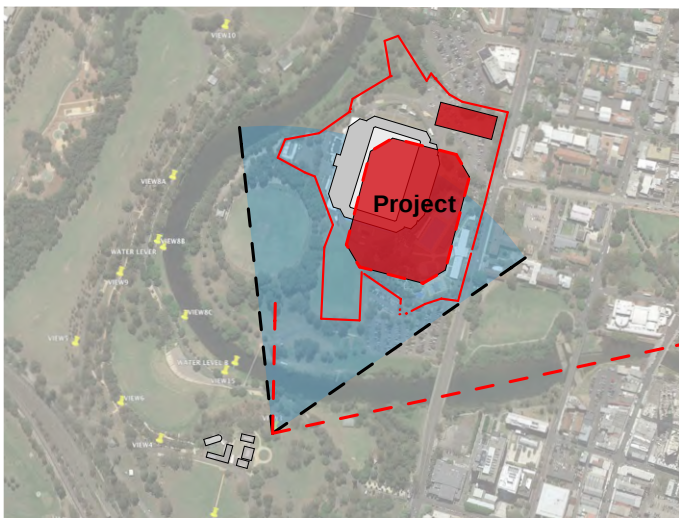


Appendix D

Views Analysis

Appendix D Views Analysis

7.2 Viewpoint 3



Location of View

NE corner of OGH to former Kings School looking north-east

View

Lawn, open fence, mostly deciduous trees
Exotic trees, river and Government Farm site beyond
Narrow view of former King's School building
St Patrick's Spire mostly obscured by trees
Light posts of existing Stadium visible above tree canopy

Experiential

Strong sense of space with tranquil landscape setting with limited building visibility

Aesthetic

Fair composition, lack of focal point but with a number of compelling elements within the view

Urban Design

Trees obscure views towards Old Kings School and St Patrick's cathedral
The existing on-grade carpark is visible beyond the Parramatta River in front of the King's School building but partially screened by trees



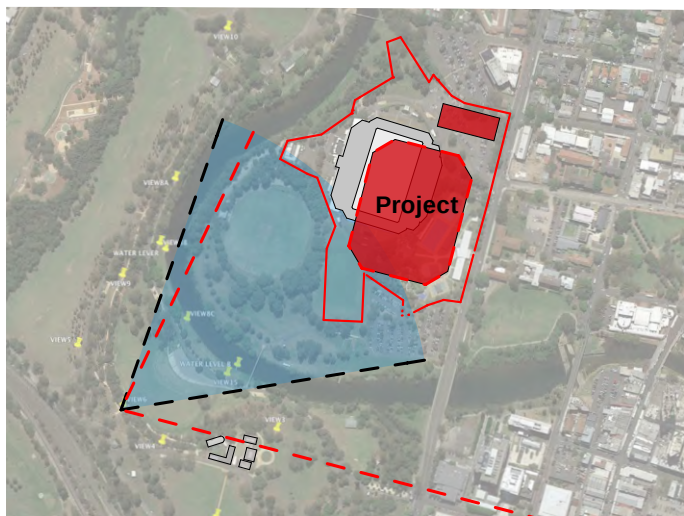
Existing view

Visual Sensitivity	HIGH
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	MODERATE-HIGH
< 20% Visible	YES
Maintains sight line	YES
Mitigation of impact	Comment
Planting of screening trees along the southern edge of the Site would mitigate the visual impact to this view in the long term. Other strategies such as using muted colour, matt finishes and articulation for the facade of the stadium would also further reduce the visual impact.	The visual impact is moderate-high: The sensitivity of Viewpoint 3 is high due to the existing natural parkland setting and the world heritage view corridor to the former King's School building. The visual effect of the Proposal is moderate. Less than 20% of the Proposal would be visible between the existing tree canopies south of the river and the location of the Proposal does not block the narrow view corridor towards the former King's School building and maintains CA protected sight lines. Therefore, no referral under the EPBC Act is required.



Existing view showing the Proposal beyond

7.4 Viewpoint 6



View

Regenerated woodlands with clear views through trees towards the Crescent, grassy amphitheater and river glimpses
City views mostly obscured by trees
Tree lined ridge on the horizon

Experiential

Park-like landscaping

Aesthetic

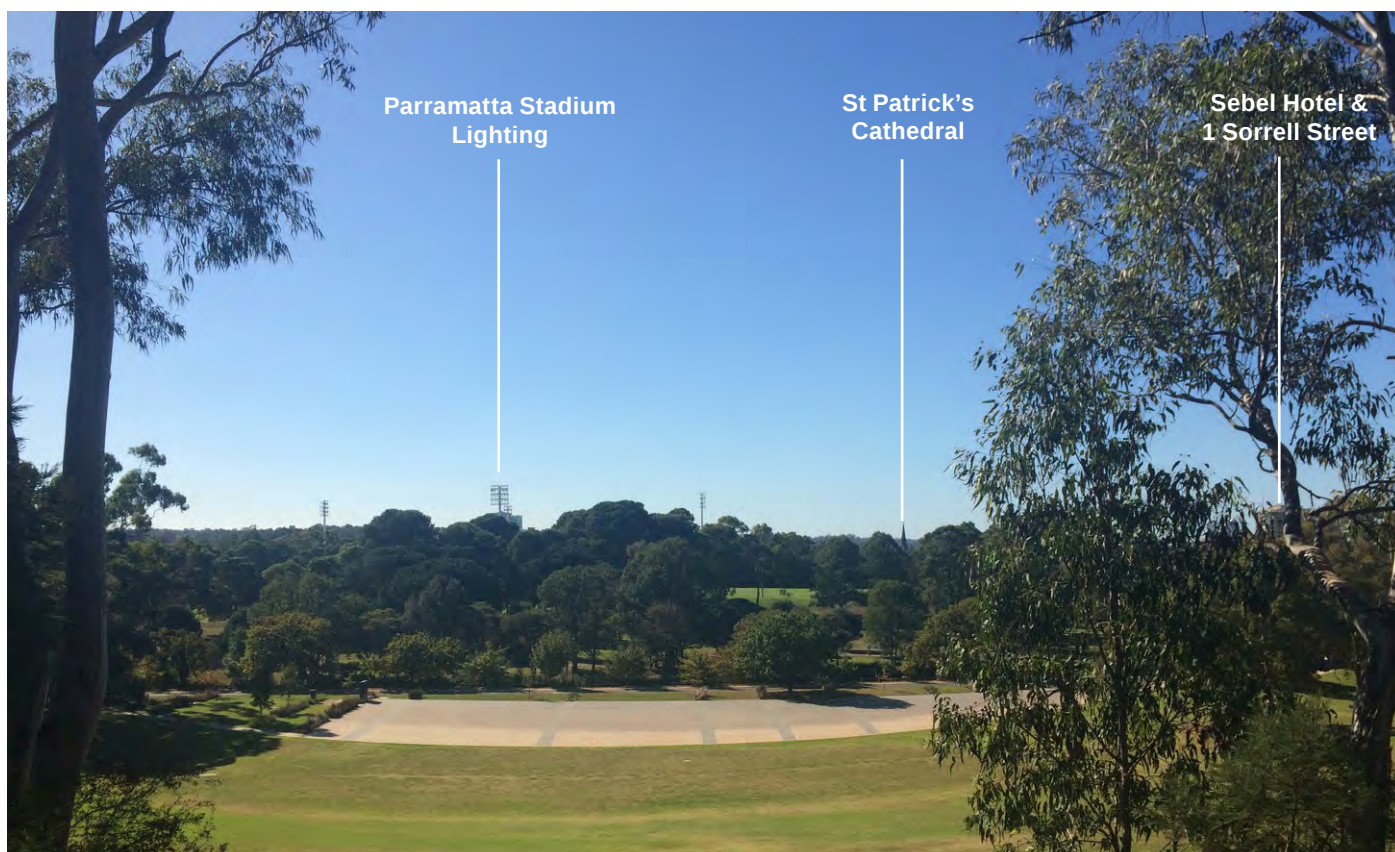
Moderate visual quality with some historic features (St Patrick's Cathedral spire) with similar views available in the vicinity

Urban Design

Planting partly obscures views

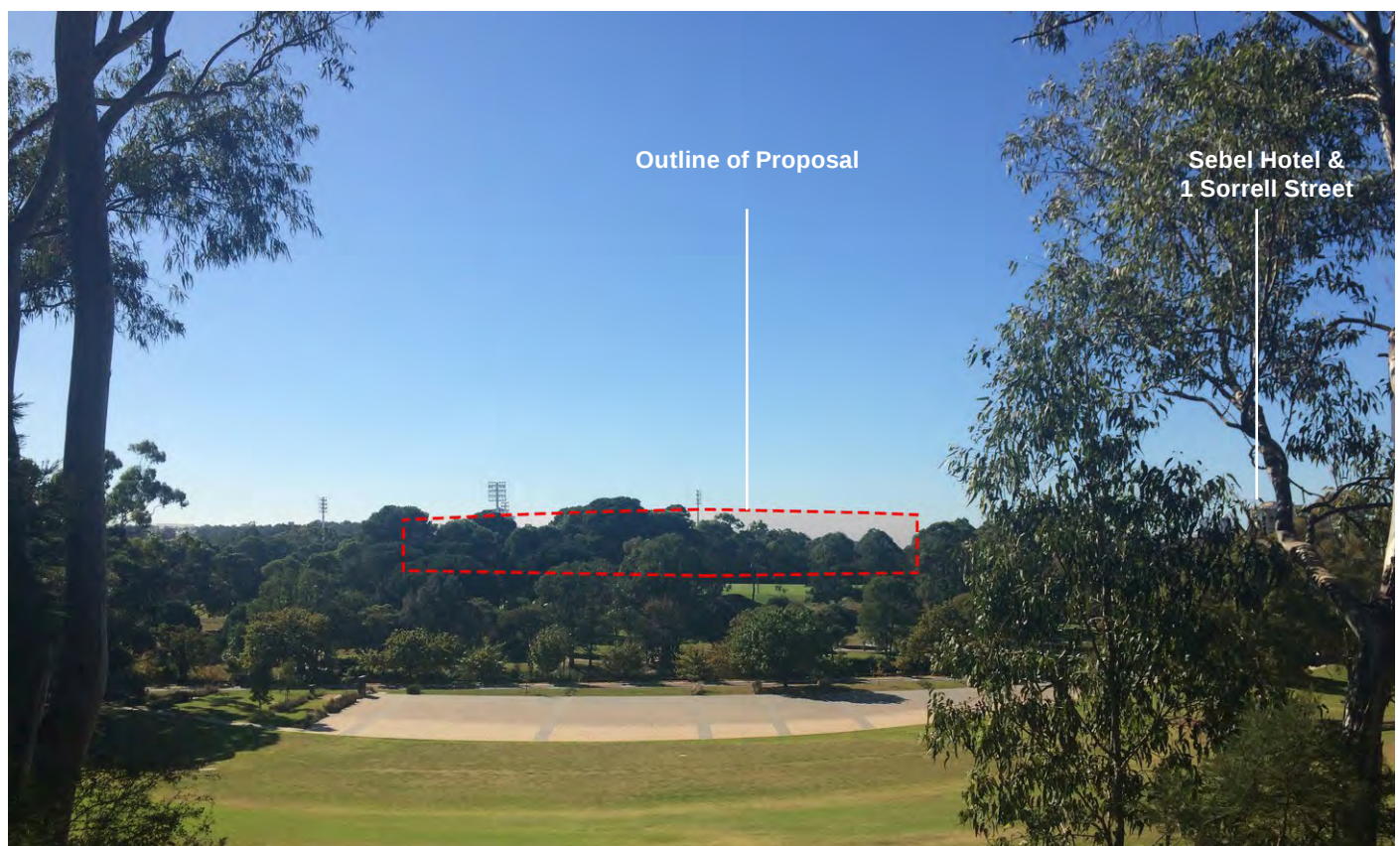
Location of View

From Crescent (Boer War Memorial steps) to city



Existing view

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	MODERATE
< 20% Visible	YES
Maintains sight line	N/A
Mitigation of impact	Comment
Planting of tall canopy screening trees along the southern edge and to the western precinct of the Site would mitigate the visual impact to this view in the long term. Other strategies such as using muted colour and matt finishes for the facade of the Proposal would also further reduce the visual impact. The south-eastern corner of the Proposal aligns with St Patrick's spire from this particular viewpoint. However, views to the Spire are available in the vicinity.	The visual impact is moderate: The sensitivity of the viewpoint is moderate. It is a developed landscape park setting and similar viewpoints of St Patrick's Cathedral spire are available. The visual effect of the Proposal is moderate. The majority of the Proposal would be obscured by mature trees around Old King's Oval maintaining the landscape setting. The PNUT development in North Parramatta would likely have a larger impact on the view. The low percent of visible building negates the need to refer the Proposal under the EPBC Act.



Existing view showing the Proposal beyond

7.6 Viewpoint 10



View

Woodland setting with trees and expansive lawns
Dense trees and single storey buildings in the middle ground
Large buildings (city scape) visible in the background

Experiential

Strong sense of place relating to the colonial period in a parklike setting with the road following the old carriage way

Aesthetic

Tranquil views in a historic setting

Urban Design

Tree line is essential in protecting the highly rated values in this location

Location of View

Dairy precinct - Looking east



Existing view

Visual Sensitivity	HIGH
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	MODERATE
< 20% Visible	YES
Maintains protected sight line	N/A
Mitigation of impact	Comment
Using muted colours and matt finishes to minimise the impact of the visible facade of the Project would further mitigate the impact on this view. Retaining existing canopy trees to the west of the Site where feasible and planting of tall canopy screening trees to the western precinct of the Site would further reduce the visual impact of the Proposal.	The visual impact is moderate: The sensitivity of the view is high due to the multi-layered landscaped parklands, historic buildings in the vicinity and alignment of the road with the former carriageway. The visual effect of the Proposal would be low. The building would be screened by existing trees. The small visible section of the facade is layered in front of the large buildings which already are visible in the background.



Existing view showing the Proposal beyond