

VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

Street views as well as river foreshore views were analysed for the purpose of considering the proposal's visual impact. The following image outlines specifically where views were considered for the purpose of the view impact assessment. A total of 4 views were considered. Below is a comparison of the existing view compared to views taking into account the proposal.

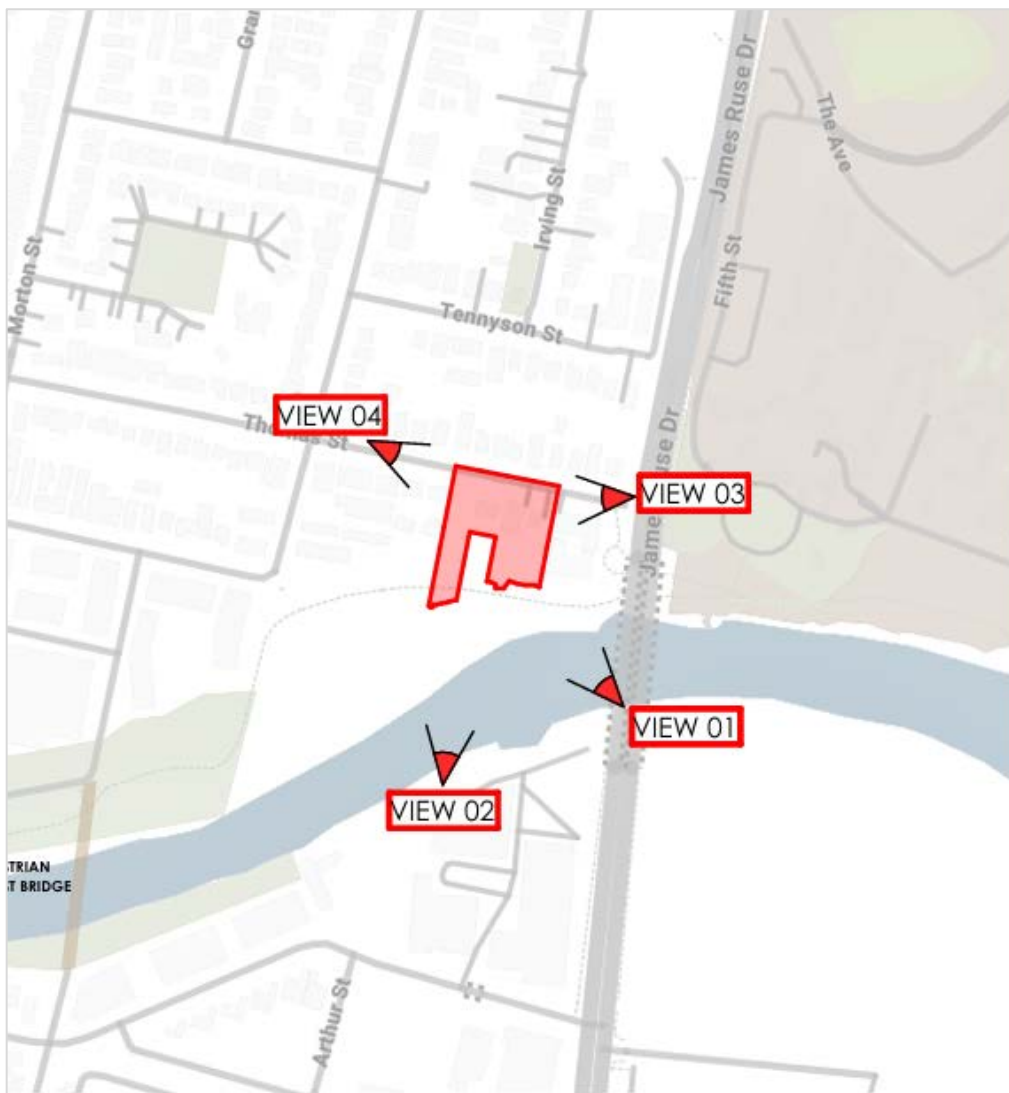


Figure 1: Context image identifying view impact locations (PTI Architecture, 2025)

VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

VIEW 1 (Bridge)

Existing View



Proposed View



VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

The existing view is characterised by metropolitan centre, landscape and suburban elements. Specifically, the view comprises the Parramatta River and its vegetated foreshores, existing low rise RFBs within Thomas Street extending just above the foreshore vegetation, mid rise RFBs within the Morton Street recent redevelopment precinct as well as tall residential and commercial towers located within the Parramatta Central Business District (CBD).

Considering the variety of elements within the existing view catchment, the proposal's impacts are moderate. In effect, the proposal would represent a modest graduation in height from the existing 3 storey RFB on the immediately adjoining allotment, the RFBs likely to develop along the remainder of Thomas Street taking into account the R4 zoning according to the Parramatta Local Environmental Plan 2023 (PLEP 2023), the mid-rise RFBs within the recently completed Morton Street precinct, and the tower development in the Parramatta CBD.

VIEW 2 (Foreshore south)

Existing View



VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

Proposed View



Views from the southern side of the Parramatta River are characterised by the river itself, its vegetated foreshore, the James Ruse Drive bridge in the background, as well as low to mid rise RFBs within the recently completed Morton Street redevelopment precinct.

Based on the current context, the proposal represents a moderate visual impact. However, this is largely because the majority of existing development along the remainder of Thomas Street comprises of original single and double storey dwellings. As the remainder of lots along the remainder of Thomas Street are developed in line within the current land use, which is mid rise RFBs, the impact would be minor. In summary, the proposal would be comparable with the anticipated future built form character.

VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

VIEW 3 (Thomas Street eastern end)

Existing View



Proposed View



VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

The existing view looking west from the eastern end of Thomas Street is currently characterised by an existing 3 storey RFB immediately adjacent the subject site, double and single storey dwellings, as well as the road corridor itself which includes established street trees.

The proposal would represent a moderate visual impact with regard to the existing view as described above. However, as mid rise RFBs develop along the remainder of both the southern and northern side of Thomas Street (as permitted by the applicable R4 land use zone), the impact would be minimal.

View impacts are further mitigated to an acceptable level given the proposal's landscape plan includes extensive landscaping within the road reserve immediately opposite the subject site, as well as within the front setback. Specifically, the proposal includes 5 x Weeping Bottlebrush within the road reserve which achieve a mature height of 7m, 7 x Red Flowering Gum within the front setback which achieve a mature height of 5m, and 1 x Spotted Gum within the northeastern (front) corner which will achieve a mature height of 30m. Such proposed landscaping represents a voluminous mid and high canopy. This will minimise the proposal's scale and assist with ensuring visual impact is acceptable.

As referred to earlier, the proposal would be compatible with development anticipated in the locality as demonstrated in the land use and height of building statutory planning maps below from the PLEP 2023 extracted below. Specially, RFBs up to 11m in height are permitted along most of Thomas Street, including the northern and southern side of Thomas Street. Shop top housing and RFBs up to 40m in height are permitted in the nearby Morton Street recently completed redevelopment precinct, whilst RFBs and shop top housing developments up to 40m in height are also permitted immediately opposite the subject site's rear boundary, on the opposing side of the Parramatta River.

VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

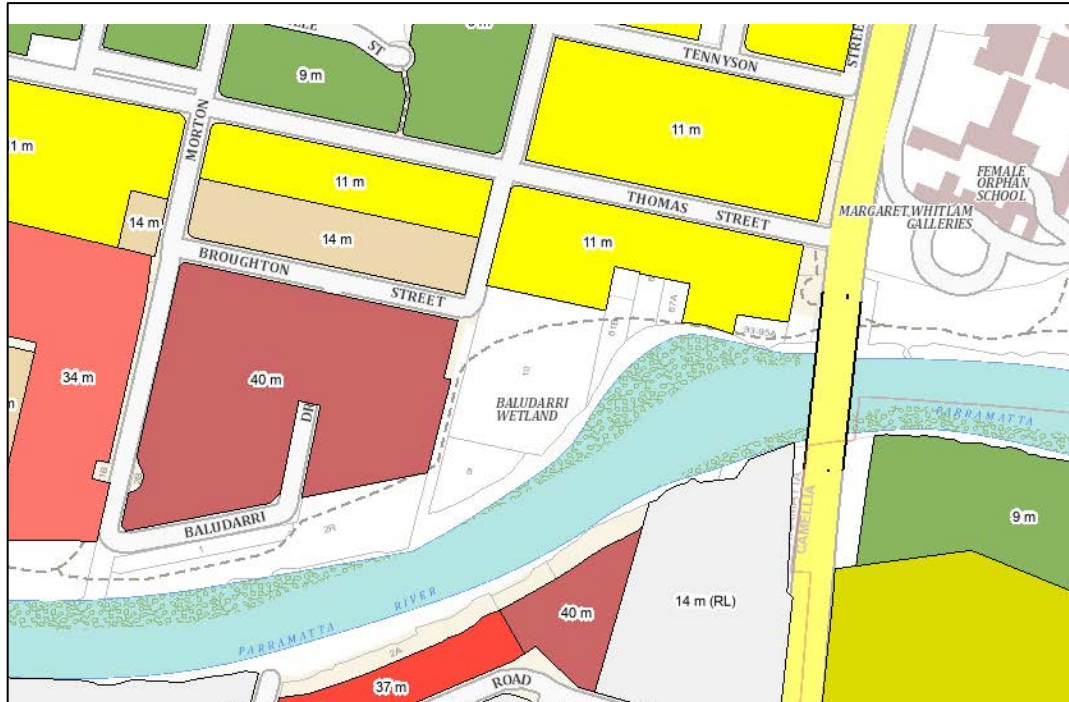


Figure 2. LEP Building Height Map (PLEP 2023)

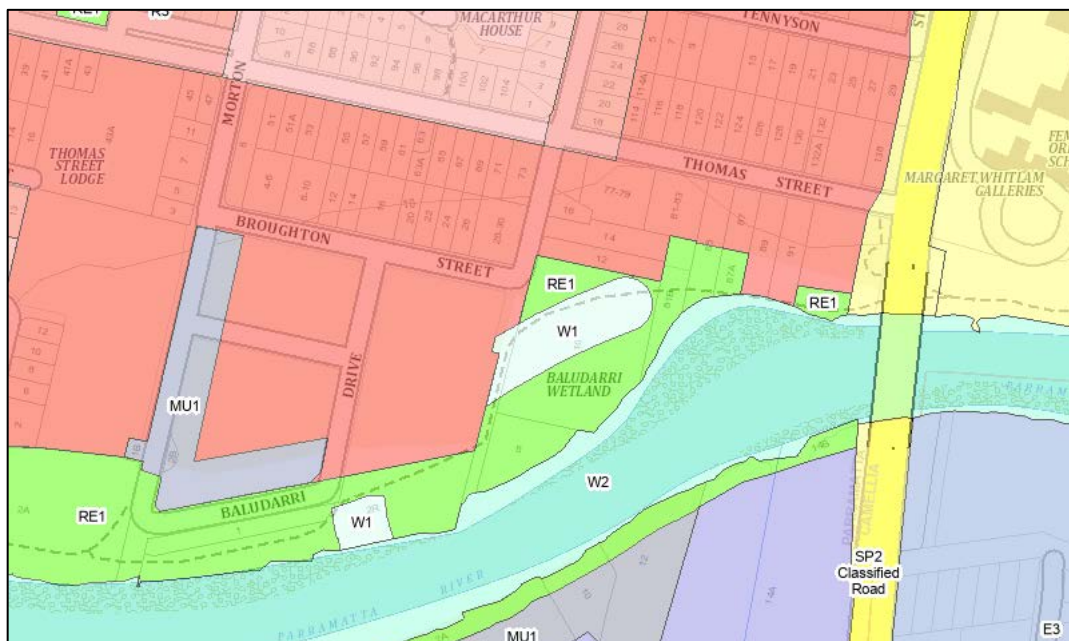


Figure 3. LEP Zoning Map (PLEP 2023)

VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta



Figure 4. Existing shop top housing development up to 40m in height on the opposing side of Parramatta River (Source: PPUD)

Overall, taking into account the mid rise height of buildings permitted along the remainder of Thomas Street, the high rise buildings permitted and built in the nearby Morton Street precinct, high rise building permitted on the opposing side of the Parramatta River, the existing tall towers within the Parramatta CBD which form a background to the subject site, as well as the project's objectives to deliver affordable housing, view impacts are considered to be acceptable and without any major adverse outcomes.

VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

VIEW 4 (intersection of Thomas St & Pemberton St)

This view is a streetscape view and predominantly takes into account the built environment. Specifically, this includes the existing Thomas Street road corridor and single dwellings.

Existing View



Proposed View



VISUAL IMPACT ASSESSMENT

85-91 Thomas Street, Parramatta

The existing view is characterised by one and two storey detached dwellings, the Thomas Street road corridor, as well as established street trees. A three-storey residential flat building (RFB) is at the far end of Thomas Street.

Traversing through the Thomas Street corridor, the impact is moderate as the large established street trees obscure the proposal's envelope. From directly in front of the proposal, in a standing position, the visual impact is notable. It should be noted, however, that RFBs are permitted along the remainder of the southern side of Thomas Street given such land is zoned R4 – High Density Residential according to the Parramatta Local Environmental Plan 2023 (PLEP 2023). As these sites are developed for such land uses, the impact will be moderate as the overall height, scale and bulk would be comparable to the proposal. Further, developments up to 40m in height already exist within the Morton Street precinct which is 300m southwest from the subject site.

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