

**PARRAMATTA LEAGUE'S CLUB HOTEL DEVELOPMENT  
CLIENT - PARRAMATTA LEAGUE'S CLUB**

STATEMENT OF HERITAGE AND VISUAL IMPACT  
15 DECEMBER 2021

**PURCELL**  
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# STATEMENT OF HERITAGE AND VISUAL ANALYSIS

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# STATEMENT OF HERITAGE AND VISUAL ANALYSIS

## I INTRODUCTION

### I.1 BACKGROUND

APP Corporation Pty Limited, acting on behalf of the Parramatta Leagues Club (PLC), have engaged Purcell to prepare a Heritage and Visual Impact Assessment (HVIA) for the proposed Parramatta Leagues Club Hotel development.

The PLC proposes, as part of a wider staged programme of redevelopment, an integrated hotel, wellness, and function centre located on the existing surface carpark site to the south of the PLC building (Site).

The project has been deemed to be a State Significant Development, subject to the requirements of SEARs SSD 8800. The assessment of potential heritage impacts forms one aspect of the nominated consultation and assessment framework.

The Statement of Heritage and Visual Impact (HVIA) establishes an understanding of the potential impacts of the Hotel development on the World Heritage values of Parramatta Park and Old Government House and Domain (OGHD) under the Environment Protection and Biodiversity Conservation Act (EPBC Act) and Regulation (EPBC Reg) and associated statutory requirements.

The findings of the initial HVIA<sup>01</sup> (HVIA 2018), informed the design resolution of the proposal and established the required statutory approvals and requisite heritage documentation. The initial HVIA 2018 also formed part of the statutory application made for the proposal at various levels of government. The initial HVIA 2018 concluded that the proposal conforms with the statutory controls and responds to the essential development guidelines of the Development in Parramatta Technical Guide (Planisphere 2012). relevant to the Site. The initial HVIA concluded that the proposal did not present a significant impact to the landscape setting, visual prominence and values of the Site.

The originally proposed building form was subsequently reduced by an overall height of 6m, including a reduction of 19 hotel rooms, revision of the podium and reduction of approximately 2,100sqm of Gross Floor Area. Changes to access to the development have also been made. This action was in response to consultation with the Office of Environment and Heritage (OEH), and OEH correspondence of 22 February 2019 in response to the Exhibition SSD 8800 (OEH ref: DOC19/28356). In addition it was responsive to the consultation with the City of Parramatta and DPIE, which recommended a review in the height, bulk, and scale of the development, and ensuring that the proposed building met all relevant controls within the Parramatta Development Control Plan 2011 (City of Parramatta Reference NCA/8/2017, 21/03/2018; DPIE Response to Submissions SSD 8800 1/4/2019).

This revision to the HVIA is:

- intended to amalgamate previous Assessments and Addenda.
- to assess the potential heritage impact of the revised proposal employing the methodology of the HVIA 2018; and
- to summarise the conformance of the proposal against the relevant Planning Instruments and Heritage Considerations.

### I.2 LIMITATIONS

This preliminary assessment focuses on the potential impacts of the development on the visual setting and context of the site and the adjacent items of World, National, State and Local heritage significance. The analysis considers the potential impacts of the proposal on the World Heritage and national heritage values of the OGHD and national heritage values of the PNHS. In addition it considers the potential impacts to the North Parramatta Conservation Area given considerations of vicinity (5.10, 5(c)) within the Parramatta LEP 2011.

This assessment does not consider the Old Government House Conservation & Management Plan (1997) and Supplementary Volume (2001), prepared by the National Trust of Australia (NSW).

Wider Archaeological values and potential impacts (both Aboriginal and European) and Interpretation Strategies for the communication and enhancement of values and significance have been prepared by others. No assessment has been undertaken on the social values through community consultation, or other means, nor of the potential impacts to natural values.

The assessment assumes accuracy of the modeled views prepared by HASSELL, and conformance with the methodology Section 2.5.

Access limitations to the Norma Parker Centre have resulted in some images being taken in the public domain, adjacent defined views, and in the general direction of those views.

Consultation beyond government bodies is beyond the Purcell brief and scope of services.

<sup>01</sup> Statement of Heritage and Visual Impact, Purcell, 28 November 2018.

### I.3 TERMINOLOGY

The assessment employs the terminology outlined within Article 1 of the The Burra Charter: *The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, (the Burra Charter)



View from Ross Street extension, existing (at left) and proposed (right) (Image courtesy of HASSELL)



View from O'Connell Street and Ross Street intersection, existing (at left) and proposed (right) (Image courtesy of HASSELL)



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

2 METHODOLOGY

2.1 ENVIRONMENTAL PLANNING INSTRUMENTS, POLICIES AND GUIDELINES

This assessment references the following:

- *Environment Protection and Biodiversity Conservation Act 1999*
- *The Environmental Planning and Assessment Act 1979 and Regulation 2000*
- *Specific requirements of the Secretary's Environmental Assessment Requirements for SSD 8800*
- *Heritage Act 1977 (NSW)*
- *State Environmental Planning Policy (State & Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Parramatta Local Environmental Plan 2011*
- *Parramatta Development Plan 2011*
- *Conservation Agreement for the protection of Works and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta, including the Technical Report prepared by Planisphere, 2012*
- *Parramatta Park Trust Act 2001*
- *Parramatta Park (Old Government House) Act 1967*

The specific requirements and controls of the above, relevant to the proposal, together with the conformance of the proposed design against these requirements is outlined within Section 5.

2.2 REFERENCE MATERIAL

The following non-statutory reference material has also been considered in the assessment of potential impacts:

- *Matters of National Environmental Significance - Significant impact guidelines 1.1, Environment Protection and Biodiversity Conservation Act 1999.*
- *Old Government House and Domain Management Plan 2008*
- *Parramatta Park Trust Conservation and Management Plan 2007*
- *Parramatta Park Trust Heritage Asset Management Strategy 2008*
- *Parramatta North Historic Sites Consolidated Management Plan*, prepared by TKD Architects, 2017
- *Planning Principle: Impact on the public domain views*
- *Statements of Heritage Impact*, NSW Heritage Manual, 2002
- *The Australia ICOMOS Burra Charter*, 2013

The specific requirements and controls of the above, relevant to the proposal, together with the conformance of the proposed design against these requirements is outlined within Section 5.

2.3 TERMINOLOGY

The assessment employs the terminology outlined within Article 1 of the Burra Charter:

2.4 SITE VISIT

This preliminary assessment has been informed by several site visits which have considered the significant views and vistas in context. These visits were undertaken on Monday 23 October and Friday 19 January 2018.

2.5 VISUAL IMPACT ASSESSMENT

The visual impact assessment has been prepared in accordance with the SEARs requirements for SSD 8800. These requirements stipulate that the ‘... assessment, including focal lengths, must be done in accordance with Land and Environment Court principles.’<sup>02</sup>

The NSW Land and Environment Court (LEC) Planning Principle: Impact on the public domain views, established in case law outlines the following principles for ‘...determining the acceptability of the impact on views from the public domain...’<sup>03</sup> as a two-staged process, factual followed by analytical. For the purpose of this visual impact assessment the Conservation Agreement Technical Report, Planisphere, 2012, is employed as the basis of the factual assessment of potential visual impacts to Parramatta Park and OGH. The analytical assessment considers the NSW LEC Principles impact on public domain views, and employs the NSW LEC Photomontage Policy<sup>04</sup> which stipulates the following requirements:

Requirements for photomontages

1. Any photomontage proposed to be relied on in an expert report or as demonstrating an expert opinion as an accurate depiction of some intended future change to the present physical position concerning an identified location is to be accompanied by:

Existing Photograph

- a) A photograph showing the current, unchanged view of the location depicted in the photomontage from the same viewing point as that of the photomontage (the existing photograph);
- b) A copy of the existing photograph with the wire frame lines depicted so as to demonstrate the data from which the photomontage has been constructed. The wire frame overlay represents the existing surveyed elements which correspond with the same elements in the existing photograph; and
- c) A 2D plan showing the location of the camera and target point that corresponds to the same location the existing photograph was taken.

Survey data

- d) Confirmation that accurate 2D/3D survey data has been used to prepare the Photomontages. This is to include confirmation that survey data was used:
    - i. for depiction of existing buildings or existing elements as shown in the wire frame; and
    - ii. to establish an accurate camera location and RL of the camera.
2. Any expert statement or other document demonstrating an expert opinion that proposes to rely on a photomontage is to include details of:
    - a) The name and qualifications of the surveyor who prepared the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained; and
    - b) The camera type and field of view of the lens used for the purpose of the photograph in (1)(a) from which the photomontage has been derived.

In response to Policy Item 2 the following details are provided:

- a) The survey information from the underlying data used in the wire frame for photomontages was prepared by Guy Wilkinson BBS (Property) and Cert IV Photoimaging, together with HASSELL; and
- b) The camera type used was a digital SLR with 35mm equivalent sensor. The model was Canon EOS 5d Mark IV. Two lenses were used, with various focal lengths, a Canon 16-35mm F4 IS L lens and a Canon 24-105mm F4 IS L lens.

The visual modelling represents the existing views, initial and revised designs/heights. It represents the PLEP 2011 and Draft CBD PP Height Limits within the views as requested in the Response to Submissions (RtS) and DPIE correspondence 1 April 2019. The assessment methodology recognizes that the full envelope of allowable development under these controls may not be achieved and does not assume that they afford any visual mitigation of the proposal and its potential impacts. The assessment considers the potential impacts of the proposal alone.

02 SEARs SSD 8800, p.8  
03 <https://www.caselaw.nsw.gov.au/decision/54a639903004de94513da747>  
04 <https://www.lec.nsw.gov.au/lec/practice-and-procedure/policies.html>

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3 CONSULTATION

3.1 COMMONWEALTH DEPARTMENT OF ENVIRONMENT AND ENERGY

Consultation with the Department of Environment and Energy (DoEE) Historic Heritage Section commenced in May 2018. Consultation followed consideration by Purcell of the publication Matters of National Environmental Significance - Significant impact guidelines 1.1, Environment Protection and Biodiversity Conservation Act 1999 and the self-assessment process of the EPBC Act.

Through this consultation the Historic Heritage Section of DoEE confirmed the Methodology outlined within Section 5.1.1 of the HVIA 2018, namely that not all views subject to the Conservation Agreement were applicable to the site and its associated 80% height control. It was agreed that the views subject to the 80% height control were views 2 and 5 of the DCP Figure 4.3.3.7.7, which are referenced as views 3 and 10 within the Development in Parramatta Technical Guide (Planisphere 2012).

The Historic Heritage Section of DOEE concluded that the HVIA 2018 comprised a thorough self-assessment which considers all the requirements of the Conservation Agreement, and addressed all feedback raised by DoEE during consultation.

3.2 OFFICE OF ENVIRONMENT AND HERITAGE – RESPONSE TO SSD 8800

During the exhibition period, the OEH responded to DPE 22 February 2019 (OEH ref: DOC19/28356). APP and its consultants engaged with the OEH regarding its comments and the following table responds to OEH comments relevant to Visual Impacts.

OEH COMMENT – VISUAL IMPACTS	RESPONSE
The height of the tower is visually dominant and would introduce a prominent new feature to the skyline of North Parramatta if it proceeds in its current form. The height and scale of the proposal will significantly alter the character and skyline of this significant heritage precinct. It will have direct visual impacts on the above-mentioned items of State, National and World Heritage significance. The proposal would interrupt views from the ridgeline and Crescent in Parramatta Park to the Hills District.	The modelling of the reduced height form, against that of the original proposal is contained within this Assessment. It is our conclusion that the proposal will not significantly alter the character and skyline of the heritage precinct.
The Statement of Heritage and Visual Impact (SHaVI) prepared by Purcell (November 2018) concludes that the proposal does not present a significant impact on the views to, from and between the adjacent significant heritage items, nor that it has no significant impact on their heritage values. The Heritage Council does not agree with the conclusions of the proponent's assessment. We recommend that this assessment be peer reviewed by an independent heritage expert.	It is noted that views to the Hills District are not included within the views of the Highly Sensitive Zone which incorporates the Site (Development in Parramatta Technical Guide (Planisphere 2012, p.90). Notwithstanding this Views 6, 9 and 16, all views of Moderate Significance, were modelled through the assessment process.
	The summary views analysis Section 6.1.3 provides an overview of the views relevant to the Highly Sensitive Zone, those requested by OEH to further illustrate the proposal, the relative significance of the views and visibility of the proposal.
	Purcell understand that APP have commissioned a Peer Review.
Following the National Heritage Listing of the 'Parramatta Female Factory and Institutions Precinct' in 2017, the Heritage Council understands that proposed UrbanGrowth NSW towers referred to in the SHaVI will not proceed and therefore should not have been included within the SHaVI.	Reference to the UrbanGrowth NSW towers has been removed with modelling reflecting the Parramatta LEP 2011 height limits and that of the Draft CBD PP height limits.

OEH COMMENT – VISUAL IMPACTS	RESPONSE
The Heritage Council has consistently expressed concerns about the impact of developments within the Highly Sensitive Area and World Heritage Buffer Zone for Old Government House and Domain. The Heritage Council has also previously advised Parramatta City Council against increasing the heights and floor space ration in the vicinity of the Old Government House and Domain due to the impacts of high-rise development on the World, National and State heritage values.	Reference to the relevant Planning Instruments confirms that the subject site does not have any height or floor space ratio controls. In addition, the proposal does conform with the 80% height control set out within the DCP and Conservation Agreement for the Highly Sensitive Zone.
For these reasons the Heritage Council recommends that the high-rise tower component of the current proposal be limited to a maximum height equal to the adjacent new Western Sydney Stadium. The stadium already represents an adverse incursion into the character of the skyline of this significant heritage precinct. Given the stadium is already extant, it is recommended that this new development be limited in height to minimise additional adverse heritage impacts and to integrate the proposed new building with the surrounding area.	The overall height of the proposal has been reduced by 6 metres. This measure ensures that the height of the tower sits within the 80% height control set out within the DCP and Conservation Agreement for the Highly Sensitive Zone. In summary the height reduction ensures that the proposal complies with the controls for views 2 (95% contained within the canopy), and 5 (100% contained within the canopy), of the DCP Figure 4.3.3.7.7, referenced as views 3 and 10 within the Development in Parramatta Technical Guide (Planisphere 2012).
	It is not considered necessary to further reduce the height of the PLC hotel development as the analysis of views at 6.1.2 (Technical Guide views 2, 3, 4, 6, 9, 10 and 16) shows that the proposed 15 storey PLC tower will not have a significant incursion into the OGHDP precinct or its buffer zone. Nor will it impact on views from Mays Hill (Technical Guide view 16).

3.3 CITY OF PARRAMATTA

The City of Parramatta have outlined within their Request for EIS Comments submission, 21 March 2019, that the development must comply with the Park Edge Special Area built form controls Area A1.

*The tower will have a dominant place in views from the north and east along O'Connell Street, and Ross Street as well as Parramatta Park to the west. Existing tree canopies may diffuse some of the visual impact of the building's height. However, given the potential impact on the protected Parramatta Park, World Heritage Listed Old Government House and National Listed Parramatta Female Factory, the proposed building must meet all relevant controls, namely Park Edge Special Area built form controls Area A1 - Parramatta League's Club Site - within Parramatta Development Control Plan 2011.<sup>05</sup>*

It remains our assessment that the proposal does conform with these controls, as is outlined in Section 6.2 of this Assessment (See 6.2.1d, 6.2.3 and 6.2.4). The potential impact of the views to the urban context of O'Connell and Ross Street is outlined within Response to Submissions (RtS) 6.1.2.4 Views, prepared by Perica & Associates. The RtS notes a contextually appropriate building.

<sup>05</sup> City of Parramatta to DoPE 21/03/2019 Reference NCA/8/2017



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## 4 THE SITE, ITS CONTEXT & HERITAGE CONSIDERATIONS

### 4.1 LOCATION

The subject site is identified as Lot 369 DP 752058, Lot 7054 DP 1074335, Residual Crown Plan 80-300 (Sydney), forming part of the Crown Lands of Parramatta Park. It is referred to as 1 Parramatta Park Land, 1 Eels Place and 17-19 O’Connell Street, Parramatta.<sup>06</sup>

The Site is owned by Parramatta Park Trust and is under an exclusive lease to Parramatta Leagues Club. The Site is to the south of the current Parramatta Leagues Club building and north of Parramatta Stadium (undergoing redevelopment). The Site is approximately 3,500sqm and currently contains at grade parking on a bitumen surface, trees and services.

The Site is to the immediate south of the existing Parramatta Leagues Club (PLC) building, to the east of a 4-8 storey carpark currently under construction and to the north of the Parramatta Stadium. It is sited to the west of the Ross Street Gatehouse.



Ross Street Gatehouse - Eastern Elevation (source: Purcell)



Parramatta League's Club and Ross Street Gatehouse (source: Purcell)



Parramatta League's Club (source: Purcell)



#### Legend

- Ross Street Gatehouse  
PPT s.170 Heritage and  
Conservation Register'
- Parramatta Leagues Club

<sup>06</sup> SEARS Request Parramatta Hotel, prepared by Perica and Associates Urban Planning, October 2017, p.6



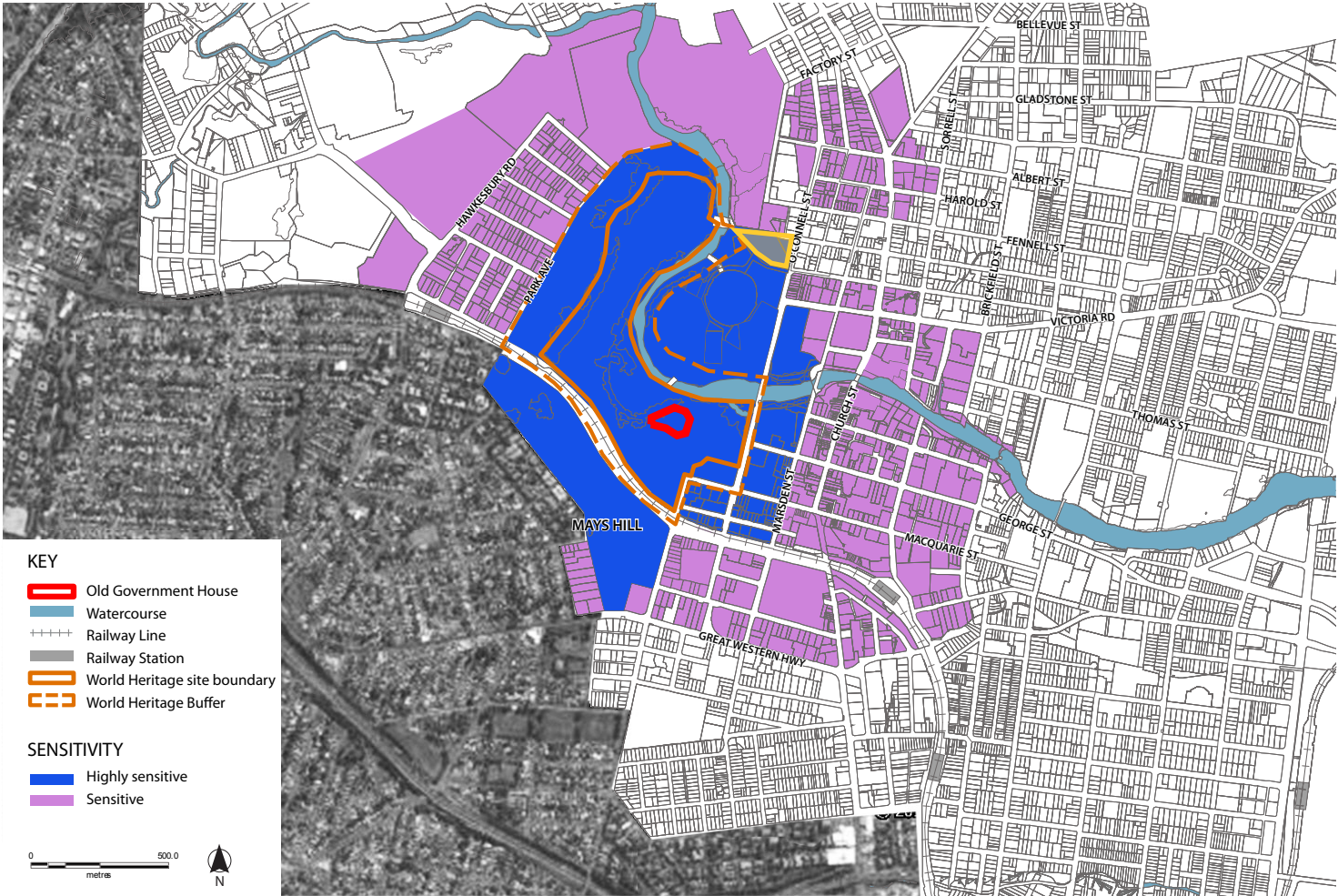
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4.2 HERITAGE CONTEXT

The Site is adjacent to Parramatta Park and is on the boundary of the World Heritage buffer zone for Old Government House and Domain (OGHD), one of the 11 properties forming the Australian Convict Sites World Heritage Listing. The Site is within the 'highly sensitive' context of the 'Park Edge' zone adjacent to the World Heritage Site as defined in the Development in Parramatta Technical Guide (Planisphere 2012). The Site is also adjacent to, or within, the key significant vistas associated with the Dairy and Mays Hill precincts of OGHD.

The Ross Street Gatehouse, a c.1935 brick building within the Site, is on the s.170 Heritage and Conservation Register of the Parramatta Park Trust (PPT).

The Site is south of the Parramatta North Historic Sites (PNHS). Part of the PNHS was inscribed on the National Heritage List as the Parramatta Female Factory and Institutions Precinct (Place ID 106234) on 14 November 2017. The location map and boundary of the site is available via the following link <https://www.environment.gov.au/heritage/places/national/parramatta-female-factory-and-institutions-precinct>



Area of Sensitivity, approximate Site boundary and location in yellow. (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.81, modified by Purcell)



Ross Street Gatehouse - North & East Elevation (source: Purcell)



Roseneath Cottage - (source: Purcell)



Norma Parker Correctional Centre (source: www.environment.nsw.gov.au)



Parramatta Correctional Centre (source: www.environment.nsw.gov.au)



Old Government House (Source: Flickr)



Cumberland District Hospital Group (source: www.environment.nsw.gov.au)



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4.2.1 SUMMARY HERITAGE CONTEXT

Adjacent sites of heritage significance are identified and summarised as follows:

Old Government House and Domain
Australian Convict Sites World Heritage Listing
Register of the National Estate
National Heritage List Place ID 105957
State Heritage Listing 00596
Parramatta LEP 2011
National Trust Australia (NSW)
Parramatta Park
State Heritage Listing 00596
Ross Street Gatehouse
NSW State Heritage Inventory (PPT s.170 Heritage and Conservation Register)
Roseneath Cottage
State Heritage Listing 00042
Parramatta LEP 2011 (100042)
Norma Parker Correctional Centre
NSW State Heritage Register [00811]
NSW State Heritage Inventory – Corrective Services s.170 Heritage and Conservation Register
Parramatta LEP 2011 (1000811)
Parramatta Female Factory and Institutions Precinct
National Heritage Listing (Place ID 106234)
Cumberland District Hospital
NSW State Heritage Register (00820)
NSW State Heritage Inventory – Corrective Services s.170 Heritage and Conservation Register
Parramatta Correctional Centre
NSW State Heritage Register (00821)
NSW State Heritage Inventory – Corrective Services s.170 Heritage and Conservation Register
North Parramatta Conservation Area
Parramatta LEP 2011



- Legend**
- Ross Street Gatehouse  
PPT s.170 Heritage and Conservation Register
  - Parramatta Correctional Centre SHR 00821
  - Cumberland District Hospital Group SHR 00820
  - Parramatta Park & Old Government House and Domain SHR 00596
  - Parramatta Female Factory & Institutions Precinct NHL 106234
  - Norma Parker Correctional Centre SHR 00811
  - Roseneath Cottage SHR 00042
  - PLEP 2011 Heritage Conservation Area
  - Approximate Site boundary and location



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## 4.3 THE ROSS STREET GATEHOUSE

### 4.3.1 LOCATION

The Ross Street Gatehouse is situated on the western side of O’Connell Street in Parramatta, between Eels Place, to the north and Victoria Road, to the south. Historically the site has acted as an entrance to the Parramatta Park, Old Government House and Domain to the west, with direct access to the Dairy Precinct on the western bank of the Parramatta River.

### 4.3.2 STATEMENT OF SIGNIFICANCE

The following statement of significance has been extracted from the State Heritage Inventory and previous reports on the history and significance of the Ross Street Gatehouse.

*The current Ross Street Gatehouse was erected in 1935. It stands on the site of the original gatehouse, built in c1844, possibly as the tradesman’s entrance to the Governor’s Domain on the riverland now known as Parramatta Park.*

*The current Ross Street Gatehouse is a modest dwelling and the least grand of the Parramatta Park gatehouses. It is an example of the inter war bungalow style, constructed of double brick with a pitched iron clad roof, floral motif plaster patterned ceilings, front verandah and timber framed windows.*

*Both of the Ross Street Gatehouses have facilitated the development of the parkland from the first successful farm and vice regal domain to that of a public park. The buildings have housed the gatehouse keepers, whose responsibility it was to control the passage of horse, bicycle, car and motorcycle racegoers, swimmers, picnics, football and cricket crowds, and carts loaded with sand, hay and livestock. In this role, the Gatehouses have been strategic entry and exit points, and allowed the keepers to collect park fees and keep gatewatch.<sup>07</sup>*

*The current Ross Street Gatehouse is unremarkable in itself, yet together the Ross Street Gatehouses have facilitated development of the area from that of a farm and viceregal domain to Parramatta’s most significant parkland.<sup>08</sup>*

### 4.3.3 OVERVIEW HISTORY OF THE ROSS STREET GATEHOUSE

As stated above, there have been two Ross Street Gatehouses on this site. The first gatehouse erected on the site in c1844, remained until it could be repaired no longer, and in 1935 it was replaced with the current Ross Street Gatehouse.<sup>09</sup>

*19 July 1934 – Tenders were called for improvements to the Ross Street residence received from 5 bidders ranging from £187 to £289. The chairman was to interview the tenderers. Two tenders were received for fencing ‘from Western Rod to Bowling Green & Rings Bridge to Ross St’. The lower tender of J.Wodds was accepted.*

*30 August 1934 – The Chairman reported ‘that the Ross St Lodge was not in a fit condition to be repaired. The letter written by Mr Gollan suggested that the Govt advance £6000 for a new Lodge & deduct £50 p.a. from the subsidy was confirmed on the motion of Ald Jeffrey sec Mr Moxham & carried. A letter received from J.Wodds the successful tenderer for Byrne’s Drive fencing asking for a further 11-per rod as he had not expected to do wiring etc [motion passed agreeing to his request]’. [letter?] from Dept re Ross St Lodge received.*

*13 December 1934 – ‘Chairman reported that he had induced the Premier to come to Parramatta & inspect the Ross St Lodge, which is in a very bad way, & not worth spending much money on, in present state. Premier will advise what can be done later on.’*

*16 March 1935 – ‘Specifications were prepared by Architect MacDonald for £2.2.0 for new lodge cottage at Ross St. These were approved generally & the matter left in the hands of the Chairman for any minor operations. 6 tenders from builders of the new Ross Street Gatehouse were considered ranging from £605 to £780 – the lowest: £605 from Messrs Muston & Lavers was accepted. ‘The Trust later inspected the Ross St site & approved a position further back, both from O’Connell St & road in park, for new lodge.’*

*23 September 1935 – It was reported that Mr Newling had signed a lease for Ross Street Lodge.<sup>10</sup>*

## 4.3.4 OBJECTIVES AND RECOMMENDATIONS OF THE 1996 HERITAGE DEVELOPMENT PLAN

The 1996 Heritage Development Plan determined that the present Ross Street Gatehouse, in and of itself, is ‘unremarkable’<sup>11</sup>. It also acknowledged its limited capacity to convey the historic and cultural significance of the site as a contributory item to Parramatta Park, and Old Government House and Domain.<sup>12</sup> The objectives of the Heritage Development Plan were to:

- Celebrate the cultural heritage of the site as a Gatehouse (entry/exit point) and interpret its historic links within Parramatta Park.
- Reinvent the house garden and invigorate the surrounding environment of the Ross Street Gatehouse. In so doing improve the amenity of the Ross Street entrance way to Parramatta Park.

As a means of interpreting the significance and roll of the site as a gateway to Parramatta Park, Old Government House and Domain the Heritage Development Plan made the following recommendations:<sup>13</sup>

- Restoration of the roadway between the gatehouse and Parramatta River causeway, as a tree lined avenue leading to the dairy cottage.
- Artistic Interpretation of the gate as an ‘essential element in reviving the symbolic identity of the place and marking this entrance to the park.’
- Reinventing the Gatehouse garden with native plantings endemic to the area.



North and East Elevations, Ross Street Gatehouse (source: Purcell)



Southern Elevation, Ross Street Gatehouse (source: Purcell)

<sup>07</sup> The Ross Street Gatehouse, A Heritage Development Plan, B.Wheeler, 1996, p.2

<sup>08</sup> Ibid, p.3

<sup>09</sup> Ibid, p.3

<sup>10</sup> Ibid, p.41-43

<sup>11</sup> Ibid, p.3

<sup>12</sup> Ibid, p.3

<sup>13</sup> Ibid, p.7-8



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

4.4 THE PARRAMATTA NORTH HISTORIC SITES

4.4.1 LOCATION

The Parramatta North Historic Sites (PNHS) sit to the north of the development parcel, and the site of Parramatta Park, OGH D. The Parramatta River is located to its western boundary and O’Connell, New and Fleet Streets loosely define its eastern boundary. The individual sites are identified in the heritage listings map on page 8 of this report.

4.4.2 STATEMENT OF SIGNIFICANCE

The following summary of heritage values is drawn from Section 3 of the PNHS Consolidated CMP.

*The Parramatta North Historic Sites are places of exceptional heritage significance for the people of Parramatta, New South Wales and Australia. Together they are a unique and evocative place that powerfully tells stories of colonial settlement and changing community attitudes to welfare, moral and social reform and mental health care in NSW from the colonial era to the present day.*

*The PNHS have been occupied from the 1820s onwards by government institutions responsible for the welfare of vulnerable and destitute children and vulnerable, destitute, infirm, insane and criminal adults. They are the only place in NSW where three colonial era institutions—the Parramatta Female Factory, Parramatta Gaol and Roman Catholic Orphan School—were located contiguously and where government-managed institutional uses have been maintained into the twenty first century.*

*The PNHS have great social significance historically and for present day Aboriginal and non-Aboriginal communities because of the children and adults that were confined within the various institutions across the site and the ways that they were treated. Although the institutions were founded with benevolent intentions, many of those resident at the institutions suffered harsh and at times brutal ill-treatment, neglect and were discriminated against while confined within them. They also have social significance for staff who worked at the various institutions. Together the Parramatta North Historic Sites represent the extent to which attitudes to social welfare and reform have evolved since the early nineteenth century to the present day.*

*The PNHS are also of historical significance because:*

- They are part of the core of the territory of the Burr amatta clan of the Darug. Aboriginal people today retain strong links with the PNHS.*
- They are the location of the first government endeavours to harness and utilise water for the processing of grain in NSW and because of this, the location of the first mill race and water-powered mill on mainland Australia;*
- They have historical and physical associations with adjoining sites of State, National and World Heritage significance including Old Government House and The Domain (Parramatta Park), Wistaria Gardens and Glengariff, all linked by the Parramatta River. Collectively this broader historical context represents one of the richest cultural heritage areas in Australia.*
- It is the location of the Parramatta Female Factory, the oldest such institution in Australia and the only Female Factory in NSW for which standing buildings and walls remains. The Female Factory was part of a suite of convict and penal institutions that formed the backbone of the convict-period Parramatta, a town of convict confinements, servitude and administration and is one of very few where convict-period buildings are extant.*
- It is the location of the Roman Catholic Orphan School, the first purpose-built institution in Australia for the care of Roman Catholic children and the only one built in NSW.*
- It is the site of the Parramatta Industrial School for Girls an important and notorious reform school which was the longest operating children’s reformatory in NSW.*
- It is the location of Parramatta Gaol, the oldest operating gaol in NSW until its closure in 2011,*
- At a local level the PNHS are significant for the evidence they provide of Parramatta’s role in early colonial era food production and the considerable part that the institutions played in Parramatta’s economy during the nineteenth and twentieth centuries.*

4.4.3 HERITAGE MANAGEMENT PRINCIPLES

The following Heritage Management Principles are identified for the PNHS and are relevant to the PLC proposal:

- Decisions are based on a clear understanding of the heritage values of the PNHS and the need to retain, protect and enhance those values

4.5 PARRAMATTA FEMALE FACTORY AND INSTITUTIONS PRECINCT

4.5.1 LOCATION

The Parramatta Female Factory and Institutions Precinct sits to the southern end of the wider Parramatta North Historic Sites. Its principal address is that of Fleet Street, North Parramatta and is bound by the subject site to the south and the Parramatta River to the west.

4.5.2 STATEMENT OF SIGNIFICANCE

The following summary statement of significance is an edited extract from the Australian Heritage Database Listing for the site:

The Parramatta Female Factory and Institutions Precinct is an outstanding example of a place which demonstrates Australia’s social welfare history, especially regarding the institutionalisation of women and children over the 19th and 20th centuries. Institutionalisation was a core element of Australia’s welfare system for over 150 years, where those receiving social services were placed in ‘care institutions’ which provided government services in a residential setting. Through this period, the Precinct was the site of the Parramatta Female Factory for women convicts, a Roman Catholic Orphan School for Catholic children, and finally the Parramatta Girls Industrial School, a home for girls seen as neglected or wayward, including children from the Stolen Generations. Together, these facilities provided shelter, education and oversight of thousands of women and children, but they were also often places of poor treatment and abuse. Women and children had a distinctive experience of institutionalisation, due to the particular moral judgment that was imposed on women and their children who lived in poverty or were considered to be outside social acceptability.

The Precinct has retained buildings and spaces demonstrating the range of institutions on the site. These include original accommodation buildings and walls from the convict-era female factory, the original building of the Orphan School, and a number of buildings, walls and courtyards which were part of the Girls School, such as dormitories, assembly spaces, a chapel, and school and dining rooms. The remains of the Female Factory are rare in Australia, with few remnants of convict-era female factories left. Through this original fabric, the site demonstrates the distinctive experience of institutionalised women and children, who were subject to the system of care and control at the core of welfare institutions.

4.5.3 HERITAGE MANAGEMENT PRINCIPLES

The site is subject to the management framework of the PNHS CMP, and the National Heritage Management Principles of the EPBC Act 1999.

4.6 ROSENEATH COTTAGE

4.6.1 LOCATION

Roseneath Cottage is situated at 40-42 O’Connell Street and sits opposite the Ross Street Gatehouse and subject development site. The Cottage also sits within a Conservation Zone scheduled within the PLEP, and identified within the heritage listings map on page 9 of this report.

4.6.2 SUMMARY STATEMENT OF SIGNIFICANCE AND HISTORIC OVERVIEW

*Roseneath Cottage was built in 1837 for Janet Templeton. It is of significance for its historic association with this pioneer of the Australian wool industry who is believed to have been responsible for the introduction of the merino sheep to the colony of Victoria. Roseneath is also of aesthetic significance as a simple yet elegant sandstock brick colonial cottage, having a symmetrical street faade consisting of a central doorway with an elliptical fanlight, two twelve panelled shuttered windows, turned timber columns and sandstone flagging to the verandah on three sides. A well-proportioned house having a faade of unusual harmony and charm Roseneath is considered to be the best surviving example of a colonial town cottage exterior within the County of Cumberland. The building’s heritage significance was early recognised when it was proclaimed to be “a place of historic interest” under the County of Cumberland Planning Scheme in 1960 and it was furthermore amongst the first fifty places in NSW to be listed under the Heritage Act 1977<sup>14</sup>.*

4.7 NORTH PARRAMATTA CONSERVATION AREA

4.7.1 LOCATION

The North Parramatta Conservation Area is located on the eastern side of O’Connell Street, north of Ross Street. Its boundaries are indicated in Section 4.2.1 but are loosely defined by O’Connell Street to the east, Ross Street to the south, Villers Street to the east and Harold and Albert Streets to the north.

<sup>14</sup> <https://www.hms.heritage.nsw.gov.au/App/Item/View/Item?itemId=5045134>

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

4.7.2 DESCRIPTION

By 1846, there was little development north of Fennell Street, apart from along Church Street. The only building from this period is Roseneath, built c 1837, but there are likely to be some belowground archaeological deposits. A decade later, when the streets were surveyed to enable them to be officially aligned, more cottages had been erected. Several dwellings remain from the 1860s and 1870s. The 1880s was the most intensive period of development. The economic confidence of the time encouraged speculative builders and landowners to construct houses. By 1895, when the area was surveyed for the sewerage system, a relatively dense pattern of houses had developed, with only a few pieces of vacant land west of Church Street. The area retained its character as an area for cottages, with some houses built each decade. From the 1960s onwards, the Parramatta Council approved two and three storey residential flat buildings in North Parramatta, most of which involved the demolition of two or more small old dwellings. Archaeological investigations in Parramatta have shown that there is a high likelihood of valuable archaeological material below ground that is worthy of investigation and archaeological excavation if and when development occurs.<sup>15</sup>

4.7.3 SIGNIFICANT CHARACTERISTICS

The Parramatta DCP 2011 Section 4.4 Heritage Areas defines the following characteristics for the Conservation Area:

- gently sloping landform
- pattern of development from the nineteenth and early twentieth centuries of mostly small single-storey dwellings on their own allotments, in a variety of forms and styles with front verandahs, sited close to the street, together with a small number of larger houses with gardens
- twentieth century houses built on undeveloped land or replacing early small dwellings set further back than earlier houses with small front gardens
- gardens / yards at the rear of small dwellings that are likely to retain old wells from the era before the installation of a town water supply
- residential flat buildings dating from the 1960s onwards, two to four storeys in scale with driveways and ground level garages: these developments involved the amalgamation of two or more small allotments and the demolition of small dwellings
- absence of driveways across footpaths and hence the absence of garages at the front of lots and in the street scene
- stone kerbs and gutters and street trees
- street pattern from original government subdivision
- archaeological evidence of early dwellings constructed in Parramatta before the present buildings.<sup>16</sup>

4.7.4 STATEMENT OF SIGNIFICANCE

The Parramatta DCP 2011 Section 4.4 Heritage Areas defines the following Statement of Significance for the Conservation Area:

An area of early government subdivision in Parramatta that retains a considerable number of small dwellings and houses built from the mid-nineteenth century until the early twentieth century. In the nineteenth and early twentieth century this area was popular with the proprietors of businesses in Parramatta and it retains much of its residential character from this period. The predominance of small single storey cottages on their own allotments reflects the character of Parramatta north of the river from the mid nineteenth century until redevelopment for residential flats started in the 1960s. This area contains 46% of the dwellings that existed here in 1895.<sup>17</sup>

5 PARRAMATTA LEAGUES CLUB HOTEL DEVELOPMENT

5.1 OVERVIEW OF DEVELOPMENT PROPOSAL

The Proposal includes demolition of existing form and erection of a fifteen storey hotel building (plus a single level basement for services). The hotel will include 190 beds and the lower four levels will contain a café, fitness/recreational uses and a function room. Proposed access is from O'Connell Street to the south of the building via an access road to the adjoining Parramatta Stadium. The Proposal includes public domain works and services upgrades to integrate the building with the surrounding area and infrastructure.

No additional parking is proposed, given the adjoining approved large carpark.

6 ASSESSMENT OF POTENTIAL HERITAGE IMPACT

6.1 VISUAL IMPACT ASSESSMENT

6.1.1 METHODOLOGY

The Federal Environment Minister's 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, (executed 23 December 2015) includes the Development in Parramatta Technical Guide, (Planisphere, 2012) and the Parramatta Development Control Plan, 2011 (DCP). The views of the DCP are referenced within the Development in Parramatta Technical Guide (Planisphere 2012), binding them to this Conservation Agreement. The views outlined within the DCP Figure 4.3.3.7.7 are subject to a building height control which mandates that 80% of the building height is to be contained below the level of the surrounding established tree canopy.

The HVIA 2018 determined that the views of the Development in Parramatta Technical Guide (Planisphere 2012) important to the assessment of the Proposal were those with view cones falling across, or to, the perimeter of the Site subject of this proposal. These views are summarised as:

- View 3 - OGH to former Kings School
- View 10 - Dairy Precinct
- View 16 - Mays Hill Precinct

Views significant to the Parramatta North Historic Sites Conservation Management Plan, (TKD Architects, 2017), were examined. It was noted that the views within the CMP are broken into three categories:

- views to the PNHS from surrounding areas ( Reference Map E-8, PNHS CMP 2017, p.E-7).
- views from the PNHS to the surrounding areas (Reference E-9, PNHS CMP 2017, p.E-8).
- views within the PNHS (Reference Map E-10, PNHS CMP 2017, p.E-9).

View 6 was deemed important to the assessment of the Proposal and included in the HVIA 2018.

It is noted that there are no significant views from the PNHS to surrounding areas which correspond with the development site A1. As such no views from PNHS CMP 2017, p.E-8 have been assessed.

The following views were included at the request of OEH (13 November 2018 DOC18/751317 and email correspondence 17 May 2019): Development in Parramatta Technical Guide (Planisphere 2012) Views 2, 4, 6 and 9.

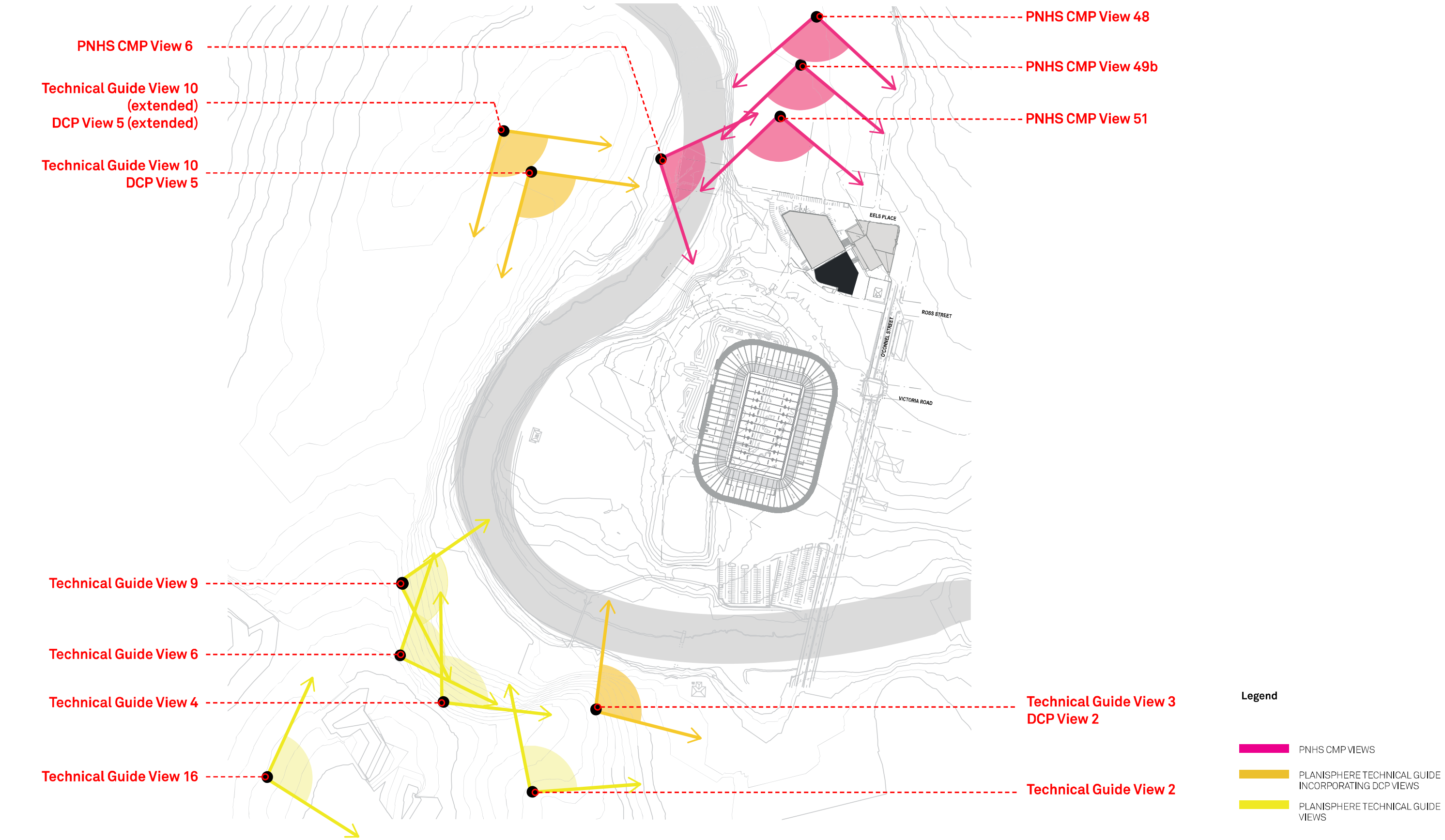
OEH also requested views internal to the Norma Parker Centre/Kamballa, which we have determined from the PNHS Consolidated CMP as Views 48, 49b and 51.

Each of the views in the following pages were modelled by HASSELL and show the original height and subsequent 6 metre height reduction of the Proposal. Views subject to DCP Figure 4.3.3.7.7 identify the percent of the building contained below the level of the surrounding tree canopy of Parramatta Park, as per the request of the Department of Planning and Environment, outlined within their Response to Submissions SSD 8800, dated 1 April 2019. These views have been modelled in accordance with the SEARs requirements as outlined in Section 2.5.

<sup>15</sup> Parramatta DCP 2011 Section 4.4 Heritage Conservation Areas, 4.4.4.1 North Parramatta and Sorrell Street, p 4.4-36  
<sup>16</sup> Parramatta DCP 2011 Section 4.4 Heritage Conservation Areas, 4.4.4.1 North Parramatta and Sorrell Street, p 4.4-37  
<sup>17</sup> Parramatta DCP 2011 Section 4.4 Heritage Conservation Areas, 4.4.4.1 North Parramatta and Sorrell Street, p 4.4-38

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

LOCATION AND DIRECTION OF MODELLED KEY VIEWS



Modelled Key Views - locations and directions (Source: Hassell)



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.1.2 VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 2: Looking NE towards OGH		
Viewing Location: Looking toward OGH		
Values significance: HIGH		
Rationale for inclusion within HVIA: OEH Request (13 November 2018 DOCI8/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
View Location	Looking towards OGH from position as shown	The modelled views indicate that the PLC Hotel proposal will not be visible from this viewing location. The proposal is contained within the tree canopy. In addition the proposal is sited some 830 metres from the viewing location, with the CommBank Stadium being located between the proposal and the viewing location.  The proposal does not impact the immediate foreground, or foreground as described within the Technical Guide.  The proposal does not impact on the aesthetic composition of the view in that it does not alter the point to point view terminating at OGH. The visual quality showcasing OGH is retained.  The significance of the view is not impacted in that the visible layering of landscape elements and of OGH itself its retained. The significant parkland setting evocative of the colonial era is retained without impact. The proposal will not result in visual intrusion by new built form.  This view is not subject to the conservation agreement height control.
Direction / type of view	North east / Point to point view	
Description of View	Immediate foreground: lawn sloping gently towards OGH, scattered trees with high canopy.  Pathway Foreground: Pathway and bollards leads the eye across the treeless lawn to OGH. Views terminate at OGH with eucalyptus forming a background above the roofline.	
Physical Components	Lawn, trees, bollards, OGH	
Experiential/sensory components	Tranquil parkland setting with OGH acting as a focus for the view	
Aesthetic considerations	Composition: point to point view terminating at OGH, well structured view balanced horizontally and vertically.  Visual quality: high visual quality showcasing OGH.  Rarity: one off view	
Values significance	HIGH  Visible layering of landscape elements including pathways, dovecote and the prominence of OGH itself. Significant, parkland setting evocative of the colonial era (Macquarie and later Governors), no visual intrusion from new buildings.	
Urban Design / Park Management notes	While the pathway draws your eye towards OGH it also draws your eye towards the car park to the south west.	



Looking North to OGH (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.49)



Location of View (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.48)



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 2: Looking NE towards OGH

Viewing Location: Looking toward OGH

Values significance: HIGH



(Source: GWP)

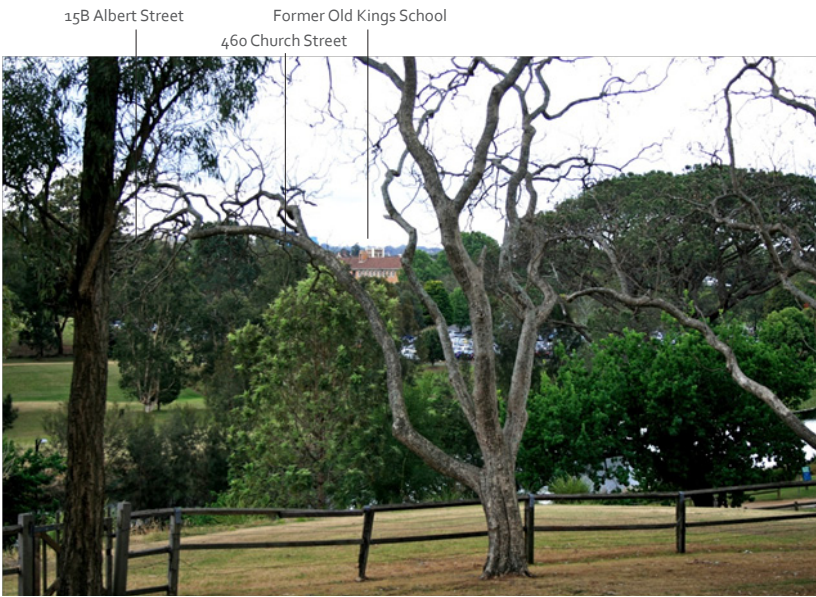




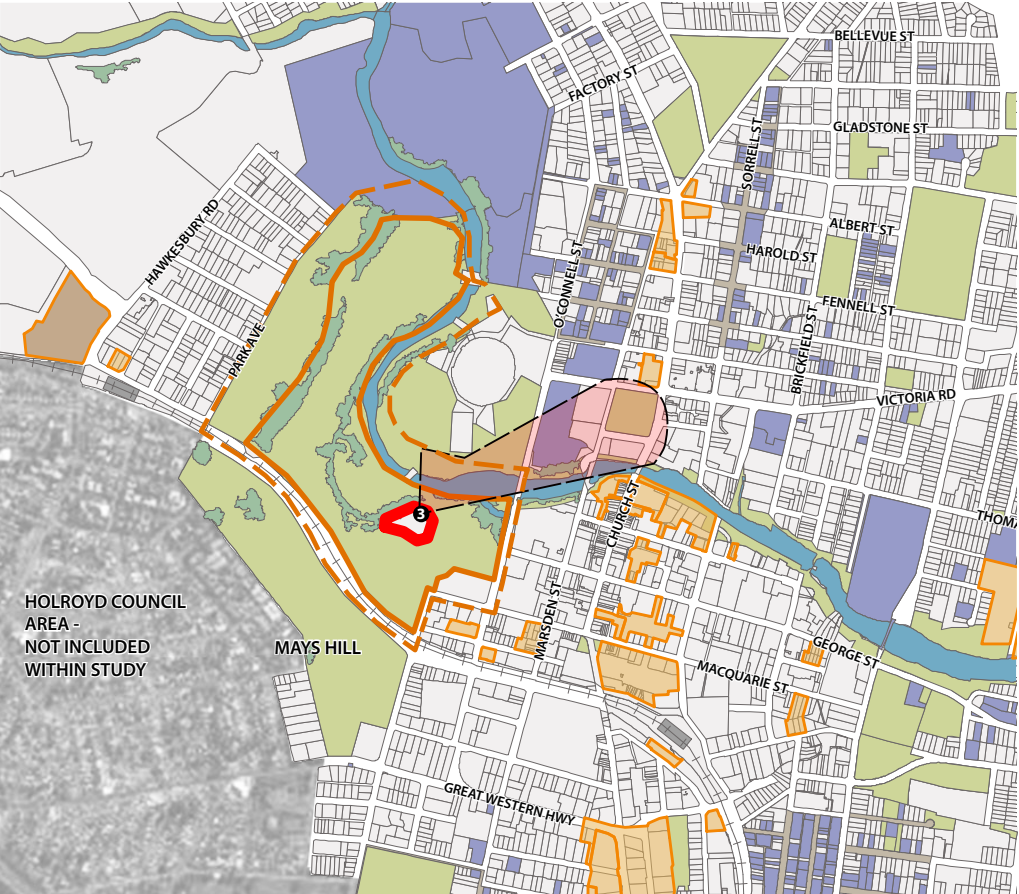
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 3: OGH to Former Kings School		
View 2 DCP: subject to the 80% height control		
Viewing Location: NE Corner of OGH to former Kings School		
Values Significance: HIGH		
Rationale for inclusion within HVIA: View cone falling toward the perimeter of the Site subject of this proposal.		
Outline of View		Assessment
View Location	NE Corner of OGH to former Kings School	The modelled views indicate that the PLC Hotel proposal will not be visible from this viewing location. The proposal is contained within the tree canopy. In addition, the proposal is sited some 660 metres from the viewing location, with the CommBank Stadium being located between the proposal and the viewing location.
Direction / type of view	North east / Point to point view	
Description of View	Immediate foreground: Lawns, open fence and mostly deciduous trees (Jacarandas). Foreground: exotic trees, river and Government farm beyond. Parked cars partly visible.	The proposal does not impact the immediate foreground as described within the Technical Guide. The middle ground narrow view of the former King's School building (upper floor), and St Patrick's Spire, will also not be impacted. The location of both being to the east of the proposal and subject site.
Physical Components	Middle Ground: Narrow view of former King's School building (upper floor), St Patrick's Spire is occasionally visible although mostly obscured by trees.	
Experiential/sensory components	Fairly steep slope down to river. Undulating beyond. Vegetation: mown lawns and spaced trees (Eucalypts and exotics) River visible through trees. Simple open fence, carpark is fairly dominant and school visible. Part of Government farm site visible. Trees provide sense of enclosure.	Being distanced from the viewing location the proposal will not impact the physical, experiential or sensory components of the view.
Aesthetic considerations	Proximity to OGH, river and farm provide fairly strong sense of place.  Composition: Point to area view with a fair composition, lack of focal point. Visual quality: while there is no particular focal point there are a number of compelling elements within this view.  Rarity: one off rare view	The proposal does not impact on the aesthetic composition of the view noting it will not impact of the 'compelling elements' of the view being the King's School building (upper floor) and St Patrick's Spire and the immediate foreground.  The significance of the view is not impacted in that the strong layering of landscape elements including the School building, church spires and Government farm are not dominated or interrupted by any view of the proposal. The proposal does not impact on the tree lined ridge and sense of the rural.  This view is subject to the conservation agreement height control which requires that:  <i>At least 80% of the building height must be contained below the level of the surrounding established tree canopy of Parramatta Park when viewed from any of the key viewing locations from OGHD shown in Figure 4.3.3.7.7. Any building elements must be oriented so as to minimise the visual impact from these viewing locations.</i>
Values significance	HIGH  Very strong layering of landscape elements including the School building, church spires and Government farm which provide historical connection to colonial era. Tree lined ridge on the horizon helps to evoke a sense of the rural.	The visual modelling indicates that 100% of the building contained below the tree canopy.
Urban Design / Park Management notes	Trees obscure views towards Old Kings school and church spires.  Car parking dominates views in the foreground.	



Looking North from OGH (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.51)



Location of View (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.50)



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 3: OGH to Former Kings School  
View 2 DCP: subject to the 80% height control  
Viewing Location: NE Corner of OGH to former Kings School  
Values significance: HIGH



GWP-7820 (Source: GWP)



View 3: OGH to Former Kings School (Source: HASSELL)



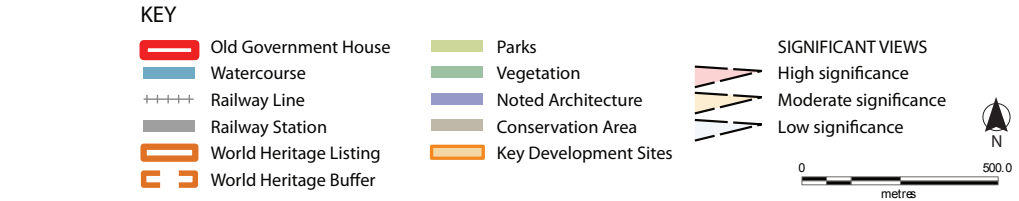
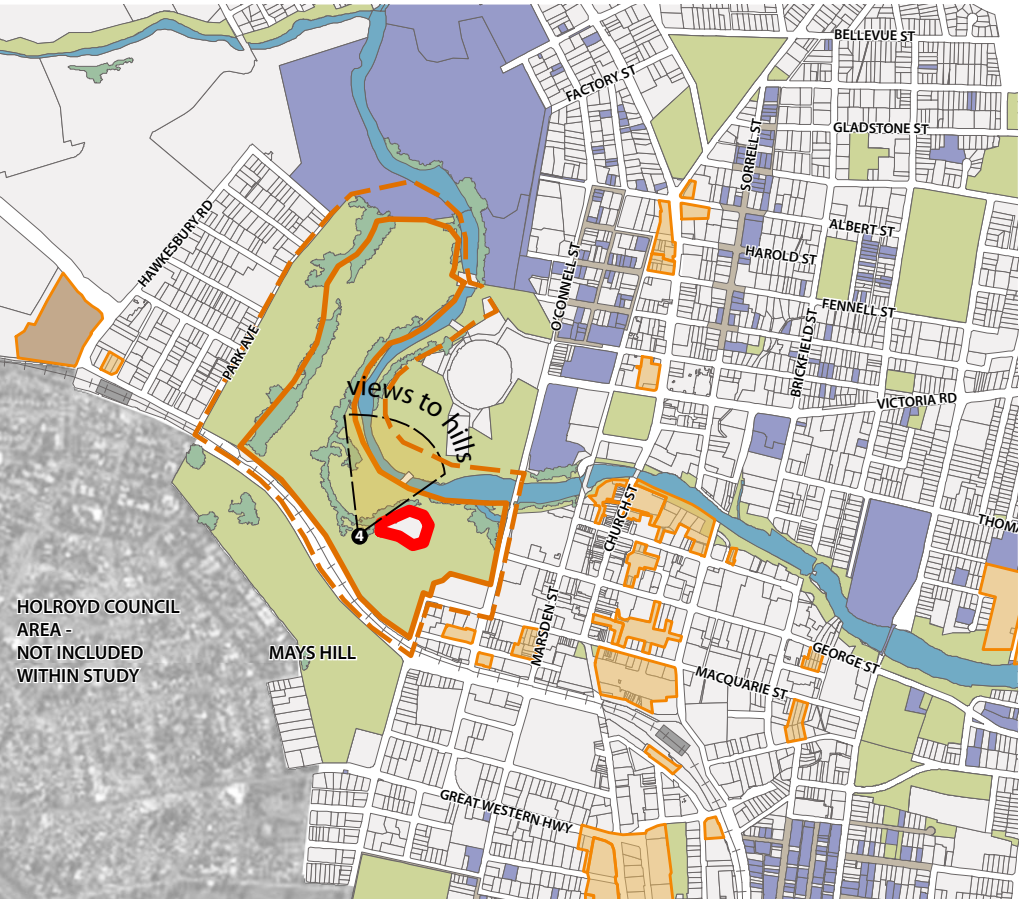
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 4: From Crescent North		
Viewing Location: From the rear of OGH		
Values significance: MODERATE		
Rationale for inclusion within HVIA: OEH Request (13 November 2018 DOC18/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
View Location	The rear of OGH	The view contained within the Technical Guide is dominated by the immediate foreground being Wooden fencing, bush, young trees and shrubby understory. This blocks view to the foreground, middle and background as described within the Technical Guide. For the purposes of this assessment the modelled views have been taken from an alternate location on the Crescent North, being one with clear view over the foreground and toward the direction of the proposal within the background.  The modelled views indicate that the PLC Hotel proposal will not be visible from this viewing location. The proposal is contained within the tree canopy.  The proposal does not impact the physical components of the views from the Crescent North.  Being distanced from the viewing location the proposal will not impact the physical, experiential or sensory components of the view. The Technical Guide notes that while the former Stadium lights were visible they were not dominant. Given the tree canopy and relative scale of the proposal within the vistas over the foreground, middle and background the proposal will also not dominate this view, or indeed be visible.  The proposal does not impact on the aesthetic composition of the view being the expansive vegetation and tree lined ridge.  The significance of the view is not impacted in that views of the Amphitheatre are retained with no visual intrusion from the proposed new buildings. The natural topography of the area the vegetated hills on the horizon which reinforce the rural character of the place will not be impacted.  This view is not subject to the conservation agreement height control.
Direction / type of view	North and north east / Point to area view	
Description of View	Immediate foreground: Wooden fencing, bush, young trees and shrubby understory	
	Foreground: Cleared amphitheatre area sloping topography and basin, concrete slab	
	Middle ground: Bushland with glimpses of the Parramatta Stadium lights	
	Background: Tree'd horizon line, views terminate at tree'd ridge	
Physical Components	Bush and scrub planting, lawned amphitheatre, concrete slab, tree'd horizon line, Parramatta Stadium lighting masts	
Experiential/sensory components	Green and tranquil view reminiscent of colonial times but regenerating bush differs from colonial landscape treatment. While the Parramatta Stadium lights are visible they are not dominant.	
Aesthetic considerations	Composition: point to area view which is somewhat framed by vegetation in the immediate foreground and terminating at tree lined ridge in the background.	
	Visual quality: High visual quality evoking a rural setting.	
Values significance	Rarity: similar views are available along the crescent ridge line.	
	MODERATE  Good views of the Amphitheatre with no visual intrusion from new buildings. Views reflect the natural topography of the area the vegetated hills on the horizon which help to reinforce the rural character of the place.	
Urban Design / Park Management notes	Immediate foreground planting obscures views.	



View 4: Looking North over the Amphitheatre (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.53)



Location of View (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.52)



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 4: From Crescent North

Viewing Location: From the rear of OGH

Values significance: MODERATE



GWP-7812 (Source: GWP)



Originally Submitted Height



Revised Height – Proposal Only



Revised Height – Proposal + LEP Heights



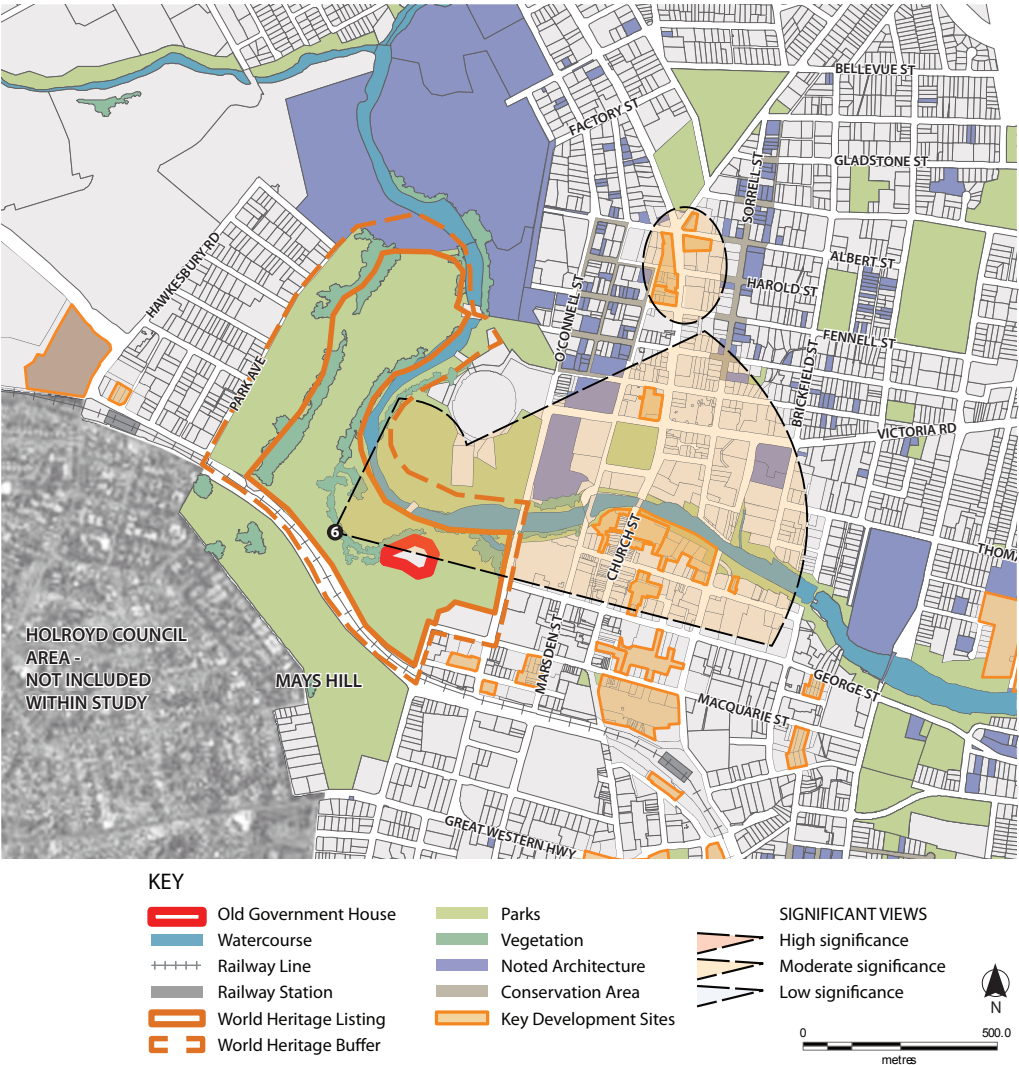
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 6: From Crescent to City		
Viewing Location: View towards the city from the from the Boer War Memorial Steps		
Values significance: MODERATE		
Rationale for inclusion within HVIA: OEH Request (13 November 2018 DOC18/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
View Location	The rear of OGH	The view contained within the Technical Guide is partly obscured by the immediate foreground. This blocks view to the foreground and middle ground as described within the Technical Guide. For the purposes of this assessment the modelled views have been taken from the Boer War Memorial steps excluding the immediate foreground and providing a clear view over the foreground and toward the direction of the proposal located in the middle ground, being city buildings partially obscured by vegetation.  The modelled views indicate that the upper floors of PLC Hotel proposal will be partly visible from this viewing location. The overall height of the proposal sits at the upper height of the tree canopy.  The proposal does not impact the physical components of the views toward the city. It will not interrupt view to St Patrick's Cathedral or All Saints Church, the proposal being situated to the northwest of both. The proposal will not interrupt views to significant heritage features within the view components, being the former Government Garden and Government Farm.  The proposal will not impact on the experiential or sensory components of the view being the parklike landscape.  The proposal does not impact on the aesthetic composition of the view being a broad panorama of the city against the foreground.  The significance of the view is not impacted in that it presents no impact to the layering of the landscape or views north toward the city, nor views to the northeast being to significant physical components of the view: St Patrick's Cathedral or All Saints Church. The proposal will not impact on the sense of openness and rurality against the city.  This view is not subject to the conservation agreement height control.
Direction / type of view	North and north east / Point to area view	
Description of View	Immediate foreground: Regenerated woodland with medium size eucalypts and other species. Vegetation is managed to create a grassy understory with views through trees.  Foreground: Grassy Crescent amphitheatre with trees and glimpsed views of river.  Middle ground: City buildings partially obscured by vegetation.  Distance: Long views to are available to the tree'd ridge on the horizon	
Physical Components	Steep slopes down to amphitheatre. Undulating with low hills beyond. River partially visible. Two Church spires at St Patrick's and All Saints are visible in the midground. The Sebol hotel is a prominent feature with its asymmetric roof line and light colours.  The amphitheatre (site of Government Garden) and Government farm across river are significant heritage features. Moderate Integrity. Enclosed view (varies with viewing point).	
Experiential/sensory components	Parklike landscape.	
Aesthetic considerations	Composition: point to area view taking in a broad panorama of the city against a foreground of vegetation and tree lined ridge in the background.  Visual quality: moderate visual quality with some historic features.  Rarity: rare view, similar views are available from around the crescent.	
Values significance	MODERATE  Layering of landscape elements including the crescent and the river. Views north towards the tree'd ridgeline create a sense of openness and rurality against the city.	
Urban Design / Park Management notes	Planting partly obscures views.	



View 6: From Crescent to City (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.63)



Location of Views (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.62)



# STATEMENT OF HERITAGE AND VISUAL ANALYSIS

## VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

### Technical Guide View 6: From Crescent to City

Viewing Location: View towards the city from the from the Boer War Memorial Steps

Values significance: MODERATE



GWP\_7815 (Source: GWP)





STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 9: Northern Crescent to City		
Viewing Location: Dairy Precinct		
Values significance: MODERATE		
Rationale for inclusion within HVIA: OEH Request (13 November 2018 DOC18/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
View Location	View towards City from the steps at location marked	The view contained within the Technical Guide is toward 1 Sorell Street, The Park Royal Hotel and the NSW Registry building. All are located adjacent the Parramatta River corridor to the southeast of the subject site. The site photos taken for the purpose of this assessment indicate that the proposal does not fall within this view, and as such an assessment has not been undertaken.  This view is not subject to the conservation agreement height control.
Direction / type of view	East / Point to area view	
Description of View	Immediate foreground: Regenerated woodland features in the foreground with medium size eucalypts and other species. Vegetation is managed to create a grassy understory with views through trees.  Foreground: Grassy Crescent and amphitheatre with trees and glimpsed views of river.  Middle ground: city buildings  Distance: Long views to are available to the tree'd ridge on the horizon.	
Physical Components	Steep slopes down to amphitheatre. River partially visible. City buildings dominate the middle ground of buildings as they are viewed along the river corridor  The amphitheatre (site of Government Garden) is a significant heritage features. Enclosed view (varies with viewing point).	
Experiential/sensory components	Parklike landscape.	
Aesthetic considerations	Composition: point to area view taking in a broad panorama of the city against the parkland and tree lined ridge in the distance.  Visual quality: moderate visual quality of the river and city of Parramatta against a parkland setting.  Rarity: rare within the regional context, similar views are available from other locations.	
Values significance	MODERATE  Views towards the amphitheatre area and river provide some sense of a layering of landscape elements. City buildings are prominent to the east. Tree lined ridge visible to the north.	
Urban Design / Park Management notes	Tree canopy blocks views in the foreground	



View 9: Northern Crescent to City (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p63)



Location of View (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.62)



# STATEMENT OF HERITAGE AND VISUAL ANALYSIS

## VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

### Technical Guide View 9: Northern Crescent to City

Viewing Location: Dairy Precinct

Values significance: MODERATE



(Source: GWP)

