

VISUAL IMPACT ASSESSMENT

1 and 2 Murray Rose Drive, Sydney Olympic Park



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Executive Summary

A Visual Impact Assessment was undertaken for inclusion in the submission of an Environmental Impact Statement for the proposed development at 1 & 2 Murray Rose Avenue, Sydney Olympic Park as required by SEARs issued by the Department of Planning and Environment

This assessment involved an evaluation of the visual character of the landscape in which the proposed develop will be located and an assessment of the potential visual impact that could result from the residential development proposal.

Assessment against the SEARs and other relevant planning documents found that the overall visual impact of the proposal is acceptable on a balance of considerations. In particular, the proposal is consistent with the key planning instrument – Sydney Olympic Park Masterplan (Review) that seeks to promote Sydney Olympic Park as a key location for living, events and jobs.

The design response proposed, inclusive of stepping the top storeys back from the lower floors, minimises the perception of bulk and in turn the perception of the building scale from a variety of viewpoints. The green fringe, particularly along Bennelong Parkway, will continue to provide a dominant feature of the development with the upper storeys forming a small part of the urban skyline.

On this basis, it is determined that overall, the proposal in its current form has an acceptable visual impact.

This overall negligible visual impact can be attributed to the following:

- The appropriate location of the project site within the existing Sydney Olympic Park. The Sydney Olympic Park Plan 2030 (2018 Review) (the Master Plan) has been reviewed over the last 12 months and the sites deemed to have capacity to accommodate the changes proposed by the development.
- The proposed development was subject to a Design Excellence process and a SOPA Design Review Panel ensuring the changes to the physical landscape are of the highest quality.
- That underlying topography, vegetation and surrounding built environment precludes the Project site from being visible from many locations further than 500 metres away. The proposed development is bordered by large open spaces covering Badu Mangroves, Bicentennial Park and the Brickpit;
- Existing screening provided by neighbouring commercial premises; and
- Existing established screening by street trees and vegetated corridors along Bennelong Parkway.

1 INTRODUCTION

Visual Impact Assessment for inclusion in the submission of an Environmental Impact Statement for the proposed development at 1 & 2 Murray Rose Avenue, Sydney Olympic Park (Project Site).

The Visual Impact Assessment addresses the “visual” element of Department of Planning and Infrastructure Secretary’s Environmental Assessment Requirements (SEAR).

The application at 1 & 2 Murray Rose Avenue Sydney Olympic Park comprises:

- Two residential buildings comprising 294 apartments
- A landscape ground plane on both sites, comprising private communal open space, deep soil landscaping and through site link;
- Three levels of car basement parking on both sites, comprising a total 329 residential car parking spaces and 429 bicycle parks

2 OBJECTIVES AND METHODOLOGY

The Visual Impact Assessment addresses the potential landscape and visual impacts associated with the proposed development of 1 & 2 Murray Rose Avenue, Sydney Olympic Park.

The methodology used in this assessment included:

1. Review of the existing information relevant to the visual environment, including existing landform, vegetation, land use and statutory requirements;
2. Review of literature and documentation relevant to the project;
3. Desktop analysis of localized and regional visual character;
4. Several site visits and collection of photographic evidence;
5. Description of existing visual character
6. Assessment of the significance of impacts on landscape character and visual amenity at the view points as a direct result of the proposed

3 PROJECT LOCATION

3.1. SUBJECT SITE

The site forms two blocks of land situated in the Parkview Precinct, in the north-eastern part of the Sydney Olympic Park, located at Nos. 1 & 2 Murray Rose Avenue. Murray Rose Avenue bisects the two sites, with both blocks also fronting onto Bennelong Parkway.

Nos. 1 & 2 Murray Rose Avenue are identified in red in Figure 1 below. They form a part of a wider site known as 1-5 Murray Rose Avenue (With an original address of 7 Parkview Drive).

The 1-5 Murray Rose Avenue site largely forms the site referred to as ‘Site 60A’ and part of ‘Site 60B’ in the Sydney Olympic Park Plan 2030 (2018 Review) (the Master Plan). Under the Master Plan, Nos. 3, 4 and 5 Murray Rose Avenue are identified for commercial use, whilst Nos.1 and 2 Murray Rose Avenue are identified for residential use.

Nos. 3 & 5 Murray Rose Avenue have been developed, and construction on No. 4 Murray Rose Avenue is nearing completion.

Figure 1 - Site Location

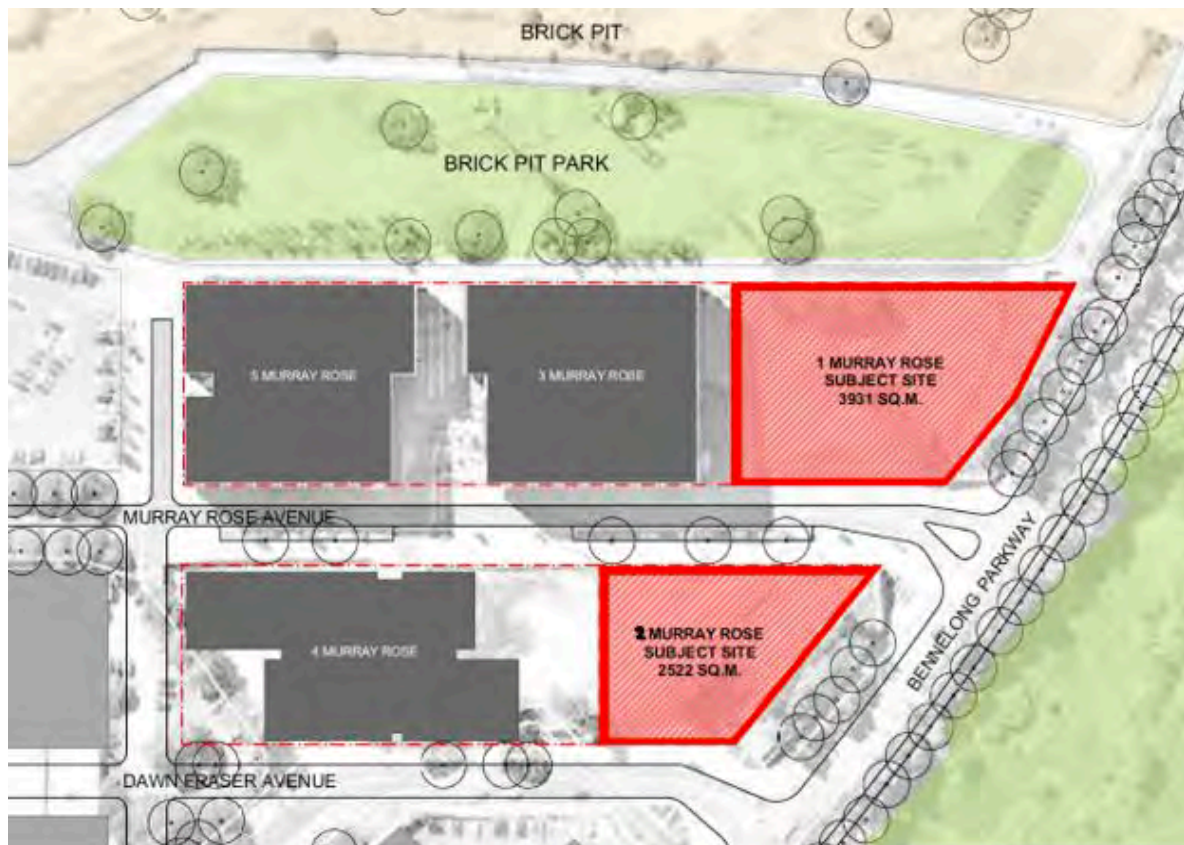


Figure 2 - Aerial Image of subject site



3.2. REGIONAL CONTEXT

Sydney Olympic Park is a strategic centre located within the Greater Parramatta to Olympic Peninsula (GPOP) as identified within the Greater Sydney Commission's *A Metropolis of Three Cities* and the *Central City District Plan*. This area stretches from Westmead, through Parramatta CBD, Silverwater and Sydney Olympic Park, and includes a number of precincts that will experience significant change into the future.

Sydney Olympic Park is currently linked with the rest of the priority growth area by the Parramatta River, rail, cycle way connections and major roads. Significant proposed public and private investment in infrastructure such as Parramatta Light Rail will create improved connections between Sydney Olympic Park and other precincts in the priority growth area, as well as other strategic centres and Parramatta CBD.

3.2.1. Sydney Olympic Park

Sydney Olympic Park is located 14km west of Sydney CBD and 8km east of the Parramatta CBD. Sydney Olympic Park covers 640ha of land extending from the Parramatta River in the north to the M4 Motorway and Parramatta Road in the south (refer Figure 3 below).

The Sydney Olympic Park site includes 430 ha of parkland and a 210 ha Town Centre, which includes the Olympic Park Train Station and is identified in Figure 3 below. The Town Centre is generally bound by Hill Road, Pondage Link and Kevin Coombs Avenue to the north, Homebush Bay Drive and the M4 Motorway to the south, Australia Avenue and Bennelong Parkway to the east and the Carter Street Priority Precinct to the west. Vehicular access to the Town Centre is currently available from Australia Avenue/Homebush Bay Drive, Hill Road/Parramatta Road, Holker Street/Hill Road, Bennelong Parkway/Marjorie Jackson Parkway and Birnie Avenue/Parramatta Road.

Sydney Olympic Park is located within the City of Parramatta Local Government area. In summary, Sydney Olympic Park is:

- Australia's premium major events precinct;
- Surrounded by one of Australia's largest urban parklands;
- Home of sporting 'centre of excellence'; and
- Home to Royal Agricultural Society.

Figure 3 - Sydney Olympic Park and Context Site Location
 Source: SOPA Master Plan Review 2018



3.2.2. Park Precinct within Sydney Olympic Park

The Parkview Precinct is one of nine precincts within Sydney Olympic Park, as identified in the Master Plan (2018 Review) and is located to the east of the Central Precinct and is bounded by Australia Avenue, Brickpit Park and Bennelong Parkway. Parklands adjoin this precinct to the east and Brickpit Park is situated to the north. New residential towers of up to 31 storeys have recently been completed to the south-

west of this precinct, along Australia Avenue and commercial developments of 3-5 storeys have been developed along Parkview Drive and Murray Rose Avenue.

Since the adoption of the Master Plan (2018 Review), two new streets connecting the precinct to Bennelong Parkway (refer to Figure 4 below), have also been completed as well as the first two stages of Brickpit Park.

A compact area of commercial and hotel uses will occupy the blocks bounded by Australia Avenue, Dawn Fraser Avenue and Murray Rose Avenue, creating a transition to residential uses along the new streets further to the south, a buffer to noise from the showground venues and a link from Central Precinct to the parklands.

Figure 4 - Precincts within Sydney Olympic Park



3.3. SITE CONTEXT

The Master Plan allows for the development to be realised on an existing site-by-site basis. This means there is no planning requirement for sites to be amalgamated to conform to the development principles contained within the Master Plan. Each of the 20 lots is therefore capable of proceeding to redevelopment on a stand-alone basis.

In 2014, the previous warehouses on site were demolished and two new commercial buildings were constructed at No.3 and No.5 Murray Rose Avenue. A third commercial building at No.4 Murray Rose Avenue has consent and development has commenced with construction due for completion early 2019.

This leaves Nos.1 and 2 Murray Rose Avenue as the remaining development plots in which future residential accommodation can be realised to assist with meeting the objectives of the Master Plan.

Further recent developments include the construction and planting of Brickpit Park. The park is situated to the north of the site and has been raised at the western end to provide a level platform for the park. In doing so it has provided a 10m high barrier between the street level of No. 1 Murray Rose Avenue and Brickpit Park.

The slopes of the Park have been heavily planted with Eucalyptus which, when grown, will provide a further visual barrier from the Brickpit to buildings at 1 Murray Rose Avenue

The Brickpit (refer to Figure 5), a former quarry that is now rehabilitated as a conservation area for wildlife, is located beyond the Brickpit Park, to the north west of the site. The Brickpit incorporates several walking trails and educational information displays to promote its ecological significance. Wetlands associated with the Badu Mangroves are situated to the east of the site, across Bennelong Parkway.

Figure 5 – Brickpit



These wetlands are a key ecological component of Bicentennial Park. Bicentennial Park covers more than 100 hectares, and offers opportunities for recreation, environmental education and outdoor events. The park has picnic areas, playgrounds, pathways and Cycleway's, bird hides and access to the wetlands.

North west of the site is a large car park known as P6F. Accessed from Murray Rose Avenue it is used on major event days such as the Royal Easter Show for amusement rides and the like. Beyond the car park are various buildings associated with the Sydney Showground, including the Exhibition Halls and Dome.

To the south of the site, on the south-eastern side of Parkview Drive, are several three and four storey commercial buildings, collectively known as the Quad Business Park. The proposed development forms a gateway to Quad Business Park (refer to Figure 6).

Figure 6 – Street View of Murray Rose Ave



4 PROJECT DESCRIPTION

4.1. SUMMARY OF THE PROPOSED DEVELOPMENT

This application proposes the construction of a residential development at 1-2 Murray Rose Avenue, Sydney Olympic Park, comprising:

- Two residential flat buildings, ranging in height from 12 to 15 storeys, comprising 294 one, two, three and four - bedroom apartments, including provision of 14 affordable housing units;
- A landscaped ground plane on both sites, comprising private communal open space, deep soil planting and roof landscaping with community garden plots;
- Three levels of basement parking on both sites, comprising a total of 329 residential car parking spaces and 429 bicycle parks

The proposed development (refer to Figure 7) consists of distinctive residential buildings ranging in height from 12 to 15 storeys, each centred on a large landscaped communal courtyard. The proposal has been carefully designed to maximise solar access to residential apartments, private and communal open spaces.

Figure 7 - Perspective of the Proposed Development



5 LANDSCAPE and VISUAL IMPACTS

A series of photographs (refer to Figures 8-18) were taken during the course of the fieldwork to illustrate the existing visual landscape in the vicinity of the proposed development and to demonstrate the relative capacity of the landscape to accommodate changes to the physical landscape of the type and scale proposed that would occur as a result of the proposed development.

Figure 8 - Aerial view of Sydney Olympic Park



Figure 9 - Northern aerial view of Sydney Olympic Park



Figure 10 - Aerial view to Wentworth Point (north view)



Figure 11 - View from Bicentennial Park (North view)



Figure 12 - View from site to Sydney City (East view)



Figure 13 - Aerial view showing commercial and residential buildings (looking south)



Figure 14 - View from visitor stand at the Brickpit (south view)



Figure – 15 View from Brickpit Park through to Sydney city (South-east)



Figure 16 - Arial view from Badu Mangroves westward. (west view)



Figure 17 - View from Badu Mangroves through to Brickpit Park (west View)



Figure – 18 View of Opal Towers from Bicentennial Park



5 Visual Significance Assessment

5.1 Landscape Impact

The proposed development site is located within the existing Sydney Olympic Park precinct. The Sydney Olympic Park Plan 2030 (2018 Review) (the Master Plan) has been reviewed over the last 12 months and the proposed development sites were deemed to have capacity to accommodate the changes to the physical landscape of the type and scale proposed by the development.

The proposed development was subject to a Design Excellence process and a SOPA Design Review Panel ensuring the changes to the physical landscape are of the highest quality from visual, functional and ecological perspective.

That underlying topography, vegetation and surrounding built environment precludes the Project site from being visible from many locations further than 500 metres away. The proposed development is bordered by large open spaces covering Badu Mangroves, Bicentennial Park and the Brickpit.

The Urban Design Report by PTW Architects demonstrates that the proposed development will have negligible to very small impact on overshadowing on the Badu Mangroves. The landscape plan proposes some trees to be removed but also proposes to provide significantly more plantings.

Further, a separate Heritage Impact Report found no impact on any items in the Sydney Olympic Park precinct.

It is assessed that the proposed development would result in a negligible **landscape impact**.

5.2 Visual impact

The eleven pictorial representative viewpoints (refer to Figures 8-18) from different parts of the environment are aimed at illustrating the visual impacts arising from changes in available views of the landscape that occur as a result of the proposed development. The significance of visual impact for each view location was also considered against other factors noted during the site investigation and project location description.

Consideration was also given to other relevant studies submitted under this SEARs – Heritage Impact, Impact of Major Events and the ESD Report – where views were also considered as part of the report.

Considering the above and the underlying topography, vegetation and surrounding built form the following representative receiver locations were chosen for the assessment of visual effects of the project.

a) Visual Receptor;

Residential /low rise residents

View Direction to Development;

West, North, North-West and South-East

Distance to Development;

- Many of the residential properties are much further than 500 metres:
- to the west the nearest property is over 700m at Concord and Rhodes is 1.4km.
 - to the north the nearest property is 1.2km at Wentworth Point.
 - to the north west Ermington is 3km from the proposed development
 - to the south North Strathfield is 1.4km from the proposed development.

View Description;

Sydney Olympic Park does not have residential housing. The viewing catchment from residents in houses or low-rise buildings are at least 700m from the proposed development site. The sensitivity to the change in building form for the existing viewing audience will be negligible as a result of the distance from view and the intermediary foreground vegetation from Bennelong Parkway providing a dominant foreground screening.

Sensitivity;

Negligible

b) Visual Receptor;

High rise apartments in the Sydney Olympic Park (refer to Figures 19-20)

View Direction to Development;

South

Distance to Development;

400 meters

View Description;

The above diagram demonstrates the site plane from Opal Tower. The main views for these elevated residents are east overlooking the city and the Park. These views are not related to the proposed development. To the north there is a potential view of the Brickpit. However, with the Brickpit being some 30 meters below the level of Bennelong Parkway, there would be very minor adverse visual impact experienced from elevated residences in the towers. Distant views to Wentworthville and beyond would be impacted. The sensitivity to the change in building form for the existing viewing audience will be negligible for all other views.

Sensitivity;

Negligible

Figure 19 - Aerial view showing Opal Tower relevant to Development Site

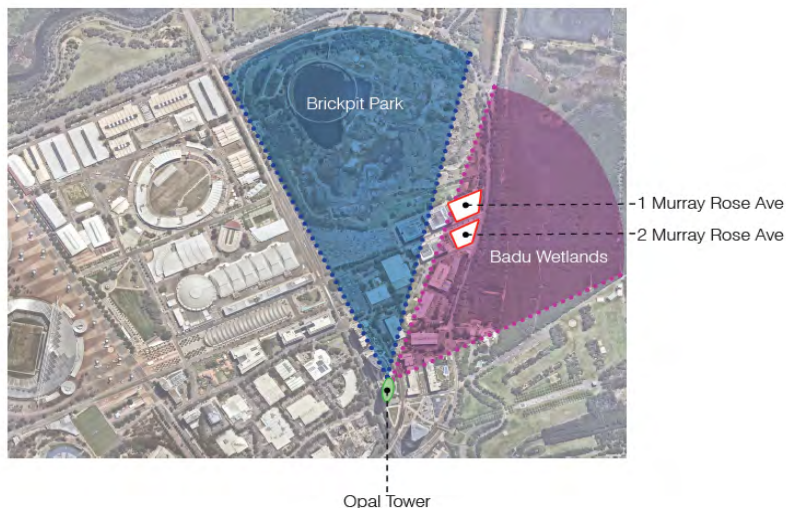
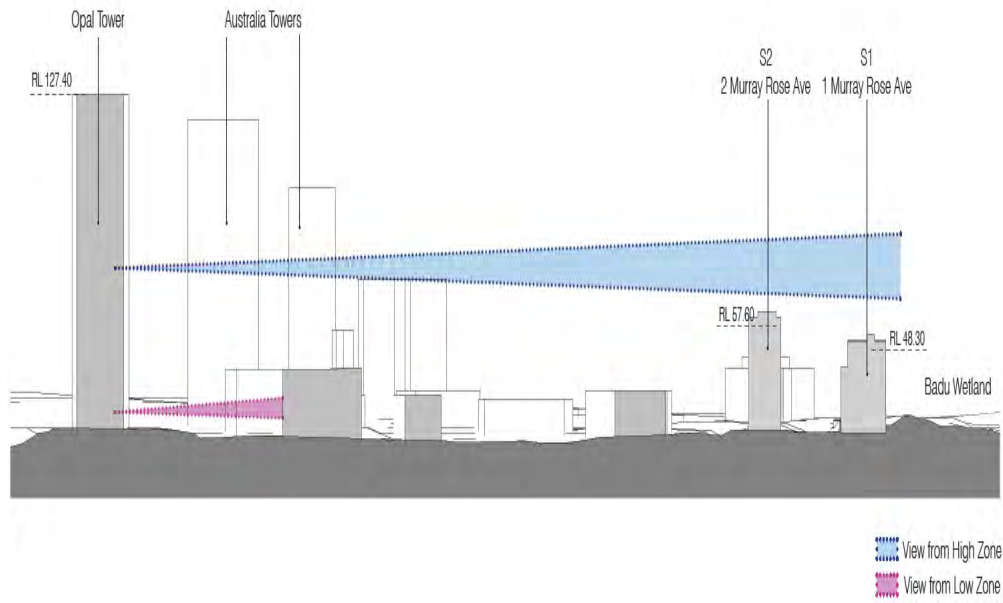


Figure 20 - Site plane from Opal tower northwards



c) *Visual Receptor;*

Bennelong Parkway (refer to Figure 21)

View Direction to Development;

East

Distance to Development;

10meters

View Description;

Bennelong Parkway is the main road leading from Wentworth Point to the north. Road users in motor vehicles and bicycles will pass by the proposed development. However, in presenting the design to the Design Excellence panel emphasized that the new built form will define and enhance the urban landscape in a positive way providing a gateway character for the Sydney Olympic Park Town Centre to the south-west. Woven into the design, the landscape strategy has provided for interconnected public spaces connecting the Brickpit Park with Badu Mangroves. Although road users will generally be passing by the development site and as such will only have short term views, these views will be positive and a marker to enter the Sydney Olympic Park for all its offerings.

Sensitivity;

Negligible negative impact

Figure 21 - Screening provided by the tree lined Bennelong Parkway



d) *Visual Receptor;*

Commercial buildings

View Direction to Development;

West

Distance to Development;

20 meters

View Description;

The only neighbours of the development site are commercial buildings and are situated to the west only. The separation between the residential buildings and the commercial buildings provides for privacy for residents. Further each separation provides for a site through link which has landscaping elements to provide amenity and outdoor use. Workers for

the commercial buildings have access to public open space by way of Brickpit Park to enjoy views. Although planning does not enshrine the protection of views from commercial buildings the development is consistent with the SOPA Masterplan, and it would be unreasonable not to expect this development not to impact some existing views. On this basis, the proposal does not result in unacceptable view loss to existing commercial buildings.

Sensitivity;

Negligible

e) *Visual Receptor;*

Brickpit Park (refer to Figures 23-24)

View Direction to Development;

North

Distance to Development;

20 meters

View Description;

Brickpit Park is the closest outdoor recreational area to the proposed development. SOPA has provided elevated landscape screening between the proposed site and Brickpit Park. The significant views for the outdoor recreational users are to the east (city, Badu mangroves) and to the north (Brickpit). Neither view will be impacted by the proposed development.

Sensitivity:

Negligible

Figure 23- Screening between proposed development site and Brickpit Park



Figure 24- Screening between proposed development site and Brickpit Park



6 Significance of Impacts

Largely due to factors such as distance from viewing locations, the presence of intervening elements, such as screening by trees in the landscape and creation of landscaped land barriers at Brickpit Park, this Visual Impact Assessment has found that the development proposal would have no significant impact on the visual catchment.

Assessment against the SEARs and other relevant planning documents found the overall visual impact of the proposed development is acceptable of consideration. In particular, the proposed development is consistent with the Sydney Olympic Park Plan 2030 (2018 Review) which seeks to promote Sydney Olympic Park as a place to live, work and play.

On this basis, it is determined that the development proposal in its current form has a negligible visual impact.