

05 View Impact Analysis



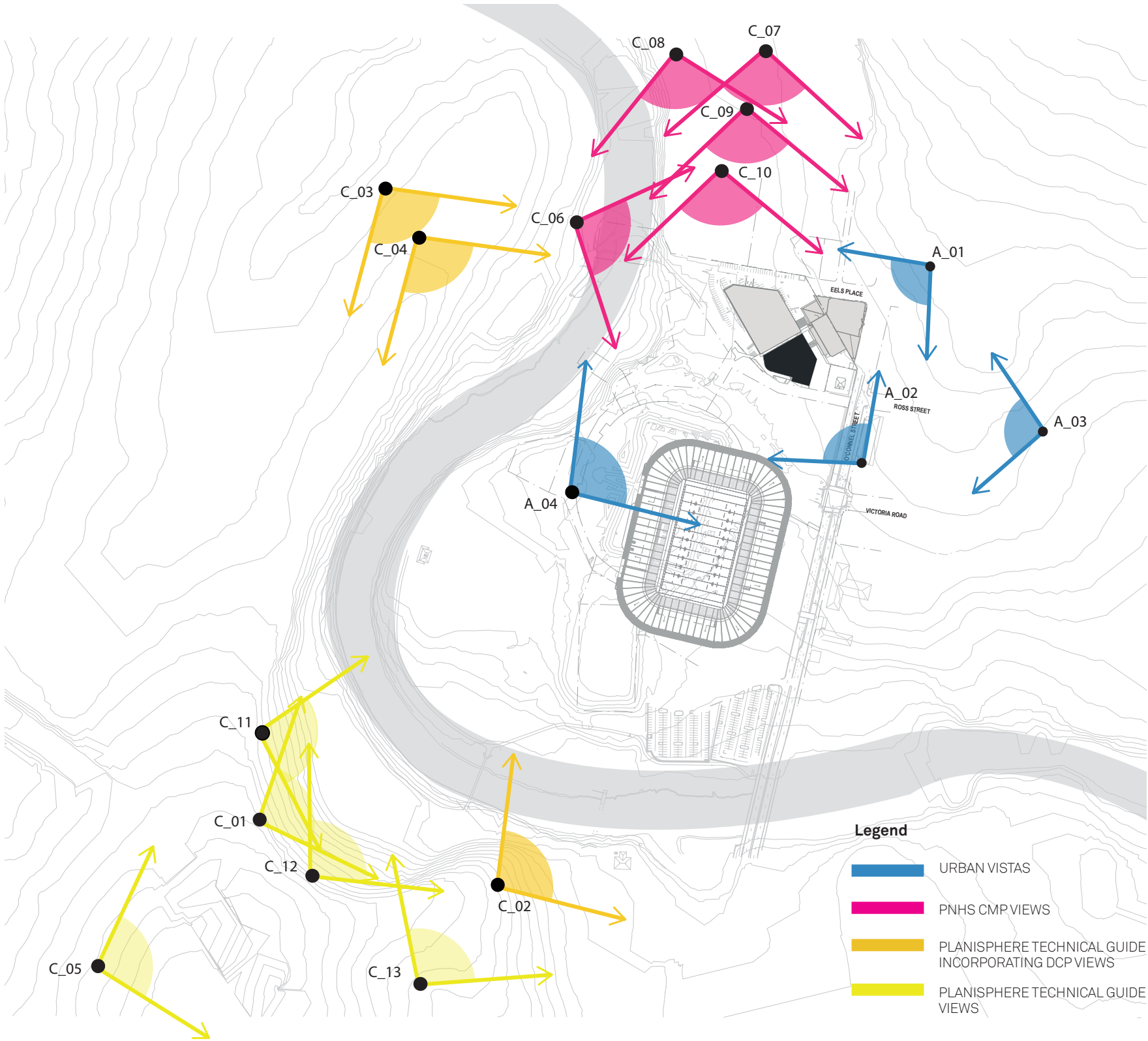
5.1 Summary Overview

The key views and vistas following have been chosen with preference given to detailed published specifications from a heritage perspective, and key urban vantage points surrounding the site.

From a heritage perspective, the process of view identification and choice is made explicit in the Technical Report (Planisphere, 2012) associated with the world and national heritage listing of the 11 Australian Convict sites/Old Government House Domain within the adjoining Parramatta Park, which is referenced both in the Conservation Agreement between the Federal Department of Environment and Energy and the City of Parramatta Council, and within Parramatta Development Control Plan 2011. These documented vistas, where relevant for the subject site, undertook a rigorous process of locational, contextual and landform assessment, as documented in the 131 page guiding assessment document by Planisphere.

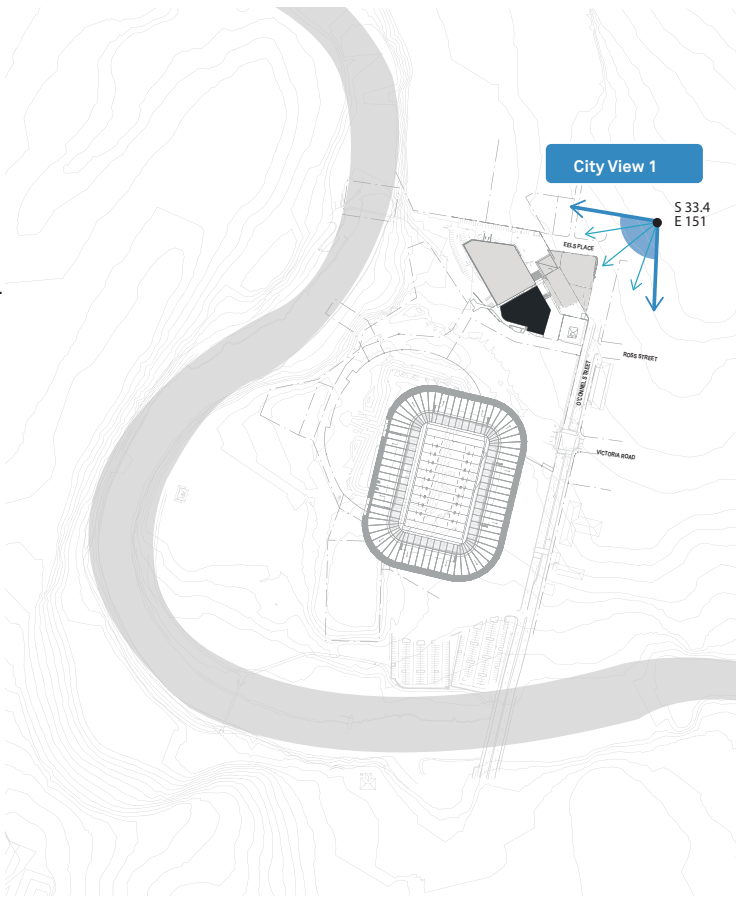
The following information and analysis should also be read and considered in conjunction with the Heritage and Visual Impact Assessment of the proposed Hotel, by Purcell, which accompanies the Environmental Impact Statement. The modelling of the proposal against identified heritage vistas was undertaken consistent with Land and Environment Court principles and technical guidelines referenced in the SEARs document from NSW Planning and Environment (dated 6 November 2011, also refer to the Purcell report). Key vistas from the north-west were also considered within that heritage assessment, against the Parramatta North Historic Sites Consolidated Management Plan (TDK, 2017).

The heritage context essentially guides key vistas from the north, west and south. In terms of the urban context, key vistas are located closer to the site, due to the generally flat topography of the urban interface to the east, and the nature of the proposal and surrounding context. These and are also presented with a “before and after” scenario and realistic montages.



A_01

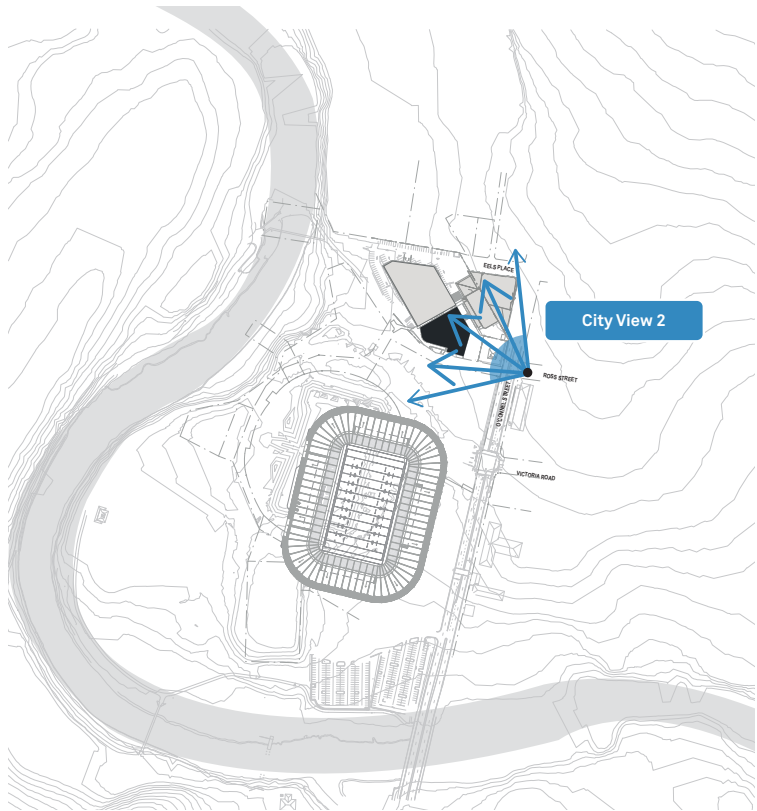
View from the corner of O’Connell St and Grose St looking south west.



5.2 View Impact Analysis

A_02

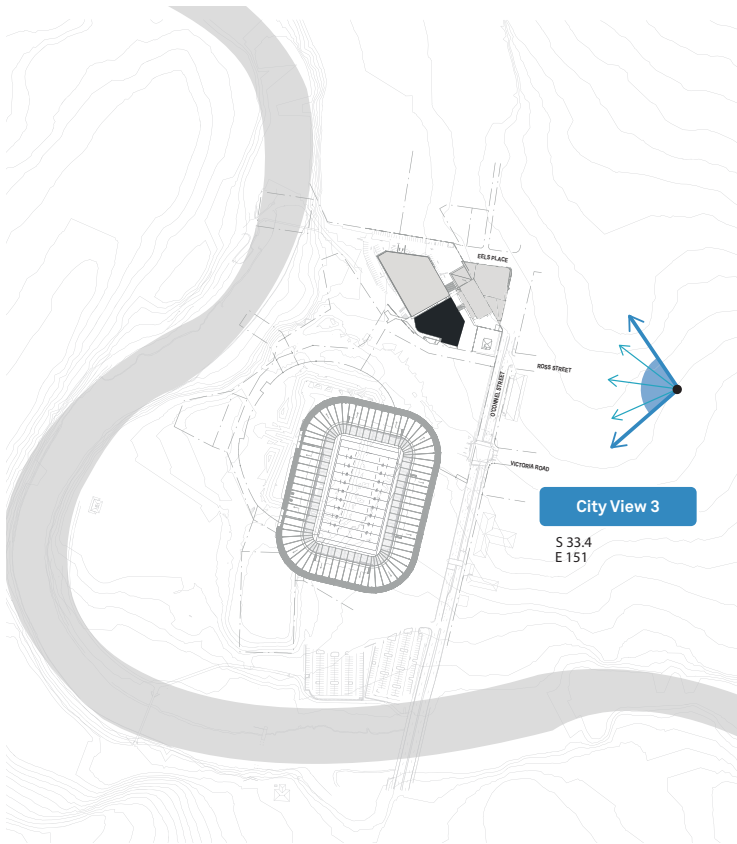
View from O’Connell St between Victoria Rd and Ross St looking north west.



5.2 View Impact Analysis

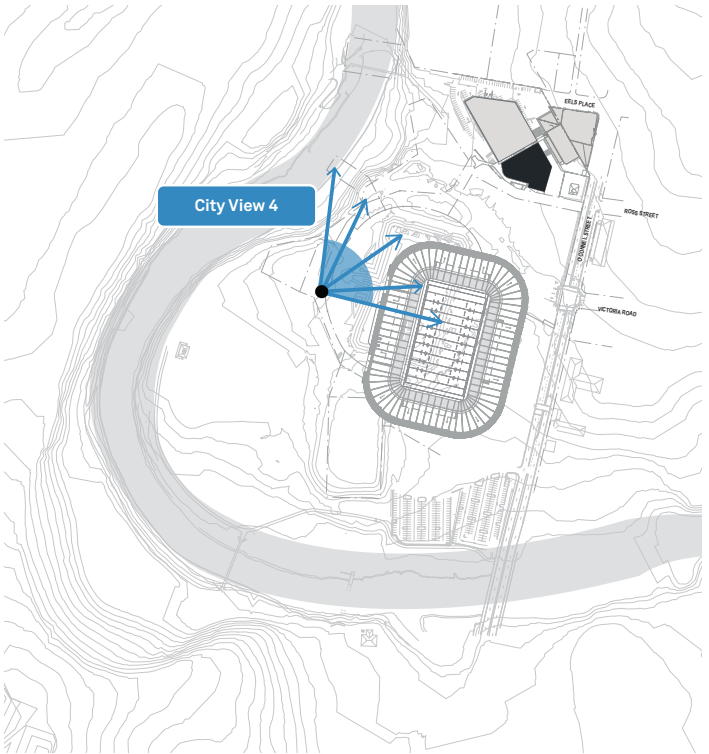
A_03

View from Ross St between Villiers St and Church St looking west.



A_04

View from Western Sydney Stadium carpark looking south west.




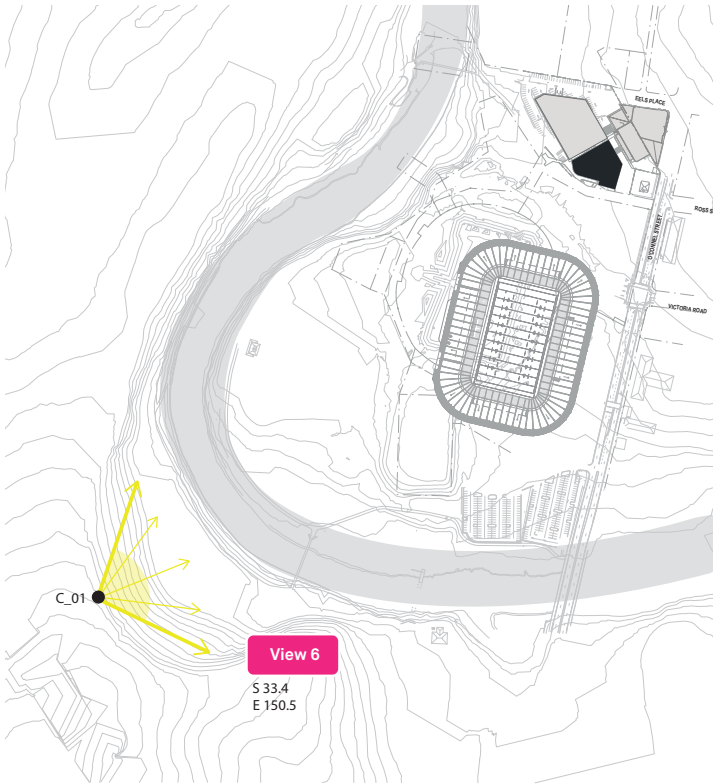
5.2 View Impact Analysis

C_01

Planisphere Technical Guide View 6

View looking towards the Parramatta CBD from the Boer War Memorial Steps


Planisphere Technical Guide View	6
Relevant conservation agreement height controlled view from DCP fig. 4.3.3.7.7	N/A
Compliance Achieved	

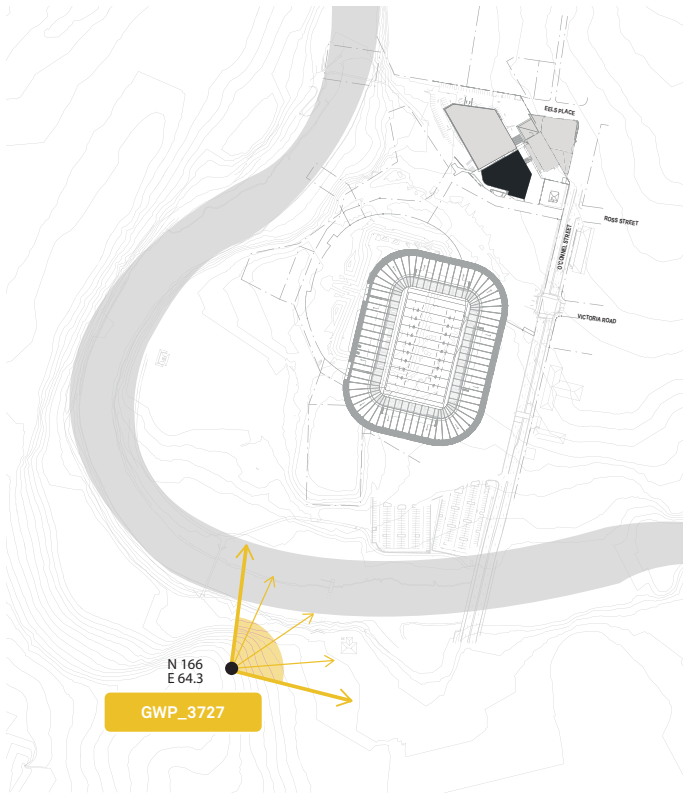


C_02

Planisphere Technical Guide View 3
DCP View 2

View towards Parramatta CBD across Parramatta Park from location marked.

Planisphere Technical Guide View	3
Relevant conservation agreement height controlled view from DCP fig. 4.3.3.7.7	2
Compliance Achieved	

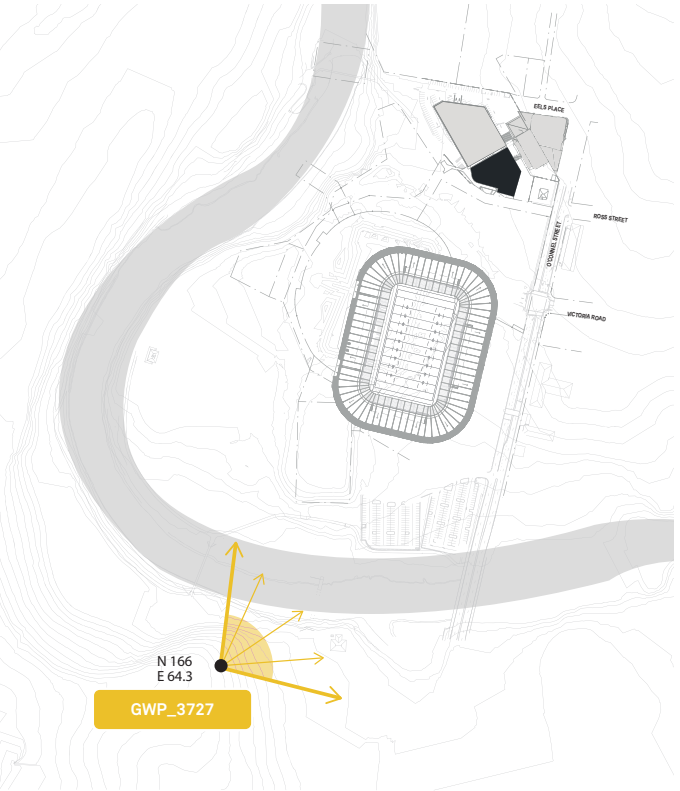


C_02

Planisphere Technical Guide View 3
DCP View 2

View towards Parramatta CBD across Parramatta Park from
location marked.

Compliance Achieved



IDENTIFY THE PROPORTION (%) OF THE BUILDING CONTAINED
BELOW THE LEVEL OF THE SURROUNDING TREE CANOPY OF
PARRAMATTA PARK

100%

