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Terminology

Terminology used in this report is shown in **Table 1**. Terminology is adapted from a number of NSW and national sources, including:

- Local Character and Place Guideline (NSW Government, 2019)
- Understanding Neighbourhood Character (Victorian Government, 2018)
- Guideline for landscape character and visual impact assessment, Environmental impact assessment practice note EIA-N04 (NSW Roads and Maritime Services, 2018).

Table 1: Terminology

Term	Meaning
Character	Character is a specific term that is defined the relationship of the physical elements of a place. This includes the public domain informed by matters such as streets and open space, the private domain informed by matters such as scale and architectural style and matters that cross both the public and private domains such as landform and vegetation. Important features have a particular influence on character
DA	Development application
Desired future character	The preferred future outcome for an area as identified by an applicable planning instrument
EP&A Act	Environmental Planning and Assessment Act 1979
L&E Court	Land and Environment Court
Magnitude	Refers to the physical scale of the project, how distant it is from a viewpoint and the contrast it presents to the existing condition
Master Plan	Sydney Olympic Park Master Plan 2030 (2018 Review)
Place	Place is a broad term that is defined by the relationship between people and social, environmental and economic elements. These elements include land, built form, public domain, history, culture and tradition. Places are multi-layered and diverse environments within the broader context of society. Individual places can be described or understood by people in different ways and at different scales. It includes the sense of belonging a person feels to that place, the way people respond to the atmosphere, how it impacts their mood, their emotional response to that place and the stories that come out of peoples' relationship with that place.
SEARs	Secretary's Environmental Assessment Requirements, which provides the terms of reference for this VIA
Sensitivity	Refers to how sensitive the existing character of the setting is to the proposed nature of change'
SEPP	State Environmental Planning Policy
SSP SEPP	State Environmental Planning Policy (State Significant Precincts) 2005
SSD	State Significant Development
Visual impact	The nature of change created by the proposal as determined by considering the factors of sensitivity and magnitude. Visual impact can be positive, negative or neutral
VIA	Visual impact assessment

Executive Summary

This report considers the visual impact of the proposed New South Wales Cricket Centre at Wilson Park, Sydney Olympic Park.

To determine the visual impact, assessment was undertaken of a number of matters, including:

- the existing place character of Wilson Park and the primary visual catchment to establish a baseline
- identification of key viewpoints
- assessment of visual impact based on the sensitivity of these viewpoints and the magnitude of change resulting proposal's insertion into the view
- assessment of this visual impact against relevant parts of applicable planning instruments to determine appropriateness
- consideration of mitigation strategies and measures
- residual impact once mitigation strategies and measures have been incorporated.

Wilson Park was a former gasworks site and subsequently has been the land has been comprehensively cleared and remediated and then re-established as Wilson Park in the 1980s. The primary visual catchment presents visually as a parkland setting filtered by a mature tree canopy. Important features in the primary visual catchment includes an abundance of trees and vegetation on the periphery of the site, a flat topography, surrounding industrial built form to the south and west and Silverwater Road parallel to the western boundary of the site. This combination gives the place an enclosed feel, with the trees and sky also a dominant visual feature. The primary visual catchment is transient due to people walking or cycling through the area on the River Walk or driving past on Silverwater Road. When considered against conventional measures of scenic amenity, this place character ranks low.

The New South Wales Cricket Centre (NSWCC) building is a two storey, functional, industrial style building which includes indoor nets, gym, offices and a high performance centre and will be located on the western edge of the site adjacent to the carpark and setback from Parramatta River.

Based on consideration of factors such as distance of the proposal from the viewpoint, the composition and dominant features in the view and the purpose of people being at the viewpoint, the sensitivity of all viewpoints were rated as low to moderate. Based on consideration of factors such as amount and type of new fabric visible and its relationship to the existing view, the magnitude of change at all viewpoints were also rated as low - moderate.

The greatest visual impact is likely to occur at Viewpoint 4: The nature of change is derived from introduction of a new built form. As is noted, the visual impact of this is high. While the amount of new fabric visible is considerable, it is consistent with the place character at the viewpoints and visible from the viewpoints and does not fundamentally alter the visible nature or the use of Wilson Park.

On this basis and considering the SEARs, it is concluded in its current proposed form that the while the nature of visual change is moderate from a small number of viewpoints, the impact of this change is low to moderate and is appropriate having regard to the provisions of relevant parts of applicable planning instruments. In particular, it will not obstruct or fundamentally alter the nature of views obtained from key vantage points as identified in the Master Plan and will not result in significant view loss from locations in the public domain.

On this basis it is not considered necessary to implement mitigation strategies and measures to reduce visual impact.

The conclusion of this VIA is that in its current form, the proposal has an acceptable visual impact.

1.0 Introduction

This report supports a State Significant Development (SSD) Development Application (DA) for the construction and operation of the New South Wales Cricket Centre (NSWCC), which is submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Infrastructure NSW is the proponent of the SSD DA.

1.1 Purpose

The purpose of this report is to determine whether the SSD DA (the proposal) has an acceptable visual impact, considering all relevant factors.

1.2 Structure

The report is structured as follows:

- **Part 1: Introduction** – covers the purpose, scope and method of the visual impact assessment;
- **Part 2: Background** – provides background information relevant to the site and visual impact assessment
- **Part 3: Site description** – outlines the site;
- **Part 4: Overview of proposed development** – outlines the proposal;
- **Part 5: Secretary's Environmental Assessment Requirements** – identifies the matters that the visual impact assessment must consider
- **Part 6: Place character** – identifies the place character of Wilson Park the primary visual catchment to establish a baseline;
- **Part 7: Viewpoints** – identifies relevant viewpoints, shows current and an indication of the likely future outcome with the proposal, and undertakes an assessment of sensitivity and magnitude factors
- **Part 8: Assessment against applicable planning instruments** – assesses the proposal against relevant parts of applicable planning instruments;
- **Part 9: Summary assessment** – provides an overall summary of the proposal's performance against the assessment criteria;
- **Part 10: Mitigation strategies and measures** – discusses mitigation strategies and measures to reduce visual impact;
- **Part 11: Residual impact** – identifies the residual visual impact after application of mitigation strategies and measures
- **Part 12: Conclusion** – provides a conclusion on the appropriateness of the proposal's visual impact.

1.3 Scope

The NSW planning system does not have an accepted standard visual impact assessment method or policy. Given this, in undertaking this visual impact assessment consideration has been given to a number of recognised national and international guidance documents. These include:

- Guideline for Landscape Character and Visual Impact assessment (the RMS Guide) (RMS, 2018);
- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and IEMA, 2013);
- Local Character and Place Guideline (DPIE, 2019); and
- European Landscape Convention.

Consideration has been given to the Land and Environment Court (L&E Court) planning principle for public domain views established by *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046.

Consideration has also been given to the following L&E court planning principles as relevant to the proposal: Veloshin v Randwick Council [2007] NSWLEC 428 for height, bulk and scale, and in particular with regard to reasonable expectations, predominant existing character and 'fit' or 'look'

Project Venture Developments Pty Ltd v Pittwater Council [2005] NSWLEC 191 for compatibility of proposal with surrounding development, and in particular how compatibility does not automatically equate to sameness.

Of broader note for visual impact assessment, the judgement handed down in Project Venture Developments Pty Ltd v Pittwater Council [2005] NSWLEC 191 notes that:

- '22 There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve
- 23 It should be noted that compatibility between proposed and existing is not always desirable. There are situations where extreme differences in scale and appearance produce great urban design involving landmark buildings. There are situations where the planning controls envisage a change of character, in which case compatibility with the future character is more appropriate than with the existing. Finally, there are urban environments that are so unattractive that it is best not to reproduce them'.

Consideration has not been given to the following matters:

- case law;
- cultural heritage matters related to the existing stadium's use as part of the Sydney 2000 Olympics; or
- private views.

Cricket centres are often designed on purpose to be large industrial style buildings for functional reasons such as accommodating cricket nets. This intent should be kept in mind when considering the appropriateness of the visual impact of such items.

Photomontages have been prepared in accordance with L&E Court policy.

1.4 Methodology

Review has been based on desktop and field analysis and have followed the following method:

1. local character: identify local character, including its sensitivity to change and ability to absorb change;
2. visual catchment: identify the visual catchment (a subset of local character) based on consideration of matters such as landform, built form and vegetation;
3. viewpoints: identify key viewpoints from where the proposal may be visible;
4. visual impact: assessment against sensitivity and magnitude criteria (see **Table 1**);
5. acceptability of visual impact: consideration of the visual impact against applicable and relevant planning instruments to determine acceptability. assessment of the visual impact against the planning framework;
6. mitigation: what measures are needed to ensure acceptability of impact; and
7. recommendation: prepare a recommendation based on the findings of the method.

Central to the assessment of visual impact are three (3) main criteria:

1. sensitivity;
2. magnitude; and
3. consistency with applicable and relevant planning instruments.

This report adopts the meaning and method of sensitivity and change from the RMS Guide. In this regard:

- ‘sensitivity: refers to how sensitive the existing character of the setting is to the proposed nature of change’
- ‘magnitude: refers to the physical scale of the project, how distant it is and the contrast it presents to the existing condition’.

Sensitivity

Sensitivity is influenced by a number of factors. It is often important to identify not only what is happening at the viewpoint (e.g. use) but also what is being seen. Common influences of sensitivity include (refer to **Table 2**):

- distance from viewpoint (close, medium or long range);
- relative viewing level (level, below or above);
- number of viewers (few, moderate or many);
- use at the viewpoint (residential, business, recreation, industry, special use);
- purpose of being at the viewpoint (passing through such as a commuter or dwelling such as resident or a tourist);
- viewing period (short or long);
- dominant elements in the view (value and dominance of the valued feature); and
- view composition type (obstructed, general, focal or panoramic).

In particular, we give particular consideration to the value of the features in the view or the overall setting or context

In the case of Sydney, highly valued views are those of iconic landmarks that are representative of Sydney, including Harbour and other major natural waterbodies, the Sydney Opera House and the Sydney Harbour Bridge. Based on the findings of scenic amenity studies, other values features include water, parks, other natural features and visually interesting skylines such as that of the Sydney CBD, Parramatta or Chatswood. We also give consideration to dominance of the feature the view.

Overall settings that are often considered more sensitive in Sydney are heritage conservation areas or other mainly residential areas that have a cohesive, attractive character.

Table 2: Sensitivity

Rating	Common influences
High	Close range, below, many viewers, residential or recreation, dwelling, long period, highly valued and dominant, focal or panoramic
Moderate	Medium range, level, moderate viewers, business or special use, passing through, short period, highly valued and not dominant, valued, general, focal or panoramic
Low	Long range, above, few viewers, industry, passing through, short period, valued and not dominant, not-valued, obstructed or general
Negligible	The proposal cannot be seen

Magnitude

Considerations for magnitude include (refer to **Table 3**):

- the amount of new fabric visible compared to the existing situation, which may include a loss or addition;
- changes to the composition of the view;

- the prominence of the new fabric, or the extent to which its type, role, size, colour, materials and other elements are compatible with the existing view; and
- the ability of the view to absorb the change. For example, introduction of a new vertical element such as a tower into a context that is dominated by horizontal elements may limit the ability of the view to accommodate change. Conversely, background vegetation may significantly increase the ability of the view to accommodate change.

Table 3: Magnitude

Rating	Common influences
High	Large amount of fabric added or lost, high change to view composition in particular with regard to focus of view, highly prominent in the field of view
Moderate	Moderate amount of fabric added or lost, moderate change to view composition, visible in the field of view but not prominent
Low	Limited amount of fabric added or lost, low change to view composition, visible in the field of view but not noticeable to the casual observer
Negligible	The proposal cannot be seen

Visual impact assessment is highly subjective. The rating tools in this report only suggest a value. It is important to note that each assessment requires a balanced consideration of each factor and their interrelationship with each other.

Consistency with applicable and relevant planning instruments

Even if the visual impact of a proposal is considered to be high when considered against sensitivity and magnitude, it may be acceptable based on applicable and relevant planning instruments, or can be made acceptable through the mitigation measures (either include in the proposal that forms the development application or through the consent authority applicant of or conditions of development approval).

Visual impact matrix

Consistent with the judgement handed down *Tenacity Consulting v Warringah* [2004] NSWLEC 140, the judgement handed down in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 notes the importance of context specific, qualitative assessment:

- 'First, we observe that the analytic stage we propose does not mandate derivation of any formal assessment matrix. Consistency of evaluation of the acceptability of impacts on a public domain view is not a process of mathematical precision requiring an inevitable conclusion based on some fit in a matrix. However, some may find their preparation of a graduated matrix of assistance to them in undertaking an impact analysis'.

However, while acknowledging that context specific, qualitative assessment is key, the visual impact matrix shown in **Table 4** has been used to guide a more objective assessment and finding for this VIA.

Table 4: Visual impact matrix

		Magnitude			
		High	Moderate	Low	Negligible
Sensitivity	High	High	High – Moderate	Moderate	Negligible
	Moderate	High – Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

2.0 Background

Cricket NSW (CNSW) is the peak body for cricket in NSW. Cricket NSW operates across a number of departments, business administration services, commercial operations and events, communications, cricket performance and game development.

In November of 2018, Cricket NSW came to an agreement with the NSW Government to relocate their training facilities to Sydney Olympic Park, after 159 years of being located in Sydney's east. The deal was borne out of Cricket NSW's Moore Park base being redeveloped as part of the proposed masterplan for Allianz Stadium, which involved the demolition of the training facilities, without any scope for their recovery in its redevelopment. The State Government deal has provided Cricket NSW with \$30 million in funding for the purposes of developing the new Cricket NSW Centre of Excellence.

Cricket NSW is seeking to accelerate the sport's development and success by providing a state-of-the-art Centre of Excellence, replacing their former, now-demolished facilities that were located in Moore Park.

Cricket NSW's ambition is to deliver a state-of-the-art facility as a year-round elite training base for NSW's best cricketers as well as a hub for community cricket. A critical factor in relocating such a unique use is the availability of suitable sites that are in proximity to existing and future sport and recreation land uses. Accordingly, the location of the site at Wilson Park, Sydney Olympic Park and the proposal represents a unique opportunity to transfer activity and benefits to one of Australia's leading sporting precincts – the Sydney Olympic Park precinct.

The development of a new NSW cricket facility will address the deficiencies in existing infrastructure and improve facilities in line with contemporary Australian sports venue standards. The project will deliver a facility that is a modern, globally competitive venue. The development of the centre will address the following project objectives:

- Enable better utilisation of a strategically located sporting facility;
- Deliver a facility that is flexible and can address both the current and future needs of elite and community cricket players;
- Build a facility that is integrated with its surrounds including Sydney Olympic Park and Parramatta River Foreshore;
- Reaffirm the Sydney Olympic Park Precinct as the Central City's premiere major sporting destinations;
- Provide sufficient infrastructure to accommodate cricket competition franchises at state, national and international levels;
- Demonstrate excellence in environmental sustainability, and
- Maximise the direct and indirect economic, social and cultural benefits to NSW from the project.

3.0 Site description

The site is located at Wilson Park, in the suburb of Sydney Olympic Park, within the Parramatta Local Government Area (LGA). Wilson Park is situated at the north western corner of the Sydney Olympic Park (SOP) precinct, approximately 7km east of Parramatta and 20km west of Sydney CBD in an area considered to be the geographic centre of Sydney.

The site is currently owned by the Sydney Olympic Park Authority (SOPA) and it is legally described as Lot C in DP 421320. SOPA has executed a Deed of Agreement for Lease with CNSW that provides CNSW with a lease to operate the NSWCC for 25 years at Wilson Park. The site is irregular in shape and contains a total area of 121,082m² and a leased area of 65,767m², where development will occur with.

The site is bounded by the Parramatta River to the north, Silverwater Correctional Complex to the east, a busway and industrial lands to the south and Silverwater Road to the west. **Figure 2** illustrates the lease line boundary for the purpose of development in the SSDA and also the overall site area for Wilson Park.

In a broader context, the site forms part of the north western edge of Sydney Olympic Park which is a sporting and economic centre in metropolitan Sydney that covers 680 hectares. Sydney Olympic Park comprises range of sports and entertainment venues, parklands, and commercial, retail and residential developments.

The locational context of the Site is shown in **Figure 1** whilst the site boundaries and existing site features are shown in **Figure 2**.

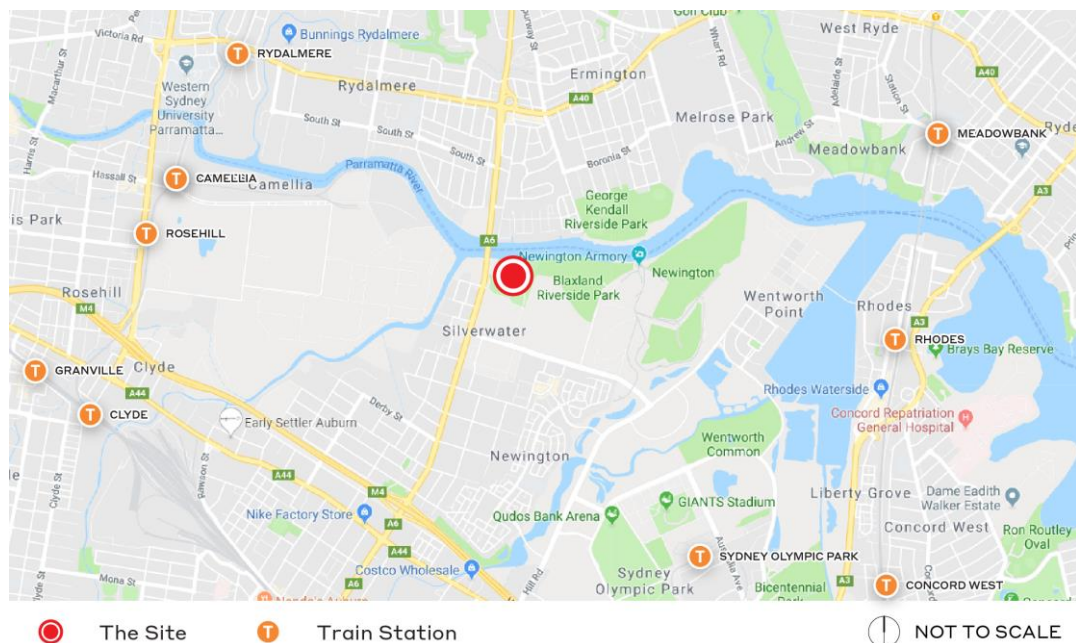


Figure 1: Locational context of the Site



Figure 2: Site boundaries and existing site features

4.0 Overview of proposed development

This state significant development application (SSDA) seeks approval for the construction and operation of the New South Wales Cricket Centre (NSWCC) at Wilson Park, Sydney Olympic Park. The SSDA is not staged development in the meaning of Section 4.22 of the EP&A Act. Specifically, this SSDA seeks consent for the following:

- A two-storey cricket centre including an internal atrium, gymnasium, community facilities, medical centre and business offices;
- An International Cricket Council compliant oval 136m long x 144m wide (16,040m²)(Oval 1) and associated seating;
- A second training oval (Oval 2) with a diameter of 100m (6365m²);
- Outdoor practice nets, 71 wickets with a minimum of 30m run ups;
- A double height (10.7m) indoor training facility with 15 wickets;
- A single storey shed for machinery and storage;
- Associated car parking, landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

A detailed description of the proposed development that is the subject of this application is provided at **Section 4.0** of this report.



Figure 3: Indicative photomontage of proposed NSWCC

5.0 Secretary's Environmental Assessment Requirements

The Department of Planning, Industry and Environment (DPIE) has issued Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement

for the proposed development. This report has been prepared having regard to the relevant SEARs as shown in **Table 5**.

Table 5: SEARS

SEAR category	SEAR requirement
Visual and View Impacts	The EIS shall: <ul style="list-style-type: none"> include a visual impact assessment to identify the visual changes and impacts on the site and its surrounds when viewed from key vantage points (see plans and documents section).
Environmental Amenity	The EIS shall: <ul style="list-style-type: none"> detail the impacts of the development on view loss, wind impacts and reflectivity

6.0 Place character

Local character is a fundamental element of place. Based on the assumption of the importance of place to communities, the NSW planning system seeks to ensure that development considers local character. Identification of local character is therefore an important step in determining the appropriateness of the proposal.

In accordance with the Department's Local Character and Place Guideline (2019) (the Guideline), local character comprises a broad range of elements, including the environmental, social and economic aspects of a place. However, for the purposes of guide development it is best considered as a combination of the important physical aspects of a place. These physical aspects can be organised under three main themes:

1. public domain
2. private domain
3. cross domain.

The RMS Guideline for landscape character and visual impact assessment (2018) provides guidance on what matters to consider in identifying local character. While used interstate, the Victorian Government's Understanding Neighbourhood Character Planning Practice Note (2018) also provide guidance on local character.

Importantly, the Guideline acknowledges that it is not always appropriate to keep a places existing local character. It identifies that planning instruments can seek to change, enhance or maintain existing local character.

Under public domain, the following matters often represent important physical aspects of a place:

- movement
- open space.

Under private domain, the following matters often represent important physical aspects of a place:

- land use
- built form, including siting, bulk and scale and detailed design.

Under cross domain, the following matters often represent important physical aspects of a place:

- landform
- street, block and lot patterns
- trees and other vegetation in the public and private domains.

6.1 Wilson Park

During the 1950's, Wilson Park was utilised as a gasworks, accommodating Petroleum and Chemical Corporation Australia Limited for the purposes of converting crude oil to gas. This use resulted in significant contamination of the site, leading to remediation of the site in the 1970's and the creation of a landfill leachate treatment plant at the north-eastern corner of the site. The remainder of the site was converted to playing fields in the 1980's and this is the subject location of the proposed development. Today the site remains as playing fields, managed by SOPA which are underutilised, vacant and locked up.

Wilson Park comprises three playing fields. One formalised football pitch is located at the north of the site and a small single storey stadium with 450 bleacher seating is located to the east of the football pitch. Two other playing fields are located at the south of the site. The site is in a regenerated bushland setting and the ground surface has been significantly modified during the remediation phase of the Park. Covered and capped fill are located below the current sports fields. 572 trees located on site, predominantly around the boundary. Two car parks are located in the site, one in the north west corner and one in the eastern portion of the site. A chain wire mesh fence surrounds the site. Light towers are provided around the site for night-time training. There are two toilet blocks located on site, one adjacent to the riverfront at the north of the site and one in the centre of the site.



Figure 4: Northern playing field in Wilson Park

Land Use

The playing fields have restricted access to the community and is used on a pre-booked basis, through City of Parramatta (Council) and SOPA. The site was home to the Newington Gunners Soccer Club (the Gunners) since 2004. The Gunners played their last football season at the site in 2019 and will relocate to the Eric Primrose Reserve for the 2020 winter season.

The locality surrounding the site is mixed, with the Parramatta River foreshore to the north, Silverwater Correctional Complex to the east and some industrial uses to the south and west.

6.2 Surrounding Context

North

The site is adjacent to the Parramatta River foreshore to the north. Along this foreshore is the River Walk, which is a shared way used for cyclists and general pedestrian traffic. Further north is the Parramatta River which separates the site from medium to high density residential developments, along with some public recreation spaces that are located on the northern side of the Parramatta River, refer to **Figure 5**.

East

The east of the site is bound by the Silverwater Correctional Complex which is a heritage conservation area and also on the state heritage register. Notwithstanding this, the border separating the site from the Silverwater Correctional Complex is generally concealed by an abundance of trees that surround the site, refer to **Figure 6**.

South

The southern periphery of the site is bounded by a busway which connects Silverwater Road at the west to Newington Road to the east. Further south of the site are various industrial uses, refer to **Figure 7**.

West

Immediately to the west of the site is Silverwater Road, separating the site from a number of industrial uses, refer to **Figure 8**.



Figure 5: north – residential flat buildings across Parramatta River



Figure 6: east - Silverwater Prison.



Figure 7: south – industrial precinct



Figure 8: west – Dooley's Pub and industrial precinct.

6.3 Primary visual catchment

Due to the size of Wilson Park, the theoretical visual catchment of the proposal is large. Despite this, a site inspection has determined that the primary visual catchment for the site is much smaller and is focussed around areas to the north and Wilson Park. The character of this visual catchment is generally in accordance with the description of place and character, noting the surrounding context of the site with River Walk and Parramatta River to the north, Silverwater Prison located to the east, industrial warehouses to the south and west and a Silverwater Road running parallel to the western boundary. The primary catchment presents visually as a large parkland area playing fields in the centre of the site which is filtered with a dense canopy of trees on the periphery.

The proposed NSWCC building is a two-storey development and reads as an urban feature, within Wilson Park. The NSWCC building is set back from the river and sits below the canopy of the trees. The carpark is an expansive, hard paved surface to the north west of the building which caters for visitors parking to use the River Walk and for the future NSWCC. Trees and other vegetation are significant on the periphery of site but the playing fields remain cleared of trees. The topography is also largely flat. This combination gives the place an open, soft feel, with the sky also a dominant visual feature. The primary visual catchment is transient due to people walking through the area on the River Walk or driving past on Silverwater Road.

7.0 Viewpoints

Viewpoints were selected based on identification of important views supplemented by site inspection. It is considered that these viewpoints are representative of the current experience of the primary visual catchment, capturing:

- public domain, in particular those that are highly visited
- all distances – close, medium and long range
- all directions.

It is not considered that the primary visual catchment contains any special viewpoints that warrant special consideration. **Table 6** identifies the viewpoints representative of the visual character of the primary visual catchment that were selected for further analysis. **Figure 9** identifies the location of these viewpoints.

Specific physical elements such as telegraph poles, signs, canopy's and lighting structures have been surveyed and recorded by Project Surveyors. COX has then used this underlying data to align and produce the photomontages in accordance with L&E Court policy as shown in **Figure 10-17**.

Table 6: Viewpoints

View	Location	Field of View*	Altitude	Latitude	Longitude
1.	Silverwater Bridge	24mm	31.9	334931.739	15134.3919
	Northern side of Parramatta River	24mm	9.1	334924.660	151312.042
2.	Clyde Street Entry Point	24mm	9.1	334937.001	15134.380
3.	Wilson Pak Car park	24mm	1.1	334929.778	1513650.297



Figure 9: Location of viewpoints and direction

7.1 Viewpoint 1: Silverwater Bridge



Figure 10: Viewpoint 1: existing, Canon 5D Mark IV – 24mm Lens



Figure 11: Viewpoint 1: proposed, Canon 5D Mark IV – 24mm Lens

Sensitivity

Characteristic	Comment
Distance from site	Close range (approximately 50m)
Relative viewing level	Elevated from the site
Number of viewers	Many cars driving past during peak hours
Use at the viewpoint	Bridge connection for pedestrian and traffic
Purpose of being at viewpoint	Main location of visual impact from site
Viewing period	Short
Dominant elements	The view is a parkland setting , which is dominated by built elements in particular the hardstand car park in the foreground and the proposed NSWCC in the middle ground. The background is a parkland setting. The stadium appears as dominant built infrastructure in the background. Trees are located in the carpark and across the site and have a combined canopy.
View composition type	Focal, with the NSWCC occupying a larger part of central frame of view. The lighting structures serve to direct the eye to the NSWCC.
Overall rating	Moderate

Magnitude

Characteristic	Comment
Amount of fabric change	Moderate
View composition change	Moderate. The view will change the perception of the parkland setting to a built infrastructure.
Prominence	The new fabric is readily noticeable as there is no major structure on site at the moment
Overall rating	Moderate

Discussion

The magnitude of the proposed change is moderate compared to the existing situation. This is largely due to the new built form of the NSWCC and the elevated position of the view. However, this magnitude is substantially offset by the low sensitivity of the viewpoint. This sensitivity is in particular shaped by the dominance of hardstand in the foreground and middle ground, and the NSWCC sits below the substantive natural elements including the trees planted across the site (apart from the sky). Therefore, the visual impact at this viewpoint is moderate.

7.2 Viewpoint 2: Northern Side of Parramatta



Figure 12: Viewpoint 2: existing, Canon 5D Mark IV – 24mm Lens



Figure 13: Viewpoint 2: proposed, Canon 5D Mark IV – 24mm Lens

Sensitivity

Characteristic	Comment
Distance from site	Close range (approximately 175m)
Relative viewing level	Level with the site
Number of viewers	few ordinarily
Use at the viewpoint	Local residents' walkway
Purpose of being at viewpoint	The view is from a public pedestrian pathway that fronts the northern edge of the Parramatta River and is a main active public edge
Viewing period	Short
Dominant elements	The view is a parkland setting, which is dominated by natural and built elements in particular, The Parramatta River in the foreground, the proposed NSWCC in the middle ground and signage to the right. The background is a parkland setting. The NSWCC appears as dominant built infrastructure in the background. Trees are located across the site and have a combined canopy.
View composition type	Focal, with the stadium occupying a larger part of central frame of view. The materials serve to direct the eye to the NSWCC.
Overall rating	Moderate

Magnitude

Characteristic	Comment
Amount of fabric change	Moderate
View composition change	Moderate. The view will change the perception of the parkland setting to a parkland setting containing built infrastructure.
Prominence	The new fabric is readily noticeable as there is no major structure on site at the moment
Overall rating	Moderate

Discussion

The magnitude of the proposed change is moderate compared to the existing situation. This is largely due to perception of the parkland setting will change to a parkland setting containing built infrastructure. However, this magnitude is substantially offset by the low sensitivity of the viewpoint. This sensitivity is in particular shaped by the dominance of the Parramatta River and the trees filtering the site (apart from the sky). Therefore, the visual impact at this viewpoint is moderate

7.3 Viewpoint 3: Clyde Street Entry Point



Figure 14: Viewpoint 3: existing, Canon 5D Mark IV – 24mm Lens



Figure 15: Viewpoint 3: proposed, Canon 5D Mark IV – 24mm Lens

Sensitivity

Characteristic	Comment
Distance from site	Close range (approximately 20m)
Relative viewing level	Level with the site
Number of viewers	Few ordinarily
Use at the viewpoint	Access point to Wilson Carpark and the site
Purpose of being at viewpoint	The view is from the access point to Wilson Carpark and the site
Viewing period	Short
Dominant elements	The view is a parkland setting , which is dominated by built elements in particular Clyde Street in the foreground, the existing trees and the proposed NSWCC in the background. The overall background is a parkland setting. The NSWCC does not appear as dominant built infrastructure due to the tree canopy. Trees are located across the site and have a combined canopy.
View composition type	Focal, with trees occupying a larger part of central frame of view. However, the materials serve to direct the eye to the NSWCC.
Overall rating	Low

Magnitude

Characteristic	Comment
Amount of fabric change	Moderate
View composition change	Low. The view will change the perception of the parkland setting to a parkland setting containing built infrastructure, however this view is still filtered with substantial trees and vegetation.
Prominence	The new fabric is readily noticeable as there is no major structure on site at the moment.
Overall rating	Low

Discussion

The magnitude of the proposed change is low compared to the existing situation. The view will change the perception of the parkland setting to a parkland setting containing built infrastructure, however the view of the NSWCC will be filtered with substantial trees and vegetation. This is largely due to the dominant built and natural elements in particular Clyde Street in the foreground and the existing trees. The overall background remains as a parkland setting. The NSWCC building does not appear as dominant built infrastructure due to the tree canopy screening the building. The magnitude is also considered to be offset by the low sensitivity of the viewpoint. This sensitivity is in particular shaped by the dominance of the trees filtering the site (apart from the sky). Therefore, the visual impact at this viewpoint is low.

7.4 Viewpoint 4: Wilson Park Car Park



Figure 16: Viewpoint 4: existing, Canon 5D Mark IV – 24mm Lens



Figure 17: Viewpoint 4: proposed, Canon 5D Mark IV – 24 mm Lens

Sensitivity

Characteristic	Comment
Distance from site	Close range (approximately 10m)
Relative viewing level	Level with the site
Number of viewers	Few ordinarily
Use at the viewpoint	People parking their cars to access the site or the River Walk
Purpose of being at viewpoint	The view is from Wilson Park car park to the site
Viewing period	Short
Dominant elements	The view is a parkland setting, which is dominated by built elements in particular hard stand in the foreground, the existing trees and the proposed NSWCC in the background. The NSWCC does appear as dominant built infrastructure. Trees are located across the site and have a combined canopy.
View composition type	Focal, with the NSWCC building occupying a larger part of central frame of view. However, the materials serve to direct the eye to the NSWCC.
Overall rating	Low

Magnitude

Characteristic	Comment
Amount of fabric change	High
View composition change	High - The view will change the perception of the parkland setting to a built infrastructure; however this view is still filtered with trees and vegetation.
Prominence	The new fabric is readily noticeable as there is no major structure on site at the moment.
Overall rating	High

Discussion

The proposal is more visually appealing with the provision of new planting and line makings in the car park which creates visual relief than the current situation of a dated car park. The magnitude of the proposed change is high compared to the existing situation. The view will change the perception of the parkland setting to a parkland setting containing built infrastructure. The view of the NSWCC will be filtered with trees and vegetation. This is largely due to the dominant built and natural elements in particular Clyde Street in the foreground and the existing trees. The magnitude is also considered to be offset by the low sensitivity of the viewpoint. This sensitivity is in particular shaped by the dominance of the trees filtering the site (apart from the sky). Therefore, the visual impact at this viewpoint is high.

8.0 Assessment against applicable planning instruments

The main planning instruments relevant to the assessment of the proposal are:

1. State Environmental Planning Policy (State Significant Precincts) 2005 (the SSP SEPP).
2. Sydney Olympic Park Master Plan 2030 (2018 review) (the Master Plan).

8.1 The SSP SEPP

Schedule 3, part 23, clause 4 of the SSP SEPP states that:

- The only environmental planning instruments that apply, according to their terms, to land within the Sydney Olympic Park site are this Policy and all other State environmental planning policies, except State Environmental Planning Policy No 1—Development Standards.

The SSP SEPP does not have overall aims for the Precinct. Rather, the precinct is divided into a number of zones subject to objectives. Wilson Park is included in the RE1 Public Recreation zone, The north east of the site, is zoned SP2 Infrastructure. No development will occur in this section of the site.

The objectives of Zone RE1 Public Recreation are as follows:

- to enable land to be used for public open space or recreational purposes,
- to provide for a range of recreational settings and activities and compatible land uses,
- to protect and enhance the natural environment for recreational purposes,
- to support the Sydney Olympic Park site as a premium destination for major events.

The corresponding land use table identifies that all uses are either permitted with or without consent.

The uses permitted with consent are:

boat sheds; car parks; caravan parks; community facilities; depots; entertainment facilities; environmental facilities; filming; food and drink premises; heliports; information and education facilities; kiosks (but only if the gross floor area is 30m² or less); major events; markets; recreation areas; recreation facilities (indoor); recreation facilities (outdoor); research stations; signage; water recreation structures.

The only prohibited uses are:

Pubs and any other development not specified.

Table 7 below identifies the main development controls applying to the site.

Table 7: Main SSP SEPP development controls

Element	Relevant	Provision
Land Zoning	Yes	RE1 Public Recreation
Maximum Building Height	No	N/a
Reduced Level Map	No	N/a
Floor Space Ratio	No	N/a
Environmental Conservation Areas	No	N/a
Heritage	No	N/a
Acid Sulfate Soils	Yes	Disturbed terrain
Intensive Urban Development	No	N/a

Discussion

It is clear from a combined reading of the zone objectives, land use table and main development controls that the site is located in a part of Olympic Park intended for recreational purposes, and that there is no strong guidance on visual considerations.

8.2 The Master Plan

Applicability

Schedule 3, clause 26(1) of the SSP SEPP states that:

- Development consent must not be granted for development on land within the Sydney Olympic Park site to which a master plan applies unless the consent authority has considered that master plan, except as provided by subclauses (2) and (3).

Purpose

The purpose of the Master Plan is to:

- provide a comprehensive approach to the development of Sydney Olympic Park
- ensure Sydney Olympic Park becomes an active and vibrant Town Centre within Metropolitan Sydney
- protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment, recreation and sporting events
- protect and enhance the public domain
- protect and enhance the Sydney Olympic Park parklands
- provide detailed planning and design principles and controls to encourage development that responds to its context and contributes to the quality of the built environment and the future character and cultural significance of the site.

The Masterplan identifies key views within the town centre of Sydney Olympic Park but does not identify any key views to and from Wilson Park.

Discussion

The Master Plan seeks to protect Sydney Olympic Park as a premier destination for cultural, entertainment, recreation and sporting events.

The construction of the NSWCC and upgrade of Wilson Park will promote the continued role of Sydney Olympic Park as Sydney's pre-eminent sporting and entertainment place while enabling the evolution of Olympic Park overall to a more mixed-use precinct. In particular, it will not obstruct or fundamentally alter the nature of views obtained from key vantage points and will not result in significant view loss from locations in the public domain.

8.3 Strategic Plans

Applicability

While Strategic Plans do not hold the same weight in development assessment as the SSP SEPP and the Master Plan, it is best practice to consider their content. The site is subject to the following Strategic Plans:

- the Sydney Region Plan
- the Central District Plan
- a number of documents addressing the Greater Parramatta and the Olympic Peninsula Economic Corridor.

While included in the Parramatta LGA, the draft Parramatta Local Strategic Planning Statement has not yet been exhibited. On this basis it is not a relevant consideration.

Discussion

All of these plans acknowledge the importance of Sydney Olympic Park as one of Sydney's premier sporting, recreation and entertainment places, and seek to continue to guide the evolution of the precinct for a greater range and intensity of uses. While the District and Region Plan seeks to protect scenic and cultural landscapes, these landscapes are largely framed as more natural places, and neither Sydney Olympic Park in general nor Wilson Park specifically are referenced.

9.0 Summary assessment

Table 8 provides a summary assessment of the proposal considering relevant criteria.

Based on consideration of factors such as distance of the proposal from the viewpoint, the composition and dominant features in the view and the purpose of people being at the viewpoint, the sensitivity of all viewpoints were rated as low to moderate. Based on consideration of factors such as amount and type of new fabric visible and its relationship to the existing view, the magnitude of change at all viewpoints were also rated as low - moderate.

The greatest visual impact is likely to occur at Viewpoint 4: The nature of change is derived from introduction of a new built form. As is noted, the visual impact of this is high. While the amount of new fabric visible is considerable, it is consistent with the place character at the viewpoints and visible from the viewpoints and does not fundamentally alter the visible nature or the use of Wilson Park.

On this basis and considering the SEARs, it is concluded in its current proposed form that the while the nature of visual change is moderate from a small number of viewpoints, the impact of this change is low to moderate and is appropriate having regard to the provisions of relevant parts of applicable planning instruments. In particular, it will not obstruct or fundamentally alter the nature of views obtained from key vantage points as identified in the Master Plan and will not result in significant view loss from locations in the public domain.

Table 8: Summary assessment

View	Location	Sensitivity	Magnitude	Visual impact	Planning
1.	Silverwater Bridge	Moderate	Moderate	Moderate	N/a
2.	Northern side of Parramatta River	Moderate	Moderate	Moderate	N/a
3.	Clyde Street Entry Point	Low	Low	Low	N/a
4.	Wilson Pak Car park	Low	High	High	N/a

10.0 Mitigation strategies and measures

Based on the summary assessment, it is not considered necessary to implement mitigation strategies and measures to reduce visual impact.

11.0 Residual impact

As no mitigation strategies and measures are necessary, the residual impact of the proposal is the same as that identified in the summary assessment.

12.0 Conclusion

Assessment of the proposal as represented in photomontages prepared in accordance with L&E Court policy has been made against relevant factors such as existing place character of the primary visual catchment, sensitivity, magnitude, applicable planning instruments, the need for mitigation strategies and measures and consideration of residual impact.

On this basis, this VIA concludes that considering all relevant factors, in its current form the proposal has an acceptable visual impact.