

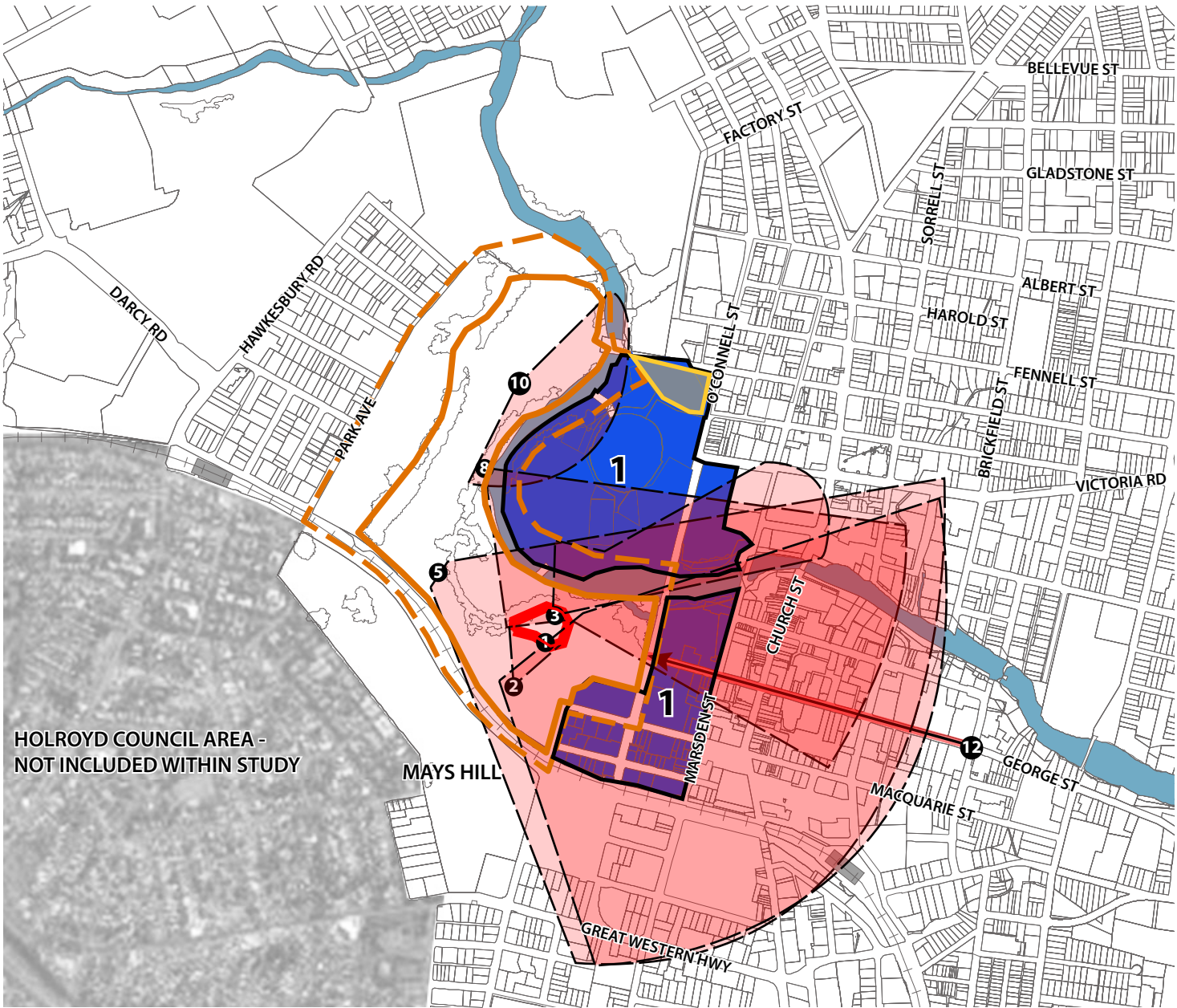
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.1.3 SUMMARY VIEWS ANALYSIS

The following table summarises the Technical Guide views assessed within this HVIA, their significance, relationship to the DCP and Conservation Agreement height control views, and visibility within the landscape.

DEVELOPMENT IN PARRAMATTA TECHNICAL GUIDE VIEW	IDENTIFIED SIGNIFICANCE OF VIEW	RELEVANT CONSERVATION AGREEMENT HEIGHT CONTROL VIEW & DCP FIG 4.3.3.7.7	COMPLIANCE ACHIEVED
2	HIGH	N/A	✓
3 (DCP View 2)	HIGH	2	✓
4	MODERATE	N/A	✓
6	MODERATE	N/A	✓
9	MODERATE	N/A	✓
10 (DCP View 5)	HIGH	5	✓
16	MODERATE	N/A	✓

This matrix indicates that the proposal is not visible within those views subject to the DCP and Development in Parramatta Technical Guide (Planisphere 2012) height controls. It also illustrates that the proposal is not visible within the modelled views which are identified as being of high significance.



Location of Important Views: Park Edge Highly Sensitive. Approximate Site boundary and location in yellow (Source: Development in Parramatta Technical Guide, Planisphere, 2012, p.90, modified by Purcell)

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.1.4 VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

VIEWS TO THE NORMA PARKER CENTRE/KAMBALLA SITE FROM PARRAMATTA PARK		
Parramatta North Historic Site CMP View 6C: Byrnes's Avenue (South)		
Viewing Location: Byrnes's Avenue (South), Causeway and Pedestrian bridge to Norma Parker Centre/Kambala Site and Cumberland Hospital (East Campus)		
Rationale for inclusion within HVIA: Selected in response to OEH Request (13 November 2018 DOC18/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
Edited extract from PNHS CMP, prepared by TKD Architects, 2017, p.E-19.		
Description	<p>Views of the Roman Catholic Orphan School and later the perimeter walls of the Parramatta Girls' Industrial School have dominated the view up the river first from Byrne's Avenue (south), the causeway and then also from the pedestrian bridge. In the distance are the weir (constructed c1901) and the river terraces of the Female Factory/Lunatic Asylum Precinct.</p> <p>These views were popular in the early twentieth century with the establishment of the southern section of Byrne's Avenue as a formal walk.</p> <p>These historic views remained in place up until the 1980s after which time they started to be impacted by weed growth and the planting of dense vegetation along the riverfront of Norma Parker Centre/Kamballa site. Today only glimpses of the buildings and structures of both sites are possible from the causeway and pedestrian bridge.</p>	<p>The proposal is situated outside of the 'Historic Core' of the PNHS and Norma Parker Centre/Kamballa site. The proposal is partially visible from this viewing location.</p> <p>The subject site sits to the south of the Norma Parker Centre/Kamballa site and does not impede views from this location. Views of the Norma Parker Centre/ Kamballa site are noted as being impacted by dense vegetation retaining only glimpses of the buildings and structures from the causeway and pedestrian bridge. In this respect the proposal does not detract from this view and its setting as the visibility of the historic features is limited.</p> <p>It is possible that views toward the Norma Parker Centre/Kamballa be reinstated through clearance in accordance with the Preliminary Management Recommendations. In this eventuality the retention of landscape plantings could be managed to mitigate the visual impact of the proposal and the existing carpark, both situated to the south.</p> <p>The height of the proposal accords with the upper tree canopy of the surrounding vegetation. Its bulk is mitigated by its form which reduces potential visual impact associated with a mass façade. The responsiveness of the design to the relevant controls is further outlined within Section 6.2.</p>
Significance	<p>The glimpses of the buildings and walls of the Norma Parker Centre/Kamballa site, the weir and the Female Factory/ Lunatic Asylum Precinct in the distance are a remnant of once expansive views that existed up until the 1980s. Re-instatement of the views would greatly assist with interpretation of the development of both sites. It would also assist with an appreciation of the aesthetic qualities of the Female Factory/Lunatic Asylum Precinct within its riverfront setting including the formal lawn terraces and cultural plantings down to the river edge.</p>	
Preliminary Management Recommendations	<ul style="list-style-type: none">• The impacted historic views of the buildings of the Female Factory/Lunatic Asylum Precinct and their riverfront setting and the walls and buildings of the Norma Parker Centre/Kamballa site should be re-instated when the opportunity arises through removal of non-significant or intrusive vegetation (weed species) from both sides of the river.• New plantings along the riverfront should ensure that re-instated views of the Female Factory/Lunatic Asylum Precinct and its riverfront setting and the buildings and walls of the Norma Parker Centre/Kamballa site are retained and enhanced.• The location, bulk, height and materiality of any new development within the Historic Core and within the wider Norma Parker Centre/Kamballa site will need to consider the potential for adverse impacts on the view to the Female Factory/Lunatic Asylum Precinct and its riverfront setting and the buildings and walls of the Norma Parker Centre/Kamballa site.	



Glimpses of the Norma Parker Centre/Kamballa site from the causeway (Source; KD Architects, 2017, p.E-19)



The weir and the Female Factory/Lunatic Asylum Precinct from the bridge (Source; KD Architects, 2017, p.E-19)



An aerial view of the Parramatta North Historic Sites identifying the existing and impacted historic views to the PNHS from the surrounding areas.(Source: Parramatta North Historic Sites Consolidated CMP, TKD Architects, 2017, p.E7)

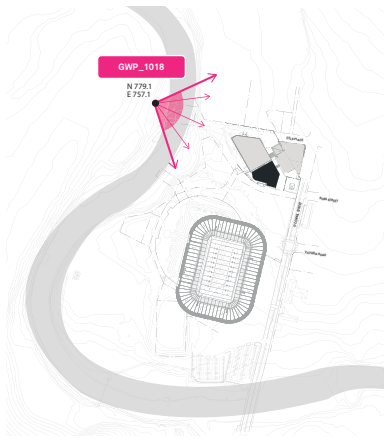
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

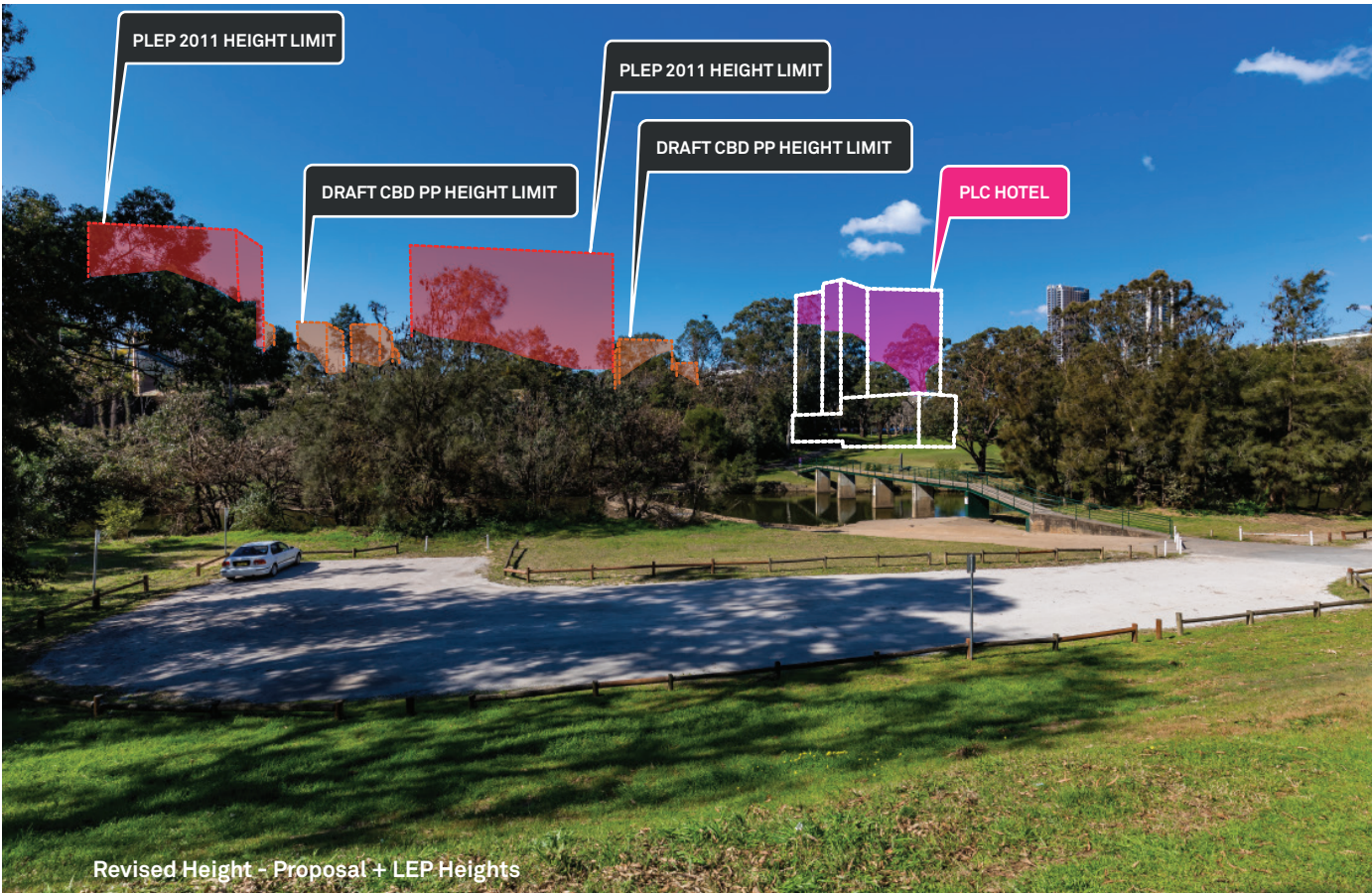
View 6C: From Byrne’s Ave (south), causeway and pedestrian bridge to Norma Parker Centre/ Kamballa site and Cumberland Hospital (East Campus) site.



GWP-7798 (Source: GWP)



View Location (Source: HASSELL)



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

VIEWS WITHIN THE NORMA PARKER CENTRE/KAMBALLA SITE		
Parramatta North Historic Site CMP View: 48 Between Main Building and Superintendents Garden		
Viewing Location: Between Main Building and Superintendents Garden		
Rationale for inclusion within HVIA: Selected in response to OEH Request (13 November 2018 DOC18/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
Edited extract from PNHS CMP, prepared by TKD Architects, 2017, p.E-66.		
Description	<p>The Superintendent's Garden is shown as a 'flower garden' in a plan from 1880 and as a 'garden' to the entry of the Main Building (then Superintendent's Quarters) in 1895.</p> <p>Views of the open setting and entry to the Main Building were impacted by a brickwork building (a second Superintendent's Residence) in 1936 and further by a brickwork building (the Deputy Superintendent's Residence) in 1969.</p> <p>Currently some vegetation impacts the open setting that marks the northern courtyard of the Main Building. The brickwork buildings impact on the ability to understand the historic setting of the Main Building.</p>	<p>View 48, as represented within the PNHS CMP is taken within the grounds of the Norma Parker Centre/ Kamballa site. Limitations on access have constrained the modelled images to views taken from Fleet Street in the general direction of PNHS CMP View 48. It is further noted that this view is described as being one within the PNHS, namely internal to the site (Reference Map E-10, PNHS CMP 2017, p.E-9) and that an according view is not identified for views from the PNHS to the surrounding areas (Reference E-9, PNHS CMP 2017, p.E-8).</p> <p>The proposal does not result in a direct impact on the views within the enclosed space of Bethel House. The proposal does not impact on the potential to understand of the changing visual and functional relationships between the historic building and its surroundings, internal to the Norma Parker Centre/ Kamballa site. Show Analysis indicates that the Norma Parker Centre/Kamballa site will not be impacted by overshadowing (Drawings 211020_A.Architectural Drawings 5 – Shadow and Swept Path Analysis HASSELL).</p> <p>The proposal, when viewed from Fleet Street, is partially visible in middle distant views. Lower podium levels will be screened by existing built form between Fennell Street and Eels Place with deciduous and ever green street trees along Fleet Street affording additional screening.</p> <p>When considering the potential visual impact within the Superintendent's Garden it is to be noted that site lines to the proposal will likely be screened by established pines and the three storey Main Building which is in the immediate foreground and the siting of the proposal some 315 metres toward the south.</p> <p>The proposal does not conflict with the Preliminary Management Recommendations of the PNHS CMP, relevant to this view.</p>
Significance	<p>The visual relationship between the Main Building and the former Superintendent's Garden makes an important contribution to the historic and aesthetic values of the Main Building and the wider Norma Parker Centre/Kamballa site. The open spatial qualities of the garden makes an important contribution to the setting of the Main Building when viewed from Fleet Street and from within the Garden.</p>	
Preliminary Management Recommendations	<ul style="list-style-type: none">• The visual relationship between the Main Building and the former Superintendent's Garden should be retained and conserved.• The visual relationship should be enhanced by removal of non-significant and intrusive plantings, buildings and additions when the opportunity arises.• The location, bulk, height and materiality of any new support buildings or structures within the Superintendent's Garden will need to consider the potential for adverse impacts on its visual relationship with the Main Building.	



The Main Building (left) and Superintendent's Cottage (right) (Source: KD Architects, 2017, p.E-66)

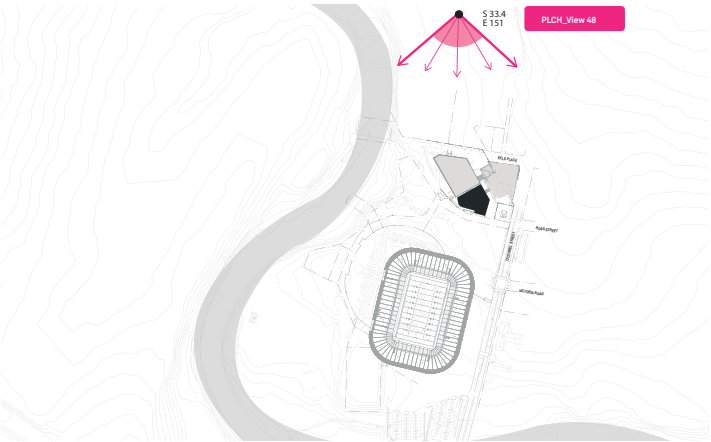


An aerial view of the Parramatta North Historic Sites identifying the existing and impacted historic views within the PNHS. (Source: TKD Architects, 2017, p.E9)

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

View 48: Between Main Building and Superintendents Garden



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

Parramatta North Historic Site CMP View 49b: Within Main Complex Courtyard		
Viewing Location: Within the Main Complex Courtyard		
Rationale for inclusion within HVIA: Selected in response to OEH Request (13 November 2018 DOC18/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
Edited extract from PNHS CMP, prepared by TKD Architects, 2017, p.E-68.		
Description	The Main Complex Courtyard is shown as open space in a plan from 1880 and as a playground in a plan from 1895. The space is maintained as an open setting throughout the 1900s with views impacted by the construction a swimming pool (NI6) and fence c1975. Currently views of the buildings of the former Roman Catholic School and compound walls are obstructed by overgrown vegetation. Glimpses are available of the Laundry and Chapel between trees.	It noted that this view is described as being one within the PNHS, namely internal to the site (Reference Map E-10, PNHS CMP 2017, p.E-9) and that an according view is not identified for views from the PNHS to the surrounding areas (Reference E-9, PNHS CMP 2017, p.E-8). For the purposes of this assessment the modelled views have been taken toward the south to capture the relationship of the proposal to this viewing location.
Significance	The views within the Main Complex courtyard make an important contribution to the historic and aesthetic values of the Norma Parker Centre/Kamballa site and to the original Roman Catholic Orphan buildings in particular. The views allow for an understanding of the visual and functional relationships between the buildings and their operations over 150 years.	The proposal will not result in a direct impact to the views internal to the Norma Parker Centre/Kamballa site, as defined by view 49b of the PNHS CMP. The open setting will be maintained and opportunity for enhanced vies to the Roman Catholic School and compound walls will be retained. Glimpses of the Laundry and Chapel between trees will not be impacted. The proposal will not detract from the ability to understand the visual and functional relationships between the buildings and their operations over 150 years.
Preliminary Management Recommendations	<ul style="list-style-type: none">The views within the Main Complex courtyard to the rear of the Main Building, Covered Way, Chapel and sandstone and brick compound wall should be retained and conserved.The views should be enhanced by removal of non-significant and intrusive vegetation, building and additions when the opportunity arises.The location, bulk, height and materiality of any new support facilities within the Main Complex courtyard will need to consider the potential for adverse impacts on the views from within the courtyard to the surrounding significant buildings and structures.	<p>The proposal does not conflict with the Preliminary Management Recommendations of the PNHS CMP, relevant to this view.</p> <p>While the proposal will not directly impact the significance of this internal view it will be partially visible from with the Main Complex Courtyard. From this viewing location the overall height of the proposal aligns with that of the ridge line of the Chapel. The articulated ridgeline and form of the proposal will lessen the perceived bulk and mass of the proposal when viewed from this location. The balance of fenestration and mixed material palette (Drawings 211020_A.Architectural Drawings 4 – Façade Systems & External Finishes, HASSELL), including plantings will also lessen perceived bulk and mass. The elevation of the proposal visible from this location does not include signage, and plant and equipment is concealed from view. Shadow Analysis indicates that the Norma Parker Centre/Kamballa site will not be impacted by overshadowing (Drawings 211020_A.Architectural Drawings 5 – Shadow and Swept Path Analysis HASSELL).</p>



Existing views within the northern part of the Main Complex of buildings Existing views within the northern part of the Main Complex of buildings (Source: KD Architects, 2017, p.E-68)



Existing views within the northern part of the Main Complex of buildings (Source: KD Architects, 2017, p.E-68)

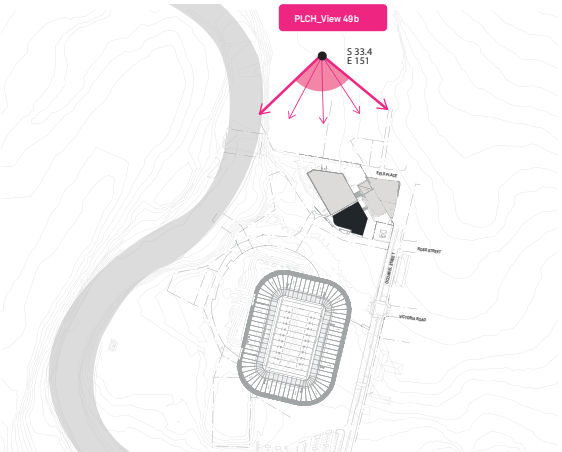


An aerial view of the Parramatta North Historic Sites identifying the existing and impacted historic views within the PNHS. (Source: TKD Architects, 2017, p.E9)

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

View 49b: Within Main Complex Courtyard



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

Parramatta North Historic Site CMP View 51: Within enclosed yard of Bethel House		
Viewing Location: Within enclosed yard of Bethel House		
Rationale for inclusion within HVIA: Selected in response to OEH Request (13 November 2018 DOC18/751317 and email correspondence 17 May 2019)		
Outline of View		Assessment
Edited extract from PNHS CMP, prepared by TKD Architects, 2017, p.E-70.		
Description	<p>Bethel House was originally established (1864) with an open setting to the south. This setting was impacted by the construction of a brick perimeter wall (established c1887 as part of the former Roman Catholic Orphan School and later demolished).</p> <p>A courtyard was later established between Bethel House and the buildings of the Parramatta Girl's Training School (including the c1934 Hospital Wing (N11) and the 1967 Industrial Classroom Block (N12). There has been no obstruction of views to Bethel House since the 1960s.</p>	<p>It noted that this view is described as being one within the PNHS, namely internal to the site (Reference Map E-10, PNHS CMP 2017, p.E-9) and that an according view is not identified for views from the PNHS to the surrounding areas (Reference E-9, PNHS CMP 2017, p.E-8). For the purposes of this assessment the modelled views have been taken toward the south to capture the relationship of the proposal to this viewing location. It is to be noted that the view captured within the PNHS CMP, 2017 is taken toward to north (see adjacent source image).</p>
Significance	<p>The views within the enclosed space of Bethel House make an important contribution to the historic and aesthetic values of the Norma Parker Centre/Kamballa site and to Bethel House in particular. The views allow for an understanding of the changing visual and functional relationships between the building and its surroundings since it was constructed in the 1860s.</p>	<p>The proposal will not result in a direct impact to the views internal to the Norma Parker Centre/Kamballa site, as defined by view 51 of the PNHS CMP. The open setting will be maintained and opportunity for enhanced vies to the Roman Catholic School and compound walls will be retained.</p>
Preliminary Management Recommendations	<ul style="list-style-type: none">• The views to Bethel House from within its enclosed space and its visual relationship with the remainder of the Roman Catholic Orphan School buildings should be retained and conserved.• The views should be enhanced by removal of non-significant and intrusive vegetation, buildings and additions when the opportunity arises.• The location, bulk, height and materiality of any new support facilities within the vicinity of Bethel House will need to consider the potential for adverse impacts on the views of Bethel House from within its enclosed space.	<p>The proposal does not conflict with the Preliminary Management Recommendations of the PNHS CMP relevant to this view. Views north toward Bethel House will not be impacted.</p> <p>While the proposal will not directly impact the significance of this internal view it will be partially visible from with the enclosed yard of Bethel House when looking south.</p>



Existing views around Bethel House. (Source: KD Architects, 2017, p.E-70)

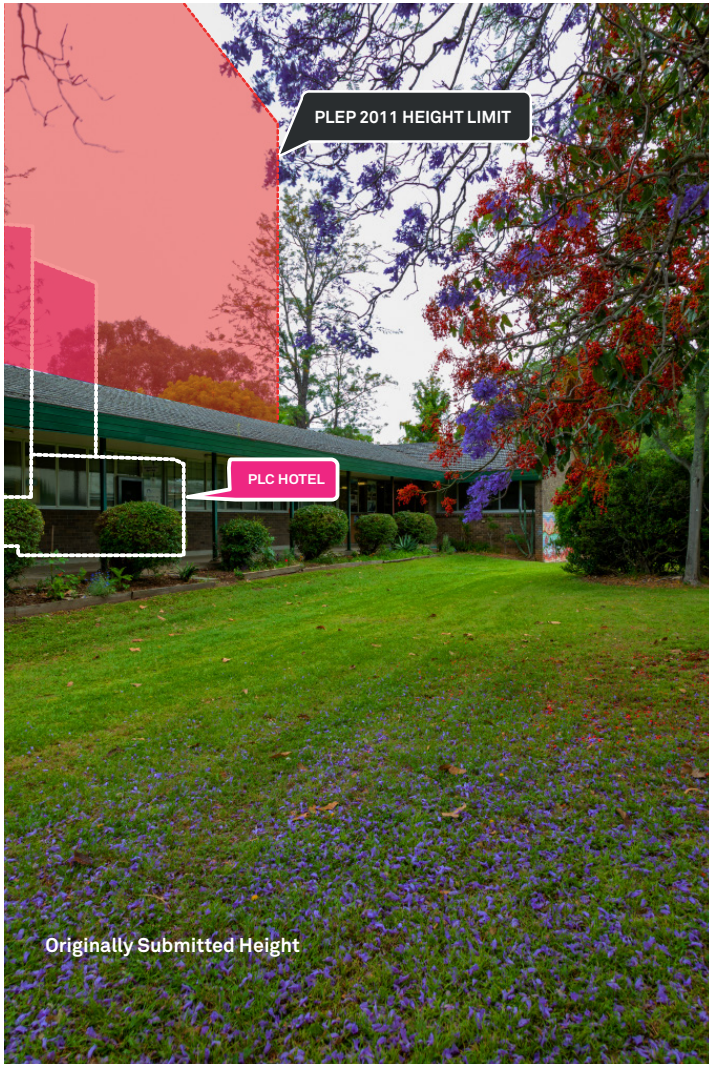
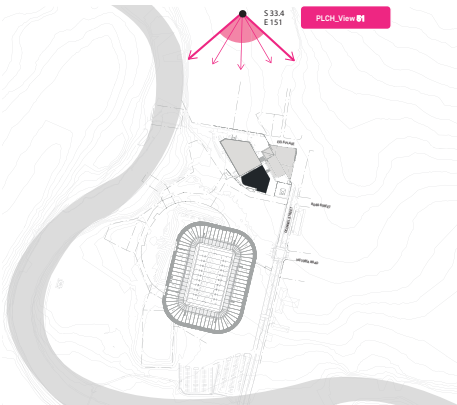


An aerial view of the Parramatta North Historic Sites identifying the existing and impacted historic views within the PNHS. (Source: TKD Architects, 2017, p.E9)

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

VIEW ANALYSIS – PARRAMATTA NORTH HISTORIC SITES CMP

View 51: Within enclosed yard of Bethel House



STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.2 ASSESSMENT AGAINST ENVIRONMENTAL PLANNING INSTRUMENTS, POLICIES, GUIDELINES AND BEST PRACTICE PRINCIPALS

6.2.1 ASSESSMENT AGAINST: ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT, 1999		
It must be assessed if the proposal will have, or is likely to have, a significant impact on the World and National Heritage values of OGH D. It must be assessed if the proposal has a 'real chance or possibility' that the 'action' will 'Involve construction of buildings or other structures within, adjacent, to or within important sight lines of, a World Heritage property which are inconsistent with relevant values.'		
A Conservation Agreement (CA) has been established between the Commonwealth Minster for the Environment, NSW Minister for Planning, and the Parramatta City Council under Section 305 of the EPBC Act, 1999. The agreement seeks to protect the and conserve:		
a. The World heritage values of a declared World Heritage property in the Australian jurisdiction; and		
b. The National values of a National Heritage place.		
The CA outlined controls in respect of Development on land within the Highly Sensitive Area (as the site is) and notes that '...these provisions comprise the Highly Sensitive Area Controls for the purposes of this Agreement despite any inconsistency with an environmental planning instrument applying to the Highly Sensitive Area and despite an subsequent amendment or repeal of the specified provisions of the Parramatta City Centre Local Environmental Plan 2007 or the Parramatta Development Control Plan 2011.' (p.6)		
Pursuant to section 306A of the EPBC Act, action in the Class of Actions does not require approval under Part 9 of the EPBC Act Specified Part 3 Provisions		
Highly Sensitive Area Controls		Responsiveness of the PLC Hotel proposal
a	The maximum building height shown for the land on the Height of Buildings Map pursuant to clause 21 of the Parramatta City Centre Local Environmental Plan 2007 in the form it was in as at 18 June 2015	The Parramatta City Centre (PCC) LEP 2007 clause 21 does not stipulate a maximum building height for the nominated 'highly sensitive site' A1 (PDCP 2011 Figure 4.3.3.7.6), the subject development site. It is noted that the PCC LEP 2007 has since been repealed and replaced by the Parramatta Local Environmental Plan (PLEP) 2011. The current PLEP similarly contains no maximum height standard for the subject site. The overall height (RL 69; height 55.9m) of the Proposal mediates between the stadium height and the permissible development height to the north of the site (PLEP Height Map Site reference AA2), which is up to 66m. The set back from O'Connell Street responds to the surrounding height limits of the street frontages of 9m (PLEP Height Map Site references J1)
b	The maximum floor space ratio shown for the land on the Floor Space Ration Map and pursuant to clause 22 of the Parramatta City Centre Local Environmental Plan 2007 in the form it was in as at 18 June 2015	The PCC LEP 2007 clause 22 does not stipulate a FSR for the nominated 'highly sensitive site' A1, the subject development site. It is noted that the PCC LEP 2017 has since been repealed and replaced by the PLEP 2011. The PLEP 2011 similarly contains no maximum height standard for the subject site.
c	Clause 21A of the Parramatta City Centre Local Environmental Plan 2007 in the form it was in as at 18 June 2015	As the PCC LEP 2007 clause 21 does not stipulate a maximum building height for the nominated 'highly sensitive site' A1, the subject development site. The consideration is 21A (2) as follows: Development consent must not be granted to any such development unless the consent authority is satisfied that: (a) The architectural roof feature: i. Comprises a decorative element on the uppermost portion of a building, and ii. Is not an advertising structure, and iii. Does not include floor space area and is not reasonably capable of modification to include floor space area, and iv. Will cause minimal overshadowing, and (b) Any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like, contained in or supported by the roof feature is fully integrated into the design of the roof feature It is not considered that this Clause is applicable, as architectural roof features only apply as an exception to allow a building height to exceed the height limit in the LEP. In this case, there is no height limit to exceed.

d	Section 4.3.3.7 c) of the Parramatta Development Control Plan 2011 in respect of the 'Park Edge' special area, in the form it was as at 18 June 2015 NOTE: The Controls to Site A1 apply as follows: (a) 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 D 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. (b) External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complementary to its setting. (c) Signage on the upper level of the buildings must not face the Domain of Parramatta Park	Views 2 and 5 of the DCP Figure 4.3.3.7.7 are subject to the Area A1a control regarding building height. These views correlate with views 3 and 10 (respectively) of the Development in Parramatta Technical Guide (Planisphere 2012). With the overall height of the proposed building being 55.9m (RL 69), at least 95% of the height is contained below the level of the surrounding established tree canopy of Parramatta Park. The proposal complies with this control. External building materials will be selected in consideration of the controls for Site A1 relating to colour and finish, to ensure they remain complementary to the setting. The mixed material palette, including profiled concrete panels, timber and vegetation are muted in colour and of matt finishes. It is our assessment that the nominated finishes will contrast with the park and surrounds. (Drawings 211020_A.Architectural Drawings 4 – Facade Systems & External Finishes, HASSELL). In addition, the proposal includes considerable landscaping in response to the park setting (Report 211020_D.Urban Design Analysis Report 4 – Public Domain and Landscape, HASSELL). It is confirmed that the Proposal does not include upper level signage facing the Domain of Parramatta Park (Drawings 211021_A.Architectural Drawings 3 - General Arrangement Sections and Elevations, HASSELL).
e	i) Involves the erection of a new building or external alterations to an existing building; and	The proposal involves the erection of a new building. Nil response required.
	ii) Is the winner of a competitive design process, being an architectural design competition carried out in accordance with procedures approved by the Secretary of the NSW Department of Planning and Environment; and	Not applicable. The site is outside the City Centre provisions of the Parramatta DCP 2011 and the competitive design processed within Parramatta LEP 2011, and no architectural design competition is required.
	iii) Is consistent with the essential future development guidelines for the 'Park Edge' area set out in the report Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report (Planisphere, 2012) – 'a building height that exceeds the maximum height shown for the land on the Height of Buildings Map, or on amount of floor space that exceeds the maximum floor space ration shown for the land on the Floor Space Ration Map (or both) by up to 15%'	Refer to 6.2.4

6.2.2 ASSESSMENT AGAINST: PARRAMATTA LOCAL ENVIRONMENT PLAN 2011		
The site falls within the area subject to the Parramatta LEP 2011. It is adjacent to a Heritage Conservation Area on the opposite side of O'Connell Street. It is also within Zone RE1 Public Recreation, with the Zone Objectives including the conservation, enhancement and promotion of the natural assets and cultural heritage significance of Parramatta Park. The heritage objectives of this legislation, are defined as follows:		
5.10 Heritage Conservation		Responsiveness of the PLC Hotel proposal
a	to conserve the environmental heritage of Parramatta	Not applicable
b	to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views	The proposed development is not situated within a Heritage Conservation Area, but seeks to respond to its setting and context. The potential impact to views is assessed through this report.
c	to conserve archaeological sites; and	Assessed by others.
d	to conserve Aboriginal objects and aboriginal places of heritage significance.	Assessed by others.

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.2.3ASSESSMENT AGAINST: PARRAMATTA DEVELOPMENT CONTROL PLAN 2011		
NOTE:With reference to Clause 4.3.3.4 Significant view corridors from within Parramatta Regional Park.The site falls within the Park Edge (Highly sensitive) zone (Figure 4.3.3.7.6, p.89) the definition and identification of which is also contained within the OGH D Technical Guide, prepared by Planisphere 2012. Refer to the visual impact assessment prepared in accordance with the 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 and the Essential and Desirable Development Guidelines in the following table.		
DCP 2011 Part 3 Development Principle Section 3.5 Heritage		
Objectives		Responsiveness of the PLC Hotel proposal
O.2	Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings	While it could not be stated that the Proposal reinforces the heritage significance of the area and its setting, it is considered to have no direct impact to the OGH D and PNHS sites, or the North Parramatta Conservation Area. The modelling within this Assessment indicates that the indirect visual impacts conform with the site controls.
O.3	Maintenance and improvement to residential amenity and open space areas	Not applicable
O.4	Development that is compatible with the significance and character of the area	The development is compatible with the long standing association of public leisure, and the social significance associated, with this aspect of Parramatta Park.
C.3	Development near Heritage Items - Where development is proposed that adjoins a heritage item identified within the Parramatta LEP 2011 or Parramatta City Centre LEP 2007, the building height and setbacks must have regard to and respect the value of that heritage item and its setting	The PCC LEP 2007 clause 21 does not stipulate a maximum building height for the nominated 'highly sensitive site' A1, the subject development site. It is noted that the PCC LEP 2007 has since been repealed and replaced by the PLEP 2011. The current PLEP similarly contains no maximum height standard for the subject site. Notwithstanding this the proposal has been development in consideration of the potential visual impacts to OGH D and the PNHS. The proposal is set back considerably from O'Connell Street mitigating the visual prominence of the proposal within the vicinity of the North Parramatta Conservation Area.
C.11	New Buildings – New buildings will need to respect and acknowledge the existing historic townscape of Parramatta so that new and old can benefit from each other	The proposal represents a contemporary design response within an emerging urban landscape, mixed within a wider cultural landscape. The design of the building responds to the design guidelines applicable to the site, adjacent North Parramatta Conservation Area, and considers best practice guidelines for design within its heritage context.
C.12	Applicants need to concentrate on getting the height, sitting, shape and materials right so that new buildings will blend with old areas without imitation of period details, including consideration of: The height of the new building compared to those nearby – the new building should be no higher than the majority of the buildings in the vicinity The setback of the new building from the street and from its side and rear boundaries and as compared to its neighbours on either side Whether the building materials of the new building complement those nearby – most houses in Parramatta are of brick or weatherboard so bagged and painted brick walls might not be suitable for new buildings nearby	The PCC LEP 2007 clause 21 does not stipulate a maximum building height for the nominated 'highly sensitive site' A1, the subject development site. It is noted that the PCC LEP 2007 has since been repealed and replaced by the PLEP 2011. The current LEP similarly contains no maximum height standard for the subject site. The overall height of the proposal (RL 69; height 55.9m) mediates between the stadium height and the permissible development height to the north of the Site (PLEP Height Map Site reference AA2), which is up to 66m. The set back from O'Connell Street responds to the surrounding height limits of the street frontages of 9m (PLEP Height Map Site references J1). The mixed material palette, including profiled concrete panels, timber and vegetation are muted in colour and of matt finishes. (Drawings 211020_A, Architectural Drawings 4 – Facade Systems & External Finishes, HASSELL). They are suitably complementary to the materials of the adjacent heritage conservation areas without detracting from the character and significance of those areas.
DCP 2011 Part 4 Section 4.3.3.4 Views and View Corridors		
4.3.3.4	Significant view corridors from within Parramatta Regional Park. Maintain and enhance views between the city centre and historically significant features.	The potential impact of the Proposal to the maintenance and enhancement of historically significant views is modelled within this Assessment. The proposal does not impact on the historic views identified within Appendix 2 of the PCC DCP 2007.

DCP 2011 Part 4 Section 4.4.4.1 North Parramatta Conservation Area		
Objectives		Responsiveness of the PLC Hotel proposal
O.1	Re-instatement of residential use in buildings originally constructed as dwellings.	Not applicable. The proposal does not involve a change of use, works, subdivision or excavation within the Conservation Area.
O.2	Residential development compatible with the small scale of its significant buildings.	
O.3	Retention of all buildings that contribute to the history of the area as a residential area from the mid-nineteenth century up to 1945.	
O.4	Retention of the existing pattern of allotments.	
O.5	Continued use for residential purposes and the re-establishment of residential use within buildings originally constructed as dwellings.	
O.6	To avoid disturbance of significant archaeological deposits without investigation in accordance with the provisions of the NSW Heritage Act 1977.	
C.1 through C.4	Design Controls - Subdivision	Not applicable. The proposal does not involve sub-division within the Conservation Area.
C.5 through C.13	Design Controls – Existing Significant Buildings	Not applicable. The proposal does not involve change to existing significant building within the Conservation Area as defined by these design controls.
C.14 through C.18	Design Controls – Siting and Garden Area	Not applicable. The proposal does not involve change to siting and garden areas within the Conservation Area as defined by these design controls.
C.19 through C.22	Design Controls – Alterations and Additions	Not applicable. The proposal does not involve alterations and additions within the Conservation Area.
C.23 through C.38	Design Controls – New Dwellings	Not applicable. The proposal does not involve new dwellings within the Conservation Area.
C.39	Design Controls – Character of Additions and New Dwellings	Not applicable. The proposal does not involve additions and new dwellings within the Conservation Area.
C.40 through C.44	Design Controls – Garages, carports and other ancillary development	Not applicable. The proposal does not involve a Garage, carport or other ancillary development.
C.45 through C.47	Design Controls – Fences	Not applicable. The proposal does not involve works to or proposals for fences.
C.48 through C.50	Design Controls – Public Lands	Not applicable. The proposal does not involve change to existing kerbs and gutters, planting of trees and shrubs which will obstruct pedestrian views to the Conservation Area or changes to street pavements.
	Design Controls – Existing Significant Buildings	Not applicable. The proposal does not involve the demolition or impact to original features of the existing significant buildings within the Conservation Area.

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.2.4 ASSESSMENT AGAINST: 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		
Essential Future Development Guidelines		Responsiveness of the PLC Hotel proposal
A1	Apply the design excellence provisions of the Parramatta City Centre LEP 2007 to all new developments in this location.	The Site is outside the City Centre provisions of the PCC LEP 2007, the current DCP 2011, and the competitive design processes within the current Parramatta LEP 2011, and no architectural design competition is required. This is addressed in the design excellence provisions within the SEARs and the subsequent processes.
A2	The form, bulk and massing of new buildings must not visually dominate the setting of Old Government House when viewed from within the Domain Parklands. This can be achieved by ensuring that new built form retains a sense of openness and sky between buildings, and does not result in a 'wall' of development when viewed from within the domain, by:	The footprint of the tower (of approximately 1000 sqm) is relatively small and this represents a minor percentage of the Leagues Club site (43%).
A2.1	ensuring that the upper levels of towers that are visible above the established tree canopy of the Domain Parklands, are narrower and /or more slender in form than the lower levels;	The tower of the development is partially visible within some areas of the Domain Parklands. Its form and articulation are narrow, reducing perceptions of bulk and mass. The tower is more slender in form than the lower podium levels.
A2.2	ensuring that buildings are designed so that the side of towers facing the Domain is no wider than 30m; and,	The hotel tower has been folded in response to site planning constraints and to reduce the area of façade directly fronting the parkland. The tower form is set back from the pedestrianised path that links O'Connell Street to Little Coogee, providing a human scale interface with the park edge. The shape of the tower provides opportunity for considered articulation of the two wings of the building, which will reduce the overall visual impact as it does not present a long continuous flat façade in any direction. The overall massing strategy is in line with the Parramatta Leagues Club Master Plan which guides development to step down lower towards the parkland sides with higher forms adjacent the existing Leagues Club Building to ensure reduced visual impact, maintain solar access and present a lower human scale to the parkland areas.
A2.3	utilising materials and external finishes that reduce distant visibility against the sky (such as light colours, glass and reflective surfaces).	Considerable attention has been dedicated to ensuring the height and design of the tower minimises the bulk and mass visible above the tree-line. For those views of Moderate significance, where the tower is visible (Development in Parramatta Technical Guide (Planisphere 2012) View 16), the selection of materials and colours references the surrounding parklands using matt finishes and muted tones to create a sympathetic dialogue between the proposed Hotel and the heritage parklands (Drawings 211020_A.Architectural Drawings 4 – Facade Systems & External Finishes, HASSELL).
A3	Views between Old Government House and the following historic landmarks must be retained: Old Kings School, Old Government Farm, and St Patrick's Cathedral, by:	The proposed development site does not fall within the vistas to these historic landmarks.
A3.1	ensuring that new buildings do not block the sightlines between Old Government House and the historic buildings as depicted in Important View 3 (see p.89).	The Site falls outside of the view cone of Important View 3. Notwithstanding this the proposal does not impact on this view as is represented through the visual modelling Section 6.1.3.

6.2.4 ASSESSMENT AGAINST: 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		
A4	Any new development on the current RSL building site must respect the heritage values of its setting and its inclusion within the World Heritage Buffer Zone, and create a positive interface between the Domain and the city. This can be achieved by ensuring that any building:	The Site is outside of the Parramatta RSL building site. The Guidelines of A4 are therefore not applicable.
A4.1	addresses both its street frontages, as well as the Domain parklands;	
A4.2	concentrates development bulk towards O'Connell Street;	
A4.3	utilises external colours and finishes that immerse the building within its setting and minimise contrast with the surrounds (such as muted colours and matte finishes); and,	
A4.4	is designed to the highest contemporary architectural standards.	
Desirable Future Development Criteria		Responsiveness of the PLC Hotel proposal
B1	New development between O'Connell and Marsden Streets to the north of George Street should retain and enhance the views of the river bank and environs from the Domain, particularly when viewed from the north west lawn of Old Government House (refer to Important Views 3 and 8) and provide a positive interface with the river. This may be achieved by ensuring that any building:	The Site is outside of this zone. The Guidelines of B1 are therefore not applicable.
B1.1	addresses the river as well as any street frontage(s);	
B1.2	provides a positive, active interface at pedestrian level, with the public space / promenade adjacent to the river; and,	
B1.3	is designed to the highest contemporary architectural standards.	
B2	New development fronting O'Connell Street should improve the visual and physical connection between the Domain and the city by:	
B2.1	creating a pedestrian friendly environment; and,	It is a key design aspect of the Proposal to assist with pedestrian connectivity between the stadium environs, the park, the club and north Parramatta developments. The proposal responds accordingly to this objective.
B2.2	a consistent, 'human scaled' and active built form frontage along the street.	The Proposal responds to this objective through its set back from street frontages and through activation of ground levels to the street.
B3	New development in George Street should strengthen and frame the vista along the street and further reinforce the formal Georgian town plan. This concept is outlined within the City Centre DCP and includes:	The subject site sits outside of this zone. The Guidelines of B3 are therefore not applicable.
B3.1	consistent setbacks (including consistent front setbacks at street level); and	
B3.2	no building facade clutter (including signage), particularly below first floor level is also desirable.	

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.2.4 ASSESSMENT AGAINST: 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		
B4	New development throughout the city centre area should reinforce the formal layout of the Georgian town plan with:	The Site is outside of this zone. The Guidelines of B4 are therefore not applicable.
B4.1	consistent setbacks (including continuous front setbacks at street level); and	
B4.2	orientation of buildings towards the street grid	
B5	The majority 'green' aspect when looking north and north east from within the domain parklands should be retained such that the tree lined ridge which forms the background to views remains mostly intact. This may be achieved by :	Considerable attention has been dedicated to ensuring the design of the tower minimises the bulk and mass visible above the tree-line. The selection of materials and colours will reference the surrounding parklands to create a sympathetic dialogue between the proposed Hotel and the Heritage parklands.
B5.1	Ensuring that the majority of new developments are lower in height than the tree lined ridge when viewed from within the Domain;	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).
B5.2	Utilising materials and external finishes that reduce distant visibility and minimise contrast against the green backdrop such as matt finishes and muted tones; and,	
B5.3	Ensuring that the tops of towers are well designed and do not display advertising materials or banners.	
		Signage elements will not be located on top of the building facing the parklands, a move intended to minimize impact to the parklands. A 'Nominated Potential Sky Signage Zone' has been identified to the North East Elevation. Any such proposal forms part of a separate application. Commercial advertising and bold illuminated signage would be inappropriate. The tower design has been guided by a series of site specific design principles with consideration for the potential visual impact on surrounding areas, including how it 'finishes' at the top. It is the intention to have the majority of the top floor habitable with a mid-level plant area so visually it is not 'crowned' by a plant room or visible plant equipment.

6.2.5 ASSESSMENT AGAINST: NATIONAL HERITAGE MANAGEMENT PRINCIPLES		
The development sits adjacent to the OGHD and PNHS, both listed on the National Heritage List. While the development does not propose work within the NHL areas an assessment against the National Heritage Management Principles associated with the EPBC Act is provided within this table.		
Principles		Responsiveness of the PLC Hotel proposal
1	The objective in managing National Heritage places is to identify, protect, conserve, present and transmit, to all generations, their National Heritage values.	The proposal recognises the National Heritage Values of the OGHD and PNHS. The objectives, guidelines and controls established to protect and enhance these values have been considered throughout design development to ensure that the proposal is responsive to its context and setting without adverse impact to the significance and integrity of these values.
2	The management of National Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their National Heritage values. <u>AUSTRALIA'S NATIONAL HERITAGE</u>	
3	The management of National Heritage places should respect all heritage values and seek to integrate, where appropriate, any Commonwealth, state, territory and local government responsibilities for those places.	
4	The management of National Heritage places should ensure that their use and presentation is consistent with the conservation of their National Heritage values.	
5	The management of National Heritage places should make timely and appropriate provision for community involvement, especially by people who: (a) have a particular interest in, or associations with, the place, and (b) may be affected by the management of the place.	
6	Indigenous people are the primary source of information on the value of their heritage and the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.	
7	The management of National Heritage places should provide for regular monitoring, review and reporting on the conservation of National Heritage values.	

6.2.6 ASSESSMENT AGAINST: OLD GOVERNMENT HOUSE AND DOMAIN MANAGEMENT PLAN 2008		
Policy		Responsiveness of the PLC Hotel proposal
8.2.1	New Structures, either permanent or temporary will not be constructed where they will have a detrimental affect on significant views.	The visual modelling undertaken as part of this Preliminary Assessment demonstrates that the proposal will have a minor, but not detrimental impact to the significant views of OGHD.
8.2.1	Retain vistas of the House from within the Park. Retain vistas from the house to the east and north.	The proposal does not impact on the vistas from OGH to the east and north and is outside of the view cones of Views 1, 1B and 3 of the Development in Parramatta Technical Guide (Planisphere 2012).
8.2.1.4	Do not permit large scale development adjacent to or within the Park. Retain vistas from the House to the east and north.	While the development is on the boundary of the buffer zone it is situated outside the Park and retains vistas from the House to the east and north. The Site is not within the significant view cones of Views 1, 1B and 3 of the Development in Parramatta Technical Guide (Planisphere 2012). Modelling of View 3 on page 16 indicates retention of views and vistas from OGH to the north.
8.2.1.4	Parramatta Park Trust will work with Parramatta and Holroyd Council's and other authorities to ensure that developments along the Park boundaries do not detract from significant views from within the Park.	The Development in Parramatta Technical Guide (Planisphere 2012). notes that 'A number of views and issues mentioned within this document will not be affected by development outside of the buffer zone.' (Planisphere 2012, p.109).

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

6.2.7 ASSESSMENT AGAINST: PARRAMATTA NORTH HISTORIC SITES CONSOLIDATED CONSERVATION MANAGEMENT PLAN, PREPARED BY TKD ARCHITECTS, DATED MARCH 2017

The key objective of the Consolidates Conservation Management Plan is to facilitate the sustainable management of the heritage values of the Parramatta North Historic Sites. (PNHS CMP, prepared by TKD Architects, 2017, p. i)

The projects SEARS requires the assessment of the proposal, subject of this report against the policies and guidelines of the Consolidated CMP.

The CMP principally addresses the items within the boundary of the PNHS, rather than development in its vicinity. The CMP does however identify significant views and vistas to the PNHS and natural values for retention, conservation and enhancement.

The relevant polices, and the responsiveness of the PLC Hotel development are summarised below.

Policies and Guidelines		Responsiveness of the PLC Hotel proposal
14.1	<p>Proposals within the PNHS will retain, conserve and enhance significant historical relationships, building curtilages and settings, views and vistas.</p> <p>Significant views and vistas to, from and within the PNHS should be retained conserved and enhanced, where possible, by sympathetic management of plantings and appropriate location of new development and landscaping.</p>	<p>The proposal falls outside the PNHS boundary. The CMP notes that control of development outside the PNHS boundary to minimise impacts is important but beyond the scope of the PNHS CMP.</p> <p>Existing landscape plantings provide substantial screening of the PNHS from the development Site. The Proposal is responsive to its heritage context and setting and does not present an impact to the setting, context and values of the PNHS.</p> <p>The view modelling indicates that the proposal will not directly impact the significant views of the CMP to or within the site, in the proximity of the proposal. Further there are no significant views from the PNHS to surrounding areas which correlate with the proposal (Reference Map E-9, PNHS CMP 2017, p.E-8). Shadow Analysis indicates that the Norma Parker Centre/Kamballa site will not be impacted by overshadowing (Drawings 21 I020_A.Architectural Drawings 5 – Shadow and Swept Path Analysis HASSELL).</p>

6.2.8 ASSESSMENT: STATEMENT OF HERITAGE IMPACT

The following Statement of Heritage Impact is based on the Heritage Council of NSW format and seeks to assess the potential impacts to built heritage items, and to the visual context and setting of the Site:

1	How is the impact of the new development on the heritage significance of the item or area to be minimised?	The impact of the new development on the heritage significance of the area has been minimised through careful consideration and reduction of the overall envelope and the modularisation of its façade. This reduces the potential visual impact of a greater massing of the façade when viewed from any one location. Impacts have been further minimised through careful selection of materials through design development, together with complementary landscaping.
2	Why is the new development required to be adjacent to a heritage item?	The new development supports the adjacent Parramatta Leagues Club Stadium and adjacent Club which have long associations with the wider site and recreational activities long associated with Parramatta Park.
3	How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The proposed development is outside the listed curtilage of any of the State, or Locally, listed items, or Conservation Areas within the vicinity of the Site. The Site is outside the buffer zone and curtilage of the OGHF as identified in Section 3.2. The Site is beyond the boundary of the Norma Parker Centre.
4	How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	<p>The views analysis would indicate that the proposal does not present significant impact to the views subject to the Park Edge Highly Sensitive Zone Site A1 of the Development in Parramatta Technical Guide (Planisphere 2012). forming part of the Conservation Agreement. Additional studies indicate that views to, and within, the adjacent Norma Parker Centre will not present a significant impact to the stated values of these views. There are no historic views from the PNHS to surrounding areas which correspond with the site.</p> <p>The proposal seeks to mitigate its impact to the adjacent heritage items as is outlined in 6.2.8.1.</p>
5	Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	The impact on any known or potentially significant archaeological deposits is being assessed by Austral separately.

6.2.8 ASSESSMENT: STATEMENT OF HERITAGE IMPACT

The following Statement of Heritage Impact is based on the Heritage Council of NSW format and seeks to assess the potential impacts to built heritage items, and to the visual context and setting of the Site:

6	Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	The proposal does not fall within an SHR boundary, its form siting, proportions and design are responsive to the Site and the objective to comply with the controls applicable to the site.
7	Will the additions visually dominate the heritage item? How has this been minimised?	<p>The proposal will not visually dominate the site of the OGHF or adjacent PNHS. The proposal will dominate and overshadow the adjacent Ross Street Gatehouse, an item on the PPT's s.170 Heritage and Conservation Register. The proposal does not limit the ability to deliver the objectives and recommendations of the 1996 Heritage Development Plan for the Ross Street Gatehouse.</p> <p>It is noted that the historic setting of the Gatehouse, adjacent Roseneath Cottage and the Conservation Area in which its sits, is already compromised by the surrounding area of development growth, which is consistent with the scale of the proposed PLC Hotel development.</p> <p>Shadow Analysis indicates that the Norma Parker Centre/Kamballa site, North Parramatta Conservation Area, or Roseneath Cottage will not be impacted by overshadowing (Drawings 21 I020_A.Architectural Drawings 5 – Shadow and Swept Path Analysis HASSELL).</p> <p>Urban Vistas outlined within the Rts indicate that the set back of the proposal from the street will considerably reduce perceptions of dominance within the wider urban context, and relationship with the adjacent North Parramatta Conservation Area. Further the proposal does not conflict with the Objectives and Design Controls for the Conservation Area.</p>
8	Will the public, and users of the item, still be able to view and appreciate its significance?	The proposal presents no impact to the ongoing operations or current public access of the adjacent heritage items.

STATEMENT OF HERITAGE AND VISUAL ANALYSIS

7 SUMMARY ASSESSMENT OF POTENTIAL HERITAGE IMPACT

The site of the proposed hotel development sits outside of the listed curtilage, and the Buffer Zone, of the Old Government House and Domain, one of the 11 properties in the World Heritage Australian Convict Sites listing. It is identified as site A1 within the Parramatta DCP 2011 and falls within the highly sensitive zone established by the Development in Parramatta Technical Guide (Planisphere, 2012). Both the DCP and Development in Parramatta Technical Guide (Planisphere 2012) form part of 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.

The site is not subject to height or FSR controls as outlined within the Annexures of the Conservation Agreement, and its referenced planning controls. The site does not fall within an SHR boundary and as such is not subject to the provisions of the NSW Heritage Act, 1977 (with the exception of archaeological considerations which are beyond the terms of reference for this report). In addition the Site is not listed within the LEP or located within a Conservation Area. The proposal does not conflict with the Objectives and Design Controls of the adjacent North Parramatta Conservation Area, nor the values of the Conservation Area.

The potential impacts of the proposal to the Outstanding Universal Values (OUVs) of OGH and the adjacent sites of National, State and Local significance has been assessed through visual analysis, specifically those sites within the Development in Parramatta Technical Guide (Planisphere 2012) which have a view cone falling to the subject site, relevant sites of Figure 4.3.3.7.7 of the DCP and views directly from OGH. The potential impact of the proposal has also been considered with reference to the significant views of the PNHS CMP, specifically with relation to the Norma Parker Centre, and Parramatta Female Factory and Institutions Precinct. It is noted that the visual impact analysis has taken into account the potential for the proposal to contribute to cumulative impacts to World and National values by the including the modelling of height limits of the PLEP 2011 and Draft CBD PP Height Limits relevant to the views analysis.

The visual impact analysis indicates that the proposed development does not present significant impact to the National and OUVs of OGH, nor to the National Heritage Values of the Parramatta Female Factory and Institutions Precinct. It does not present a significant impact to the landscape setting, visual prominence and values of the sites. The proposal does not impact the historic views toward or within the PNHS, namely it does not detract from the attributed values and significance of the subject views and visual connections within the PNHS. Notwithstanding it is recognised that the proposal will be partially visible in views 49a and 51. An assessment of the prominence of proposal is outlined in 6.1.4. It concludes that the visual does not present a substantial impact to the heritage values of the PNHS.

The proposal responds to the essential development guidelines of the Development in Parramatta Technical Guide (Planisphere 2012) relevant to the site (see Section 3.2.4). Views subject to the height controls of DCP Figure 4.3.3.7.7 exceed the requirement for 80% of the building to be contained below the level of the surrounding tree canopy. The proposal is consistent with the scale of adjacent development (existing, proposed and approved) and retains a sense of openness and sky between buildings as is recommended by the Development in Parramatta Technical Guide (Planisphere 2012).

The self-assessment required of the EPBC Act referral process has been undertaken. It is considered that the potential visual and associated impact of the proposal is below the world heritage properties significant impact criteria and national heritage places significant impact criteria and does not pose a real chance or possibility that the proposal will cause:

- one or more of the world heritage values to be lost
- one or more of the world heritage values to be degraded or damaged, or
- one or more of the world heritage values to be notably altered, modified obscured or diminished

On balance this assessment concludes that the proposed hotel development does not present a significant impact to the values of the adjacent significant items, while noting the impacts to the context and setting of the Ross Street Gatehouse which is considered to be substantially compromised in its current setting. Furthermore the visual assessment undertaken identifies that there is no reasonable basis, based on heritage impacts in the vicinity of other items, to require the proposal to be reduced in height to approximately 30m in height, as recommended by OEH.

ANNEXURES

A AUSTRALIAN CONVICT SITES STATEMENT OF OUTSTANDING UNIVERSAL VALUES

The full citation for the Australian Convict Sites can be found at the following link

<https://www.awe.gov.au/parks-heritage/heritage/places/world/convict-sites#outstanding-universal-value>

B PARRAMATTA PARK AND OLD GOVERNMENT HOUSE AND DOMAIN – STATEMENTS OF SIGNIFICANCE

B.1 National Heritage Listing

The full citation for the National Heritage Listing can be sourced from the following link:

http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=105957

B.2 State Heritage Register

The full citation for the State Heritage Listing can be sourced from the following link

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051462>

C ROSS STREET GATEHOUSE - S.170 HERITAGE AND CONSERVATION REGISTER LISTING

The full citation for the State Heritage Inventory can be sourced from the following link

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4681073>

D ROSENEATH COTTAGE - STATE HERITAGE REGISTER LISTING EXTRACT

The full citation for the State Heritage Listing can be sourced from the following link

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

E NORMA PARKER CORRECTIONAL CENTRE

The full citation for the State Heritage Listing can be sourced from the following link

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012148>

F CUMBERLAND DISTRICT HOSPITAL GROUP - STATE HERITAGE REGISTER LISTING EXTRACT

The full citation for the State Heritage Listing can be sourced from the following link

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051959>

G PARRAMATTA CORRECTIONAL CENTRE

The full citation for the State Heritage Listing can be sourced from the following link

<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5000657>

H PARRAMATTA FEMALE FACTORY AND INSTITUTIONS PRECINCT

The full citation for the National Heritage Listing can be sourced from the following link

<http://environment.gov.au/heritage/places/national/parramatta-female-factory-and-institutions-precinct>

I NORTH PARRAMATTA CONSERVATION AREA

The full citation for the Local Heritage Conservation Area can be sourced from the following link:

<https://www.cityofparramatta.nsw.gov.au/development/planning/development-control-plans>

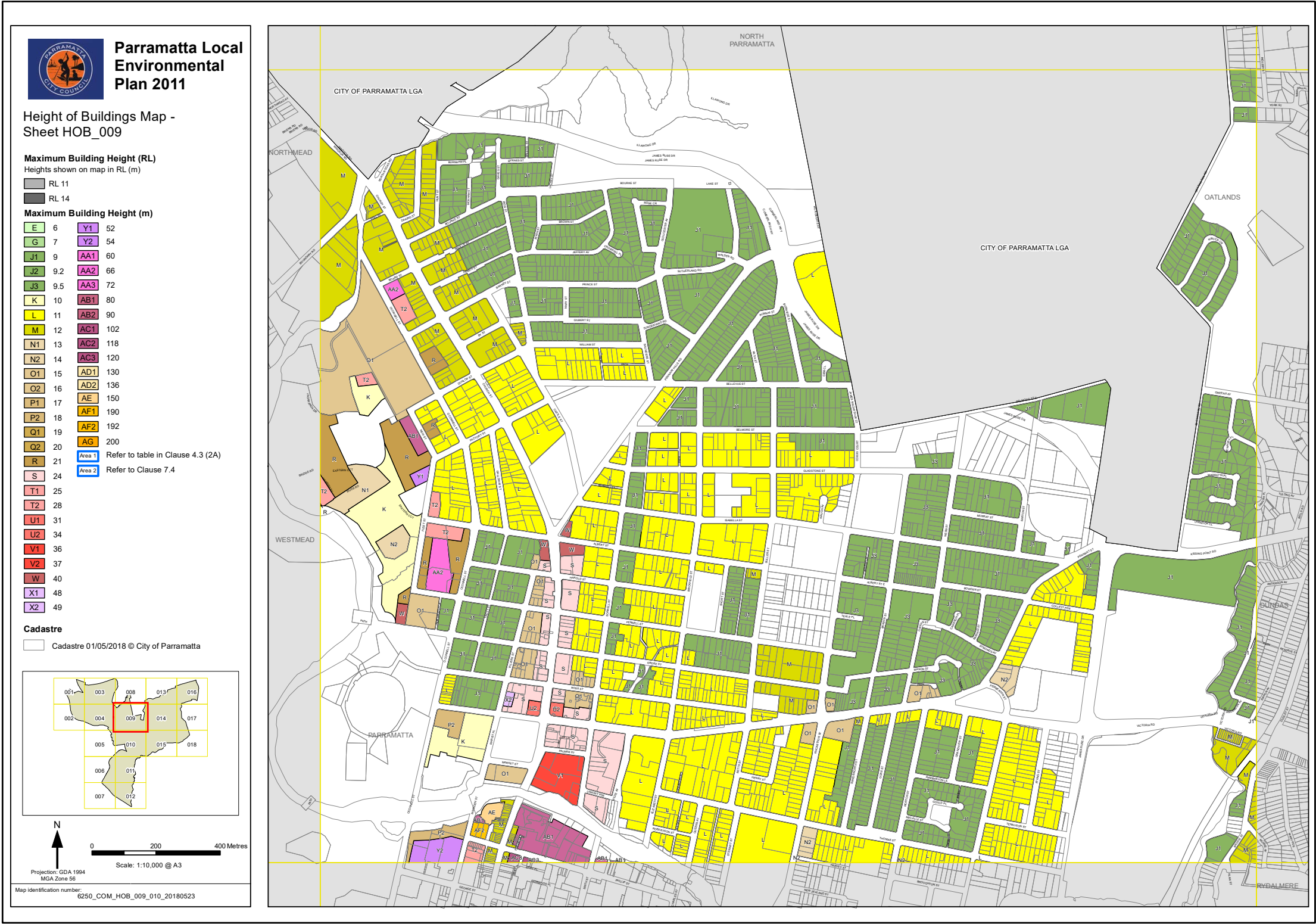
STATEMENT OF HERITAGE AND VISUAL ANALYSIS

ANNEXURES

J PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011 HEIGHT OF BUILDINGS MAP

The full LEP 2011 can be sourced from the following link

<https://legislation.nsw.gov.au/view/whole/html/inforce/2018-06-15/epi-2011-0540>

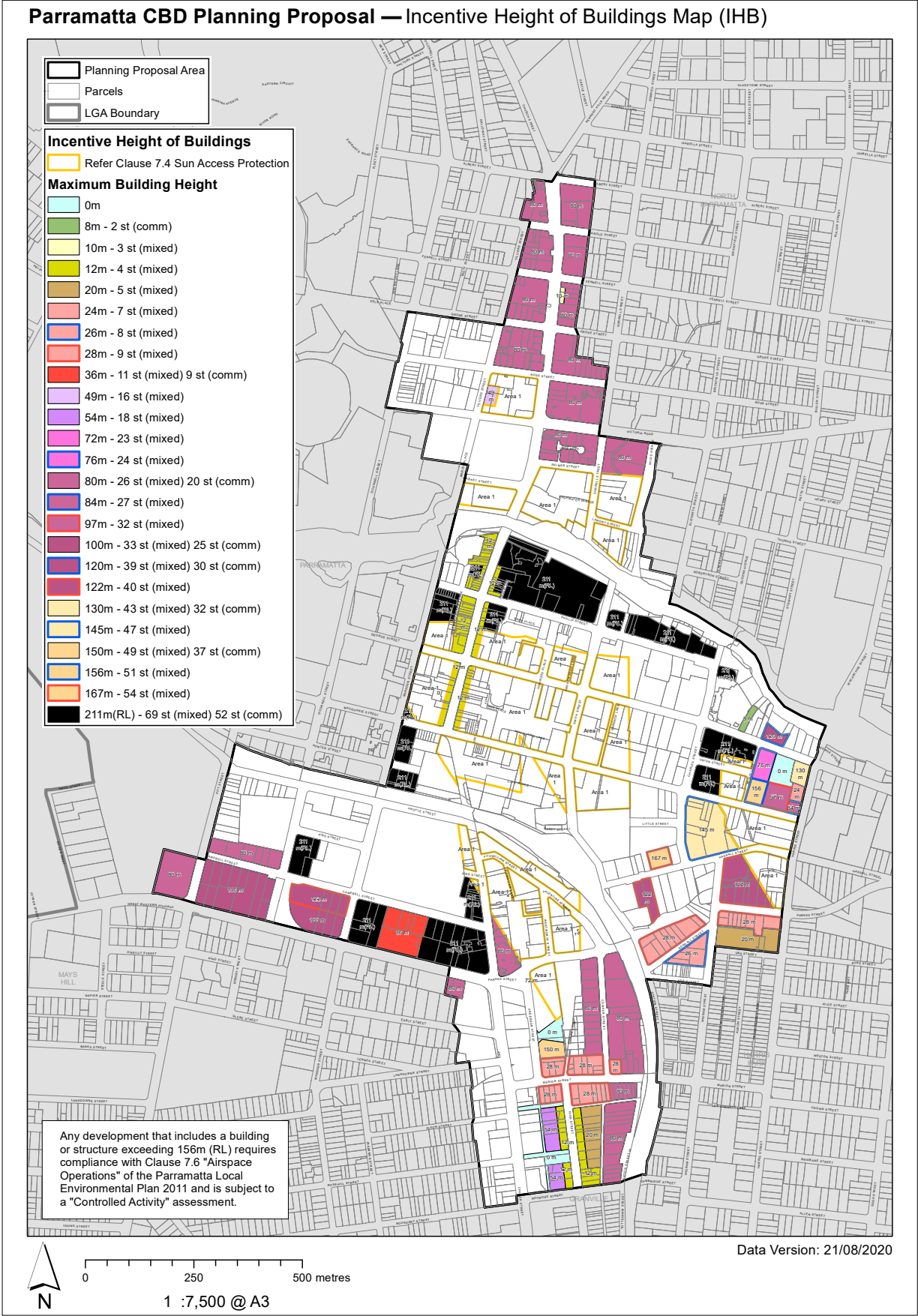


ANNEXURES

K DRAFT PARRAMATTA CBD PLANNING PROPOSAL INCENTIVE HEIGHT OF BUILDINGS MAP

The full DCP 2011 can be sourced from the following link

<https://www.cityofparramatta.nsw.gov.au/development/planning/development-control-plans#Parramatta%20DCP%202011>



Purcell New South Wales:
Office 25, The Commons Central,
20-40 Meagher Street,
Chippendale, NSW 2008
Nominated Architect NSW:
Tracey Skovronek 11029

Purcell Tasmania:
PO Box 37,
Hobart, TAS 7001
Nominated Architect:
Lucy Burke-Smith ARN 898 CC6606

Purcell Victoria:
Level 3, 124 Exhibition Street,
Melbourne VIC 3000
Architect Director:
Tracey Skovronek 20440
ARBV Architectural Company Registration: C51926

Other studio locations:
Hong Kong, Bristol, Cambridge, Canterbury,
Cardiff, Colchester, Leeds, London,
Manchester, Norwich, Oxford, York.