

# Visual Impact Assessment

## Gregory Place Affordable and Build-to-Rent Housing

### Amendment Report for SSD-31179510

**Prepared for**

2A Gregory Place Pty Ltd

01 December 2025



**PACIFIC PLANNING**  
Property | Project Management | Planning

**GBA**  
Heritage

**YERRABINGIN**

**Tzannes**

Aboriginal and Torres Strait Islander peoples should be aware that this document may contain voices/images, names of people who have passed away.

We acknowledge the Cultural Landscape that we are working upon, and the Dharug people as the Traditional Custodians of the Country where 2A Gregory Place, Harris Park is located.

We acknowledge all First Nations people and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise, acknowledge, and extend our respects to many others who have custodial obligations for Country who have been connected to Dharug Country for many generations, including their Elders past, present and emerging.



## Purpose of Report

This Visual Impact Assessment (VIA) has been prepared in response to the submissions received regarding State Significant Development (SSD) Development Application (DA) SSD-31179510 submitted to the Department of Planning, Infrastructure and Environment.

In accordance with the relevant Secretary's Environmental Assessment Requirements (SEARs), the purpose of this VIA is to assess the visual impact of the SSD DA. This VIA firstly assesses existing views of the proposed site and the surrounding heritage and cultural items and defines their importance and relevance. Feedback received as submissions to the exhibited EIS are considered as part of this assessment. Views identified as being of high significance are then critically assessed for visual impact through a photomontage of the proposed envelope, an assessment of the sensitivity of the view and an objective judgement on the magnitude of the impact as defined by the scale and quality of the proposed envelope.

The VIA is a supporting document provided with the Response to Submissions for the SSD DA under assessment and should be read in conjunction with other supporting materials. This VIA has been prepared by Tzannes in conjunction with Yerrabingin and GBA Heritage on behalf of 2A Gregory Place Pty Ltd.

## Abbreviations

ACECOA = Australian Children's Education and Care Quality Authority  
ADG = Apartment Design Guide  
BCA = Building Code of Australia  
BTR = Build-to-Rent  
CHP = Community Housing Provider  
CPTED = Crime Prevention Through Environmental Design  
DPE = Department of Planning and Environment  
EIS = Environmental Impact Statement  
ESD = Environmentally Sustainable Design  
GANSW = Government Architect New South Wales  
HCAC = Heritage Council Approvals Committee  
HNSW = Heritage New South Wales  
LALC = Local Aboriginal Land Councils  
LEP = Local Environmental Plan  
OLOLC = Our Lady of Lebanon Co-Cathedral  
RAP = Registered Aboriginal Party  
SAP = Sun Access Plane  
SCC = Site Compatibility Certificate  
SDRP = State Design Review Panel  
SHI = Statement of Heritage Impact  
VIA = Visual Impact Assessment  
WSUD = Water-Sensitive Urban Design

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# 1 / Introduction

# 1 Introduction

## 1.1 Project Location



Figure 1 - Site location plan and regional destinations | Tzannes, Source: Nearmap

2A Gregory Place is strategically situated in the vibrant suburb of Harris Park, New South Wales, just beyond the eastern boundary of the Parramatta City Centre. This prime location offers a unique blend of urban convenience and historical charm, with key heritage sites nearby including Hambleton Cottage, Elizabeth Farm, and Experiment Farm.

The area is well-connected, with easy access to major transport links including the Parramatta Light Rail and various bus routes to the broader Sydney metropolitan area. The surrounding environment features a mix of residential, commercial, and recreational spaces, contributing to a dynamic and diverse community atmosphere.

The immediate vicinity of 2A Gregory Place is characterised by extensive parklands, including the James Ruse Reserve, providing ample green space and recreational opportunities for residents and visitors. Additionally, the site is near Our Lady of Lebanon Co-Cathedral (OLOLC), which adds to the cultural diversity of the area. This location not only benefits from its proximity to the bustling Parramatta CBD but also enjoys the tranquillity and historical significance of its neighbouring heritage sites, making it an appropriate location for urban redevelopment as a residential neighbourhood.

The VIA evaluates the visual impacts of the development on these heritage sites as well as on the surrounding public spaces and streets. A visual survey assesses the existing views towards the project site and surrounding heritage and cultural items. Views that are identified as being significant and sensitive to the proposed development are then critically assessed for visual impact through a photomontage of the proposed envelope, an assessment of the sensitivity of the view and an objective judgement on the magnitude of the impact as defined by the scale and quality of the proposed envelope.

The assessment also considers the broader urban design principles and that it balances the desirable elements of the existing character of the area, with new residential infrastructure.

# 1 Introduction

## 1.3 An Evolving Urban Context



**Figure 2** - Map showing built form and dense vegetation in context blocking views to key items in 1943 | Tzannes, Source: SIX Maps

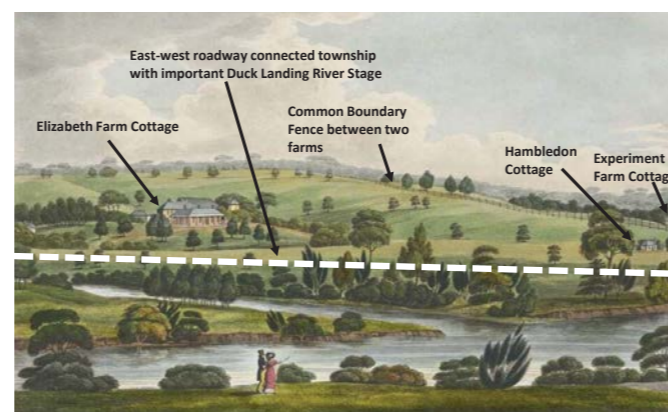


**Figure 3** - Map showing built form and dense vegetation in context blocking views to key items in 2024 | Tzannes, Source: SIX Maps

- Legend**
- Built form
  - Dense vegetation
  - Heritage items and OLOLC



**Figure 4** - 2nd Subdivision of Elizabeth Farm Advertisement, 1883. Source: GBA Heritage



**Figure 5** - Residence of John Macarthur Esq near Parramatta N.S.W. | Joseph Lycett

This document has been prepared in response to community feedback to the exhibited EIS to evaluate the visual impacts of the proposed envelope using a scientific approach. Views to and from the heritage items (Experiment Farm Cottage and Reserve, Hambledon Cottage and Reserve and Elizabeth Farm Cottage and Reserve) as well as OLOLC were of particular sensitivity and are assessed in detail. Views are compared with their existing condition, which includes existing industrial buildings, some of which are the equivalent height of an 8 storey building.

The figures highlight the three heritage items within their land parcels, notably Experiment Farm Cottage, which gained additional land around the initial subdivision for a house lot in the 1970s. The 2024 photo includes Our Lady of Lebanon Co-Cathedral (OLOLC).

There is a misconception that the precinct is one of high visibility and open plains, perpetuated by the Joseph Lycett painting. In reality, the project site and surroundings have been subject to ongoing development and change since early colonial settlement. The original land grants were subdivided from as early as the 1870s and 1880s and supported by the formation of orthogonal road networks across the subdivided grants. The original Harris and Macarthur grants were also separated from the river by a riverside roadway from the town to Duck River landing.

The aerial photography of the surrounding street frontages in 1943 and 2024 indicates the areas across the flat riverside topography that had been relatively open landscapes in the early 20th century albeit subdivided. It is evident that even in the 1940s, and certainly by 2024, visibility is limited to axial views along Gregory Place and Purchase Street north of Hambledon and Hassall Street across the Hambledon parklands. Direct views between these heritage structures no longer exists, however a visual connection is maintained to marker trees located within Hambledon Cottage Reserve that are visible from parts of Experiment Farm Reserve and Elizabeth Farm Reserve.

Likewise, OLOLC's visibility has been restrained on Gregory Place, which is not a significant view for the congregation compared to its presence on Alice Street, where it is only readily visible for a short distance between new flanking buildings.

Across the flat landscape, we now have rows and clumps of mature trees to the northwest of the subject site and single or two-storey houses with supplementary landscaping to the north and northeast of the subject site. Even single-storey houses prevent pedestrians or drivers from obtaining diagonal views towards the subject site.

A comparison between the 1943 and 2024 photos shows the extent to which housing and trees have come to dominate or block the surrounding viewing points over the last 70 years of urban evolution.

This contemporary situation places significant responsibility on the very tall trees in the historic grounds of Hambledon Cottage to visually mark their presence on the skyline above the rows of housing across the flat topography.

# 1 Introduction

## 1.3 The Proposal

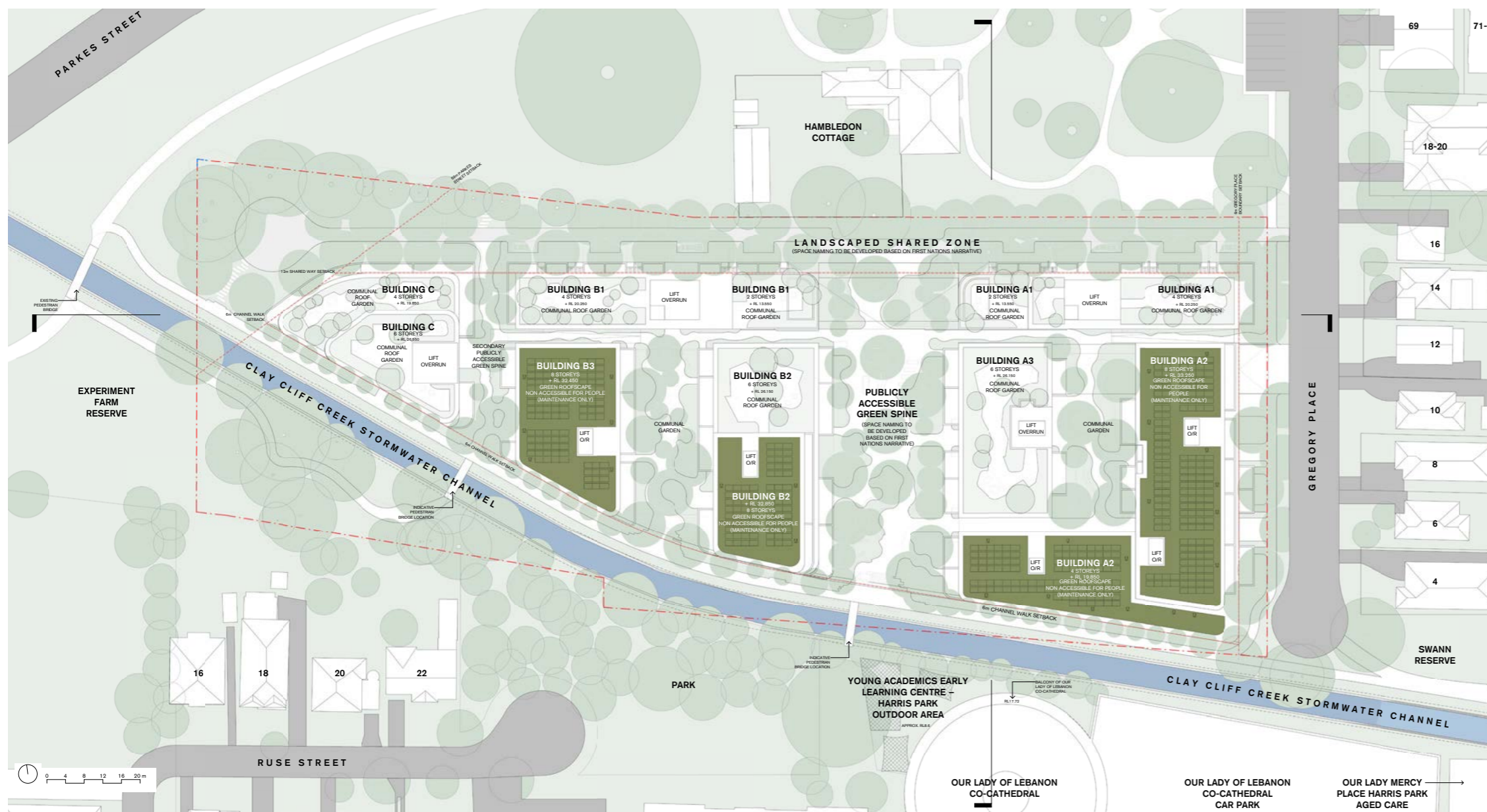


Figure 6 - Proposed Site Plan

The proposed design for 2A Gregory Place transforms a disused factory site into a vibrant, socially inclusive and diverse housing community consisting of 100% build-to-rent housing, 50% of which will be affordable housing.

The existing industrial buildings on site have a significant visual impact when viewed from the surrounding streets and form a significant backdrop to Hambleton Cottage and its surrounds.

The design includes residential buildings of varying built form and an extensive landscaped network, seamlessly integrating with the surrounding heritage sites and context through the use of envelope setbacks and additional vegetation. The new neighbourhood will offer high-quality living spaces with excellent amenities. The development incorporates extensive parklands and public spaces, including a re-imagined stormwater channel walk and landscaped shared zones, providing ample green space and recreational opportunities for residents and visitors alike.

Connectivity within the precinct will be enhanced by improving pedestrian and cycle networks, as well as required vehicular access, ensuring better integration with the surrounding areas and facilitating seamless connectivity to the broader precinct. The design respects and enhances the heritage significance of nearby sites such as Hambleton Cottage and Experiment Farm, incorporating pre-colonial and contemporary multi-cultural design elements to enrich the overall experience of the precinct.

The articulation of the updated planning envelope through the use of increased setbacks, varied building heights and reduced footprint as well as dense vegetation have been updated in response to feedback received to the exhibited EIS to mitigate visual impacts to significant views on surrounding streets and with respect to heritage and cultural items.

Overall, the proposed design for 2A Gregory Place seeks to create a cohesive and attractive neighbourhood that balances neighbourhood amenity with historical context, providing affordable and high-quality housing for a diverse community.

# 1 Introduction

## 1.4 Methodology

This assessment is grounded in a thorough analysis of existing conditions and the proposed concept envelope, with a particular emphasis on the heritage and cultural significance of the area. The VIA addresses key concerns raised in the submissions, including the impact on heritage contexts and the enhancement of the adjacent parklands and pedestrian networks.

To address these concerns a comprehensive visual survey of the project site and its surroundings including heritage and cultural items was undertaken. Views identified as being of high significance were then critically assessed for visual impact through a photomontage of the proposed envelope, an assessment of the sensitivity of the view and an objective judgement on the magnitude of the impact as defined by the scale and quality of the proposed envelope.

By addressing these concerns, the VIA aims to provide a balanced and comprehensive evaluation of the visual impact of the proposed development, ensuring alignment with the principles of good urban design and heritage conservation. The objective is to create a cohesive and attractive neighbourhood that enhances the existing cultural significance of the precinct while delivering affordable and build-to-rent housing infrastructure designed to a high standard.

### Selection of Views

Carefully chosen views have been selected to illustrate the proposed development within the immediate context of the precinct, as well as in the context of distant views, as detailed in **Section 3 Comparative Views**. These views were selected following a thorough visual survey of the site and its surroundings, involving over a thousand photographs taken during site walks. A refined selection of these photographs is presented in **Section 2 Response to Submissions**.

### Surveyed Photographs

The photomontage images were captured by Tzannes at ground level (pedestrian eye level) to reflect what a pedestrian would see when moving through or near the site. The camera details are as follows:

- a. Type: SONY Alpha 7 III
- b. Focal length: 35mm.

StrataSurv was responsible for surveying all camera locations and updating the survey on 28 November 2024.

The existing photographs remain unaltered, with no use of zoomed lenses or stitched images. Accurate survey data was employed in the preparation of the photomontages. Specifically, this data was used to depict existing buildings or elements as shown in the wireframe. A registered surveyor was engaged to prepare the survey information, which provided the underlying data for the wireframe from which the photomontage was derived.

### Analysis

The visual survey and comparative view studies contained within this report have been produced by Tzannes. Tzannes and GBA Heritage has subsequently undertaken an urban design and heritage impact analysis based on the above studies.

The judgement of the visual impact of the proposed envelope on these comparative views was undertaken by assessing the:

#### Sensitivity of the view

Sensitivity refers to the qualities of an area, the number and type of visual receptors and how sensitive the existing character of the setting is to the proposed nature of change.

#### Magnitude of Visual Impact

Magnitude refers to the physical scale of the project, how distant it is and the contrast it presents to the existing condition.

A visual impact rating matrix (image on the right) was used to determine the visual impact based on these parameters.

### Limitations

The accuracy of the photomontages is based on the following 2D / 3D CAD data:

- 3. Site survey prepared by StrataSurv.
- 4. Context model form City of Parramatta Council, provided by 2A Gregory Place Pty Ltd.
- 5. Architectural CAD drawings and 3D CAD models of the proposed building design by Tzannes.
- 6. Surveyed photographs taken by Tzannes with locations surveyed by StrataSurv Surveyor and recorded on updated survey dated 28 November 2024.

The proposed landscape treatments and tree locations illustrated in this report are indicative only and subject to further detailed design and site-specific constraints. Final placement, species selection, and implementation will be determined during subsequent design phases and may vary from the representations shown herein.

Photomontages offer a glimpse into the potential future visual environment, although they can only approximate the rich visual experience perceived by the human eye. Being derived from photographs, they inherit the same limitations, such as optical distortion and the like, although the level of information provided deliver an acceptable representation of the actual visual impact.

		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
	Negligible	Negligible	Negligible	Negligible	Negligible

View Impact Rating Matrix

## 2 / Response to Submissions

## 2 Response to Submissions

### 2.1 Overview

Stakeholder submissions to the exhibited EIS have highlighted a number of potential key issues, including the lack of key viewpoints in the visual impact statement, the insufficient analysis of historic view corridors, and the potential adverse effects on the heritage walk and public streets. Additionally, concerns have been raised about the proposal's alignment with local urban design controls and its impact on the setting and views of state heritage and cultural items.

The VIA evaluates the visual impacts of the proposed development, addressing each of the concerns raised in the submissions. A visual survey assesses the existing views towards the project site and surrounding heritage and cultural items and are indicated on "Figure 7 - Zone of Visibility". Views that are identified as being significant and sensitive to the proposed development are then critically assessed for visual impact through a photomontage of the proposed envelope, an assessment of the sensitivity of the view and an objective judgement on the magnitude of the impact as defined by the scale and quality of the proposed envelope.

By addressing these concerns, this report aims to provide a balanced and thorough evaluation of the visual impact of the proposed development, ensuring that it aligns with the principles of good urban design and heritage conservation.

In response to the comments regarding view impacts, they have been addressed according to specific themes as follows.

- Hambledon Cottage and Reserve
- Experiment Farm and Reserve
- Elizabeth Farm and Reserve
- Our Lady of Lebanon Co-Cathedral
- Visibility from Public Streets
- DCP Historic View Corridors
- Heritage Walk

A Zone of Visibility was determined after conducting the visual survey to identify the specific areas from which the current site, surrounds and proposed development will be visible and is presented on Figure 7 adjacent.



Figure 7 - Zone of Visibility

- ←● Visual Survey Views
- Heritage Walk
- Zone of Visibility

## 2 Response to Submissions

### 2.2 Hambledon Cottage and Reserve

#### 2.2.1 Comments Summary

Stakeholder submission comments in response to the exhibited EIS that relate to Hambledon Cottage and Reserve have been collated in Section 2.9 - Detailed Comments. These comments have been summarised and categorised into the groups below. Responses to these comments are provided within Section 2.2 of this report.

1. Insufficient visual survey of the existing conditions of Hambledon Cottage and its surrounds.
  - Lack of key viewpoints from within the grounds of Hambledon Cottage and its reserve.
  - Insufficient assessment of key vistas essential for heritage views, including the setting of Hambledon Cottage.

A visual survey has been prepared in response to these comments under Section 2.2.2 - 2.2.7 of this report.

2. Insufficient View Impact Assessment (VIA) of the proposed envelope.
  - Inaccurate assessment of the impact on the setting and views of state heritage items, including Hambledon Cottage.
  - Need for 'Before and After' visual analysis from the rear gardens and internal spaces within Hambledon Cottage.
  - Need for visual analysis illustrating the proposed building envelopes from surrounding public spaces and key vantage points, particularly views to and from Hambledon Cottage.

Comparative views of the proposed envelope against the existing conditions have been provided in Section 3. A response to the above comments is provided in Section 2.2.8.

**2 Response to Submissions**  
**2.2 Hambledon Cottage and Reserve**  
 2.2.2 Visual Survey Summary

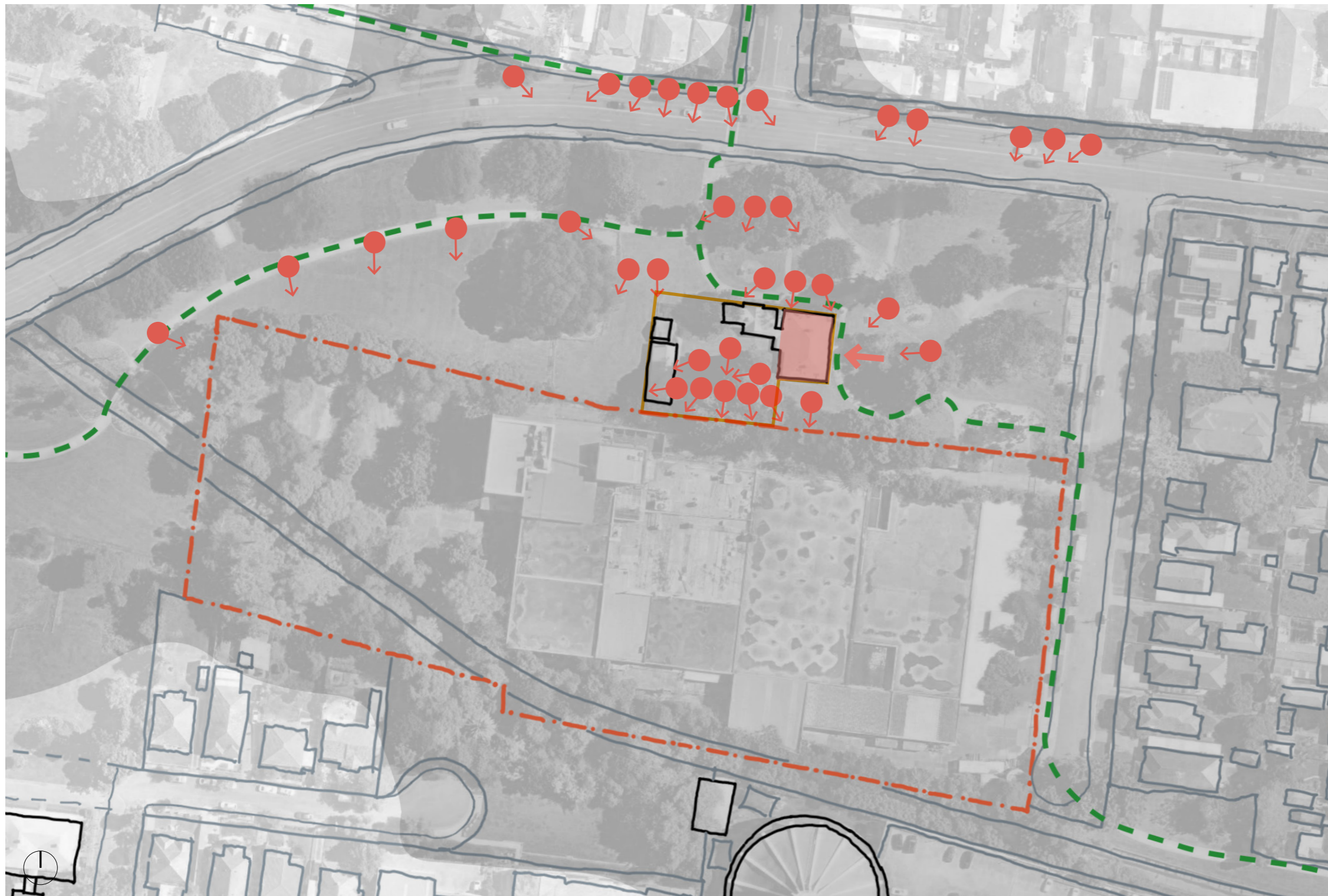


Figure 8 - Visual Survey View Points - Hambledon Cottage and Reserve






A detailed visual survey has been prepared in response to stakeholder submission comments under category 1 - "Insufficient visual survey of the existing conditions of Hambledon Cottage and its surrounds."

This visual survey consists of photography taken from site and an assessment of the existing visual characteristics of the site and its surrounds.

A total of 36 view points were selected for this visual survey of Hambledon Cottage and Reserve, the locations and orientation of which are presented on Figure 8 adjacent. These views and their assessment have been categorised and presented in the following pages:

- 2.2.3 Visual Survey - External and Internal Views
- 2.2.4 Visual Survey - Views within Hambledon Cottage Rear Gardens
- 2.2.5 Visual Survey - Views within the Reserve
- 2.2.6 Visual Survey - Views to Site from the Reserve
- 2.2.7 Visual Survey - Views from Hassall Street

Key views have been selected in response to this visual survey to assess the visual impacts of the proposed envelope through the preparation of photomontages in Section 3 - Comparative Views.

-  Hambledon Cottage fenceline
-  Heritage Walk
-  Zone of Visibility
-  Original Extents of Hambledon Cottage
-  Original Entry / Front Elevation to Hambledon Cottage

## 2 Response to Submissions

### 2.2 Hambledon Cottage and Reserve

#### 2.2.3 Visual Survey - External and Internal Views

The views presented on this page focus on views of the northern, side elevation of Hambledon Cottage when viewed from within the Reserve and from within Hambledon Cottage looking out to the project site.

Visual Survey Views 1, 2, 3 and 5 are external views of the North / North-East side elevation of Hambledon Cottage from the Reserve, facing towards the south with the project site in the background. In these views the industrial buildings are highly visible in the background to Hambledon Cottage and form a large part of the skyline in Visual Survey View 1 and 5. The roof of Our Lady of Lebanon Church (OLOLC) is visible against a blue sky background in Visual Survey Views 2 and 3. The views are otherwise characterised by Hambledon Cottage sitting within a landscaped setting.

Visual Survey View 4 is a view from within Hambledon Cottage looking out through a window looking south towards the project site. In this view dense vegetation surrounding the yard almost fully screens views to the existing industrial buildings on site. Some of these trees are deciduous, the effect of the screening will therefore vary through the seasons. The quality of this view is heavily defined by the surrounding vegetation with little focus to the sky or elements beyond the yard. The proposed development is therefore expected to have a negligible impact from views within Hambledon Cottage.

Visual Survey Views 6 is oriented towards the eastern, front elevation of Hambledon Cottage where the original entrance is located. These views are characterised by Hambledon Cottage in the foreground, the middle ground is heavily screened by existing vegetation. The background is characterised by blue sky and the Parramatta CBD on the skyline. The industrial buildings are not visible in the background.

**Visual Survey View 2, 5 and 6 have been selected as a key views for further assessment against the proposed envelope as Comparative View 8, 9 and 10 respectively, to assess the visual impact of the proposed development on the background to Hambledon Cottage and the view through to the OLOLC roof.**



**Figure 9 - Visual Survey View Points - Hambledon Cottage External and Internal Views**



**Visual Survey View 1 - Hambledon Cottage North / Side Elevation**



**Visual Survey View 2 - Hambledon Cottage North / Side Elevation**



**Visual Survey View 3 - Hambledon Cottage North / Side Elevation**



**Visual Survey View 4 - Hambledon Cottage window**



**Visual Survey View 5 - Hambledon Cottage North East Corner**



**Visual Survey View 6 - Hambledon Cottage East / Original Entry**

## 2 Response to Submissions

### 2.2 Hambledon Cottage and Reserve

#### 2.2.4 Visual Survey - Views within Hambledon Cottage Rear Gardens

The views presented on this page focus on views from within Hambledon Cottage yard.

Visual Survey Views 7, 8, 9, 10, 11 and 12 are all located within Hambledon Cottage yard facing south to south-west towards the project site.

In Visual Survey Views 7 and 8 the existing industrial buildings on site are highly visible beyond the Hambledon Cottage buildings and vegetation.

In Visual Survey Views 9, 10, 11 and 12 the dense vegetation surrounding the yard almost fully screens views to the existing industrial buildings on site. Some of these trees are deciduous, the effect of the screening will therefore vary through the seasons. The quality of these views is heavily defined by the surrounding vegetation with little focus to the sky or elements beyond the yard. The proposed development is therefore expected to have a negligible impact from views within the Hambledon Cottage and the yard.

Due to the extensive screening provided by existing vegetation, views impacts from the proposed envelope are expected to be negligible.

**Visual Survey View 8 has been selected as a key view for further assessment against the proposed envelope as Comparative View 11, to assess the visual impact of the proposed development on views from within Hambledon Cottage yard.**

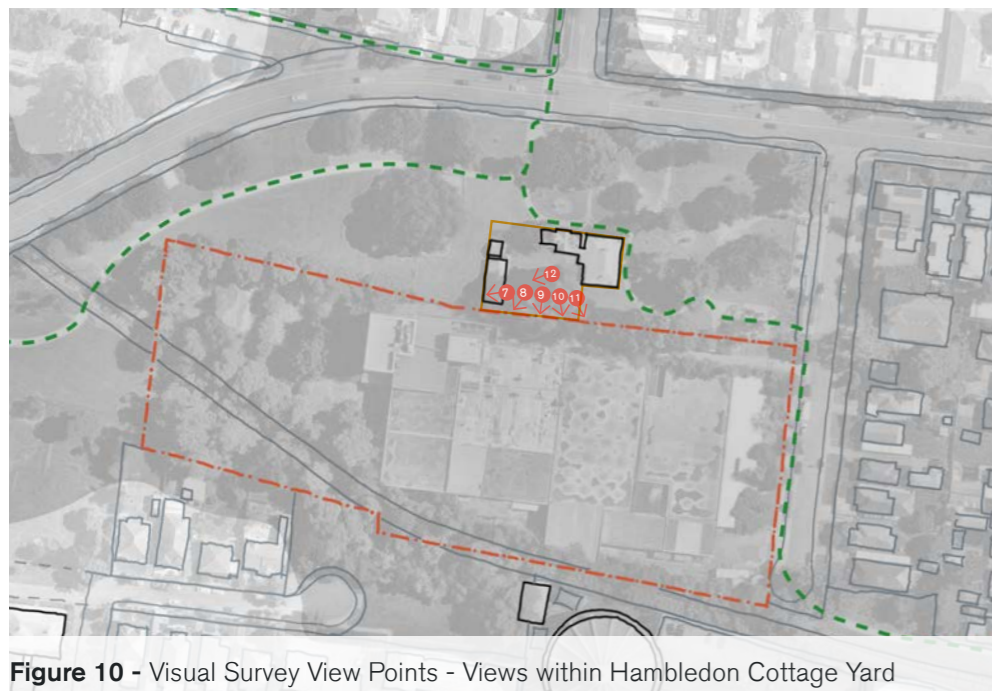


Figure 10 - Visual Survey View Points - Views within Hambledon Cottage Yard



Visual Survey View 7 - Hambledon Cottage



Visual Survey View 8 - Hambledon Cottage



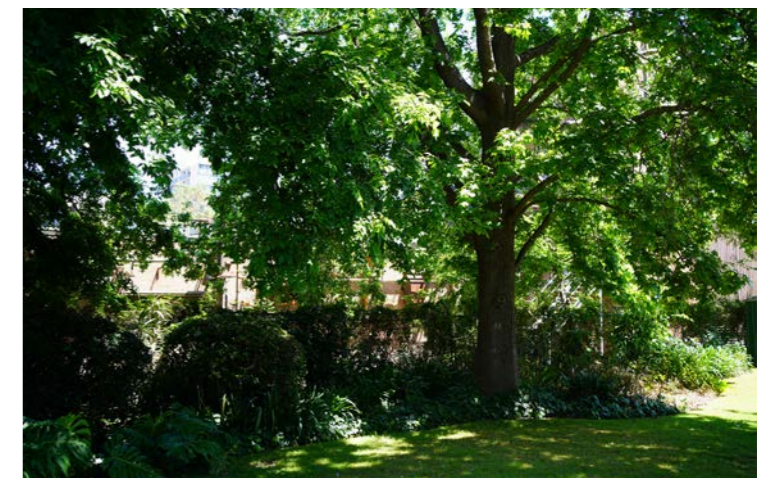
Visual Survey View 9 - Hambledon Cottage



Visual Survey View 10 - Hambledon Cottage window



Visual Survey View 11 - Hambledon Cottage window



Visual Survey View 12 - Hambledon Cottage yard

**2 Response to Submissions**

**2.2 Hambledon Cottage and Reserve**

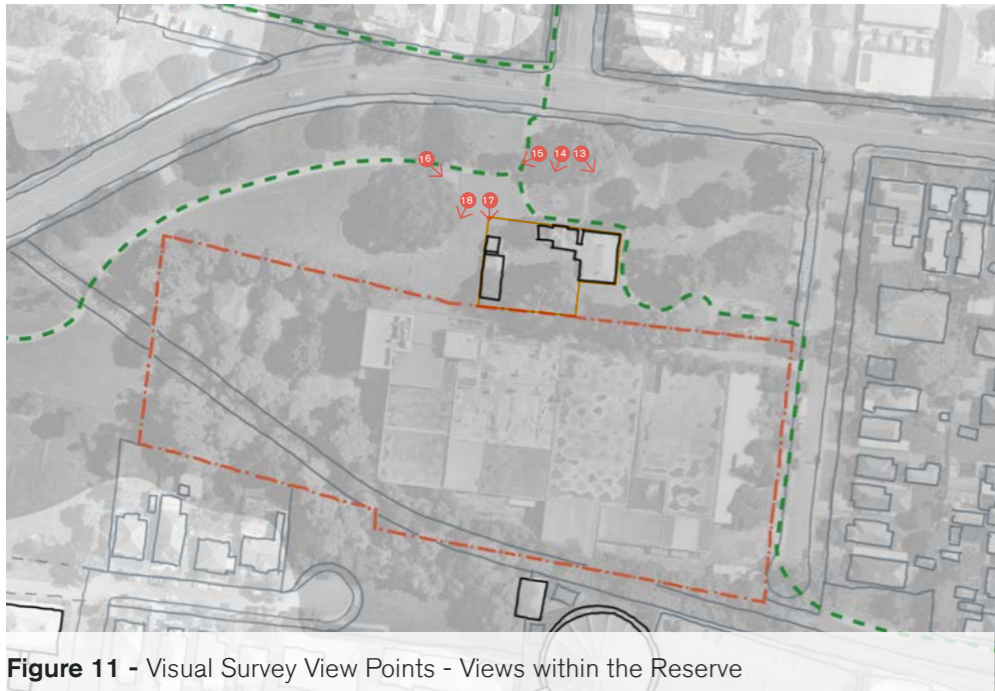
**2.2.5 Visual Survey - Views within the Reserve**

The views presented on this page focus on views of the northern, side elevation of Hambledon Cottage when viewed from within the Reserve.

Visual Survey Views 13, 14 and 15 face the northern, side elevation of Hambledon Cottage, oriented south towards the project site. Hambledon Cottage sits within its surrounding landscape and is visible against a background of trees and blue sky beyond. Trees in the foreground partially obstruct the view of Hambledon House and Coach House. The existing industrial buildings are highly visible in this location but are not located directly behind Hambledon Cottage. The roof of Our Lady of Lebanon Church (OLOLC) is not visible from these view locations.

Visual Survey Views 16, 17, 18 face the Coach House front-on, facing south towards the project site. The characteristics of these views are very similar to Visual Survey Views 13, 14 and 15 however no trees screen the views towards Hambledon House and Coach House, and the existing industrial buildings on site are highly visible and heavily distract from the view of the Coach House.

**Visual Survey Views 16 and 17 have been selected as a key views for further assessment against the proposed envelope as Comparative Views 6 and 7 respectively, to assess the visual impact of the proposed development on the background to Hambledon Cottage and the view through to the OLOLC roof.**



**Figure 11 - Visual Survey View Points - Views within the Reserve**



**Visual Survey View 13 - Hambledon Cottage North / Side Elevation**



**Visual Survey View 16 - Hambledon cottage looking south east**



**Visual Survey View 14 - Hambledon Cottage and existing site**



**Visual Survey View 17 - Hambledon Cottage looking south**



**Visual Survey View 15 - Existing site looking south west**



**Visual Survey View 18 - Existing site**

## 2 Response to Submissions

### 2.2 Hambledon Cottage and Reserve

#### 2.2.6 Visual Survey - Views to Site from the Reserve

The views presented on this page focus on views of towards the project site from the east and west side of the Hambledon Cottage Reserve.

Visual Survey Views 19, 20, 21 and 22 face towards the north-west corner of the project site. The views are primarily characterised by views to the Reserve lawn and perimeter vegetation in the foreground. The existing industrial buildings on site are heavily screened through the vegetation in Visual Survey Views 21 and 22. The large industrial building is highly visible above the vegetation canopy in Visual Survey View 20. The buildings are not visible at all and fully concealed by vegetation in Visual Survey View 19.

Visual Survey Views 23 and 24 are a view from within Hambledon Cottage yard looking south towards the project site. In these views dense vegetation surrounding the yard almost fully screens views to the existing industrial buildings on site. Some of these trees are deciduous, the effect of the screening will therefore vary through the seasons. The quality of these views is heavily defined by the surrounding vegetation with little focus to the sky or elements beyond the yard. The proposed development is therefore expected to have a negligible impact from views within Hambledon Cottage yard.

**Visual Survey View 8 from page 15 has been selected as a key view for further assessment against the proposed envelope as Comparative View 11, to assess the visual impact of the proposed development on views from within Hambledon Cottage yard.**

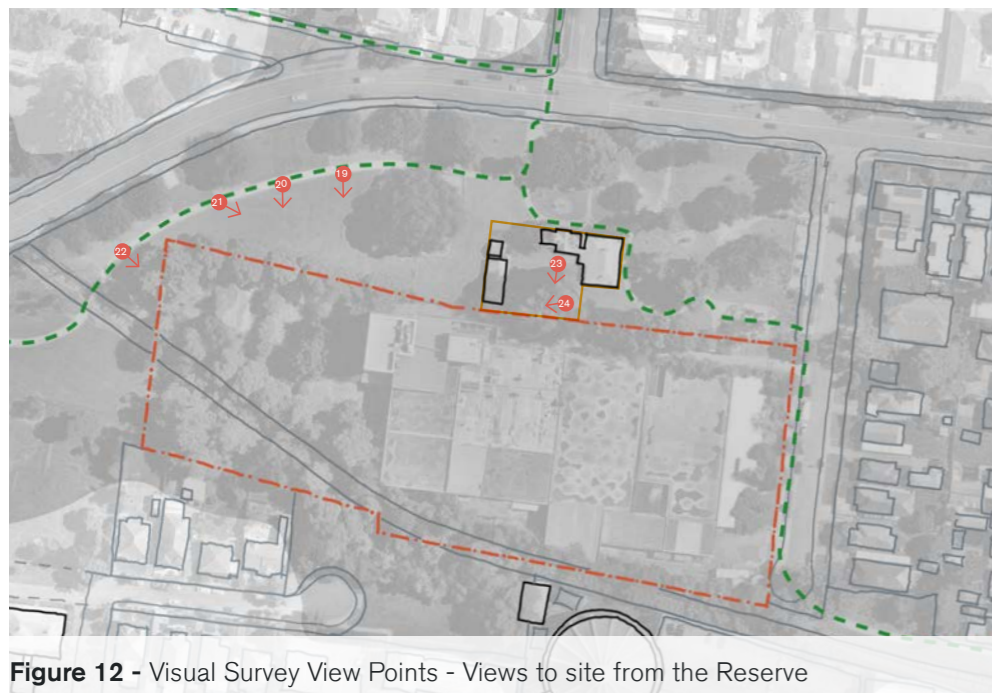


Figure 12 - Visual Survey View Points - Views to site from the Reserve



Visual Survey View 19 - Site looking south



Visual Survey View 20 - Site looking south



Visual Survey View 21 - North-western site boundary



Visual Survey View 22 - Western site boundary



Visual Survey View 23 - Hambledon Cottage window



Visual Survey View 24 - Hambledon Cottage yard

## 2 Response to Submissions

### 2.2 Hambledon Cottage and Reserve

#### 2.2.7 Visual Survey - Views from Hassall Street

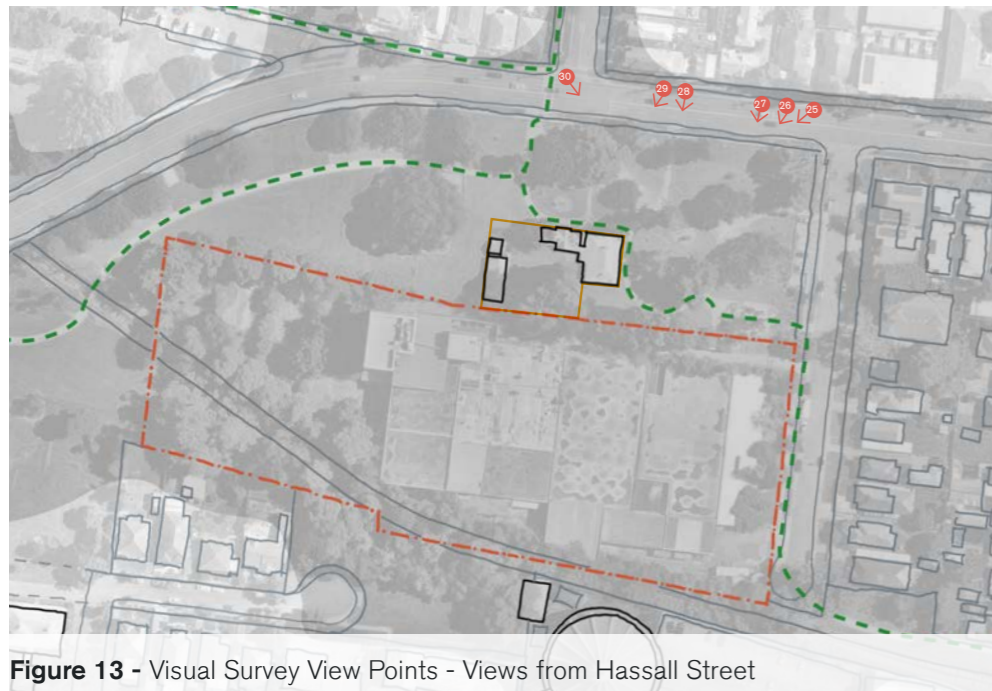
The views presented on this page focus on views of Hambledon Cottage and the project site from across Hassall Street.

Visual Survey Views 25, 26, 27, 28, 29 and 30 face south towards Hambledon Cottage, the Reserve and the project site from Hassall Street. These views are all characterised by the Hassall Street road, vehicles and footpaths in the foreground. The middle ground primarily consists of Hambledon Cottage Reserve vegetation.

Hambledon Cottage itself is partially visible within its landscape surrounded by vegetation and trees in Visual Survey Views 25, 26, 27, 28 and 29. The existing industrial buildings on site are visible, but generally as a background element and do not have a strong presence in the views with the exception of Visual Survey View 29 where the industrial buildings are visible in a gap between foreground vegetation. The existing industrial buildings form part of the skyline in Visual Survey Views 25, 28 and 29.

These views will primarily be experienced from within vehicles driving along Hassall Street and pedestrians facing along the footpaths, and are generally less significant than other views from within the Hambledon Cottage Reserve.

**Visual Survey View 25 has been selected as a key view for further assessment against the proposed envelope as Comparative View 24, to assess the visual impact of the proposed development from Hassall Street compared to the existing industrial buildings.**



Visual Survey View 25 - Hassall street, East



Visual Survey View 28 - Hassall street, East



Visual Survey View 26 - Hassall street, East



Visual Survey View 29 - Hassall street / Purchase street



Visual Survey View 27 - Hassall street East



Visual Survey View 30 - Hassall street / Purchase street

**2 Response to Submissions**

**2.2 Hambledon Cottage and Reserve**

**2.2.7 Visual Survey - Views from Hassall Street**

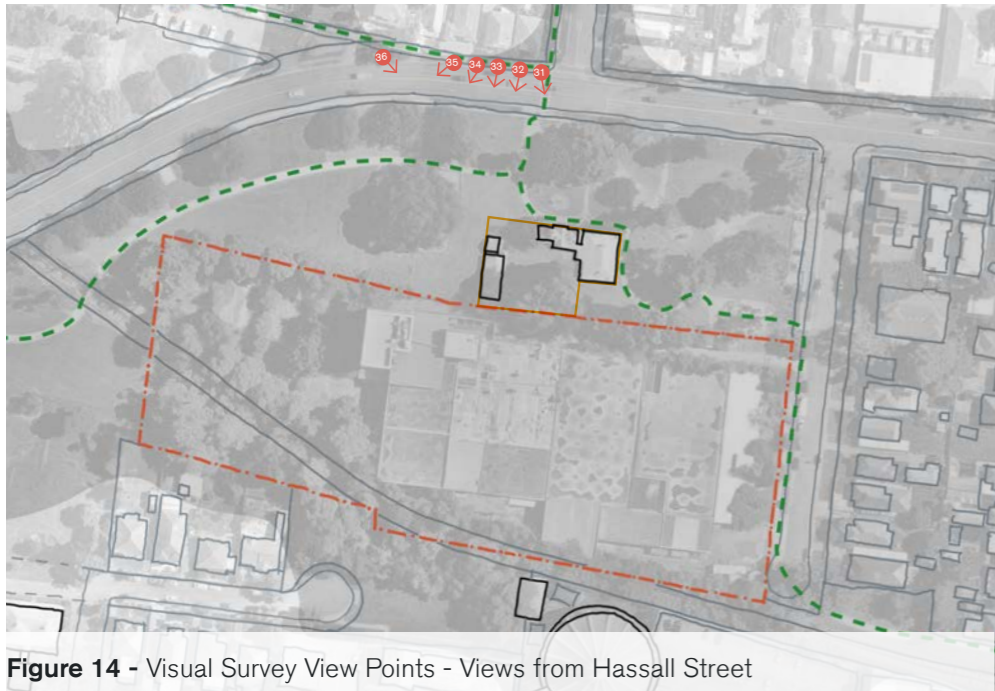
The views presented on this page focus on views of Hambledon Cottage and the project site from across Hassall Street.

Visual Survey Views 31, 32, 33, 34, 35 and 36 face south towards Hambledon Cottage, the Reserve and the project site from Hassall Street. These views are all located along the Heritage Walk and are characterised by the Hassall Street road, vehicles and footpaths in the foreground. The middle ground primarily consists of Hambledon Cottage Reserve vegetation.

Hambledon Cottage itself is less visible due to more heavy screening from vegetation than views further east along Hassall Street. The existing industrial buildings on site are also screened from views more heavily than they are from further east along Hassall Street. The existing industrial buildings form part of the skyline in Visual Survey Views 32 and 33.

These views will also primarily be experienced from within vehicles driving along Hassall Street and pedestrians facing along the footpaths. However there is a pedestrian crossing in this location, with heavily vegetation screened views towards Hambledon Cottage and the existing industrial building when crossing towards the Reserve. These views are generally less significant than other views from within the Hambledon Cottage Reserve.

**Visual Survey View 32 has been selected as a key view for further assessment against the proposed envelope as Comparative View 19, to assess the visual impact of the proposed development from Hassall Street compared to the existing industrial buildings.**



**Figure 14 - Visual Survey View Points - Views from Hassall Street**



**Visual Survey View 31 - Hassall street / Purchase street**



**Visual Survey View 34 - Hassall street, West**



**Visual Survey View 32 - Hassall street / Purchase street**



**Visual Survey View 35 - Hassall street, West**



**Visual Survey View 33 - Hassall street / Purchase street**



**Visual Survey View 36 - Hassall street, West**

## 2 Response to Submissions

### 2.2 Hambledon Cottage and Reserve

#### 2.2.8 View Impacts of Proposed Envelope

A visual assessment of the impacts of the proposed envelope on key views selected in the Visual Survey of Hambledon Cottage and Reserve has been prepared in Section 3. This visual assessment has been prepared in response to stakeholder submission comments under category 2 - "Insufficient View Impact Assessment (VIA) of the proposed envelope."

This visual assessment includes photomontages of the proposed envelope are placed side by side with the same photo of the existing conditions on site for ease of comparison.

The following comparative views in Section 3 are relevant to Hambledon Cottage and Reserve:

3.3 Comparative View 2 - DCP Historic View Corridor 8

3.7 Comparative View 6 - Hambledon Cottage

3.8 Comparative View 7 - Hambledon Cottage

3.9 Comparative View 8 - Hambledon Cottage

3.10 Comparative View 9 - Hambledon Cottage

3.11 Comparative View 10 - Hambledon Cottage

3.12 Comparative View 11 - Hambledon Cottage

3.20 Comparative View 19 - Heritage Walk Hassall St view to Hambledon Cottage

3.21 Comparative View 20 - Heritage Walk Hassall St view to Site

3.25 Comparative View 24 - Corner Hassall and Gregory Place Looking to Hambledon Cottage

3.26 Comparative View 25 - Gregory Place Looking to Site

These comparative view photomontages demonstrate that the proposed envelope sits within its context and landscape in a well considered manner. Generous open space and planting to the project site will also improve the visual quality of the development compared to the existing industrial buildings to better relate to the parklands and natural landscape.

The articulation of the updated planning envelope through the use of increased setbacks, varied building heights and reduced footprint as well as dense vegetation has been designed to mitigate impacts to key views. The Design Report provides a summary of the design principles which have guided the development of the proposed envelope.

- The proposed envelope has a negligible visual impact when viewing Hambledon Cottage from the East, front elevation from within the reserve. The blue sky background view is impacted by the current and developing skyline of the Parramatta CBD.
- The impact to the blue sky background of the North, side elevation of Hambledon Cottage when viewed from the Reserve will be improved by the building envelope which is lower in scale and further set back from the Hambledon Cottage site boundary. Existing and proposed vegetation will improve the visual quality of the backdrop to views of Hambledon Cottage and screen the proposed envelope.
- The views of the hoop pine and bunya pine at Hambledon Cottage are generally unaffected by the proposed envelope, and the view of these trees against a blue sky background remains unchanged from most view points in around the vicinity of Hambledon Cottage.
- The views from Hambledon Cottage Reserve and Hassall Street are generally unaffected and in some instances improved by the proposed envelope and proposed vegetation when compared with the impacts from the existing industrial buildings.

View impacts from within Hambledon Cottage and its rear garden will be reduced when comparing the current condition with existing industrial buildings against the proposed envelope.

- Photography from site demonstrates that the existing vegetation generally occupies a large portion of the foreground in views directly south out of the southern garden and from the rear windows of Hambledon Cottage during summer months, although as some of the trees are deciduous the extent of this vegetation screening will vary during the year.
- The existing industrial buildings are visible when looking out from the rear garden towards the south west, the articulation of the proposed envelope in this area and additional vegetation will improve the visual impact of the proposed envelope compared with the current conditions.

In summary the proposed envelope has an improved visual impact from views in and around Hambledon Cottage, Hambledon Cottage Reserve and the surrounding areas when compared with the existing industrial buildings.

## 2 Response to Submissions

### 2.3 Experiment Farm Cottage and Reserve

#### 2.3.1 Comments Summary

Stakeholder submission comments in response to the exhibited EIS scheme that relate to Experiment Farm Cottage and Reserve have been collated in Section 2.9 - Detailed Comments. These comments have been summarised and categorised into the groups below. Responses to these comments are provided within Section 2.3 of this report.

1. Insufficient visual survey of the existing conditions of Experiment Farm Cottage and its surrounds.

- The submitted visual impact statement does not provide key viewpoints from within the grounds of Experiment Farm
- The visual impact analysis did not assess key vistas essential for heritage views, including the setting of Experiment Farm

A visual survey has been prepared in response to these comments under Section 2.3.2 - 2.3.5 of this report.

2. Insufficient View Impact Assessment (VIA) of the proposed envelope.

- Provide a 'Before and After' visual analysis from the Balcony of Experiment Farm Cottage and the grounds of Experiment Farm Reserve, as the submitted visual impact assessment looks toward Parramatta CBD instead of the heritage view corridor toward Hambledon Cottage
- Provide visual analysis illustrating the proposed building envelopes from surrounding public spaces and key vantage points, particularly views to and from Experiment Farm
- The proposal lacks a solid guiding principle for the proposed built form and heights. The visual impact assessment is insufficient, and the proposal appears to be guided by a predetermined GFA target rather than a sympathetic built form
- The absence of analysis of the proposed built form's impact on historic view corridors can lead to the loss of important visual markers between the three SHR sites

Comparative views of the proposed envelope against the existing conditions have been provided in Section 3. A response to the above comments is provided in Section 2.3.6.

**2 Response to Submissions**  
**2.3 Experiment Farm Cottage and Reserve**  
 2.3.2 Visual Survey Summary



**Figure 15 - Visual Survey View Points - Experiment Farm Cottage and Reserve**

A detailed visual survey has been prepared in response to stakeholder submission comments under category 1 - "Insufficient visual survey of the existing conditions of Experiment Farm Cottage and its surrounds."

This visual survey consists of photography taken from site and an assessment of the existing visual characteristics of the site and its surrounds.

A total of 15 view points were selected for this visual survey of Experiment Farm Cottage and Reserve, the locations and orientation of which are presented on Figure 15 adjacent. These views and their assessment have been categorised and presented in the following pages:

2.3.4 Visual Survey - View from Experiment Farm and Ruse Street

2.3.5 Visual Survey - View from Experiment Farm Reserve and Clay Cliff Creek Stormwater Channel

Key views have been selected in response to this visual survey to assess the visual impacts of the proposed envelope through the preparation of photomontages in Section 3 - Comparative Views.

- Experiment Farm fenceline
- - - Heritage Walk
- Zone of Visibility

## 2 Response to Submissions

### 2.3 Experiment Farm Cottage and Reserve

#### 2.3.3 View Sensitivity between Experiment Farm and Hambledon Cottage



Figure 16 - Relationship between Experiment Farm and Hambledon Cottage

Parramatta DCP 2011 defines a historic view corridor (Historic View Corridor 7 in Appendix 2) from Experiment Farm northeast to trees of Hambledon Cottage, noting it as being of significance as it "demonstrates interrelationship between two key colonial cottages".

Based on analysis done by GBA Heritage, this visual relationship between Experiment Farm Cottage and Hambledon Cottage was not deemed to be of significance until identified in a 1993 survey.

Refer to the **Updated Statement of Heritage Impact by GBA Heritage** for a detailed analysis of the heritage significance of the relationship between these two cottages, summarised below.

- The current Experiment Farm Cottage, built by Harris in 1835, is oriented towards the north with view towards the original Experiment Farm extents descending down towards Parramatta River.
- Hambledon Cottage was initially constructed in 1822 to orient towards Elizabeth Farm, making the original front of the Cottage the east facade. The view corridor from Experiment Farm Cottage is therefore towards the rear of Hambledon Cottage.
- The established heritage significance of Hambledon Cottage explicitly relies on its close associations with John Macarthur and his Elizabeth Farm buildings.
- As such, the visual relationship, along with the social and historical relationships, between Experiment Farm Cottage and Hambledon Cottage is not considered to be of significance from a heritage perspective. There are no grounds to assess the visual impact of the proposed envelope on the views from the current Experiment Farm Cottage and Reserve towards Hambledon Cottage.

This document assesses the visual impact of the proposed envelope on views from Experiment Farm Cottage and Reserve towards the project site from the perspective of the current sensitivity and character of the view only.

**2 Response to Submissions**

**2.3 Experiment Farm Cottage and Reserve**

**2.3.4 Visual Survey - View from Experiment Farm and Ruse Street**

The views presented on this page focus on views of the residential buildings adjacent to Experiment Farm Cottage on Ruse Street and Alice Street, as well as views out from the Experiment Farm Cottage Balcony and Experiment Farm Reserve.

Visual Survey Views 37, 38, 39 and 40 focus on Ruse Street, the foreground consisting of pedestrian footpaths and roadway, with residential houses and vegetation in the background. The existing industrial building on the site are not visible from any of these views, nor is Hambledon Cottage or the Hambledon Cottage Hoop Pine.

Visual Survey View 41 is located on the Experiment Farm Cottage Balcony looking towards Ruse Street. The foreground includes landscaping and pedestrian footpaths with vegetation and residential houses in the background. The existing industrial building on site are not visible from any of these views, nor is Hambledon Cottage or the Hambledon Cottage Hoop Pine.

Visual Survey View 42 is located on the Experiment Farm Reserve looking towards the project site and Hambledon Cottage. The existing industrial buildings are faintly visible through the vegetation, however the dominant character of the view is the landscape in the foreground, vegetation in the background and views to sky above.

These views are not anticipated to be materially affected by the proposed envelope and have therefore not been identified for further assessment in Section 3.



**Figure 17 - Visual Survey View Points - Views from Experiment Farm and Ruse Street**



**Visual Survey View 37 - Alice street, West**



**Visual Survey View 40 - Ruse street**



**Visual Survey View 38 - Ruse street**



**Visual Survey View 41 - Experiment Farm Cottage Balcony**



**Visual Survey View 39 - Ruse street**



**Visual Survey View 42 - Experiment Farm Reserve**

**2 Response to Submissions**

**2.3 Experiment Farm Cottage and Reserve**

**2.3.5 Visual Survey - View from Experiment Farm Reserve and Clay Cliff Creek Stormwater Channel**

The views presented on this page focus on views from Experiment Farm Reserve and the Clay Cliff Creek stormwater channel looking towards the project site and Hambleton Cottage.

Visual Survey Views 43, 44 and 45 are all located within the Experiment Farm Reserve looking towards the project site. These views are characterised by landscaping in the foreground, including the pedestrian pathway and vegetation in the background. The existing industrial buildings on site are partially visible above the trees in the background in some views. Hambleton Cottage itself is not visible from these view points, but there is a clear view towards the Hambleton Cottage Hoop Pine against the skyline which acts as a wayfinding marker and forms a connection between both sites.

Visual Survey Views 46, 47 and 48 are located on the approach to and walk along the Clay Cliff Creek stormwater channel. These views are characterised by views to the concrete stormwater channel and heavy vegetation in the foreground, obscuring views to the sky in some instances. The existing industrial buildings are visible from Visual Survey View 48. Hambleton Cottage, including the Hoop Pine, are not visible from these locations.

**Visual Survey Views 43, 44 and 48 have been selected as a key views for further assessment against the proposed envelope as Comparative Views 4, 15 and 5 respectively, to assess the visual impact of the proposed development from Experiment Farm Reserve compared to the existing industrial buildings.**



**Figure 18 - Visual Survey View Points - Views from Experiment Farm Reserve and Clay Cliff Creek Stormwater Channel**



**Visual Survey View 43 - Experiment Farm Reserve**



**Visual Survey View 44 - Experiment Farm Reserve**



**Visual Survey View 45 - Experiment Farm Reserve**



**Visual Survey View 46 - Subject site**



**Visual Survey View 47 - Clay Cliff Creek Stormwater Channel**



**Visual Survey View 48 - Clay Cliff Creek Stormwater Channel**

## 2 Response to Submissions

### 2.3 Experiment Farm Cottage and Reserve

#### 2.3.6 Visual Survey - View from Experiment Farm Cottage

The views presented on this page focus on views from Experiment Farm Cottage towards the river and Parramatta CBD.

Visual Survey Views 49, 50 and 51 are all located outside Experiment Farm Cottage looking west towards the Parramatta CBD. They are characterised by landscape and pedestrian pathways in the foreground and vegetation in the background. The backdrop and skyline is heavily characterised by high rise buildings in the CBD which overlook the location, and additional towers under construction and approved along Harris Street.

As none of these views look towards the project site and will not be impacted by the proposed envelope, they have not been selected for further assessment in Section 3.



Visual Survey View 49 - Experiment Farm Cottage



Visual Survey View 50 - Experiment Farm Reserve



Visual Survey View 51 - Experiment Farm Cottage

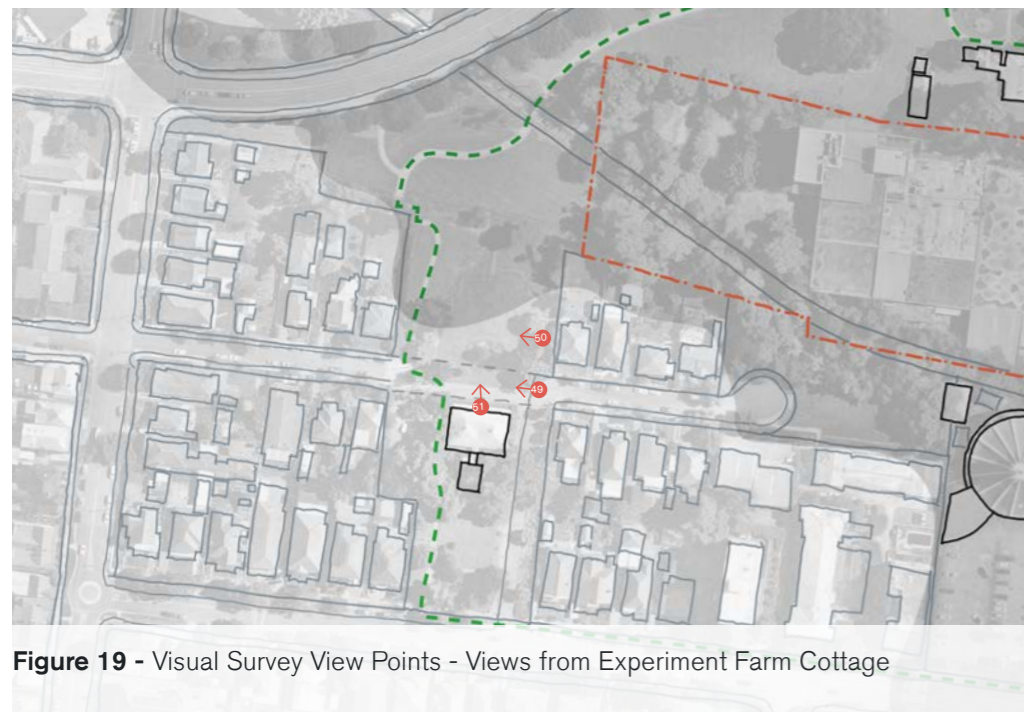


Figure 19 - Visual Survey View Points - Views from Experiment Farm Cottage

## 2 Response to Submissions

### 2.3 Experiment Farm Cottage and Reserve

#### 2.3.7 View Impacts of Proposed Envelope

A visual assessment of the impacts of the proposed envelope on key views selected in the Visual Survey of Experiment Farm Cottage and Experiment Farm Reserve has been prepared in Section 3. This visual assessment has been prepared in response to stakeholder submission comments under category 2 - "Insufficient View Impact Assessment (VIA) of the proposed envelope."

This visual assessment includes photomontages of the proposed envelope are placed side by side with the same photo of the existing conditions on site for ease of comparison.

The following comparative views in Section 3 are relevant to Experiment Farm Cottage and Experiment Farm Reserve:

3.2 Comparative View 1 - DCP Historic View Corridor 7

3.5 Comparative View 4 - Experiment Farm Reserve Looking South East

3.6 Comparative View 5 - Experiment Farm Reserve Looking East

3.16 Comparative View 15 - Heritage Walk Experiment Farm Reserve view to Site

3.28 Comparative View 27 - Ruse St Dwelling to Site

The comparative photomontages of views from Experiment Farm Cottage and Experiment Farm Reserve towards the project site demonstrate that the visual impact from the proposed development is improved compared to current views of the existing industrial buildings on site due to the proposed articulation of building envelope and addition of vegetation to screen the project site.

The articulation of the updated planning envelope through the use of increased setbacks, varied building heights and reduced footprint as well as dense vegetation has been designed to mitigate impacts to key views. Refer to the Design Report for a detailed summary of the design principles which have guided the development of the proposed envelope.

- The proposed envelope is not visible from Experiment Farm, but is visible from some locations within Experiment Farm Reserve.
- The Hambledon Cottage Hoop Pine remains visible from locations within Experiment Farm Reserve where it is currently visible and maintains its blue sky background.
- The articulation of the proposed envelope and addition of vegetation provides for a respectful interface between the proposed development and views from Experiment Farm Reserve.

In summary the proposed envelope has an improved visual impact from Experiment Farm Cottage, Experiment Farm Reserve and surrounding areas when compared with the existing industrial buildings.

## 2 Response to Submissions

### 2.4 Elizabeth Farm Cottage and Reserve

#### 2.4.1 Comments Summary

Stakeholder submission comments in response to the exhibited EIS that relate to Elizabeth Farm cottage and Elizabeth Farm Reserve have been collated in Section 2.9 - Detailed Comments. These comments have been summarised and categorised into the groups below. Responses to these comments are provided within Section 2.4 of this report.

1. Insufficient visual survey of the existing conditions of Elizabeth Farm and its surrounds.

- Lack key viewpoints from within the grounds of Elizabeth Farm
- The visual impact analysis did not assess key vistas essential for heritage views, including the setting of Elizabeth Farm

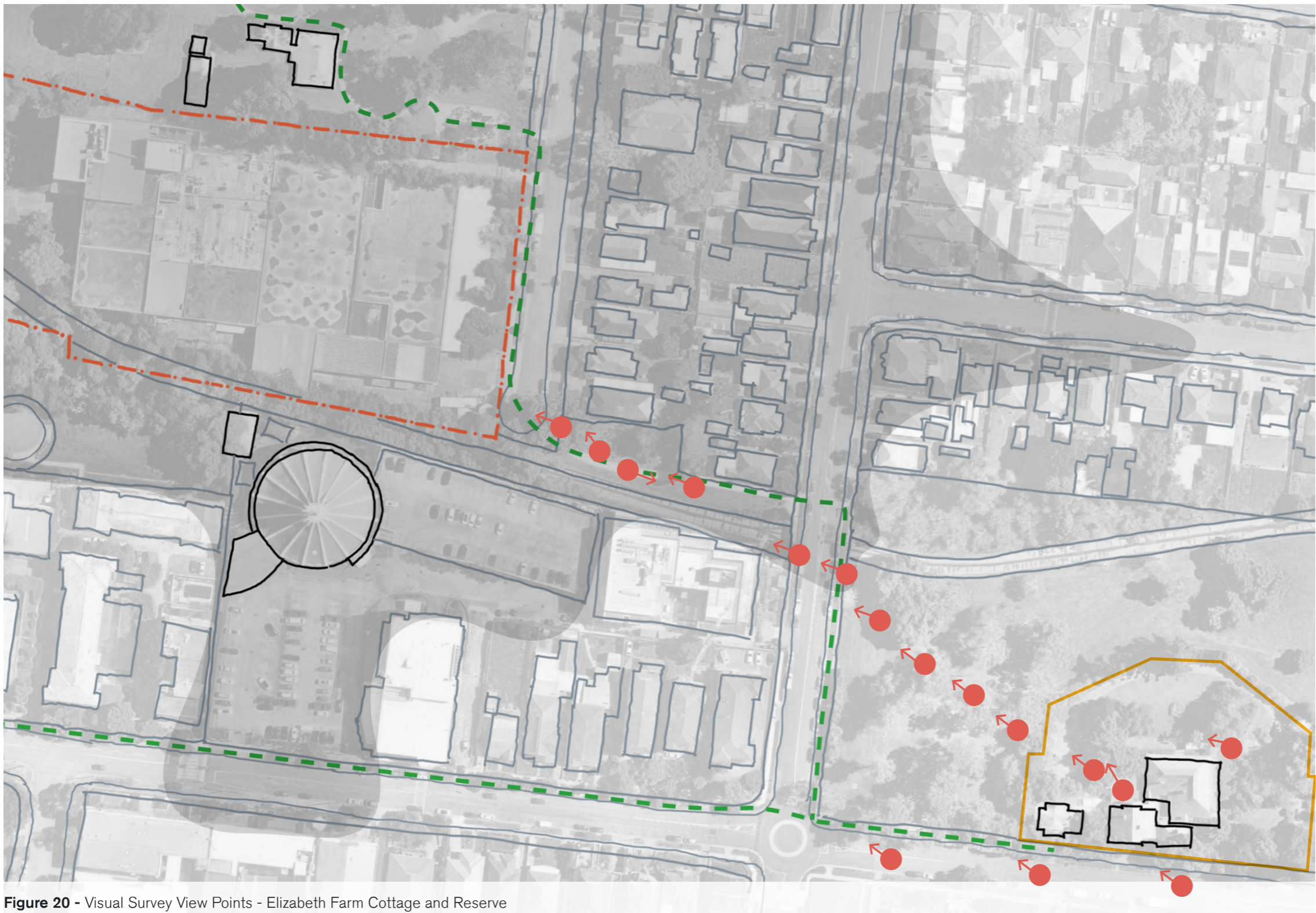
A visual survey has been prepared in response to these comments under Section 2.4.2 - 2.4.5 of this report.

2. Insufficient View Impact Assessment (VIA) of the proposed envelope.

- Provide visual analysis illustrating the proposed building envelopes from surrounding public spaces and key vantage points, particularly views to and from Elizabeth Farm cottage
- The absence of analysis of the proposed built form's impact on historic view corridors can lead to the loss of important visual markers between the three SHR sites

Comparative views of the proposed envelope against the existing conditions have been provided in Section 3. A response to the above comments is provided in Section 2.4.6.

**2 Response to Submissions**  
**2.4 Elizabeth Farm Cottage and Reserve**  
 2.4.2 Visual Survey Summary



**Figure 20** - Visual Survey View Points - Elizabeth Farm Cottage and Reserve

A detailed visual survey has been prepared in response to stakeholder submission comments under category 1 - "Insufficient visual survey of the existing conditions of Elizabeth Farm and its surrounds."

This visual survey consists of photography taken from site and an assessment of the existing visual characteristics of the site and its surrounds.

A total of 16 view points were selected for this visual survey of Elizabeth Farm Cottage and Elizabeth Farm Reserve, the locations and orientation of which are presented on Figure 20 adjacent. These views and their assessment have been categorised and presented in the following pages:

2.4.3 Visual Survey - Views from Swann Reserve and Alfred Street

2.4.4 Visual Survey - Views from Elizabeth Farm Reserve

2.4.5 Visual Survey - Views from Alice Street

Key views have been selected in response to this visual survey to assess the visual impacts of the proposed envelope through the preparation of photomontages in Section 3 - Comparative Views.

- Elizabeth Farm Cottage fenceline
- - - Heritage Walk
- Zone of Visibility

## 2 Response to Submissions

### 2.4 Elizabeth Farm Cottage and Reserve

#### 2.4.3 Visual Survey - Views from Swann Reserve and Alfred Street

The views presented on this page are from locations along the walk from Hambledon Cottage to Elizabeth Farm from Swann Reserve and Alfred Street.

Visual Survey Views 52, 53 and 55 are located in Swann Reserve looking west towards the project site and Hambledon Cottage. The views are characterised by landscape, pedestrian footpaths, roads and residential housing in the foreground. The existing industrial buildings on site are visible in the background, against a backdrop of the Parramatta CBD skyline beyond. The industrial buildings are generally not screened by vegetation from these views. Hambledon Cottage is not itself visible from these views. The Hambledon Cottage Hoop Pine is visible against a blue sky background, but may be lost in the CBD skyline as future high rise developments are completed.

Visual Survey View 54 is located in Swann Reserve looking east towards Elizabeth Farm. The foreground is characterised by the Swann Reserve landscape and footpath, aged care buildings forms a large part of the view, with partial views of vegetation in Elizabeth Farm Reserve in the background against the skyline.

Visual Survey Views 56 and 57 are located on Alfred Street adjacent the Clay Cliff Creek stormwater drain road crossing looking back towards the project site. These views are primarily focused on the Alfred Street road, vehicular traffic and aged care buildings. The existing industrial buildings on site are partially visible from these locations but mostly screened by vegetation. Hambledon Cottage and the Hoop Pine are not visible from these locations.

**Visual Survey View 57 has been selected as a key view for further assessment against the proposed envelope as Comparative View 16, to assess the visual impact of the proposed development from Alfred Street compared to the existing industrial buildings.**

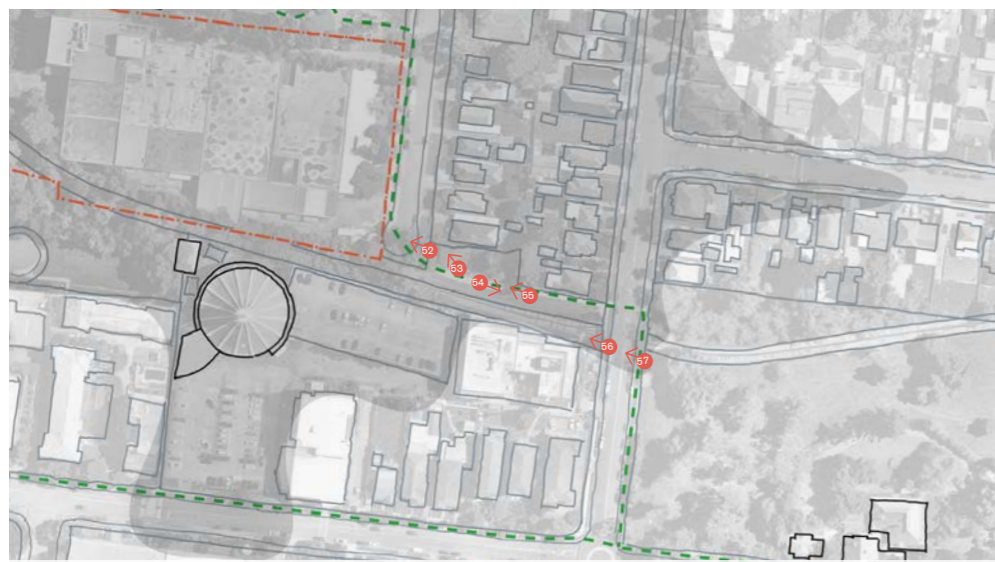


Figure 21 - Visual Survey View Points - Views from Swann Reserve and Alfred Street



Visual Survey View 52 - Swann reserve looking toward site



Visual Survey View 55 - Swann reserve looking toward site



Visual Survey View 53 - Swann reserve looking toward site



Visual Survey View 56 - Alfred street



Visual Survey View 54 - Swann reserve looking toward Elizabeth Farm



Visual Survey View 57 - Alfred street

## 2 Response to Submissions

### 2.4 Elizabeth Farm Cottage and Reserve

#### 2.4.4 Visual Survey - Views from Elizabeth Farm Reserve

The views presented on this page are from Elizabeth Farm Reserve looking west towards the project site and Hambledon Cottage.

Visual Survey Views 58 and 59 are located on the clear part of the reserve overlooking Alfred Street. The views are characterised by lawn in the foreground, the Alfred Street road and vehicular traffic in the mid ground. Aged care buildings form a large part of the background, the Parramatta CBD also defining part of the skyline beyond. The Hambledon Cottage Hoop Pine is visible against a cluttered skyline in Visual Survey View 58 and may be further lost against the CBD skyline as future high rise developments are completed.

Visual Survey Views 60, 61, 62 and 63 are located within Elizabeth Farm Reserve and the grounds adjacent the cottage. These views are all looking west towards the project site, and are characterised by landscape and vegetation in the foreground. The sky is generally visible through the canopy, with views to Parramatta CBD high rise buildings defining the skyline. The Hambledon Cottage Hoop Pine is partially visible from Visual Survey View 60 but is hard to distinguish against other vegetation in the foreground and against the CBD skyline in the background.

**Visual Survey View 61 has been selected as a key view for further assessment against the proposed envelope as Comparative View 3, to assess the visual impact of the proposed development to the DCP Historic View Corridor 9 looking from Elizabeth Farm Reserve towards Hambledon Cottage compared to the existing industrial buildings.**

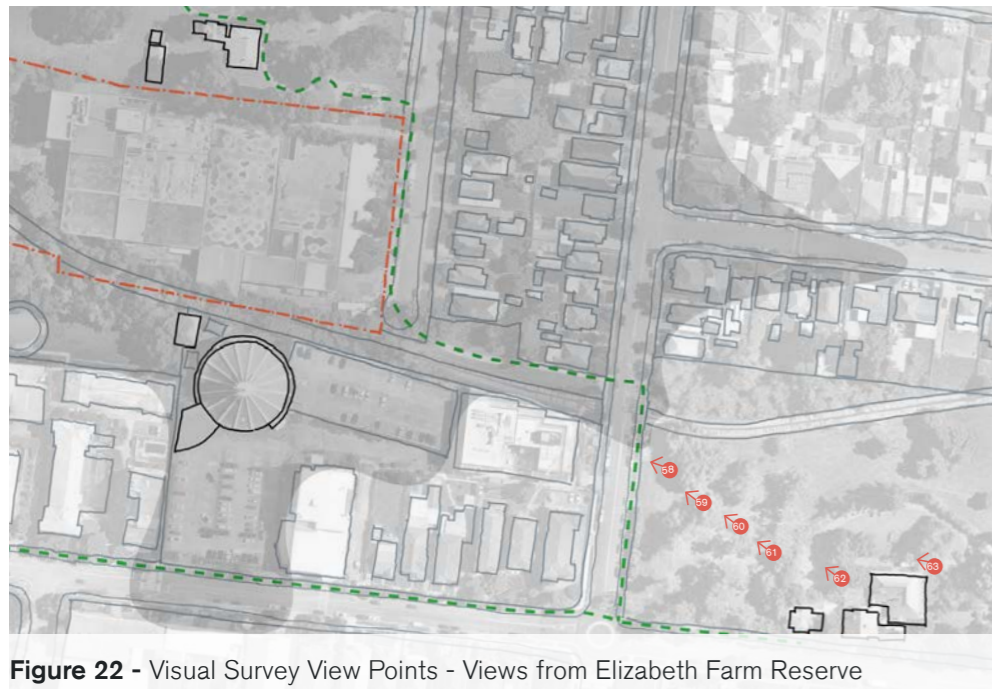


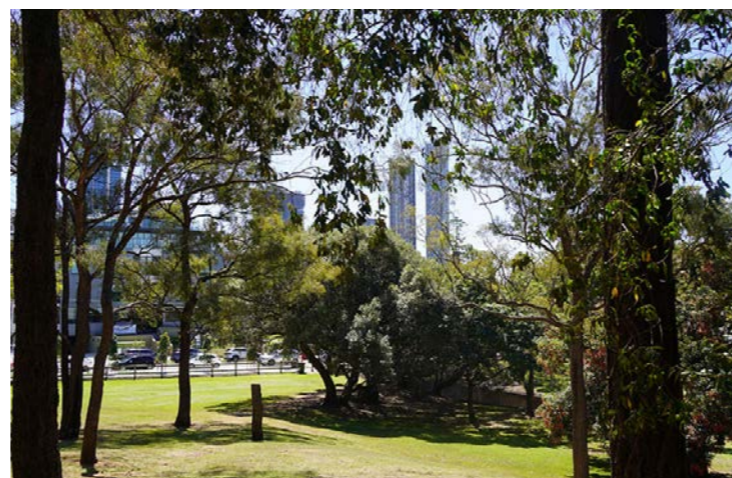
Figure 22 - Visual Survey View Points - Views from Elizabeth Farm Reserve



Visual Survey View 58 - Elizabeth Farm Reserve



Visual Survey View 59 - Elizabeth Farm Reserve



Visual Survey View 60 - Elizabeth Farm Reserve



Visual Survey View 61 - Elizabeth Farm Reserve



Visual Survey View 62 - Elizabeth Farm grounds



Visual Survey View 63 - Elizabeth Farm grounds

**2 Response to Submissions**  
**2.4 Elizabeth Farm Cottage and Reserve**  
**2.4.5 Visual Survey - Views from Alice Street**

The views presented on this page are from Alice Street looking towards Elizabeth Farm Reserve.

Visual Survey Views 64, 65 and 66 are all looking across Alice Street towards Elizabeth Farm Reserve. The views are characterised by the Alice Street road and vehicular traffic in the foreground and Elizabeth Farm Reserve vegetation in the background. The project site, Hambledon Cottage and its Hoop Pine are not visible from these locations.

Visual Survey View 67 is from the upper level of the Elizabeth Farm Cottage. The view is characterised by heavy vegetation from the gardens in close proximity to the cottage. The project site, Hambledon Cottage and its Hoop Pine are not visible from this location.

These views are not going to be impacted by the proposed envelope, and therefore are not considered to be significant from the perspective of this project. They have not been selected for further assessment against the proposed envelope in Section 3.



**Visual Survey View 64** - Alice street, East



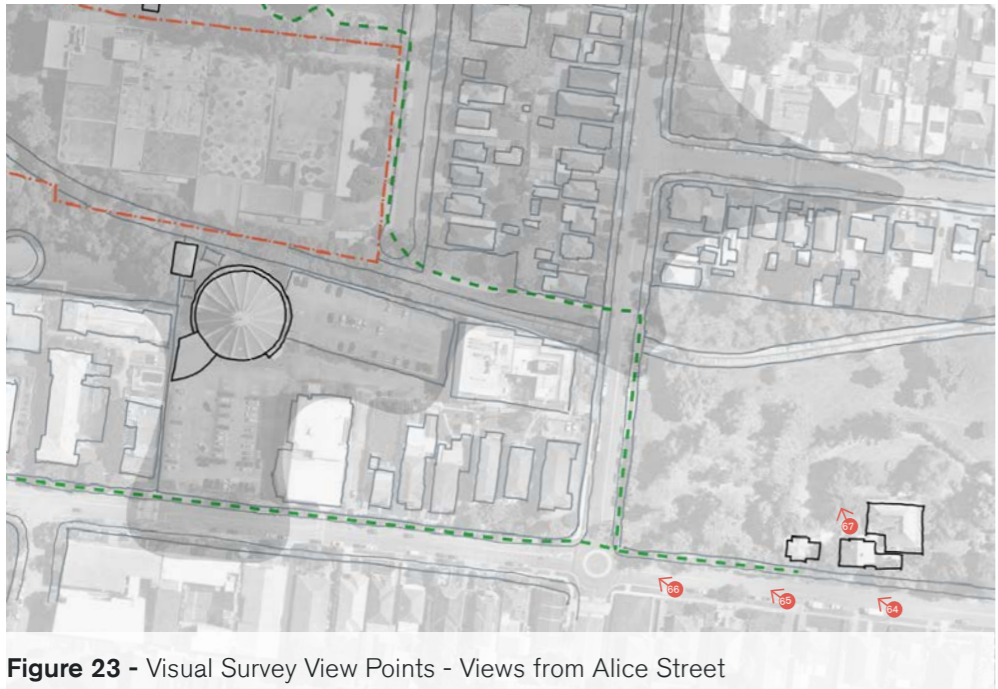
**Visual Survey View 67** - Elizabeth Farm Cottage Upper Level



**Visual Survey View 65** - Alice street, East



**Visual Survey View 66** - Alice street, East



**Figure 23** - Visual Survey View Points - Views from Alice Street

## 2 Response to Submissions

### 2.4 Elizabeth Farm Cottage and Reserve

#### 2.4.6 View Impacts of Proposed Envelope

A visual assessment of the impacts of the proposed envelope on key views selected in the Visual Survey of Elizabeth Farm cottage and Elizabeth Farm Reserve has been prepared in Section 3. This visual assessment has been prepared in response to stakeholder submission comments under category 2 - "Insufficient View Impact Assessment (VIA) of the proposed envelope."

This visual assessment includes photomontages of the proposed envelope are placed side by side with the same photo of the existing conditions on site for ease of comparison.

The following comparative views in Section 3 are relevant to Elizabeth Farm cottage and Elizabeth Farm Reserve:

3.4 Comparative View 3 - DCP Historic View Corridor 9

3.17 Comparative View 16 - Heritage Walk Alfred St view to Site

3.18 Comparative View 17 - Heritage Walk Swann Reserve view to Site

3.19 Comparative View 18 - Heritage Walk Gregory Place view to Site

The photomontages of views from Elizabeth Farm Reserve towards the project site demonstrate that the proposed envelope does not impact the views or connection from Elizabeth Farm towards Hambledon Cottage, which is already impacted by existing vegetation and CBD buildings on the skyline.

- The proposed envelope is not visible from Elizabeth Farm cottage and only partially visible against the existing skyline from Elizabeth Farm Reserve.
- The Hambledon Cottage Hoop Pine is partially visible as part of the visually cluttered skyline from Elizabeth Farm Reserve and is not impacted by the proposed envelope. This visibility will continue to be impacted by the development of high rise buildings in the east of the Parramatta CBD.

Views on the approach to Hambledon Cottage from Elizabeth Farm are impacted by the proposed envelope in some locations. The proposed envelope generally becomes visible from the north of the Alfred Street crossing over Clay Cliff Creek stormwater channel and continues along the walk to Swann Reserve and along Gregory Place.

- Current views along the journey from Elizabeth Farm to Hambledon Cottage do not always maintain a visual connection to the Hambledon Cottage hoop pine as a wayfinding marker for pedestrians who are aware of this connection, due to localised changes in topography and screening elements in the foreground (buildings and vegetation).

- The view along the Clay Cliff Creek stormwater channel towards Experiment Farm will be opened up by setbacks to the proposed envelope and the creation of a dedicated Channel Walk, improving the visual connection along this view line.

- Views from Swann Reserve and along Gregory Place are significantly impacted by the proposed envelope due to proximity of the proposed development to Gregory Place. However these views are not highly sensitive, and the visual impacts are moderated by the articulation of the updated planning envelope through the use of increased setbacks, varied building heights and reduced footprint as well as dense vegetation. The view impact improves on arrival at the shared zone, with setback to new building form and addition of new vegetation greatly improving the quality of views into Hambledon Cottage reserve.

- Views from Alfred Street are impacted by the proposed envelope, however this is in the background of other residential housing and trees. Significant views are not disrupted.

In summary the proposed envelope does not negatively impact views from Elizabeth Farm Cottage and Elizabeth Farm Reserve towards Hambledon Cottage. The proposed envelope impacts views on the walk between Alfred Street and Gregory Place, but this is mitigated through building envelope setbacks and additional vegetation to screen the proposed envelope.

## 2 Response to Submissions

### 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)

#### 2.5.1 Comments Summary

Stakeholder submission comments in response to the exhibited EIS that relate to Our Lady of Lebanon Co-Cathedral (OLOLC) have been collated in Section 2.9 - Detailed Comments. These comments have been summarised and categorised into the groups below. Responses to these comments are provided within Section 2.5 of this report.

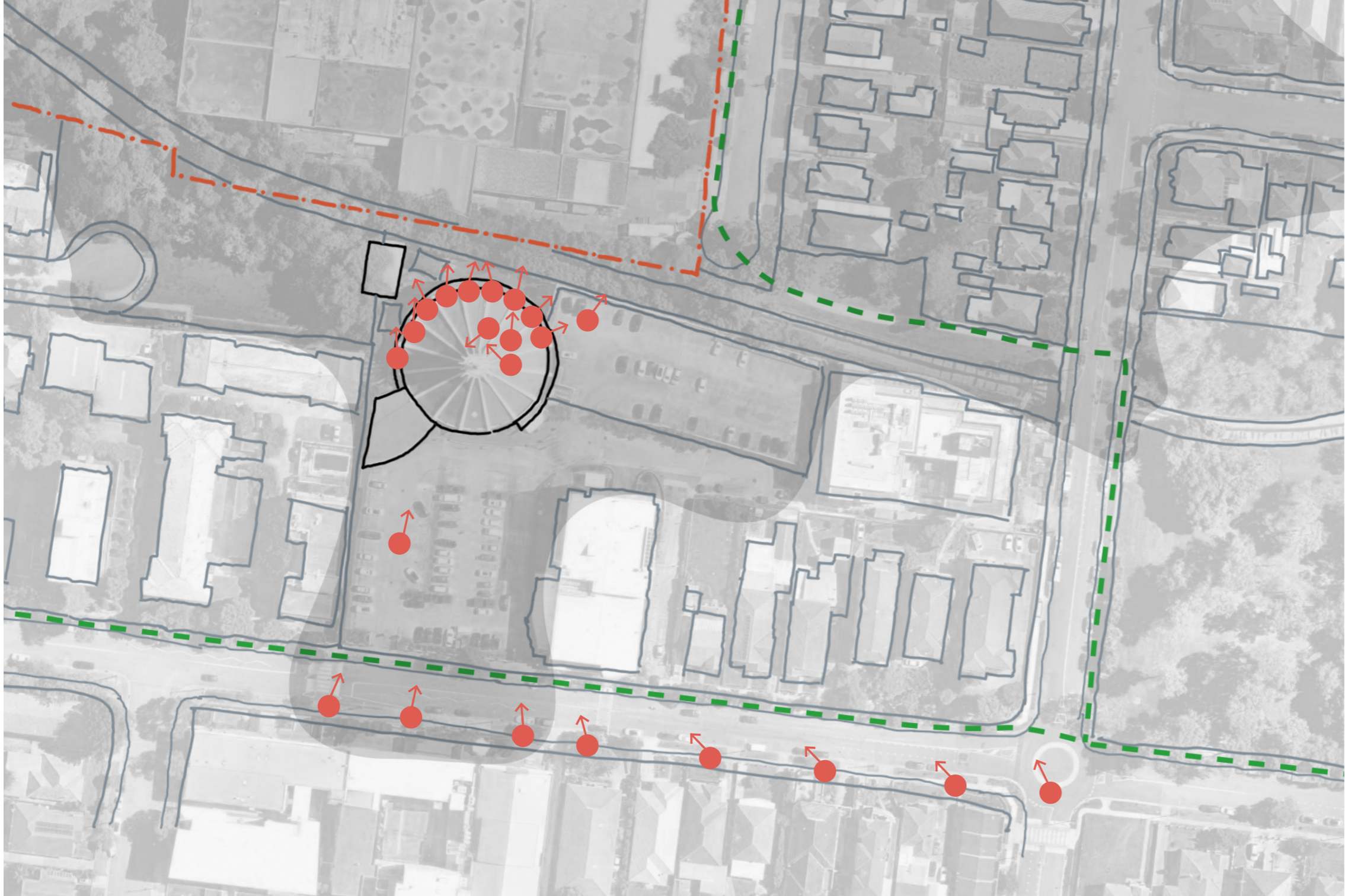
1. Insufficient visual analysis of the existing view corridors to OLOLC, and of the visibility and prominence of OLOLC in the skyline.

A visual survey has been prepared in response to these comments under Section 2.5.2 - 2.5.6 of this report. Please also refer to Section 2.6 for additional view corridors to OLOLC from surrounding public streets.

2. Insufficient View Impact Assessment (VIA) of the proposed envelope and its impact on views of OLOLC.

Comparative views of the proposed envelope against the existing conditions have been provided in Section 3. A response to the above comments is provided in Section 2.5.7.

**2 Response to Submissions**  
**2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)**  
**2.5.2 Visual Survey Summary**



**Figure 24 - Visual Survey View Points - Our Lady of Lebanon Co-Cathedral (OLOLC)**

A detailed visual survey has been prepared in response to stakeholder submission comments under category 1 - "Insufficient visual analysis of the existing view corridors to OLOLC, and of the visibility and prominence of OLOLC in the skyline."

This visual survey consists of photography taken from site and an assessment of the existing visual characteristics of the site and its surrounds.

Additional view corridors towards OLOLC from public streets are provided as part of Section 2.6 Visibility from Public Streets.

A total of 22 view points were selected for this visual survey of OLOLC, the locations and orientation of which are presented on Figure 24 adjacent. These views and their assessment have been categorised and presented in the following pages:

- 2.5.3 Visual Survey - Views from Alice Street
- 2.5.4 Visual Survey - Views from Alice Street and OLOLC Site
- 2.5.5 Visual Survey - Views from Balcony / Fire Escape
- 2.5.6 Visual Survey - Views from within the Cathedral and Carpark

Key views have been selected in response to this visual survey to assess the visual impacts of the proposed envelope through the preparation of photomontages in Section 3 - Comparative Views.

— Heritage Walk  
 ■ Zone of Visibility

## 2 Response to Submissions

### 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)

#### 2.5.3 Visual Survey - Views from Alice Street

The views presented on this page are from Alice Street looking towards OLOLC.

Visual Survey Views 68, 69, 70, 71 and 72 are all located on the south pedestrian footpath of Alice Street looking towards OLOLC on approach from the east. These views are characterised by the Alice Street road and vehicular traffic in the foreground, with a mix of building types and vegetation forming the background. OLOLC and its roof is not visible from any of these views.

Visual Survey View 73 is located at the entry to OLOLC on Alice Street. The Alice Street road and vehicular traffic form the foreground of the view. The OLOLC entry gate is visible beyond, and OLOLC itself is partially visible in the background. High rise buildings in the Parramatta CBD are visible in the skyline beyond which will increase with current buildings approved and under construction along Harris Street.

The proposed envelope will not be visible from any of these views as there is the equivalent to an 4 storey height difference between Alice Street and Gregory Place, they are therefore considered to not be significant from the perspective of this project and have not been selected for further assessment in Section 3.

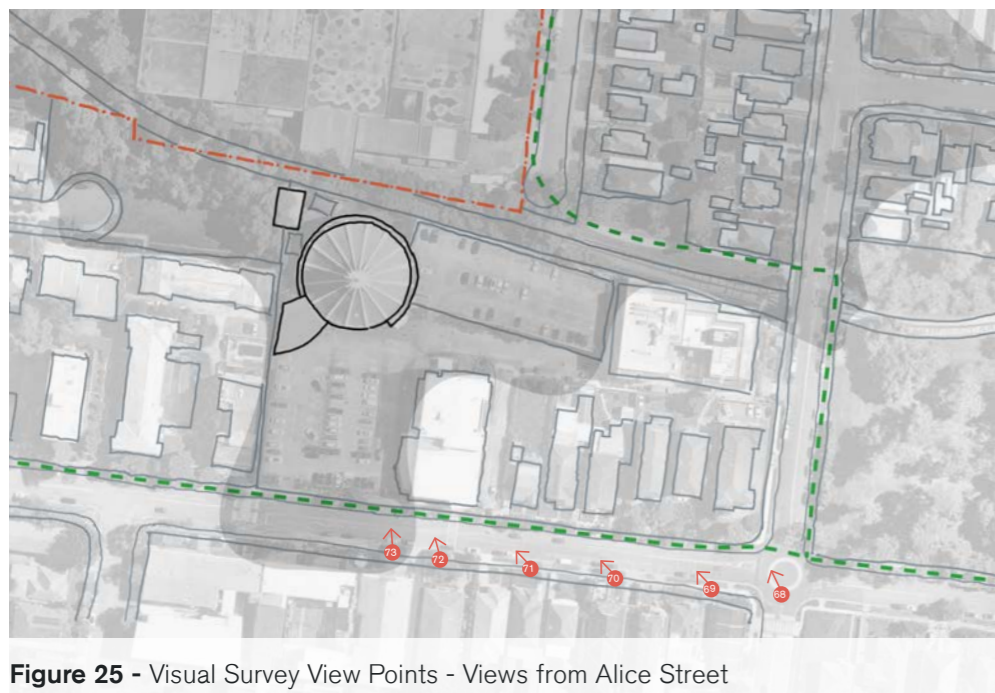


Figure 25 - Visual Survey View Points - Views from Alice Street



Visual Survey View 68 - Alice street / Alfred street



Visual Survey View 69 - Alice street



Visual Survey View 70 - Alice street



Visual Survey View 71 - Alice street



Visual Survey View 72 - OLOLC Community Youth & Pastoral Centre



Visual Survey View 73 - OLOLC

## 2 Response to Submissions

### 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)

#### 2.5.4 Visual Survey - Views from Alice Street and OLOLC Site

The views presented on this page are from Alice Street looking directly into OLOLC and from within the OLOLC site looking out towards the project site.

Visual Survey Views 74 and 75 are both located on Alice Street directly outside the OLOLC entry gate looking towards OLOLC. The views are characterised by the Alice Street road in the foreground and clear views to OLOLC in the background against the skyline.

Visual Survey View 76 is located within the OLOLC carpark looking directly towards OLOLC. The foreground is defined by the carpark, but OLOLC and its distinctive roof against a clear skyline make up the majority of the view.

Visual Survey Views 77, 78 and 79 are all located along the OLOLC Balcony looking north towards the project site. The foreground of these views is of the Balcony balustrade located in front of a mix of vegetation and views to the roof of the existing industrial buildings on site. The skyline is defined by vegetation from Hambleton Cottage reserve and high rise buildings in the Parramatta CBD. The Hambleton Cottage Hoop Pine and Bunya Pine navigation trees are prominent and clearly visible against a blue sky background. The view from the Balcony is not visible from within the church due to stained glass windows and because church seating is planned in a concentric manner with views focused towards a central church altar. The Balcony is therefore primarily used as a fire egress path of travel and is generally not accessed by the public.

**Visual Survey Views 74 and 78 have been selected as a key views for further assessment against the proposed envelope as Comparative Views 13 and 12 respectively, to assess the visual impact of the proposed development to the blue sky background of the OLOLC roof and from the OLOLC fire egress Balcony compared to the existing industrial buildings.**



Figure 26 - Visual Survey View Points - Views from Alice Street and OLOLC



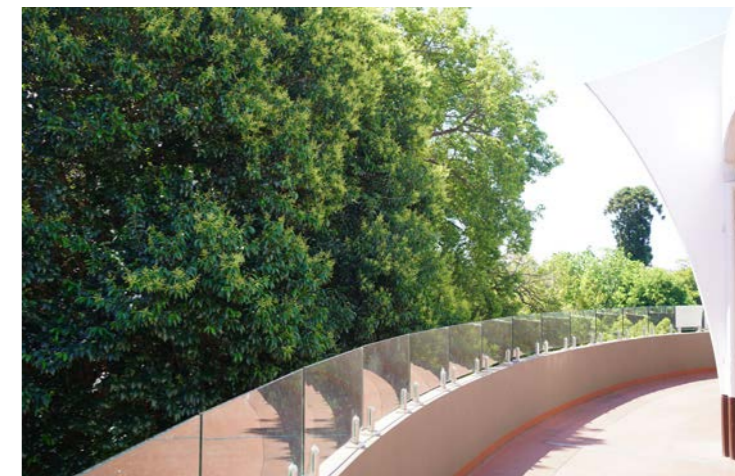
Visual Survey View 74 - OLOLC



Visual Survey View 75 - OLOLC



Visual Survey View 76 - OLOLC



Visual Survey View 77 - OLOLC Balcony



Visual Survey View 78 - OLOLC Balcony



Visual Survey View 79 - OLOLC Balcony

**2 Response to Submissions**

**2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)**

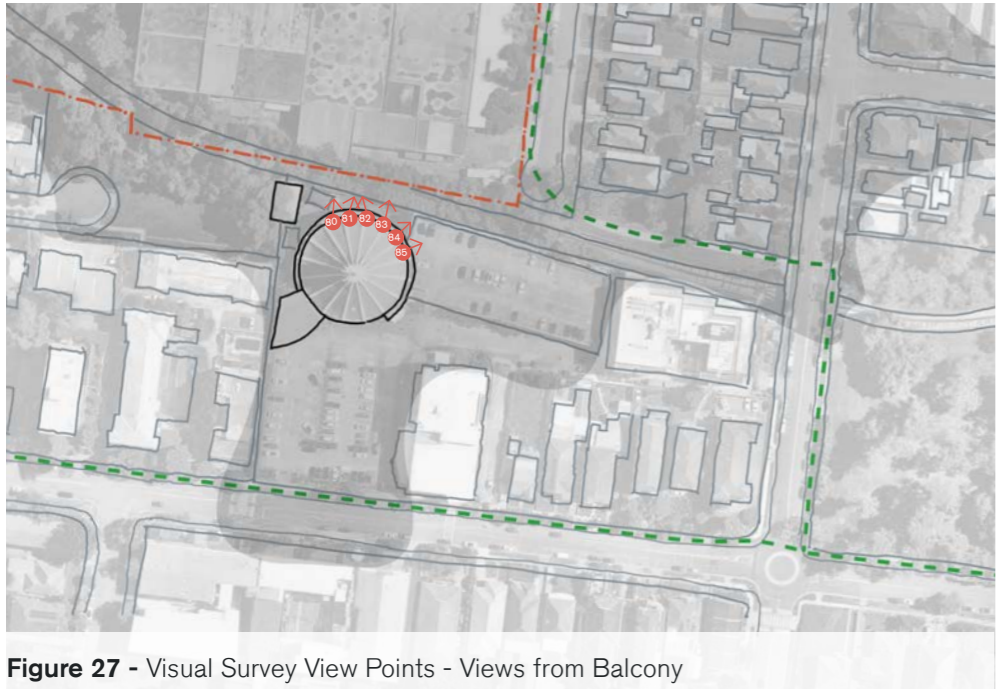
**2.5.5 Visual Survey - Views from Balcony**

The views presented on this page are all located from the OLOLC Balcony looking north towards the project site.

The Balcony is the fire escape path of travel from OLOLC.

Visual Survey Views 80, 81, 82, 83, 84 and 85 are all located along the OLOLC Balcony looking north towards the project site. The foreground of these views is of the Balcony balustrade located in front of a mix of vegetation and views to the roof of the existing industrial buildings on site. The skyline is defined by vegetation from Hambledon Cottage reserve and high rise buildings in the Parramatta CBD. The Hambledon Cottage Hoop Pine and Bunya Pine are clearly visible against the skyline in Visual Survey Views 80, 81, 83 and 84.

**Visual Survey View 78 from the previous page has been selected as a representative view from the OLOLC Balcony for further assessment against the proposed envelope as Comparative View 12, to assess the visual impact of the proposed development to the OLOLC fire egress Balcony compared to the existing industrial buildings.**



**Figure 27 - Visual Survey View Points - Views from Balcony**



**Visual Survey View 80 - OLOLC Balcony**



**Visual Survey View 83 - OLOLC Balcony**



**Visual Survey View 81 - OLOLC Balcony**



**Visual Survey View 84 - OLOLC Balcony**



**Visual Survey View 82 - OLOLC Balcony**



**Visual Survey View 85 - OLOLC Balcony**

## 2 Response to Submissions

### 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)

#### 2.5.6 Visual Survey - Views from within the Cathedral and Carpark

The views presented on this page are located inside OLOLC and in the OLOLC carpark.

Visual Survey Views 86, 87 and 89 are all located inside OLOLC. OLOLC is designed as inward worshipping. The altar is raised in the centre, with parishioners seating around in concentric circles facing inwards. Windows are all stained glass, and there are no outward facing views. There are doors as these act as fire escapes. During the warmer months they are kept open for ventilation, however they are of a small aperture when compared to the extent of stained glass windows and are behind parishioners. Parishioners from the opposing side of OLOLC may have visibility through these open doors however this would be in the background of parishioners back towards them and across the raised altar screening the view.

Visual Survey View 88 is located in the carpark looking north-east overlooking the corner of the project site. The project site is visible from the carpark, with views primarily characterised by the carpark and parked vehicles in the foreground and the canopy of vegetation from the project site and Hambleton Cottage reserve in the background against the skyline. The proposed envelope will be visible from the car park, but as a transitory space where pedestrians will be focused walking to and from OLOLC this impact is not considered to be significant. Events are held in this car park space occasionally, in these instances the occupants of the car park will already be enclosed by OLOLC and other buildings to the East, West and South, the addition of the proposed developed is therefore not considered to be significant in terms of additional impacts.

At the project site is generally not visible from within OLOLC and the carpark is primarily a transient space, views to the project site from these locations are not considered of high significance and have not been selected for further assessment in Section 3.



Figure 28 - Visual Survey View Points - Views from within Co-Cathedral and carpark



Visual Survey View 86 - OLOLC Interior looking out openings



Visual Survey View 87 - OLOLC Interior



Visual Survey View 88 - OLOLC carpark



Visual Survey View 89 - OLOLC Interior

## 2 Response to Submissions

### 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)

#### 2.5.7 View Impacts of Proposed Envelope

A visual assessment of the impacts of the proposed envelope on key views selected in the Visual Survey of OLOLC has been prepared in Section 3. This visual assessment has been prepared in response to stakeholder submission comments under category 2 - "Insufficient View Impact Assessment (VIA) of the proposed envelope and its impact on views of OLOLC."

The visual assessment of views of OLOLC from surrounding streets is provided in Section 2.6 Visibility from Public Streets.

This visual assessment includes photomontages of the proposed envelope are placed side by side with the same photo of the existing conditions on site for ease of comparison.

The following comparative views in Section 3 are relevant to OLOLC:

3.7 Comparative View 6 - Hambledon Cottage

3.9 Comparative View 8 - Hambledon Cottage

3.13 Comparative View 12 - OLOLC Grounds

3.14 Comparative View 13 - OLOLC Grounds

3.23 Comparative View 22 - Alfred St Looking to OLOLC

3.24 Comparative View 23 - Corner Hassall and Alfred St Looking to OLOLC

3.26 Comparative View 25 - Gregory Place Looking to Site

3.29 Comparative View 28 - Oak Street

3.30 Comparative View 29 - Intersection of Alfred and George Street

The photomontages of views to OLOLC from surrounding streets, in Comparative Views 13, 22, 28 and 29 demonstrate that existing views towards OLOLC will remain unchanged by the proposed envelope.

— The OLOLC roof is generally visible from these locations, above the surrounding streetscape in the foreground in the skyline. This visibility remains unchanged with the proposed envelope.

The photomontage of Comparative View 23 demonstrates that OLOLC is not visible in the current condition, and this will remain unchanged with the proposed envelope.

— The OLOLC roof is not visible from streets north of Hassall Street, the proposed envelope therefore has no impact on these views.

The photomontage of Comparative View 12 shows the proposed envelope will have an impact on the outlook from the OLOLC Balcony.

— As noted in the visual survey, this Balcony is a fire egress path and is not generally occupied or experienced by parishioners as a dwell space and is therefore of low sensitivity.

— The articulation of the proposed envelope has been designed to mitigate view impacts and maintain view corridors from this location to Hambledon Cottage, its Hoop Pine and the reserve.

— The design of the proposed development will be in accordance with design guidelines to ensure that appropriate privacy and separation is provided between OLOLC and the residential housing.

The photomontage of Comparative View 13 shows elements of the proposed envelope will be visible in the background of OLOLC when viewed from Alice Street.

— The relationship between Gregory Place and Alice Street is at a similar height difference to viewing a four storey building. Accordingly, the proposal is comparable to the current vista occupied by existing built form, and will allow the reading of the crown of OLOLC in the skyline to be maintained.

The photomontages of Comparative Views 6, 8, and 25 show elements of the proposed envelope will conceal the OLOLC roof from view from some view points.

— The articulation of the proposed envelope has been designed to maintain a visual connection from the north of Hambledon Cottage back towards the OLOLC roof, to maintain this wayfinding connection and view of OLOLC from the reserve and Hassall Street.

— From Gregory Place, the proposed envelope conceals views to the OLOLC roof, however as this is a secondary road and primarily a destination for residents living on Gregory Place these views are considered to be less sensitive and the visual impact low.

In summary the proposed envelope does not significantly impact any views to and from OLOLC that are of a high sensitivity, the articulation of the scale and set backs of the proposed envelope ensure that the OLOLC roof remains visible within its context against a blue sky background skyline from the surrounding areas.

## 2 Response to Submissions

### 2.6 Visibility from Public Streets

#### 2.6.1 Comments Summary

Stakeholder submission comments in response to the exhibited EIS that relate to visibility of the project site from public streets have been collated in Section 2.9 - Detailed Comments. These comments have been summarised and categorised into the groups below. Responses to these comments are provided within Section 2.6 of this report.

##### 1. Insufficient visual survey of the existing conditions.

- Visibility of OLOLC from a distance
  - a) Oak Street
  - b) Intersection of Arthur Street & Hassall Street, NE corner only
  - c) Western crossing of the Tramway Lane light rail stop
  - d) Intersection of George Street & Alfred Street, NE and NW corners
  - e) Gregory Place
  - f) Intersection of Hassall Street & Harris Street, NW corner only
  - g) Channel crossing within Experiment Farm reserve (post vegetation management)

A visual survey has been prepared in response to these comments under Section 2.6.2 - 2.6.11 of this report.

##### 2. Insufficient View Impact Assessment (VIA) of the proposed envelope.

- Visual analysis illustrating the proposed building envelopes from surrounding public spaces and key vantage points.
- Demonstrate the project is in keeping with the existing character of the area and that it appears visually appropriate in its context
- Show sympathetic transition to the built form to the east
- View from Oak St
- View from neighbouring dwellings 16, 18, 20 and 22 Ruse St
- The project has not demonstrated how it is sympathetic to the existing character of the area.

Comparative views of the proposed envelope against the existing conditions have been provided in Section 3. A response to the above comments is provided in Section 2.6.12.

**2 Response to Submissions**  
**2.6 Visibility from Public Streets**  
 2.6.2 Visual Survey Summary



**Figure 29 - Visual Survey View Points - Public Streets**

A detailed visual survey has been prepared in response to stakeholder submission comments under category 1 - "Insufficient visual survey of the existing conditions."

This visual survey consists of photography taken from site and an assessment of the existing visual characteristics of the site and its surrounds.

A total of 50 view points were selected for this visual survey from the public streets surrounding the project site, the locations and orientation of which are presented on Figure 29 adjacent. These views and their assessment have been categorised and presented in the following pages:

- 2.6.3 Visual Survey - Gregory Place
- 2.6.4 Visual Survey - Oak and Alfred
- 2.6.5 Visual Survey - Alfred and Purchase Street
- 2.6.6 Visual Survey - Tramway Avenue and George Street
- 2.6.7 Visual Survey - Hassall Street and Parkes Street
- 2.6.8 Visual Survey - James Ruse Reserve and Harris Street
- 2.6.9 Visual Survey - Harris and Alice Street
- 2.6.10 Visual Survey - Neighbouring dwellings 16, 18, 20 and 22 Ruse Street
- 2.6.11 Visual Survey - Ruse Street

Key views have been selected in response to this visual survey to assess the visual impacts of the proposed envelope through the preparation of photomontages in Section 3 - Comparative Views.

— Heritage Walk  
 ■ Zone of Visibility

## 2 Response to Submissions

### 2.6 Visibility from Public Streets

#### 2.6.3 Visual Survey - Gregory Place

The views presented on this page are from Gregory Place looking west towards the project site, Hambledon Cottage and OLOLC.

Visual Survey Views 90, 91, 92, 93, 94 and 95 are all located on Gregory Place. The views focus on the Gregory Place road in the foreground with parked vehicles and pedestrian footpaths behind.

Visual Survey Views 90 and 93 feature OLOLC and its carpark in the background, partially concealed by existing vegetation and forming a substantial part of the skyline. The remainder of the background consists of vegetation and other buildings on the skyline.

Visual Survey Views 91, 92, 94 and 95 heavily feature vegetation in the background, with high rise buildings from the Parramatta CBD which will continue to increase forming a part of the backdrop and skyline in some views.

The existing industrial buildings on site are screened by vegetation and not visible from these views.

**Visual Survey Views 90, 91 and 94 have been selected as a key views for further assessment against the proposed envelope as Comparative Views 25, 18 and 17 respectively, to assess the visual impact of the proposed development on views from Gregory Place including towards OLOLC.**

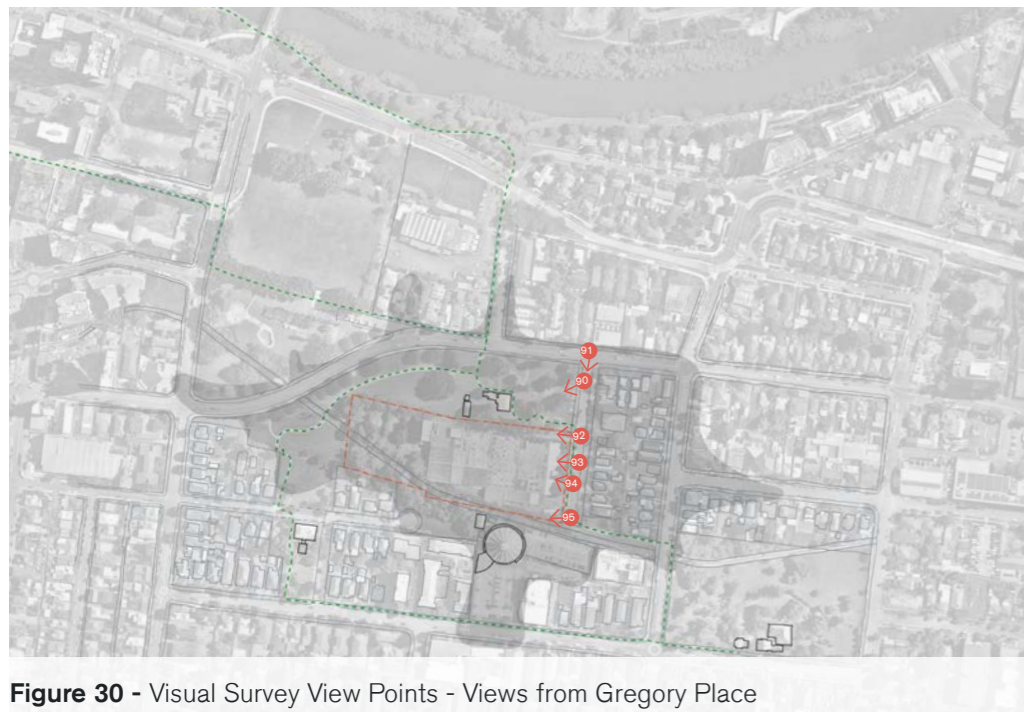


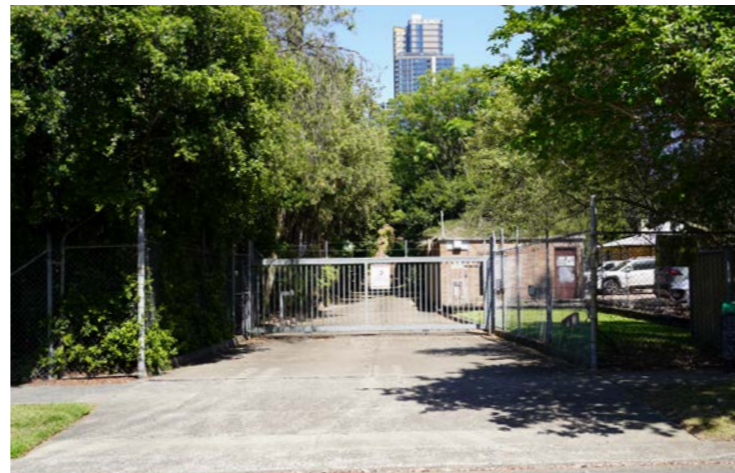
Figure 30 - Visual Survey View Points - Views from Gregory Place



Visual Survey View 90 - Gregory place



Visual Survey View 93 - Gregory place looking south west



Visual Survey View 91 - Gregory place looking west



Visual Survey View 94 - Gregory place looking west



Visual Survey View 92 - Gregory place looking north west



Visual Survey View 95 - Gregory place looking west

## 2 Response to Submissions

### 2.6 Visibility from Public Streets

#### 2.6.4 Visual Survey - Oak and Alfred

The views presented on this page are from Alfred Street and Oak Street located east of the project site and Hambleton Cottage.

Visual Survey Views 96, 97 and 101 are located on Alfred Street directly east of the project site. These views are characterised by the Alfred Street road in the foreground including parked and moving vehicles. Behind this residential housing and vegetation feature primarily with views to the Parramatta CBD visible in Visual Survey View 97. The OLOLC roof is also partially visible from Visual Survey View 97.

Visual Survey Views 98, 99 and 100 are all located on Oak Street looking west towards the project site. These views are characterised by the Oak Street road, parked and moving vehicles and pedestrian footpath in the foreground. Residential housing forms large parts of the background and define the skyline. Overhead power lines are visible against the sky. The roof of OLOLC including the Our Lady statue is visible against the skyline of Visual Survey Views 98 and 100. These views are visually cluttered and will continue to evolve as the CBD develops.

Alfred Street and Oak Streets are primarily residential streets where vehicle occupants and pedestrians are travelling through and are not dwelling spaces. These views are therefore not considered to be significant from the perspective of viewing the OLOLC roof.

**Visual Survey Views 97 and 99 have been selected as a key views for further assessment against the proposed envelope as Comparative Views 22 and 28 respectively, to assess the visual impact of the proposed development from Oak Street and Alfred Street.**

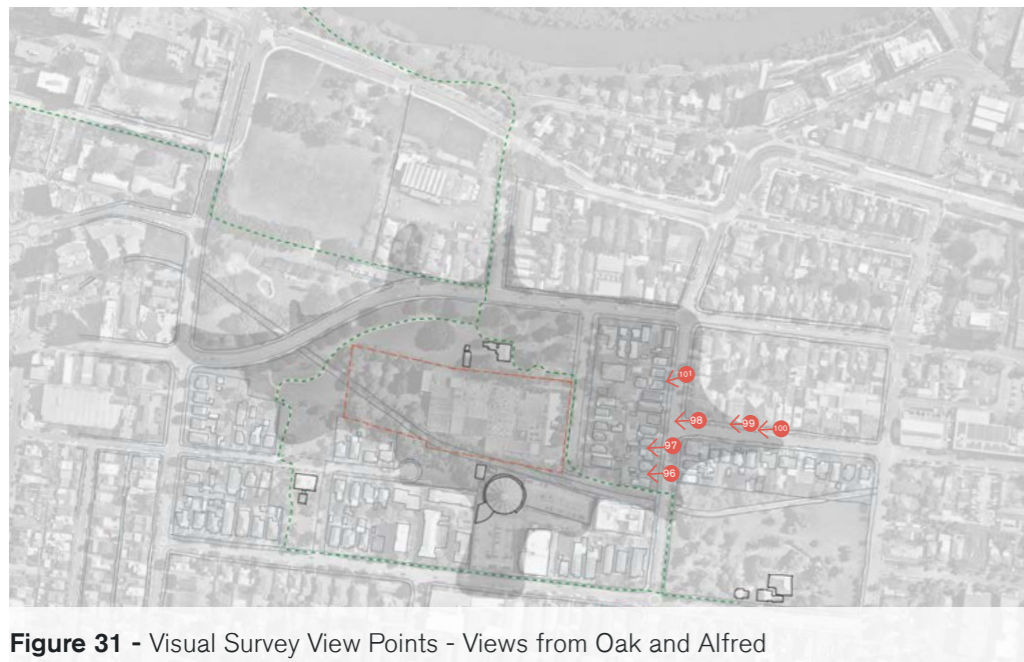


Figure 31 - Visual Survey View Points - Views from Oak and Alfred



Visual Survey View 96 - Alfred Street



Visual Survey View 97 - Alfred Street / Oak Street



Visual Survey View 98 - Oak Street



Visual Survey View 99 - Oak Street



Visual Survey View 100 - Oak Street



Visual Survey View 101 - Alfred Street

## 2 Response to Submissions

### 2.6 Visibility from Public Streets

#### 2.6.5 Visual Survey - Alfred and Purchase Street

The views presented on this page are from Alfred Street and Purchase Street located north / north-east of Hassall Street.

Visual Survey Views 102, 103 and 104 are located on Alfred Street at the intersection with Hassall Street and north. The views are oriented to face towards the project site and Hambledon Cottage. The foreground of these images is focused on the Alfred Street road and vehicular traffic, with residential housing and limited amount of vegetation in the background. The skyline is defined by this vegetation and residential housing. Existing industrial buildings on site and Hambledon Cottage are not visible from these views.

Visual Survey Views 105, 106 and 107 are located on Purchase Street, north of Hassall Street and oriented south towards Hambledon Cottage and the project site. These views are characterised by the Purchase Street road and vehicular traffic in the foreground. The sidewalks are landscaped with trees and vegetation. In the background the Hambledon Cottage reserve is visible, the vegetation forming the background to these views, including very clear views to the Hambledon Cottage Hoop Pine.

The roof of OLOLC is just visible in the skyline on Visual Survey Views 104 and 105. These streets are primarily used by vehicle occupants and pedestrian on the move, views to OLOLC are not deemed significant from these locations.

**Visual Survey Views 103, 105 and 107 have been selected as a key views for further assessment against the proposed envelope as Comparative Views 23, 30 and 14 respectively, to assess the visual impact of the proposed development from Alfred Street and Purchase Street.**



**Figure 32** - Visual Survey View Points - Views from Alfred and Purchase Street



**Visual Survey View 102** - Intersection of Hassall street and Alfred street



**Visual Survey View 103** - Intersection of Hassall street and Alfred street



**Visual Survey View 104** - Alfred Street



**Visual Survey View 105** - Purchase street



**Visual Survey View 106** - Purchase street



**Visual Survey View 107** - Purchase street

**2 Response to Submissions**

**2.6 Visibility from Public Streets**

**2.6.6 Visual Survey - Tramway Avenue and George Street**

The views presented on this page are from Tramway Avenue and George Street.

Visual Survey Views 108, 109, 110 and 111 are all located on Tramway Avenue oriented back south towards the project site. These views are characterised by the tram line in the foreground and residential housing and vegetation in the background. The skyline heavily features high rise buildings from the Parramatta CBD. The top of the roof of OLOLC is visible from Visual Survey View 110.

Visual Survey Views 112 and 113 are located on George Street oriented south towards the project site. These views are characterised by the George Street road, moving vehicles and pedestrian footpaths in the foreground. The background is constituted of commercial buildings and vegetation. The skyline is defined by vegetation, the Hambledon Cottage Hoop Pine is visible against the skyline in both views.

The roof of OLOLC is just visible in the skyline on Visual Survey View 110, however is competing with surrounding vegetation on the skyline and would only be visible to someone specifically scanning the skyline for it. These streets are also primarily used by vehicle occupants and pedestrian on the move, views to OLOLC are not deemed significant from this location and along the light rail line.

The project site, OLOLC and Hambledon Cottage are either not visible or just visible on the skyline from these views and their location is not of a high significance. These views are not considered to be significant and have not been selected for further visual assessment in Section 3.



**Figure 33 - Visual Survey View Points - Views from Tramway Avenue and George Street**



**Visual Survey View 108 - Tramway avenue, bridge**



**Visual Survey View 109 - Tramway avenue, light rail**



**Visual Survey View 110 - Tramway avenue**



**Visual Survey View 111 - Tramway avenue**



**Visual Survey View 112 - George street**



**Visual Survey View 113 - George street**

## 2 Response to Submissions

### 2.6 Visibility from Public Streets

#### 2.6.7 Visual Survey - Hassall Street and Parkes Street

The views presented on this page are from Hassall and Parkes Street.

Visual Survey Views 114, 118 and 119 are located on Parkes Street looking south-east towards the project site. These views are characterised by the Parkes Street road, parked vehicles and moving vehicles in the foreground as well as trees planted to both sides of Parkes Street. The Hambledon Cottage reserve is visible in the background with vegetation forming the skyline.

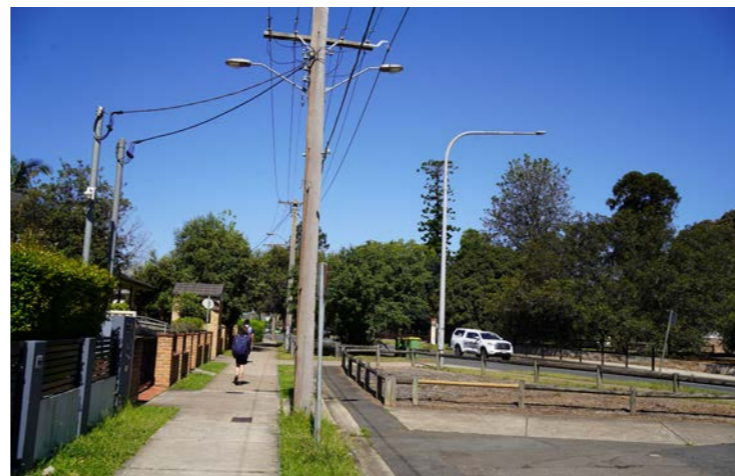
Visual Survey Views 115 and 117 are located on Parkes Street and Hassall Street oriented south-east towards the project site. The views are heavily defined by the large Hassall Street road and vehicular traffic. Hambledon Cottage reserve forms the background of the view, with vegetation defining the skyline. The existing industrial buildings on site are highly visible between vegetation in Visual Survey View 115.

Visual Survey View 116 is located in James Ruse Reserve looking south to the project site. The view is heavily defined by the landscape, including lawns to the foreground and view framed by trees. Hassall Street is visible in the mid-ground with Hambledon Cottage reserve vegetation defining the background of the view. The sky is mostly obscured by vegetation. The project site and Hambledon Cottage, including its Hoop Pine, are not visible from this location.

**Visual Survey Views 115, 116 and 117 have been selected as a key views for further assessment against the proposed envelope as Comparative Views 20, 21 and 26 respectively, to assess the visual impact of the proposed development from Hassall Street and Parkes Street.**



**Figure 34** - Visual Survey View Points - Views from Hassall Street and Parkes Street



**Visual Survey View 114** - Parkes street looking east



**Visual Survey View 117** - Hassall Street looking east



**Visual Survey View 115** - Parkes street looking south



**Visual Survey View 118** - Parkes street looking east



**Visual Survey View 116** - James Ruse reserve



**Visual Survey View 119** - Parkes street looking south east

## 2 Response to Submissions

### 2.6 Visibility from Public Streets

#### 2.6.8 Visual Survey - James Ruse Reserve and Harris Street

The views presented on this page are from James Ruse Reserve and Harris Street.

Visual Survey Views 120 and 121 are located in James Ruse Reserve looking south-east towards the project site. The view is heavily defined by the landscape and car parking, including lawns to the foreground and view framed by trees. Hambledon Cottage reserve vegetation defines a part of the background of the view. The project site and Hambledon Cottage are not visible from this location.

Visual Survey Views 122, 123, 124 and 125 are located on Harris Street oriented south-east towards the project site. The views are heavily defined by the Harris Street road and vehicular traffic and nearby vegetation screening long distance views.

**Visual Survey View 121 has been selected as a representative view for further assessment against the proposed envelope as Comparative View 31, to assess the visual impact of the proposed development from James Ruse Reserve.**



Figure 35 - Visual Survey View Points - Views from Hassall Street and Harris Street



Visual Survey View 120 - Parkes Reserve looking south east



Visual Survey View 121 - Parkes Reserve looking south east



Visual Survey View 122 - Harris street looking south east



Visual Survey View 123 - Harris Street looking south



Visual Survey View 124 - Eastern crossing of the Robin Thomas light rail stop



Visual Survey View 125 - Intersection between Harris St / George St

## 2 Response to Submissions

### 2.6 Visibility from Public Streets

#### 2.6.9 Visual Survey - Harris and Alice Street

The views presented on this page are from Harris Street and Alice Street to the west of the project site.

Visual Survey Views 126, 127, 128, 129, 130 and 131 are all located along Harris Street travelling south from Parkes Street towards Ruse Street and Alice Street. These views are characterised by the Harris Street road, including vehicular traffic and pedestrian footpaths in the foreground, with residential housing and vegetation in the background. The skyline is defined by residential housing and vegetation.

The existing industrial buildings on site are partially visible behind vegetation in Visual Survey View 127 looking east along Parkes Street.

The OLOLC Roof is partially visible against the skyline in Visual Survey View 130, but would not typically be noticeable to vehicle occupants and pedestrians travelling along Harris Street unless they were specifically looking for them as they are competing with a lot of vegetation and other elements along the cluttered skyline.

The project site, OLOLC and Hambleton Cottage are either not visible or just visible on the skyline from these views. These views are therefore not considered to be significant and have not been selected for further visual assessment in Section 3.



Figure 36 - Visual Survey View Points - Views from Harris Street and Alice Street



Visual Survey View 126 - Harris street / Parkes street



Visual Survey View 127 - Harris street / Parkes street



Visual Survey View 128 - Harris street looking north east



Visual Survey View 129 - Harris street looking north east



Visual Survey View 130 - Harris street looking east



Visual Survey View 131 - Harris street looking east

## 2 Response to Submissions

### 2.6 Views from Public Streets

#### 2.6.10 Visual Survey - Neighbouring dwellings 16, 18, 20 and 22 Ruse Street

The views presented on this page are from residential dwellings adjacent to the project site at 16, 18, 20 and 22 Ruse Street.

Visual Survey Views 132, 133, 134, 135 and 136 are all located on Ruse Street looking east towards the project site. These views feature the Ruse Street road in the foreground, including pedestrian footpaths and landscaped edges. Parked and moving vehicles are also visible in the foreground. The background is primarily defined by residential housing and vegetation, however a larger multi-residential building is visible and heavily defines the skyline on Survey View 132. The existing industrial buildings on site, Hambledon Cottage Hoop Pine and OLOLC are not visible from any of these views.

Visual Survey View 137 overlooks the 18 Ruse Street yard and the project site beyond. The foreground is defined by landscaping and vegetation. The existing industrial buildings on site are barely visible through the vegetation in the background.

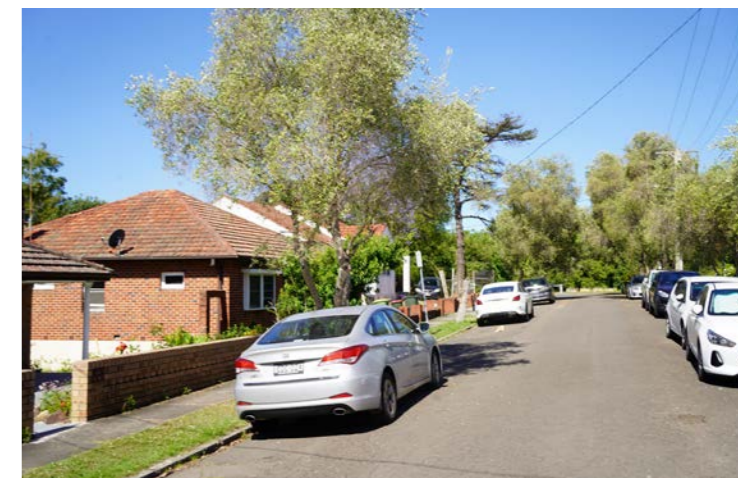
**Visual Survey View 137 has been selected as a representative view for further assessment against the proposed envelope as Comparative View 27, to assess the visual impact of the proposed development from neighbouring dwellings on Ruse Street.**



**Figure 37** - Visual Survey View Points - Views from Neighbouring dwellings 16, 18, 20 and 22 Ruse Street



**Visual Survey View 132** - Alice street looking east



**Visual Survey View 135** - Ruse street looking east



**Visual Survey View 133** - Experiment Farm Reserve



**Visual Survey View 136** - Ruse street looking east



**Visual Survey View 134** - Ruse street looking north east



**Visual Survey View 137** - 18 Ruse street yard

## 2 Response to Submissions

### 2.6 Views from Public Streets

#### 2.6.11 Visual Survey - Ruse Street

The views presented on this page are located on Ruse Street and continue from the previous page.

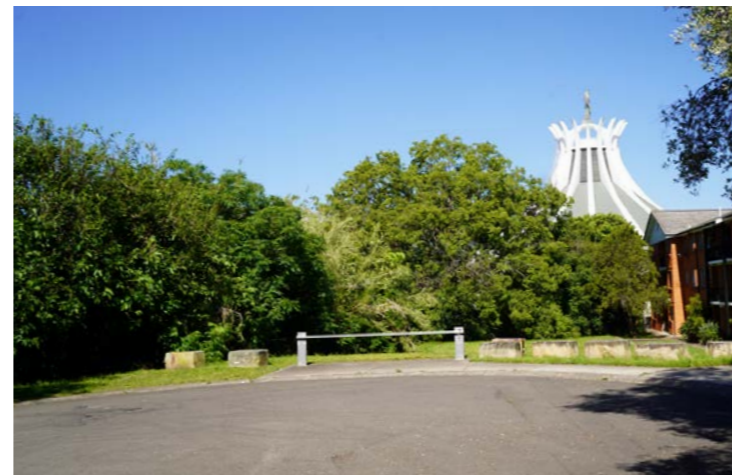
Visual Survey Views 138 overlooks the 18 Ruse Street yard and the project site beyond. The foreground is defined by landscaping and vegetation. The existing industrial buildings on site are visible above the vegetation and form part of the skyline.

Visual Survey View 139 is located at the end of the Ruse Street cul-de-sac oriented towards the east. The Ruse Street road defines the foreground of the image with vegetation defining the background. The roof of OLOLC is visible above the vegetation and defines the skyline as a significant presence in the view.

**Visual Survey View 137 from the previous page has been selected as a representative view from the 18 Ruse Street yard for further assessment against the proposed envelope as Comparative View 27, to assess the visual impact of the proposed development from the Ruse Street cul-de-sac.**



Visual Survey View 138 - 18 Ruse street yard



Visual Survey View 139 - Ruse street cul-de-sac

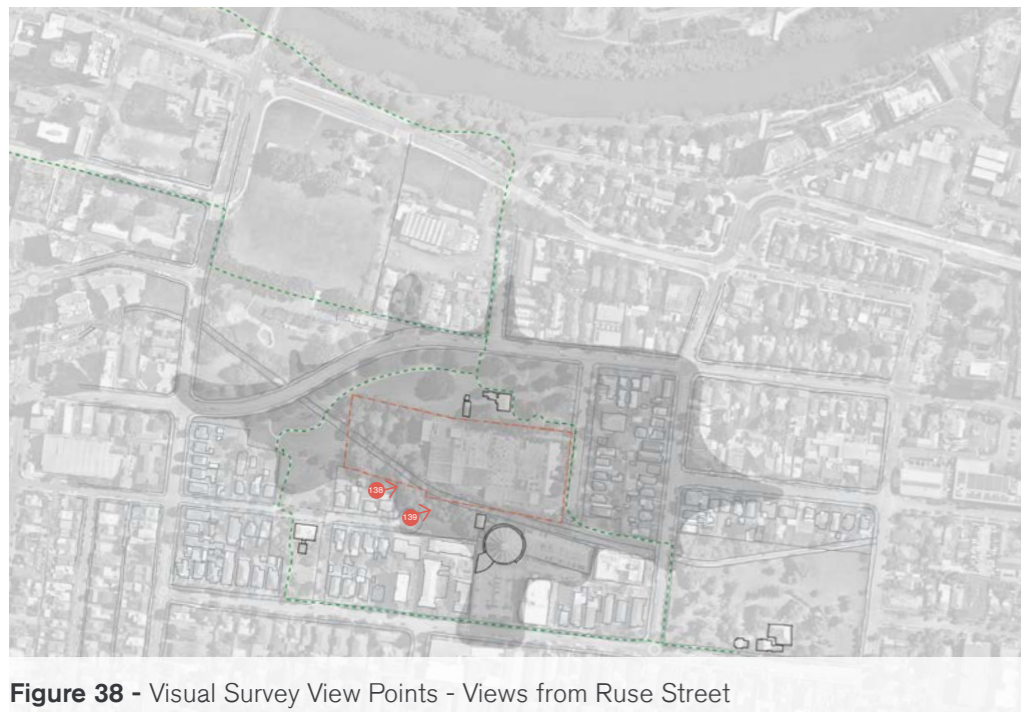


Figure 38 - Visual Survey View Points - Views from Ruse Street

## 2 Response to Submissions

### 2.6 Views from Public Streets

#### 2.6.12 View Impacts of Proposed Envelope

A visual assessment of the impacts of the proposed envelope on key views selected in the Visual Survey of public streets surrounding the project site has been prepared in Section 3. This visual assessment has been prepared in response to stakeholder submission comments under category 2 - "Insufficient View Impact Assessment (VIA) of the proposed envelope."

This visual assessment includes photomontages of the proposed envelope are placed side by side with the same photo of the existing conditions on site for ease of comparison.

The following comparative views in Section 3 are relevant to the public streets surrounding the project site:

3.2 Comparative View 1 - DCP Historic View Corridor 7

3.15 Comparative View 14 - Heritage Walk - Purchase St view of Hambledon Cottage

3.18 Comparative View 17 - Heritage Walk Swann Reserve view to Site

3.19 Comparative View 18 - Heritage Walk Gregory Place view to Site

3.21 Comparative View 20 - Heritage Walk Hassall St view to Site

3.22 Comparative View 21 - Heritage Walk Reserve View to Site

3.23 Comparative View 22 - Alfred St Looking to OLOLC

3.24 Comparative View 23 - Corner Hassall and Alfred St Looking to OLOLC

3.25 Comparative View 24 - Corner Hassall and Gregory Place Looking to Hambledon Cottage

3.26 Comparative View 25 - Gregory Place Looking to Site

3.27 Comparative View 26 - Hassall St Looking to Site

3.28 Comparative View 27 - Ruse St Dwelling to Site

3.29 Comparative View 28 - Oak Street

3.30 Comparative View 29 - Intersection of Alfred and George Street

3.31 Comparative View 30 - Purchase Street

3.34 Comparative View 31 - Purchase Street

The photomontages of views to the project site from longer distances, including Comparative Views 14, 22, 23, 28, 29, 30 and 31 demonstrate that the proposed envelope has a low to negligible visual impact and is sympathetic to the local character of the area.

– The OLOLC roof is visible from some of these locations when it is not concealed by buildings and vegetation located in the foreground of the view. When visible, it forms a minor part of the overall skyline, and would not be immediately obvious to someone unless they were specifically looking for it. These locations also tend to not be dwelling spaces and are major roads or a residential street where the focus of vehicle passengers and pedestrians will be on the journey ahead and not the skyline.

– The proposed envelope does not impact visibility of the OLOLC roof from these views.

The photomontages or views to the project site from streets immediately adjacent to the project site and Hambledon Cottage reserve, including Comparative Views 17, 18, 20, 21, 22, 24, 25, 26 and 27 have mixed visual impacts from the proposed envelope.

– In views from Gregory Place the proposed envelope has a moderate to high visual impact, which is appropriate for the primary street address of a multi-residential development. The articulation and scale of the building envelope when viewed from Gregory Place is sympathetic to its surrounding context. Views of the Hambledon Cottage Hoop Pine are obscured by the proposed envelope on Gregory Place, but these remain visible from key wayfinding decision making points and dwell spaces on the walk from Elizabeth Farm to Hambledon Cottage.

– In views from the north of the project site, on Hassall Street and Parkes Street, the proposed envelope has a low to negligible visual impact equivalent to the existing industrial buildings on site. The impact to the skyline is moderated through the articulation of the setbacks and building height of the proposed envelope, and key view corridors are retained through to the OLOLC roof. Overall the proposed envelope has an impact on the skyline, but this is equivalent to the existing condition and retains the visual character of the backdrop of views around this area.

– In views from the south of the project site, including Comparative View 1 and 27, the visual impact of the proposed envelope is equivalent to that of the existing industrial buildings on site. The proposed envelope is mostly screened by vegetation.

In summary the proposed envelope has a low to negligible visual impact on views from surrounding streets which is comparable to the existing industrial buildings on site, with the exception of views directly adjacent the proposed envelope on Gregory Place, which are considered to be appropriate for a residential development in a residential context. The visual impacts are moderated through the articulation of building scale and setbacks that are specified in the Design Guidelines for the project. The flat terrain south of the Clay Cliff Creek escarpment assists in minimising the visual impact of the proposed building envelope when viewed from the southern side of the escarpment.

## 2 Response to Submissions

### 2.7 DCP Historic View Corridors

#### 2.7.1 Comments Summary

Stakeholder submission comments in response to the exhibited EIS that relate to visibility of the project site from DCP Historic View Corridors been collated in Section 2.9 - Detailed Comments. These comments have been summarised and categorised into the groups below. Responses to these comments are provided within Section 2.7 of this report.

1. Insufficient visual survey of the existing conditions.

- Assess view corridors, visual markers that still exist between the nearby three state heritage items
- Need to assess key vistas which are essential to the assessment of heritage views

An analysis of the DCP Historic View Corridors and visual survey from key locations has been prepared in response to these comments under Section 2.7.3 - 2.7.7 of this report.

2. Insufficient View Impact Assessment (VIA) of the proposed envelope.

- Providing assessment of how the concept proposal may impact the DCP historic view corridors
- Accurately assess the impact of the proposal on the setting of, and views to and from stage heritage items
- Absence of analysis of the proposed built form's impact on historic view corridors, potentially leading to the loss of important visual markers between the three State Heritage Register (SHR) sites.

Comparative views of the proposed envelope against the existing conditions have been provided in Section 3. A response to the above comments is provided in Section 2.7.8.

**2 Response to Submissions**  
**2.7 DCP Historic View Corridors**  
 2.7.2 DCP Extract

Parramatta Development Control Plan (DCP) 2011 defines historic view corridors in Appendix 2 (refer DCP extract to the right). View corridors 7, 8 and 9 passes through the project site. The relevant DCP descriptions are cited below.

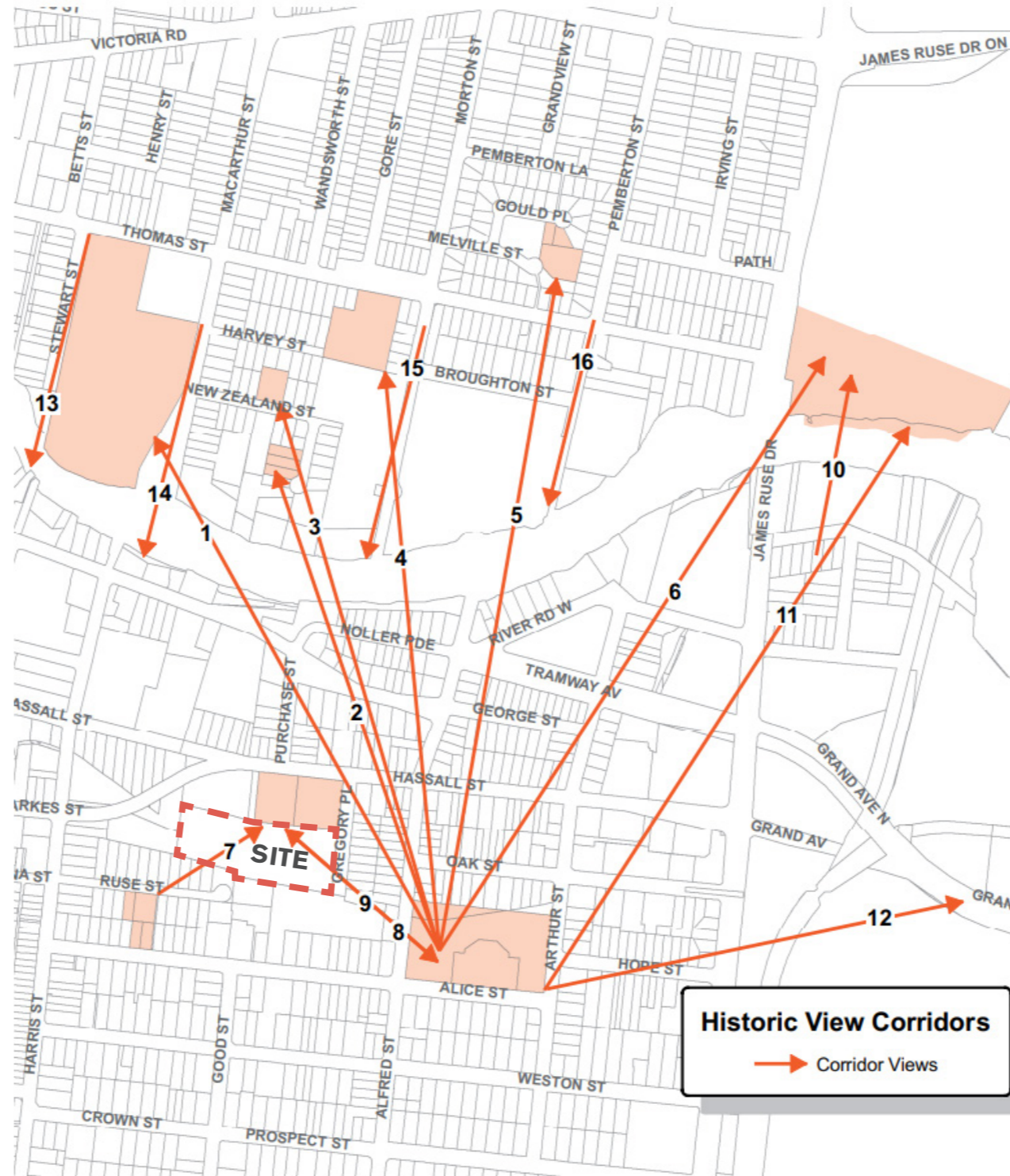
These three view corridors and their descriptions remain unchanged in Parramatta DCP 2023 Appendix 1.

View Corridor	Description	Significance
7	View from Experiment Farm northeast to trees of Hambledon Cottage.	Demonstrates interrelationship between two key colonial cottages.
8	Views from Hambledon Cottage to trees of Elizabeth Farm.	Demonstrates interrelationship between master and servant, the Macarthur family and governess.
9	Views from Elizabeth Farm to trees of Hambledon Cottage.	

While these three views are still examined in this report in response to submissions, it is worth noting that the **Updated Statement of Heritage Impact** confirms that the three DCP view corridors, originally identified in a 1993 study, are no longer present or visually apparent due to changes in the surrounding urban context. Their relevance to the current proposal is therefore limited.

View Corridor 7 is not considered to be significant from a heritage perspective, as noted in 2.3.3 View Sensitivity between Experiment Farm and Hambledon Cottage.

Please refer to the **Updated Statement of Heritage Impact** by **GBA Heritage** for the detailed explanation.



Plan extracted from Parramatta DCP 2011 mapping historic view corridors

**2 Response to Submissions**  
**2.7 DCP Historic View Corridors**  
 2.7.3 Visual Survey Summary



**Figure 39** - Visual Survey View Points - DCP Historic View Corridors

A visual survey of the DCP View Corridors has been prepared in response to stakeholder submission comments under category 1 - "Insufficient visual survey of the existing conditions."

This visual survey consists of photography taken from site and an assessment of the existing visual characteristics of the site and its surrounds.

The locations and orientation of the DCP Historic View Corridors identified for further assessment are presented on Figure 39 adjacent. These views and their assessment have are presented in the following pages:

2.7.4 Visual Survey - View corridor 7

2.7.5 Visual Survey - View corridor 8

2.7.6 Visual Survey - View corridor 9

These views have also been used for photomontages in Section 3 - Comparative Views.

- Heritage Walk
- Zone of Visibility

**2 Response to Submissions**  
**2.7 DCP Historic View Corridors**  
**2.7.4 Visual Survey - View corridor 7**

View Corridor 7, as identified in the DCP, is intended to illustrate a historic visual link between Experiment Farm Cottage and Hambledon Cottage through the visibility of mature trees, notably the Hoop Pine, surrounding Hambledon Cottage.

The DCP plan identifying view corridors explicitly shows the view corridor commencing at the corner of the Experiment Farm Cottage site, which is the view represented on the right.

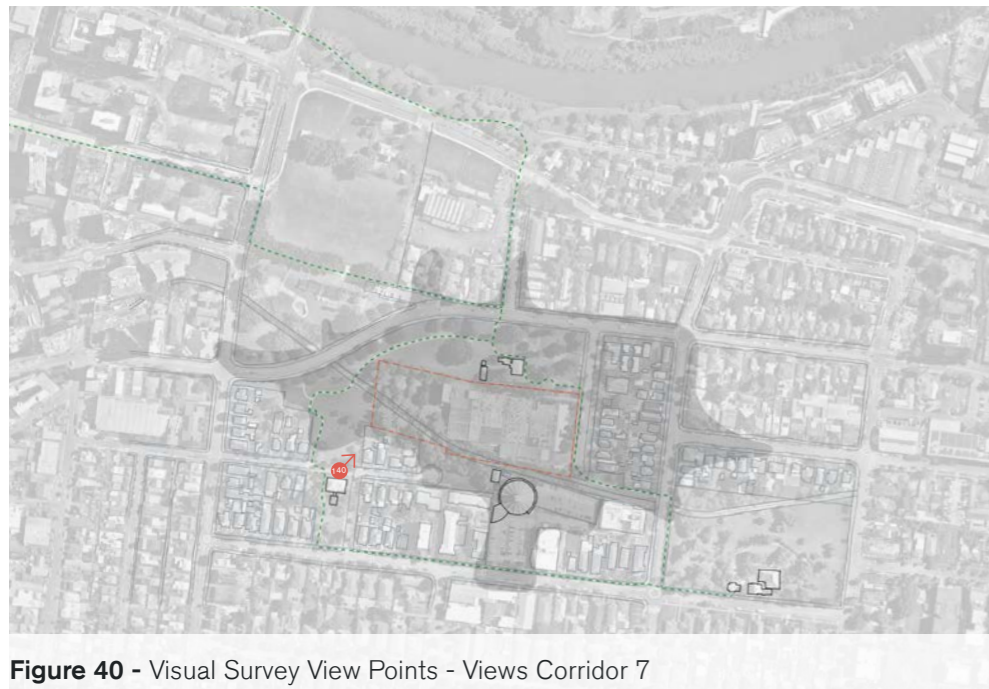
As can be observed from the photo, existing vegetation surrounding Experiment Farm conceals views to Hambledon Cottage trees from this location. The visual connection described in the DCP therefore does not currently exist. Please refer to the updated **Updated Statement of Heritage Impact** by **GBA Heritage** for more details.

Further analysis of the existing views from Experiment Farm towards Hambledon Cottage are provided in Section 2.3 which demonstrates that visibility towards the Hambledon Cottage historic trees are more likely to be achieved from locations within the Experiment Farm Reserve (refer to Section 2.3).

**Visual Survey View 140 is included in Section 3 for further assessment against the proposed envelope as Comparative View 1.**



**Visual Survey View 140 - DCP Historic view corridor 7**



**Figure 40 - Visual Survey View Points - Views Corridor 7**

**2 Response to Submissions**  
**2.7 DCP Historic View Corridors**  
**2.7.5 Visual Survey - View corridor 8**

View Corridor 8 is located on Hambleton Cottage looking towards Elizabeth Farm.

The significance of this view as explained in the DCP is to "demonstrate the interrelationship between master and servant, the Macarthur family and governess."

However, as can be observed from the photo to the right, Elizabeth Farm Cottage as well as historic trees within its Reserve are completely screened from this view by existing vegetation in Hambleton Cottage Reserve. The visual connection described in the DCP is therefore currently absent.

Further analysis of the existing views from Hambleton Cottage towards Elizabeth Farm are provided in Section 2.2.

**Visual Survey View 141 is included in Section 3 for further assessment against the proposed envelope as Comparative View 2.**



Visual Survey View 141 - DCP Historic view corridor 8

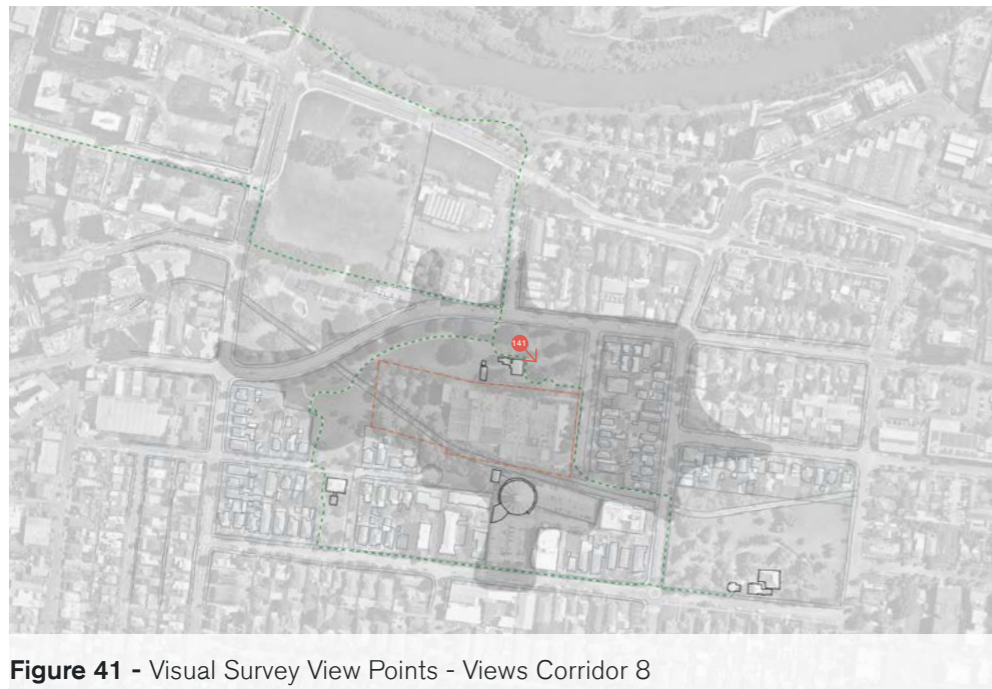


Figure 41 - Visual Survey View Points - Views Corridor 8

## 2 Response to Submissions

### 2.7 DCP Historic View Corridors

#### 2.7.6 Visual Survey - View corridor 9

View Corridor 9 is located at Elizabeth Farm looking towards Hambledon Cottage, taken from the western gate.

The significance of this view is to demonstrate a historic connection between Hambledon Cottage and Elizabeth Farm, primarily through the visibility of the historic trees located at Hambledon Cottage to "demonstrate the interrelationship between master and servant, the Macarthur family and governess."

The Hambledon Cottage Bunya Pine is only partially visible from this location and only to those familiar with its presence, maintaining a visual link from Elizabeth Farm. It otherwise blends into surrounding vegetation and is difficult to discern. The Hambledon Cottage Hoop Pine is not visible from this viewpoint. The background of this view is characterised by a visually cluttered skyline from vegetation, the aged care building and the existing and developing Parramatta CBD high rise buildings.

Further analysis of the existing views from Elizabeth Farm towards Hambledon Cottage are provided in Section 2.4.

**Visual Survey View 142 is included in Section 3 for further assessment against the proposed envelope as Comparative View 3.**

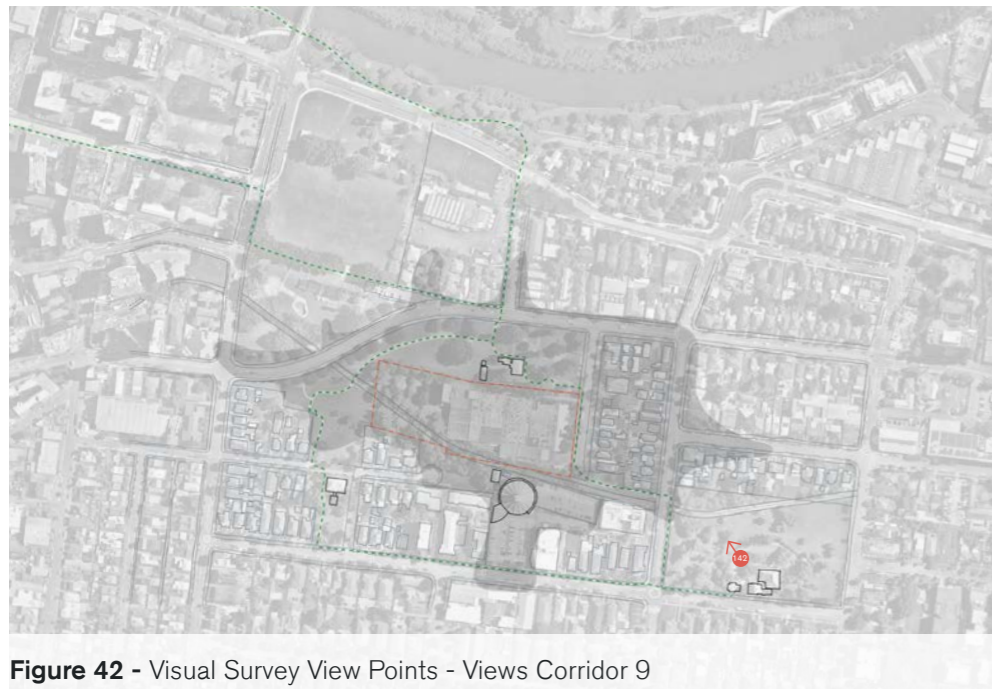


Figure 42 - Visual Survey View Points - Views Corridor 9



Visual Survey View 142 - DCP Historic view corridor 9

## 2 Response to Submissions

### 2.7 DCP Historic View Corridors

#### 2.7.7 View Impacts of Proposed Envelope

A visual assessment of the impacts of the Historic DCP View Corridors has been prepared in Section 3. This visual assessment has been prepared in response to stakeholder submission comments under category 2 - "Insufficient View Impact Assessment (VIA) of the proposed envelope."

This visual assessment includes photomontages of the proposed envelope are placed side by side with the same photo of the existing conditions on site for ease of comparison.

The following comparative views in Section 3 are relevant to the public streets surrounding the project site:

3.2 Comparative View 1 - DCP Historic View Corridor 7

3.3 Comparative View 2 - DCP Historic View Corridor 8

3.4 Comparative View 3 - DCP Historic View Corridor 9

Comparative Views 1, 2 and 3 all demonstrate that the proposed envelope has no visual impact on the DCP Historical View Corridors between Experiment Farm, Hambleton Cottage and Elizabeth Farm and that these view corridors no longer exist or are discernable.

## 2 Response to Submissions

### 2.8 Heritage Walk

#### 2.8.1 Comments Summary

Stakeholder submission comments in response to the exhibited EIS that relate to visibility of the project site along the Heritage Walk have been collated in Section 2.9 - Detailed Comments. These comments have been summarised and categorised into the groups below. Responses to these comments are provided within Section 2.8 of this report.

1. Insufficient visual survey of the existing conditions.

A visual survey has been prepared in response to these comments under Section 2.8.2 - 2.8.3 of this report.

2. Insufficient View Impact Assessment (VIA) of the proposed envelope.

- The visual impacts on the heritage walk are understated and not analyzed. The proposal's massing will block visual markers at the termination of the heritage walk segment between Elizabeth Farm and Hambledon Cottage

Comparative views of the proposed envelope against the existing conditions have been provided in Section 3. A response to the above comments is provided in Section 2.8.4.

## 2 Response to Submissions

### 2.8 Heritage Walk

#### 2.8.2 Visual Survey Summary



Figure 43 - Visual Survey View Points - Heritage Walk

A detailed visual survey has been prepared in response to stakeholder submission comments under category 1 - "Insufficient visual survey of the existing conditions."

This visual survey consists of photography taken from site and an assessment of the existing visual characteristics of the site and its surrounds.

A total of 12 view points were selected for this visual survey of the Heritage Walk, the locations and orientation of which are presented on Figure 43 adjacent. These views have previously been analysed in earlier sections of the report, and have been copied to the following pages for ease of reference.

#### 2.8.3 Visual Survey - Heritage Walk

Key views for this visual survey to assess the visual impacts of the proposed envelope have been previously selected in previous sections of this report for the preparation of photomontages in Section 3 - Comparative Views.

**2 Response to Submissions**  
**2.8 Heritage Walk**  
**2.8.3 Visual Survey - Heritage Walk**

The views presented on this page are located to the east of the project site, from the entry to Experiment Farm on Alice Street through Experiment Farm Reserve through to Hambledon Cottage reserve.

Visual Survey Views 143, 144 and 145 have previously been analysed in Section 2.2 Hambledon Cottage and Reserve. Key observations are that the existing heritage buildings are visible in the background, partially screened by vegetation but also defining part of the skyline.

Visual Survey Views 146, 147 and 148 have previously been analysed in Section 2.3 Experiment Farm and Reserve. Key observations are that the existing heritage buildings are visible in the background, partially screened by vegetation but also defining part of the skyline. The Hambledon Cottage Hoop Pine is also visible from parts of Experiment Farm Reserve and are a key component of the wayfinding along the Heritage Walk from Experiment Farm to Hambledon Cottage.



**Visual Survey View 143 - Hambledon Cottage**



**Visual Survey View 146 - Alice street, West**



**Visual Survey View 144 - North-western site boundary**



**Visual Survey View 147 - Experiment Farm Reserve**



**Figure 44 - Visual Survey View Points - Heritage Walk**



**Visual Survey View 145 - Hassall street / Purchase street**



**Visual Survey View 148 - Experiment Farm Reserve**

**2 Response to Submissions**

**2.8 Heritage Walk**

**2.8.3 Visual Survey - Heritage Walk**

The views presented on this page are located to streets surrounding the project site, including Alice Street, Gregory Place, Purchase Street and Harris Street.

Visual Survey Views 149 and 150 have previously been analysed in Section 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC). Key observations are that the existing industrial buildings on site and Hambledon Cottage are not visible from Alice Street. The Hambledon Cottage Bunya Pine is partially visible.

Visual Survey Views 151 and 152 have previously been analysed in Section 2.6 Visibility from Public Streets. Key observations for these views from Gregory Place are that the foreground is primarily defined by vegetation which blocks visibility to the large existing industrial buildings on site and to Hambledon Cottage and its Hoop Pine.

Visual Survey Views 153 and 154 have also previously been analysed in Section 2.6 Visibility from Public Streets. Key observations are that the existing industrial buildings on site and Hambledon Cottage are not visible from these distances. However the Hambledon Cottage Hoop Pine is visible from some locations on these streets and provides a wayfinding marker and visual connection back to Hambledon Cottage for those who are aware of this visual connection.



**Figure 45 - Visual Survey View Points - Heritage Walk**



**Visual Survey View 149 - Intersection of Alice street and Alfred street**



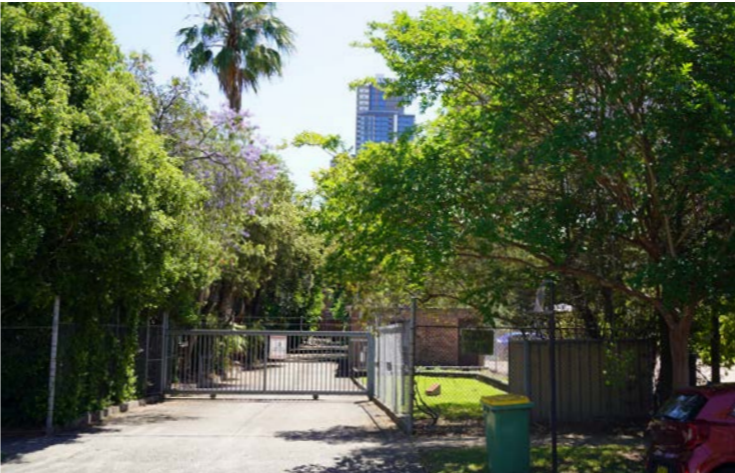
**Visual Survey View 152 - Gregory place looking west**



**Visual Survey View 150 - OLOLC**



**Visual Survey View 153 - Purchase street**



**Visual Survey View 151 - Gregory place looking west**



**Visual Survey View 154 - Harris Street looking south**

## 2 Response to Submissions

### 2.8 Heritage Walk

#### 2.8.4 View Impacts of Proposed Envelope

A visual assessment of the impacts of the proposed envelope on key views from the Heritage Walk has been prepared in Section 3. This visual assessment has been prepared in response to stakeholder submission comments under category 2 - "Insufficient View Impact Assessment (VIA) of the proposed envelope."

This visual assessment includes photomontages of the proposed envelope are placed side by side with the same photo of the existing conditions on site for ease of comparison.

The following comparative views in Section 3 are relevant to OLOLC:

- 3.2 Comparative View 1 - DCP Historic View Corridor 7
- 3.3 Comparative View 2 - DCP Historic View Corridor 8
- 3.4 Comparative View 3 - DCP Historic View Corridor 9
- 3.5 Comparative View 4 - Experiment Farm Reserve Looking South East
- 3.7 Comparative View 6 - Hambledon Cottage
- 3.8 Comparative View 7 - Hambledon Cottage
- 3.9 Comparative View 8 - Hambledon Cottage
- 3.10 Comparative View 9 - Hambledon Cottage
- 3.11 Comparative View 10 - Hambledon Cottage
- 3.14 Comparative View 13 - OLOLC Grounds
- 3.15 Comparative View 14 - Heritage Walk - Purchase St view of Hambledon Cottage
- 3.16 Comparative View 15 - Heritage Walk Experiment Farm Reserve view to Site
- 3.17 Comparative View 16 - Heritage Walk Alfred St view to Site
- 3.18 Comparative View 17 - Heritage Walk Swann Reserve view to Site
- 3.19 Comparative View 18 - Heritage Walk Gregory Place view to Site
- 3.20 Comparative View 19 - Heritage Walk Hassall St view to Hambledon Cottage
- 3.21 Comparative View 20 - Heritage Walk Hassall St view to Site

3.22 Comparative View 21 - Heritage Walk Reserve View to Site

3.26 Comparative View 25 - Gregory Place Looking to Site

3.27 Comparative View 26 - Hassall St Looking to Site

3.31 Comparative View 30 - Purchase Street

Views along the Heritage Walk are impacted by the proposed envelope in some locations from Experiment Farm Cottage and Reserve as indicated in Comparative Views 1, 4, 15. The proposed envelope is generally screened by existing and proposed vegetation, and do not impact on key view corridors from Experiment Farm towards Hambledon Cottage including of the Hambledon Cottage hoop pine as a wayfinding marker.

Views along the Heritage Walk are impacted by the proposed envelope in some locations, including Comparative Views 2, 4, 6, 7, 8, 9, 10, 13, 15, 17, 18, 19, 20, 25 and 26.

– Current views along the Heritage Walk do not always maintain a visual connection to the Hambledon Cottage hoop pine as a wayfinding marker due to localised changes in topography and screening elements in the foreground (buildings and vegetation), however it remains visible from key locations along this walk.

– The proposed envelope obscures views to the Hambledon Cottage Hoop Pine from Gregory Place, but maintains these views at critical locations along the walk (for example from Elizabeth Street Reserve) to maintain the continuity of this wayfinding marker.

– Views from Swann Reserve and along Gregory Place is opened up by the proposed Channel Walk and significantly impacted by the proposed envelope due to proximity of development to the Gregory Place but is moderated by the addition of new vegetation along the street and setbacks to the proposed envelope. The view impact improves on arrival at the shared zone, with setbacks to new building form and addition of new vegetation greatly improving the quality of views into Hambledon Cottage Reserve. Additional views through to OLOLC from the west are opened up by the proposed Channel Walk. The visual connection on the heritage walk between Experiment Farm, Hambledon Cottage and Elizabeth Farm will be improved by these additions.

– Views from Hassall Street towards Hambledon Cottage are not impacted by the proposed envelope other than changes to the skyline in the background of Hambledon Cottage.

## 2 Response to Submissions

### 2.9 Detailed Comments

This section catalogues stakeholder feedback regarding visual impacts and directs to detailed view analysis and responses within this report.

The revised design reflects comprehensive stakeholder input, further first principles analysis, and refinement of the design framework. Key changes include reduced building footprint and height, redistributed building massing, increased setbacks, and improved landscaping and publicly accessible areas. These adjustments result in a scheme that is visually compatible with its context and has an appropriate visual impact compared to the exhibited EIS proposal.

Refer to the Design Report for detailed analysis and design evolution since the exhibited EIS scheme.

Source	Comments on EIS proposal	Response Reference
DPE letter 7 Sept 2022	The submitted visual impact statement does not provide key view points as required within the SEARs. Provide additional view points from:  <ul style="list-style-type: none"> <li>– Within the grounds of Hambledon Cottage with a direct view of the cottage,</li> <li>– Within the grounds of Hambledon Cottage Reserve, and</li> <li>– Within the grounds of Elizabeth Farm.</li> </ul>	2.2 Hambledon Cottage and Reserve  2.4 Elizabeth Farm Cottage and Reserve
	Provide an assessment of how the concept proposal may impact the <b>historic view corridors within the Parramatta Development Control Plan 2011.</b>	2.7 DCP Historic View Corridors
DPE letter 21 Nov 2022	Urban Design Review  The Department considers that the local controls relating to the site aim to preserve the existing character of the area. Therefore, the application must demonstrate that the project is in keeping with the existing character of the area and that it appears visually appropriate in its context.  The urban design review found that the visual impact analysis did not assess <b>key vistas which are essential to the assessment of heritage views.</b>  Additional visual analysis is required in order to <b>assess view corridors, visual markers that still exist between the nearby three state heritage items and impacts to the setting of Hambledon Cottage.</b>  The review recommended that mapping and <b>documenting existing views should inform where massing may be sufficiently screened and where landscape features and wayfinding elements may be retained.</b>  This approach would assist in determining the appropriate density and height on site and is consistent with advice received from the GANSW that states " <i>demonstrate how the built forms and landscape are meaningfully and respectfully responding to the Heritage context</i> ".	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve  2.4 Elizabeth Farm Cottage and Reserve  2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)  2.6 Visibility from Public Streets  2.7 DCP Historic View Corridors  2.8 Heritage Walk

Source	Comments on EIS proposal	Response Reference
	Heritage Review  The SHI has not demonstrated how the project is at a scale, height and bulk sympathetic to the existing character of the area. Further it has not accurately assessed the impact of the proposal on <b>the setting of, and views to and from state heritage items.</b>	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve
	Requested Information/Amended Plans	2.4 Elizabeth Farm Cottage and Reserve
	VIA  1. In addition to the viewpoints requested in the RtS letter to you dated 7 September 2022, provide a <b>'Before and After' visual analysis from the rear gardens and internal spaces within Hambledon Cottage.</b> This is requested to assist the understanding of the amended project's impact, or contribution to the heritage significance of Hambledon Cottage.  2. Provide a <b>'Before and After' visual analysis from the Balcony of Experiment Farm Cottage where the existing industrial buildings are partly visible, as well as the grounds of Experiment Farm Reserve.</b> This is requested as the submitted visual impact assessment looks toward Parramatta CBD instead of the heritage view corridor toward Hambledon Cottage in contrast to the heritage view corridors identified in the Parramatta Development Control Plan.  5. A greater setback must be provided to Hambledon Cottage in order to reduce the impact on its setting. In order to achieve this, the Department recommends that the northern 4 storey portion directly behind the cottage be removed to provide a larger landscaped courtyard and greater internal amenity. A reduction in height of the remainder of the building is also advised. <b>An appropriate height should be informed by a view analysis completed from within the grounds of and internally within Hambledon Cottage.</b>	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve  2.2 Hambledon Cottage and Reserve
SDRP April 2024	Provide visual analysis illustrating the proposed building envelopes <b>from surrounding public spaces and key vantage points. Particular detail is required in regard to views to and from Hambledon Cottage, Experiment Farm and Elizabeth Farm. Refer to the identified view corridors in Figure A1.1.1 – Historic view corridors of the Parramatta DCP 2023.</b>	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve  2.4 Elizabeth Farm Cottage and Reserve  2.6 Visibility from Public Streets  2.7 DCP Historic View Corridors
DPE External Urban Design Peer Review	More than one agency notes the absence of a visual impact assessment <b>from within Hambledon Cottage and the relationship to the Clay Cliff riparian corridor.</b>	2.2 Hambledon Cottage and Reserve

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	The documentation lacks a rigorous analysis of the potential visibility of the proposal thus, leaving many questions unanswered. Therefore, it cannot be assessed as meritorious. The proposal appears to have been guided by an effort to fit a predetermined GFA target on the site rather than arriving at a sympathetic built form derived from a comprehensive mapping of the site's opportunities and constraints, including visual impacts.	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC) 2.6 Visibility from Public Streets 2.7 DCP Historic View Corridors 2.8 Heritage Walk		A fundamental shortcoming in the evolution of the concept design is the lack of the comprehensive mapping of <b>existing views and vistas or an understanding of the visual cues still existing between the three SHR sites and their cultural landscape and curtilage, i.e. heritage significant trees.</b>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.7 DCP Historic View Corridors
	<b>Interface with Hambledon Cottage</b> – The proposal maintains the existing driveway along the northern boundary of the site and introduces a setback to the proposed B1 and B2 footprints in the location where the existing industrial facility is most visible from Hambledon Cottage. This could have the effect of ameliorating the visual impacts to Hambledon Cottage. However, no visual impact analysis including the provision of 'before and after' montages has been conducted to evince actual visual impacts and any potential improvements remain unclear.	2.2 Hambledon Cottage and Reserve		The Applicant's documentation wrongly assumes that direct views between the cottages is what the Historic View Corridors attempted to preserve. <b>The Applicant's documentation has assumed that views no longer exist and has not investigated the potential impacts to the trees within the Heritage View Corridors.</b> This is relevant today as it was at the time of the drafting of the PDCP 2011 as the visible trees are relevant wayfinding elements in the landscape setting, especially the heritage walk.	2.8 Heritage Walk
	Images from a drone elevated to the height of Building A1 (RL 32.4 or 27.8 m) shows that the proposed built form will be in <b>direct alignment and highly visible from Oak Street, which is within the Elizabeth Farm Heritage Conservation Area</b>	2.6 Visibility from Public Streets		<b>The visual impacts to the heritage walk</b> are understated and not analysed. The impact of the proposed massing at the termination of the segment of the Heritage Walk between Elizabeth Farm and Hambledon Cottage is that all visual markers will be blocked.	2.6 Visibility from Public Streets
	The proposed siting, separation and overall setbacks lack a contribution or adequate separation and instead borrow amenity from the surrounding parklands and conservation areas directly to the west. Visual impacts to this interface are significant as per Viewpoint 3 (page 28) of the Visual Impact Assessment by Taylor Brammer. The existing vegetation should guide the 'bulk and scale' of the development. <b>Built forms below or hidden behind the existing canopy will be more sympathetic in their built form response to the recreational areas within the Experiment Farm reserve to the west.</b>	2.3 Experiment Farm Cottage and Reserve		Many other vantage points have been overlooked or not tested, <b>including the termination of views and vistas on Purchase Street and the heritage walk and from the surrounding streets at Parkes/Hassall Streets. There are numerous other locations along Parks/Hassall Street where the development will be visible as a backdrop to Hambledon Cottage,</b> yet the Visual Impact Assessment has chosen very limited locations where the existing landscape is bound to screen the proposal. While it is valid to document filtered views, the importance of the SHR site requires the systematic interrogation of more vantage points around Hambledon Cottage.	2.7 DCP Historic View Corridors
	<b>The dwellings to the northern edge of the existing Experiment Farm Conservation Area, have direct views to the subject site.</b> The existing views, potential sense of enclosure and required built form transition to existing dwellings (16, 18, 20 and 22 Ruse Street) on the northern side of the Experiment Farm Conservation Area have not been analysed. This is contrary to provisions within Section 4.4 – Heritage Conservation Areas of the Parramatta DCP 2011, C.5 – <b>Views, which require to maintaining "a sense of space and private views between buildings".</b>	2.6 Visibility from Public Streets		The Hoop Pine is visible above the height of the existing industrial building which is equivalent to 7 storeys. The proposed 8 storeys will have a significant impact in <b>the visibility of the Hoop Pine-</b> the very element Appendix 2 of the DCP is trying to protect. The preservation of the visibility of the Hoop Pine deserves greater consideration. Instead, the Applicant's Visual Impact Assessment looks away from these important visual cues.	2.6 Visibility from Public Streets
				Also, <b>the proposal is silent on the impacts to views and vistas available to the rear of houses in the Experiment Farm Conservation area,</b> contrary to Objective O.1 of the PDCP 2011 – Special Precincts - Heritage Conservation Areas, which requires the protection "of attributes which contribute to heritage value and character" and maintaining "and improve its residential amenity". This is also contrary to control C.5, under Views, which requires keeping a "sense of space and private views between buildings".	

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	There is a remarkable absence of any kind of documentation of <b>the views available from the rear gardens of Hambledon Cottage or from any of the windows and internal spaces.</b> These views are part of the cottage's heritage curtilage and contribute to the understanding of its heritage significance.	2.2 Hambledon Cottage and Reserve	DPE Heritage Peer Review	The proposal is contrary to Article 8 of the Burra Charter which requires an <b>appropriate setting for heritage items to be retained.</b> The Burra Charter defines setting as:	Design Report 2.2 Hambledon Cottage and Reserve
	The following areas of the overall documentation and the concept design report are insufficient and require further analysis:	2.2 Hambledon Cottage and Reserve		<ul style="list-style-type: none"> <li>– The immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.</li> </ul>	2.3 Experiment Farm Cottage and Reserve
	<ul style="list-style-type: none"> <li>– The absence of analysis of what impacts the proposed built form will have on <b>the Historic View Corridors</b> can lead to the irrevocable loss of important visual markers still existing between the three SHR sites.</li> <li>– The absence of any visual impact assessment of the proposed form on <b>the Heritage Walk</b> can lead to the obstruction of valuable wayfinding markers.</li> <li>– The absence of any kind of documentation of the views available from <b>the rear gardens of Hambledon Cottage</b> or from any of the windows and internal spaces, hampers the proposal's ability to respond to the Cottage's heritage curtilage.</li> <li>– The proposal claims that the site will connect to country, but it does not clearly evince how it will achieve this.</li> <li>– The proposal does not take advantage of the existing vegetation as a guiding principle of where and how much built form can be absorbed by the site.</li> <li>– <b>The built form and transition impacts to Gregory Place</b> and other interfaces are not sufficiently analysed.</li> <li>– The impacts of flooding on the ground level interface are not sufficiently demonstrated.</li> <li>– The vehicle access strategy has relied on a single strategy (underground) for the access and storage of vehicles on site</li> </ul>	2.6 Visibility from Public Streets 2.7 DCP Historic View Corridors 2.8 Heritage Walk		It further notes that:	2.4 Elizabeth Farm Cottage and Reserve 2.7 DCP Historic View Corridors 2.8 Heritage Walk
				The development, in particular Building C, will be visible in <b>views from the Experiment Farm Cottage itself, and from its grounds.</b>	2.3 Experiment Farm Cottage and Reserve
				The proposal is contrary to the Objectives of Clause 5.10 of the Parramatta LEP as the proposal fails to conserve the environmental heritage of Parramatta due to the major adverse impacts of the proposal on the setting and <b>views of Hambledon Cottage and Experiment Farm Cottage and associated parklands.</b>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve
				PDCP2011 Part 3.5 Heritage	2.2 Hambledon Cottage and Reserve
				C.13 The proposed development represents an unacceptable level of heritage impact to adjacent heritage items and conservation areas. <b>The visual dominance would have an adverse impact on the Experiment Farm HCA,</b> which conserves an early twentieth century pattern of development, enhanced for its retention development of a similar age, scale, shape, siting, setbacks and materials.	2.3 Experiment Farm Cottage and Reserve 2.7 DCP Historic View Corridors
	The following recommendations are issued in the hopes of assisting the Applicant to adequately address the proposal's-built form impacts.	2.2 Hambledon Cottage and Reserve		The development site also adjoins the SHR listed <b>Hambledon Cottage and Experiment Farm,</b> the open space forms an important aspect of their setting, which contributes to their significance. The siting of the proposal, particularly Building C, does not allow for the adequate separation between the buildings on the site and the adjacent heritage items and parkland.	
	<ul style="list-style-type: none"> <li>– 'Before and After' visual analysis from <b>the rear gardens and internal spaces within Hambledon Cottage</b> can assist to understand the proposal's impact or contribution to the understanding of Hambledon Cottage's heritage significance.</li> <li>– <b>Mapping existing views as a guide to understanding areas where massing can be screened by existing vegetation</b> to a maximum of one level below the top of the canopy can assist in determining an appropriate density and height on site.</li> <li>– Mapping of existing views and vistas can be a guide to determining adequate heights and overall massing to preserve landscape features and wayfinding elements.</li> </ul>			The proposal does not comply with the DCP control.	

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	C.15 The visual dominance of the proposed development cannot be mitigated by landscaping alone. The landscape plan does not mitigate or reduce the concept design to such an extent that it no longer overwhelms and detracts for the setting of heritage items in the vicinity. The proposal does not comply with the DCP control.	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve		The proposed site planning results in the impression of a private gated estate, with a majority of the site isolated from the public domain and without a street address. The location and scale of buildings unacceptably impacts <b>on protected heritage views</b> . The proposed Channel Walk is considered a key strategic move connecting heritage items within the locality and is supported; however, it should be more generous.	Design Report 2.7 DCP Historic View Corridors
	P.2 Align buildings to maximise and frame <b>view corridors between buildings</b> . The proposed development will impact upon <b>key views between Experiment Farm and Hambledon Cottage</b> , impacting the interrelationship between the two key colonial cottages	2.7 DCP Historic View Corridors		It is recommended that Building C be removed from the proposal. Building C is proposed to be the bulkiest building within the site, with no setback or transition in height to its context, is located in the isolated North Western corner of the site removed from the public street frontage and directly adjacent to the parkland setting of Experiment Farm and Hambledon Cottage. Removal of Building C will:	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve
	P.4 Regardless of any other control, height of buildings must enable compliance with all controls about views and vistas. The concept design does not enable compliance with this control.	Design Report 2.7 DCP Historic View Corridors		<ul style="list-style-type: none"> <li>– Maintain an absence of built form in this location to protect important <b>view corridors between Experiment Farm and Experiment Farm Reserve and Hambledon Cottage</b> and respond to flooding constraints;</li> <li>– Create a strong spatial and <b>visual connection between the proposal and Experiment Park Reserve and the parklands</b>;</li> <li>– Allow for the space at the western edge of the site to be used for communal open space and deep soil provision and to <b>strengthen the parklands setting between Experiment Farm and Hambledon Cottage</b>;</li> <li>– Help retain large significant trees to the north-western edge.</li> <li>– <b>Allow for the view corridor created by the recommended public road to terminate in landscaping rather than built form.</b></li> <li>– Should Building C not be removed from the development:</li> <li>– The local road should return south to give a public frontage to the building.</li> <li>– Additional setbacks (at least 10m) should be provided to existing mature trees to the northwest corner of the site.</li> </ul>	2.6 Visibility from Public Streets 2.7 DCP Historic View Corridors
City of Parramatta	The proposal will have significant visual impact on the heritage parkland and will likely increase recreational demand on the adjoining <b>Hambledon Cottage and Experiment Farm</b> reserves to a level that will compromise active and passive recreational experiences for users.	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve			
	The reports and the provided response on heritage, visual and archaeological impacts are questionable in terms of compliance of building form and height, suitable degree of visual and physical separation with the heritage items and the possible riparian zone (vegetated riparian zone). It is premature to exclude archaeological potential both aboriginal and non-Aboriginal as natural watercourse are associated with aboriginal uses of natural resources and the colony, and first settlers created their homesteads in proximity of those watercourses. Council has <b>three surviving examples in this area and there is a potential to investigate more in the subject site.</b>	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve			
	A maximum height of 3 storeys across the site (up to 11m) should be enforced, as:	Design Report		Building footprints and building separation should be designed to <b>frame important view corridors around and through the site, including those associated with Experiment Farm and Reserve, Hambledon Cottage, Elizabeth Farm and the Channel Walk.</b>	Design Report
	<ul style="list-style-type: none"> <li>– This height is a balance between <b>the existing surrounding context and future development potential to the South and East.</b></li> <li>– It will reduce the impact of <b>the proposal as a backdrop to Hambledon Cottage when viewed from the North.</b></li> <li>– It will allow for better protection of <b>view corridors from Elizabeth Farm to Hambledon Cottage and Experiment Farm to Hambledon Cottage per the requirements of 4.3.2 of Parramatta DCP 2011.</b></li> </ul>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve			2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	Provide a 10m ground setback from the top of Clay Cliff Creek embankment to: <ul style="list-style-type: none"> <li>Allow for a riparian landscape edge to the creek;</li> <li>Provide a shared pathway (min. 3m width);</li> <li>Allow for <b>a landscaped buffer to the building</b> which can facilitate larger tree planting and landscaping for privacy and a natural outlook for residents;</li> <li>Allow for landscaping strategies such as terracing and grading to mitigate level differences between natural ground level and internal building levels required for flooding. This will prevent the unacceptable use of large retaining walls;</li> <li>Provide WSUD opportunities which could support the naturalisation of the creek in the future;</li> <li><b>Increase building separation between the proposal and the steep embankment and Our Lady of Lebanon Church on the Southern side of the creek, which will increase views to sky and access to sunlight.</b></li> </ul>	Design Report  2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)		Reduce bulk of Building C by using a stepped profile to match other buildings. The height of the western portion should be no higher than 4 storeys.  Reason: A stepped profile and reduction in height at the western end will mitigate the <b>visual impacts of the large building only 5m away from the adjacent Experiment Farm Reserve that forms part of the significant landscape setting of Experiment Farm Cottage.</b>	Design Report  2.3 Experiment Farm Cottage and Reserve
	Provide a 22.5m ground setback to the north boundary to: <ul style="list-style-type: none"> <li><b>Respect the historical Hambledon Cottage and its associated curtilage;</b></li> <li>Retain existing trees along the Northern boundary, which <b>provide a key backdrop to Hambledon Cottage;</b></li> <li>Allow for a local road with a dedicated pedestrian path and on-street parking which can be dedicated to Council;</li> <li>Allow for a planted front building setback from the road reserve and contiguous deep soil zones;</li> </ul>	Design Report  2.2 Hambledon Cottage and Reserve		Clearly detailed plans showing how the landscaping to the ground, elevations and rooftops will mitigate the visual impacts of the building form. The stage 4 reserve should be undertaken in conjunction with Stage 3 or earlier to mitigate the visual impacts of the development  Please note in point 2b that the HCAC requires an accurate assessment of <b>key views from the grounds of Hambledon Cottage and Experiment Farm</b> to sufficiently understand and assess the visual impacts. The HCAC may amend its advice following receipt of this information.	Design Report  3.0 Comparative Views  2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve
	Councils Open Space Team has reviewed the proposal and consider that this will have <b>a significant visual impact on the heritage parkland and likely increase recreational demand on the adjoining Hambledon Cottage and Experiment Farm reserves to a point that exceeds thresholds for positive active and passive recreational</b>	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve		I can now confirm that the Heritage Council has instructed HNSW that Building C should be no greater than 2-storeys (their previous advice was 4-storeys); and that analysis should also fully <b>illustrate views to and from Gregory Place across the site to the west, and Our Lady of Lebanon church.</b>	Design Report  2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)  2.6 Visibility from Public Streets
Heritage NSW letter 20 Sept 2022	<b>Demonstrate realistic and accurate eye-level views of key sight lines, particularly from Hambledon Cottage and Experiment Farm.</b>	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve		HNSW expressed to the Proponent at the meeting that a considered outcome is required in this sensitive cultural landscape. To achieve this, an accurate assessment of <b>key views from the grounds of Hambledon Cottage and Experiment Farm will need to be prepared for the Heritage Council to sufficiently understand and assess the visual impacts of the whole development.</b>	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve
	Reason: So that visual impacts can be sufficiently understood and assessed		Mecone on behalf of OLOLC	The development is anticipated to reduce the views of the submission site to State <b>Heritage Register (SHR) listed site at Experiment Farm Reserve (to northwest of OLLC), SHR heritage item at Hambledon Cottage Reserve (north of OLLC), Robin Thomas Reserve and James Ruse Reserve (northwest of OLLC).</b>	2.2 Hambledon Cottage and Reserve  2.3 Experiment Farm Cottage and Reserve  2.6 Visibility from Public Streets
				The excessive height and bulk of <b>the development also blocks the visibility of the submission site from these northern open spaces which detracts from the prominence of the cathedral building in the skyline.</b>	Design Report  2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)
				The proposed concept development will have adverse visual, privacy, noise and shadowing impacts to the submission site as previously detailed which will compromise the future redevelopment of the site.	Design Report  2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	The proposed bulk and scale are not considered in <b>consistency with the intended landscape and character of the surrounding heritage items and conservation areas. The development will dominate the landscape and obstruct views from heritage items to the surrounding environment and hinder site through links between heritage areas.</b>	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC) 2.6 Visibility from Public Streets 2.8 Heritage Walk		The Planning Secretary's Environmental Assessment Requirements (SEARs) for this projects specifically require that the Visual Impact provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development with respect to existing views from the street, nearby reserves and heritage items. Incredibly, however, the visual impact analysis on exhibition:  <ul style="list-style-type: none"> <li>– <b>Does not consider the historic view corridors identified in the 2011 DCP;</b></li> <li>– <b>Does not contain a single view from within the grounds of Hambledon Cottage;</b></li> <li>– <b>Does not include any views towards the development from the adjacent state-listed Experiment Farm or Elizabeth Farm properties;</b></li> <li>– <b>Does not include a single view from the Our Lady of Lebanon Co-Cathedral in Ruse Street;</b></li> <li>– <b>Does not include a single “public viewing point” from within any of the surrounding public reserves.</b></li> </ul>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC) 2.6 Visibility from Public Streets
Parramatta & District Historical Society	<b>The cottage and its parkland setting amongst historic grand trees is widely recognised as one of the most important heritage vista in Australia.</b> This development will have an extremely detrimental visual impact on this site. Unfortunately, the limited views provided in the proposal do not accurately reflect this negative visual impact.	2.2 Hambledon Cottage and Reserve		The National Trust are so concerned about the misleading way that this proposal has been promoted that we have decided to produce three of our own visual impact assessments (based on our understanding of the documentation). These illustrate some of the true impact of this proposal, however more work to further document and understand the true visual impact is required.	2.2 Hambledon Cottage and Reserve
	The new buildings would clearly <b>dominate the background of Hambledon Cottage from many view points</b> and this would not be offset by the suggested planting of additional trees and landscaping.	2.2 Hambledon Cottage and Reserve		The National Trust's <b>views for Hambledon Cottage are actually taken from within the publically accessible state heritage listed boundary</b> of this property, and clearly show the visual impact of this proposal	
National Trust (amended letter)	The proposal will completely destroy <b>the historic setting of Hambledon Cottage, removing its ability to be read with a blue sky background;</b>	2.2 Hambledon Cottage and Reserve		We totally dispute the claim in the Visual Impact Assessment (p.15) <b>that the visual impact on Hambledon Cottage is Moderate/Low, and the argument that “Hambledon Cottage is subservient to the existing vegetation of the SHR.” Hambledon Cottage, Elizabeth Farm and Experiment Farm are not “subservient” to vegetation. They are (individually and collectively) a rare grouping of colonial landscapes, including houses, trees and gardens, that together form a distinctive landscape. The tall Hoop and Bunya Pines are there because of Hambledon Cottage, not the other way around.</b>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve
	<b>The proposal will impact the views and setting from the National Trust's property Experiment Farm and the Sydney Living Museum Property Elizabeth Farm.</b>	2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve			
	The National Trust are extremely concerned that the true impact of this proposal, <b>particularly on Hambledon Cottage, has not been accurately represented in this proposal. The Visual Impact Assessment for this proposal of 483 apartments in one of the most visually sensitive locations in Australia contains only seven views, and most of them are irrelevant.</b>	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC) 2.6 Visibility from Public Streets			

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	The SOHI goes on to assess that the project's impact on the significance of Hambledon's setting, <b>(including views and vistas to Elizabeth Farm's surviving early tree plantings, nearby Experiment Farm cottage's estate, and the Queen's Wharf precinct on Parramatta River)</b> will be of only "minor impact" because later subdivision and subsequent development of the area have already obstructed historic distant views and vistas from three heritage listed cottages. The proposed works amplify the impact of the existing factory, they do not negate it. The Trust notes that Heritage NSW's Guide to Material Impact acknowledges this, stating that cumulative adverse impacts may reach the material threshold and "... can have as great an impact on the significance of a SHR listed place as a major change."	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.6 Visibility from Public Streets	PDCP 2011 C.1	d) that development does not impact upon or adversely affect the <b>existing views into and out of the sites of Elizabeth Farm House, Experiment Farm Cottage and Hambledon Cottage, the Female Orphan School (University of Western Sydney Rydalmere Campus), the Parramatta River corridor and the Pennant Hills open space ridge line.</b>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.6 Visibility from Public Streets
	Incredibly, the Visual Impact Assessment (p.15) only assesses "selected viewpoints selected based on public viewing points around the site." <b>It does not assess any of the identified historic view corridors for Harris Park that are identified in the 2011 Parramatta DCP, shown in Figure 4 below.</b>	2.7 DCP Historic View Corridors		This proposal will have significant major adverse impacts on <b>views both to and from the sites of Elizabeth Farm House, Experiment Farm Cottage and Hambledon Cottage.</b> It may also impact other noted views. None of these impacts have been addressed in the views analysis that has been presented with this proposal.	
	National Trust Recommendation:  The National Trust feel that a proper accurate and legitimate Visual Impact Assessment of this proposal must be produced and the public exhibition period recommenced with this information made available.  As it stands the proposal is not able to be accurately understood in terms of its significant detrimental impact on this important setting.	Comment addressed by this document		The National Trust in particular would note that the land in our ownership immediately to the north of Experiment Farm, which is used for educational purposes associated with the agricultural significance of the place, will be permanently affected.	
	This is a core National Trust objection to the current proposal – that the proposed project amplifies the impact of intrusive developments and directly opposes the active work of government and community to <b>protect and enhance the setting and views of these three places.</b>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.7 DCP Historic View Corridors 2.8 Heritage Walk	PDCP 2011 C.2	c) <b>whether the development retains and enhances open space links between Elizabeth Farm House, Experiment Farm Cottage, Hambledon Cottage and the Parramatta River foreshore, and facilitates or enhances the views and public access between the historic places in the Harris Park Precinct,</b>	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.6 Visibility from Public Streets
				This is the most important control that is affected by this proposal. <b>The site of this proposal is the linchpin of the open space links between Elizabeth Farm House, Experiment Farm Cottage, Hambledon Cottage and the Parramatta River foreshore.</b>	
				This proposal, occupying the entirety of the site, <b>does not retain or enhance any of the existing or possible future open space links, views and public access associated with these historic places.</b> It will have a serious detrimental impact on not only Hambledon Cottage but also on Experiment Farm and Elizabeth Farm – all places of exceptional heritage significance that were saved for the public through the foresight of past generations.	

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	The site also sits within the Harris Park Precinct and the DCP (p.4.3 - 13) makes very clear what the desired future character of this area is:	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve		The Branch strongly opposes this proposal as it undermines the visual setting for two of the three highly significant heritage sites in Australia – <b>Elizabeth Farm c1793 (the oldest surviving European structure in Australia) and Experiment Farm (the first European land grant in Australia c1789). The third highly significant heritage site, Hambledon Cottage c1824 on the Elizabeth Farm grant will have its setting totally destroyed.</b>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve
	Harris Park contains some of the most important parts of Parramatta's heritage. It has an extensive collection of nineteenth and early twentieth century houses, shops, public buildings and landscapes. <b>Of particular note are Australia's first land grant and oldest European building, Elizabeth Farm House, as well as two other important colonial houses, Experiment Farm and Hambledon Cottage.</b> The preservation and enhancement of Harris Park's historic fabric is essential. The area also has an important strategic role in providing residential development because of its location on the fringe of the Parramatta CBD. All new development will need to be at a scale that is consistent with the existing character of the streets, not impede view corridors to major landscapes and the escarpment north of the Parramatta River, and provide opportunities to connect with the foreshore.	2.4 Elizabeth Farm Cottage and Reserve	Details withheld (SE-47909207)	<b>Views of Co-Cathedral from the public spaces and parklands to the north of the site will be blocked.</b>	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC) 2.6 Visibility from Public Streets
	This proposal is completely at odds with the stated objectives for Harris Park. There are numerous other locations and opportunities for housing to be built in Parramatta and Harris Park, but this is not one of them.			False Claims in the Stakeholder Engagement	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)
	PDCP2011 Experiment Farm Conservation Area	2.2 Hambledon Cottage and Reserve		Section 4 of this report is titled "Addressing Key Engagement Issues" but fails to address the impacts on the <b>Church which the same report references including:</b>	
	0.1 Protect all the attributes which contribute to the heritage value and character of the Experiment Farm Conservation Area, and to maintain and improve its residential amenity.	2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve		<b>– visual impact (it only mentions the visual impact on Hambledon Cottage)</b> <b>– noise impacts</b> <b>– wind impacts, and</b> <b>– impacts of events on residents</b>	
	<b>The connections, both physical and visual (including a view of open sky) between Experiment Farm, Hambledon Cottage and Elizabeth Farm, are extremely important.</b> This proposal will not maintain or improve any of these important attributes, but in many instances will have a negative impact upon them.		Change. Org petition	Inconsistent with the Heritage of the Area	
	<b>The impact of the proposal on Hambledon Cottage is misrepresented in the applicant's Visual Impact Assessment;</b>	Comment addressed by this document		Presently Our Lady of Lebanon Co-Cathedral is a significant landmark in the Western Sydney and in particular the Parramatta area. <b>The statue of Our Lady</b> is widely recognised and is significant to many of the Catholic and other Christian faithful in the area.	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC) 2.6 Visibility from Public Streets
National Trust (Parramatta Regional Branch) Letter	The Branch wholeheartedly agrees with the National Trust (NSW) submission that the Visual Impact Assessment provided by the applicant (below) is misleading in its <b>demonstration of the visual impact on Hambledon Cottage.</b>	Comment addressed by this document		<b>It will limit the visibility of the Parish and the Church building.</b>	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC) 2.6 Visibility from Public Streets
	The Trust (NSW) representations that follow show the true impact of the proposed development on Hambledon Cottage. The Branch calls on the applicant to undertake a comprehensive examination of the true visual impact <b>assessment that the proposed development will have on Hambledon Cottage.</b>	2.2 Hambledon Cottage and Reserve	David Hoffman	The current car park area should be a transition from the 2 SHR reserves to the new development and not have such a massive detrimental impact on the visual and amenity of the surrounding reserves. The proposed development on the current car park site will dissect the reserves and lose the <b>historic open space connection between Hambledon Cottage and Experiment Farm Cottage</b> (including their reserves)	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve
				<b>The proposed development will have a massive impact on views and solar access across the historic area from the residences and church on Ruse St, Alice St and Gregory Place.</b>	2.6 Visibility from Public Streets

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
	The proposed development will have a huge visual impact that will set a dangerous precedent. It will be like a massive sentinel standing over the <b>3 SHR sites, 3 HCAs and several LEP heritage items</b> that together form a nationally significant heritage area.	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve	Details withheld (SE-47591707)	I object this project for so many reasons that will affect the community, parishioners, and environment. The surrounding of the Cathedral should be left empty, because it will block the view and make us feel like we are in a city prison, especially when those buildings are going to be higher than the Cathedral itself. The building noise and the physical damage history that occurred and still occurring to the Cathedral copped from surrounding neighbours and hatred individuals toward our faith, still having effect till today on the Cathedral building and parishioners. we don't need more buildings around and more apartments around. this space should be left empty and lower than the Cathedral. The Cathedral is a place of worship, prayer and meditation. it will block the sunlight to the Cathedral, space around the Cathedral should be left empty or turned into a park for families and relaxation.	Design Report 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)
	The Visual Impact analysis is full of incorrect and misleading information. The 7 selected locations do not reveal the full extent of the visual impact of this massive over-development on the local area. The visual impact on all 7 locations have been significantly downplayed. Views 1-4 should be High - Moderate and Views 5-7 should be High. This is the difference of a person attending on a single day to take a photo from set location to a person who lives near to the site and understands more fully the visual impact on the area.		Details withheld (SE-47594708)	Hi, I would just like to comment on the buildings in the proposal. I think there are too many and that they are too tall. I am a parishioner at <b>Our Lady of Lebanon, the church is an icon and Beacon of hope for more than just the Maronite community.</b> I fear the proposed buildings will block the view and change the dynamics of what our parish has to offer, more importantly the influx of more residents to an area that is barely coping with traffic will only add more strain and stress to the locals who are struggling with the heavy demands that are placed on our roads. I feel the money could be better spent on road infrastructure, the further revision of tolls to lesson the load on the locals as many commuters who live in the greater west are avoiding the tolls and placing a huge burden on our roads in and around the Parramatta area. Vehicle idle time on our roads is increasing at a rapid rate with no sign of relief in the near future, I fear this development will only add more strain on our already suffering road system.	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)
	The Visual Impact analysis also neglects to consider the visual impact from <b>various points of the neighbouring HCAs, LEP heritage items, nor the local amenities, particularly Our Lady of Lebanon Church.</b>	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)			
Paulina Kazzi	Furthermore the proposed development will affect <b>the lookout and view of the church.</b>	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)	Johnny Kazzi	1. Inconsistent with the heritage of the area	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)
Details withheld (SE-47558004)	<b>The Development will obscure to the landscape and view of the Our Lady Of Lebanon Church.</b>	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)		Presently <b>Our Lady of Lebanon Co-Cathedral is a significant landmark in the Western Sydney and in particular the Parramatta area. The statue of Our Lady is widely recognised and is significant to many of the Catholic and other Christian faithful in the area.</b> Further, the parish is situated in a conservation precinct which includes Elizabeth Farm and the area has significant cultural history. The area is an excellent example of the stages of indigenous history, colonial history and the waves of migration that have occurred in the area. The proposed series of buildings is substantial and overpowering. It will limit the visibility of the Parish and the Church building. More importantly the development is inconsistent with current natural and building landscapes around the Parish and of the overall area in general. It is out of place in terms of the history which is so significant around it. That includes the heritage conservation area of Elizabeth Farm surrounding the parish and Hambledon Cottage Museum which will be in front of the proposed	2.6 Visibility from Public Streets
Marcel Chalhoub	The proposed project will have a massive negative material impact on our community blocking the view of our Cathedral and spiritual hub. It will have a negative impact on the shading, the proposed building will be much higher than our Cathedral, <b>blocking the beautiful view of the surroundings, blocking the sun.</b> to be honest it would be devastating to see this project going through. Already the Cathedral stained glass windows are being damaged from surrounding units tenants throwing rocks at them, and cannot find people to fix them.	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)			
Maroun Chidiac	As a parishioner of Our Lady of Lebanon Co-Cathedral, I object to this project as this will block out natural lighting to the church and cause the view of the church to be blocked. It could also cause hate crimes with people throwing rubbish and objects at our church or the cars parked in the parking lot.	Design Report 2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)			

## 2 Response to Submissions

### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference	Source	Comments on EIS proposal	Response Reference
Details withheld (SE-47617457)	<b>The buildings will block the view of the cathedral behind, which is also a local landmark.</b>	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)	Peter Watts	One only has to look at the scale and location of the proposal to see it is totally inappropriate. One of the greatest joys of this part of <b>Harris Park is the huge ancient Araucarias associated with the three exceptionally significant colonial houses (Elizabeth Farm, Hambledon Cottage and Experiment Farm)</b> that mark this place. The proposed development sits between the three, forever destroying the relationship between them as connected by these gigantic trees.	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve
Arthur Sadek	I am concerned upon hearing that very high units will be built behind the cathedral building and car park. There is a risk that it will infringe on the privacy of parishioners and visitors, of noise (such as parties) affecting both the nursing home residents and the worshipers during times of prayer and worship, and of residents within the units accidentally throwing waste onto the cars/car park and the cathedral building/roof. Furthermore, <b>the cathedral has been purposely built to have a Balcony around its entire circular building so that people may walk and sit there or hang around and watch the view that looks over Hassall street. Many</b> parishioners, as well as myself, are concerned that units, eight levels in height, will overshadow and encroach the cathedral, blocking the view, the sky and the sunlight. The cathedral is also an icon for the Lebanese Maronite community and a uniquely-designed building for the city of Parramatta, and many parishioners are concerned that the tall units will block the cathedral from being seen from Hassall street.	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)	Janet Hay	I object to this proposal on the following grounds:  - The height and bulk of the proposed building, placed in close proximity to <b>Hambledon Cottage, would dominate that small domestic building, extinguish its skyline profile, diminish its heritage value in the context of its place in our colonial history and in its present low-rise suburban surrounds.</b>	2.2 Hambledon Cottage and Reserve
Details withheld (SE-47814230)	<b>It will impact views from Experiment Farm and Elizabeth Farm. This site could support affordable housing but not in this form which will have an immense impact on the character of Harris Park.</b>	2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve	Kim Riley	<b>The existing building on the site substantial. Yet it doesn't draw attention away from the setting of the two surrounding Priceless pieces of Australian history.</b>  But the Scale and form of the proposed 3 Blocks are a substantial change to this way of respecting the heritage values of the two historical buildings.  WE are deliberately Mislead as to the impact of the propose use of Gregory Place. As Unfortunately the pictures that are supplied of the completed 3 buildings are misleading.  <b>The View of Hambledon Cottage is from across the road so it doesn't reveal what it would be like walking onto Hambledon Cottage from the gates, or as we use the grounds.</b> How the 3 proposed buildings scale and form will dominate the low level building. 3 levels of background building even with significant screening of Mature trees [Landscape plan is Not significant screening], will in no way demising the cloaking effect of the height and scale of the buildings,even with the setback terraced design. Plus the addition of Building 3, As is the most disruptive as its a New addition of Built environment.	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve
Joanne Elias	<b>3. Impact to the visibility and natural lighting in the Church: Our Lady of Lebanon Cathedral is an important cultural icon that is currently highly visible from a distance.</b> This view gives hope to many of the people who flock to the area. The buildings stain glass windows create an element of serenity that add to the meditative element of the Church. The proposal suggests that the development will not overshadow the stained glass as services are usually offered only in the morning or evening, however this is incorrect. The Parish offers services at various points throughout the day, including during the middle of the day. The blocked visibility of the Church as well as the impact to the natural lighting flow into the Parish will be a detriment to me and the community.	2.5 Our Lady of Lebanon Co-Cathedral (OLOLC)	Adam Lindsay	<b>SLM are concerned about the visual impact/overshadowing of the proposal on the setting of State Heritage Listed Elizabeth Farm as well as impacts to archaeology.</b>	Design Report 2.3 Experiment Farm Cottage and Reserve
Details withheld (SE-47841971)	I object to the over-scaled development of the Gregory Place site as proposed. This proposal fails to recognise the importance of the early colonial settlement of Parramatta/Rosehill and the <b>three very important neighbouring properties of Elizabeth Farm, Hambledon Cottage and Experiment Farm.</b> These early buildings need to be preserved with their vistas and curtilages to maintain the context of their siting and connection.	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve			
Michael Gettany	<b>It will be inconsistent with the heritage of the area, and blocking the different heritage views around the 3 particular sights , Hambledon cottage , experiment farm and Elizabeth farm .</b> Planting trees along the side of Hambledon cottage will not block out the huge buildings that are going to be there above the Hambledon cottage therefore ruining the heritage clause .	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve			

## 2 Response to Submissions

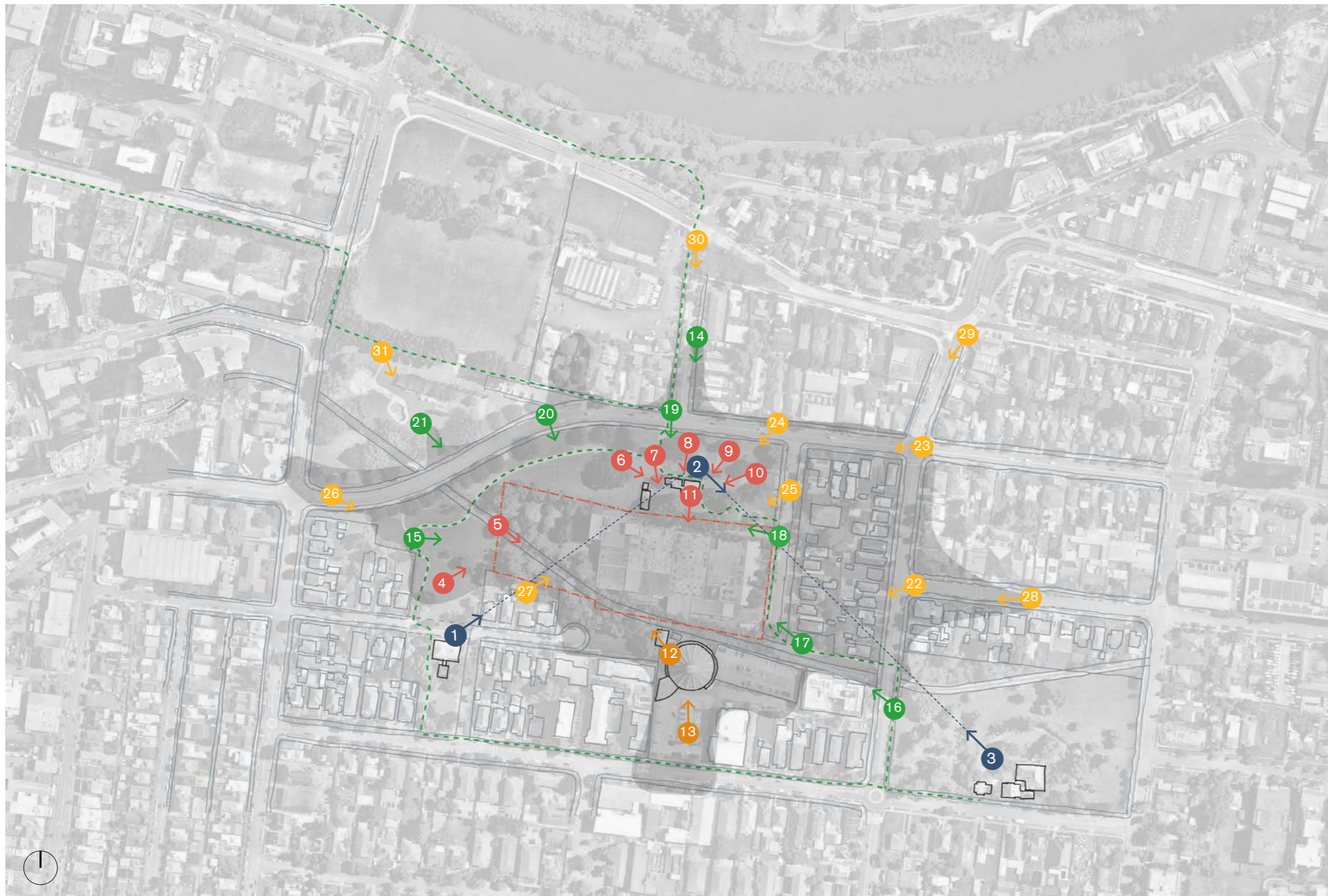
### 2.9 Detailed Comments

Source	Comments on EIS proposal	Response Reference
Susan Sedgwick	I strongly object to the State Significant Development Application for the construction of three separate, large scale buildings with 483 dwellings within the site located at 2A Gregory Place, Harris Park. The proposal will have serious detrimental visual impacts to <b>the three NSW State Heritage Listed properties of Elizabeth Farm, Hambledon Cottage and Experiment Farm Cottage.</b> The proposal will impact the views from and setting of all three of these state significant properties and as such should be rejected.	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve
Robert Power	Ensuring a continuum of "connectivity" by views from, out of and within, not just view cones which are often only slivers, forms, scales and so forth, have all been referenced in the documentation flowing from officials following consultations as early as July 2017 when the advice in paragraph 2 of the letter of the Department's Deputy Secretary when issuing the Site Compatibility Certificate and in Items 2 and 3 of the Certificate itself. <b>References to matters such as "Bulk", "Scale", "in-keeping with", "suitability of the site regarding heritage impact".</b> Twice, the Minutes of the NSW Heritage Council's Approvals Committee, acting as Delegate of the Heritage Council, at its Meetings on 04/04/2018 raised the "appropriateness" of the development and as to whether the Precinct was of "National Significance". Again at its Meeting on 31/03/2020, the Minutes raises questions of support for the Proposal. Again, at its Meeting on 29/09/2020 that Committee its Minutes record the negative impacts of heights of the Proposal.	Design Report 2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve 2.7 DCP Historic View Corridors 2.8 Heritage Walk
Brad Powe	While I support the provision of housing for low-income renters, the high-rise aspect of this proposal is simply too large for the site. It will destroy site-lines from heritage listed <b>Experiment Farm Cottage and Elizabeth Farm, and diminish the heritage value of Hambledon Cottage's curtilage.</b>	2.2 Hambledon Cottage and Reserve 2.3 Experiment Farm Cottage and Reserve 2.4 Elizabeth Farm Cottage and Reserve
Details withheld (SE-47902708)	<b>The built forms do not pay homage to the historical nature of this nationally significant area and do not seamlessly and sympathetically connect with the surrounding environment but would have significant impact on the visual and physical amenity and enjoyment of the surrounding environment and heritage item of Hambledon Cottage.</b> This is a unique opportunity for a legacy to be left for future generations which will add to the character, amenity and enjoyment of this nationally significant area and will attest to the foresight and forward thinking of those who are in a position to leave a legacy for future generations to be enjoyed and admired in years to come.	2.2 Hambledon Cottage and Reserve

## 3 / Comparative Views

### 3 Comparative Views

#### 3.1 Mapping Views



The views analysed in this report have been selected based on insights from planning documents, site evaluations, public feedback, community consultations, discussions with relevant authorities and as analysed and determined to have an urban design or heritage impact.

The viewpoints encompass various distances from the site and diverse visual settings, such as residential areas, parks, and heritage items. Consequently, they are deemed to provide a thorough understanding of the visual impact.

The views covered in the report are grouped within the following categories.

- DCP historic view corridors
- Hambleton Cottage Reserve and Experiment Farm Reserve
- OLOLC grounds
- Heritage walk
- Views from Public Street and other contextual views

The view locations are denoted on the map to the left.

Zone of Visibility

Figure 46 - Key Plan for all visual impact assessment views

**3 Comparative Views**  
**3.2 Comparative View 1 - DCP Historic View Corridor 7**



Figure 47 - Existing



Figure 48 - Proposed



Key Map

**Observations**

- As discussed at Section 2.7, there is no visual connection to Hambledon Cottage or its historic trees from this location.
- The view is of typical neighbourhood houses. People are more likely to look north to the Reserve or to the west to CBD.
- The proposed envelope is noticeable from this location but is largely concealed by existing trees and housing.

Visual Receptor: Pedestrians / visitors to Experiment Farm Cottage  
 View Sensitivity: Low  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Low

		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
	Negligible	Negligible	Negligible	Negligible	Negligible

**3 Comparative Views**

**3.3 Comparative View 2 - DCP Historic View Corridor 8**



Figure 49 - Existing



Figure 50 - Proposed



Key Map

**Observations**

- As discussed at Section 2.7, there is no visual connection to Elizabeth Farm Cottage or its historic trees from this location.
- However, the view remains of high value as it is of Hambleton Cottage sitting within its landscape setting. The silhouette of Hambleton Cottage is seen against a backdrop of vegetation in both the existing and proposed conditions.
- The proposed envelope is screened by existing and proposed vegetation. The proposed landscape zone will be the predominant setting for Hambleton Cottage.

Visual Receptor: Visitors to Hambleton Cottage  
 View Sensitivity: High  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate

		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

### 3 Comparative Views

#### 3.4 Comparative View 3 - DCP Historic View Corridor 9

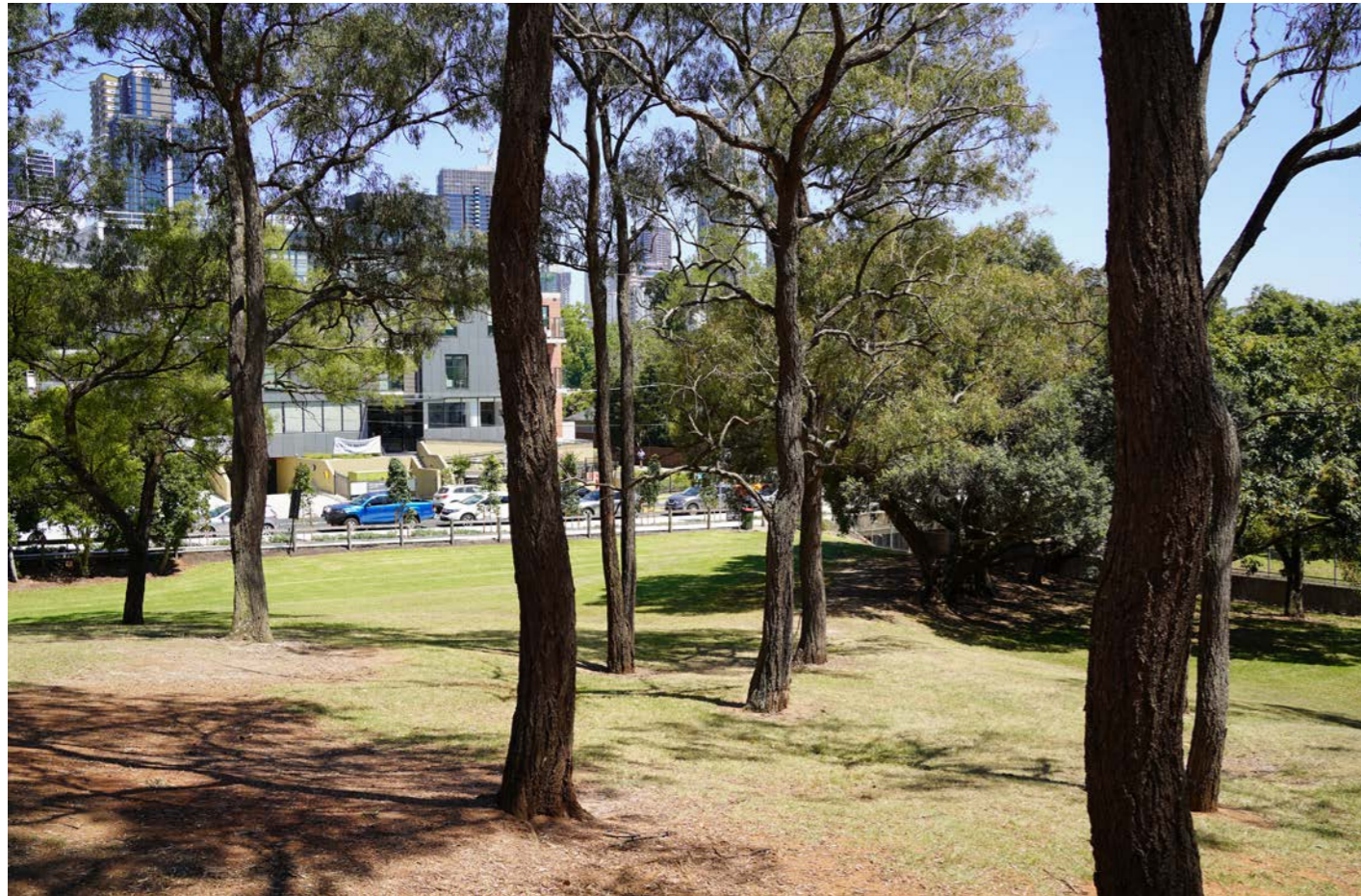
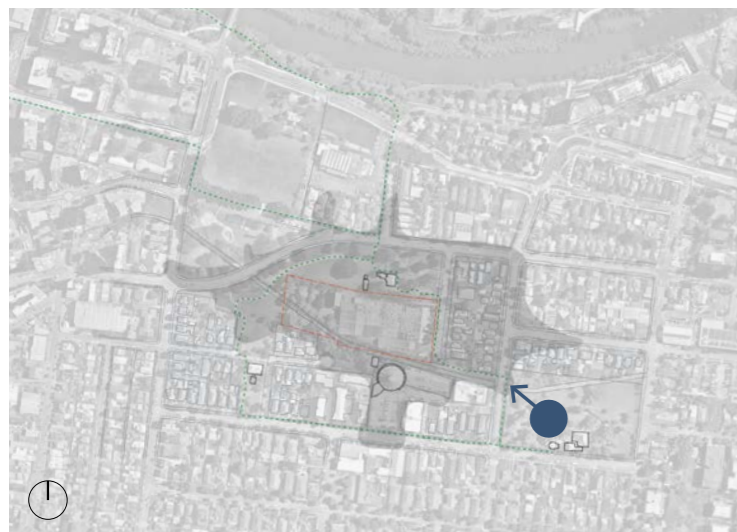


Figure 51 - Existing



Figure 52 - Proposed



Key Map

#### Observations

- As discussed at Section 2.7, there is only partial view of the Hambledon Cottage Bunya Pine from this location which is difficult to discern to anyone unfamiliar with its presence.
- The view is of trees on Elizabeth Farm Reserve with an urban background of buildings and the CBD skyline.
- The Parramatta CBD skyline is anticipated to increase in height in alignment with the city's strategic growth vision.
- The proposed envelope is largely concealed by existing trees and buildings and blends in to the cluttered background view of buildings, especially the recent Our Lady Mercy Place Harris Park aged care development, and the CBD skyline.

Visual Receptor: Visitors to Elizabeth Farm  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate-Low

		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
	Negligible	Negligible	Negligible	Negligible	Negligible

### 3 Comparative Views

#### 3.5 Comparative View 4 - Experiment Farm Reserve Looking South East



Figure 53 - Existing



Figure 54 - Proposed



Key Map

#### Observations

- The view is mainly of Experiment Farm Reserve, with the existing industrial building and the Hambledon Cottage Hoop Pine partially visible in the background.
- The proposal will result in partial obstruction of the Hambledon Cottage Hoop Pine, though its overall visibility remains largely unaffected.
- The proposed envelope is largely concealed by existing and proposed vegetation.
- The updated building envelope is notably set back from the north-western boundary corner compared to the exhibited EIS scheme, allowing existing vegetation to be retained and complemented by new planting. This approach reinforces the parkland character of the view.

Visual Receptor: Pedestrians / Visitors to Experiment Farm Reserve  
 View Sensitivity: High  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate

		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
	Negligible	Negligible	Negligible	Negligible	Negligible

**3 Comparative Views**

**3.6 Comparative View 5 - Experiment Farm Reserve Looking East**



Figure 55 - Existing



Figure 56 - Proposed



Key Map

**Observations**

- The existing industrial building on site is partially visible.
- The proposed envelope is partially concealed by existing and proposed vegetation.

Visual Receptor: Pedestrians / Visitors to Experiment Farm Reserve  
 View Sensitivity: Low  
 Magnitude of Visual Impact: High  
 Significance of Visual Impact: Moderate

		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

**3 Comparative Views**

**3.7 Comparative View 6 - Hambledon Cottage**



Figure 57 - Existing



Figure 58 - Proposed



Key Map

**Observations**

- The view is of Hambledon Cottage overall with a backdrop of existing vegetation and partial view of OLOLC roof.
- The increased northern setback and landscaped shared way in the updated design contribute to a visually unobtrusive building envelope in this view, aided by existing and proposed vegetation. This approach maintains Hambledon Cottage's connection to its landscaped setting, while dense on-site planting further strengthens its verdant backdrop.
- While the OLOLC roof form will be partially obscured by the proposed envelope, the newly established view corridor from Hambledon Cottage will ensure its visibility remains accessible within walking distance from this location.

Visual Receptor: Visitors to Hambledon Cottage and Reserve  
 View Sensitivity: High  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate

		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
		Negligible	Negligible	Negligible	Negligible

**3 Comparative Views**

**3.8 Comparative View 7 - Hambledon Cottage**



Figure 59 - Existing



Figure 60 - Proposed



Key Map

**Observations**

- The view is of Hambledon Cottage sitting within its landscape setting while seeing the existing industrial building on site.
- The increased northern setback and landscaped shared way in the updated design ensures the proposed envelope is largely concealed by existing and proposed vegetation. The scale of its impact is comparable to the existing industrial buildings on site.
- This approach maintains Hambledon Cottage's connection to its landscaped setting, while dense on-site planting further strengthens its verdant backdrop.
- The OLOLC roof is not visible in the existing or proposed condition.

Visual Receptor: Visitors to Hambledon Cottage and Reserve  
 View Sensitivity: High  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate

		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
	Negligible	Negligible	Negligible	Negligible	Negligible

**3 Comparative Views**

**3.9 Comparative View 8 - Hambleton Cottage**



Figure 61 - Existing



Figure 62 - Proposed



Key Map

**Observations**

- The view is of Hambleton Cottage sitting within its landscape setting with partial view of OLOLC roof in the background.
- The increased northern setback and landscaped shared way in the updated design ensures the proposed envelope is largely concealed by existing and proposed vegetation.
- This approach maintains Hambleton Cottage's connection to its landscaped setting, while dense on-site planting further strengthens its verdant backdrop.
- While the OLOLC roof form will be partially obscured by the proposed envelope, the newly established view corridor from Hambleton Cottage will ensure its visibility remains accessible within walking distance from this location.

Visual Receptor: Visitors to Hambleton Cottage and Reserve  
 View Sensitivity: High  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate

		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

**3 Comparative Views**

**3.10 Comparative View 9 - Hambledon Cottage**



Figure 63 - Existing



Figure 64 - Proposed



Key Map

**Observations**

- The view is of Hambledon Cottage sitting within its landscape setting while seeing some buildings in the background, including the existing industrial building on site.
- The increased northern setback and landscaped shared way in the updated design ensures the proposed envelope is largely concealed by existing and proposed vegetation.
- This approach maintains Hambledon Cottage's connection to its landscaped setting, while dense on-site planting further strengthens its verdant backdrop.
- The proposed envelope is less visible against the skyline than the existing industrial buildings.

Visual Receptor: Visitors to Hambledon Cottage and Reserve  
 View Sensitivity: High  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.11 Comparative View 10 - Hambledon Cottage**



Figure 65 - Existing



Figure 66 - Proposed



Key Map

**Observations**

- The view is of Hambledon Cottage and its original front entrance, sitting within its landscape setting and CBD skyline in the background.
- The CBD skyline significantly impacts the view of Hambledon Cottage against a blue sky background and this impact will continue to increase as the CBD develops per the planned vision of Parramatta.
- The increased northern setback and landscaped shared way in the updated design ensures the proposed envelope is largely concealed by existing and proposed vegetation.
- This approach maintains Hambledon Cottage's connection to its landscaped setting, while dense on-site planting further strengthens its verdant backdrop.

Visual Receptor: Visitors to Hambledon Cottage and Reserve  
 View Sensitivity: High  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.12 Comparative View 11 - Hambledon Cottage**



Figure 67 - Existing



Figure 68 - Proposed



Key Map

**Observations**

- The view is of Hambledon Cottage rear gardens and coach house, with existing industrial building on site in the background behind what is originally the cottage's side boundary.
- The increased northern setback and landscaped shared way in the updated design ensures the proposed envelope is largely concealed by existing and proposed vegetation.
- These measures also reduce the visibility of the proposed envelope as compared to the exhibited EIS scheme or the current views of the existing industrial building.
- The character of the view is ameliorated compared with the existing condition and consequently the magnitude of the impact is categorised as negligible.

Visual Receptor: Visitors to Hambledon Cottage  
 View Sensitivity: High  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

### 3 Comparative Views

#### 3.13 Comparative View 12 - OLOLC Grounds



Figure 69 - Existing



Figure 70 - Proposed



Key Map

#### Observations

- The view is from the OLOLC balcony—currently functioning primarily as a fire egress—looking towards the treetops of Hambleton Cottage, with the existing industrial roof in the foreground. There are no views from within OLOLC due to the stained glass windows.
- The proposed envelope rises above the current industrial roofline and has a more pronounced impact on the skyline. However, this impact is notably reduced compared to the exhibited EIS scheme, due to a lowered height and the introduction of a 30-metre-wide view corridor towards Hambleton Cottage.
- The view to the Hambleton Cottage Bunya Pine is maintained but the view to the Hambleton Cottage Hoop Pine is partially obscured.
- The removal of the visually intrusive industrial roof is considered a positive outcome.

Visual Receptor: Visitors to OLOLC  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: High  
 Significance of Visual Impact: High-Moderate

		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

**3 Comparative Views**

**3.14 Comparative View 13 - OLOLC Grounds**



Figure 71 - Existing



Figure 72 - Proposed



Key Map

**Observations**

- The view is of entrance to OLOLC from Alice St, with Hambledon Cottage Bunya Pine and some buildings in the background.
- The proposed envelope is largely screened by existing buildings and vegetation.
- The view to the Hambledon Cottage Bunya Pine is fully maintained.
- The dominance of the OLOLC roof form against the skyline is maintained.

Visual Receptor: Pedestrians / Visitors to OLOLC  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate-Low

		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

**3 Comparative Views**

**3.15 Comparative View 14 - Heritage Walk - Purchase St view of Hambledon Cottage**



Figure 73 - Existing



Figure 74 - Proposed



Key Map

**Observations**

- The view is towards Hambledon Cottage within an urban setting.
- The proposed envelope is in the background and largely screened by existing and proposed vegetation.
- The view of the Hambledon Cottage Hoop Pine against the skyline is maintained.

Visual Receptor: Pedestrians  
 View Sensitivity: Low  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.16 Comparative View 15 - Heritage Walk Experiment Farm Reserve view to Site**



Figure 75 - Existing



Figure 76 - Proposed



Key Map

**Observations**

- The view is mainly of Experiment Farm Reserve, with existing industrial building on site and the Hambledon Cottage Hoop Pine and Bunya Pine partially visible in the background.
- The proposal will not obscure view of the Hambledon Cottage Hoop Pine and Bunya Pine which is a notable improvement from the exhibited EIS scheme.
- The proposed envelope is largely screened by existing and proposed vegetation, reducing visual impact as compared to the exhibited EIS scheme.
- The updated building envelope is notably recessed from the north-western boundary corner compared to the exhibited EIS scheme, allowing existing vegetation to be retained and complemented by new planting. This approach reinforces the parkland character of the view.

Visual Receptor: Pedestrians / Visitors to Experiment Farm Reserve  
 View Sensitivity: High  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate

		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

**3 Comparative Views**

**3.17 Comparative View 16 - Heritage Walk Alfred St view to Site**



Figure 77 - Existing



Figure 78 - Proposed



Key Map

**Observations**

- The view is a common urban view with housing and the recent Our Lady Mercy Place Harris Park aged care development in the foreground, and CBD skyline in the background.
- The Parramatta CBD skyline is anticipated to increase in height in alignment with the city's strategic growth vision.
- The proposed envelope is compatible in scale with the existing built form in the view and is largely screened by existing built form and existing and proposed vegetation.

Visual Receptor: Pedestrians / Visitors to Experiment Farm Reserve  
 View Sensitivity: Negligible  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Negligible

		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

### 3 Comparative Views

#### 3.18 Comparative View 17 - Heritage Walk Swann Reserve view to Site



Figure 79 - Existing



Figure 80 - Proposed



Key Map

#### Observations

- The view captures existing site fencing, mature trees, and the Parramatta CBD skyline, which is expected to rise further in line with strategic growth objectives.
- Hambledon Cottage remains screened by vegetation in both existing and proposed conditions. The associated Hoop Pine and Bunya Pine are currently partially visible, though views to these trees will be obscured by the proposed envelope from this vantage point. However, their visibility will remain accessible within a short walking distance.
- Additionally the proposal opens up the opportunity to travel along the Channel Walk as an alternative to travelling up Gregory Place. This will allow pedestrians to view Hambledon Cottage, the Hoop Pine and Bunya Pine from the south through the public link.
- The proposed envelope is partially screened by existing and proposed vegetation. The updated design mitigate the visual impact through reduced building height towards the north and increased setback to Gregory Place.

Visual Receptor: Pedestrians  
 View Sensitivity: Low  
 Magnitude of Visual Impact: High  
 Significance of Visual Impact: Moderate

		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

**3 Comparative Views**

**3.19 Comparative View 18 - Heritage Walk Gregory Place view to Site**



Figure 81 - Existing



Figure 82 - Proposed



Key Map

**Observations**

- The view captures existing site gate and building, mature trees, and the Parramatta CBD skyline, which is expected to rise further in line with strategic growth objectives.
- Hambledon Cottage is partially visible in both existing and proposed conditions.
- The proposed envelope is partially screened by existing and proposed vegetation. The updated design mitigate the visual impact through increased setback to Hambledon Cottage, reduced building height towards the north and increased setback to Gregory Place.

Visual Receptor: Pedestrians  
 View Sensitivity: Low  
 Magnitude of Visual Impact: High  
 Significance of Visual Impact: Moderate

		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

**3 Comparative Views**

**3.20 Comparative View 19 - Heritage Walk Hassall St view to Hambledon Cottage**



Figure 83 - Existing



Figure 84 - Proposed



Key Map

**Observations**

- The view is of Hambledon Cottage sitting within its landscape setting while seeing the existing industrial building on site.
- The increased northern setback and landscaped shared way in the updated design ensures the proposed envelope is largely concealed by existing and proposed vegetation. The scale of its impact is comparable to the existing industrial buildings on site and is a reduction from the exhibited EIS scheme.
- This approach maintains Hambledon Cottage's connection to its landscaped setting, while dense on-site planting further strengthens its verdant backdrop.
- The OLOLC roof is not visible in the existing or proposed condition.

Visual Receptor: Pedestrians  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate-Low

		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

**3 Comparative Views**

**3.21 Comparative View 20 - Heritage Walk Hassall St view to Site**



Figure 85 - Existing



Figure 86 - Proposed



Key Map

**Observations**

- The view is of Hambleton Cottage Reserve and the existing industrial building on site.
- The proposed envelope is largely screened by existing and proposed vegetation, and is less visible against the skyline than the existing industrial buildings on site and the exhibited EIS scheme.
- The updated design reduces visual impact as compared to the exhibited EIS scheme through increased northern setback and reduced building height adjacent to the northern boundary.

Visual Receptor: Pedestrians  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.22 Comparative View 21 - Heritage Walk Reserve View to Site**



Figure 87 - Existing



Figure 88 - Proposed



Key Map

**Observations**

- The view is of James Ruse Reserve with Parkes Street and Hambleton Cottage Reserve in the background.
- The proposed building envelope is visually contained by existing and planned vegetation, maintaining the integrity of the parkland character and not detracting from the broader landscape setting.
- The updated building envelope is notably recessed from the north-western boundary corner compared to the exhibited EIS scheme, allowing existing vegetation to be retained and complemented by new planting, hence reducing visual impact.

Visual Receptor: Pedestrians  
 View Sensitivity: High  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.23 Comparative View 22 - Alfred St Looking to OLOLC**



Figure 89 - Existing



Figure 90 - Proposed



Key Map

**Observations**

- The view is a common urban view of housing on Alfred Street, and CBD skyline in the background. The OLOLC roof is partially visible from both the existing and proposed condition as part of a visually cluttered skyline.
- The Parramatta CBD skyline is anticipated to increase in height in alignment with the city's strategic growth vision.
- The proposed envelope is compatible with the built form context in this view and is largely screened by existing vegetation and residential housing.
- The updated design presents reduced building height to the north as compared to the exhibited EIS scheme, hence reducing visual impact.

Visual Receptor: Pedestrians  
 View Sensitivity: Negligible  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.24 Comparative View 23 - Corner Hassall and Alfred St Looking to OLOLC**



Figure 91 - Existing



Figure 92 - Proposed



Key Map

**Observations**

- The view is a common urban view of housing and CBD skyline in the background. Both the Hambledon Cottage Hoop Pine and Bunya Pine are partially visible in the background.
- The Parramatta CBD skyline is anticipated to increase in height in alignment with the city's strategic growth vision.
- The proposed envelope is compatible with the built form context in this view and is largely screened by existing vegetation and residential housing.
- The updated design presents reduced building height to the north as compared to the exhibited EIS scheme, hence reducing visual impact.

Visual Receptor: Pedestrians  
 View Sensitivity: Negligible  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

### 3 Comparative Views

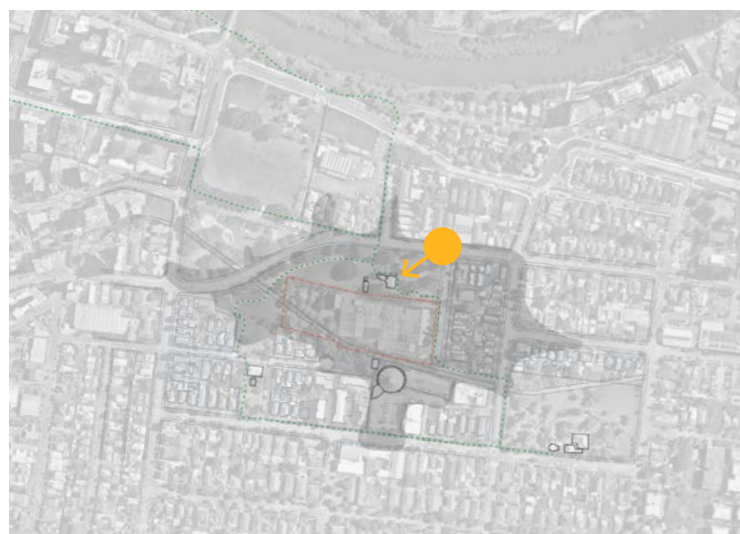
#### 3.25 Comparative View 24 - Corner Hassall and Gregory Place Looking to Hambledon Cottage



Figure 93 - Existing



Figure 94 - Proposed



Key Map

#### Observations

- A distant urban view of Hambledon Cottage and Reserve with the existing industrial building on site and CBD skyline in the background.
- The Parramatta CBD skyline is anticipated to increase in height in alignment with the city's strategic growth vision.
- The increased northern setback and landscaped shared way in the updated design ensures the proposed envelope is largely concealed by existing and proposed vegetation. The updated proposal is less visible compared to the existing industrial buildings on site and the exhibited EIS scheme.
- This approach maintains Hambledon Cottage's connection to its landscaped setting, while dense on-site planting further strengthens its verdant backdrop.

Visual Receptor: Pedestrians  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.26 Comparative View 25 - Gregory Place Looking to Site**



Figure 95 - Existing



Figure 96 - Proposed



Key Map

**Observations**

- The view comprises an urban outlook with Hambledon Cottage car park in the foreground. Neighbouring residential and institutional buildings form the backdrop, including a partial view of the OLOLC roof.
- This partial view to the OLOLC roof will be concealed by the proposed envelope.
- The proposed envelope is partially screened by existing and proposed vegetation. The updated design mitigate the visual impact through increased setback to Hambledon Cottage, reduced building height towards the north and increased setback to Gregory Place.

Visual Receptor: Pedestrians  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: High  
 Significance of Visual Impact: High-Moderate

		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

### 3 Comparative Views

#### 3.27 Comparative View 26 - Hassall St Looking to Site



Figure 97 - Existing



Figure 98 - Proposed



Key Map

#### Observations

- The view is a landscaped view of Hambleton Cottage Reserve and Experiment Farm Reserve.
- The proposed envelope is entirely screened by existing and proposed vegetation. This is a considerable improvement from the exhibited EIS scheme.

Visual Receptor: Pedestrians  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.28 Comparative View 27 - Ruse St Dwelling to Site**



Figure 99 - Existing



Figure 100 - Proposed



Key Map

**Observations**

- The view is from dwelling driveway with view of carport and neighbouring backyard.
- The proposed envelope is partially screened by existing and proposed vegetation, and is more visible against the skyline than the existing industrial buildings on site.
- The revised proposal demonstrates a reduced visual impact relative to the exhibited EIS scheme, achieved through lowered building heights and a smaller footprint.

Visual Receptor: Residents  
 View Sensitivity: Moderate  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Moderate-Low

		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

### 3 Comparative Views

#### 3.29 Comparative View 28 - Oak Street



Figure 101 - Existing



Figure 102 - Proposed



Key Map

#### Observations

- The view is a common urban view of housing and CBD skyline in the background. The OLOLC roof is partially visible from both the existing and proposed condition as part of a visually cluttered skyline.
- The Parramatta CBD skyline is anticipated to increase in height in alignment with the city's strategic growth vision.
- The proposed envelope is compatible with the built form context in this view and is partially screened by existing vegetation and residential housing.
- The updated design presents reduced building height to the north as compared to the exhibited EIS scheme, hence reducing visual impact.

Visual Receptor: Pedestrians  
 View Sensitivity: Negligible  
 Magnitude of Visual Impact: Low  
 Significance of Visual Impact: Negligible

		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

### 3 Comparative Views

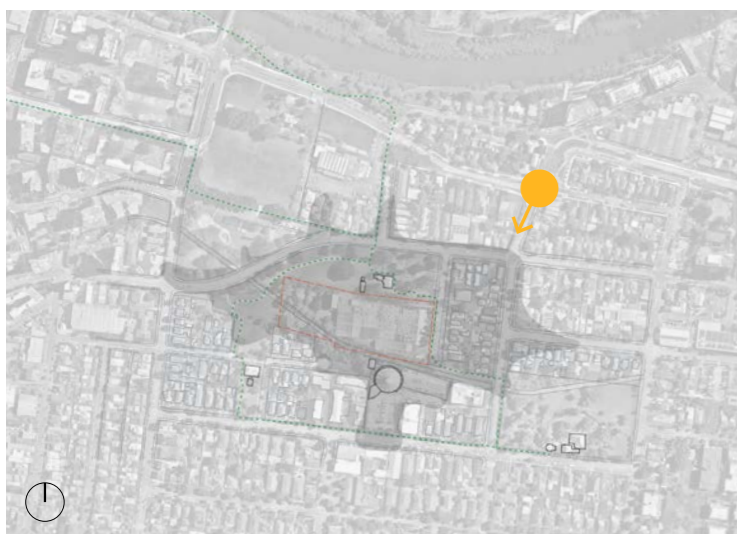
#### 3.30 Comparative View 29 - Intersection of Alfred and George Street



Figure 103 - Existing



Figure 104 - Proposed



Key Map

#### Observations

- The view is a common urban view with the OLOLC roof nominally visible as part of a visually cluttered skyline.
- This partial view of OLOLC roof will be concealed by the proposed development.
- The proposed envelope is compatible with the built form context in this view and is partially screened by existing vegetation and residential housing.
- The updated design presents reduced building height to the north as compared to the exhibited EIS scheme, hence reducing visual impact.

Visual Receptor: Pedestrians  
 View Sensitivity: Negligible  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**

**3.31 Comparative View 30 - Purchase Street**



Figure 105 - Existing



Figure 106 - Proposed



Key Map

**Observations**

- The view is a common urban view with housing in front and the OLOLC roof nominally visible in the background.
- This partial view of OLOLC roof is maintained in the proposed development.
- The proposed envelope is compatible with the built form context in this view and is largely screened by existing vegetation and residential housing.
- The updated design presents reduced building height to the north as compared to the exhibited EIS scheme, hence reducing visual impact.

Visual Receptor: Pedestrians  
 View Sensitivity: Negligible  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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

**3 Comparative Views**  
**3.32 Comparative View 31 - Purchase Street**



Figure 107 - Existing



Figure 108 - Proposed



Key Map

**Observations**

- The view of James Ruse Reserve playground with the Hambledon Cottage Hoop Pine visible against the skyline.
- This view of the Hambledon Cottage Hoop Pine is maintained in the proposed design.
- The proposed envelope is largely screened by existing vegetation.
- The updated building envelope is notably recessed from the north-western boundary corner compared to the exhibited EIS scheme, hence reducing visual impact.
- The OLOLC roof is not visible in the existing or proposed conditions.

Visual Receptor: Pedestrians  
 View Sensitivity: High  
 Magnitude of Visual Impact: Negligible  
 Significance of Visual Impact: Negligible

		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