

3.2 Block I

Block I is a three (3) storey building containing a total of 12 homebases (**Figure 10**). It is connected to Block H by a shared verandah and centrally located vertical circulation and amenities core.



Figure 10 3D Photomontage of Blocks H and I

The ground level of Block I is to be excavated into the existing embankment (to a depth of 3.5m), so that the building will read as two (2) storeys from the north. The first floor level of Blocks H and I is at similar level to the playing fields to provide access.

3.3 Site Sections

Long site sections have been prepared by PPA Architects to illustrate the relationship between the existing school building, the proposed Block I and the adjoining residential properties to the north (**Figure 11**). The site sections have been provided as **Appendix 1** of this report.

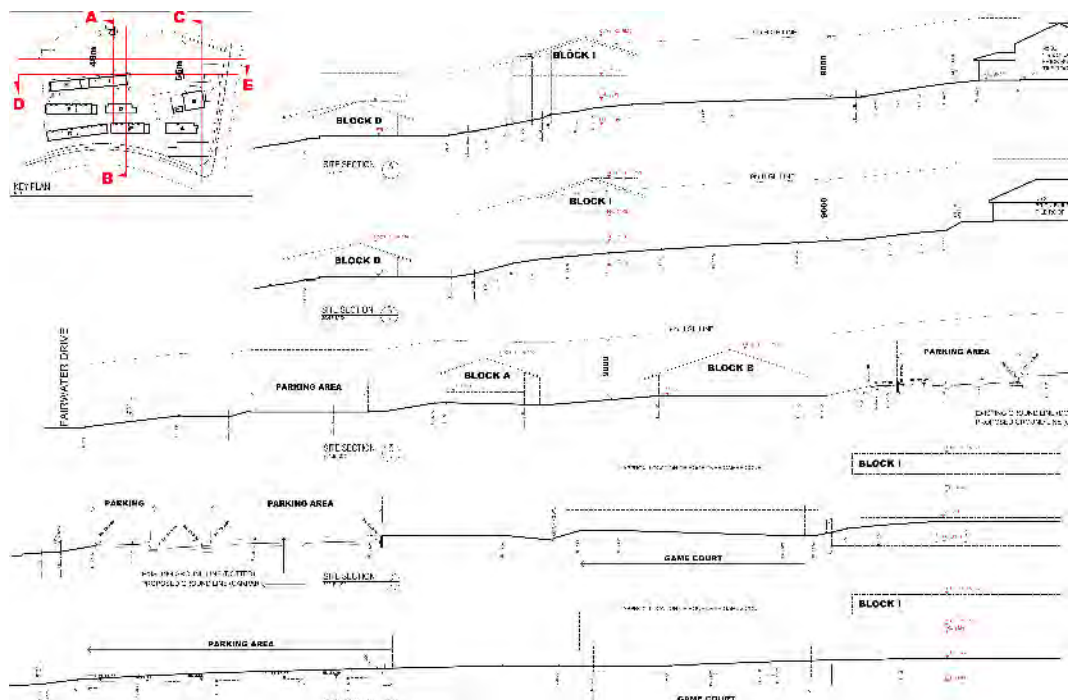


Figure 11 Site Sections

4 Visual Impact Assessment

4.1 General

The potential visual impact of the proposal has been assessed in relation to key viewpoints and/or groups of viewpoints. The levels of significance of potential visual impacts have been assessed through consideration of the combination of the magnitude of visual change in the landscape and its proximity to the viewer and the sensitivity in relation to the quality of the view and how sensitive it is to the proposed change.

The magnitude of visual change is strongly influenced by the level of visibility of the new works resulting from the combination of scale, extent, distance and duration of views. Visual sensitivity depends on the nature of the existing environment and on the likely response from people viewing the scene. People driving on a busy road and/or at high speeds are likely to be less sensitive to a change in the environment since they are focused on changes in traffic conditions and driving, compared to someone who is enjoying a recreational experience or someone who is viewing the scene from their living room.

The categories of magnitude and sensitivity of visibility are defined in **Table 2** below:

Table 2 Magnitude and sensitivity of visibility	
Rank	Description
Negligible	Very minor loss or alteration to one or more key elements/features/characteristics of the baseline visual character and/or introduction of elements that are consistent with the visual character of the existing landscape character
Low	Minor loss and/or alteration to one or more key elements/features/characteristics of the baseline visual character and/or introduction of elements that are consistent with existing landscape character.
Moderate	Partial loss of/or alteration to one or more key elements/features/characteristics of the baseline visual character and/or introduction of elements that be may prominent but not considered to be substantially uncharacteristic of the existing landscape character.
High	Substantial to total loss of key elements/features/characteristics of the baseline visual character and/or introduction of elements considered to be totally uncharacteristic of the existing landscape character.

The magnitude and sensitivity of potential visual impacts to existing views would depend on a combination of scale, extent, distance and duration of the views. Impacts are assessed by applying a consistent set of criteria to each of the viewpoints as outlined in **Table 3** below.

Table 3 Visual Impact Criteria			
	Criteria	Definition	Rating
Sensitivity	Duration of View		
	Long term	> 1 hour	High
	Moderate term	30 minutes to 1 hour	Moderate
	Short term	1 minute to 30 minutes	Low
	Very short term	< 1 minute	Negligible
	Number of viewers		
	High	> 1,000	High
	Moderate	100 - 999	Moderate
	Low	10 - 100	Low
	Very Low	<10	Negligible
	Viewer sensitivity (type)		
	Resident		High
	Pedestrian / cyclist		Moderate
	Motorist		Low

4 Visual Impact Assessment

Table 3 Visual Impact Criteria

	Criteria	Definition	Rating
	View sensitivity Pristine landscape Moderately modified landscape Significantly modified landscape		High Moderate Low
Magnitude	View distance / proximity Short Medium Long	<50m 50m – 100m >100m	High Moderate Low
	Visibility in relation to the field of view Highly visible Visible Partially visible Barely visible		High Moderate Low Negligible

The combination of sensitivity and magnitude provides a visual impact rating for the proposed works based on the following table (**Table 4**):

Table 4 Visual Impact Assessment 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 Visual Impact Assessment

4.2 Visual Envelope Mapping

The visual envelope map identifies the areas from where the proposal might be visible (**Figure 12**). The visibility of the proposed works is influenced by the existing land use, vegetation and topography.



Figure 12 Visual Envelope

4 Visual Impact Assessment

4.3 Key Viewpoints

The key viewpoints from the surrounding area are identified in **Figure 13**.



Figure 13 Location of Key Viewpoints

For each of the key viewpoints, additional commentary has been provided in relation to the amended DA.

4 Visual Impact Assessment

4.3.1 Key Viewpoint 1

Key Viewpoint One is of the main south-western approach to the school from the roundabout at Fairwater and Sierra Drive (**Figure 14**). To the left is the low-density residential suburb of Horsley, which is characterised by one and two storey detached dwellings. To the right of the view is a large detention basin. The red arrow identifies the appropriate location of the new buildings. The existing dwellings and established vegetation screen any view towards the new school buildings (Blocks H and I). This view is only experienced by motorists, pedestrians and cyclists.



Figure 14 Key Viewpoint 1: Approach to School from intersection of Fairwater Drive and Sierra Drive

Table 5 Key Viewpoint 1				
	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				There will be no impacts to this view. UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
- Duration	Negligible	Low		
- No of Viewers	Moderate	Moderate		
- Viewer Sensitivity	Low	Moderate		
- View Sensitivity	Moderate	Moderate		
Overall Sensitivity Impact	Negligible	Moderate	n/a	
Magnitude				
View Distance / proximity	Low	Low		
Visibility in relation to the field of view	Negligible	Negligible		
Overall Magnitude impact	Negligible	Negligible	n/a	
IMPACT	Negligible	Negligible	n/a	

4 Visual Impact Assessment

4.3.2 Key Viewpoint 2

Key Viewpoint 2 is a view of the south-west corner of the school (Block G) (**Figure 15**). The existing school building is a single storey rectilinear building with a gable roof. There is no vegetation between the school buildings and the existing black palisade fencing. The approximately location of Block I is identified by a red arrow. There are no residential properties located to the south of the school.



Figure 15 Key Viewpoint 2: South-west corner of the site (Block G)

Table 6 Key Viewpoint 2				
	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				The main impacts to this view will be the removal of the trees within the school's grounds. The existing school buildings will screen, any views towards the new school buildings.
- Duration	Negligible	Low		
- No of Viewers	Moderate	Moderate		
- Viewer Sensitivity	Low	Moderate		
- View Sensitivity	Moderate	Moderate		
Overall Sensitivity Impact	Negligible	Moderate	n/a	
Magnitude				UPDATE: Trees identified by a yellow circle will be retained as a result of the relocation of Blocks H and I.
View Distance / proximity	Moderate	Moderate		
Visibility in relation to the field of view	Negligible	Negligible	n/a	
Overall Magnitude impact	Negligible	Negligible	n/a	
IMPACT	Negligible	Negligible	n/a	

4 Visual Impact Assessment

4.3.3 Key Viewpoint 3

Key Viewpoint 3 is a view looking north from Sierra Drive towards Block G (**Figure 16**). The approximately location of Block I is identified by a red arrow.



Figure 16 Key Viewpoint 3: Looking North from Sierra Drive at the School (Block G)

Table 7 Key Viewpoint 3				
	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				The existing school buildings will screen any views of the new school buildings. UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
- Duration	Negligible	Low		
- No of Viewers	Moderate	Moderate		
- Viewer Sensitivity	Low	Moderate		
- View Sensitivity	Moderate	Moderate		
Overall Sensitivity Impact	Negligible	Moderate	n/a	
Magnitude				
View Distance / proximity	Moderate	Moderate		
Visibility in relation to the field of view	Negligible	Negligible		
Overall Magnitude impact	Negligible	Negligible	n/a	
IMPACT	Negligible	Negligible	n/a	

4 Visual Impact Assessment

4.3.4 Key Viewpoint 4

Key Viewpoint 4 is looking at the south-east corner of the school (**Figure 17**). The existing vegetation screens the school buildings. The approximate location of the new school buildings are indicated by a red arrow. The Illawarra Escarpment can be seen in the distance (left side of the view).



Figure 17 Key Viewpoint 4: South-east corner of the school

Table 8 Key Viewpoint 4				
	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				The existing vegetation on the south-east corner of the school site screens the existing and proposed school buildings.
- Duration	Negligible	Low		
- No of Viewers	Moderate	Moderate		
- Viewer Sensitivity	Low	Moderate		
- View Sensitivity	Moderate	Moderate		
Overall Sensitivity Impact	Negligible	Moderate	n/a	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
Magnitude				
View Distance / proximity	Moderate	Moderate		
Visibility in relation to the field of view	Negligible	Negligible		
Overall Magnitude impact	Negligible	Negligible	n/a	
IMPACT	Negligible	Negligible	n/a	

4 Visual Impact Assessment

4.3.5 Key Viewpoint 5

Key Viewpoint 5 is looking north along Sierra Drive (**Figure 18**). Dapto Public School is located along the western side of the road, with low density residential dwellings located along the eastern side of the road. The approximate location of the new school buildings is indicated by a red arrow.



Figure 18 Key Viewpoint 5: Looking north along Sierra Drive

Table 9 Key Viewpoint 5				
	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low		
- No of Viewers	Moderate	Moderate		
- Viewer Sensitivity	Low	Moderate		
- View Sensitivity	Moderate	Moderate		
Overall Sensitivity Impact	Negligible	Moderate	n/a	Existing vegetation along the school boundary screens the school buildings. The new buildings will not be visible.
Magnitude				
View Distance / proximity	Moderate	Moderate		
Visibility in relation to the field of view	Negligible	Negligible		
Overall Magnitude impact	Negligible	Negligible	n/a	
IMPACT	Negligible	Negligible	n/a	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.

4 Visual Impact Assessment

4.3.6 Key Viewpoint 6

The view is of the south-east approach to the school from Fairwater Drive (**Figure 19**). This viewpoint would be appreciated by motorists, pedestrians and cyclists. The existing vegetation screens the school buildings. The approximate location of the new classrooms is indicated by a red arrow. The Illawarra Escarpment can be seen in the distance.



Figure 19 Key Viewpoint 6: Approach to School from Fairwater Drive

Table 10 Key Viewpoint 6

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low		
- No of Viewers	Moderate	Moderate		
- Viewer Sensitivity	Low	Moderate		
- View Sensitivity	Moderate	Moderate		
Overall Sensitivity Impact	Negligible	Moderate	n/a	The existing vegetation will screen the existing and new buildings.
Magnitude				
View Distance / proximity	Low	Low		
Visibility in relation to the field of view	Negligible	Negligible		
Overall Magnitude impact	Negligible	Negligible	n/a	
IMPACT	Negligible	Negligible	n/a	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.

4 Visual Impact Assessment

4.3.7 Key Viewpoint 7

This is the main eastern entry to Dapto Public Buildings, adjacent to Block A (Administration) and Block B (Hall) (**Figure 20**).



Figure 20 Key Viewpoint 7: School Entry from Sierra Drive adjacent to Blocks A and B

Table 11 Key Viewpoint 7

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration		Low		
- No of Viewers		Moderate		
- Viewer Sensitivity		Moderate		
- View Sensitivity		Moderate		
Overall Sensitivity Impact	n/a	Moderate	n/a	The existing school buildings and vegetation will screen views towards the new school buildings.
Magnitude				
View Distance / proximity		Moderate		
Visibility in relation to the field of view		Negligible		
Overall Magnitude impact	n/a	Negligible	n/a	
IMPACT	n/a	Negligible	n/a	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.

4 Visual Impact Assessment

4.3.8 Key Viewpoint 8

Key Viewpoint 8 is located at the intersection of Sierra Drive and Reed Park Place (**Figure 21**). Views of the Illawarra Escarpment can be seen in the distance. The demountable classrooms are proposed to be removed as part of the proposed development. A new 30-space staff carpark will be located to the north of the existing service driveway. The red arrow indicates the approximate location of the new school buildings. The yellow arrow indicates the location of the new staff carpark.



Figure 21 Key Viewpoint 8: View looking west from the intersection of Sierra Drive and Reed Park Place

Table 12 Key Viewpoint 8

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	High	Overall, removal of the existing demountable classrooms will improve the view from this location. Some existing vegetation will be required to be removed to facilitate construction of the new staff carpark. The proposed new landscape along the eastern boundary between the carpark and the palisade fence will assist in softening the appearance of the carpark.
- No of Viewers	Low	Low	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Negligible	Moderate-Low	High	
Magnitude				
View Distance / proximity	High	High	High	The two new buildings (Blocks H and I) are unlikely to be visible as a result of the existing buildings (including the covered sports courts) and existing vegetation.
Visibility in relation to the field of view	High	High	High	
Overall Magnitude impact	High	High	High	
IMPACT	Negligible	High – Moderate (Positive)	High (Positive)	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.

4 Visual Impact Assessment

4.3.9 Key Viewpoint 9

Key Viewpoint 9 is the view from the end of Reed Park Place looking west towards Dapto Public School (**Figure 22**). The demountable classrooms that terminate the view will be removed as part of the proposed development. The location of the new 30-space staff carpark is indicated by the yellow arrow.



Figure 22 Key Viewpoint 9: Looking west towards Dapto Public School from Reed Park Place

Table 13 Key Viewpoint 9

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	High	
- No of Viewers	Low	Low	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Negligible	Moderate-Low	High	Similar to key viewpoint 8, the removal of the demountable classrooms will improve the view from this location.
Magnitude				
View Distance / proximity	Moderate	Moderate	Moderate	
Visibility in relation to the field of view	Moderate	Moderate	Moderate	
Overall Magnitude impact	Moderate	Moderate	Moderate	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
IMPACT	Negligible	Moderate (Positive)	High – Moderate (Positive)	

4 Visual Impact Assessment

4.3.10 Key Viewpoint 10

Key Viewpoint 10 is a view of the north-east corner of Dapto Public School (**Figure 23**). The Illawarra Escarpment can be seen in the far distance. The location of the new 30-space staff carpark is indicated by the yellow arrow.



Figure 23 Key Viewpoint 10: North-east corner of school site

Table 14 Key Viewpoint 10

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
D- Duration	Negligible	Low	High	
- No of Viewers	Moderate	Moderate	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Negligible	Moderate	High	Removal of the demountable classrooms will have a positive impact on the view from this location.
Magnitude				
View Distance / proximity	Moderate	Moderate	Moderate	
Visibility in relation to the field of view	Moderate	Moderate	Moderate	
Overall Magnitude impact	High-Moderate	High-Moderate	High-Moderate	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
IMPACT	Negligible	Moderate (Positive)	High (Positive)	

4 Visual Impact Assessment

4.3.11 Key Viewpoint 11

Key Viewpoint 11 is the approach to Dapto Public School from the north-east along Sierra Drive (near the intersection with Denham Drive (**Figure 24**)). The demountable classrooms can be seen in the view along with the Illawarra Escarpment in the background. The yellow arrow indicates the approximate location of the new staff carpark.



Figure 24 Key Viewpoint 11: View looking south-west from intersection of Denham Drive and Sierra Drive

Table 15 Key Viewpoint 11

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	High	
- No of Viewers	Moderate	Moderate	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Negligible	Moderate	High	Removal of the existing demountable classrooms and introduction of new screen planting will have a positive impact on this view.
Magnitude				
View Distance / proximity	Moderate	Moderate	High	
Visibility in relation to the field of view	Low	Low	Low	
Overall Magnitude impact	Moderate-Low	Moderate-Low	Moderate-Low	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
IMPACT	Negligible	Moderate (Positive)	Moderate (Positive)	

4 Visual Impact Assessment

4.3.12 Key Viewpoint 12

Key Viewpoint 12 is the view from adjacent to the rear fence of No. 42 Denham, Drive Dapto (**Figure 25**). The view is dominated by the single storey demountable classrooms in the foreground. The proposed 30-space staff carpark will replace the demountable classrooms.



Figure 25 Key Viewpoint 12 looking south from the rear fence of No. 42 Denham Drive

Table 16 Key Viewpoint 12

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration			High	
- No of Viewers			Low	
- Viewer Sensitivity			High	
- View Sensitivity			Low	
Overall Sensitivity Impact	n/a	n/a	Moderate	The demountable classrooms will be removed as part of the project and this will result in a positive visual impact.
Magnitude				
View Distance / proximity			High-Moderate	
Visibility in relation to the field of view			High	
Overall Magnitude impact	n/a	n/a	High	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
IMPACT	n/a	n/a	High – Moderate (Positive)	

4 Visual Impact Assessment

4.3.13 Key Viewpoint 13

Key Viewpoint 13 is looking south across the school's playing fields from the rear fence of No. 34 Denham Drive (**Figure 26**). The roofs of the existing school buildings are visible along with district views across towards the south. The Illawarra Escarpment can be seen in the background. The red line shows the approximate extent of the new building.



Figure 26 Key Viewpoint 13: Looking south from rear fence of 34 Denham Drive

Table 17 Key Viewpoint 13

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration			High	The construction of Block I will have a high-moderate visual impact from this viewpoint. The trees in the middle ground will be removed to facilitate the construction of the new building. Block I will be clearly visible in the middle ground. The appearance of the building will be softened by the new plantings along the northern elevation.
- No of Viewers			Low	
- Viewer Sensitivity			High	
- View Sensitivity			Moderate	
Overall Sensitivity Impact	n/a	n/a	High-Moderate	
Magnitude				
View Distance / proximity			Moderate	A partial regional view between Block I and the roof over the games court will be maintained.
Visibility in relation to the field of view			High	
Overall Magnitude impact	n/a	n/a	High-Moderate	UPDATE: Whilst the extent of the new building will increase slightly within the field of view, there is no change to the overall visual impact as a result of the relocation of Blocks H and I.
IMPACT	n/a	n/a	High-Moderate	

4 Visual Impact Assessment

4.3.14 Key Viewpoint 14

Key Viewpoint 14 is taken from the kitchen sink (standing position) at No. 32 Denham Drive, Dapto (**Figure 27**). The view contains the covered deck area and rear yard of No. 32 Denham Drive in the foreground with regional views towards the Illawarra Escarpment in the background. It is noted that the existing rear fence screens any views of the existing school buildings. A detailed assessment of this view against the view sharing principles established by *Tenacity Consulting v Warringah Council [2004] NSWLEC 140* (refer to **Section 5**).



Figure 27 Key Viewpoint 14: View from Kitchen of 32 Denham Drive, Dapto

Table 18 Key Viewpoint 14

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration			High	
- No of Viewers			Low	
- Viewer Sensitivity			High	
- View Sensitivity			Moderate	
Overall Sensitivity Impact	n/a	n/a	High - Moderate	Refer to the discussion in Section 5 .
Magnitude				UPDATE: Refer to the discussion in Section 5 .
View Distance / proximity			Moderate	
Visibility in relation to the field of view			High	
Overall Magnitude impact	n/a	n/a	High-Moderate	
IMPACT	n/a	n/a	High-Moderate	

4 Visual Impact Assessment

4.3.15 Key Viewpoint 15

Key Viewpoint 15 is taken from the covered outdoor deck area directly south of the kitchen (**Figure 28**). This is the principal outdoor space for the dwelling. The photo has been taken from a standing position. The view is a regional view with the Illawarra Escarpment located in the distance. Views of any of the existing school buildings are screened by the rear fence. It is noted that views of the escarpment are also available looking west from this location.



Figure 28 Key Viewpoint 15: View from covered outdoor area at 32 Denham Drive, Dapto

Table 19 Key Viewpoint 15

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration			High	
- No of Viewers			Low	
- Viewer Sensitivity			High	
- View Sensitivity			Moderate	
Overall Sensitivity Impact	n/a	n/a	High - Moderate	The construction of Block I will have a high-moderate impact on the view to the south from this location. This impact includes the removal of the trees and screening of the semi-rural landscape by the new building (Block I).
Magnitude				
View Distance / proximity			Moderate	
Visibility in relation to the field of view			High	
Overall Magnitude impact	n/a	n/a	High-Moderate	UPDATE: Whilst the extent of the building in the field of view will change. Overall, there is no change to the degree of visual impact as a result of the relocation of Blocks H and I.
IMPACT	n/a	n/a	High-Moderate	

4 Visual Impact Assessment

4.3.16 Key Viewpoint 16

Key Viewpoint 16 is taken from the intersection Denham Drive and Orchid Close (**Figure 29**). The semi-rural landscape to the south of the school can be seen in the background, along with the Illawarra escarpment. The red arrow indicates the approximate location of the Block I.



Figure 29 Key Viewpoint 16: View at the intersection of Denham Drive and Orchid Close

Table 20 Key Viewpoint 16				
	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	High	
- No of Viewers	Low	Low	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Negligible	Moderate-Low	High-Moderate	It is unlikely that the new school buildings will be visible from this location.
Magnitude				UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
View Distance / proximity	Moderate	Moderate	Moderate	
Visibility in relation to the field of view	Negligible	Negligible	Negligible	
Overall Magnitude impact	Negligible	Negligible	Negligible	
IMPACT	Negligible	Negligible	Negligible	

4 Visual Impact Assessment

4.3.17 Key Viewpoint 17

Key Viewpoint 17 is the view looking south from Orchid Close (**Figure 30**). The tops of the existing school buildings are visible through the palisade fencing and existing vegetation.



Figure 30 Key Viewpoint 17: View south from Orchid Close

Table 21 Key Viewpoint 17

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	High	
- No of Viewers	Low	Low	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Negligible	Moderate - Low	High-Moderate	Whilst the new buildings will be visible in this location, the existing fence and vegetation will mean that these views are filtered.
Magnitude				
View Distance / proximity	Moderate	Moderate	Moderate	
Visibility in relation to the field of view	Low	Low	Low	
Overall Magnitude impact	Moderate-Low	Moderate-Low	Moderate-Low	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
IMPACT	Negligible	Moderate-Low	Moderate	

4 Visual Impact Assessment

4.3.18 Key Viewpoint 18

Key Viewpoint 18 is of the north-west corner of the school (Orchid Close) (**Figure 31**). The existing planting along the boundary, along with the palisade fence screens the existing school buildings from view.



Figure 31 Key Viewpoint 18: View of the north-west corner of the school

Table 22 Key Viewpoint 18

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	High	
- No of Viewers	Low	Low	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Moderate	Moderate	Moderate	
Overall Sensitivity Impact	Negligible	Moderate-Low	High-Moderate	The new buildings will be barely visible in this location.
Magnitude				
View Distance / proximity	Moderate	Moderate	Moderate	
Visibility in relation to the field of view	Negligible	Negligible	Negligible	
Overall Magnitude impact	Negligible	Negligible	Negligible	UPDATE: No change to visual impact as a result of the relocation of Blocks H and I.
IMPACT	Negligible	Negligible	Negligible	

4 Visual Impact Assessment

4.3.19 Key Viewpoint 19

Key Viewpoint 19 is the view looking east towards Dapto Public School from the end of Arboreal Place (**Figure 32**). Arboreal Place is characterised by a mixed of one and two storey detached dwellings. The approximate location of Block H is indicated by a red arrow.



Figure 32 Key Viewpoint 19: View looking east from Arboreal Place

Table 23 Key Viewpoint 19

	Motorist	Pedestrian / Cyclist	Residents	Comment
Sensitivity				
- Duration	Negligible	Low	High	The main visual impact will be the removal of the existing vegetation. The new school buildings may be visible. However, replacement planting will assist in screening the new buildings.
- No of Viewers	Low	Low	Low	
- Viewer Sensitivity	Low	Moderate	High	
- View Sensitivity	Low	Low	Low	
Overall Sensitivity Impact	Negligible	Low	Moderate	UPDATE: There will be a minor improvement to the visual impact of the proposed development as the existing vegetation along the western site boundary of the school will be retained and the Block H will be located a minimum of 8.8 metres from this boundary.
Magnitude				
View Distance / proximity	High	High	High	
Visibility in relation to the field of view	Low	Low	Low	
Overall Magnitude impact	Moderate	Moderate	Moderate	
IMPACT	Negligible	Moderate-Low	Moderate	

4 Visual Impact Assessment

4.4 Visual Impact Assessment Summary

Table 24 summarises the findings of the visual impact assessment.

	Location	Motorist	Pedestrian / Cyclist	Residents
Viewpoint 1	Approach to Dapto Public School from intersection of Fairwater Drive and Sierra Drive	Negligible	Negligible	n/a
Viewpoint 2	South-west corner of School	Negligible	Negligible	n/a
Viewpoint 3	Looking north from Sierra Drive	Negligible	Negligible	n/a
Viewpoint 4	South-east corner of the school	Negligible	Negligible	n/a
Viewpoint 5	Looking north along Sierra Drive	Negligible	Negligible	n/a
Viewpoint 6	Approach to school from Fairwater Drive	Negligible	Negligible	n/a
Viewpoint 7	Eastern school entry	n/a	Negligible	n/a
Viewpoint 8	Intersection of Sierra Drive and Reed Park Place	Negligible	High-Moderate (positive)	High (positive)
Viewpoint 9	View looking west from the end of Reed Park Place	Negligible	Moderate (positive)	High-Moderate (positive)
Viewpoint 10	North-east corner of Dapto PS	Negligible	Moderate (positive)	High (positive)
Viewpoint 11	Intersection of Sierra Drive and Denham Drive	Negligible	Moderate (positive)	Moderate (positive)
Viewpoint 12	Adjacent to rear fence of No. 42 Denham Drive	Negligible	Negligible	High-Moderate (positive)
Viewpoint 13	Adjacent to rear fence of No. 34 Denham Drive	n/a	n/a	High-Moderate
Viewpoint 14	Kitchen of No 32 Denham Drive	n/a	n/a	High-Moderate
Viewpoint 15	Covered outdoor area at No. 32 Denham Drive	n/a	n/a	High-Moderate
Viewpoint 16	Intersection of Denham Drive and Orchid Close	Negligible	Negligible	Negligible
Viewpoint 17	Looking south from Orchid Close	Negligible	Moderate-Low	Moderate
Viewpoint 18	View of the north-west corner of the school	Negligible	Negligible	Negligible
Viewpoint 19	View looking west from Arboreal Place	Negligible	Moderate-Low	Moderate

There are no impacts to any of the views to the school from a southerly direction (Viewpoints 1 – 7). Removal of the demountable classrooms and construction of a new carpark with screen planning will have a positive impact on views from the east and north-east (Viewpoints 8 -11). There will also be positive impacts for Nos. 40 to 48 Denham Drive as a result of the removal of the demountable classrooms located adjacent to their rear fences (Viewpoint 12).

4 Visual Impact Assessment

The visual impacts to Viewpoints 13, 14 and 15 has been assessed as high-moderate. The impact to Viewpoints 17 and 19 has been assessed as moderate.

UPDATE: There is an improvement to the Key Viewpoint 19 as a result of the relocation of Blocks H and I three (3) metres to the east. Block H will be located a minimum of 8.8 metres from the western site boundary, with the existing trees located along this boundary retained. The existing trees will provide screening between the new buildings and the houses along Arboreal Place.

The extent of Block I within the field of view for Viewpoints 13 – 15 will likely increase. However, this doesn't change the overall assessment of the visual impacts as high-moderate.

5 View Sharing

A detailed assessment of the potential view and outlook loss as a result of the construction of the part two and part three storey building (Blocks H and I) on the view from the kitchen of No. 32 Denham Drive has been undertaken in accordance with the planning principle relating to view sharing established by *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*.

Figures 33 and 34 illustrate the current and proposed view (original DA) from No. 32 Denham Drive.



Figure 33 Current view from the kitchen window at No. 32 Denham Drive



Figure 34 Proposed view from the kitchen window at No. 32 Denham Drive (Original DA)

5 View Sharing

Figure 35 illustrates the proposed view as a result of the relocation of Blocks H and I three (3) metres to the east.



Figure 35 Proposed view from the kitchen window at No. 32 Denham Drive (Amended DA)

Copies of the photomontage are also provided as **Appendix 2**.

A review against the four-step view sharing assessment process has been undertaken in Table 25 below.

Table 25 View Sharing Planning Principle

Step	Comments
<i>First step is the assessment of the views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views eg. A water view in which the interface between land and water is visible is more valuable than one in which it is obscured.</i>	The view affected is a district view across rural / semi-rural landscape. The view comprises a number of elements including remnant areas of bushland, cleared land and in the long distance the Illawarra Escarpment. Features such as high voltage powerlines mean that the views have been moderately modified. It is noted that in the future, the development of Stage 3 of the West Dapto Urban Renewal Area will change the character of the area.
<i>The second step is to consider from part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side and sitting views is often unrealistic.</i>	<p>The view is obtained from the kitchen window in a standing position, across a rear property boundary. Similar views are also available from the rear covered deck and rear living room.</p> <p>The view would not be available from a sitting position due to the existing fence.</p>
<i>The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the views that is</i>	The overall view impact has been assessed as moderate. This assessment considers views from the whole of the property. The Illawarra Escarpment to the west is much

5 View Sharing

Table 25 View Sharing Planning Principle

Step	Comments
<p><i>affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.</i></p>	<p>closer than it is to the south. Whilst there are impacts to the distant views to the south from the ground floor living areas, views from the first floor would be less impacted. Views to the west and south-west from the covered outdoor deck and other windows facing east will not be impacted.</p> <p>Whilst views of the rural/semi-rural landscape are reduced, the interface between the sky and ridgeline of the Illawarra Escarpment is still partially visible.</p>
<p><i>The fourth step is to assess the reasonableness of the proposal causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view sharing impact of a complying development would probably be considered acceptable and the view sharing reasonable.</i></p>	<p>Block I breaches the 9m height of buildings development standard by a maximum of 2.3 m. However, the view sharing is considered to be reasonable as Block I is located in the centre of the school site with deep setbacks to the site boundaries (approximately 48m from the northern boundary). It has been designed to respond to the topography of the site. Whilst, Block I is three (3) storeys overall, it will appear as only two (2) storeys from the north, due to the ground floor being excavated into the existing embankment. The building adopts a similar architectural language to the existing building with a pitched roof. A one (1) or two (2) storey building would have a much larger footprint and would reduce the open play space and pervious site area. The proposed planting along the northern elevation of the building also assists in reducing its visual impact.</p> <p>Options to decrease the height of the Block I have been considered. However, reducing the height of Block I to a maximum height of 9m would not provide a discernible improvement</p>

6 Conclusion

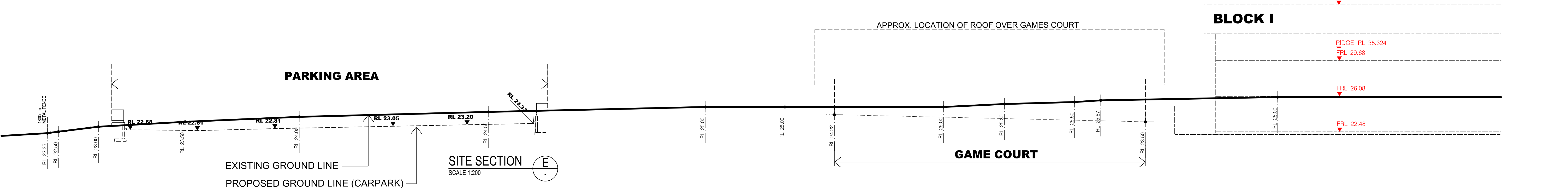
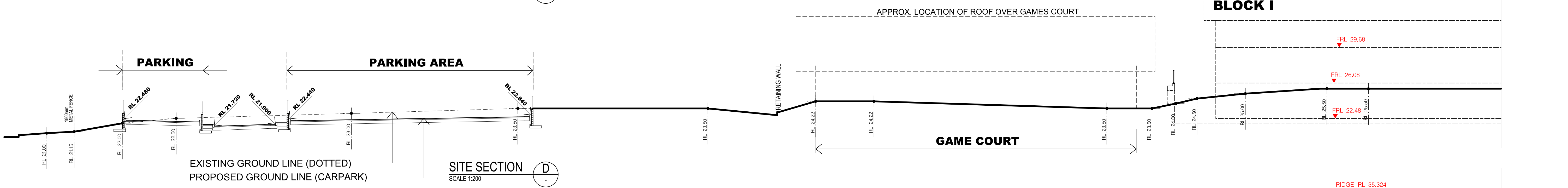
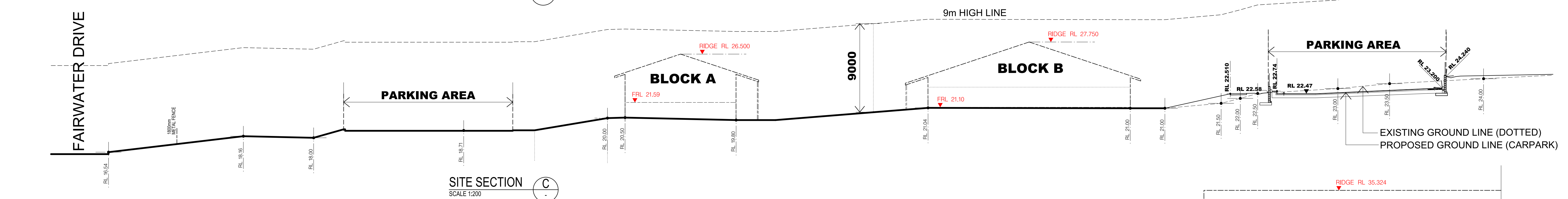
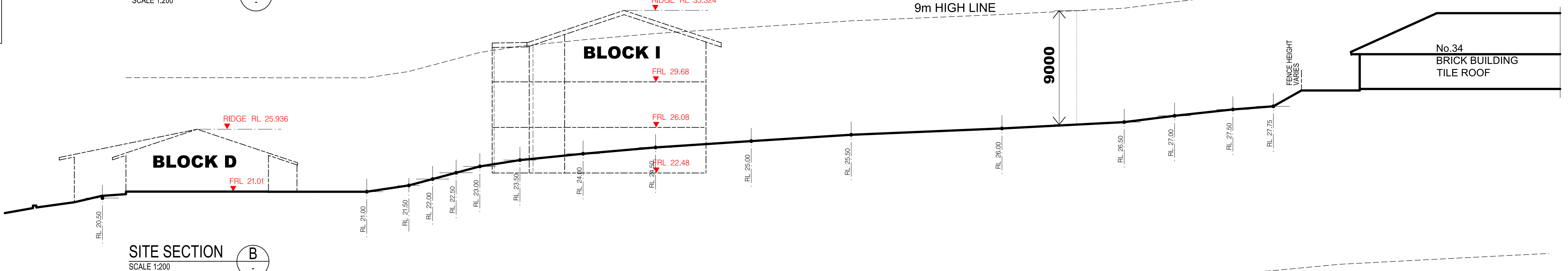
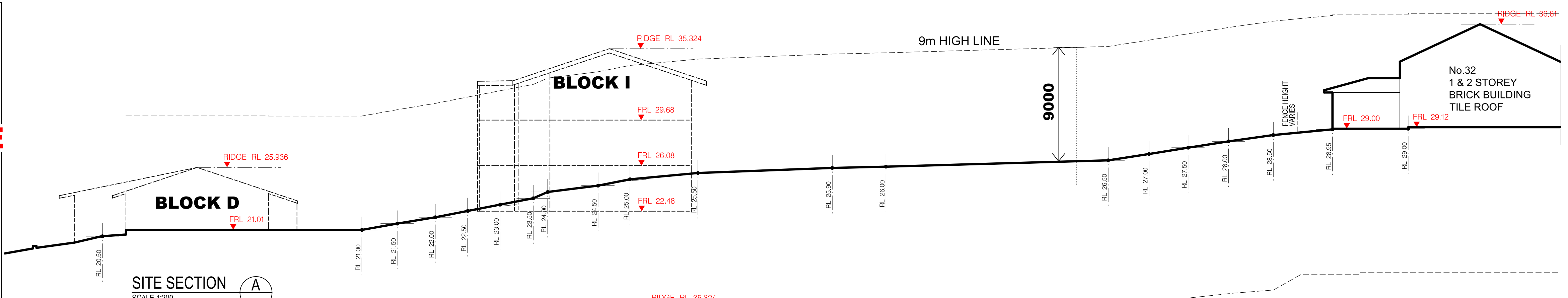
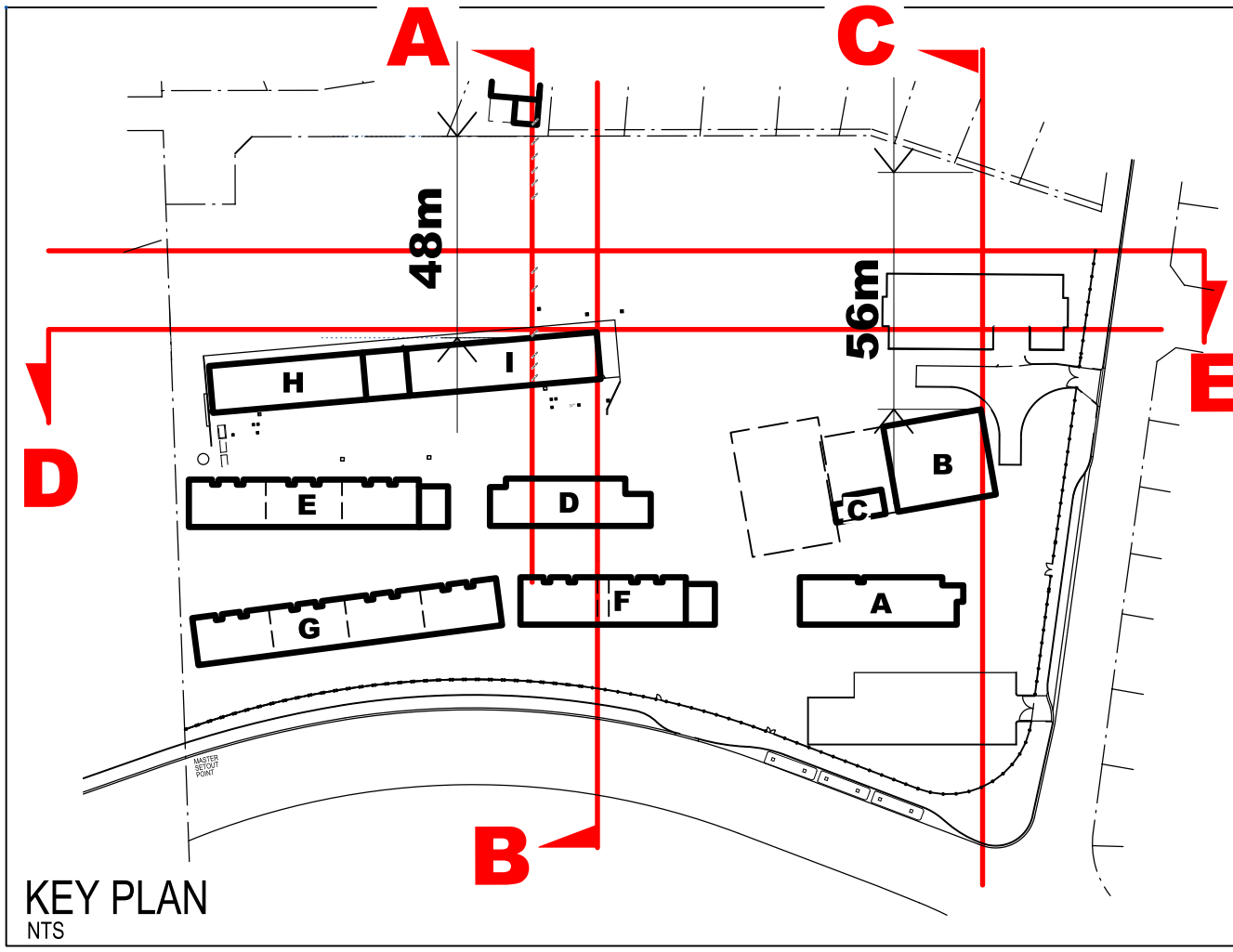
This report provides an assessment of the visual impacts of the proposed alterations and additions to Dapto Public School at 66 Sierra Drive, Horsley. The following conclusions are made:

- The proposed development comprises construction of a new part two (2) and part (3) storey building containing 20 home-bases (Blocks H and I); alterations and additions to administration block (Block A), library block (Block D) and canteen (Block C); removal of 14 existing demountable classrooms; and construction of a new on-site staff carpark (30 spaces).
- Land uses to the north, east and west of the site comprise low-density residential dwelling. South of the site the land is currently zoned for environmental purposes (E2 Environmental Conservation and E3 Environmental Management) and rural purposes (RU2 Rural Landscapes). However, this area also forms part of Stage 3 of the West Dapto Urban Release Area and will be redeveloped for dwellings.
- Directly west of the site is the Illawarra Escarpment, which is characterised by sandstone cliffs and a dramatic skyline. Views to the south, also include distance views of the escarpment.
- The visual analysis has included viewpoints towards the school from all directions. The assessment concludes that there high-moderate impacts to the views to the south from Nos. 32 and 34 Denham Drive as a result of the construction of Block I. The building will screen regional views. However, there will be positive impacts for views of the school from the north-east and east.
- The relocation of Blocks H and I by three (3) metres to the east will have a positive impact for Key Viewpoint 19 (View from Arboreal Place) as Block I will be located a minimum of 8.8m from the boundary and the existing trees will be retained. The overall impacts to views from Nos. 32, 34 and 36 Denham Drive (Key Viewpoints 13 – 15) will not increase.
- An assessment against the view sharing principles as established by Tenacity Consulting v Warringah Council has also been undertaken. This concludes that the view sharing is reasonable for the following reasons:
 - Block I has been carefully sited to respond to site topography. The site is being excavated so that the ground floor is located at a similar level to the existing buildings. Block I will appear to be two (2) storeys from the north;
 - Block I is located approximately 48m from the northern site boundary;
 - The architectural design responds to the architectural language of the existing buildings and adopts the same pitched roof form; and
 - A single or two-storey building would have a larger footprint and would reduce the amount of open play space and pervious site area. New landscaping along the northern elevation will assist in softening the building's appearance.



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APPENDIX I



PLOT DATE: 30/02/2020 PLOT TIME: 3:38:45 PM

AMENDMENTS		
REV	BY	DATE
P1	ML	15.11.19
P2	ML	20.12.19

axiomeducation



Education

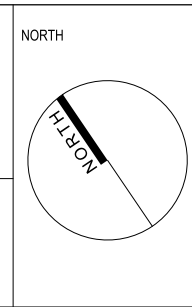
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OPT Planning
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ARCHITECTS

DAPTO
PUBLIC SCHOOL
66 SIERRA DRIVE
HORSLEY NSW 2530
SITE SECTION VISUALISATIONS



DRAWN	CHECKED	VERIFIED	DATE
AC	ML	A/M	
DRAWING NUMBER	PROJECT CODE	DISCIPLINE	PHASE
3228		AS	TD
SERIES NUMBER	REVISION		
_20_001	P2		



planning consultants

APPENDIX 2

DAPTO
Revision C
Photomontage

04.02.20



BEFORE



AFTER



DAPTO
Revision C
Photomontage

04.02.20

BEFORE



DAPTO
Revision C
Photomontage

04.02.20

AFTER