

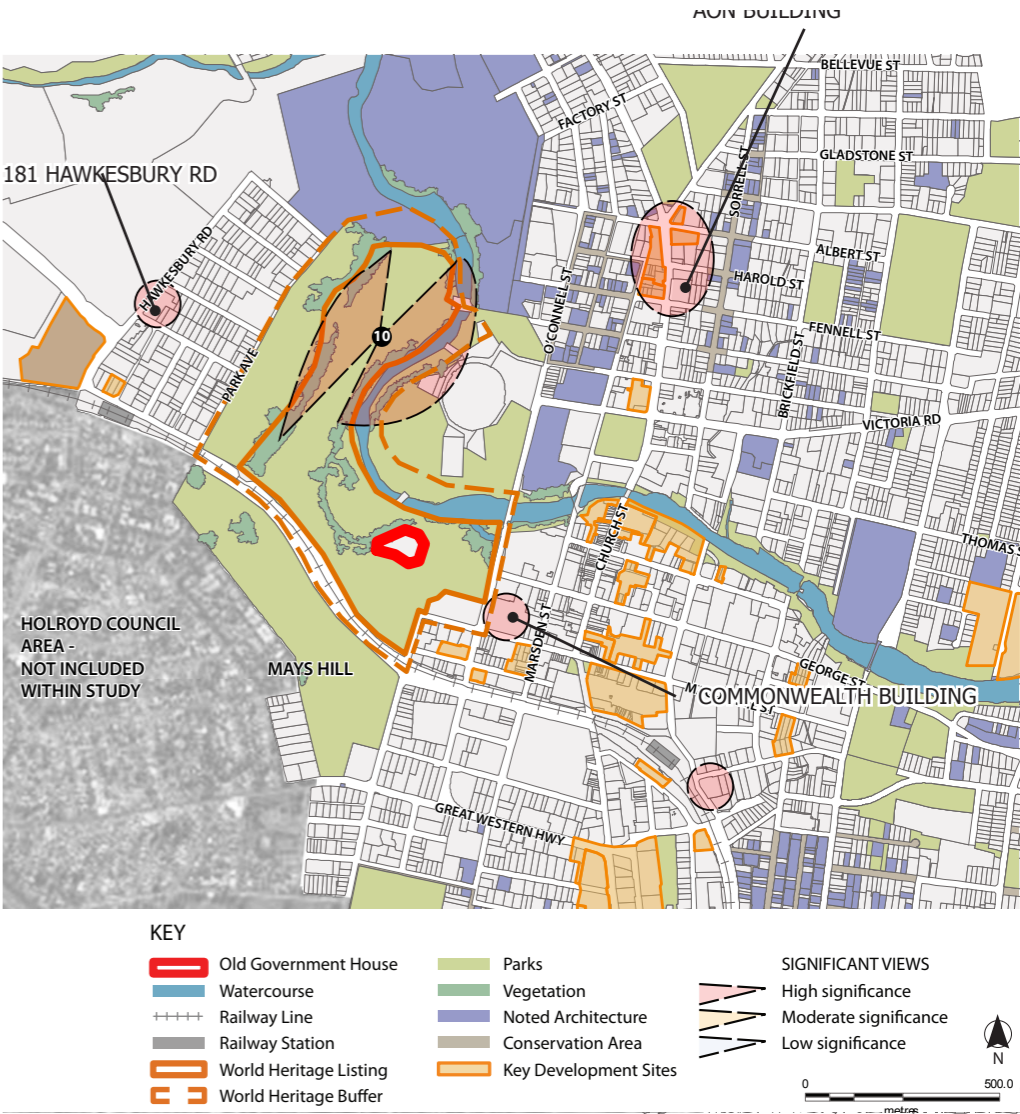
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 10: Dairy Precinct		
View 5: DCP subject to the 80% height control		
Viewing Location: Dairy Precinct		
Values significance: MODERATE		
Rationale for inclusion within HVIA: View cone falling toward the perimeter of the Site subject of this proposal.		
Outline of View		Assessment
View Location	View towards City from the steps at location marked	The Technical Guide recognises that this view is expansive. The relevant view to the east contained within the Technical Guide does not capture the proposal as it would be viewed within this wider viewing location (See page 25). For the purposes of this assessment the modelled views have been taken toward the northeast to capture the relationship of the proposal to this viewing location (See page 26). This assessment considers only the description of the view to the east, with the views to the west and southeast not being of little relevance to this assessment. The proposal does not impact the immediate foreground of lawns and sparse as described within the Technical Guide. The foreground and middle ground of woodland setting and expansive lawns is not impacted by the proposal and the proposal does not sit with the cluster of development evident in North Parramatta. It is instead situated to the north of this cluster being screened by the vegetation of the foreground and middle ground. The proposal does not impact on the physical, experiential or sensory components of the view. The dairy precinct and park like setting is retained with the proposal being situated beyond and screened from the immediacy of the foreground. Being situated the immediate foreground and foreground of the view the proposal retains the strong layering of landscape elements including dairy buildings, alignment of former carriageway and landscaped parkland of the wider viewing location. Rural qualities are retained. The proposal is consistent with the Urban Design and Park Management notes in that it does not impact the tree line which protects the significant components of the view. 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 OGH 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> The visual modelling indicates that 95% of the building height is contained below the tree canopy.
Direction / type of view	To North East and South East / Point to area view	
Description of View	Immediate foreground: Lawns, sparse trees. Foreground: Open grass/woodland setting with mature trees and expansive lawns. Middle ground: Densely wooded, development evident in North Parramatta through trees.	
Physical Components	Undulating landform sloping down to river. Vegetation as above. Dairy buildings the main heritage and built element Mature trees provide strong sense of enclosure.	
Experiential/sensory components	Strong sense of place related to colonial period – dairy precinct and park-like setting with road following old carriage way.	
Aesthetic considerations	Composition: point to area views with the dairy precinct as a landmark feature. Visual quality: tranquil views with historic elements. Rarity: one off views	
Values significance	HIGH Strong layering of landscape elements including dairy buildings, alignment of former carriageway and landscaped parkland. Rural qualities. Tree lined creek terminates views creating closure.	
Urban Design / Park Management notes	Tree line is essential in protecting the highly rated values in this location.	



View 10: Dairy Precinct - Looking East (Dairy in foreground) Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.65)



Location of View (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.64)

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 10: Dairy Precinct
View 5: DCP subject to the 80% height control
Viewing Location: Dairy Precinct
Values significance: MODERATE



GWP-7792 (Source: GWP)



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 10: Dairy Precinct (extended)
View 5: DCP (extended) subject to the 80% height control - 95% BELOW CANOPY
Viewing Location: Dairy Precinct (extended) - The Technical Guide view is extended here to portray the Proposal
Values significance: MODERATE



GWP-7795 (Source: GWP)



View 10: Dairy Precinct extended (Source: HASSELL)



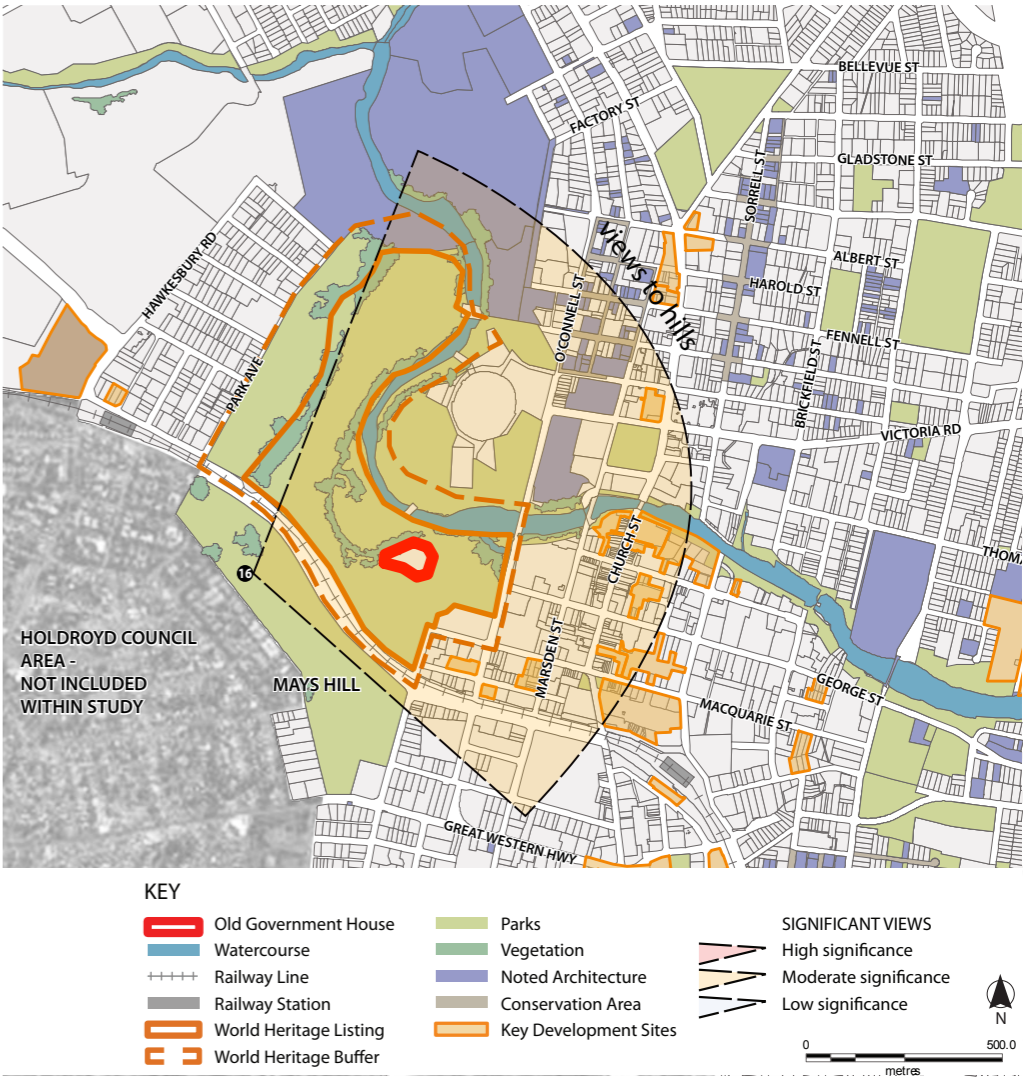
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 16: Mays Hill		
Viewing Location: Mays Hill		
Values significance: MODERATE		
Rationale for inclusion within HVIA: View cone falling toward the perimeter of the Site subject of this proposal.		
Outline of View		Assessment
View Location	Mays Hill	The proposal is partially visible from this viewing location. The proposal does not impact the immediate foreground or foreground described within the Technical Guide. The proposal sits within the panoramic views of the middleground, over the treetops to Parramatta Park. Given its relative scale within the panorama it does not greatly impact on the majority green outlook to the North west or the long range views toward the tree'd horizon. The proposal does not detract from the physical components of the view nor the sese of place defining the experiential or sensory components of the view. As noted the views toward the Domain are not distinctive from views in other directions. As such the proposal does not stand as a dominant element in the panorama of views. The proposal sits within, but does not dominate the layering of the landscape elements, Paramatta Park and the City. This view is not subject to the conservation agreement height control.
Direction / type of view	West, North west / area to area view	
Description of View	Immediate foreground: Grassed slopes. Foreground: tree canopy, trees, grassed slopes, golf course, single trees. Middleground: panoramic views over the treetops towards Parramatta Park and the City skyline Middle distance: Parramatta City skyline to the West and a majority green outlook to the North west	
Physical Components	Land sloping west. Vegetation as above. The city skyline is a strong visual element against the tree canopy	
Experiential/sensory components	Fairly strong sense of place – views towards the Domain are not distinctive or differentiated from views in other direction toward vegetation.	
Aesthetic considerations	Composition: area to area panoramic view. Visual quality: The city skyline and golf course are the dominant features. Rarity: rare, one off views	
Values significance	MODERATE There is a strong layering of landscape elements Parramatta Park and the City visible.	
Urban Design / Park Management notes		



View 16: Mays Hill - looking east towards the City (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.77)



Location of Views (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.76)

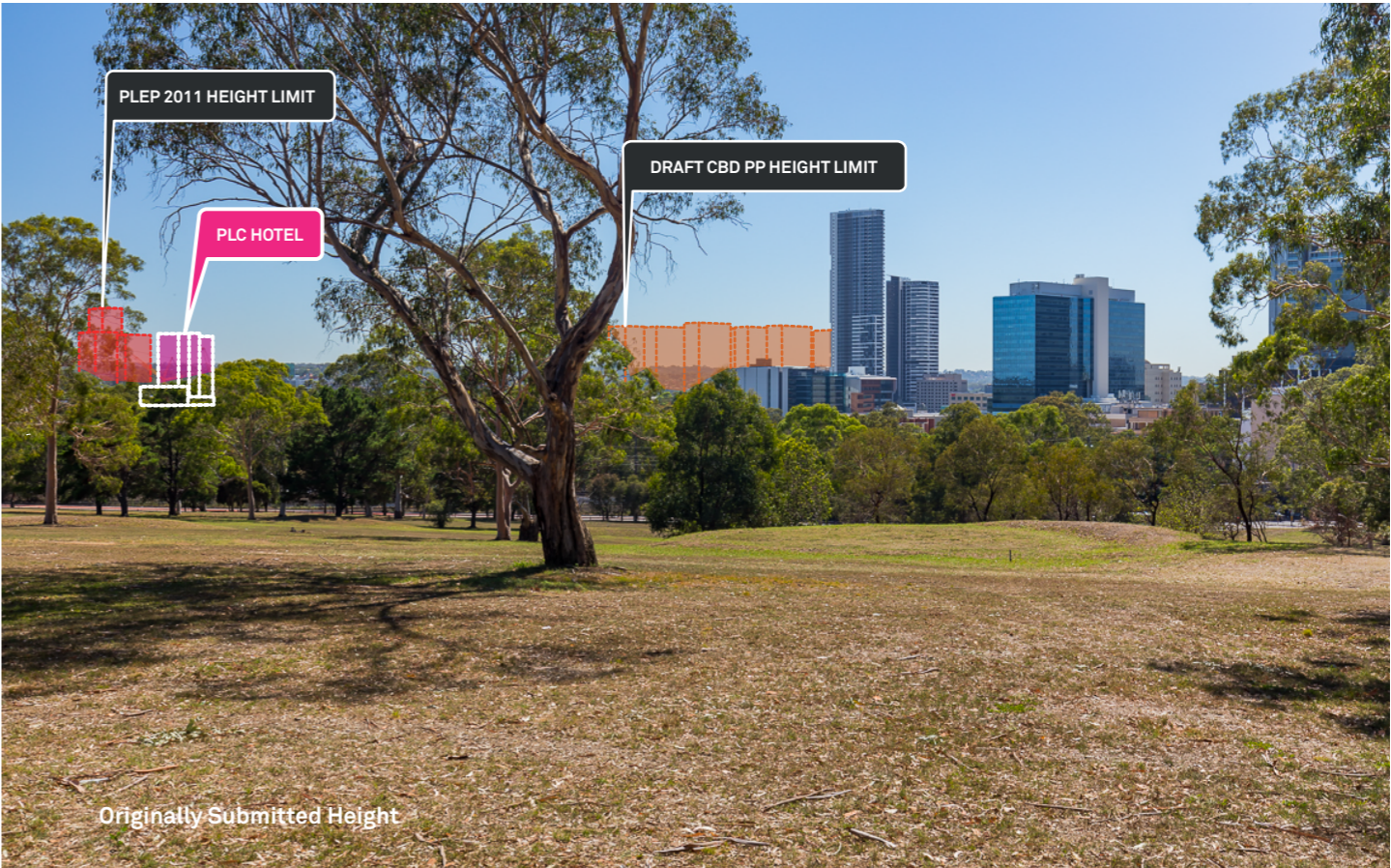
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – VIEW ANALYSIS DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE

Technical Guide View 16: Mays Hill
Viewing Location: Mays Hill
Values significance: MODERATE



GWP-1038 (Source: GWP)



View 16: Mays Hill (Source: HASSELL)

