

# APPENDIX M ADDENDUM VIEW AND VISUAL IMPACT ASSESSMENT

Ethos Urban



8 October 2020

NSW Department of Planning, Industry and Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Sir / Madam,

**RE: VISUAL IMPACT LIKELY TO ARISE FROM PROPOSED AMENDMENTS TO THE POWERHOUSE PARRAMATTA**

I refer to your request to review the impact the visual impact likely to arise from proposed amendments to the Powerhouse Parramatta as a result of considering submissions made to its public exhibition during June and July 2020.

In providing this advice we have considered the following documents:

1. The original Visual Impact Assessment, Ethos Urban and Orbit Solutions.
2. Detailed Response to Agency Submissions and Department of Planning, Infrastructure and Environment letter, Ethos Urban and INSW.
3. Revised Architectural Plans and Design Report, Moreau Kusunoki and Genton.
4. Revised Landscape Plans and Design Report, McGregor Coxall.

We note the main changes relevant to visual impact are:

- Reducing the maximum height of the eastern building by 1m.
- Reducing the building footprints and increasing the building setbacks to the Parramatta River and Phillip Street, providing increased areas of open space.
- Amending the site's relationship to the river frontage to include a new a sloped embankment that connects Presentation Space 1 (PS1) and the terrace with the riverfront.
- Amendments to the buildings' exoskeleton and façade design has also been amended in response to the proposed changes to the floorplates and internal design development.
- Retention and adaptive reuse of St George's Terrace at the south-eastern Phillip Street site frontage

We are of the opinion that the visual impact of these changes (excluding the retention of St George's Terraces, discussed separately below):

- Are consistent with the findings already made as part of the original VIA.
- On this basis, cannot be considered significant unacceptable visual impacts.

In relation to St Georges Terrace, we note that this represents a visual impact. However, it is further considered that this:

- Provides an additional layering of smaller, older built form in a location that contributes to an increased level of visual amenity and results in a more sympathetic response to the existing streetscape
- Does not significantly detract from the ability to appreciate the legibility of the Powerhouse as a unique, iconic visual landmark.
- Does not adversely affect assessment of sensitivity, magnitude or significance, or result in any non-compliance with the planning framework.

On this basis, in our opinion the retention of St George's Terrace is considered to enhance the visual amenity of the proposal.

Furthermore, it is noted that the contained and targeted narrowing of the Civic Link provides for a strong perceptual attribute in the sense of arrival and departure through clearly delineating the threshold between the city to the south and the river to north.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Bain', with a stylized flourish at the end.

Chris Bain  
Director – Planning  
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