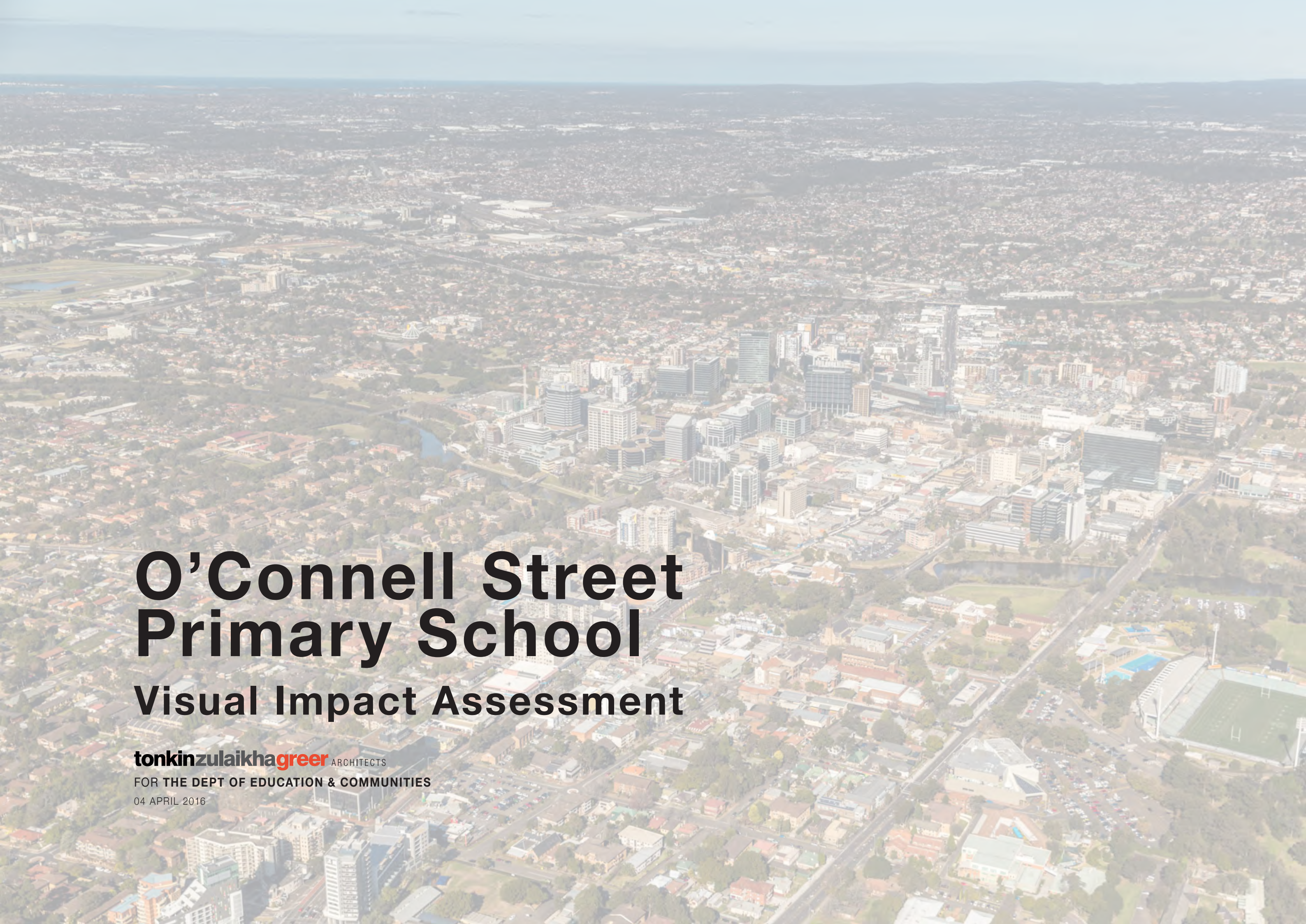




O'Connell Street Primary School Visual Impact Assessment

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FOR THE DEPT OF EDUCATION & COMMUNITIES

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1.0 INTRODUCTION

This Visual Impact Assessment has been prepared by Tonkin Zulaikha Greer Architects to accompany the State Significant Development Application submitted by the NSW Department of Education for the adaptive re-use of the former Old King's School site as the new O'Connell Street Primary School. It assesses the impact of the proposed development on a series of four Historic Views identified by Parramatta City Council as being worthy of protection. This Assessment should be read in conjunction with the PLANNING REPORT and the heritage Impact Assessment for the project.

The O'Connell St Public School is proposed as an adaptive reuse of the Old Kings School, a group of buildings on a large and open site that has been partly vacant for some years and previously used as the Marsden Rehabilitation centre. The site collection of buildings date from 1836 to 1971 and include buildings of exceptional to very high heritage significance. The site also contains some highly significant landscape elements such as a large oval to the south that fronts the Parramatta River. The site is very public and on the edge of the city centre. It is anticipated that the site will service various community events and uses.

The Old Kings School site is situated between O'Connell Street and Marist Place, Parramatta, overlooking the Parramatta River. The entire site is listed on the State Heritage Register (NSW). The Kings School occupied the site from 1836 until 1964 when it was sold to the NSW Department of Health and adaptively re-used to accommodate the Marsden Rehabilitation Centre until 2002.

Proposed Works:

BUILDING	ORIGINAL USE + SIGNIFICANCE	CURRENT CONDITION + PROPOSED WORKS
BUILDING A	HEADMASTER'S RESIDENCE VERY HIGH SIGNIFICANCE	REFURBISHED IN 2003 RETAINED AND CONSERVED.
BUILDING B	KINGS SCHOOL HOUSE VERY HIGH SIGNIFICANCE	REFURBISHED IN 2003 RETAINED AND CONSERVED.
BUILDING C	VERY HIGH SIGNIFICANCE	VACANT AND DERELICT. RETAINED AND CONSERVED
BUILDING D	HIGH SIGNIFICANCE	VACANT AND DERELICT. RETAINED AND CONSERVED.
BUILDING F	MODERATE SIGNIFICANCE	VACANT AND DERELICT. DEMOLISHED (PART OF EARLY WORKS DA)
NEW HALL	-	NEW BUILDING
OVAL AND ASSOCIATED LANDSCAPE	VERY HIGH SIGNIFICANCE	RETAINED AND CONSERVED. NEW FENCING.

One of the less-significant buildings – Building F – will be demolished for a new single-storey School Hall, and this will be the sole major element that would potentially impact on the identified Views.

METHODOLOGY

From each of the identified viewpoints a photograph of the existing condition is overlaid with a CAD view of the proposed O'Connell Street Primary School buildings with existing portions in outline only, and new built elements in greyscale. An assessment is made regarding the impact of the new built form on the view.

At the conclusion of the Assessment, three other views are similarly analysed, selected for their long history or relationship to other heritage sites. These views are from publicly accessible spaces only.



Aerial view locating the site

2.0 PLANNING FRAMEWORK

HERITAGE SIGNIFICANCE

The former Kings School site is of State heritage significance. The significance relates to both the existing buildings and to the site generally, including its archaeology and landscape setting. Within this overarching grading of significance, each component of the site has been individually graded as having ‘very high’, ‘high’, ‘moderate’ or ‘little’ significance, as well as items identified as being ‘intrusive’ to the general significance of the site (as per the Marsden Rehabilitation Centre Conservation Plan (1994)) prepared by Peddle Thorp Architects for the NSW Health Department.

STATUTORY PLANNING

Several of the possible Views to the site have been identified in the Parramatta City Council’s DCP 2011, Part 4 Special Precincts, as being ‘Historic Views’ requiring protection from loss of significance.

Note: DCPs are not a matter for consideration in the assessment of State Significant Development Applications by virtue of clause 11 of State Environmental Planning Policy (State and Regional Development) 2011, which states that ‘Development control plans...do not apply to...State significant development’.



Figure 4.3.3.4. Historic Views

Identified View	Significance
1. Old Government House view northeast to the river, Old King’s School building and site of former Government farm.	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.
2. Views east to St John’s along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St John’s church.
3. Views to St Johns church and square from north	Historic main street approach to city centre and St John’s historic church and other heritage items in view.
4. Views west, from eastern side of square, mall, Civic Place and Town Hall.	Backdrop/setting of church. Views to church and spires.
5. Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John’s Church spires to the south and St Peter’s church.	Historic main street and approach to city. A number of heritage buildings.
6. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.
7. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.
8. View from Marys Hill across Parramatta’s City Centre to distant hills.	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.
9. View from The Crescent to the distant hills Key historic viewing point from the ridge of The Crescent	Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings.

3.0 LISTED VIEWS

Of the views listed in the DCP, only three potentially contain views of the Old Kings School Site: Views 1, 8 and 9. These are shown in the aerial photo opposite in relation to the O'Connell Street Primary School site, shaded in pink on the photo.



Aerial view of site

VIEW 1 OLD GOVERNMENT HOUSE

The exact location of this viewpoint is only approximately indicated in the DCP diagram 4.3.3.4, and appears to be the view from the North East corner of Old Government House. This is View 1.

From this view a small area of the roof of the existing Building D is visible between well-grown, heritage-significant trees in the OGH grounds and in Parramatta Park. No new works are visible.

ASSESSED IMPACT: NONE



VIEW 1A ALTERNATIVE VIEWPOINT FROM PORTICO OGH

An alternative viewpoint to that indicated in the DCP diagram 4.3.3.4 is from that main Portico of Old Government House, facing east. This is View 1A.

From this view no clearly identifiable part of the School project is visible between well-grown, heritage-significant trees in the OGH grounds and in Parramatta Park.

ASSESSED IMPACT: NONE



VIEW 1B FROM LOWER SLOPE NORTH-EAST OF OGHF

For comparison purposes, the clearest view of the proposed School was sought, and located from a viewpoint on the lower slope of the lawn downhill from the North East corner of Old Government House. This is View 1B.

From this view a large area of the roof of the existing Building D is visible between well-grown, heritage-significant trees in the OGH grounds and in Parramatta Park. No new works are visible.

ASSESSED IMPACT: NONE



VIEW 8 **MARY’S HILL**

This view is located on the apex of the large hill at the southern boundary of Parramatta Park, at the end of Amos Street.

Two alternative views are shown, one zoomed in to the location of the School site, the other broad panorama to show the view in context.

From this view no part of the School project is visible between well-grown, heritage-significant trees in the OGH grounds and in Parramatta Park.

ASSESSED IMPACT: NONE



VIEW 8 **MARY’S HILL (PANORAMA)**

From this view no part of the School project is visible between well-grown, heritage-significant trees in the OGH grounds and in Parramatta Park.

ASSESSED IMPACT: NONE



VIEW 9 THE CRESCENT

This view is located at the brink of the natural embankment formed by a sweeping bend in the Parramatta River, and has been a major feature of the Park since settlement.

From this view no clearly identifiable part of the School project is visible between well-grown, heritage-significant trees in Parramatta Park.

ASSESSED IMPACT: NONE



4.0 OTHER VIEWS

Three other views have been analysed, selected for their long history or relationship to other heritage sites. These views are in addition to the view set outlined in *Old Government House Views and Settings* 2012 document.



Aerial view of site

VIEW 10 NORTHWEST FROM MARSDEN STREET BRIDGE

From this view a small area of the roof of the existing Building D is visible between well-grown, heritage-significant trees in the School grounds and in the Parramatta River foreshore reserve. No new works are visible.

ASSESSED IMPACT: NONE



VIEW 11 EAST FROM MARIST PLACE

From this view the major South façade of the former Kings School buildings extends along a natural bank over the level of the Oval.

The new Hall will be clearly visible, but is of a similar scale and lesser height compared to the removed Building F, and its articulation and materials are sympathetic to the retained buildings. The conservation of the high significance buildings will improve their presentation from this viewpoint.

ASSESSED IMPACT: MINOR / POSITIVE



VIEW 12 FROM O'CONNELL STREET

From this view the major west façade of the former Kings School Building D adjoins the ruins of the collapsed addition to Building F, and beyond old brick walls screen views of the Oval.

The new Hall will be clearly visible, but is of similar scale and lesser height compared to the removed Building F, and its articulation and materials are sympathetic to the retained buildings. The conservation of the high significance buildings will improve their presentation from this viewpoint.

ASSESSED IMPACT: MINOR / POSITIVE

