
Appendix GG

Visual impact assessment

Visual Impact Assessment

Parramatta Over Station Development and Adjacent Station Development
Concept State Significant Development Application

Submitted to the Department of Planning and Environment



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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Contents

1.0	Introduction	6
2.0	Methodology	7
2.1	Assumptions, Limitations and Exclusions	8
3.0	Station Precinct and Context.....	9
3.1	Surrounding Development	9
4.0	Proposal	12
4.1	Sydney Metro.....	12
4.2	Overview of the Proposal.....	12
4.3	Detailed Design Approval	13
4.4	Indicative Building Design	15
5.0	Background	16
5.1	Engagement Carried Out	16
5.1.1	Required Visual Impact Assessment Items.....	16
5.1.2	Relevant Public Domain Assessment Items.....	16
6.0	Planning Context	17
6.1	Requirement to Address Plans, Policies and Guidelines.....	17
6.2	Parramatta Local Environmental Plan 2011.....	17
6.2.1	Zone Objectives	17
6.2.2	Design Excellence.....	17
6.3	Civic Link Framework Plan (2017)	18
6.4	Parramatta City Centre DCP.....	18
6.4.1	Control C.01: Visual Impact Assessment Requirements	20
6.5	City Plan 2036 – Local Strategic Planning Statement.....	21
6.6	City of Parramatta Community Strategic Plan.....	21
7.0	Visual Catchment.....	22
7.1	Zone of Theoretical Visibility and Primary Visual Catchment	22
7.2	Visual Receptors.....	24
7.3	Number of People	24
7.4	Social and Cultural Value.....	24
7.5	Pattern of Viewing	24
8.0	Viewpoints.....	25
9.0	Visual Impact Assessment.....	27
9.1	Overview.....	27
9.1.1	Evidence Base: Preparation.....	27
9.1.2	Evidence Base: Analysis.....	27
9.2	Viewpoint 01	28
9.2.1	Viewpoint 01: Key Observations.....	28
	Former Commonwealth Bank Building and Horse Parapet Façade	28

Church Street View Corridor.....	28
9.2.2 Sensitivity to Nature of Proposed Change	28
9.2.3 Magnitude of Visual Impact.....	29
9.2.4 Significance of Visual Impact	30
9.3 Viewpoint 02.....	30
9.3.1 Viewpoint 02: Key Observations.....	31
9.3.2 Sensitivity to Nature of Proposed Change	31
9.3.3 Magnitude of Visual Impact.....	31
9.3.4 Significance of Visual Impact	32
9.4 Viewpoint 03.....	33
9.4.1 Viewpoint 03: Key Observations.....	33
9.4.2 Sensitivity to Nature of Proposed Change	33
9.4.3 Magnitude of Visual Impact.....	34
9.4.4 Significance of Visual Impact	34
9.5 Viewpoint 04.....	35
9.5.1 Viewpoint 04: Key Observations	35
9.5.2 Sensitivity to Nature of Proposed Change	35
9.5.3 Magnitude of Visual Impact.....	36
9.5.4 Significance of Visual Impact	36
9.6 Viewpoint 05.....	37
9.6.1 Viewpoint 05: Key Observations.....	37
9.6.2 Sensitivity to Nature of Proposed Change	37
9.6.3 Magnitude of Visual Impact.....	38
9.6.4 Significance of Visual Impact	38
9.7 Viewpoint 06.....	39
9.7.1 Viewpoint 06: Key Observations.....	39
9.7.2 Sensitivity to Nature of Proposed Change	40
9.7.3 Magnitude of Visual Impact.....	40
9.7.4 Significance of Visual Impact	41
9.8 Viewpoint 07.....	41
9.8.1 Viewpoint 07: Key Observations.....	42
9.8.2 Magnitude of Visual Impact.....	43
9.8.3 Significance of Visual Impact	43
9.9 Viewpoint 08.....	44
9.9.1 Viewpoint 08: Key Observations.....	44
9.9.2 Magnitude of Visual Impact.....	45
9.9.3 Significance of Visual Impact	46
9.10 Assessment Against Strategic and Statutory Planning Framework.....	46
9.10.1 SEARs.....	52
10.0 Summary of Findings.....	54
11.0 Mitigation Measures	55
12.0 Conclusion	55
Appendix A – Visual Impact Evidence	56

Figures

Figure 1	Summary Infographic: Overview of Methodology	7
Figure 2	Site Location and Context.....	11
Figure 3	Surrounding Development.....	11
Figure 4	Proposed Building Envelopes Site Plan.....	13
Figure 5	Proposed Building Envelopes – Isometric View (looking north east)	14
Figure 6	Proposed Building Envelopes – Isometric View (looking west).....	14
Figure 7	Historic Views to be Protected (Figure XX9 of City Centre DCP).....	19
Figure 8	Extract: George Street and Church Street View Corridor (Figure 5.3.1 of City Centre DCP)	20
Figure 9	Extract: Church Street View Corridor (Figure 5.4.1 of City Centre DCP).....	20
Figure 10	Primary Visual Catchment	23
Figure 11	Viewpoints.....	26
Figure 12	Outline of Analysis Process	27
Figure 13	Viewpoint 01: Existing (left) and with proposed building envelope (right)	28
Figure 14	Viewpoint 02: Existing (left) and with proposed building envelope (right)	31
Figure 15	Viewpoint 03: Existing (left) and with proposed building envelope (right)	33
Figure 16	Viewpoint 04: Existing (left) and with proposed building envelope (right).....	35
Figure 17	Viewpoint 05: Existing (left) and with proposed building envelope (right)	37
Figure 18	Viewpoint 06: Existing (left) and with proposed building envelope (right).....	39
Figure 19	Viewpoint 07: Existing (left) and with proposed building envelope (right).....	42
Figure 20	Viewpoint 08: Existing (left) and with proposed building envelope (right).....	44

Tables

Table 1	Factors Considered	27
Table 2	Viewpoint 01: sensitivity to the nature of change proposed	29
Table 3	Viewpoint 01: Magnitude of Visual Impact.....	29
Table 4	Viewpoint 01: Significance of Visual Impact.....	30
Table 5	Viewpoint 02: sensitivity to the nature of change proposed	31
Table 6	Viewpoint 02: Magnitude of Visual Impact.....	32
Table 7	Viewpoint 02: Significance of Visual Impact.....	32
Table 8	Viewpoint 03: sensitivity to the nature of change proposed	33
Table 9	Viewpoint 03: Magnitude of Visual Impact.....	34
Table 10	Viewpoint 03: Significance of Visual Impact.....	34
Table 11	Viewpoint 04: sensitivity to the nature of change proposed.....	35
Table 12	Viewpoint 04: Magnitude of Visual Impact	36
Table 13	Viewpoint 04: Significance of Visual Impact	37
Table 14	Viewpoint 05: sensitivity to the nature of change proposed	37
Table 15	Viewpoint 05: Magnitude of Visual Impact.....	38
Table 16	Viewpoint 05: Significance of Visual Impact.....	39
Table 17	Viewpoint 06: sensitivity to the nature of change proposed	40
Table 18	Viewpoint 06: Magnitude of Visual Impact	41
Table 19	Viewpoint 06: Significance of Visual Impact.....	41
Table 20	Viewpoint 07: Sensitivity to the nature of change proposed.....	42
Table 21	Viewpoint 07: Magnitude of Visual Impact	43
Table 22	Viewpoint 07: Significance of Visual Impact.....	44
Table 23	Viewpoint 08: Sensitivity to the nature of change proposed	45
Table 24	Viewpoint 08: Magnitude of Visual Impact	45
Table 25	Viewpoint 08: Significance of Visual Impact	46
Table 26	Assessment of Relevant Statutory and Strategic Planning Provisions.....	47

Appendices

A Visual Impact Evidence Base

Virtual Ideas

1.0 Introduction

This report is a visual impact assessment (VIA). Its purpose is to identify, describe and assess the potential visual impact of the proposal on the public domain.

In particular, this VIA will determine whether the proposal, and in particular the scale of the proposal, gives rise to significant, unacceptable visual impact on the public domain that cannot be appropriately mitigated through the planning framework or conditions of development consent.

The structure of this report is as follows:

- **1.0 – Introduction**

Identifies the purpose and structure of this VIA.

- **2.0 – Methodology**

Outlines the methodology used as the basis for this VIA.

- **3.0 – Station Precinct and Context**

Provides an overview of the precinct and surrounding land.

- **4.0 – Proposal**

Overview of the proposal, as described in the Environmental Impact Statement (EIS). Identification of key visual characteristics.

- **5.0 – Background**

Provides an outline of assessment requirements for this VIA, as required by the SEARs.

- **6.0 – Planning Context**

Identifies relevant parts of the applicable framework against which the acceptability of visual impact is to be assessed.

- **7.0 – Visual Catchment**

Identifies and describes an appropriate visual catchment based on the context of the site, protected view corridors, surrounding heritage items, and the strategic vision for Parramatta CBD.

- **8.0 – Viewpoints**

Identifies 8 viewpoints that form the basis of this VIA.

- **9.0 – Visual Impact Assessment**

Identifies the key visual impacts of the proposal through the use of photomontages. Provides an assessment of visual impact against the factors of sensitivity to the nature of change proposed and the magnitude of the change proposed to identify significant visual impacts.

- **10.0 – Summary of Findings**

Summation of findings and information from Section 7.0 to Section 9.0.

- **11.0 – Mitigation Measures**

Recommends any required mitigations to address visual impacts.

- **12.0 – Conclusion**

Identifies whether the proposal can be supported on visual impact grounds.

2.0 Methodology

The methodology used by this VIA is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment' version 3 (GLVIA3) and the Land and Environment Court (LEC) planning principle for 'impact on public domain views' established in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 (Rose Bay).

Consideration has also been given where relevant to other VIA documents, including:

- Guideline for Landscape Character and Visual Impact Assessment (TFNSW, 2020)
- Guidance Note for Landscape and Visual Assessment (AILA, 2018)
- PIMS (Planisphere, 2009)
- Topic Paper 6 – Techniques and Criteria for Judging Capacity and Sensitivity (The Countryside Agency and Scottish Natural Heritage, undated)
- Visual Landscape Planning in Western Australia (Western Australia Planning Commission and the Department of Planning and Infrastructure, 2007).

A summary infographic that provides an overview of the methodology that was used to undertake this VIA is provided at **Figure 1**. The evidence base for the VIA, which is surveying, photography and software-based modelling is consistent with the LEC photomontage policy.

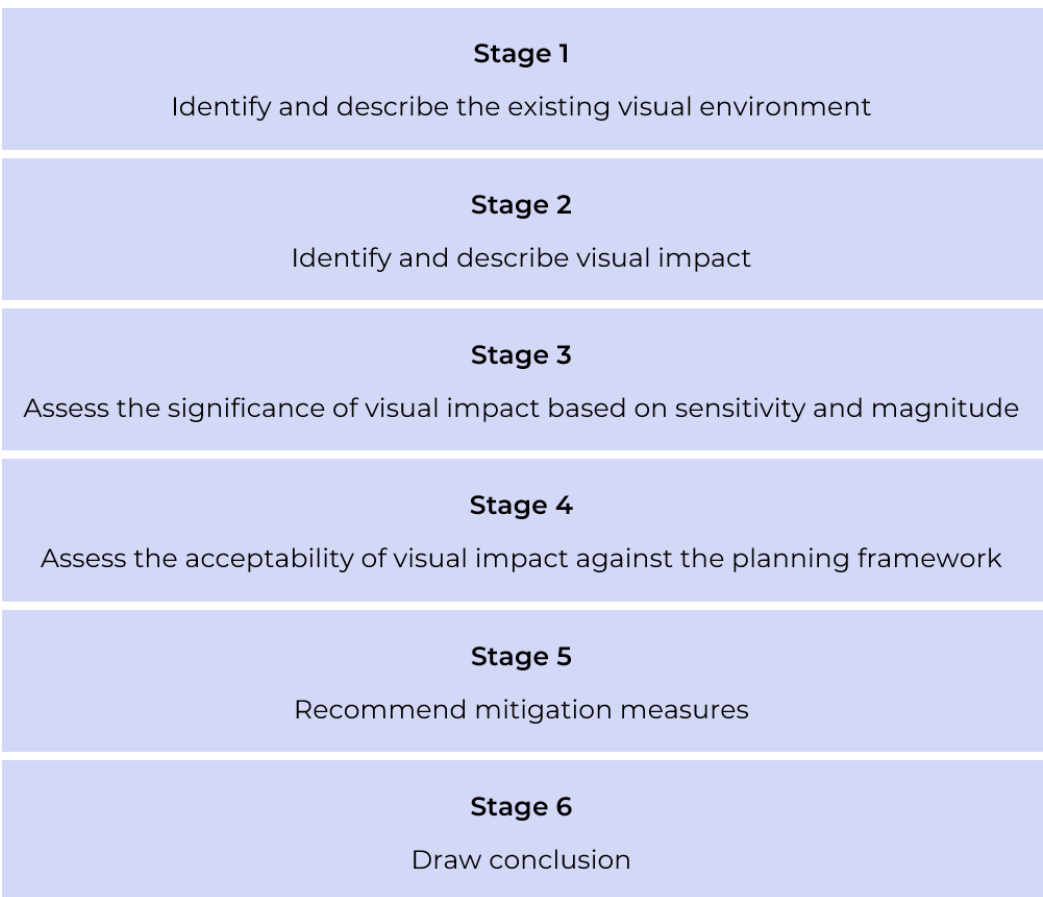


Figure 1 Summary Infographic: Overview of Methodology

Source: Ethos Urban

The above-listed stages of this VIA are provided from **Section 3.0** onwards. Assumptions and exclusions that apply to this VIA are identified at **Section 2.1** over page.

2.1 Assumptions, Limitations and Exclusions

The following assumptions apply to this VIA:

- This VIA has been prepared with reference to the Urban Design Report and Concept Plans that are appended to the Environmental Impact Statement (EIS) at **Appendix E** and **Appendix F**.
- As outlined by the EIS, and pursuant to section 4.22 of the EP&A Act, further approval(s) will be sought for the detailed design and construction of the proposed OSD development elements. This VIA has been prepared under the assumption that detailed design elements will be confirmed under future approval(s).
- In undertaking this VIA, it is acknowledged that future approval(s) will need to demonstrate consistency with this Concept SSDA.

The following limitations and exclusions apply to this VIA:

- Assessment of potential impact on views obtained from the private domain in accordance with *Tenacity Consulting v Warringah* [2004] NSWLEC 140 (*Tenacity*) has not been undertaken due to the commercial context of the Parramatta CBD. If required, this can be undertaken in support of a subsequent detailed (stage 2) DA proposal. The Department of Planning and Environment (DPE) have acknowledged this as a reasonable limitation in the context of this Concept SSDA.
- While photomontages provide an indication of likely future visual environment, they can only provide an approximation of the rich visual experience enabled by the human eye. As they are based on photographs, the same limitations that apply to photography, including optical distortion, apply to the viewpoints that inform this VIA.
- Night time impacts, including luminance and glare (light impacts) have not been considered by this VIA, as this aspect is not a relevant assessment consideration in the context of the site or the nature of this stage 1 SSDA.
- Consideration of impact on Aboriginal cultural heritage values associations is excluded. This is only appropriately undertaken by a member or member or qualified representative of the Aboriginal community.

3.0 Station Precinct and Context

Reference must be made to the EIS for a detailed overview of the site. This overview of the site and context is provided for the purpose of consolidating information that is relevant to this VIA. The site is shown at **Figure 2** over page.

The subject site is in the Parramatta CBD, within the City of Parramatta Local Government Area (LGA). It is within the city block bound by George Street, Church Street, Smith Street, and Macquarie Street.

The site, which has an area of 25,498m², presents a frontage to Macquarie Street with an approximate length of ~164m, a frontage to George Street with an approximate length of ~125m, a frontage to Church Street with an approximate length of ~48m, and a frontage to Smith Street (in the form of Macquarie Lane) with an approximate length of ~15.5m. The site is located directly above and adjacent to the future Parramatta metro station.

Former development on the Parramatta metro station site included the former City Centre Car Park, Parramatta Shopping Centre, as well as other commercial buildings of varying height, scale, and density, generally ranging between 1-7 storeys. Demolition of these buildings is approved under the Stage 1 CSSI Approval and these works are being carried out on the site at present.

It is noted that heritage items within the site, including the Kia Ora and shop at 43-47 George Street, are proposed to be retained.

The site currently accommodates the following laneways and roads:

- Horwood Place connecting George Street and Macquarie Street
- United Lane, a small service lane stub heading north from Macquarie Street
- Macquarie Lane, an east-west laneway linking Smith Street to Horwood Place

3.1 Surrounding Development

Development within the Parramatta CBD core comprises a variety of typologies, densities and uses. There is significant variation in building height and scale surrounding the site, ranging from 1-2 storey shops, to 5-10 storey commercial buildings, up to the 39-storey mixed use building at 330 Church Street and new 55 storey Parramatta Square development to the south.

Development surrounding the site is further summarised below.

- **North:**

To the immediate north of the site are generally commercial and retail premises in buildings ranging between two and four storeys. This includes several local heritage items including the Westpac Bank, the Civic Arcade, and Dr Pringle's Cottage. The Redcoat's Mess House which is an item of state heritage significance is also located approximately 35m to the north of the site across George Street at 2 Horwood Place.

- **East:**

Directly east of the site, on Smith Street are several commercial office buildings ranging from 10 to 16 storeys in height with ground floor retail, cafes and restaurants.

- **South:**

Directly east of the site, on Smith Street are several commercial office buildings ranging from 10 to 16 storeys in height with ground floor retail, cafes and restaurants. There are several approved developments of scale to the south of the site, including (but not limited to) a 56-storey commercial tower at 6-8 Parramatta Square and a 36-storey commercial tower at 4 Parramatta Square.

- **West:**

Parramatta's 'Eat Street' is west and north west of the site. Eat Street is a highly activated section of Church Street with restaurants and bars with large areas of outdoor seating. A light rail station is currently under construction on Church Street. Further west are commercial office buildings up to 16 storeys.

Parramatta Local Environmental Plan 2011 (Amendment 56) implemented the Parramatta CBD Planning Proposal which increased the maximum building height and floor space ratio development standards in the Parramatta CBD. Future development near the site is expected to reinforce the high-rise commercial character form of the Parramatta CBD in accordance with the new development standards provided for in the amendments to the *Parramatta Local Environmental Plan 2011*.

The Parramatta metro station will catalyse the evolution of the Parramatta CBD by providing improved connectivity to key strategic centres. In particular, it is noted that the Sydney Metro West project seeks to achieve a target travel time of 20 minutes between Parramatta CBD and Sydney CBD.

Development surrounding the site is shown at **Figure 3** over page.

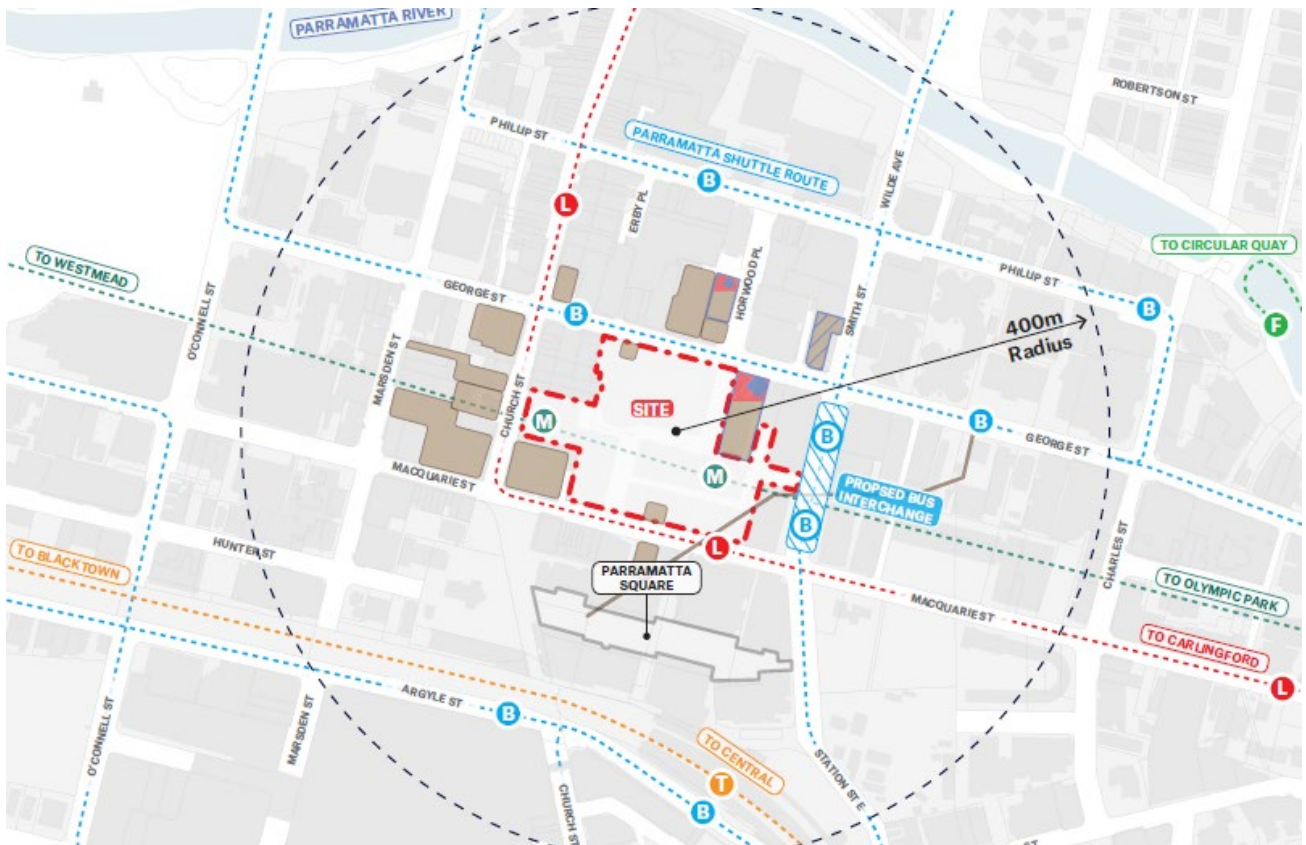


Figure 2 Site Location and Context

Source: Sydney Metro; Ethos Urban



Figure 3 Surrounding Development

Source: Sydney Metro; Ethos Urban

4.0 Proposal

4.1 Sydney Metro

Sydney Metro is Australia's largest public transport program. It includes four new metro lines, three of which remain under construction to date. The new Parramatta Station will be serviced by the Sydney Metro West line, which is currently under construction and is expected open in 2030.

Sydney Metro is making provision for over and/or adjacent station development at Westmead, Parramatta, Sydney Olympic Park, Burwood North, The Bays, Pyrmont, and Hunter Street (Sydney CBD). This VIA relates to the concept proposal for the Parramatta OSD and ASD, as summarised at **Section 4.2**.

4.2 Overview of the Proposal

Reference must be made to the EIS for a detailed overview of the proposal. This overview of the proposal is provided for the purpose of consolidating information that is relevant to this VIA.

In summary, the proposal seeks concept approval for the over station development (OSD) and adjacent station development (ASD) at Parramatta metro station in the form of a Concept State Significant Development Application (SSDA). The scope of the Concept SSDA includes the proposed land uses, maximum building envelopes, maximum building heights, maximum gross floor area, and maximum car parking rates.

The Concept SSDA presents four buildings (Buildings A, B, C and D). The respective building envelope heights and land uses that are proposed for each of these buildings are as follows:

- **Building Envelope Heights (storeys):**

- Building A: 38 storeys
- Building B: 33 storeys
- Building C: 28 storeys
- Building D: 25 storeys

- **Land Uses:**

- Building A: Commercial and retail
- Building B: Residential and retail
- Building C: Commercial
- Building D: Commercial and retail.
- Note: Land uses within the Buildings B, C and D podiums associated with Parramatta metro station operations form part of the Stage 3 CSSI Application.

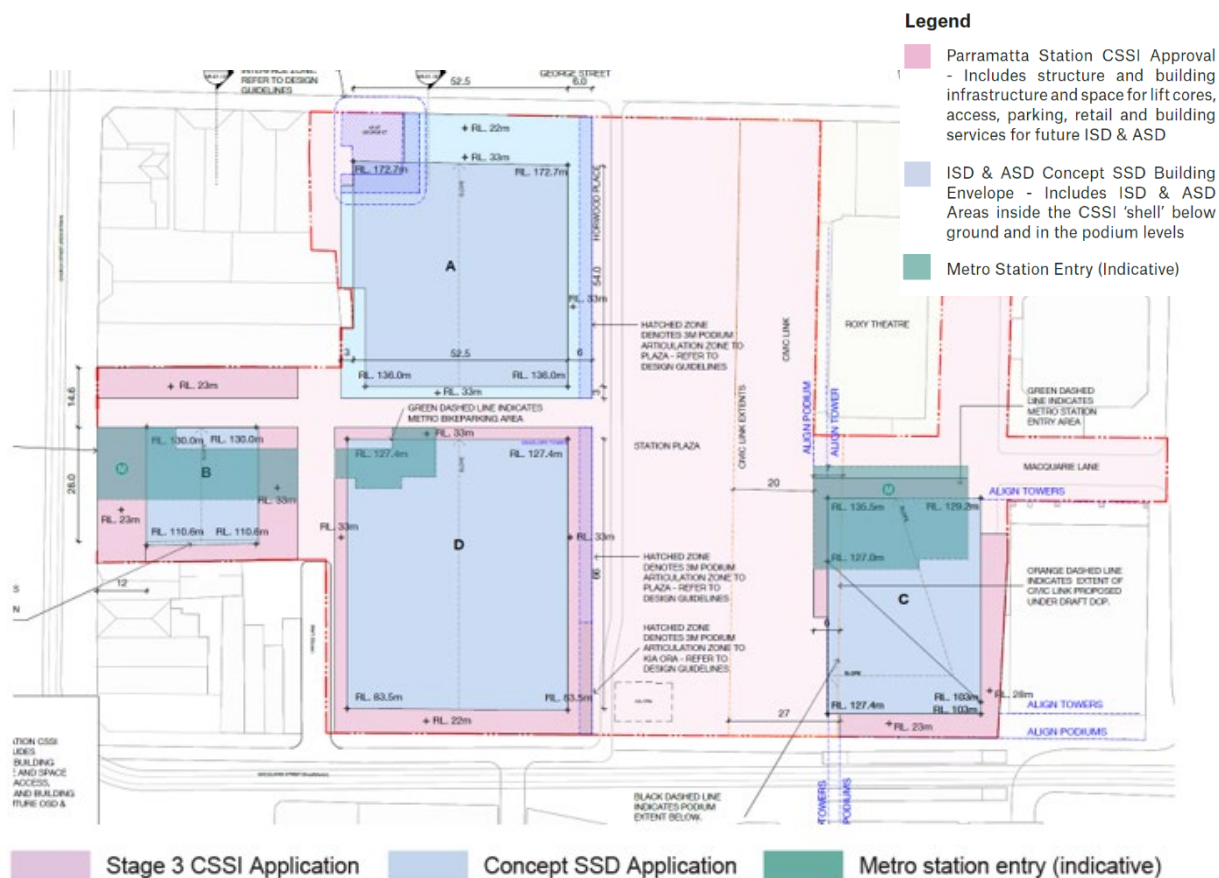
This public domain VIA has been prepared to assess the visual impact of the proposal, as reflected by the Urban Design Report and Concept Plans that are appended to the Environmental Impact Statement (EIS) at **Appendix B**.

The proposal is shown at **Figure 4** to **Figure 6**.

4.3 Detailed Design Approval

The proposed development is for a concept approval only. As outlined by the EIS, and pursuant to Section 4.22 of the EP&A Act, further approval(s) will be sought for the detailed design and construction of the proposed OSD development elements. The future approval(s) will need to demonstrate consistency with this Concept SSDA.

As outlined at **Section 2.1**, this VIA has been prepared under the assumption that detailed design elements will be confirmed by future approval(s).



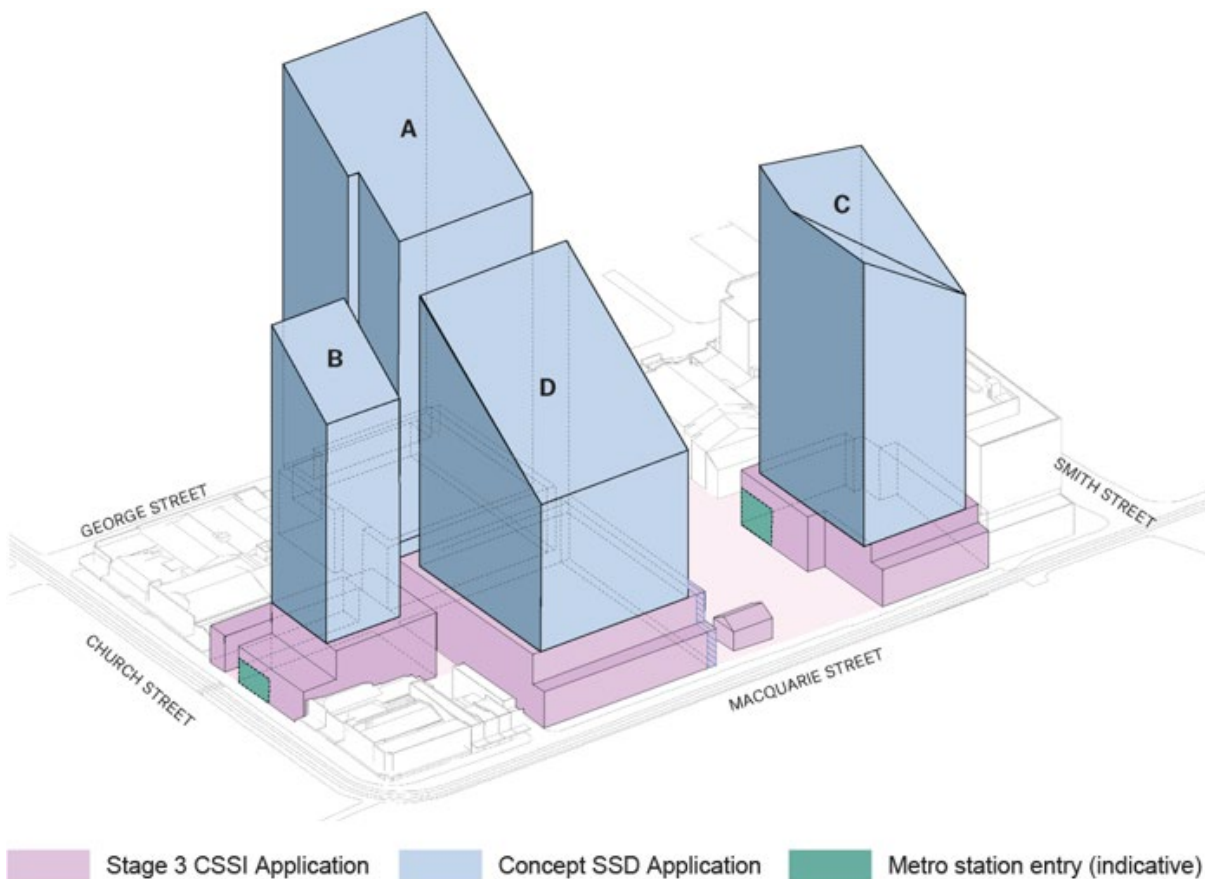


Figure 5 Proposed Building Envelopes – Isometric View (looking north east)

Source: Bates Smart

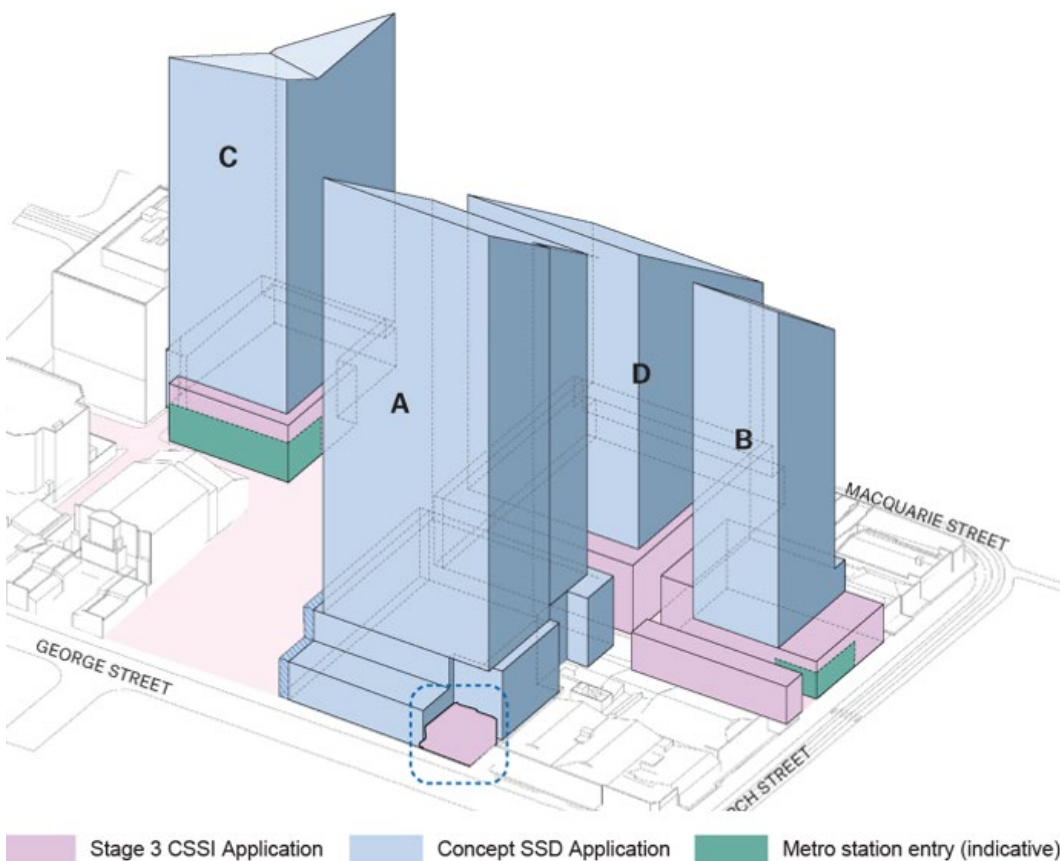


Figure 6 Proposed Building Envelopes – Isometric View (looking west)

Source: Bates Smart

4.4 Indicative Building Design

To assist in understanding the possible final built form at Parramatta OSD and its integration with the station, an indicative building design scheme has been prepared and is provided within the Urban Design Report at **Appendix E**. Preliminary architectural documentation of the indicative building design is provided at Section 12 of the Urban Design Report.

Importantly, the indicative building design is conceptual and intended for the purposes of information only. Consent for the indicative building design *is not sought* by this Concept SSDA. The assessment scope for this VIA is therefore based on the concept proposal.

A detailed description of the indicative building design scheme is provided at Section 3.7 of the EIS.

5.0 Background

5.1 Engagement Carried Out

Sydney Metro has been engaging with the community, stakeholders and industry on Sydney Metro West since 2017. Feedback that has been gathered from extensive engagement activities that relate to authority and key stakeholders is summarised at Section 5.2 of the EIS.

This VIA addresses all matters raised in relation to the assessment of visual impacts, which have been listed at **Section 5.1.1**.

5.1.1 Required Visual Impact Assessment Items

The following matters that relate directly to this VIA were raised by key stakeholders during the engagement process:

- **Department of Planning and Environment**

DPE have established the two assessment requirements for the Concept SSDA that relate to the assessment of visual impacts. These requirements are outlined in the SEARs Compliance Table that is appended to the EIS at Appendix A.

The visual impact assessment items that are included in the SEARS (dated 22 February 2022) are quoted below for reference:

Under Item 4 (Environmental Amenity):

“Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts”

Under Item 5 (Visual Impact):

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

This VIA has been prepared to address each item of the SEARs that relates to the assessment of visual impacts.

- **City of Parramatta**

The City of Parramatta requested the assessment of visual impacts of the proposal from along the Civic Link. This request is complimented by the SEARs, which establish the requirement to demonstrate how the development maximises access to and quality of public spaces, including streets and plazas.

This VIA has addressed this assessment matter. Refer to **Section 8.0** and **Section 9.0**.

5.1.2 Relevant Public Domain Assessment Items

This VIA provides an assessment of visual impacts to the public domain. The SEARs require this Concept SSDA to demonstrate that an acceptable outcome can be achieved in relation to the accessibility and overall quality of public spaces.

In this regard, the following assessment items from the SEARs are considered to be relevant in the context of this VIA:

Under Item 6 (Public Space):

“Illustrate the integration between station infrastructure and the development, including any impact of the SSD on [the] surrounding public domain”

“Demonstrate how the development maximises access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department”

As mentioned previously, an assessment of potential impacts to views from the private domain has not been undertaken due to the commercial setting of the Parramatta CBD. This is acknowledged as a reasonable limitation in the context of this Concept SSDA. It is further noted that a private domain VIA was not established as a requirement by the SEARs or through feedback from Council.

This VIA provides an assessment that demonstrates that visual impacts associated with the Concept SSDA will not create an unacceptable outcome with respect to the desirability or overall quality of the public realm. Refer to **Section 9.0** and **Section 10.0**.

6.0 Planning Context

6.1 Requirement to Address Plans, Policies and Guidelines

Item 1 of the SEARs establishes that the Concept SSDA must:

Under Item 1 (Statutory and Strategic Context):

“Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines”

The documents that are relevant to this VIA are:

- **Parramatta Local Environmental Plan 2011**
Refer to **Section 6.2**.
- **Civic Link Framework Plan (2017)**
Refer to **Section 6.3**.
- **Parramatta City Centre Development Control Plan**
Refer to **Section 6.4**.
- **City Plan 2036 – Local Strategic Planning Statement (2020)**
Refer to **Section 6.5**.
- **City of Parramatta Community Strategic Plan (2022 Update)**
Refer to **Section 6.6**.

6.2 Parramatta Local Environmental Plan 2011

6.2.1 Zone Objectives

The site is zoned part B3 Commercial Core and part B4 Mixed Use under the Parramatta Local Environmental Plan 2011 (PLEP 2011). The below-listed zone objectives are considered to be relevant in the context of this VIA:

- **B3 Commercial Core**
“To provide for the retention and creation of view corridors”
- **B4 Mixed Use**
“To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre”

6.2.2 Design Excellence

Pursuant to Clause 7.10 of the PLEP 2011, a design excellence process is required to be undertaken for the redevelopment of the site.

A Design Excellence Strategy has been prepared for the Sydney Metro West project, which has been approved by the Government Architect NSW Design Excellence Director (**Appendix P**). The Strategy

incorporates all four buildings and meets the definition of a 'competitive design process' as defined by the PLEP 2011.

The PLEP 2011 establishes a clear intention to preserve historic view corridors in the Parramatta CBD through competitive design processes. Specifically, Clause 7.10(4) stipulates that:

(4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters—

(c) whether the proposed development detrimentally impacts on view corridors.

This VIA has been prepared to support a proposal that is subject to a competitive design process in the Parramatta City Centre. The assessment of visual impacts provided by this report will have necessary regard for protected view corridors that are relevant to the site.

6.3 Civic Link Framework Plan (2017)

To provide better pedestrian links and green space across Parramatta CBD, the Civic Link will link four significant city blocks to support movement and activation. This pedestrian link will connect the CBD to the river, and is envisaged to support the establishment of arts and cultural institutions, local businesses, small bars and cafes.

The public expressed support for the 2017 Framework Plan, which was then endorsed by Council on 10 July 2017. The Civic Link Framework Plan is addressed at Section 5.2 of the Parramatta City Centre Development Control Plan (City Centre DCP).

The City Centre DCP establishes several view corridors that are immediately adjacent to the site. These view corridors are informed by a number of studies that were undertaken to support the development of a planning framework for Parramatta CBD, including the Civic Link Framework Plan. Previous studies that are of note to this VIA include (but are not limited to):

- **Review of CBD Opportunity Sites (2019)**

Identifies key view corridors in the CBD, and includes tower massing studies that test the potential width of the Church Street View Corridor.

- **Urban Design & Feasibility Study – Church Street Precinct (2019)**

This study provides an outline of urban design, feasibility and heritage testing of an upper level (tower) setback planning control for sites fronting Church Street, with reference to the Church Street View Corridor.

- **Heritage Study (2015)**

The Heritage Study identifies historic view corridors that have since been identified for protection in the City Centre DCP (refer to **Section 6.4**).

Protected view corridors that are relevant to this VIA are outlined at **Section 6.4**.

6.4 Parramatta City Centre DCP

Section 4.7 of the Parramatta City Centre Development Control Plan (City Centre DCP) relates to important views and view corridors within Parramatta CBD. This section of the City Centre DCP establishes the following objectives that are relevant to the scope of this VIA:

O.01: "Reinforce the sense of place and way finding in the City Centre"

O.02: "Maintain and enhance views from the city centre to significant heritage, natural features and significant trees"

O.03: "Maintain and reinforce views along streets and to urban spaces"

O.04: "Maintain views of silhouettes of the tops of major buildings or structures as seen against the sky"

O.05: "Encourage views from Parramatta City Centre to Parramatta River and to Parramatta Park"

Section 4.7 of the City Centre DCP identifies 9 historic view corridors for protection, including:

- **Views southwards to and beyond St John's Cathedral and Centenary Square (Corridor 3)**

Historic main street approach to city centre and St John's Cathedral with other heritage items in view, as well as the procession and views from St John's northwards, up Church Street.

Views from Church Street towards St John's Cathedral must allow the silhouette of the Cathedral spires to be seen against the sky.

- **Church Street View Corridor (Corridor 5)**

Views north and south along Church Street, including views of the Bankwest Stadium and heritage buildings, St John's Church spires to the south and St Peter's church.

The church street view corridor is identified because it is a historic main street and approach to city, framed by a number of heritage buildings and recurrent views to Parramatta Park.

- **George Street View Corridor (Corridor 7)**

Views along George Street to Parramatta Park gatehouse and trees.

This view corridor is identified because it is a key historic street approach to the park and Old Government House. City edge of park, framing views to gatehouse, trees, and Old Government House (not now visible), views of streetscape, heritage items.

The Building A envelope is within the George Street view corridor. In noting this, it is acknowledged that no tower forms are proposed in the Church Street view corridor. The podium envelope of Building B is within the Church Street view corridor, however it is understood that the podium form for Building B forms part of the Stage 3 CSSI Application, and is therefore not included in the scope of this Concept SSDA.

The above-listed view corridors are shown at **Figure 7**. Enlarged extracts of the George Street View Corridor and the Church Street View Corridor are provided at **Figure 8** and **Figure 9**.

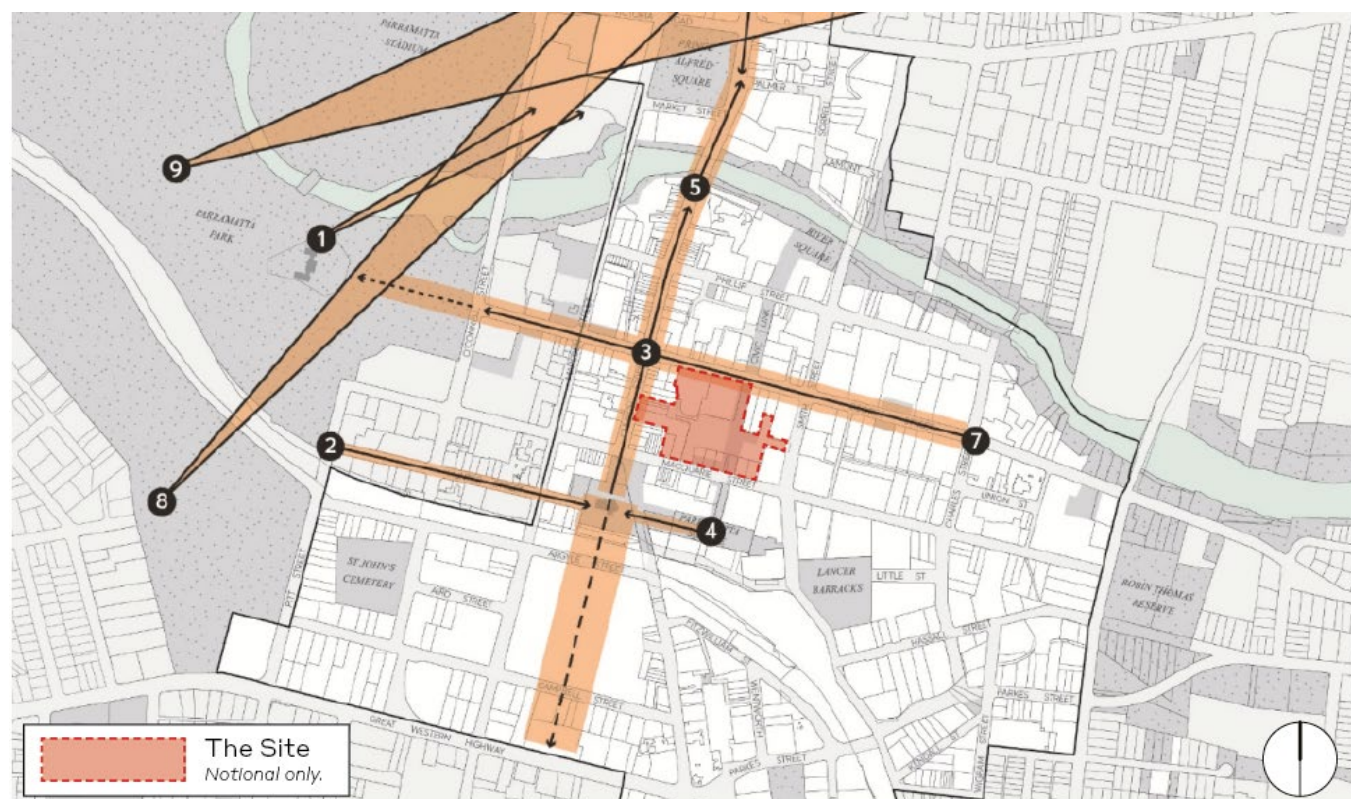


Figure 7 Historic Views to be Protected (Figure XX9 of City Centre DCP)

Source: Parramatta City Council (site overlay and annotations by Ethos Urban)

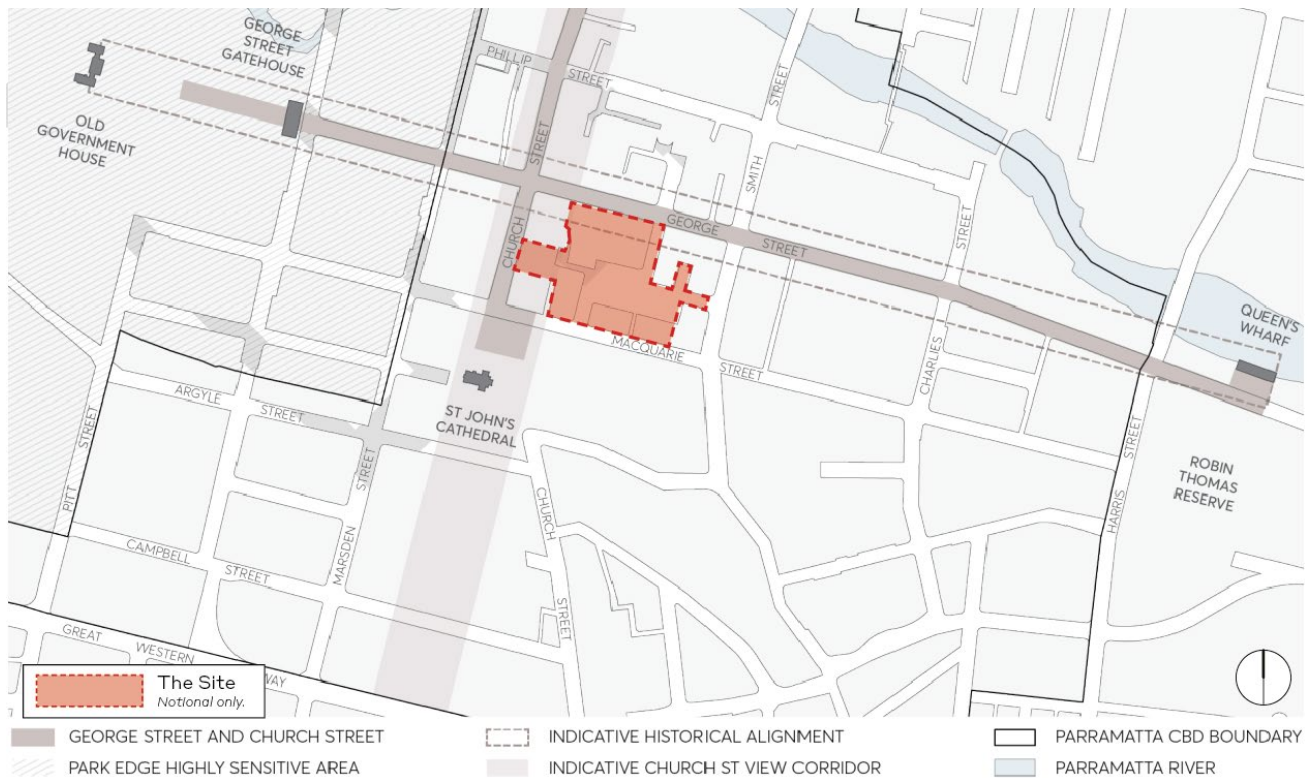


Figure 8 Extract: George Street and Church Street View Corridor (Figure 5.3.1 of City Centre DCP)

Source: Parramatta City Council (site overlay and annotations by Ethos Urban)

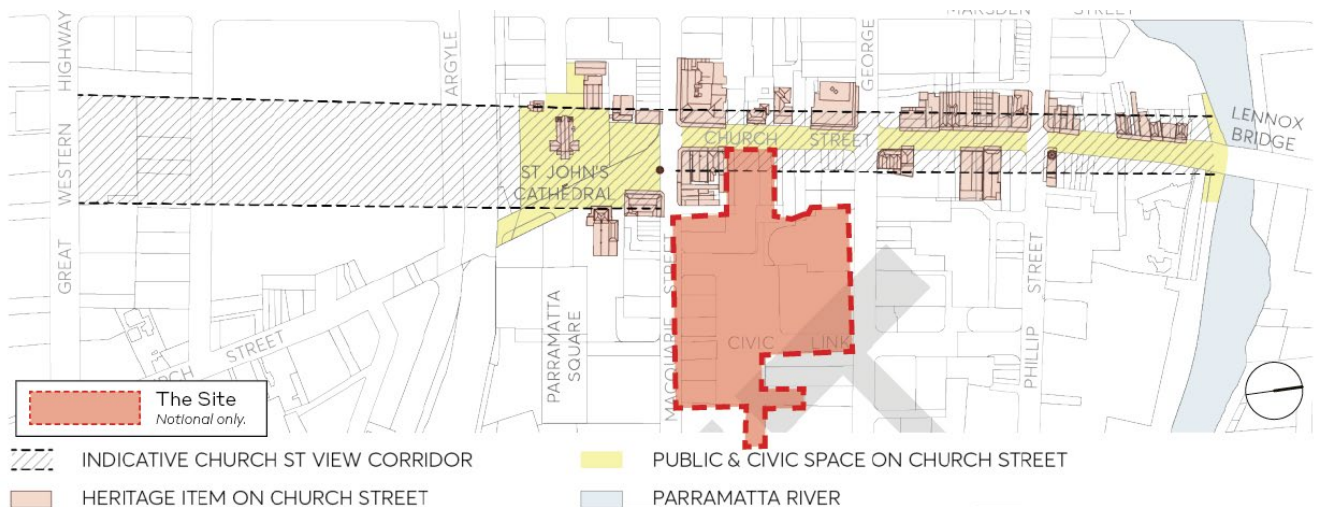


Figure 9 Extract: Church Street View Corridor (Figure 5.4.1 of City Centre DCP)

Source: Parramatta City Council (site overlay and annotations by Ethos Urban)

6.4.1 Control C.01: Visual Impact Assessment Requirements

As shown from **Figure 7** to **Figure 9**, the north and east portions of the site include land that is within the Church Street View Corridor (Corridor 5) and the George Street View Corridor (Corridor 7). Control C.01 in Section 4.7 of the City Centre DCP outlines several matters that must be considered by this VIA, as listed below.

Control C.01

“Where a proposed development is within the corridor of the identified views in Figure XX9 and Table XX9, an analysis must demonstrate:

(a) The impact of the proposed development.

(b) *How the view is maintained and reinforced by the proposal.*

(c) *How the view informed site planning, architectural form, finish, materials and detailing of the proposal.*

As outlined at **Section 4.4**, the assessment scope for this VIA is based on the concept proposal only. It is reiterated that the indicative building design is conceptual and intended for the purposes of information only. Due to this, the requirement to address finishes, materials, other detailing and the like is not relevant to the scope of this VIA. Site planning has been considered by this VIA as relevant.

Notwithstanding the above, all other assessment considerations beneath Control C.01 will be considered by this VIA.

6.5 City Plan 2036 – Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) 'City Plan 2036' establishes a 20-year vision for the City of Parramatta. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character.

The high-level directions, objectives and action statements made by the LSPS that are relevant to this VIA generally relate to heritage matters and preserving the integrity of features that contribute to local character. Relevant directions from the LSPS are listed below:

- **Action A59:**

Action A59 of the LSPS uses explicit phrasing to establish that views and scenic and cultural landscapes need to be protected, as stated below:

"Investigate opportunities to enhance protection of views and scenic and cultural landscapes, such as historic cemeteries, buildings, lookouts and significant bushland and garden city park vistas"

- **Section 3.2.3 – Heritage**

Section 3.2.3 of the LSPS establishes the following area of focus, which is relevant to this VIA insofar as it relates to the preservation of historic and culturally significant views and view corridors in the Parramatta CBD:

"[The] recognition and protection of a number of scenic and cultural landscapes within the City, such as views to and from historic houses, significant bushland, lookouts and the river corridor. Important heritage and bushland landscapes"

"Any changes proposed in these and other areas needs to consider how the items of heritage can contribute to the future identity of a place so that they ensure the City's existing heritage is respected, consistent with Planning Priority 6 of the District Plan"

This VIA demonstrates that the Concept SSDA is consistent with directives and action statements from the LSPS that have been addressed by the City Centre DCP, including those that are relevant to the assessment of visual impacts. Refer to **Section 9.10**.

6.6 City of Parramatta Community Strategic Plan

The City of Parramatta Community Strategic Plan (CSP) provides a long-term vision from 2018 to 2036 that includes several desired outcomes that relate to the desirability and overall quality of public spaces. In particular, we note the following outcomes from the CSP:

- To maintain or increase the percentage of people who report enjoying local public space(s).
- To maintain or increase the percentage of people who feel comfortable using public space(s).

As mentioned at **Section 5.1.2**, this VIA provides an assessment of visual impacts to the public domain. The SEARs require this Concept SSDA to demonstrate that an acceptable outcome can be achieved in relation to the accessibility and overall quality of public spaces. The above-listed outcomes from the CSP are relevant on this basis.

7.0 Visual Catchment

7.1 Zone of Theoretical Visibility and Primary Visual Catchment

The area in which a proposal may be seen is called the “Zone of Theoretical Visibility” (ZTV). Due to the scale (in particular, height) and siting of the proposal, it is expected that it would enable a development with a substantial ZTV.

However, this does not mean that it will be a prominent feature within the ZTV. Rather, an interplay of factors, including natural factors, built factors and other factors such as distance, shape visibility. This interplay creates a smaller area within the ZTV called the primary visual catchment (PVC). The PVC is the area from which the proposal is likely to be most visible.

The following factors are considered to have the most influence on shaping the extent of the PVC for the proposal:

- **Parramatta CBD:**

The site is located towards the centre of the Parramatta CBD, within the City of Parramatta Local Government Area (LGA). It is within the city block bound by George Street, Church Street, Smith Street, and Macquarie Street. In this regard, it is noted that:

- There will be substantial obstructions to sight lines towards the proposal that will be created by existing and proposed high rise development within the CBD.
- The strategic planning framework for the Parramatta CBD seeks to consolidate tower forms within the CBD. This is intended to facilitate the development of a CBD skyline that is distinguished from afar.

- **View Corridors**

The PVC and selected viewpoints have considered the location of relevant view corridors in the Parramatta CBD, which are identified in relation to the site at **Section 6.4**. As mentioned, this VIA is required to address potential visual impacts to these view corridors.

- **Site Topography:**

The topography of the Parramatta CBD means that there are no elevated locations within the public domain that afford views to the site.

Based on these factors, the PVC for the proposal comprises an area that is fixed to view corridors that are relevant to the site. This PVC is shown at **Figure 10**.

Notwithstanding the above, it is noted that even within a PVC, the more granular interplay of natural factors, built factors and other factors further combine to occlude or reduce visibility of a proposal.

RELEVANT PROTECTED VIEWS

1. Church Street View Corridor towards St Johns Church.
- 2A. View corridor towards St Johns Church from Hunter Street.
- 2B. View corridor towards St Johns Church from Parramatta Square.
3. George Street View Corridor
- 4A. Civic Link alignment: North towards site.
- 4B. Civic Link alignment: South towards site.



LEGEND



The Site



Primary Visual Catchment (indicative)

Figure 10 Primary Visual Catchment

Source: Nearmap/Ethos Urban

7.2 Visual Receptors

People within the visual catchment who will be affected by the changes in views and visual amenity are referred to as “visual receptors”.

Under the GLVIA3, visual receptors may include people who work there (workers), people passing through on road, rail or other forms of transport, people visiting promoted landscapes or attractions, and people engaged in recreation of different types (recreation). In some areas, a variety of visual receptors may be present.

In the context of the PVC and as relevant to this VIA, the main visual receptors are workers, people passing through on road, rail or other forms of transport, and recreational visitors to the CBD.

7.3 Number of People

Consideration of visual impact should always seek to be made from a selection of viewpoints in the public domain that are well used by people.

Public domain areas within the visual catchment are frequented heavily by pedestrian movements that are associated with workplaces, retail, landmarks, public transport, and other amenities within the CBD.

7.4 Social and Cultural Value

The visual catchment is generally of moderate social and cultural value. This is due to the presence of several key heritage items that can generally be observed in the round from surrounding public domain spaces, including St Johns Church and the Roxy Cinema. In particular, it is noted that views towards St Johns Church are protected by the Church Street View Corridor.

The street wall height and alignment of development that fronts George Street is another historic element within the visual catchment. This historic street alignment is protected by built form controls in the City Centre DCP. It is further noted that Centenary Square is of significant social and cultural value, due to its existing function as the primary civic space for Parramatta CBD.

7.5 Pattern of Viewing

In regard to the visual catchment, views of the proposal can be grouped into the following broad categories:

- **Church Street:**

View of the proposed development from Church Street, including the proposal as a foreground element in views towards St Johns Church. This view is primarily observed by workers and local visitors to the CBD. Elements that exhibit social and cultural values are of less concern to these groups.

- **Civic Link:**

View of the proposed development from the future Civic Link arcade from the north and from the south. As above, this view is primarily observed by workers and local visitors to the CBD.

- **Centenary Square / Macquarie Street:**

View of the proposed development from Centenary Square at the interface between the square and Macquarie Street. As mentioned, Centenary Square has the existing function as the primary civic space for the Parramatta CBD. It is frequented by visitors, local residents and workers.

- **George Street:**

View of the proposed development from George Street, including from the west end of George Street towards Parramatta Park. It has been established that the alignment of development that fronts George Street is of historic significance. In noting this, it is acknowledged that this view is primarily observed by workers and local visitors to the CBD. As mentioned, elements that exhibit social and cultural values are of less concern to these groups.

- **Smith Street:**

View of the proposed development from Smith Street, including where it bypasses the site. As above, this view is primarily observed by workers and local visitors to the CBD.

This constitutes the 'pattern of viewing' for the proposal. While views from these types will inherently be varied, it is likely that they will share many of the same key characteristics.

8.0 Viewpoints

As the proposal relates to the Concept SSDA for the over and adjacent station development at Parramatta metro station, the intent of a VIA at this stage is to demonstrate that the proposal will enable a development that can facilitate an acceptable outcome for the site in regard to visual impact.

To this effect, 8 viewpoints representative of the pattern of viewing and drawn from the substantial body of knowledge already in existence were selected for assessment.

The location of these viewpoints is shown at **Figure 11**, and has been summarised below in list form.

- **Viewpoint 01**

Southwest corner of Macquarie Street and Church Street. Facing towards the south-east.

- **Viewpoint 02**

South side of Macquarie Street. Facing towards the north.

- **Viewpoint 03**

Southeast corner of Macquarie Street and Smith Street. Facing towards the north-west.

- **Viewpoint 04**

Eastern side of Smith Street and Macquarie Lane. Facing towards the west.

- **Viewpoint 05**

Northern side of George Street. Facing towards the west.

- **Viewpoint 06**

Harwood Place. Facing towards the south.

- **Viewpoint 07**

North-west corner of Church Street and George Street. Facing towards the south-east.

- **Viewpoint 08**

West side of O'Connell Street and George Street. Facing towards the east.

- 1. Southwest corner of Macquarie Street and Church Street looking southeast
- 2. South side of Macquarie Street looking north
- 3. Southeast corner of Macquarie Street and Smith Street looking northwest
- 4. Eastern side of Smith Street and Macquarie Lane looking west
- 5. Northern side of George Street looking west
- 6. Horwood Place looking south
- 7. Northwest corner of Church Street and George Street looking southeast
- 8. Western side of O'Connell Street and George Street looking east

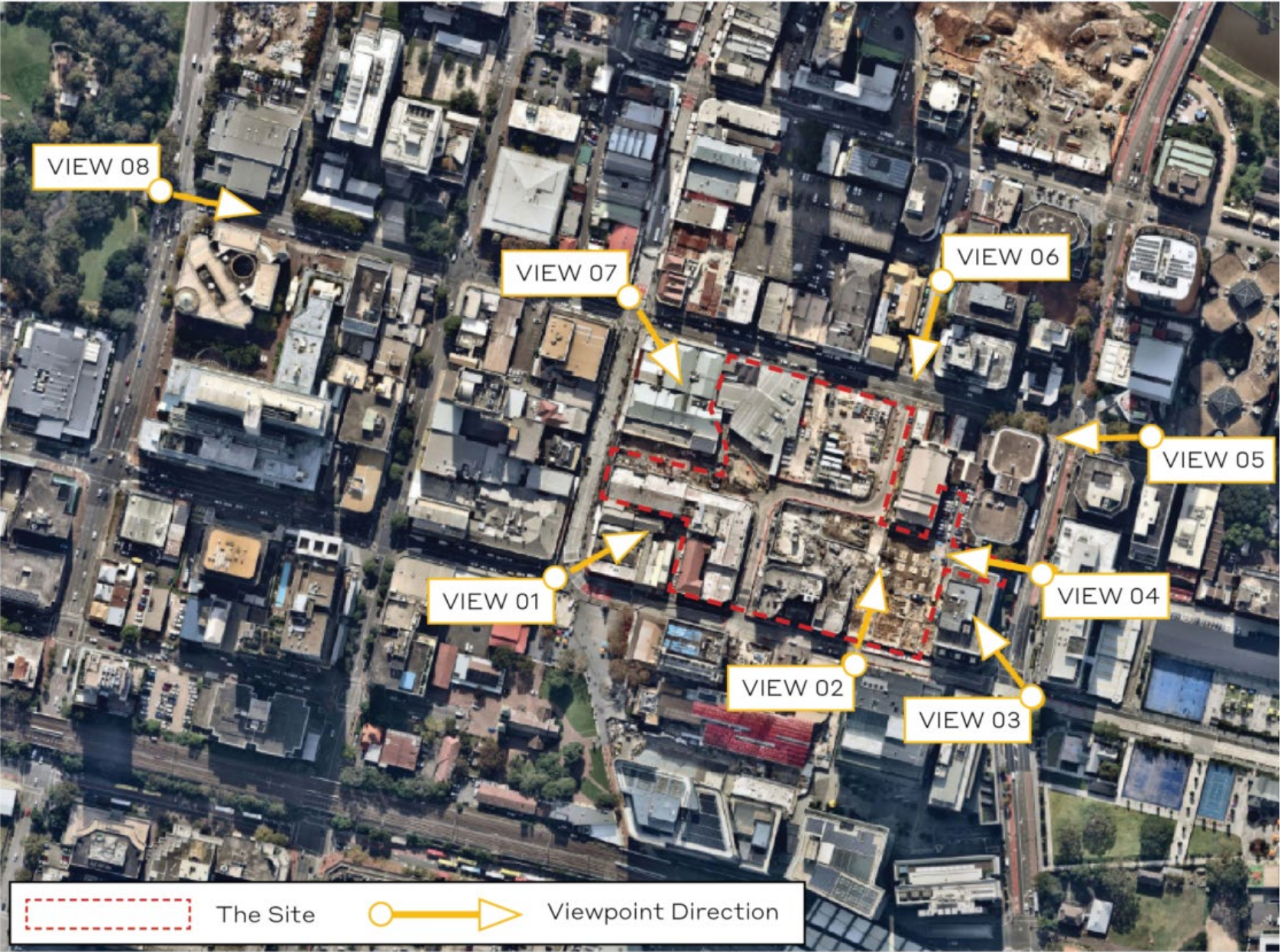


Figure 11 Viewpoints
Source: Virtual Ideas

9.0 Visual Impact Assessment

9.1 Overview

This VIA was undertaken in two stages:

1. Preparation of the evidence base (refer to **Section 9.1.1**).
2. Analysis of the evidence base (refer to **Section 9.1.2**).

9.1.1 Evidence Base: Preparation

Consistent with the LEC photomontage policy, the evidence base comprises the following for each viewpoint:

- A photograph of the existing view from the viewpoint
- A photomontage illustrating the proposed building envelopes as observed from the viewpoint.

9.1.2 Evidence Base: Analysis

The photograph of the existing view and the photomontage illustrating the potential future view were analysed according to the methodology adopted by this VIA (refer to **Section 2.0**).

With reference to the intent of this VIA, the focus of this analysis is on analysis of the potential future view against the factors of sensitivity and magnitude to determine the significance of visual impact. This process is summarised at **Figure 12**. A selection of relevant assessment considerations is provided at **Table 1**.

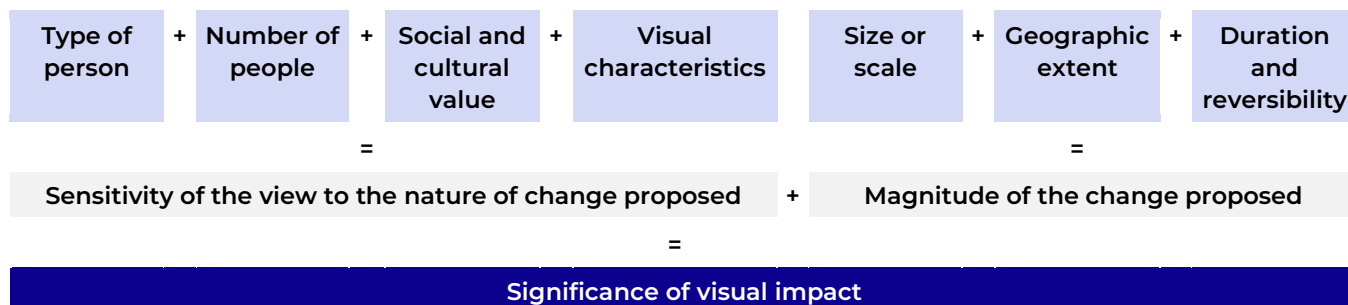


Figure 12 Outline of Analysis Process

Source: Ethos Urban

Table 1 Factors Considered

Consideration	Factors
Type of person	Worker, recreational visitor, mixed
Number of people	Low, medium high
Social and cultural values	Heritage item, heritage conservation area, 'icon'
Visual characteristics	Elements, features, composition, formal aesthetic factors where relevant, perceptual factors where relevant
Size or scale	Full, partial or glimpse of proposal, view loss or blocking, addition of a new element or feature, change in composition, contrast or integration
Geographic extent	Wide, restricted
Duration and reversibility	Ongoing and irreversible, ongoing (greater than 10 years and reversible), limited (5 – 10 years), limited (less than 5 years)

9.2 Viewpoint 01

Viewpoint 01 is sited at the southwest corner of Macquarie Street and Church Street. This viewpoint faces towards the south-east, and was captured with a 17mm lens. Viewpoint 01 is shown at **Figure 13**.

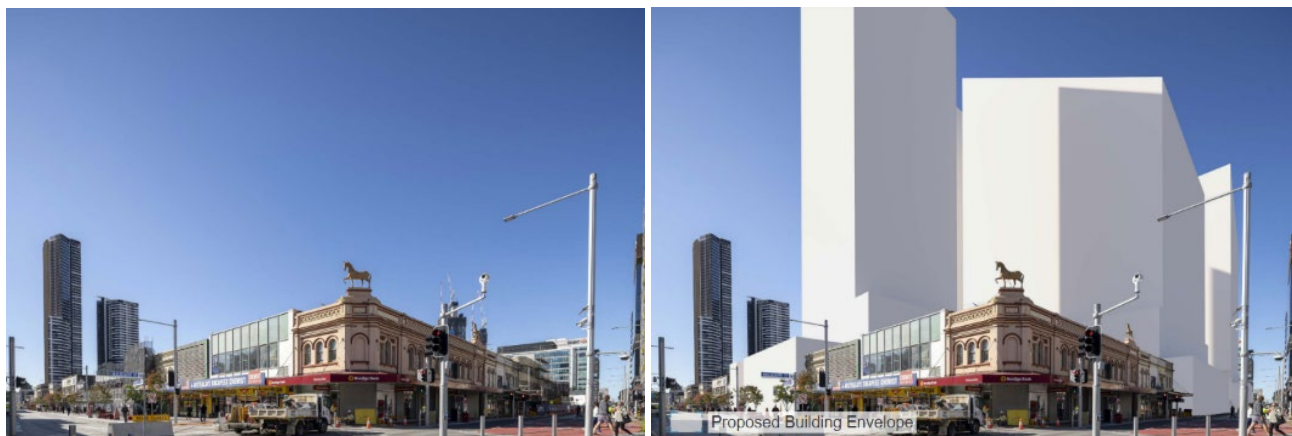


Figure 13 Viewpoint 01: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.2.1 Viewpoint 01: Key Observations

Former Commonwealth Bank Building and Horse Parapet Façade

The dominant feature is the heritage item at 197-216 Church Street, being the former Commonwealth Bank (Item I658) and the horse parapet façade (Item I656). This heritage building is sited towards the centre of the viewpoint. The horse parapet directs the eye inwards and towards the proposal. This heritage building, in particular the horse parapet façade, presents a strong visual reference point at the corner of Church Street and Macquarie Street that reflects the history of Parramatta.

As shown at **Figure 13**, the proposal is set back from the façade of the building, which will afford this heritage item continued visual prominence at the intersection of Macquarie Street and Church Street. In this regard, it is further noted that the proposal does not prevent this building from being observed in the round, including from Centenary Square.

While it is acknowledged that the proposal presents a reduction to the clear-sky backdrop of this heritage item, this is not unanticipated in the context of the setting or the strategic vision for Parramatta CBD. On this basis, the proposal is considered to present an acceptable outcome for the site in regard to the social and cultural values that are associated with this heritage item.

Church Street View Corridor

As shown at **Figure 13**, none of the proposed tower envelopes are sited within the Church Street View Corridor, however the podium envelope of Building B is provided within the view corridor. It is noted that the Building B podium envelope forms part of the Stage 3 CSSI Application, and is therefore not included in the scope of this Concept SSDA.

9.2.2 Sensitivity to Nature of Proposed Change

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 2 Viewpoint 01: sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Workers	Refer below.
	Visitors / Recreation	Refer below.
Number of people	High	Refer below.
Social and cultural value of the view	<p>The proposed tower envelopes are recessed from the horse parapet façade, which will afford this heritage item continued relevance as a visual reference point at the intersection of Church Street and Macquarie Street.</p> <p>As outlined at Section 9.2.1, the proposal does not present an unacceptable outcome in regard to social and cultural values associated with Viewpoint 01.</p> <p>Notwithstanding the above, and due to the proximity of this viewpoint to Centenary Square (incl. St Johns Church) which is of high historic significance, the sensitivity of visual characteristics associated with this viewpoint is considered to on balance to be 'medium'.</p>	Medium
Visual characteristics	<p>Built form of scale is visually prominent in the background. However, this is not unanticipated in the context of Parramatta CBD.</p> <p>None of the proposed tower envelopes are sited within the Church Street View Corridor. The Building B podium envelope is not included in the scope of this Concept SSDA.</p>	Medium
Sensitivity		Medium

9.2.3 Magnitude of Visual Impact

The proposal is a Concept SSDA for the over and adjacent station development at Parramatta metro station. In this regard, it is acknowledged that impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the proposal.

The following table assesses the magnitude of the change proposed.

Table 3 Viewpoint 01: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable The area of change is the intersection of Church Street and Macquarie Street, however the proposal will also be visible from Centenary Square (across Macquarie Street).	Considerable	Noticeable

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.2.4 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a moderate significance of visual impact.

Table 4 Viewpoint 01: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.3 Viewpoint 02

Viewpoint 02 is sited at the south side of Macquarie Street. This viewpoint faces towards the north, and was captured with a 17mm lens. Viewpoint 02 is shown at **Figure 14**.

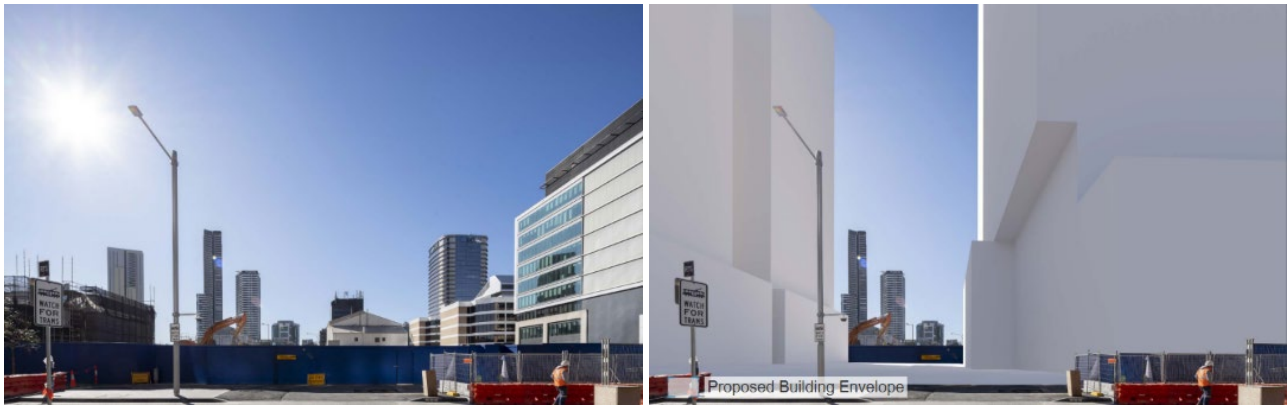


Figure 14 Viewpoint 02: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.3.1 Viewpoint 02: Key Observations

Viewpoint 02 is captured from the south side of Macquarie Street from a direction that is consistent with the envisaged alignment of the Civic Link. Due to this, it is noted that the area will be frequented by workers, in addition to visitors who will be attracted by the amenity and hospitality offering that is envisaged for the Civic Link.

In this regard, it should be acknowledged that the proposal reinforces the desired alignment of the southern end of the Civic Link, as envisaged by the City Centre DCP. On this basis, the proposal is not considered to present an outcome for the site that is unanticipated. Clear sight lines towards the sky and the CBD skyline are retained. While the extent of this background vista is reduced, this is considered to be acceptable in the context of the commercial core setting.

9.3.2 Sensitivity to Nature of Proposed Change

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 5 Viewpoint 02: sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Workers	Refer below.
	Visitors / Recreation	Refer below.
Number of people	High	Refer below.
Social and cultural value of the view	The viewpoint does not include any element that has associated social or cultural values.	Low
Visual characteristics	Built form of scale is visually prominent. However, this is not unanticipated in the context of Parramatta CBD.	Medium
Sensitivity		Medium

9.3.3 Magnitude of Visual Impact

As mentioned, impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the Concept SSDA for the over and adjacent station development.

The following table assesses the magnitude of the change proposed.

Table 6 Viewpoint 02: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable The area of change is the CBD skyline view and the sky vista from the south side of Macquarie Street.	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.3.4 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a moderate significance of visual impact.

Table 7 Viewpoint 02: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.4 Viewpoint 03

Viewpoint 03 is sited at the south-east corner of Macquarie Street and Smith Street. This viewpoint faces towards the north-west. Viewpoint 03 is shown at **Figure 15**.



Figure 15 Viewpoint 03: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.4.1 Viewpoint 03: Key Observations

Viewpoint 02 is captured from the south-east corner of Macquarie Street and Smith Street. The viewpoint faces towards the existing commercial building at 25 Smith Street, which due to branded signage is referred to as the 'EY Building'. The proposal is observed in the immediate background of this building. The EY Building is a conventional commercial office building with no associated cultural or social values. In this regard, it is acknowledged that the EY Building does not present a reference point that reinforces local character values.

Notwithstanding the above, the proposal retains a generous proportion of the existing clear sky backdrop behind the EY Building.

9.4.2 Sensitivity to Nature of Proposed Change

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 8 Viewpoint 03: sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Workers	Refer below.
	Visitors / Recreation	Refer below.
Number of people	High	Refer below.
Social and cultural value of the view	The viewpoint does not include any prominent element that has associated social or cultural values.	Low
Visual characteristics	Built form of scale is visually prominent. However, this is not unanticipated in the context of Parramatta CBD. Further, the EY Building is a conventional commercial office building that does not present a meaningful visual reference point at the intersection of Macquarie Street and Smith Street.	Low
Sensitivity		Low-Medium

9.4.3 Magnitude of Visual Impact

As mentioned, impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the Concept SSDA for the over and adjacent station development.

The following table assesses the magnitude of the change proposed.

Table 9 Viewpoint 03: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable The area of perceptible change is the backdrop of the EY Building. Sight lines down Macquarie Street are not obstructed.	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.4.4 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a low significance of visual impact.

Table 10 Viewpoint 03: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.5 Viewpoint 04

Viewpoint 04 is sited at the east side of Smith Street opposite Macquarie Lane. This viewpoint faces towards the west, and was captured with a 17mm lens. Viewpoint 04 is shown at **Figure 16**.



Figure 16 Viewpoint 04: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.5.1 Viewpoint 04: Key Observations

Viewpoint 04 is captured from the east side of Smith Street opposite Macquarie Lane. The viewpoint captures two conventional commercial buildings in the immediate foreground. These buildings have no associated cultural or social values. Viewpoint 04 is angled down Macquarie Lane towards the proposal, however this sight line is obstructed by a mature canopy tree.

In noting this, it is acknowledged that the extent of the clear sky backdrop beyond the tree from Macquarie Lane will reduce substantially. In the context of the CBD setting and the strategic vision for the site, this is not considered to enable an outcome for the site that would be unanticipated.

9.5.2 Sensitivity to Nature of Proposed Change

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 11 Viewpoint 04: sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Workers	Refer below.
	Visitors / Recreation: It is expected that Macquarie Lane will be frequented by visitors to the CBD as a point of access to the Civic Link.	Refer below.
Number of people	High	Refer below.
Social and cultural value of the view	The viewpoint does not include any prominent element that has associated social or cultural values.	Low
Visual characteristics	Built form of scale is visually prominent in the background, however this is obscured by a canopy tree. Notwithstanding this, it is acknowledged that the visual prominence of the proposal will increase towards the interface between the site and Macquarie Lane.	Medium

Factor	Assessment	Level
	As mentioned, this is not considered to present an outcome that is unanticipated, however the sensitivity of visual characteristics associated with this viewpoint is considered to be 'medium'.	
Sensitivity		Medium

9.5.3 Magnitude of Visual Impact

As mentioned, impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the Concept SSDA for the over and adjacent station development.

The following table assesses the magnitude of the change proposed.

Table 12 Viewpoint 04: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable The area of change is limited to the intersection and Macquarie Lane. The change is less perceptible at the intersection due to obstruction from the canopy tree.	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.5.4 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a low significance of visual impact.

Table 13 Viewpoint 04: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.6 Viewpoint 05

Viewpoint 05 is sited at the north side of George Street towards the intersection with Smith Street. The viewpoint faces towards the west, and was captured using a 24mm lens. Viewpoint 05 is shown at **Figure 17**.



Figure 17 Viewpoint 05: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.6.1 Viewpoint 05: Key Observations

Viewpoint 05 is captured from the north side of George Street towards the intersection with Smith Street. The viewpoint captures two conventional commercial buildings in the immediate foreground. These buildings have no associated cultural or social values. Viewpoint 05 is angled towards the proposal, however this sight line is obstructed by several mature street trees with canopy foliage that extrudes into the road reserve.

In light of significant visual obstructions, and in the absence of any associated cultural or social values, the extent of change that is presented by the proposal to this viewpoint is considered to be moderate in the context of the CBD setting.

9.6.2 Sensitivity to Nature of Proposed Change

Table 14 provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 14 Viewpoint 05: sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Workers	Refer below.
	Visitors / Recreation	Refer below.
Number of people	High	Refer below.

Factor	Assessment	Level
Social and cultural value of the view	The viewpoint does not include any prominent element that has associated social or cultural values.	Low
Visual characteristics	Viewpoint 05 is angled towards the proposal, however this sight line is obstructed by several mature street trees that extrude into the road reserve. Due to this, the proposal is not visually prominent when observed from the viewpoint.	Low
Sensitivity		Low-Medium

9.6.3 Magnitude of Visual Impact

As mentioned, impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the Concept SSDA for the over and adjacent station development.

Table 15 assesses the magnitude of the change proposed.

Table 15 Viewpoint 05: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable The change is minor and is restricted to the area of George Street on the east side of the intersection with Macquarie Street.	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.6.4 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a low significance of visual impact.

Table 16 Viewpoint 05: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.7 Viewpoint 06

Viewpoint 06 is sited on Harwood Place. The viewpoint faces down Harwood Place towards the south, and was captured with a 24mm lens. Viewpoint 06 is shown at **Figure 18**.



Figure 18 Viewpoint 06: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.7.1 Viewpoint 06: Key Observations

Viewpoint 06 faces towards the south down Harwood Place. The viewpoint includes the Leigh Memorial Church, which is a Local Heritage Item. It is acknowledged that prior to the demolition of the existing buildings at the site, that the Leigh Memorial Church would not have been readily visible from this viewpoint.

The viewpoint shows the proposed building envelope on the west side of Horwood Place, in addition to the proposed tower envelope on the east side of Horwood Place further to the south-east. The proposed tower envelope to the south-east is obscured by several canopy trees, while the proposed building envelope to the west is visually prominent.

It is further noted that the massing strategy for the proposed development, in particular towards the west side of Horwood Place, reinforces the desired alignment of the Civic Link, as envisaged by the City Centre DCP.

9.7.2 Sensitivity to Nature of Proposed Change

The following table provides an assessment of the sensitivity of this view to the nature of change proposed.

Table 17 Viewpoint 06: sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Workers	Refer below.
	Visitors / Recreation	Refer below.
Number of people	High	Refer below.
Social and cultural value of the view	The viewpoint includes the Leigh Memorial Church, which is a Local Heritage Item. It is acknowledged that prior to the demolition of the existing buildings at the site, that the Leigh Memorial Church would not have been readily visible from this viewpoint.	Medium
Visual characteristics	<p>The proposed envelope to the west is visually prominent, however the overall bulk and height of the development is not unanticipated in the context of the CBD setting.</p> <p>It is further noted that the massing strategy for the proposed development, in particular towards the west side of Horwood Place, reinforces the desired alignment of the Civic Link, as envisaged by the City Centre DCP.</p> <p>Based on the above, the sensitivity of visual characteristics associated with Viewpoint 06 is classified as 'medium'.</p>	Medium
Sensitivity		Medium

9.7.3 Magnitude of Visual Impact

As mentioned, impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the Concept SSDA for the over and adjacent station development.

Table 18 assesses the magnitude of the change proposed.

Table 18 Viewpoint 06: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable The proposal presents a moderate change to Viewpoint 06, which is fixed to Horwood Place. Visibility of the Roxy Theatre will not reduce.	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible.	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.7.4 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a low significance of visual impact.

Table 19 Viewpoint 06: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.8 Viewpoint 07

Viewpoint 07 is sited at the north-west corner of Church Street and George Street. The viewpoint faces towards the south-east, and was captured with a 17mm lens. Viewpoint 07 is shown at **Figure 19**.

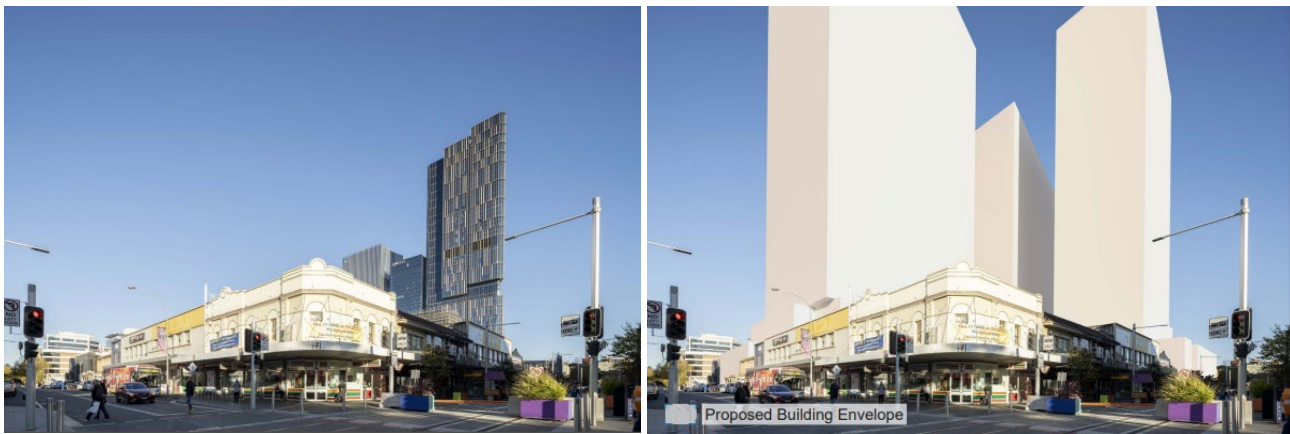


Figure 19 Viewpoint 07: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.8.1 Viewpoint 07: Key Observations

Viewpoint 07 faces south-east towards the site from the intersection of Church Street and George Street. The south-east side of the intersection is the only quadrant of the intersection that does not have a heritage building at (or immediately adjacent to) the street corner.

The proposal is also set back from this intersection, which will afford the two-storey street wall height continued prominence at this corner. There is a substantial reduction to the clear-sky backdrop for this viewpoint, however this is not unanticipated in the context of the CBD setting. On this basis, the proposal is considered to present an acceptable outcome in regard to visual impacts observed from this viewpoint.

Table 20 Viewpoint 07: Sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Workers	Refer below.
	Visitors / Recreation: This intersection is frequented heavily by pedestrians accessing the dining and hospitality offering along Church Street, however the proposal is set back from this intersection and the two-storey street wall remains prominent.	Refer below.
Number of people	High	Refer below.
Social and cultural value of the view	The south-east side of the intersection is the only quadrant of the intersection that does not have a heritage building at (or immediately adjacent to) the street corner. Notwithstanding this, and due to the proximity of other heritage items at other sides of this intersection, the sensitivity of this viewpoint is classified to be 'medium' with particular regard to social and cultural values.	Medium
Visual characteristics	The proposed tower envelopes are set back from the intersection, however there is a substantial (albeit not unanticipated) reduction to the clear-sky backdrop for this viewpoint.	Low-Medium
Sensitivity		Medium

9.8.2 Magnitude of Visual Impact

As mentioned, impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the Concept SSDA for the over and adjacent station development.

The following table assesses the magnitude of the change proposed.

Table 21 Viewpoint 07: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable The proposal presents a moderate change to Viewpoint 07, which is fixed to the intersection of Church Street and George Street.	Considerable	Noticeable
	Major change over restricted area or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.8.3 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a moderate significance of visual impact.

Table 22 Viewpoint 07: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

9.9 Viewpoint 08

Viewpoint 08 is sited at the west side of O'Connell Street, and faces to the east down George Street from the entrance to Parramatta Park. Viewpoint 08 was captured with a 24mm lens. The viewpoint is shown at **Figure 20**.

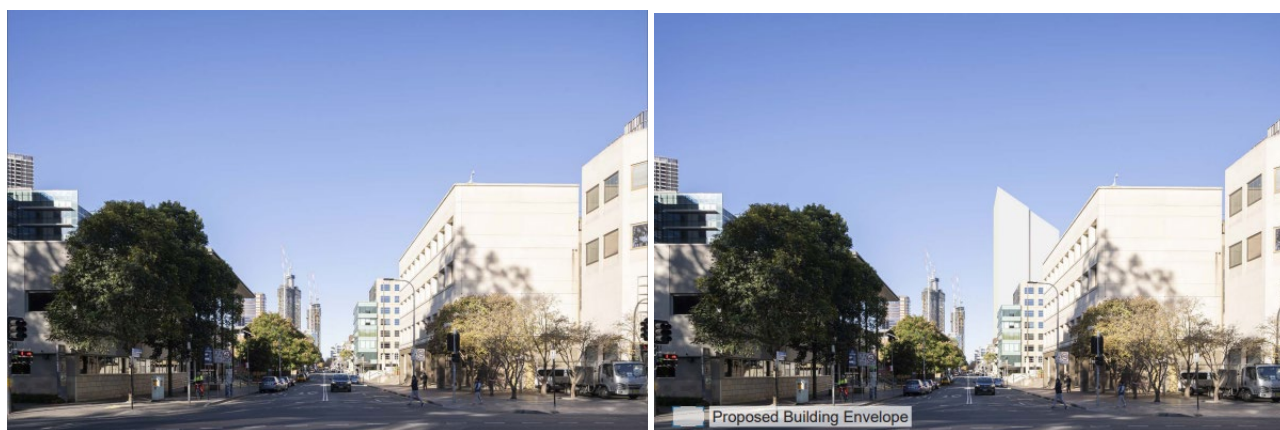


Figure 20 Viewpoint 08: Existing (left) and with proposed building envelope (right)

Source: Virtual Ideas

9.9.1 Viewpoint 08: Key Observations

Building A is the only tower envelope that is visible from this viewpoint. All other proposed tower envelopes are obscured by the street wall along the south side of George Street.

It is noted that the Building A demonstrates consistency with the desired street wall height and tower setback distances in the City Centre DCP, which seek to preserve the historic street wall alignment along the George Street View Corridor. Notwithstanding this, it is acknowledged that the podium form of Building A, including the street-level interface, is not readily visible from Viewpoint 08 due to distance from the site.

To build on the above, Building A will be the subject of a competitive design process in accordance with the PLEP 2011. Subsequent to this competitive design process, the detailed design of the future tower form will make a positive visual contribution to the skyline.

Further noting the continued prominence of a clear-sky backdrop at this viewpoint, the proposal is not considered to present any significant or unanticipated change to key visual characteristics associated with Viewpoint 08.

Table 23 Viewpoint 08: Sensitivity to the nature of change proposed

Factor	Assessment	Level
Type of people	Visitors / Recreation: Viewpoint 08 is sited towards the entry of Parramatta Park at the end of George Street. This location is frequented by pedestrian movement to and from Parramatta Park as the primary source of foot traffic.	Refer below.
Number of people	High	Refer below.
Social and cultural value of the view	As mentioned, the Building A envelope has been designed to achieve a street wall height and tower setback that reflects the historic street wall alignment along the George Street View Corridor. Notwithstanding this, it is acknowledged that the podium form of Building A, including the street-level interface, is not readily visible from Viewpoint 08. On this basis, the sensitivity of social and cultural values associated with Viewpoint 08 is classified as 'Medium'.	Medium
Visual characteristics	Building A is the only tower envelope that is visible from this viewpoint. All of the other proposed tower envelopes are obscured by the street wall along the south side of George Street. This limits the potential for any substantial change to visual characteristics associated with Viewpoint 08 from the outset. As mentioned, the clear-sky backdrop for this viewpoint remains prominent notwithstanding the addition of Building A as a background element. The strategic planning framework for the Parramatta CBD seeks to consolidate tower forms within the CBD. This is intended to provide a CBD skyline that is distinguished from afar. The tower form within the Building A envelope will be the subject of a competitive design process that will achieve a high-quality design that will make a positive visual contribution to the skyline. Based on the above-listed points, the sensitivity of visual characteristics associated with Viewpoint 08 is classified as 'Low-Medium'.	Low-Medium
Sensitivity		Medium

9.9.2 Magnitude of Visual Impact

As mentioned, impacts are capable of being reversed and/or addressed through design development in all instances, due (in part) to the preliminary nature of the Concept SSDA for the over and adjacent station development.

The following table assesses the magnitude of the change proposed.

Table 24 Viewpoint 08: Magnitude of Visual Impact

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change and geographical extent of the area influenced	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area or	Considerable	Considerable Building A is the only tower envelope that is visible from this viewpoint. Clear sky backdrop remains	Noticeable	Noticeable

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
	Moderate change over wide area		prominent. Complimentary to George Street historic alignment.		
	Moderate change over restricted area or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

9.9.3 Significance of Visual Impact

Based on the sensitivity of the view to the nature of change proposed and the magnitude of change proposed, as can be seen in the following table the proposal is considered to have a moderate significance of visual impact.

Table 25 Viewpoint 08: Significance of Visual Impact

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

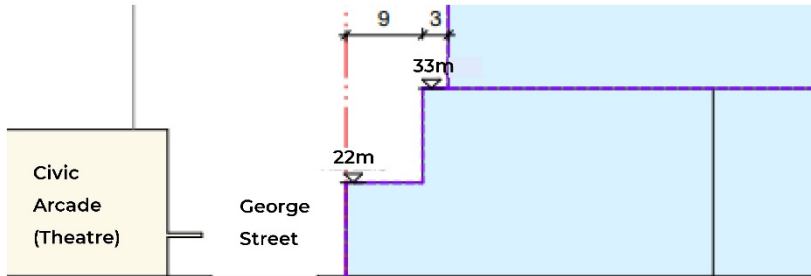
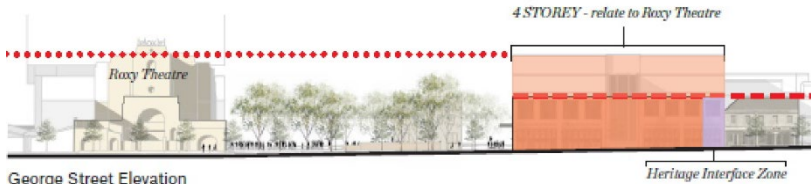
9.10 Assessment Against Strategic and Statutory Planning Framework

An assessment against the relevant statutory and strategic planning provisions that are relevant to this VIA is provided at **Table 26**.

Table 26 Assessment of Relevant Statutory and Strategic Planning Provisions

Provision	Assessment	Consistency (Y/N)
Parramatta Local Environmental Plan 2011		
Part 2 – Permitted or Prohibited Development		
Clause 2.3 Zone Objectives and Land Use Table	<p>The site is zoned part B3 Commercial Core and part B4 Mixed Use under the Parramatta Local Environmental Plan 2011 (PLEP 2011). The below-listed zone objectives are considered to be relevant in the context of this VIA:</p> <ul style="list-style-type: none"> B3 Commercial Core <i>“To provide for the retention and creation of view corridors”</i> In regard to the object above, the following is noted: <ul style="list-style-type: none"> Building A is within the George Street View Corridor, however the envelope incorporates a podium form and tower setback that is consistent with provisions in the City Centre DCP that seek to preserve the historic George Street alignment. As shown at Figure 13, none of the proposed tower envelopes are sited within the Church Street View Corridor, however the podium envelope of Building B is provided within the view corridor. It is noted that the Building B podium envelope forms part of the Stage 3 CSSI Application, and is therefore not included in the scope of this Concept SSDA. It is established in the previous sections that the proposal does not present any unacceptable impact to the social or cultural values associated with Viewpoint 01 to Viewpoint 08. B4 Mixed Use <i>“To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre”</i> In regard to the object above, the following is noted: <ul style="list-style-type: none"> Section 5.0 of the City Centre DCP includes provisions for the following Special Areas that are relevant to this Concept SSDA: <ol style="list-style-type: none"> Civic Link (Section 5.2). George Street (Section 5.3). Church Street (Section 5.4). Provisions from the above-listed sections that are relevant to this VIA are considered below. 	Y
Part 7 – Additional Local Provisions (Parramatta City Centre)		
Clause 7.10 Design Excellence – Parramatta City Centre	<p>The PLEP 2011 establishes a clear intention to preserve historic view corridors in the Parramatta CBD through competitive design processes. Specifically, Clause 7.10(4) stipulates that:</p> <p>(4) <i>In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters—</i></p>	Y

Provision	Assessment	Consistency (Y/N)
	<p>(d) whether the proposed development detrimentally impacts on view corridors.</p> <p>As discussed in relation to Clause 2.3 of Part 2, the proposal presents an acceptable outcome in regard to the relevant view corridors.</p>	
City Centre Development Control Plan		
5.2 – Civic Link		
Objective O.01	<p>Objective O.01 establishes the following direction in regard to the Civic Link:</p> <p><i>“Establish Civic Link as a new linear public space, open to sky and with an avenue of significant trees along its length, linking Parramatta Square to the Parramatta Powerhouse and River foreshore”</i></p> <p>Viewpoint 02 and Viewpoint 06 are positioned and angled to capture the envisaged alignment of the Civic Link. These viewpoints demonstrate that the proposed development will reinforce the desired alignment of the Civic Link, as observed from the north and south ends of the site. The EIS provides an assessment against the relevant setback and technical provisions relating to the Civic Link.</p>	Y
Objective O.11	<p>Objective O.11 relates to the Roxy Cinema. Specifically, Objective O.11 states the following:</p> <p><i>“Ensure the Roxy has a visual setting that allows it to be visually dominant in the immediate streetscape and not visually overwhelmed by new development”</i></p> <p>As shown by Viewpoint 06, the Roxy Cinema is not readily visible from along Horwood Place to the north of the site, which forms part of the Civic Link. Further reference should be made to the assessment provided by the EIS in relation to this particular heritage item.</p>	Y
5.3 – George Street		
Objective O.01	<p>Objective O.01 establishes the following direction in regard to the George Street Special Area:</p> <p><i>“Strengthen the framing of George Street by providing a consistent street wall alignment and generous upper level setbacks. Allow views and vistas to reinforce George Street’s civic significance, defining and framing the view east from the Tudor Gates and west toward the Tudor Gates”</i></p> <p>As shown by Viewpoint 5.0 and Viewpoint 08, which are positioned and angled to capture the George Street View Corridor, the proposal does not present an outcome that is visually discordant with the historic street wall alignment of development fronting George Street.</p> <p>It is further noted that the proposal does not obstruct or draw attention away from sightlines down the George Street corridor.</p>	Y
5.4 – Church Street		
Objective O.01	<p>Objective O.01 establishes the following direction in regard to the Church Street Street Special Area:</p>	Y

Provision	Assessment	Consistency (Y/N)
	<p><i>"Preserve the Church Street view corridor identified in Figure 5.4.1 to elevate the spatial significance of Church Street and views to St John's Cathedral, protecting the silhouette of the St John's Cathedral spires as seen against the sky from Church Street as well as the procession and views from St John's Cathedral northwards, up Church Street"</i></p> <p>As shown at Figure 13, none of the proposed tower envelopes are sited within the Church Street View Corridor, however the podium envelope of Building B is provided within the view corridor.</p> <p>It is noted that the Building B podium envelope forms part of the Stage 3 CSSI Application, and is therefore not included in the scope of this Concept SSDA.</p>	
Section 4.7 – View Corridors		
<p>Context: The Building A envelope is within the George Street view corridor. No tower forms are proposed in the Church Street view corridor. However, the podium form of Building B is provided within the view corridor. It is noted that the Building B podium envelope forms part of the Stage 3 CSSI Application, and is therefore not included in the scope of this Concept SSDA.</p>		
George Street View Corridor	<p>It is noted from the outset that the podium and tower form for Building A have been formulated to address the required street wall height and tower setback distances in the City Centre DCP, which seek to preserve the historic street wall alignment along the George Street View Corridor.</p> <p>Further reference should be made to the extracts that are provided below, in addition to the design documentation that is appended to the EIS.</p>  <p>Above: Building A – Podium to George Street</p> <p>Source: Bates Smart</p>  <p>Above: Building A – Street Wall Presentation and Heritage Items</p> <p>Source: Bates Smart</p>	Y
Church Street View Corridor	As above, the Building B podium envelope forms part of the Stage 3 CSSI Application.	N/A
Control C.01	Control C.01 in Section 4.7 of the City Centre DCP outlines several matters that must be considered by this VIA, as listed below.	Y

Provision	Assessment	Consistency (Y/N)
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Control C.01

“Where a proposed development is within the corridor of the identified views in Figure XX9 and Table XX9, an analysis must demonstrate:

(d) The impact of the proposed development.

(e) How the view is maintained and reinforced by the proposal.

Each of the points above have been addressed throughout the preceding sections of this VIA. As demonstrated, the proposal will have an acceptable visual impact in regard to the relevant view corridors and surrounding heritage items.

In regard to site planning, it is acknowledged that the proposal presents an outcome for the site that is not visually discordant with the desired alignment and street wall presentation for the Civic Link. It is further noted that the proposal achieves an outcome that is not unacceptable with reference to the visual appearance of the George View Street Corridor or the Church Street View Corridor. On this basis, the proposal is considered to achieve a suitable outcome in regard to site planning from a VIA perspective.

Section 3.3.3 – Tower Slenderness

Objective O.02

Sky views are of relevance to this public domain VIA, and have been addressed to satisfy Objective O.02, as quoted below.

Y

Objective 0.02

“Mitigate the potential adverse effects that buildings may have on the public domain, including overshadowing, views to sky, urban heat, and wind effects”

This VIA has considered any proposed reduction to the prominence of clear-sky backdrops to visual reference points and important vistas. As outlined in the preceding sections of this report, the proposal does not present any unacceptable reduction to views towards the sky.

City Plan 2036 – Local Strategic Planning Statement

Section 3.2.3 – Heritage

Section 3.2.3 of the LSPS establishes the following area of focus, which is relevant to this VIA insofar as it relates to the preservation of historic and culturally significant views and view corridors in the Parramatta CBD:

Y

“[The] recognition and protection of a number of scenic and cultural landscapes within the City, such as views to and from historic houses, significant bushland, lookouts and the river corridor. Important heritage and bushland landscapes”

“Any changes proposed in these and other areas needs to consider how the items of heritage can contribute to the future identity of a place so that they ensure the City’s existing heritage is respected, consistent with Planning Priority 6 of the District Plan”

The proposal presents an appropriate outcome for the site in regard to surrounding heritage items, cultural landscapes and view corridors. As established throughout the preceding assessment sections, it is noted that:

- Viewpoint 01 to Viewpoint 08 provide demonstrable evidence that the proposal does not present any unacceptable

Provision	Assessment	Consistency (Y/N)
	<p>reduction to the general visibility of surrounding heritage items.</p> <ul style="list-style-type: none"> • The proposal does not present any unacceptable reduction to views towards the sky, including existing sky backdrops behind key visual reference points within the visual catchment. • The proposal does not present an outcome that is visually discordant with the historic alignment of development that fronts either side of the George Street View Corridor. • None of the proposed tower forms are sited within the Church Street View Corridor. • The proposal will reinforce the desired alignment and street wall presentation for the Civic Link. 	

City of Parramatta Community Strategic Plan

The City of Parramatta Community Strategic Plan (CSP) provides a long-term vision from 2018 to 2036 that includes several desired outcomes that relate to the desirability and overall quality of public spaces. In particular, we note the following outcomes from the CSP:

- To maintain or increase the percentage of people who report enjoying local public space(s).
- To maintain or increase the percentage of people who feel comfortable using public space(s).

This VIA has demonstrated that the proposal is capable of achieving an outcome for the site that will support the above-listed goals, insofar as relevant to the level of visual amenity that is afforded to the public domain in Parramatta CBD.

9.10.1 SEARs

This VIA provides an assessment of visual impacts to the public domain. The SEARs require this Concept SSDA to demonstrate that an acceptable outcome can be achieved in relation to the accessibility and overall quality of public spaces. Relevant items from the SEARs are considered at **Table 27**.

Table 27 Assessment Against SEARs

SEARs Item	Assessment
<p>Under Item 4</p> <p>Environmental Amenity:</p> <p><i>“Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts”</i></p>	<p>Light impacts and reflectivity will be considered as part of ongoing design development, and will be addressed as part of the subsequent Stage 2 proposal.</p> <p>As mentioned previously, an assessment of potential impacts to views from the private domain has not been undertaken due to the commercial setting of the Parramatta CBD. The Department of Planning and Environment (DPE) have acknowledged this as a reasonable limitation in the context of this Concept SSDA.</p> <p>Notwithstanding the above, this VIA has considered view loss insofar as it relates to proposed reductions to sky views and vistas from the public domain. Special consideration has also been given to the existing extent of views towards surrounding heritage items from the public domain, in addition to sight lines that are associated with protected view corridors. This is discussed below.</p>
<p>Under Item 5</p> <p>Visual Impact:</p> <p><i>“Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment”</i></p>	<p>This requirement has been satisfied by the assessment of Viewpoint 01 to Viewpoint 08 that is provided by this VIA.</p> <p>The methodology used by this VIA is derived from the international standard ‘Guidelines for Landscape and Visual Impact Assessment’ version 3 (GLVIA3) and the Land and Environment Court (LEC) planning principle for ‘impact on public domain views’ established in <i>Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor</i> [2013] NSWLEC 1046 (Rose Bay).</p> <p>As mentioned, the evidence base for this VIA, including all surveying, photography and software-based modelling, is consistent with the LEC photomontage policy.</p>
<p>Under Item 6</p> <p>Public Space:</p> <p><i>“Illustrate the integration between station infrastructure and the development, including any impact of the SSD on [the] surrounding public domain”</i></p> <p><i>“Demonstrate how the development maximises access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department”</i></p>	<p>This VIA has considered potential impacts to the accessibility and quality of public space, insofar as it relates to the assessment of visual impacts. Potential changes to the overall level of visual amenity afforded to public space is relevant to SEARs Item 6. In this regard, the following is noted:</p> <ul style="list-style-type: none"> <p>Church Street Intersections:</p> <p>As shown by Viewpoint 07 and Viewpoint 01, the proposal is set back from:</p> <ul style="list-style-type: none"> <p>Viewpoint 01:</p> <p>The intersection of Macquarie Street and Church Street, where the heritage listed former Commonwealth Bank (Item I658) and the horse parapet façade (Item I656) are afforded continued prominence as a visual reference point.</p>

	<ul style="list-style-type: none"> ○ <u>Viewpoint 07:</u> The intersection of George Street and Church Street, where the two-storey street wall height and alignment along both streets is retained as a prominent element. • View Corridors: As established, the proposal presents an acceptable outcome in relation to the George Street View Corridor, Church Street View Corridor, and the Civic Link. • Sky Views Where relevant, and as discussed throughout the former assessment sections, this VIA has considered changes to the extent of clear sky backdrops and vistas. No viewpoint presented a reduction to an existing clear sky backdrop or vista that was unanticipated in the context of Parramatta CBD. It is further reiterated that no tower form is proposed within the Church Street View Corridor, which seeks to preserve the existing extent of the clear sky backdrop to St Johns Church.
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10.0 Summary of Findings

Based on the analysis that is provided from **Section 9.2** to **Section 9.10** in relation to Viewpoints 01 to 08, the findings of this VIA are summarised as follows:

- The proposal represents a major urban intervention on a large, strategically located Parramatta CBD site with extensive road frontages.
- As such, it inherently has a considerable magnitude of change.
- However, as this VIA has shown, it does not impact on highly sensitive locations.
- On this basis, the results of the VIA show that the proposal will have the following significance of impact:
 - Moderate significance of visual impact on 4 viewpoints
 - Low significance of visual impact on 4 viewpoints.
- Critically, the proposal is consistent with the intent of State and local planning policy to the grow Parramatta CBD as the key centre for the Western Parkland City.
- In doing so, it also incorporates a number of more local measures to ensure positive visual impact. These include:
 - Not blocking key view corridors.
 - Retaining the existing Church Street and George Street view corridors.
 - Creating the southern end of Horwood Place, as envisaged by the Civic Link, which also creates a wide view corridor.
 - Achieving generous setbacks to existing heritage items.
 - A built form outcome that presents 4 towers and podium forms that are visually distinguished, yet compatible entities.

11.0 Mitigation Measures

There are three broad types of mitigation measures:

1. Avoid.
2. Minimise.
3. Offset.

This is generally consistent with the principles for the management of environmental impacts in the GLVIA3 (part 3.37).

Under the GLVIA3 (part 4.21), there are a number of stages in the development process when mitigation measures should be considered. The following measures are relevant, and should be considered in the context of the proposal:

- **Primary Measures:** Considered as part of design development and refinement
- **Secondary Measures:** Considered as part of conditioning a development consent.

The proposal relates to a Concept SSDA for the over and adjacent station development at Parramatta metro station. In this regard, it is acknowledged that impacts are capable of being reversed and/or appropriately addressed through design development in all instances, due (in part) to the preliminary nature of the proposal.

Nonetheless, it is recommended that several primary and secondary measures be considered as part of subsequent planning processes. These include:

- Undertaking of a design excellence process, which should:
 - Require competitors to address the relevant zone objectives and additional local provisions of the PLEP 2011 that relate to view corridors and visual impacts, as outlined by this VIA.
 - Encourage competitors to demonstrate consistency with the intended effect of view impact and view corridor provisions provided by the Parramatta City Centre Development Control Plan.
- Careful attention to form, line, materiality and colour as part of any subsequent approval process for proposal, including as part of design development or as a condition of development consent.

12.0 Conclusion

The key question to be addressed by this VIA was whether the proposal, and in particular the scale of new built form, gives rise to significant, unacceptable visual impact on the public domain that cannot be appropriately mitigated through the planning framework or conditions of development consent.

This VIA has demonstrated that the Concept SSDA can enable an outcome for the site that will not give rise to any significant or unacceptable visual impact on the public domain that cannot be appropriately mitigated through the planning framework or conditions of development consent. On this basis, the conclusion of this VIA is that the proposal can be supported on the grounds of visual impact on the public domain appropriate to this stage of the planning process.

Subject to the recommended mitigation measures in the former section, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact.

Appendix A – Visual Impact Evidence