



11 June 2020
Our Ref: 20414C.1AJC_VIA addendum

planning consultants

**RE: ADDENDUM TO VISUAL IMPACT ASSESSMENT
PROPOSED ALTERATIONS AND ADDITIONS
DAPTO PUBLIC SCHOOL
66 SIERRA DRIVE, HORSLEY**

1.0 Introduction

This document provides an addendum to the Visual Impact Assessment (VIA) (our ref: 20414C.VIA_update) prepared by DFP Planning and dated 13 February 2020. The addendum to the VIA has been prepared following the deferral of determination of DA 2019/0698 by the Southern Regional Planning Panel (SRPP) on 15 April 2020.

The SRPP requested the following:

The panel requests submission of the following amended plans and further information from the Applicant:

1. *Revised plans showing a modified roof form (e.g. skillion) for the proposed Block I which reduces the building.*
2. *A revised or addendum visual impact assessment showing, for the Denham Drive properties (Viewpoint 14):*
 - *the current view*
 - *the proposed view with a compliant building height*
 - *the proposed view with the amended DA*
 - *the proposed view with the modified roof form required in 1. above*
3. *A revised Clause 4.6 Variation request for the modified roof required in 1. above.*

This letter addresses Item 2 of the Panel's deferment decision and should be read in conjunction with the photomontages prepared by Perumal Pedavoli Architects (PPA) and the Visual Impact Assessment prepared by DFP Planning dated 13 February 2020.

2.0 Viewpoint 14

As part of the VIA, key viewpoints surrounding Dapto Public School (**Figure 1**). For each of the identified viewpoints an assessment of the impact of the proposed alterations and additions to Dapto Public School when viewed from that viewpoint was undertaken, in accordance with the methodology established in Section 4.1 of the VIA.

Viewpoint 14 is a photograph taken from the kitchen sink (standing position) of No. 32 Denham Drive (**Figure 2**). 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. In the middle ground is the semi-rural areas of Cleveland, Avondale and Penrose. It is noted that the existing rear fence screens any views of the existing school buildings. This fence is less than the standard 1.8m high



Figure 1 Key viewpoints from surrounding precinct



Figure 2 Existing view from the kitchen window at No. 32 Denham Drive

In February 2020, an amended design for the Blocks H and I was submitted to Wollongong City Council (Council). Those amendments included the relocation of Blocks H and I to a position three (3) metres to the east of the originally proposed location in order to retain the existing trees along the western site boundary of Dapto Public School. A photomontage prepared by PPA shows the view from No. 32 Denham Drive (**Figure 3**) based on the February 2020 amendments. The red line on represents a compliant ridge height.



 = 9M HEIGHT LIMIT AT PROPOSED RIDGE POSITION

Figure 3 Proposed view from the kitchen window at No. 32 Denham Drive (Amended DA – February 2020)

An assessment of the impact of the amended DA photomontage concluded that the proposed development would have a moderate-high visual impact.

Following the SRPP meeting on 15 April 2020, three roof profile design options have been explored by PPA:

- Option 1: Skillion roof with 5 degree roof pitch (**Figure 4**);
- Option 2: Hip roof with 18 degree roof pitch (**Figure 5**); and
- Option 3: Gable roof with 5 degree roof pitch (**Figure 6**).

In each of these figures, the blue line represents the profile of the roof based on the February 2020 design amendment and the red line represents the height 9m above existing ground level which is the building height development standard that applies to the site under Wollongong Local Environmental Plan 2009 (WLEP 2009).

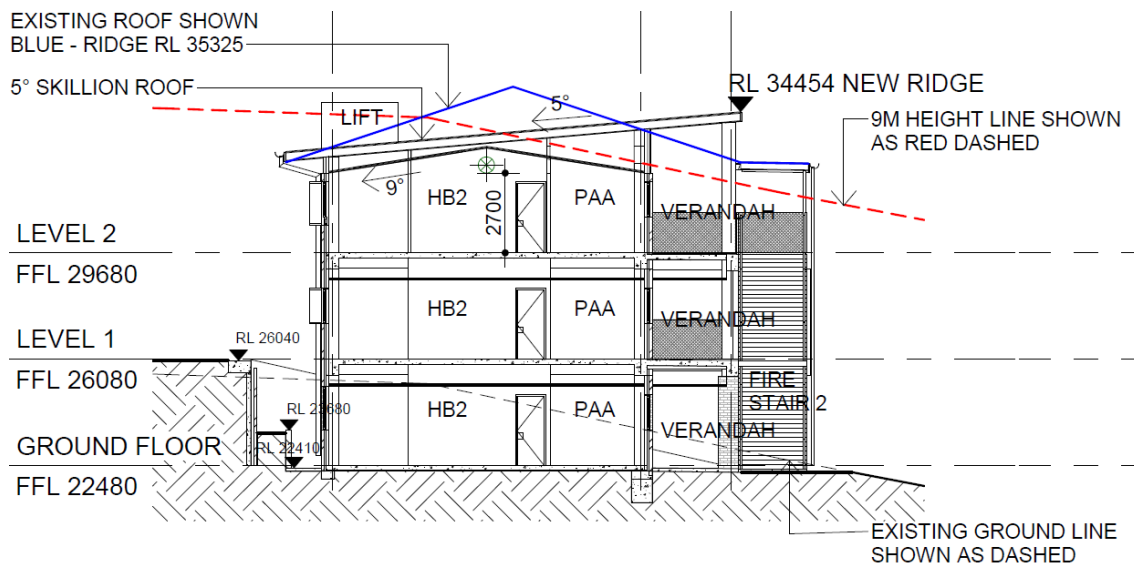


Figure 4 Roof Profile Option 1 – Section through Block I

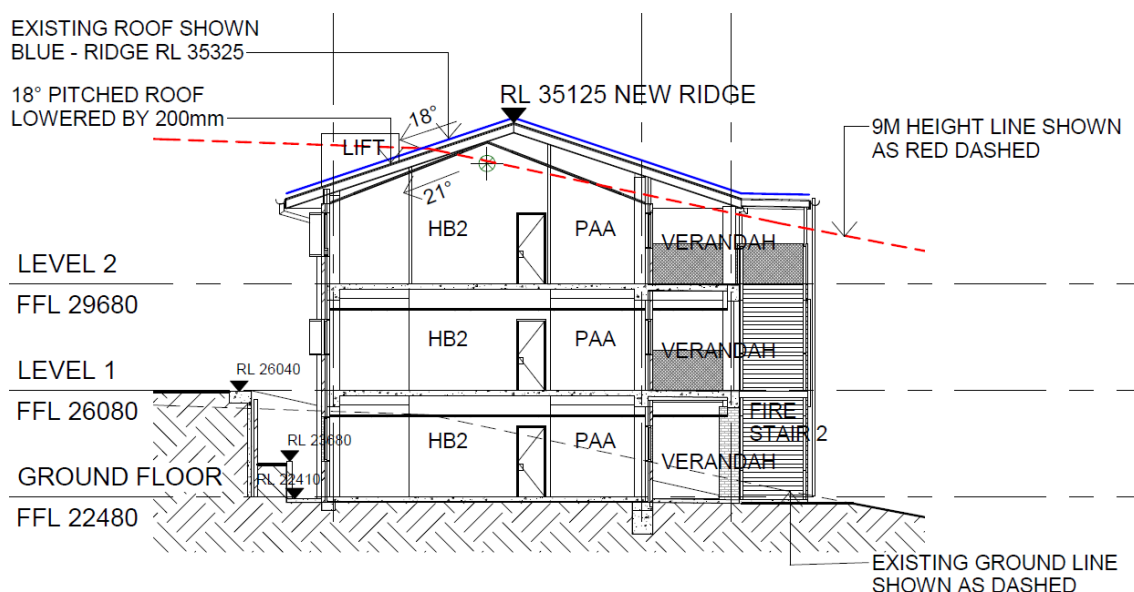


Figure 5 Roof Profile Option 2 – Section through Block I

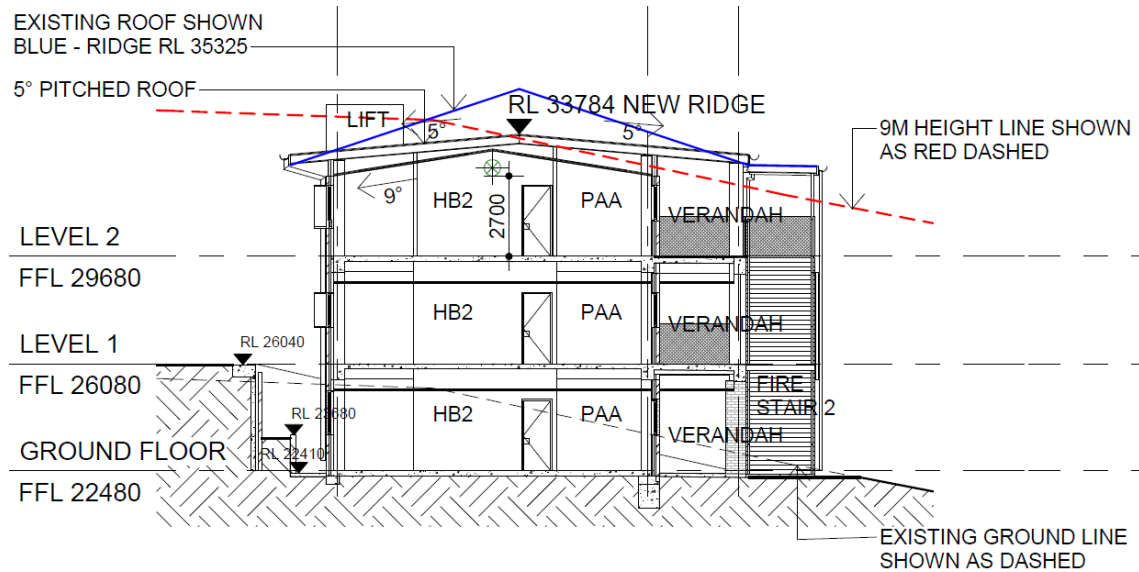


Figure 6 Roof Profile Option 3 – Section through Block I

The preferred option is roof profile option 3 as it reduced the maximum height of the Block I by more than 1.5m. Following discussions with the applicant and School Infrastructure NSW (SINSW), further design amendments to the roof profile were made including changing the roof of both Blocks H and I to a hip roof.

The ridge height of the new roof profile is RL 33.765, which is 1.56m lower than the RL of the ridge height of the amended DA (February 2020) - refer **Figure 7**.

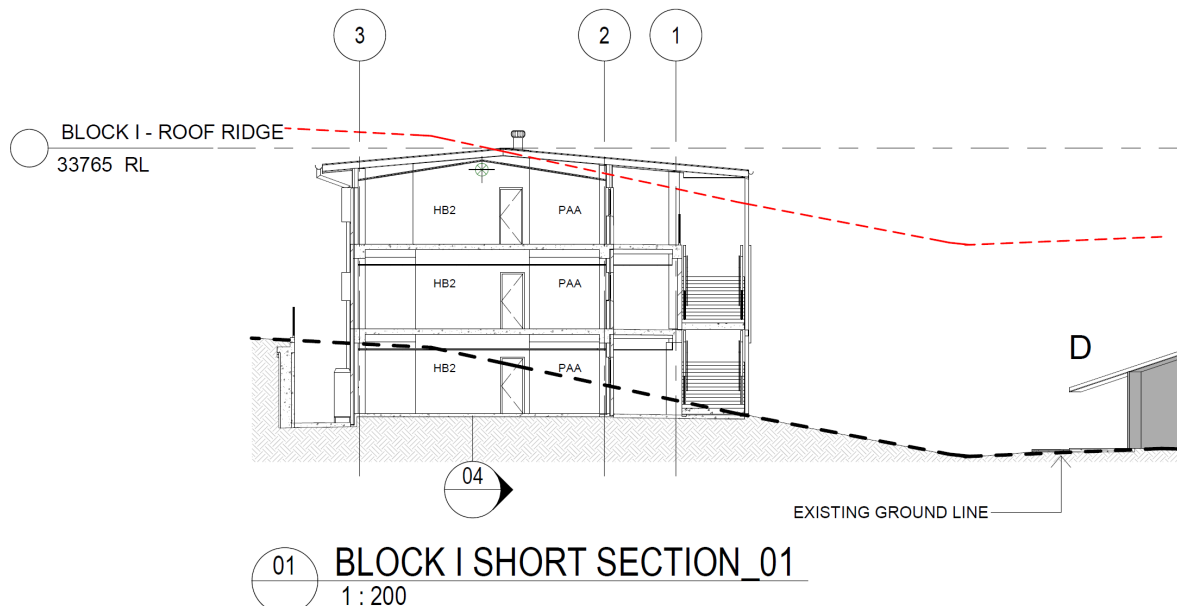


Figure 7 Preferred Roof Profile Option 3 with ridge at RL 33.765. The dashed red-line shows the 9m building height limit.

A photomontage of the preferred option prepared by PPA is shown in **Figure 8**.



■ = 9M HEIGHT LIMIT AT PROPOSED RIDGE POSITION

Figure 8 Proposed view from No. 32 Denham Drive (new roof profile) with red line to indicate a compliant ridge height

Figure 9 shows the location of the ridge at a compliant height. It is noted that there is no discernible difference between the two views, particularly in relation to the distant views of the escarpment.



■ = 9M HEIGHT LIMIT AT PROPOSED RIDGE POSITION

Figure 9 View showing a compliant ridge height

Figure 10 provides a comparison between the ridge height of the amended DA (February 2020), which is identified by the blue line and the ridge height of the preferred roof option. The reduction in ridge height by 1.56m has provided a minor improvement of the view.



 = ORIGINAL DA RIDGE HEIGHT SUBMITTED
 = 9M HEIGHT LIMIT AT PROPOSED RIDGE POSITION

Figure 10 Comparison between amended DA (February 2020) indicated by the blue line and the preferred roof profile. The compliant ridge height is shown by the red line.

3.0 View Sharing

A detailed assessment of the potential view and outlook loss as a result of the construction of the part two / 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*.

Table 1 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</i>	<p>The view is obtained from the kitchen window in a standing position, across a rear property boundary which is fenced with a less than 1.8m high Colorbond fence. 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>

Table 1 View Sharing Planning Principle

Step	Comments
<i>expectation to retain side and sitting views is often unrealistic.</i>	
<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 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>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 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>
<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>Block I breaches the 9m height of buildings development standard by a maximum of 1.4 m. The breach of the height of buildings development standard is located at the southern eave of the building. The ridge of the preferred roof profile exceeds the 9m height of buildings development standard by a maximum of 276mm, which is equivalent to 3%. It is the ridge of the roof of Block I which has most impact on the views from Viewpoint 14; not the eaves of the building.</p> <p>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, being the boundary closest to Viewpoint 14). 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.</p> <p>A one (1) or two (2) storey building would have a much larger footprint which would have significantly reduced 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>A number of design options have been considered for the roof profile including gable, hip and skillion roof profile. The preferred option is a hip roof with a 5-degree roof pitch. This roof design has reduced the maximum RL of the ridge by 1.56m, which has made a minor improvement to the view. It has also reduced the surface area of roof visible. It is therefore considered that a skilful design has been adopted that provides the applicant with the same development potential whilst reducing the impact of the views of the neighbours.</p>

4.0 Other Viewpoints

Viewpoint 14 has been selected because it is considered to be representative of the views from Nos 32, 34 and 36 Denham Drive. The amendments to the roof profile, including the lowering of the ridge of Block I will provide a minor improvement to views from these properties.

5.0 Conclusion

This addendum to the VIA has provided a revised assessment of the visual impact of the proposed development on Viewpoint 14 (Kitchen of No. 32 Denham Drive). The revised assessment is the result of design amendments to the proposed roof profile of Blocks H and I, which reduce the ridge height of Block I by 1.56m.

It is concluded that, whilst the proposed development does breach the height of building development standard and will have a moderate-high adverse visual impact, the view sharing is reasonable. It is considered that a skilful design has been employed, which provides the applicant with the same development potential, whilst reducing the impact of the views of the neighbours.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to be 'Amy Cropley', written over the company name.

AMY CROPLEY
URBAN DESIGNER / PRINCIPAL PLANNER

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Reviewed: _____

A handwritten signature in black ink, written over a horizontal line, likely representing a reviewer's approval.