

6.0 Visual Impact Assessment: Urban views

The purpose of this section of the assessment is to review the Proposal's Visual Impact from Urban views. The relevant views which have been identified are along the main access (pedestrian and vehicular) routes from the CBD and main roads leading to the Site. They are taken from the O'Connell Street Bridge, the Parramatta Leagues Club on O'Connell Street and along Victoria Road upon entrance to O'Connell Street.

A summary of the visual sensitivity rating and magnitude of visual effects are outlined in section 6.1 below. A detailed description of each view, its overall view impact rating and mitigation measures to be applied are contained in sections 6.2 to 6.4 of this chapter.

6.1 Visual sensitivity and effect

Visual Sensitivity Rating

Using a similar methodology as applied in the Planisphere report, the following Proposal specific criteria were developed to assess the visual sensitivity rating for urban views. They are based on the three categories which are landscape setting, spatial quality and receptor. The resulting sensitivity rating is found in Table 6.1.1.

Landscape setting (the setting is pristine)

- Rating 3 - High
- Rating 2 - Medium
- Rating 1 - Low

Spatial quality (the quality is coherent)

- Rating 3 - High
- Rating 2 - Medium
- Rating 1 - Low

View duration (the duration is long term)

- Rating 3 - High
- Rating 2 - Medium
- Rating 1 - Low

Each view was then given a total visual sensitivity rating of low/ moderate or high sensitivity according to the following scale:

Rating is 8-9	High sensitivity
Rating is 6-7	Moderate sensitivity
Rating is <5	Low sensitivity

Views	Location	Landscape setting	Spatial quality	View duration	TOTAL
A	O'Connell St Bridge	2	2	1	5
B	O'Connell St at PLC	1	1	2	4
C	Victoria Road at O'Connell Street	1	1	1	3

Table 6.1.1 - Visual Sensitivity Ratings Table - Urban Views

Magnitude of Visual Effect

The magnitude of visual effect for each view has been assessed according to three categories. These are scale and form, character and distance.

- Scale/Form** Form-space relationship from compatible to incompatible
- Rating 3 - High (e.g. large scale building in parkland setting)
 - Rating 2 - Medium (e.g. building in close alignment (height, location) to adjacent development)
 - Rating 1 - Low (e.g. building is obscured)
 - Rating 0 - Negligible (e.g. building is not visible)
- Character** Quantifies the effect on the existing heritage, landscape or urban character
- Rating 3 - High (e.g. high contrast between park setting and proposal)
 - Rating 2 - Medium (e.g. some contrast with setting, landmark opportunity)
 - Rating 1 - Low (e.g. fits well within existing urban context, landmark opportunity)
 - Rating 0 - Negligible (e.g. building is not visible)
- Distance** Measures the distance of the viewpoint to the Proposal:
- Rating 3 - High (in immediate foreground, < 100m from viewer)
 - Rating 2 - Medium (mid-ground, 100 to 500m from observer)
 - Rating 1 - Low (> 500m viewing distance)

Each view was then given a **total magnitude of visual effects rating** ranging from low to high according to the following scale:

- Rating is 8-9 High effect
 Rating is 6-7 Moderate effect
 Rating is <5 Low effect

Views	Location	Scale/Form	Character	Distance	TOTAL
A	O'Connell St Bridge	3	2	2	7
B	O'Connell St at PLC	2	1	3	6
C	Victoria Road at O'Connell Street	2	1	3	6

Table 6.1.2 - Magnitude of Visual Effect - Urban Views

Overall Visual Impact

Using the same grading matrix as figure 5.3.1, the overall visual impact rating for the three urban views is summarised in table 6.1.3 and further detailed in section 6.2 to 6.4 of this report.

Views	Location	Sensitivity	Magnitude	Impact
A	O'Connell St Bridge	LOW	MODERATE	LOW-MODERATE
B	O'Connell St at PLC	LOW	MODERATE	LOW-MODERATE
C	Victoria Road at O'Connell Street	LOW	MODERATE	LOW-MODERATE

Table 6.1.3 - Total Visual Impact - Urban Views

6.2 Viewpoint A



Location of View

O'Connell Street bridge

View

Parramatta River in the foreground
Trees with dense undergrowth spaced along river bank
Car park dominates the middle ground
Tree canopies form the horizon line
Parramatta Stadium lights visible above the horizon

Experiential

Pleasant outlook compromised by modern infrastructure (bridge, road and car park)
No sense of colonial period

Aesthetic

Layered landscape setting without focal point

Urban Design

Improve footpath and bridge railing and connection to landscaped parklands



Existing view

Visual Sensitivity	LOW
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	LOW-MODERATE
Mitigation of impact	Comment
Using muted colour and matt finishes for the facade directly facing Parramatta Park would reduce the visual impact. Higher visibility of the Stadium entry at the south eastern corner of the building would however be beneficial. Mitigating landscape strategies would include: 1. Planting of tall canopy trees to southern precincts of stadium to replace trees being removed within proposed stadium footprint 2. Supplement existing canopy tree planting in carpark and parklands to reduce visual impact on riverfront setting 3. Add screen planting to southern perimeter of car park to reduce middle ground view of car park	The visual impact is low-moderate. The sensitivity of the view is low. The car park dominates the middle ground of the view and the experience of the riverfront setting is compromised by the visual receptor's location on an arterial road. The visual effect of the Proposal would be moderate. The scale of the proposed Stadium would result in a more urban character in line with the Proposal's design objectives. The view captures one of two primary entrances into the new stadium and achieves an address along O'Connell Street. It provides a clear identity of Parramatta's sports and culture precinct.



Existing view with the Proposal beyond

6.3 Viewpoint B



Location of View

O'Connell Street at Parramatta Leagues Club

View

Asphalt road and concrete footpath dominate the foreground
 Parramatta Leagues Club (PLC) dominant on the western side of O'Connell Street
 Tree canopies frame the view on the eastern side
 Parramatta Park Gate House and street trees visible in the mid ground
 Parramatta Stadium lights visible in the background

Experiential

Sense of history is lost as PLC building dominates the view

Aesthetic

Street trees form a focal point in the centre of the view and landscaping on the eastern street side provide a sense of layered space. The PLC building is dominant in the foreground.

Urban Design

PLC building dwarfs single storey brick Gate House



Existing view

Visual Sensitivity	LOW
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	LOW-MODERATE
Mitigation of impact	Comment
Planting of trees between the developed Parramatta Leagues Club and the future development opportunity would screen the north facade, add scale and assist in integrating the existing brick building in an activated plaza/through-fare to the Parramatta parklands. Additional street trees to O'Connell Street would provide foreground scale to and screening of the proposed developments. Further, the design of the development opportunity will be subject to additional planning approval stages and possibly design excellence processes per the Parramatta Council LEP.	The visual impact is low to moderate: The sensitivity of the view is low. Existing street trees and planting around the existing Stadium carpark provide a focal point and clearly define the western street edge. The exiting Parramatta Leagues Club is out of scale with the single storey brick building to its south. The dominant building facade is lacking texture and scale at the street level. The visual effect of the development opportunity proposed north of the Proposal would be moderate. The height of the building would be compatible with the adjacent Parramatta Leagues Club redevelopment and should be sympathetic to the gatehouse.



Existing view with the future development opportunity beyond and the Parramatta Leagues Club redevelopment in the foreground

6.4 Viewpoint C



Location of View

Victoria Road looking west

View

Vehicular traffic, concrete road and asphalt footpath
Scaffolding and hording for the construction of Our Lady of Mercy College expansion
Parramatta Stadium visible below tree canopies across O'Connell Street
Tree crowns form the horizon line

Experiential

Dominated by vehicular traffic in the foreground with mature trees forming a landscaped backdrop and focal point

Aesthetic

Low quality finishes of the public domain
Lack of defining street edges

Urban Design

The Marist Development on the south-east corner of O'Connell St and Victoria Rd and approved expansion of OLMC at the north-east corner will add to the urban character.
A strong termination of the linear view presents an opportunity for future development in the Stadium precinct.



Existing view

Visual Sensitivity	LOW
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	LOW-MODERATE
Mitigation of impact	Comment
The proposed Stadium is located at the termination of Victoria Road. It provides a focal point and opportunity to develop the stadium as a key landmark with activated connection to the OGH D and Parramatta parklands. Planting of street trees to Victoria Road footpath would help screen and reduce the scale of the proposed stadium and significantly improve the public domain.	The visual impact is low to moderate. The sensitivity of the view is low based on already approved future development at this location and the existing on grade carpark. Street trees and trees surrounding the existing stadium provide a visual focal point and relief from the otherwise low amenity of the public domain. The visual effect of the Proposal would be moderate and desirable. The Proposal would significantly transform the view.



Existing view with the Proposal beyond and future development at eastern corners of intersection

7.0 Visual Impact Assessment: Historic Views

The purpose of this part of the assessment is to review the impact of the Proposal against the Conservation Agreement, local planning controls and the Planisphere report for viewpoints from Parramatta Park and OGH.

A summary of the visual sensitivity rating and magnitude of visual effects for the historic views to be assessed as identified in section 5.1 are outlined in section 7.1 below. A detailed description of each view, its overall view impact rating and mitigation measures to be applied are contained in sections 7.2 to 7.8 of this chapter.

7.1 Visual sensitivity and effect

Visual Sensitivity Rating

The visual sensitivity rating of each historically sensitive viewpoint is the sensitivity ranking from the Planisphere report extract “Determining Important Views” which rates views as low, moderate and high significance.

Each view is rated according to its heritage values in three categories which are multi-layered, prominence and landscape setting as described in Section 3.2. The rating system is as follows:

- Rating 3 (The view has a strong relation to the heritage values)
- Rating 2 (The view has a moderate relation to the heritage values)
- Rating 1 (The view has a little or no relation to the heritage values)

Each view was then given a total visual sensitivity rating of low/ moderate or high sensitivity according to the following scale:

Rating is 7-9 High sensitivity
 Rating is 4-6 Medium sensitivity
 Rating is <4 Low sensitivity

View	Location	Heritage Values (per Planisphere report)			TOTAL
		Multi-layered	Prominence	Landscape setting	
3	OGH to former Kings School	3	2	2	7
4	From crescent north at rear of OGH looking north	2	1	3	6
6	From Crescent to city - View towards city	2	1	2	5
9	North crescent to city	2	1	1	4
10	Dairy precinct - Looking east	3	1	3	7
15	Old Government Farm - Looking east	3	2	1	6
16	Mays Hill - Looking east	1	1	2	4

Figure 7.1.1 - Visual Sensitivity Rating Table (from Planisphere report)

Magnitude of Visual Effect

The magnitude of visual effect for each view has been assessed according to three categories consistent with the urban views but adjusted to the parkland setting and to account for the special conditions of the CA namely no obstructions of views to Old Kings School and St Patrick's cathedral from OGH. These are scale and form, character and distance.

Scale/Form

- Rating 3 - High (e.g. large building in close proximity with highly visible facade elements, >40% visible)
- Rating 2 - Medium (e.g. horizontal nature of building as viewed from distance complimentary to landscape, 20-40% vis.)
- Rating 1 - Low (e.g. building is obscured, <20% visible)
- Rating 0 - Negligible (e.g. building is not visible)

Character

- Rating 3 - High (e.g. impacts views to Old King's School and St Patrick's cathedral)
- Rating 2 - Medium (e.g. moderate impact on the heritage character)
- Rating 1 - Low (e.g. little impact on the heritage character)
- Rating 0 - Negligible (e.g. building is not visible)

Distance

- Rating 3 - High (in immediate foreground, < 100m from viewer)
- Rating 2 - Medium (mid-ground, 100 to 500m from observer)
- Rating 1 - Low (> 500m viewing distance)

Each view was then given a **total magnitude of visual effects rating** ranging from low to high according to the following scale:

Rating is 7-9	High effect
Rating is 4-6	Moderate effect
Rating is 2-4	Low effect
Rating is 1	Negligible

Views	Location	Scale/Form	Character	Distance	TOTAL
3	OGH to former Kings School	2	3	2	6
4	From crescent north at rear of OGH looking north	1	1	2	4
6	From Crescent to city - View towards city	1	3	2	6
9	North Crescent to city	1	2	2	5
10	Dairy precinct - Looking east	1	1	2	4
15	Old Government Farm - Looking east	1	2	2	5
16	Mays Hill - Looking east	0	0	1	1

Table 7.1.2 - Magnitude of Visual Effects Ratings Table

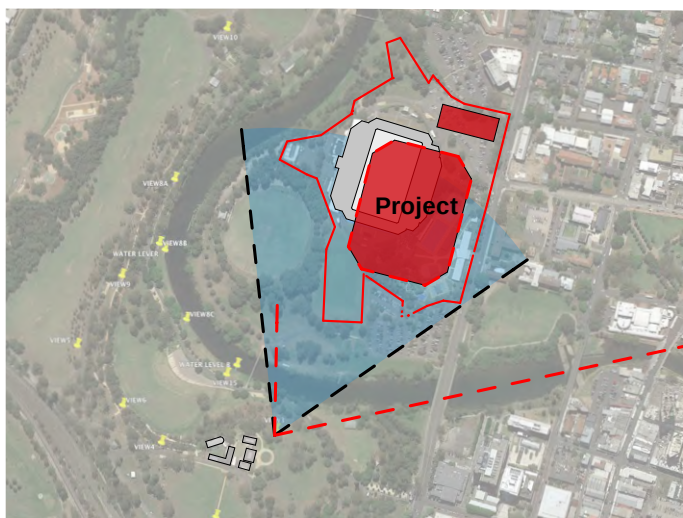
Overall Visual Impact

Using the same grading matrix as figure 5.3.1, the overall visual impact rating for the historic views is summarised in table 7.1.3 and further detailed in section 7.2 to 7.8 of this report.

Views	Location	Sensitivity	Magnitude	Impact
3	OGH to former Kings School	HIGH	MODERATE	MODERATE-HIGH
4	From crescent north at rear of OGH looking north	MODERATE	LOW	LOW-MODERATE
6	From Crescent to city - View towards city	MODERATE	MODERATE	MODERATE
9	North Crescent to city	MODERATE	MODERATE	MODERATE
10	Dairy precinct - Looking east	HIGH	LOW	MODERATE
15	Old Government Farm - Looking east	MODERATE	MODERATE	MODERATE
16	Mays Hill - Looking east	MODERATE	NEGLIGIBLE	NEGLIGIBLE

Table 7.1.3 - Overall Visual Impact Ratings Table

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

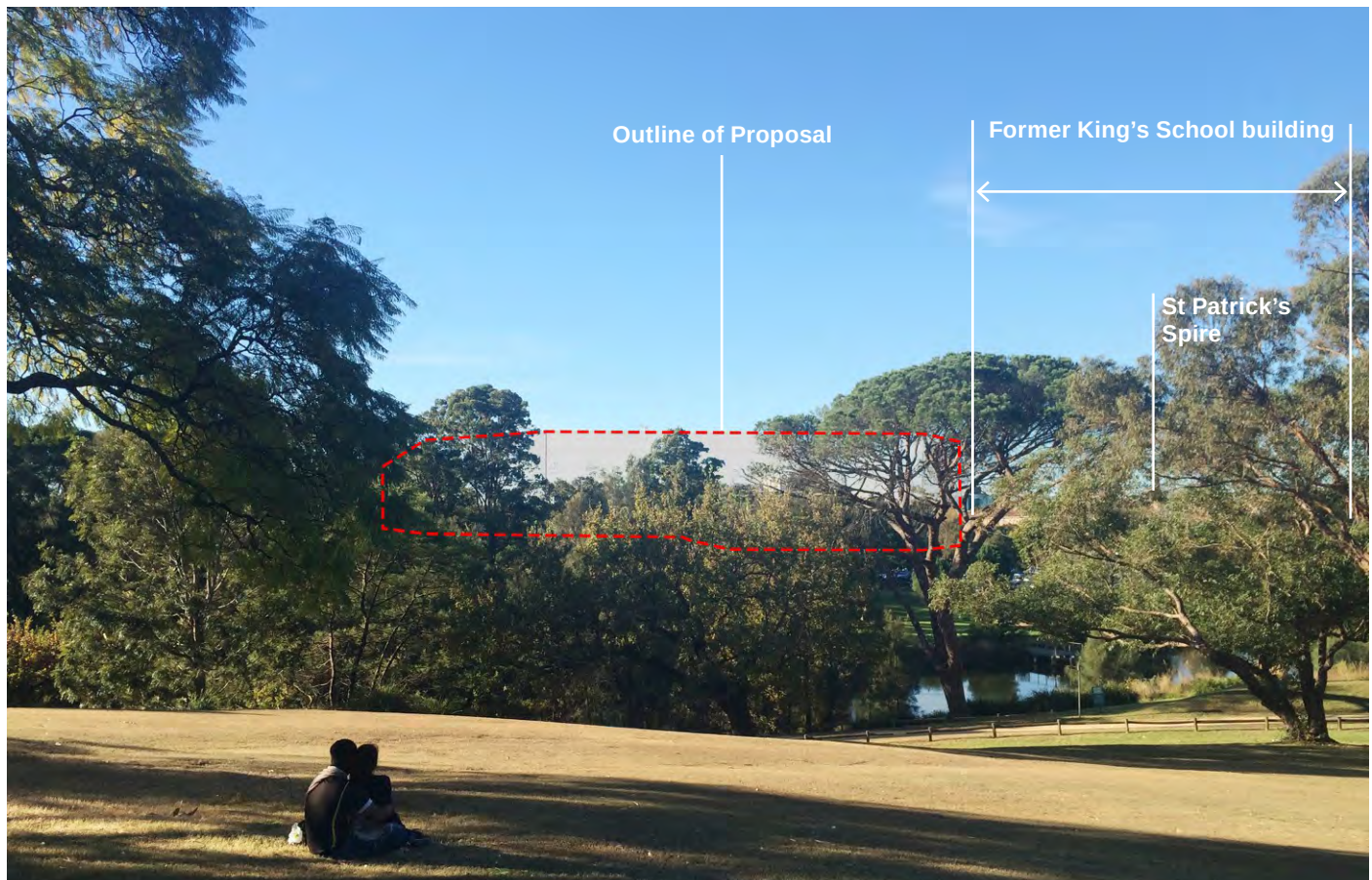
Trees obscure views towards Old Kings School and St Patrick's cathedral

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

7.3 Viewpoint 4



View

Wooden fencing, bush, young trees and shrubs in the foreground
 Bushland with glimpses of Parramatta Stadium lights beyond
 Trees forming the horizon line in the background

Experiential

Green and tranquil

Aesthetic

High visual quality evoking a rural setting

Urban Design

Immediate foreground planting obscures views

Location of View

From crescent north at rear of OGH looking north



Existing view

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	LOW-MODERATE
< 20% Visible	YES
Maintains sight line	N/A
Mitigation of impact	Comment
The facade treatment of the Proposal can further mitigate the impact to ensure the building is visually recessive within the tree canopy through use of muted colour and matt finishes.	The visual impact is low-moderate: The sensitivity of Viewpoint 4 is moderate. The original rural character and topography of the area is currently maintained with no significant intrusions of new buildings. The visual effect of the Proposal would be low as it is covered by dense trees and shrubs in the foreground and less than 20% of the building is visible. Proposed development in North Parramatta (PNUT) would likely have a larger impact on the view.



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

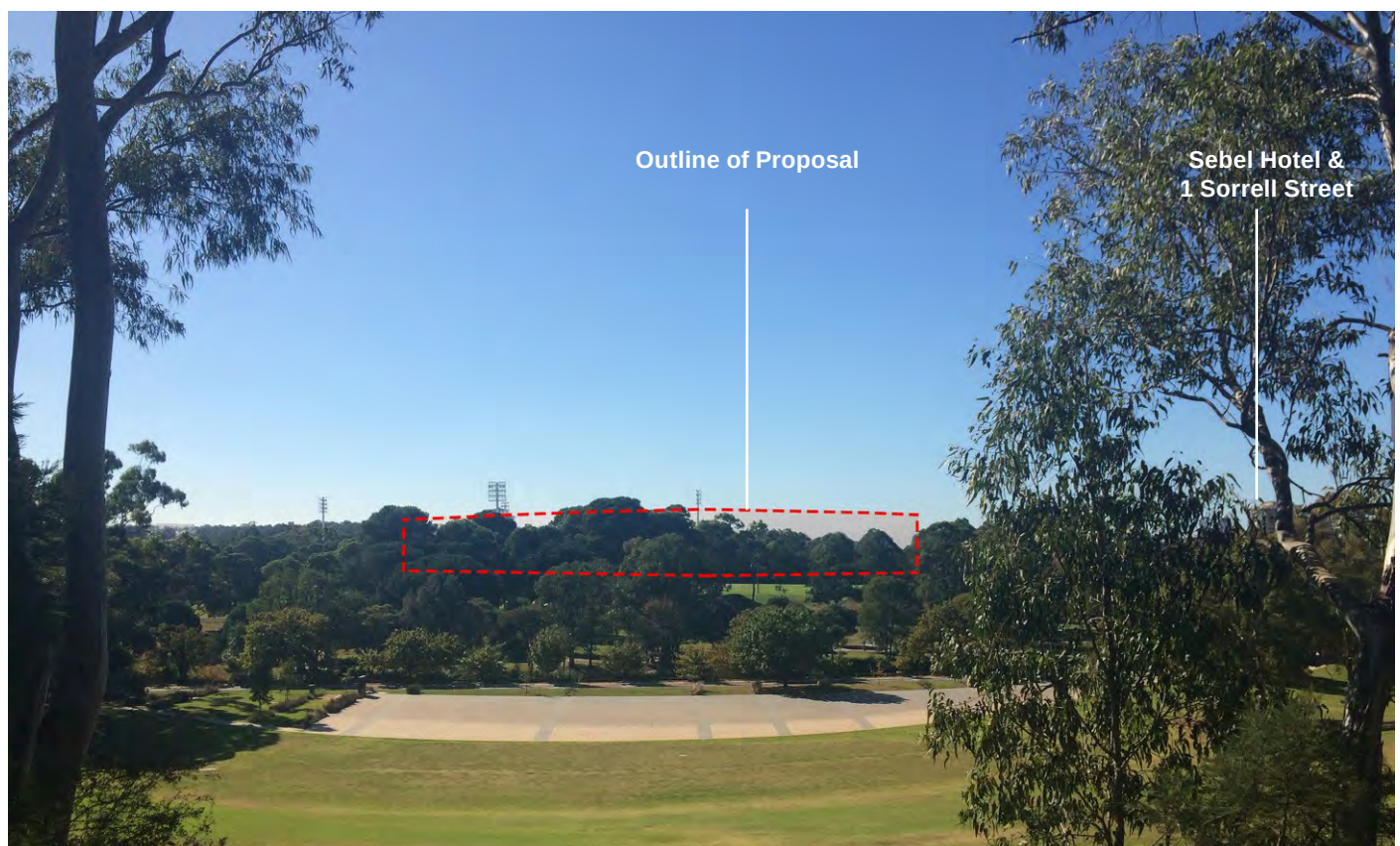
Location of View

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

7.5 Viewpoint 9



View

Regenerated woodlands with medium sized trees in the foreground
 Cleared under-story allows views through trees down to the river, road and lawn
 City buildings and Parramatta Stadium lights are visible beyond
 Tree lined horizon

Experiential

Parklike landscape

Aesthetic

Moderate visual quality of the river and the city against a parkland setting

Urban Design

Tree canopies partially block river views

Location of View

North Crescent 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
Using muted colours and matt finishes to minimise the impact of the visible building of the Proposal 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 along the southern edge and to the western precinct of the Site would further mitigate the visual impact.	The visual impact is moderate: The sensitivity of the view is moderate. There are layered landscape elements with prominent Parramatta city views to the east. The visual effect of the Proposal is moderate. To a large extent, the Proposal would be screened by existing tree canopies.



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



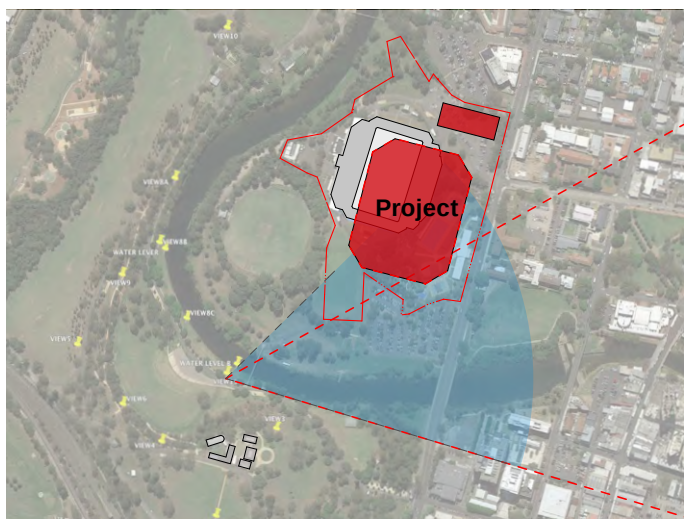
Existing view

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

7.7 Viewpoint 15



Location of View

Old Government Farm - Looking east

View

Grassed area, river, pedestrian bridge and sparse trees in the foreground

Line of trees and city skyline in the background

Experiential

Fairly strong sense of place related to agricultural history

Aesthetic

Balanced outlook with Old Government Farm behind the bridge. The new city scape dominates the view.

Urban Design

The carpark behind Old Government Farm has been identified as a dominant feature in the Planisphere report. However, this is only visible when standing east of the pedestrian bridge. The new 53 storey residential tower (Meriton Altitude Apartments) dominates this particular view.



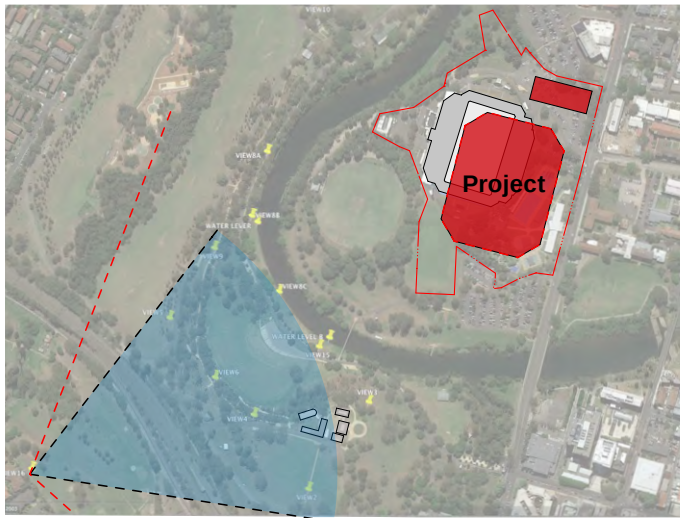
Existing view 15

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	MODERATE
< 20% Visible	YES
Maintains protected sight line	N/A
Mitigation of impact	Comment
Planting of tall canopy screening trees along the southern edge of the Site and where possible to the base of the old training field mound, adjacent to the parklands 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 Project would also further reduce the visual impact.	The visual impact is moderate: The sensitivity of the view is moderate due to the layered landscape setting with the river and Old Government farm beyond. The visual effect of the Proposal would be moderate. Existing trees to the south and south-west of the proposed Project would screen the majority of the facade.



Existing view showing the Proposal beyond

7.8 Viewpoint 16



View

Trees, grassed slopes and golf course
Line of tree tops obscure the City skyline

Experiential

Fairly strong sense of place but view is not distinctive

Aesthetic

Park-like setting

Urban Design

Park-like setting

Location of View

Mays Hill looking east



Existing view

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	NEGLIGIBLE
Overall Visual Impact Rating	NEGLIGIBLE
< 20% Visible	YES
Maintains protected sight line	N/A
Mitigation of impact	Comment
Not required.	The visual impact is negligible: The sensitivity of the view is moderate due to its pleasant park-like setting. The visual effect of the Proposal would be negligible. The facade would be fully screen by the horizon line and the existing trees in the middle ground.



Existing view showing the Proposal beyond

8.0 Visual Impact of Demolition

The demolition works for the existing Parramatta Stadium would have a temporary (up to 6 months) visual impact on the views from the park and roads. The demolition works would involve large mobile plant, cranes, increased traffic to and from the site and the erection of hording.

Urban views

The primary impact on the Urban views would be the erection of hording as these would be visible from all viewpoints and be in close proximity to the receptor.

Heritage views

With the exception of tall cranes, the visual impact on the Heritage views would be minimal due to the existing topography. This assessment is based on the fact that the existing stadium is not visible from OGH with the exception of the stadium lights. As such, the visual impact would be low.

9.0 Mitigation

Table 9.1 below summarises the preceding view point analysis, indicating the overall visual impact on each view. The overall residual impact of the Proposal will be subject of a Stage 2 development application which will apply the recommendations of the Urban Design and Public Realm Guidelines (Appendix C).

It is relevant to note: 1) that in all cases where either sight lines to the Old Kings School and/or St Patrick's Cathedral were required, they have been retained; and 2) that in all cases less than 20% of the building is visible from the historic views and therefore that no referrals are required under the EPBC Act.

The use of muted colour and matt finishes as well as the planting of screening trees can significantly reduce the impact of the Proposal on the surrounding. Further, during the detailed design of Stage 2, the actual bulk, volume, architectural design of the facade, specifically the roof feature will be better understood and can be assessed at that time. Examples illustrating the reduced visual impact following mitigation can be found in Figures 9.2 and 9.3.

	View	Visual Impact	< 20%	SL	Mitigation
Heritage Views	3	MODERATE-HIGH	YES	YES	Planting of screening trees Use of muted colours, matt finishes and articulation for the facade
	4	LOW-MODERATE	YES	N/A	Use of muted colours and matt finishes for the facade
	6	MODERATE	YES	N/A	Planting of screening trees Use of muted colours and matt finishes for the facade
	9	MODERATE	YES	N/A	Planting of screening trees Use of muted colours and matt finishes for the facade
	10	MODERATE	YES	N/A	Planting of screening trees
	15	MODERATE	YES	N/A	Planting of screening trees Use of muted colours and matt finishes for the facade
	16	NEGLIGIBLE	YES	N/A	-
Urban Views	A	LOW-MODERATE	N/A	N/A	Use of muted colours and matt finishes for the facade of the Project facing the park side Planting of screening trees
	B	LOW-MODERATE	N/A	N/A	Planting of street trees
	C	LOW-MODERATE	N/A	N/A	Planting of street trees

Table 9.1 - Overall Visual Impact for Each Viewpoint

Legend:

20% - Less than 20% of the proposed building envelope is visible from the Viewpoint

SL - Maintains sight line from OGH to heritage buildings (St Patrick's Spire, Old Kings School)



Figure 9.2 - Viewpoint 3 with the Proposal showing indicative mitigating facade treatment options



Figure 9.3 Viewpoint 6 with the Proposal showing indicative mitigating facade treatment options

10.0 Conclusion

The Visual Impact Assessment has determined that there will be some moderate but desirable visual impacts from views along the urban core of Parramatta CBD but for the most part, demonstrates that there is moderate or no impact to views from within Parramatta Park due to the topography and extent of treed bushland. Where views are impacted from within the park, a detailed assessment has been carried out to assess the impact.

1 Urban Visual Impacts

The assessment demonstrates that there will be low-moderate impact upon vistas within the urban core of Parramatta being views from O'Connell Street and Victoria Avenue. These impacts can be justified from an urban design standpoint. The urban design benefits of high visibility for such an important public building for both legibility and its ability to activate the urban core of Parramatta are compelling and justify the visual impacts.

2 Parramatta Park Visual Impacts

For the most part, the assessment demonstrates that there is only moderate or no impact to views from within Parramatta Park due to the topography and extent of treed bushland. The assessment concentrates on four particular views where the visual effect is moderate or moderate-high. These are View 3 from OGH, Views 6 and 9 from the Crescent and View 10 from the Dairy Precinct. In each case, the sensitivity, the significance of the view corridor are weighed against the visual effect to determine an impact rating. Further for Views 3 and 10, those protected by the Conservation Agreement (CA), these have been assessed against the key criteria of obstruction of Old Kings School and St Patrick's Cathedral as well as determining the percentage of the stadium that will be visible. In each case, the view impact is determined to be between moderate to moderate-high while assessment against the specific criteria of the CA show the impacts to be compliant.

Summary

The stadium will be the centrepiece for sporting culture in Western Sydney and a landmark public building within Parramatta CBD. The Proposal will provide significant public value and positive urban design outcomes. Accordingly, the Visual Impact Assessment together with the Urban Design and Public Realm Guidelines demonstrate that the Project can be successfully integrated into its surrounds, and manage and mitigate the urban character and visual impacts of the proposed larger stadium on this site.