

Western Sydney Stadium
Visual Impact Assessment: Stage 2

Planisphere
February 2017



© Planisphere 2017.

This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968.

ACKNOWLEDGEMENTS

The Study Team recognises that the State of Victoria has an ancient and proud Aboriginal history and complex ownership and land stewardship systems stretching back many thousands of years. We would like to acknowledge the Traditional Owners of this land, and offer our respect to the past and present Elders, and through them to all Aboriginal and Torres Strait Islander People.

PROJECT CONTROL

NAME	NO.	PM APPROVED	PD APPROVED	DATE
Draft Report	1	HK	LR	23.2.2017
Final Report	2	HK	JLR	3.3.2017

CONTENTS

Executive Summary	2
1. Background	3
1.1 Development Proposal	3
1.2 Site Description	4
1.3 Surrounding Area Summary	6
1.4 Policy Context	6
1.5 Stage 1 Visual Impact Assessment	6
2. View Assessment Methodology	8
2.1 Proposal's Objectives	8
2.2 Visual Impact Assessment Requirements	8
2.3 Selection Of Viewpoints	8
2.4 Assessment Methodology	11
3. Heritage Views	14
3.1 Visual Sensitivity And Effect	14
3.2 Magnitude Of Visual Effect	16
3.3 Overall Visual Impact	18
3.4 Views Assessment	19
4. Urban Views	35
4.1 Visual Sensitivity And Effect	35
4.2 Magnitude Of Visual Effect	37
4.2 Overall Visual Impact	39
4.3 Views Assessment	40
5. Conclusion	43

EXECUTIVE SUMMARY

This report provides the Stage 2 Visual Impact Assessment (VIA) of the proposed Western Sydney Stadium (WSS).

The WSS proposal involves the demolition of the existing Parramatta (Pirtek) Stadium (capacity of 20,000 spectators) and its replacement with a new stadium with a capacity of 30,000 spectators. Accordingly, the envelope for the new stadium is substantially larger than the existing stadium.

WSS is sited within Parramatta Park on the edge of Parramatta CBD. The VIA therefore assesses the view impacts from both locations.

It is understood that the Stage 1 concept design for Western Sydney Stadium was approved on 7 December 2016, setting out building envelope parameters. The Stage 2 development application involves resolution of the proposal's detailed design.

The Stage 2 VIA responds to the Secretary's Environmental Assessment Requirements (SEARs) and a request from NSW Heritage to:

Provide a visual impact assessment and visual analysis of the proposal from key viewpoints, including important views identified in the Conservation Agreement for the protection and Conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta, New South Wales. The assessment must identify, assess and document views from nearby items of heritage significance and the public domain that could potentially be impacted by the proposal. The analysis is to identify key vantage points considering visually sensitive areas.

The Stage 2 VIA assesses 19 views of the proposal, including:

- The six views nominated in the Old Government House and Domain Conservation Agreement.
- An additional ten heritage views from places and items of heritage significance, or the public domain.
- Three urban views of the proposal from the surrounding area to the north and east of the proposal site.

The Stage 2 VIA includes assessment of the detailed elements of the proposal, as set out in Populous Architects' drawings Wss_AD_2.01.000 – 9.90.006 (Appendix P of the main submission). The detailed documentation prepared for Stage 2 allows consideration of the potential mitigation effects of the design, colour and materials selection for parts of the proposed stadium that will be visible in the views assessed.

For the six views identified in the Conservation Agreement, the assessment demonstrates that there is little or no impact upon the heritage elements of the Old Government House and Domain precinct.

For the additional ten heritage views the assessment demonstrates that the impact upon the broader buffer area around the World Heritage Listed site will be low to moderate. The proposed mitigation measures included in the detailed design will limit the potential impact upon the heritage values of the broader landscape setting to an acceptable level.

For the three urban views assessed, the proposal will have a moderate impact, but will provide an appropriate addition to the urban context of Parramatta and the CBD.

1. BACKGROUND

1.1 DEVELOPMENT PROPOSAL

STADIA STRATEGY

The renewal of the Stadium forms part of the NSW State Government's revitalisation of Sydney's key sporting stadia. The NSW Government has identified the redevelopment of the Western Sydney Stadium as a major urban renewal project and has committed \$300 million to its renewal. The Stadium is to be redeveloped for increased capacity, greater activation and relationship with O'Connell Street as well as future ancillary uses to support the stadium.

CONCEPT PROPOSAL (SSDA 16_7534)

Infrastructure NSW (iNSW) on behalf of Venues NSW submitted a State Significant Development Application (SSDA) for the Stage 1 concept proposal and demolition of the existing stadium in July 2016. Consent for the Stage 1 SSDA was granted by the Minister for Planning on 7 December 2016 and includes:

- a maximum total GFA of approximately 60,000 m² (excluding the playing pitch) for the stadium development, with the entire development comprising:
 - additional seating for approximately 10,000 more spectators in a seating bowl with 30,000 seats, comprising 27,000 general admission seats and 3,000 corporate seats;
 - a rectangular playing pitch;
 - five levels of premium box/terrace, function/lounge offerings and a number of suite offerings;
 - flood lighting, stadium video screens and other ancillary fittings;
 - additional facilities for team, media, administration and amenity, including:
 - police facility and security office;
 - players changing rooms;
 - ticket gates and ticket boxes;
 - media interview rooms;
 - green room;
 - production suite and joint operation control room;
 - event briefing rooms;
 - hirers office and patron services offices;
 - first aid facilities;
 - loading docks for deliveries; and
 - food, beverage and retail facilities.
- a maximum GFA of approximately 20,000 m² for future development of ancillary uses within the northern corner of the site;
- transport, parking and accessibility;
- public domain elements; and
- landscaping elements throughout the site.

DESIGN EXCELLENCE AND PROJECT TENDER PHASE

Since receiving the development consent for Stage 1, Venues NSW has appointed Lendlease as the contractor for the Stage 2 detailed design and the demolition and construction of the stadium. The tender process also served as a competitive design process in accordance with the Director General's Design Excellence Guidelines and Clause 7.10 of the *Parramatta Local Environmental Plan 2011*.

SITE ESTABLISHMENT WORKS MODIFICATION

A modification application (MOD 1) was made to the Stage 1 DA pursuant to Section 96(2) of the EP&A Act in February 2017. The modification seeks to expand the approved range of site preparation works to include piling and remediation/earthworks, as follows:

- Remediation works comprising the excavation and storage of contaminated materials and bulk excavation. Contaminated materials will be stored on site and capped below ground in accordance with the recommendations outlined in the Remedial Action Plan.
- Piling works which will comprise the driving and drilling of concrete piles to establish foundations for the construction of a stadium located within the Stage 1 building envelope.

The modification application is currently under assessment by the Department of Planning and Environment (DPE) and is awaiting determination.

1.2 SITE CONTEXT

The Western Sydney Stadium is located at 11-13 O'Connell Street, within the Parramatta Park on the north-eastern edge of the Parramatta CBD, shown in Figure 1.

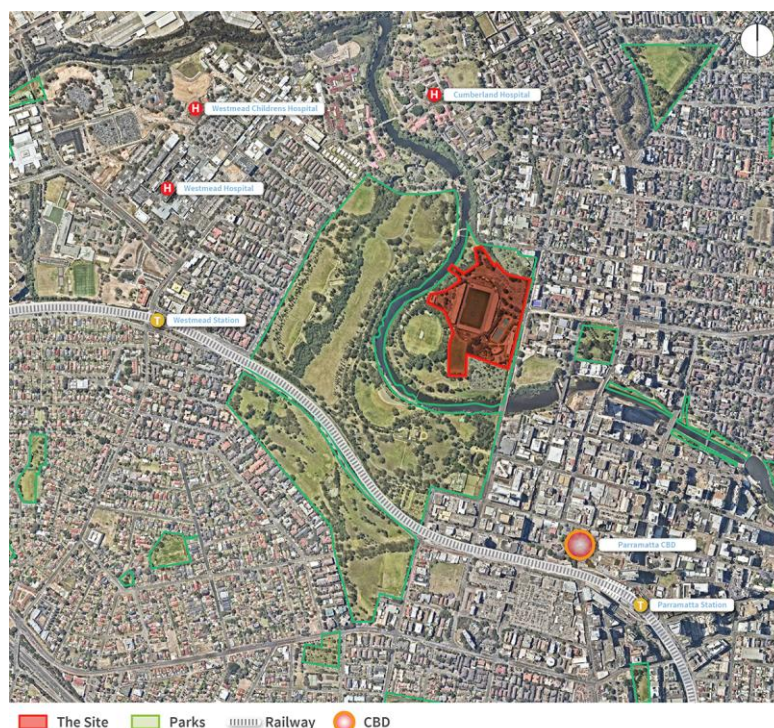


Figure 1 – Site context Plan

The landscape environment of the site is highly varied, comprising a mix of parkland and urban areas. The site is irregular in shape and is illustrated in Figure 2 below. The immediate site context comprises:

- The Old Kings Oval, Parramatta Park and the Parramatta River to the immediate south and west. The Old Kings Oval and Parramatta Park are formalised recreation spaces, with lawns, established planting and parkland infrastructure. The Parramatta River is the major watercourse of western Sydney and provides a naturalistic environment through this urban area. These areas all include substantial established landscaping and mature trees which create a visual buffer between the stadium site and the Old Government House and Domain precinct.
- The Old Government House and Domain, further to the south and west respectfully, on the opposite side of the Parramatta River. This collection of heritage buildings and places forms a World Heritage Listed area, and has retained a strong parkland and naturalistic character as an important reminder of its rural past.
- Urbanised settings surrounding the site to the north, east and south, including the Parramatta Leagues Club, the Parramatta Swimming Centre and large areas of surface carpark.
- O'Connell Street to the east, which is a major arterial road comprising significant and large scale public buildings of the Our Lady of Mercy College, O'Connell Street Primary School and St Patricks Cathedral.
- Parramatta CBD to the southeast, which is a major business district supporting a range of functions within a dense urban environment, that includes tall office towers.



 The Site

Figure 2 – Site Aerial Plan

1.3 POLICY CONTEXT

The policy context is set out in detail in the Stage 1 VIA report. Specifically, it notes the following key documents.

OGHD REPORT ('THE PLANISPHERE REPORT')

Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values Technical Report, 2012 ('the Planisphere Report') forms the basis of the controls for the site. This report identified 15 heritage views and 5 sensitive settings.

PARRAMATTA CITY CENTRE DEVELOPMENT CONTROL PLAN

The *Parramatta City Centre Development Control Plan, 2011* ('the DCP') which identifies 6 significant heritage views and 9 sensitive views.

The site is part of the 'Park Edge Special Area' identified in the DCP and specific controls relate to Area A.2 – Parramatta Stadium Site, Parramatta Pool and Car Park:

(a) At least 80% of the building height (other than lighting towers for Parramatta Stadium) must be contained below the established tree canopy of Parramatta Park when viewed from any of the key viewing locations from the OGHD. Buildings must be oriented so as to minimise the visual impact from these viewing locations.

(b) External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complimentary to its setting.

(c) Signage on the upper level of buildings must not face the Domain of Parramatta Park.

The DCP also requires sight lines between OGHD and the Old Kings School site and the spire of St Patrick's Cathedral be retained.

CONSERVATION AGREEMENT

The Conservation Agreement for the "protection and conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales" ('the CA'), which nominates the 6 significant heritage views around the Old Government House site and setting to be protected.

This agreement is made under the *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act, 1999*, and removes the need for Commonwealth referral of developments within the Park Edge (Highly Sensitive) Area under the EPBC Act, as long as the proposed development complies with the specified planning controls in the agreement.

1.4 STAGE 1 VISUAL IMPACT ASSESSMENT

The Stage 1 VIA identified 10 views for assessment within which the proposed stadium could potentially be visible.

The views were grouped within two different zones with highly distinctive urban character and heritage significance:

- Heritage views identified in the Planisphere Report:
 - Viewpoint 3 Kings School
 - Viewpoint 4 Crescent
 - Viewpoint 6 NE from Crescent to city
 - Viewpoint 9 E from Crescent to city
 - Viewpoint 10 Dairy
 - Viewpoint 15 E to OG Farm
 - Viewpoint 16 Mays Hill
- Urban views from the Parramatta CBD on the eastern side of the stadium located along O'Connell Street and Victoria Road, which form the main access routes to the site from Parramatta CBD.

Different assessment methodologies were used for the two zones to reflect their differences in character, the different visual values to be protected and different requirements.

The Stage 1 VIA found that while the *"stadium is significantly larger than the current stadium and will be visible from some of the protected views from OGH, in particular from View 3, it nevertheless, satisfies the criteria of the Conservation Agreement"*.

Specifically, the Stage 1 report notes that

"Views from the city are taken from O'Connell Street and Victoria Road as representative of key vistas from the city.

Views from the Park have been based upon the views identified within the Conservation Agreement and Parramatta Development Control Plan both of which reference the "Development in Parramatta City and the Impact of Old Government and Domain's World and National Heritage listed Values, Technical Report" (Planisphere, 2012).

The assessment for urban views demonstrates that there will be low to moderate impact upon vistas from O'Connell Street and Victoria Avenue. While the impact has been assessed as low to moderate, these impacts can be justified from an urban design standpoint.

For five of the eight views from Parramatta Park, the assessment demonstrates that there is little or no impact from within Parramatta Park due to the topography and extent of treed bushland. The assessment concentrates on three particular views where the visual effect is moderate. These are View 3 from OGH and Views 6 and 9 from the Crescent. In each case, the sensitivity and the significance of the view corridor are weighed against the visual effect to determine an impact rating.

Further for views 3, 5 and 10 being protected by the Conservation Agreement (CA), these have been assessed against the key criteria of visual 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 low-moderate to moderate-high while assessment against the specific criteria of the CA show the impacts to be acceptable or compliant."

2. VIEW ASSESSMENT METHODOLOGY

2.1 PROPOSAL'S OBJECTIVES

The objectives of the proposal which relate to its visual impact upon the site and its setting are:

- Create a Precinct that is a destination in itself with a strong sense of place and a Stadium that is used on Event Days and Non-Event Days alike
- Integrate and connect with other land uses on surrounding sites, as well as the Parramatta CBD
- Connect the Stadium Precinct and the Parramatta River, both physically and via view corridors, in a way that complements and adds value to the public's experience.

2.2 VISUAL IMPACT ASSESSMENT REQUIREMENTS

SEARS REQUIREMENTS

The Secretary's Environmental Assessment Requirements, pursuant to Section 78A(8A) of the *Environmental Planning and Assessment Act* and Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*, dated 17 January 2017, are as follows:

5. Visual Impacts

Provide a visual impact assessment and visual analysis of the proposal from key viewpoints, including important views identified in the Conservation Agreement for the protection and Conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales. The assessment must identify, assess and document views from nearby items of heritage significance and the public domain that could potentially be impacted by the proposal. The analysis is to identify key vantage points considering visually sensitive areas.

ADDITIONAL REQUIREMENTS FROM NSW HERITAGE

Additional requirements from NSW Heritage, dated 13 January 2017, are as follows:

The visual impact assessment and visual analysis should address impacts to the important views identified in the Conservation Agreement for the protection and Conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales.

2.3 SELECTION OF VIEWPOINTS

CONSERVATION AGREEMENT VIEWS

All views nominated in the Conservation Agreement have been assessed, to meet the SEARs and NSW Heritage requirements. These are shown in Figure 3 on the following page and comprise:

1. View from lawn east and south of OGH towards Parramatta CBD.
2. View from NE corner of OGH to Old Kings School.
3. View from Bath House area west of OGH to Parramatta CBD.
4. Parramatta River views towards City from road within Parramatta Park on western side of the river.
5. View from Dairy Precinct within Parramatta Park looking north east and south east towards the City.
6. View west along George Street towards Tudor Gatehouse and OGH.



Figure 3 – Conservation Agreement Views

HERITAGE & URBAN VIEWS

Views from '*nearby items of heritage significance and the public domain*' were then selected by the proponent's heritage consultant for preliminary desktop analysis, and confirmed through site survey.

These viewpoints either fall within the World Heritage Listing buffer area around Parramatta Park, or are views across the buffer area from outside. These views are shown in Figure 4 on the following page and comprise:

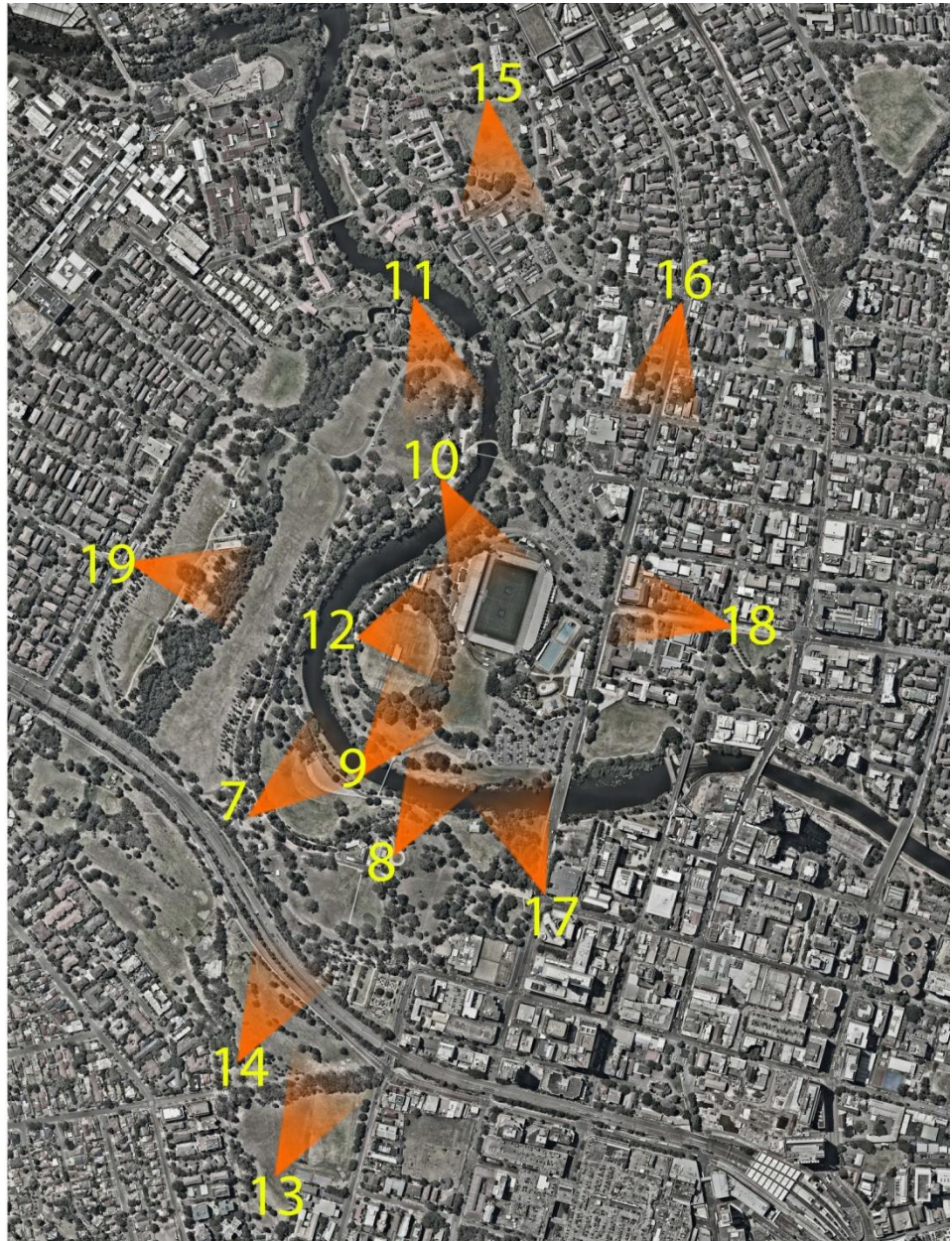


Figure 4 – Additional Heritage (& Urban) Views

7. View north to Stadium site from top of stairs leading from The Crescent near the Boer War Memorial down to the amphitheatre, Parramatta Park.
8. View to Stadium site from front door of Old Government House, Parramatta.
9. View across Parramatta River from south bank of river at Noller Footbridge.
10. View across Parramatta River from open ground on southern side of the café, Little Coogee, Parramatta Park.

11. View southeast across Domain Creek and Parramatta River to Stadium site from open ground near southeast corner of Glengariff, Wisteria Gardens, Cumberland Hospital West Campus.
12. View to Stadium site from grandstand on western side of Old Kings School Oval, Parramatta Park.
13. View to Stadium site from a point in open ground just north of the Mays Hill Gate Lodge, Parramatta Park (just west of Parramatta High School).
14. View to Stadium site from a point high in open ground on the golf course, Mays Hill.
15. View south towards the Stadium site from the oval, Cumberland Hospital East Campus.
16. View south from the main entrance to the Cumberland Hospital East Campus in Fleet Street, Parramatta North.
17. View north along O'Connell Street towards the Stadium site from the eastern side of the Tudor Gatehouse at the intersection of O'Connell Street and George Street.
18. View west along Victoria Road to stadium site from St Patricks Catholic Cathedral at the intersection of Marist Place and Victoria Road, Parramatta.
19. View from Park Street Gatelodge, Parramatta Park towards the Stadium site.

Viewpoints 15, 16 and 18 are broader urban views from the public domain to the north and east of the stadium site, where the proposal could be visible, were selected for analysis. These view points fall outside of the World Heritage Listing buffer area around Parramatta Park and are of the proposal within a distinctly urban context.

The method for identifying the additional heritage & urban views was:

- A desktop analysis to identify significant viewing locations in the public domain and from places of heritage significance. This included public buildings, open spaces, major streets and pedestrian links and places on higher ground.
- An on-site field inspection to confirm the nominated viewpoints and the sensitivity of potential visual receptors. This included site photography that was later used in the viewpoint analysis.

2.4 ASSESSMENT METHODOLOGY

For views 1-6, photographs were taken to align as closely as possible with the view cones identified in the Conservation Agreement. The stadium site does not fall within the visual catchment of all of these views.

Additional heritage and urban views were all directed towards the stadium site.

A short summary describing each view, and its experiential, aesthetic and urban design observations was prepared for each view. For views 1-6, these observations were broadly based on the Planisphere report descriptions.

All views were then evaluated in regard to their visual sensitivity and magnitude of visual effect to arrive at a total visual impact rating.

Finally, opportunities for mitigation of visual impact were outlined. This results in the final residual impact rating.

VISUAL IMPACT GRADING

The methodology used in this VIA is based on the *Roads and Maritime Service Environmental Impact Assessment Guidance Note (2012): Guidelines for landscape character and visual impact assessment*. The methodology in the guidance note has been modified to suit the characteristics and requirements of this particular proposal.

The VIA involves an assessment of key viewpoints, in particular their sensitivity to change and the magnitude of the visual effect the Proposal has on the viewpoint.

Two primary factors have been used to assess the visual impact of the proposal for each viewpoint. They are:

- Visual Sensitivity and
- Magnitude of Visual Effects.

Sensitivity is defined as “the sensitivity of a landscape character zone or view and its capacity to absorb change.” It refers to the number and type of receptors and how sensitive the existing character of the setting is to the proposed change. For example, a park landscape is more sensitive than an industrial area and can absorb less visual change than an industrial area.

Magnitude is defined as “the measurement of the scale, form and character of a development proposal when compared to the existing condition”. In the case of visual assessment this also relates to how far the proposal is from the viewer (distance).

Determination of Impacts

The overall visual impact is determined using the matrix shown in Figure 3 below, i.e. the combined rankings for Visual Sensitivity and Magnitude of Visual Effect.

		MAGNITUDE OF VISUAL EFFECT			
		HIGH	MODERATE	LOW	NEGLIGIBLE
VISUAL SENSITIVITY	HIGH	High impact	Moderate-high impact	Moderate impact	Negligible impact
	MODERATE	Moderate-high impact	Moderate impact	Low-moderate impact	Negligible impact
	LOW	Moderate impact	Low-moderate impact	Low impact	Negligible impact

Figure 5 – Visual Impact Grading Matrix

Limitations

While the VIA process aims to be objective and describe any changes factually, the significance of these changes requires qualitative (subjective) judgments to be made. The conclusions to this assessment therefore combine objective measurement and subjective professional interpretation.

VISUALISATIONS

Photomontages were prepared by the project architect to further the understanding of the impact and to calculate the 80%/20% criteria in the CA. The methodology for their development was in accordance with guidelines published by the Land and Environment Court. The photomontages were prepared to provide an accurate depiction of the intended future change to the environment from each view location. From viewpoints where the proposal is visible, before and after representations were prepared.

3. HERITAGE VIEWS

The part of the assessment reviews the impact of the proposal against the views nominated in the Conservation Agreement and additional heritage views selected to meet the SEARs. It includes views from within the World Heritage listing 'buffer area' of Parramatta Park and immediately adjoining areas.

The methodology and rating system to determine *visual sensitivity* and *magnitude of visual effect* for heritage views are detailed in Section 3.1 and 3.2 respectively. The Overall Visual Impact is set out for all the heritage views in Section 3.3. A description of each view, its overall view impact rating and mitigation measures to be applied are detailed in Section 3.4.

In addition, the DCP requirements to maintain sight lines between OGHD and the Old Kings School site and the spire of St Patrick's Cathedral, and to ensure the visibility of the proposed building is 20% or less, are assessed.

3.1 VISUAL SENSITIVITY AND EFFECT

Visual Sensitivity Rating

The methodology employed in the Planisphere report to rate the visual sensitivity of views has been used in this VIA to rate the nominated heritage views.

The Planisphere report's method provides an overall rating for views as being of low, moderate or high significance. This rating is determined according to the view's heritage values in three categories:

- Multi-layered – *'the view reveals the multi-layers of built and landscape elements that evoke a sense of the past'*
- Prominence – *'the view highlights the visual prominence of Old Government House'*
- Landscape setting – *'the view highlights the landscape setting of Old Government House and the Domain, including the rural qualities of the park'*

The rating system for each category is:

- 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

The overall visual sensitivity rating of low, moderate or high sensitivity is determined according to cumulative scale of:

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

A summary of the *overall visual sensitivity* for each heritage view is set out in the table on the following page.

Summary of Visual Sensitivity Ratings

View	Location	Multi-layered	Prominence	Landscape Setting	Total
1	View from lawn east and south of OGH towards Parramatta CBD.	2	3	3	8: HIGH
2	View from NE corner of OGH to Old Kings School.	3	2	2	7: HIGH
3	View from Bath House area west of OGH to Parramatta CBD.	3	2	2	7: HIGH
4	Parramatta River views towards City from road within Parramatta Park on western side of the river.	2	2	3	7: HIGH
5	View from Dairy Precinct within Parramatta Park looking north east and south east towards the City.	3	1	3	7: HIGH
6	View west along George Street towards Tudor Gatehouse and OGH.	2	3	2	7: HIGH
7	View north to Stadium site from top of stairs leading from The Crescent near the Boer War Memorial down to the amphitheatre, Parramatta Park.	2	1	3	6: MOD
8	View to Stadium site from front door of Old Government House, Parramatta.	3	3	2	8: HIGH
9	View across Parramatta River from south bank of river at Noller Footbridge.	1	1	2	4: MOD
10	View across Parramatta River from open ground on southern side of the café, Little Coogee, Parramatta Park.	1	1	3	5: MOD
11	View southeast across Domain Creek and Parramatta River to Stadium site from open ground near southeast corner of Glengariff, Wisteria Gardens, Cumberland Hospital West Campus.	2	1	3	6: MOD
12	View to Stadium site from grandstand on western side of Old Kings School Oval, Parramatta Park.	2	1	2	5: MOD
13	View to Stadium site from a point in open ground just north of the Mays Hill Gate Lodge, Parramatta Park (just west of Parramatta High School).	1	1	3	5: MOD
14	View to Stadium site from a point high in open ground on the golf course, Mays Hill.	1	1	3	5: MOD
17	View north along O'Connell Street towards the Stadium site from the eastern side of the Tudor Gatehouse at the intersection of O'Connell Street and George Street.	3	2	3	7: HIGH
19	View from Park Street Gatelodge, Parramatta Park towards the Stadium site.	1	1	3	5: MOD

3.2 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

Form-space relationship from compatible to incompatible

- 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

Quantifies the effect on the existing heritage, landscape or urban 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

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

A summary of the *overall magnitude of visual effect* for each heritage view is set out in the table on the following page.

Summary of Magnitude of Visual Effect

View	Location	Scale/form	Character	Distance	Total
1	View from lawn east and south of OGH towards Parramatta CBD.	0	0	2	2: LOW
2	View from NE corner of OGH to Old Kings School.	0	0	2	2: LOW
3	View from Bath House area west of OGH to Parramatta CBD.	1	1	2	4: LOW
4	Parramatta River views towards City from road within Parramatta Park on western side of the river.	0	0	2	2: LOW
5	View from Dairy Precinct within Parramatta Park looking north east and south east towards the City.	1	1	2	4: LOW
6	View west along George Street towards Tudor Gatehouse and OGH.	0	0	1	1: NEG
7	View north to Stadium site from top of stairs leading from The Crescent near the Boer War Memorial down to the amphitheatre, Parramatta Park.	1	1	2	6: MOD
8	View to Stadium site from front door of Old Government House, Parramatta.	1	1	2	4: LOW
9	View across Parramatta River from south bank of river at Noller Footbridge.	1	1	2	4: LOW
10	View across Parramatta River from open ground on southern side of the café, Little Coogee, Parramatta Park.	1	1	2	4: LOW
11	View southeast across Domain Creek and Parramatta River to Stadium site from open ground near southeast corner of Glengariff, Wisteria Gardens, Cumberland Hospital West Campus.	0	0	2	2: LOW
12	View to Stadium site from grandstand on western side of Old Kings School Oval, Parramatta Park.	2	2	2	6: MOD
13	View to Stadium site from a point in open ground just north of the Mays Hill Gate Lodge, Parramatta Park (just west of Parramatta High School).	0	0	1	1: NEG
14	View to Stadium site from a point high in open ground on the golf course, Mays Hill.	0	0	1	1: NEG
17	View north along O'Connell Street towards the Stadium site from the eastern side of the Tudor Gatehouse at the intersection of O'Connell Street and George Street.	1	1	2	4: LOW
19	View from Park Street Gatelodge, Parramatta Park towards the Stadium site.	0	0	1	1: NEG

3.3 OVERALL VISUAL IMPACT

The overall visual impact is derived from the combined rankings for *visual sensitivity* and *magnitude of visual effect* as outlined in Figure 3. This is summarised in the table below, and detailed for each view in Section 3.4, over the following pages.

View	Location	Sensitivity	Magnitude	Impact
1	View from lawn east and south of OGH towards Parramatta CBD.	HIGH	LOW	MODERATE
2	View from NE corner of OGH to Old Kings School.	HIGH	LOW	MODERATE
3	View from Bath House area west of OGH to Parramatta CBD.	HIGH	LOW	MODERATE
4	Parramatta River views towards City from road within Parramatta Park on western side of the river.	HIGH	LOW	MODERATE
5	View from Dairy Precinct within Parramatta Park looking north east and south east towards the City.	HIGH	MODERATE	MODERATE-HIGH
6	View west along George Street towards Tudor Gatehouse and OGH.	HIGH	NEGLIGIBLE	NEGLIGIBLE
7	View north to Stadium site from top of stairs leading from The Crescent near the Boer War Memorial down to the amphitheatre, Parramatta Park.	MODERATE	MODERATE	MODERATE
8	View to Stadium site from front door of Old Government House, Parramatta.	HIGH	LOW	MODERATE
9	View across Parramatta River from south bank of river at Noller Footbridge.	MODERATE	LOW	LOW-MODERATE
10	View across Parramatta River from open ground on southern side of the café, Little Coogee, Parramatta Park.	MODERATE	LOW	LOW-MODERATE
11	View southeast across Domain Creek and Parramatta River to Stadium site from open ground near southeast corner of Glengariff, Wisteria Gardens, Cumberland Hospital West Campus.	MODERATE	LOW	LOW-MODERATE
12	View to Stadium site from grandstand on western side of Old Kings School Oval, Parramatta Park.	MODERATE	MODERATE	MODERATE
13	View to Stadium site from a point in open ground just north of the Mays Hill Gate Lodge, Parramatta Park (just west of Parramatta High School).	MODERATE	NEGLIGIBLE	NEGLIGIBLE
14	View to Stadium site from a point high in open ground on the golf course, Mays Hill.	MODERATE	NEGLIGIBLE	NEGLIGIBLE
17	View north along O'Connell Street towards the Stadium site from the eastern side of the Tudor Gatehouse at the intersection of O'Connell Street and George Street.	HIGH	LOW	MODERATE
19	View from Park Street Gatelodge, Parramatta Park towards the Stadium site.	MODERATE	NEGLIGIBLE	NEGLIGIBLE

3.4 VIEWS ASSESSMENT

VIEWPOINT 1

View

View from lawn east and south of OGH towards Parramatta CBD.

Experiential, aesthetic & urban design elements

Tranquil setting within parkland; strong landscape character with view dominated by rolling topography of lawn and trees. CBD buildings mostly screened by dense copses of established trees; upper parts of taller buildings visible beyond trees on distant skyline.

Broad panorama of parkland and distant CBD. Lack of focal point but with a number of compelling elements within the view.

Trees obscure views towards CBD. Topography and existing vegetation completely obscure views to proposed stadium.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by topography and existing vegetation. Retention of screening vegetation would ensure stadium remains not visible.	The visual sensitivity is high due to the prominence of the rural landscape setting, the alignment with George Street and the multi-layered elements. The visual effect is low as the proposal would be completely obscured, even though it is 100-500m of the viewpoint, and there would effectively be no impact upon this view.



Viewpoint 1 (stadium hidden from view)

VIEWPOINT 2

View

View from NE corner of OGH to Old Kings School.

Experiential, aesthetic & urban design elements

Tranquil setting within parkland; strong landscape character with view dominated by lawns and trees, with land sloping down to Parramatta River. Pathway and fencing visible. Distant buildings and carpark screened by dense copses of established trees.

Broad panorama of parkland and riverfront. Lack of focal point but with a number of compelling elements within the view.

Dense stands of established trees and lower storey vegetation obscure views across river. Existing vegetation completely obscure views to proposed stadium.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by existing vegetation. Retention of screening vegetation would ensure stadium remains not visible.	The visual sensitivity is high due to the prominence of the rural landscape setting and the multi-layered elements. The visual effect is low as the proposal would be completely obscured and it is greater than 100m of the viewpoint. There would effectively be no impact upon this view.



Viewpoint 2 (stadium hidden from view)

VIEWPOINT 3

View

View from Bath House area west of OGH to Parramatta CBD.

Experiential, aesthetic & urban design elements

Parkland setting of formal landscape character. Pathway, fencing and carparks visible in foreground. Riverside vegetation visible in mid-ground. CBD buildings dominant in background on horizon. Foreground screen of low-high scale vegetation.

Scattered elements and landscape features; visual clutter. Not a clear, coherent viewscape.

Proposed stadium is partly visible in background.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is high due to the prominence of the rural landscape setting and the multi-layered elements.
Retention of screening vegetation would also assist in mitigation.	The visual effect is low as the proposal would be generally obscured by existing vegetation (only part of the roofline would be visible above the treeline) and it is greater than 100m of the proposal. The moderate impact could be effectively mitigated.



Viewpoint 3 (existing)



Viewpoint 3 (proposed)

VIEWPOINT 4

View

Parramatta River views towards City from road within Parramatta Park on western side of the river.

Experiential, aesthetic & urban design elements

Urban river setting of waterway within parkland; strong landscape character of native and exotic vegetation, with grassed slope to river. Temporary staging in amphitheatre visible in mid-ground, with riverside vegetation behind. CBD buildings visible in background, partly screened by dense copses of established trees; upper parts of taller buildings visible beyond trees on distant skyline.

Broad panorama of riverscape within parkland and distant CBD.

Existing vegetation completely obscures views to proposed stadium.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by existing vegetation. Retention of screening vegetation would ensure stadium remains not visible.	The visual sensitivity is high due to the prominence of the rural landscape setting of the river and the multi-layered elements. The visual effect is low as the proposal is greater than 100m of the viewpoint and it would be completely obscured; there would effectively be no impact upon this view There effectively would be no or negligible impact upon this view if screening vegetation retained.



Viewpoint 4 (stadium hidden from view)

VIEWPOINT 5

View

View from Dairy Precinct within Parramatta Park looking north east and south east towards the City.

Experiential, aesthetic & urban design elements

Lawns, sparse trees in fore- and mid-ground. Historic dairy buildings sit before dense stands of trees on horizon. Strong sense of place related to colonial period with dairy set in lawns and road following old carriageway.

Dairy is a landmark feature; tranquil setting with historic elements. CBD tower visible in background on distant horizon.

Existing vegetation mostly obscures views to proposed stadium.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	MODERATE-HIGH
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is high due to the presence of the heritage element of the dairy within the parkland setting, and the layered elements of contemporary development of the CBD in the background.
Retention of screening vegetation would also assist in mitigation.	The visual effect is moderate as the proposal is greater than 100m of the viewpoint and the roofline of the stadium would be partly visible.
	The visual impact would be effectively mitigated by existing vegetation, and when viewed in the context of existing high scale built form on the horizon, within the background of the dairy.



Viewpoint 5 (existing)



Viewpoint 5 (proposed)

VIEWPOINT 6

View

View west along George Street towards Tudor Gatehouse and OGH.

Experiential, aesthetic & urban design elements

Unfolding view along George Street to the Gatehouse and park. Mature trees around the Gatehouse and along George Street are strong elements. OGH and Parramatta Park are not visible.

The view to Gatehouse is framed by contemporary buildings and trees along George Street.

Stadium would not be visible in this view corridor.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	NEGLIGIBLE
Overall Visual Impact Rating	NEGLIGIBLE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by existing buildings on George Street.	The visual sensitivity is high due to the significance of the Gatehouse. The visual effect is negligible as the proposed stadium is greater than 500m distance and would be completely obscured by existing buildings. The visual impact is therefore negligible.



Viewpoint 6 (stadium hidden from view)

VIEWPOINT 7

View

View north to Stadium site from top of stairs leading from The Crescent near the Boer War Memorial down to the amphitheatre, Parramatta Park.

Experiential, aesthetic & urban design elements

Parkland setting of formal landscape character. Pathway and fencing visible in foreground. Temporary staging in amphitheatre visible in mid-ground, with riverside vegetation behind. CBD buildings dominant in background on horizon. Foreground screen of low-high scale vegetation.

Scattered elements and landscape features; visual clutter. Not a clear, coherent viewscape.

Proposed stadium partly visible in background.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is moderate as there is a low presence of heritage features, although the rural landscape setting is strong.
Retention of screening vegetation would also assist in mitigation.	The visual effect is moderate as the proposal is within 500m of the viewpoint and the roofline of the stadium would be partly visible.
	The moderate visual impact would be mitigated through design measures and screening by existing vegetation.



Viewpoint 7 (existing)

Viewpoint 7 (proposed)

VIEWPOINT 8

View

View to Stadium site from front door of Old Government House, Parramatta.

Experiential, aesthetic & urban design elements

Heritage setting of OGH frames view across lawn towards the river.

Parkland setting of formal landscape character. Pathway and fencing visible in foreground and midground. Established stands of riverside vegetation beyond.

Proposed stadium partly visible above treeline in background.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is high due to the prominence of historic elements framing the view, the mix of formal and rural landscape settings and the multi-layered elements.
Retention of screening vegetation would also assist in mitigation.	The visual effect is low as the proposal is greater than 100m of the viewpoint, however, it would be generally obscured by existing vegetation; only part of the roofline would be visible above the treeline.
	The moderate visual impact would be effectively mitigated by design measures and existing screening vegetation.



Viewpoint 8 (existing)

Viewpoint 8 (proposed)

VIEWPOINT 9

View

View across Parramatta River from south bank of river at Noller Footbridge.

Experiential, aesthetic & urban design elements

Parkland setting of river and its immediate context. Strong treed setting, as well as more formal landscape elements of lawns, footbridge and fencing. Established stands of mature trees and understorey vegetation along river; grassed oval of former Kings School and distant stands of trees further beyond. Urban elements of roadway form part of wider context.

Proposed stadium partly visible through trees in background. Stadium roof sits below treeline.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	LOW-MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility through the trees. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is moderate as there is a low presence of heritage features, and there are a number of urban/infrastructure elements within the natural landscape setting.
Retention of screening vegetation would also assist in mitigation.	The visual effect is low-moderate as the proposed stadium would be generally obscured by existing vegetation, visible only through the trees and not above the treeline.
	The existing vegetation and mitigation measures would ensure an acceptable level of visual impact.



Viewpoint 9 (existing)



Viewpoint 9 (proposed)

VIEWPOINT 10

View

View across Parramatta River from open ground on southern side of the café, Little Coogee, Parramatta Park.

Experiential, aesthetic & urban design elements

Naturalistic parkland setting of the river. Lawn in foreground and established stands of riverside vegetation beyond.

Proposed stadium partly visible above and through treeline in background.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	LOW-MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is moderate due to the strong naturalistic landscape character, without prominent heritage elements or a sense of multi-layered elements.
Retention of screening vegetation would also assist in mitigation.	The visual effect is low as the proposed stadium would be generally obscured by existing vegetation; only a small part of the roofline would be visible above the treeline.
	The visual impact would be effectively mitigated through vegetation screening and design measures.



Viewpoint 10 (existing)



Viewpoint 10 (proposed)

VIEWPOINT 11

View

View south-east across Domain Creek and Parramatta River to Stadium site from open ground near southeast corner of Glengariff, Wisteria Gardens, Cumberland Hospital West Campus.

Experiential, aesthetic & urban design elements

Formal landscape setting of the Domain Creek and parklands.

Undulating topography sloping to waterway. Extensive lawns dotted with established stands of exotic and native vegetation and feature of Wisteria Gardens. Pathway and fencing visible in midground and background. Heavy riverside vegetation beyond.

Broader urban context of hospital campus, cafe and roadway.

Proposed stadium will not be visible above or through treeline in background.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	LOW-MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by existing vegetation and topography.	The visual sensitivity is moderate due to the strong formal parkland landscape character, without prominent heritage elements or a strong sense of multi-layered elements. The visual effect is low as the proposed stadium, while close to this view location, would be obscured by existing vegetation. The visual impact would be effectively mitigated through existing vegetation screening.



Viewpoint 11(stadium hidden from view)

VIEWPOINT 12

View

View to Stadium site from grandstand on western side of Old Kings School Oval, Parramatta Park.

Experiential, aesthetic & urban design elements

Formalised landscape setting of oval with dense stands of vegetation in background. Parkland infrastructure of pathways, fencing and recreation elements form part of the view, and CBD tower is highly visible beyond treeline on horizon.

Proposed stadium partly visible above treeline in background.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	MODERATE
<20% Visible	NO
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is moderate due to the formalised landscape setting with a degree of heritage and multi-layered elements.
Retention of screening vegetation would also assist in mitigation.	The visual effect is moderate as the proposed stadium would be partly visible above the treeline (approximately 50% of the structure). The stadium structure would be visible on the horizon alongside the existing CBD tower.
	The visual impact would be effectively mitigated through design measures and within the context of existing built form.



Viewpoint 12 (existing)



Viewpoint 12 (proposed)

VIEWPOINT 13

View

View to Stadium site from a point in open ground just north of the Mays Hill Gate Lodge, Parramatta Park (just west of Parramatta High School).

Experiential, aesthetic & urban design elements

Long range view of broader landscape context from elevated setting of Mays Hill.

Parkland setting of expansive lawns and formalised stands of established native trees. Open landscape character. Minimal parkland infrastructure visible.

Proposed stadium obscured by topography and vegetation.

Viewpoint sits alongside urban context of Gate Lodge, High School and roadway.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	NEGLIGIBLE
Overall Visual Impact Rating	NEGLIGIBLE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by existing vegetation and topography.	The visual sensitivity is moderate due to the strong landscape qualities of the setting, but without heritage or multi-layered elements within the view. The visual effect is negligible as the proposed stadium is over 500m in distance and would be completely obscured by existing vegetation and topography.



Viewpoint 13 (stadium hidden from view)

VIEWPOINT 14

View

View to Stadium site from a point high in open ground on the golf course, Mays Hill.

Experiential, aesthetic & urban design elements

Long range view of broader landscape context from elevated setting of golf course, Mays Hill.

Urban and formalised landscape setting of golf course, with expansive lawns and stands of established native trees along the roadway at the site boundary. Open landscape character.

Urban context of roadway and fencing in foreground and highly visible CBD development in midground-background.

Proposed stadium obscured by topography and vegetation.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	NEGLIGIBLE
Overall Visual Impact Rating	NEGLIGIBLE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be obscured by existing vegetation.	The visual sensitivity is moderate due to the open landscape setting of the golf course, with limited heritage or multi-layered elements. The visual effect is negligible as the proposed stadium is over 500m from the viewing point and would be completely obscured by existing vegetation and topography.



Viewpoint 14 (stadium hidden from view)

VIEWPOINT 17

View

View north along O'Connell Street towards the Stadium site from the eastern side of the Tudor Gatehouse at the intersection of O'Connell Street and George Street.

Experiential, aesthetic & urban design elements

Long-range view to site over Parramatta River, along O'Connell Street. View is framed by strong vegetation along roadside and Tudor Gatehouse in foreground provides heritage context.

Highly urban context of O'Connell Street.

Visual Sensitivity	HIGH
Magnitude of Visual Effect	LOW
Overall Visual Impact Rating	NEGLIGIBLE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is high due to the visibility of landscape elements along the road and the river, and the presence of heritage and elements which creates a multi-layered view.
Retention of screening vegetation would also assist in mitigation.	The visual effect is low as proposed stadium would be partly visible, and is greater than 100m of the view location.
	The visual impact would be mitigated through screening by existing vegetation and design measures.



Viewpoint 17 (existing)



Viewpoint 17 (proposed)

VIEWPOINT 19

View

View from Park Street Gatelodge, Parramatta Park towards the Stadium site.

Experiential, aesthetic & urban design elements

Long range view of broader landscape context from western edge of Parramatta Park.

Open, naturalistic parkland setting of expansive lawns and stands of established native trees along the roadway at the site boundary and throughout the park.

Urban context of roadway and fencing in foreground.

Proposed stadium obscured by topography and vegetation.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	NEGLIGIBLE
Overall Visual Impact Rating	NEGLIGIBLE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by existing buildings and topography.	The visual sensitivity is moderate due to the strong landscape character and the absence of heritage or multi-layered elements. The visual effect is negligible as the proposed stadium is over 500m from the viewing point and would be completely obscured by existing vegetation and topography.



Viewpoint 19 (stadium hidden from view)

4. URBAN VIEWS

This section assesses the proposal's visual impact from three urban views. These views have been selected as areas of high foot traffic within the public domain, from the key community places of the Cumberland Hospital campuses and St Patricks Cathedral. They will assess the visual presence of the stadium from the Parramatta CBD and its broader urban context.

The methodology and rating system to determine *visual sensitivity* and *magnitude of visual effect* for urban views are detailed in Section 4.1 and 4.2 respectively. The Overall Visual Impact is set out for all the urban views in Section 4.3. A description of each view, its overall view impact rating and mitigation measures to be applied are detailed in Section 4.4.

In addition, the DCP requirements to maintain sight lines between OGHD and the Old Kings School site and the spire of St Patrick's Cathedral, and the visibility of the proposed building being 20% or less, is assessed.

4.1 VISUAL SENSITIVITY AND EFFECT

Visual Sensitivity Rating

Using a similar methodology to that applied in the Planisphere report and then adopted in the Stage 1 VIA, the following 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 the duration of the view from the receptor.

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 & prominence (the duration is long; prominent viewing location)

- Rating 3 - High
- Rating 2 - Medium
- Rating 1 - Low
- Rating 0 - Not visible

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

Table 4: Summary of Visual Sensitivity Ratings

View	Location	Landscape setting	Spatial quality	View duration	Total
15	View south towards the Stadium site from the oval, Cumberland Hospital East Campus.	1	2	3	6: MOD
16	View south from the main entrance to the Cumberland Hospital East Campus in Fleet Street, Parramatta North.	1	2	3	6: MOD
18	View west along Victoria Road to stadium site from St Patricks Catholic Cathedral at the intersection of Marist Place and Victoria Road, Parramatta.	1	2	3	6: MOD

4.2 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 4-5 Low effect
- Rating is <3 Negligible effect

Table 5: Summary of Magnitude of Visual Effect

View	Location	Scale/form	Character	Distance	Total
15	View south towards the Stadium site from the oval, Cumberland Hospital East Campus.	0	0	1	1: NEG
16	View south from the main entrance to the Cumberland Hospital East Campus in Fleet Street, Parramatta North.	0	0	1	1: NEG
18	View west along Victoria Road to stadium site from St Patricks Catholic Cathedral at the intersection of Marist Place and Victoria Road, Parramatta.	2	2	2	6: MOD

4.2 OVERALL VISUAL IMPACT

The overall visual impact is the combined rankings for Visual Sensitivity and Magnitude of Visual Effect. This is summarised in the table below, and detailed for each view in Section 4.3, over the following pages.

Table 6: Overall Visual Impact

View	Location	Sensitivity	Magnitude	Impact
15	View south towards the Stadium site from the oval, Cumberland Hospital East Campus.	MODERATE	NEGLIGIBLE	NEGLIGIBLE
16	View south from the main entrance to the Cumberland Hospital East Campus in Fleet Street, Parramatta North.	MODERATE	NEGLIGIBLE	NEGLIGIBLE
18	View west along Victoria Road to stadium site from St Patricks Catholic Cathedral at the intersection of Marist Place and Victoria Road, Parramatta.	MODERATE	MODERATE	MODERATE

4.3 VIEWS ASSESSMENT

VIEWPOINT 15

View

View south towards the stadium site from the oval, Cumberland Hospital East Campus.

Experiential, aesthetic & urban design elements

Long range view of broader landscape context from hospital campus.

Urban and formalised landscape setting of the oval, with expansive lawns, recreational infrastructure and stands of established trees along the site boundary.

Proposed stadium in the distance would be completely obscured by topography and vegetation.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	NEGLIGIBLE
Overall Visual Impact Rating	NEGLIGIBLE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by topography and vegetation.	The visual sensitivity is moderate due to the long range and duration of the view and the open spatial quality, within a modified landscape setting. The visual effect is negligible as the proposed stadium would be completely obscured.



Viewpoint 15 (stadium hidden from view)

VIEWPOINT 16

View

View south from the main entrance to the Cumberland Hospital East Campus in Fleet Street, Parramatta North.

Experiential, aesthetic & urban design elements

Long range view of broader landscape context from hospital campus, along Fleet Street.

Urban landscape setting of Fleet Street, the hospital and the Female Factory precinct. Setting includes historic buildings, stone walls and established street tree planting.

Proposed stadium in the distance would be completely obscured by topography, existing built form and vegetation.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	NEGLIGIBLE
Overall Visual Impact Rating	NEGLIGIBLE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
The proposed stadium would be completely obscured by topography and vegetation.	The visual sensitivity is moderate due to the urban and modified landscape setting, the long range of the view and the spatial quality restricted by buildings and vegetation. The visual effect is negligible as the proposed stadium would be completely obscured.



Viewpoint 16 (stadium hidden from view)

VIEWPOINT 18

View

View west along Victoria Road to stadium site from St Patricks Catholic Cathedral at the intersection of Marist Place and Victoria Road, Parramatta.

Experiential, aesthetic & urban design elements

Mid range view of the urban context of the stadium, along Victoria Road.

Urban landscape setting of Victoria Road, framed by significant public buildings and established street tree planting.

Proposed stadium would be partly visible above treeline and rooflines.

Visual Sensitivity	MODERATE
Magnitude of Visual Effect	MODERATE
Overall Visual Impact Rating	MODERATE
<20% Visible	YES
Maintains a sight line	YES
Mitigation of Impact	Comment
While the stadium is partly visible, mitigating design measures will reduce its visibility against the sky above the treeline. These measures include the use of light coloured materials, the curvature of the building's elevation and the lightweight appearance of the external structural steel bracing.	The visual sensitivity is moderate due to the urban and modified landscape setting, the long range of the view and the spatial quality restricted by buildings and vegetation. The visual effect is moderate as the view location is within 500m of the proposal. However, the level of visibility of the stadium is acceptable within this urban context, and mitigation measures would ensure it makes a positive contribution to this view.



Viewpoint 18 (existing)



Viewpoint 18 (proposed)

5. CONCLUSION

The Visual Impact Assessment has determined that there will be a limited or negligible impact upon views from within Parramatta Park and around the broader World Heritage buffer area. This is due to the nature of the setting's topography and the extensive planting of dense vegetation within the park and along both sides of the Parramatta River.

In regard to Conservation Agreement views, the assessment demonstrates that there is negligible impact for one view, moderate impact for three views, and a moderate-high impact for two views. For those views with a moderate or moderate-high impact, it is noted contextually that the Parramatta CBD's built form is currently visible beyond the parkland. In addition, the proposed design measures, combined with existing screening vegetation, will satisfactorily mitigate the impact of the proposal from these view locations.

All views, except view 12, are within the 20% of visibility measure set out in the Conservation Agreement. Proposed mitigation measures, including the use of a light-coloured material palette and lightweight external structural elements, within the context of existing urban form, reduce the visual impact to acceptable levels.

The assessment demonstrates that there will be negligible-moderate impact upon vistas within the urban context of Parramatta. Along Victoria Avenue, the proposed stadium would be an appropriate addition to the urban context of the CBD and provide visual interest in the view termination at the end of the street. From the oval at Cumberland Hospital East Campus and along Fleet Street, Parramatta North, the proposed stadium would be hidden from view.