

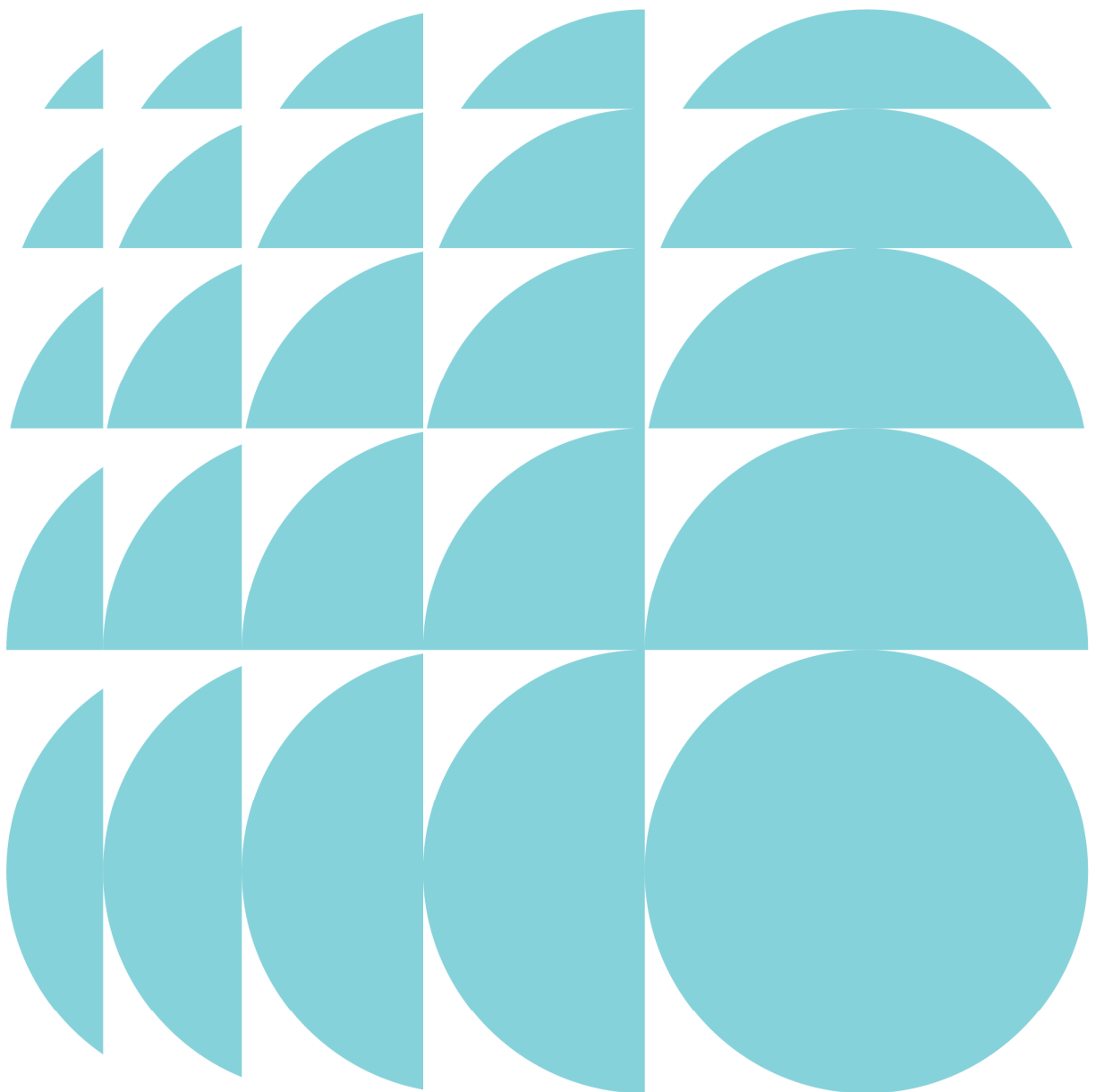
APPENDIX V VISUAL AND VIEW IMPACT ASSESSMENT

Ethos Urban



Prepared for INSW
For submission to DPIE

2 May 2020 | 2200043



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VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
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Key terms and abbreviations

Key term or abbreviation	Meaning	Source
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character	GLVIA3
CoP	City of Parramatta Council	N/a
DA	Development application	EP&A Act
DCP	Development control plan	EP&A Act
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents	GLVIA3
DPIE	NSW Department of Planning and Environment	N/a
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings	GLVIA3
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition	GLVIA3
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal	GLVIA3
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place	GLVIA3
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes	GLVIA3
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors	GLVIA3
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse	GLVIA3
Landscape character areas	These are single unique areas which are the discrete geographical areas of a particular landscape type	GLVIA3
Landscape character types	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.	GLVIA3

Key term or abbreviation	Meaning	Source
Landscape quality	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements	GLVIA3
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons	GLVIA3
LEP	Local environmental plan	EP&A Act
LSPS	Local strategic planning statement	EP&A Act
Magnitude	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration	GLVIA3
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences)	GLVIA3
SEARS	Secretary's Environmental Assessment Requirements	EP&A Act
SEE	Statement of environmental effects	EP&A Act
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor	GLVIA3
SEPP	State environmental planning policy	EP&A Act
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic	GLVIA3
SSDA	State significant development application	EP&A Act
Susceptibility	The ability of a denned landscape or visual receptor to accommodate the specific proposed development without undue negative consequences	GLVIA3
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area	GLVIA3
Visual impacts	Effects on specific views and on the general visual amenity experienced by people	GLVIA3
Visual receptor	Individuals and/or defined groups of people who have the potential to be affected by a proposal	GLVIA3
ZTV	A map, usually digitally produced, showing areas of land within which a development is theoretically visible	GLVIA3

Executive Summary

The purpose of this visual impact assessment (VIA) is to identify, describe and assess the significance and appropriateness of the potential visual impacts of the Powerhouse Parramatta (the proposal).

The method adopted for the VIA is based on the Guidelines for Landscape and Visual Impact Assessment 3 (GLVIA3), adjusted to better take into account NSW context.

The site is located at the northern edge of the Parramatta CBD adjoining a main north-south gateway (Barry Wilde Bridge) and the Parramatta River and its associated linear parklands.

The proposal is for a museum, including publicly accessible open space. Built form is configured as two separate buildings placed at right angles to each other and joined at a number of levels by an elevated bridge. The western building will appear as more vertically emphasised, while the eastern building will appear as a more horizontally emphasised due to its larger foot print and lower height. The buildings are geometric and rectilinear in form and shape, and feature an exoskeleton comprised of strong horizontal and vertical lines, including dominant triangular patterns. The colour scheme is comprised of off-whites and light browns. The texture is generally smooth.

Given this, compared to other existing buildings in the surrounding area, it is likely to be perceived as bulkier and more horizontally aligned than other larger scale buildings in the CBD (noting that this perception changes with change in viewpoints).

Due to the influence of factors such as landform, land use and built form, the primary visual catchment of the proposal is relatively limited, with the greater amount of exposure being from locations in the public and private domains to the immediate north of the site.

Due to the site's location, the number of people exposed to views of the proposal from the public domain is high. Most people will primarily be engaged in active recreational pursuits, in particular walking, running and cycling, or accessing jobs or services by car. The number of people in the private domain is also high, and includes people working in nearby office premises and residents of flat buildings on the south-bank of the Parramatta River adjoining the site to the west and north-bank of the Parramatta River opposite the site to the north.

To gain an understanding of the existing visual experience and potential visual impacts, 16 viewpoints in the public and private domains were selected for study as part of this VIA. These viewpoints were selected based on review of existing, published literature, desktop study and field survey, and were considered to be representative of the visual experience. There are no specific viewpoints in the primary visual catchment.

Overall, the main visual impacts of the proposal are the removal of the existing long, low rise carpark and the insertion of a large scale new development in the background of most viewpoints with an attendant reduction in the amount of sky visible from most viewpoints. The proposal does not remove the key landscape features of the Parramatta River or its associated linear parklands.

The majority of viewpoints are of medium sensitivity due to their exposure to people involved in outdoor recreation who have an interest in the quality of the landscape and the inclusion of the Parramatta River and its associated linear parklands as a dominant foreground feature. The intersection of Phillip Street and Horwood Place has a medium sensitivity due to its alignment with the proposed Civic Link. The Lennox Bridge viewpoint is of high sensitivity due to its inclusion of the heritage listed Lennox Bridge as a dominant midground feature. This is somewhat reduced due to its lower number and different type of viewers.

The level of magnitude ranges from perceptible for more distant views to considerable for closer range views, in particular those on the northbank at an angle flush with the site. The level of magnitude is reduced at all river and northbank viewpoints due to distance and the softening effect of the Parramatta River and its associated linear parklands. While the same magnitude, views where the proposal presents as being more vertically emphasised have a slightly higher level of magnitude, albeit not sufficient to change its overall level.

The level of significance of the visual impacts is between low to moderate. The scale and complexity of the surrounding CBD context substantially mitigates the visual prominence of the proposal.

When considered against the planning framework, including its compliance with FSR and height controls in the LEP, its promotion of the overall intent of strategic plans of growing the Parramatta CBD and better connecting it to the Parramatta River, visual impact as assessed at the selected viewpoints in the public domain are appropriate.

It is not considered that any mitigation measures are required to reduce potential visual impacts.

On this basis, while from a number of viewpoints the potential visual impacts of the proposal are significant, when considered against the planning framework and the principles of visual amenity they are not inappropriate. On this basis, the proposal can be supported on visual impact grounds.

1.0 Introduction

This report supports a State Significant Development (SSD) Development Application (DA) for the development of the Powerhouse Parramatta at 34-54 & 30B Phillip Street and 338 Church Street, Parramatta. The Powerhouse Parramatta is a museum (information and education facility) that has a capital investment value in excess of \$30 million and as such the DA 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 DA.

The purpose of this VIA is to identify, describe and assess the likely visual impacts of the proposal.

2.0 The site and its context

2.1 The site

The site is located at the northern edge of the Parramatta CBD on the southern bank of the Parramatta River. It occupies an area of approximately 2.5 hectares and has extensive frontages to Phillip Street, Wilde Avenue and the Parramatta River. A small portion of the site extends along the foreshore of the Parramatta River to the west, close to the Lennox Street Bridge on Church Street. The site boundary is identified in **Figure 1** and **Figure 2**. The site excludes the GE Office Building at 32 Phillip Street.

The site is currently occupied by a number of buildings and structures, including:

- Riverbank Car Park – a four-level public car park
- Willow Grove – a two-storey villa of Victorian Italianate style constructed in the 1870s
- St George's Terrace – a two-storey terrace of seven houses fronting Phillip Street constructed in the 1880s;
- 36 Phillip Street – a two-storey building comprising retail and business premises
- 40 Phillip Street – a two-storey building comprising retail and business premises
- 42 Phillip Street – a substation building set back from the street.

The immediate context of the site comprises a range of land uses including office premises, retail premises, hotel, serviced apartments and residential apartments. To the north is the Parramatta River and open space corridor, beyond which are predominately residential uses. The Riverside Theatre is located to the north-west across the Parramatta River.

Planisphere (2016) has developed a set of criteria to guide visual considerations for sites and their contexts. These are:

1. landform
2. waterform
3. land use
4. built form.

Table 1 provides an outline of the site and its context when considered against this criteria.

Table 1: The site and its context - visual considerations

Visual criteria	Detail
Landform	The Parramatta River and its associated linear parklands form the low topographic point of the primary visual catchment, and broadly represent the extent of the floodplain. From

Visual criteria	Detail
	here the landform slopes steeply over a short distance (4m at Phillip Street) (Gallagher Studio, 2016). Land above this bank is relatively flat
Waterform	The Paramatta River is the key waterform, and a dominant overall visual feature, in the primary visual catchment. In this location the river is narrow (approx. 30m in width) (Gallagher Studio, 2016)
Land use	The prevailing pattern of land use in the southbank is ground floor retail and other active uses with offices and in some instances residential (including short stay accommodation) above. The northbank is occupied by medium and high density residential uses. Church Street is in some aspects a continuation of the CBD, having similar ground level retail and active uses in parts. The Parramatta River and its associated linear parkland is used for passive and active recreation and visual amenity purposes
Built form	Built form on the southbank is mixed, however generally larger scale and consistent with that of a major activity centre. Built form on the northbank is a combination of medium density flat buildings high density flat towers



Figure 1 Aerial photograph of the site and its context

Source: Mark Merton Photography



Figure 2 Site boundary, key existing features, and immediate local context

Source: Ethos Urban

3.0 Background

The Powerhouse is Australia's contemporary museum for excellence and innovation in applied arts and sciences. The museum was established in 1879 in the Garden Palace which emerged from a history of 19th Century grand exhibition halls, including the Grand Palais. It currently encompasses the Powerhouse in Ultimo, Sydney Observatory in The Rocks and the Museums Discovery Centre in Castle Hill. The Powerhouse has occupied the Ultimo site since 1988.

Parramatta, in the heart of Western Sydney, is entering a period of rapid growth. It was identified in 2014's A Plan for Growing Sydney as the metropolis' emerging second Central Business District, with the provision of supporting social and cultural infrastructure regarded as integral to its success. The strategic importance of Parramatta as an economic and social capital for Sydney has been subsequently reinforced and further emphasised through its designation as the metropolitan centre of the Central City under the Greater Sydney Region Plan.

Powerhouse Parramatta will be the first State cultural institution to be located in Western Sydney – the geographical heart of Sydney. In December 2019, the Government announced the winning design, by Moreau Kusunoki and Genton, for the Powerhouse Parramatta from an international design competition.

Powerhouse Parramatta will establish a new paradigm for museums through the creation of an institution that is innately flexible. It will become a national and international destination renowned for its distinctive programs driven by original research and inspired by its expansive collections. It will be a place of collaboration, a mirror of its communities forever embedded in the contemporary identity of Greater Sydney and NSW.

4.0 The proposal

The Powerhouse was established in 1879, and Powerhouse Parramatta will radically return to its origins through the creation of seven presentation spaces of extraordinary scale that will enable the delivery of an ambitious, dynamic constantly changing program that provides new levels of access to Powerhouse Collection. The Powerhouse will set a new international benchmark in experiential learning through the creation of an immensely scaled 360-degree digital space, unique to Australia.

Powerhouse Parramatta will reflect the communities and cultures of one of Australia's fastest growing regions. It will hold First Nations culture at its core and set a new national benchmark in culturally diverse programming. The Powerhouse will be highly connected through multiple transport links, and integrate into the fine grain of the city.

Powerhouse Parramatta will be an active working precinct and include the Powerlab, which will enable researchers, scientists, artists and students from across regional NSW, Australia and around the world to collaborate and participate in Powerhouse programs. The Powerlab will feature digital studios to support music and screen industries alongside co-working spaces, life-long learning and community spaces. Integrated into the Powerlab will be a research kitchen and library that will support a NSW industry development program including archives and oral histories.

This application will deliver an iconic cultural institution for Parramatta in the heart of Sydney's Central City. The SSD DA seeks consent for the delivery of the Powerhouse Parramatta as a single stage, comprising:

- site preparation works, including the termination or relocation of site services and infrastructure, tree removal and the erection of site protection hoardings and fencing
- demolition of existing buildings including the existing Riverbank Car Park, 'Willow Grove', 'St George's Terrace' and all other existing structures located on the site
- construction of the Powerhouse Parramatta, including:
 - seven major public presentation spaces for the exhibition of Powerhouse Collection
 - front and back-of-house spaces
 - studio, co-working and collaboration spaces comprising the 'Powerlab', supported by 40 residences (serviced apartments) for scientists, researchers, students and artists and 60 dormitory beds for school students
 - education and community spaces for staff, researchers and the Powerlab residents, the community, and education and commercial hirers
 - commercial kitchen comprising the 'Powerlab Kitchen' used for cultural food programs, research, education and events
 - film, photography, and postproduction studios that will connect communities with industry and content that will interpret the Powerhouse Collection
 - public facing research library and archive for community, industry, students and researchers to access materials
 - a mix of retail spaces including food and drink tenancies with outdoor dining
- operation and use of the Powerhouse Parramatta including use of the public domain provided on the site to support programs and functions
- maintenance of the existing vehicular access easement via Dirrabarri Lane, the removal of Oyster Lane and termination of George Khattar Lane, and the provision of a new vehicular access point to Wilde Avenue for loading
- public domain within the site including new public open space areas, landscaping and tree planting across the site
- building identification signage.

The project does not seek consent for the carrying out of works outside of the site boundary, and in particular does not involve any alterations to the existing edge of the formed concrete edge of the Parramatta River or to the waterway itself.

In terms of typical visual considerations, the proposal has the following key parameters. Overall, these give the proposal a robust, bold and contemporary visual character.

Table 2: The proposal - visual considerations

Visual consideration	Detail
Elements	<ul style="list-style-type: none"> • Buildings (x2 main) • Open space • Paving • Vegetation
Features	<ul style="list-style-type: none"> • Exoskeleton • Publicly accessible open space, including extension of the Civic Link and Ground level, double height wall that can be retracted to reveal exhibition space • Rooftop garden on the eastern building
Shape and form	<p>Geometric and rectilinear in form and shape mainly comprising rectangles, triangles and diamonds</p> <p>Mix of positive (providing visibility to items in internal spaces) and negative shapes (no detail embedded within due to its function as a blank wall)</p>
Line	Strong, thick horizontal and vertical lines, including dominant triangular patterns.
Colour	Compatible, neutral off whites and light browns
Texture	Largely smooth, including concrete, steel and glass
Scale and proportion	Large, CBD scale. Scale is visually broken down by separation of built form into two buildings (eastern and western), with different site placement, relationship to site boundaries in particular the northern river boundary. While having similar footprints, the eastern building is more horizontally emphasised while the western building is more vertically emphasised

Composition as relevant to VIA can only be determined with reference to individual viewpoints.

5.0 The planning framework

5.1 Secretary's Environmental Assessment Requirements

The Department of Planning, Industry and Environment have 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 SEARs as follows:

Table 3 SEARS

SEAR	Where Addressed
4. Integration with surrounding area	This VIA fulfils this SEARs requirement. Through assessment, it shows that the proposal's layout and

SEAR	Where Addressed
<p>The EIS shall demonstrate how the proposal:</p> <ul style="list-style-type: none"> addresses amenity impacts, visual and view impacts, servicing and loading arrangements, pedestrian connectivity and activation of public spaces 	<p>design addresses visual and view impacts in a number of ways, including:</p> <ul style="list-style-type: none"> creating the Civic Link view corridor to the river separation into two buildings setting the eastern building back from the Parramatta River compared to the western building adopting different emphasis in form and line (eg vertical vs horizontal) between the two buildings provision of an articulated façade that includes a noticeable exoskeleton and enables reading of separate levels of the building
<p>9. Environmental Amenity</p> <p>The EIS shall:</p> <ul style="list-style-type: none"> include a visual impact assessment, including photomontages comparing the current site context, future development context, and site in the context of the future development of the wider precinct, showing views from key locations, vistas and view corridors from the public domain include an analysis and assessment of any potential view loss impacts to surrounding residential buildings 	<p>This VIA fulfils this SEARs requirement, in particular identification, description and assessment of the visual impacts from the public and private domains</p>

In addition to the SEARS, there are a number of the planning framework that are relevant to the assessment of the visual impact this proposal. For the purposes of this report, they have been included in the following three broad categories:

1. acts and regulations
2. strategic, including strategies, plans and policies
3. statutory, including SEPPs, LEPs and DCPs
4. Land and Environment Court planning principles
5. other planning documents.

5.2 Acts and regulations

The following acts and regulations are relevant to the assessment of the visual impact of this proposal and are considered in general as part of this VIA:

- Environmental Planning and Assessment Act 1979, in particular clause 1.3: Objects of Act and clause 4.15: Evaluation
- Environmental Planning and Assessment Regulation 2000 (the Regulation), in particular schedule 2, clauses 6 and 7.

5.3 Strategic plans

The following strategic plans are relevant to the assessment of the visual impact of this proposal, and are considered explicitly in this VIA:

- Greater Sydney Region Plan (GSC, 2018)
- Central City District Plan (GSC, 2018)
- Draft Parramatta Local Strategic Planning Statement (CoP, 2019).

5.4 Statutory plans

The following statutory plans are relevant to the assessment of the visual impact of this proposal, and are considered explicitly in this VIA:

- Draft Parramatta CBD Planning Proposal (CoP, March 2020)
- Parramatta Local Environmental Plan 2011 (CoP, 2011)
- Parramatta Development Control Plan 2011 (CoP, 2011).

5.5 Land and Environment Court Planning Principles

The following Land and Environment Court Planning Principles are relevant to the assessment of the visual impact this proposal and are considered in general as part of this VIA:

- Views – general principles: *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140 at 25-29

Where relevant, consideration has been given to the following principles:

- Impact on public domain views *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013] NSWLEC 1046 at 39 – 49
- Compatibility of proposal with surrounding development: *Project Venture Developments Pty Ltd v Pittwater Council* [2005] NSWLEC 191 at 22-31
- Assessment of height, bulk and scale: *Veloshin v Randwick Council* [2007] NSWLEC 428 at 32-33.

5.6 Other planning documents

There is a large number of other planning and design strategies, plans, policies and guidelines applying to the site. These include:

- Civic Link Framework Plan (SJB and ASPECT Studios for CoP, 2017)
- Riverbank Precinct Parramatta: a development blueprint (Architectus and Gallagher Studio for CoP, 2016)
- Parramatta Community Strategic Plan - Parramatta 2038 (CoP, 2013).

As they are not EPIs, they have not been fully considered in this VIA. However, they have been referred to where relevant.

6.0 Methodology

There is currently no national level guideline document for VIA in Australia (AILA, 2018). However, there are a number of key international documents that are commonly referred to in Australian VIAs. One of these is the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013. Unlike other documents which are largely focussed on natural and rural landscapes, the GLVIA provides more broadly applicable guidance that is able to be applied to urban contexts. On this basis, it has been adopted as the methodological basis for this VIA.

The methodology has also been adjusted to better reflect the local NSW context by including consideration of:

- the requirements of the NSW planning system under the Environmental Planning and Assessment Act 1979
- NSW Land and Environment Court planning principles
- NSW Land and Environment Court policy.

The GLVIA methodology is broadly outlined in **Figure 3**.

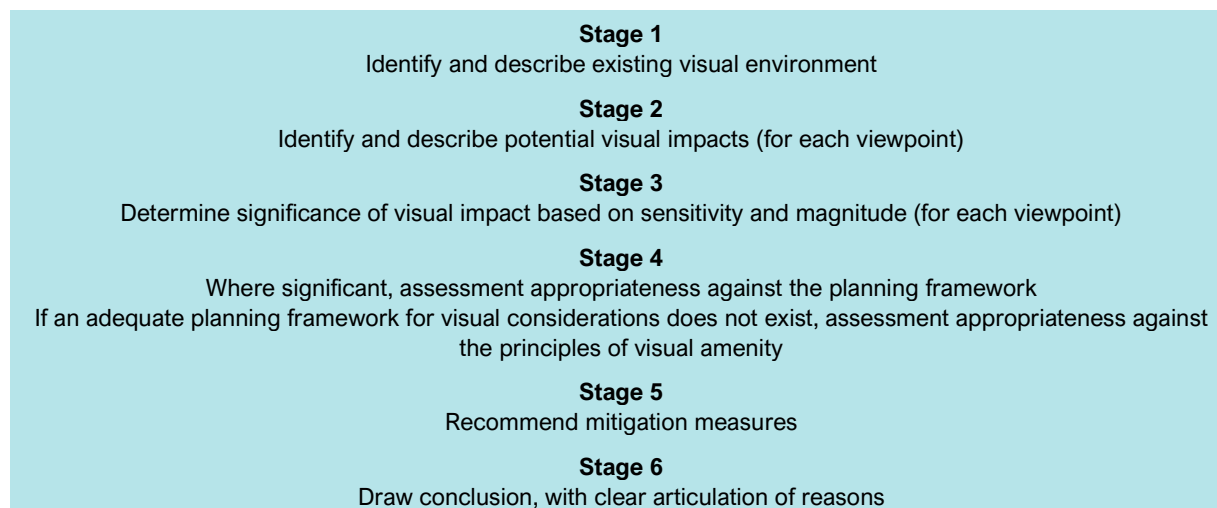


Figure 3 Methodology

Source: Ethos Urban

6.1.1 Sensitivity

The sensitivity of visual receptors to changes in views and visual amenity is mainly a function of:

1. **people:** the occupation or activity of people experiencing the view at particular locations and therefore the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations
2. **the view:** the value attached to the view itself.

People

Table 4 below shows factors that are typically correlated to different sensitivity ratings. It is important to note that this needs to be considered individually for each situation.

Table 4: Sensitivity

Rating	Details
High	<ul style="list-style-type: none"> Residents at home Communities where views contribute to the landscape setting enjoyed by residents in the area People, whether residents or visitors, who are engaged in outdoor recreation (active or passive), whose attention or interest is likely to be focused on the landscape and on particular views Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience
Medium	<ul style="list-style-type: none"> Travellers on road, rail or other transport routes People, whether residents or visitors, who are engaged in outdoor recreation (active or passive), who have an interest in the landscape
Low	<ul style="list-style-type: none"> People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape

Rating	Details
	<ul style="list-style-type: none"> People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life) People engaged in entertainment activities
Negligible	<ul style="list-style-type: none"> Viewing locations outside of the above parameters

The view

Sensitivity is also informed by objective value and subjective scenic amenity (as perceived by people).

In general, value is often influenced by objective factors of what's in the view and how it comes together when considered against aesthetic principles (eg, features, edges or contrasts and composition) (Planisphere, 2016) and other aspects such as rarity, representativeness and condition (LI and IEMA, 2013) and iconic status (Planisphere, 2016) (NSW Land and Environment Court).

However, the perception of people is critical to better understanding value. The following principles have been consistently found in scenic preference studies and community consultation (AILA, 2018):

- water and natural elements are preferred over urban scenes
- mountains and hills are preferred over flat land
- views are preferred which include both mid-ground elements (with some detail discernible) and a background
- views with skyline features and views which include focal points are preferred.

In general, views that have the following parameters are capable of being considered to have a higher value:

- designated landscapes or the backdrop to a heritage item
- recognised and important viewpoints or from recognised scenic routes
- full views to iconic landscape elements such as the Sydney Opera House
- other specific designation in an environmental planning instrument.

Tenacity

In his judgement in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 that is the basis for the NSW planning principle for general views, Roseth SC determined that the nature of the view with particular consideration to extent (eg, whole vs partial), and nature (eg water vs land; presence of iconic elements) of the views. For views from the private domain, Roseth SC also determined that from where in a property views can be obtained is also a relevant consideration, with particular reference to front and rear views vs side views and standing vs sitting views.

6.1.2 Magnitude

The categories of magnitude are:

- major
- moderate
- minor
- insignificant
- imperceptible.

Under the GLVIA, the category of magnitude is determined against three main factors:

1. size or scale
2. geographical extent of the area influenced
3. duration and reversibility.

Size or scale

Size or scale requires consideration of the following factors:

- the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture
- the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.

In general, large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be placed in the major category.

Geographical extent of the area influenced

The categories of size and scale are:

1. large
2. restricted.

The apparent geographical extent will vary with different viewpoints. Determining which category the impact fits within requires consideration of the following factors:

- the angle of view in relation to the main activity of the receptor
- the distance of the viewpoint from the proposed development
- the extent of the area over which the changes would be visible.

Distance is of particular relevance. In general, the greater the distance between the viewing location and the proposal the lesser the impact. As a general guide the following apply (RLA, 2016):

- high: <100m (ie, close range)
- medium: 100m – 1km (ie, medium range)
- low: >1km (ie, long range),

Duration and reversibility

Duration and reversibility comprises the following (in descending order of general visual impact):

1. ongoing and irreversible
2. ongoing capable of being reversed
3. limited life (5 – 10 years)
4. limited life (< 5 years).

The factors of size or scale, geographical extent of the area influenced and duration and reversibility are combined to determine the magnitude of the impact. This is shown in **Table 5**.

Table 5: Magnitude

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

6.2 Significance

Significance is determined by combining judgements about sensitivity and magnitude (refer **Table 6**). The categories of significance are as follows:

1. major
2. high
3. moderate
4. low
5. negligible.

It should be noted that determination of significance does not automatically mean that the impact is unacceptable. Rather, where the level of significance is determined to be moderate or higher subsequent assessment is required to be undertaken against relevant environmental planning instruments, or where they are inadequate in terms of visual impact, the principles of visual amenity.

Table 6 Significance

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

Other relevant key concepts

Components of a view

There are two main components that make up the nature of a view:

- 1 characteristics, or what's in the view
- 2 composition, or how these come together.

Characteristics include elements (eg, trees) and features (eg a large, mature Moreton Bay fig). Composition can generally be considered as the fore, mid and background, with occasional reference to a backdrop, as well as how things are placed when read left to right across the view.

Amenity

The NSW planning system requires the consideration of amenity as part of the assessment and determination of development applications. Amenity is a broad term that covers a range of matter such as noise, dust, daylight, vibration, outlook and visual amenity (LI, 2018). In general, amenity refers to the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature (NSW Government, 2020). VIA is only concerned with visual amenity.

VIA is also not concerned with matters of aesthetics. This includes considerations of relative architectural merit of the style or detail of buildings.

Fit

The intent of environmental planning instruments is a foundational aspect of determining the appropriateness of visual impact. In general, most current NSW planning instruments seek for development to achieve a 'fit' with its context. This has further been articulated by a number of other relevant entities, including:

- the NSW Land and Environment Court in its judgement in *Veloshin v Randwick Council* [2007] NSWLEC 428 at 32-33
- the Government Architects Office by Objective 1: Better fit of Better Placed (2018).

As the NSW Land and Environment Court noted, fit should not be construed as 'sameness'. In certain situations, a development may be visually different to the existing visual environment, however be appropriate when considered against a balance of other planning considerations.

Better Placed

While not a planning instrument (and as such not having statutory weight in the assessment and determination of development applications), Better Placed (GAO, 2018) can be a relevant consideration in visual impact assessment. It can also be used to help interpret or judge amenity considerations under object (g) of the Act. Objective 1: Better fit, states 'Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting'.

Right to a view and view sharing

It is a long-established planning principle that no one has a 'right to a view' or 'owns a view' from private land, even where the visual impact may be severe. However, there may be situations where the scale and nature of the visual impact is such that it is not in the public interest, and therefore is inconsistent with clause 4.15 (1)(e) of the Act.

Where a planning instrument includes provisions seeking view sharing, the planning principle established by the NSW Land and Environment Court *Tenacity Consulting v Warringah* [2004] NSWLEC 140 is of relevance.

6.3 Assumptions and limitations

The following matters have not been considered in this VIA:

- temporary construction activities
- night lighting
- broader amenity matters more appropriately considered as a planning matters in the SEE
- aesthetics, in particular the relative architectural merit of the style or detail of buildings.

7.0 Existing visual character

7.1 Viewshed

Figure 4 shows the zone of theoretical visibility (ZTV) for the proposal. It is based on the following parameters:

- elevation calculated using bare earth Digital Elevation Model (DEM) 5 metre grid derived from LiDAR (from Geoscience Australia)
- maximum envelope height (taken from the higher western building) of RL 84.90 (given the approximate ground level of the building is RL 7.50, the height above ground is 77.4m)
- single point placed in the centre of the envelope

It is important to note that as the ZTV is elevation based only, it represents the theoretical maximum extent of visibility of the proposal. In reality, obstructions between the viewing location and the proposal such as buildings, structures and vegetation and the effect of distance will mean that the actual extent of visibility is likely to be smaller. For example, while ZTV shows the proposal being visible from the majority of the Parramatta CBD due to its relatively similar elevation, in reality buildings will obstruct views from most viewing locations.

Site inspection has shown that the proposal is most likely to be visible from a smaller area. This area is focussed around that part of the Parramatta bound by the Church Street bridge and the Wilde Avenue bridge, and stretching from a line generally delineated by Palmer Street to the north and Phillip Street to the south. For the purposes of this VIA, this is termed the primary viewshed.

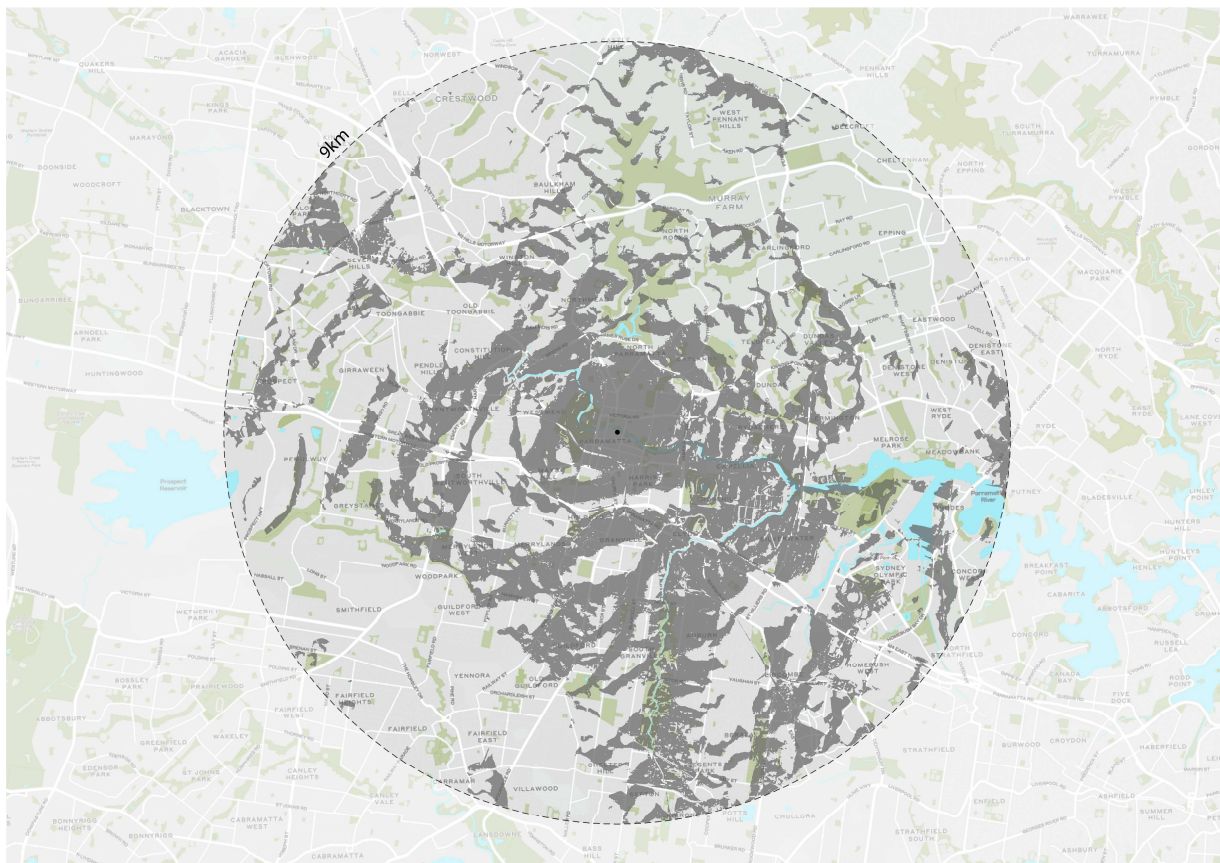


Figure 4 Zone of theoretical visibility

Source: Ethos Urban

7.2 Visual receptors

These main visual receptors for the proposal are:

- residents
- workers
- people engaged in recreation (active – walking, cycling)
- people engaged recreation (passive – seating)
- people engaged in entertainment (including consumption of food and beverages).

7.3 Pattern of viewing

There are three main patterns of viewing for the proposal:

- 1 **River views:** from locations within the public domain of the Parramatta River and its associated linear parklands
- 2 **Northbank views:** from locations in the public or private domain on the north bank of the Parramatta River
- 3 **CBD views:** views from locations in the public or private domain within the Parramatta CBD.

7.4 Existing visual character of the primary viewshed

An overview of the existing visual character of the primary viewshed independent of individual viewpoints is important to provide further depth to the understanding of the visual matters.

The site is located northern edge of the Parramatta CBD where it interfaces with the Parramatta River and its associated linear public open space. For people in the public domain, the primary visual catchment can be experienced either in a north-south perspective or an east-west perspective.

The main locations for the experience of the north-south perspective are Church Street and Barry Wilde Avenue, and more specifically their bridges. These bridges function as gateways to the CBD. For people travelling north on both roads the Parramatta CBD skyline is visible as a background element from a reasonable distance. At the bridges, the Parramatta River and its associated linear public open space become abruptly visible as a major new element in the landscape. The river and open space function to visually soften the appearance of built elements, and provide a front door for the CBD. In views from the Barry Wilde Bridge, the historic single arch sandstone Lennox Bridge appears in the background as an attractive feature and the delineator of the western extent of the primary visual catchment. Conversely, due to its slender profile the Barry Wilde Bridge does not appear a particularly dominant element in the views from the Lennox Bridge, and the eastern end of the primary visual catchment is delineated by the vegetated northbank hillside associated with where the river turns more to the south-west at the weir. Relevant to the perception of the CBD, the sequential visual experience along Barry Wilde Avenue and Church Street is somewhat different. Travellers along Barry Wilde Avenue experience a lower scale of flat buildings to a large degree screened by dense vegetation. Therefore, when crossing the bridge the northbank and southbank, as separated by the river, have a sharper contrast in character. Conversely, Church Street north of the river is in many respects an extension of the main CBD proper south of the river, and therefore the contrast between the northbank and southbank is lesser.

The main locations for the experience of the east-west perspective are the parklands and riverside pathways on both banks of the river. Both the parklands and the pathways are heavily used for recreation purposes, including walking, cycling, informal small group gathering, children's play and consuming food and drinks. That part of the northbank of the primary visual catchment closest to the weir also accommodates a larger number of commuters and visitors accessing the Parramatta CBD via ferry.

The main features of the river corridor include:

- the river itself which appears as a relatively narrow, straight and calm stretch of water bordered by retaining walls
- the associated parkland on either side is similarly narrow, largely being grassed with tree plantings (usually eucalypt) with the concrete pathways leading the eye forwards
- most of the banks leading up reasonably steeply for a short distance to adjoining areas
- built form on the southern side generally being located close to the edge of the bank, while built form on the northbank is generally setback further and more screened by vegetation
- the Barry Wilde and Lennox Bridges provide contrasting north-south lines across the predominantly east-west configured landscape.

Dominant features visible from both banks include:

- the Lennox Bridge, and to a lesser degree the Barry Wilde Bridge
- the Altitude apartment and hotel complex.

Other notable features include:

- the multi-storey carpark that occupies the site
- the line of taller flat buildings on the northbank.

7.5 Viewpoints

Viewpoints fall broadly into three groups (GLVIA3):

1. **representative viewpoints:** selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ — for example, certain points may be chosen to represent the views of users of particular public footpaths

2. **specific viewpoints:** chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
3. **illustrative viewpoints:** chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

The viewpoints used need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects (GLVIA3). The selection of the final viewpoints used for the assessment should take account of a range of factors, including:

- the accessibility to the public
- the potential number and sensitivity of viewers who may be affected
- the viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation
- the nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes)
- the view type (for example panoramas, vistas and glimpses)
- the potential for cumulative views of the proposed development in conjunction with other developments.

Within the primary visual catchment, Architectus and Gallagher Studio (2016) identified a number of significant views in the public domain to and from the site (refer **Figure 5**). Subsequent desktop and field analysis undertaken by Ethos Urban confirmed the general veracity of these viewpoints, subject to some adjustment. This identified a number of candidate viewpoints, which were assessed against the GLVIA3 considerations. The CoP provided feedback on these candidate viewpoints (refer **Table 8**). Based on this, the viewing locations identified in **Table 7** and shown in **Figure 6** and **Figure 7** (generally corresponding with viewpoints in the private domain) were selected as the basis of this VIA.



Figure 5: Architectus and Gallagher Studio viewpoints**Table 7 Viewpoints**

Ref	Viewpoints	Domain	Type of viewpoint	Main reason for selection
Set A				
1.	Northbank (centre)	Public	Representative	Parramatta River – south bank
2.	Northbank (east)	Public	Representative	Parramatta River – north bank
3.	Northbank (west)	Public	Representative	Parramatta River – north bank
4.	Northbank (west)	Public	Representative	Parramatta River – north bank
5.	Barry Wilde Bridge	Public	Representative	Key point of entry to the Parramatta CBD from the north
6.	Northbank (east at weir)	Public	Representative	Close to a major public transport stop
7.	Phillip Street at Dirrabarri Lane	Public	Representative	Key CBD view corridor to Parramatta River
8.	Riverside Theatres	Public	Representative	Gathering place, includes Lennox Bridge
9.	Altitude	Private	Representative	Private domain – south bank
10.	Rotary Park	Public	Representative	Parramatta River – north bank
11.	Intersection of Phillip Street and Horwood Place	Public	Representative	Aligned with the proposed Civic Link
12.	3 Sorrel Street	Private	Representative	Private domain – north bank
Set B				
1.	346 Church Street	Private	Representative	Representative of view from apartments on northern side of Parramatta River – eastern point
2.	3 Sorrell St (lower levels)	Private	Representative	Representative of view from apartments on northern side of Parramatta River – central point
3.	3 Sorrell St (upper levels)	Private	Representative	Representative of view from apartments on northern side of Parramatta River – central point
4.	1 Sorrell St (upper levels)	Private	Representative	Representative of view from apartments on northern side of Parramatta River – central point

Ref	Viewpoints	Domain	Type of viewpoint	Main reason for selection
5.	1 Sorrell St (lower levels)	Private	Representative	Representative of view from apartments on northern side of Parramatta River – central point
6.	16 Lamont Street	Private	Representative	Representative of view from apartments on northern side of Parramatta River – western point

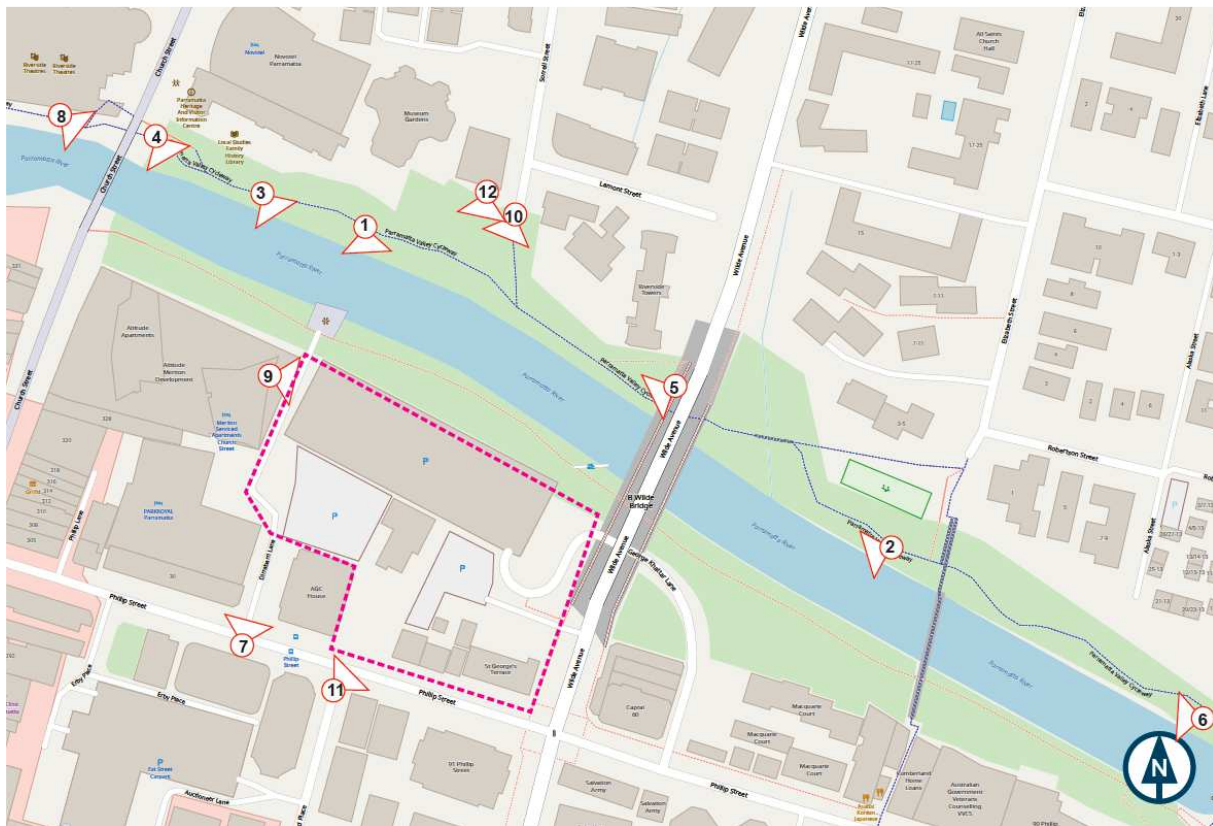


Figure 6: Viewpoints - set A

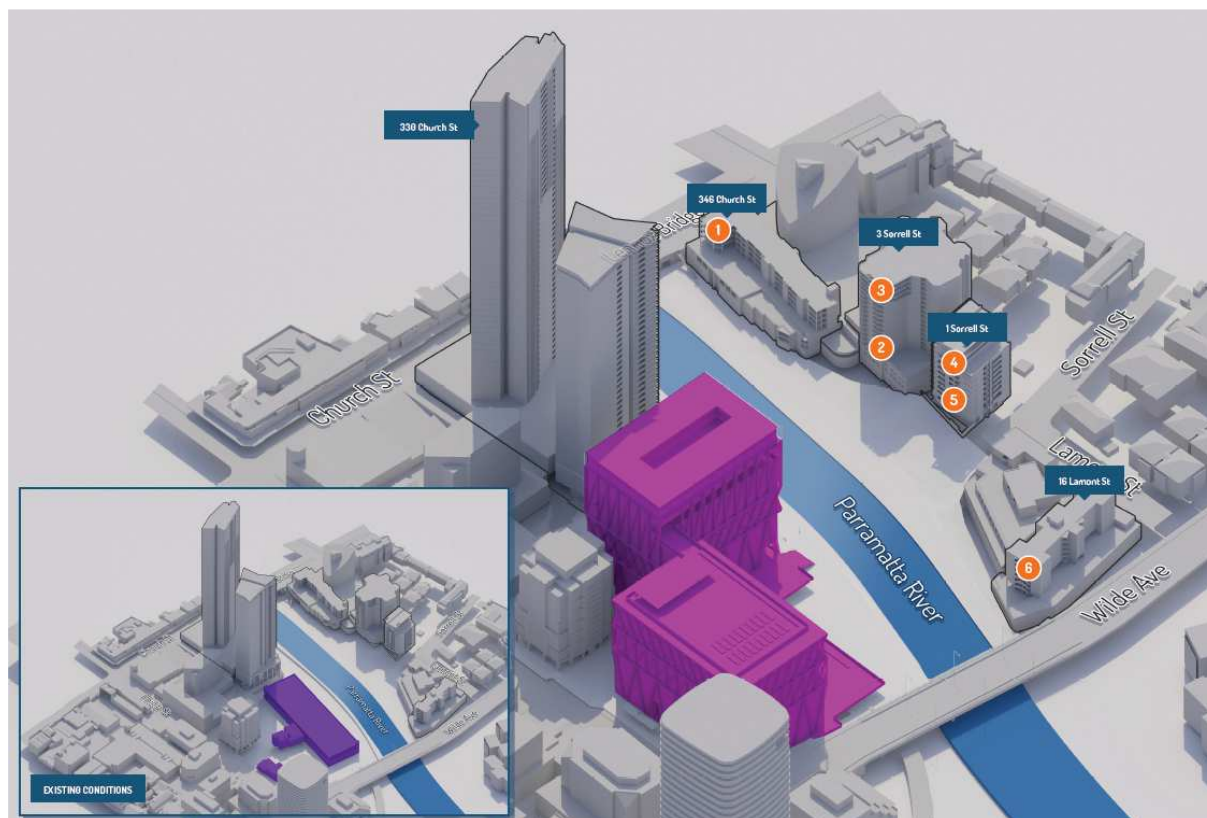


Figure 7: Viewpoints – set B

Table 8 CoP feedback on views

CoP comment	Response
Views from the CBD have not been considered	<p>An additional viewpoint (Dirabarri Lane) from the CBD has been included</p> <p>A superior quality photomontage (photorealistic) has also been included to illustrate likely visual impact looking north-east from the intersection of Horwood Place and Phillip Street.</p> <p>Due to the arrangement of existing buildings and street and what is permitted in the future under the LEP, views of the proposal from viewpoints not in the close range and focussed on Phillip Street and Horwood Place are likely to be obscured. The effect of distance as well the complexity of the visual environment will also function to reduce the proposals visual prominence from any such viewpoints. The more sensitive viewpoints are those from locations to the north where the proposal will be significantly more visible.</p>
Include view from the foreshore edge to illustrate level changes in relation to human scale	The architectural package supporting this development application provides this information.
Include view from the intersection of Phillip Street and Wilde Avenue to show	The architectural package supporting this development application provides this information.

CoP comment	Response
impact on terraces and relationship with Wilde Bridge	
A view from the Civic Link is important	<p>This is agreed. On this basis, a superior quality photomontage (photorealistic) has been included to illustrate likely visual impact looking north-east from the intersection of Horwood Place and Phillip Street</p> <p>Site inspection and review of the Civic Link framework plan showed that it is challenging to get a clear view of the proposal that will align with a likely future scenario from locations further to the south of the Horwood Place and Phillip Street intersection. This was due to the obstructing effect of buildings and vegetation, which would be compounded by the incorporation of substantial tree planting (including in its centre) in the future Civic Link.</p>
The Charles Street viewpoint should be taken from a higher elevation to show the proposal in context	<p>As is noted in this part, under the glvia23 method adopted by this VIA, the selection of viewpoints is highly influenced by how visual receptors (people) use the public domain. There is generally a bias towards selecting viewpoints that have a higher number of visual receptors, or are aligned with a specific generator of movement. Viewpoint 6 was specifically selected to illustrate the experience of visual receptors who are likely to be using the Parramatta Wharf. While most people are expected to access the CBD from points on the southbank, there will nonetheless be people who will cross to the northbank and pass by this viewpoint when travelling between locations to the east accessible by the ferry service and their homes. This viewpoint will also likely take on further importance as the Escarpment Boardwalk is completed and a higher number of people pass through this viewpoint.</p> <p>Overall, it is considered that this viewpoint provides a sound outline of how the proposal will be seen in its context. Higher level viewpoints are also provided on the northbank closer to the proposal.</p>

8.0 Visual impact – public domain assessment

8.1 Viewpoint 1 – Northbank (centre)

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 9**.

Table 9 Viewpoint 1 – Northbank (centre): key parameters

Item	Key information
Number of people	Large
Type of people	People engaged in active and passive recreation
Distance to proposal	80m (approx. and straight line)
Direction from proposal	North

Item	Key information
Elevation relative to ground level of proposal	Below



Figure 8: Viewpoint 1 – Northbank (centre): existing view

Source: Orbit Solutions

Existing

Features include:
<ul style="list-style-type: none">• Parramatta River and its associated linear parklands (grass and trees)• Altitude residential and hotel building• The GE building• 32 Smith Street (under construction)

Summary

This view is a River view

Overall, the view comprises three main landscape character areas:

1. Parramatta River and its associated linear parklands
2. Paramatta CBD
3. sky.

Overall, these areas have the following composition:

- foreground: Parramatta River and its associated linear parklands
- mid ground: Parramatta River and its associated linear parklands
- background: Paramatta CBD and sky.

Detail

The north-bank pedestrian and cycle path is located in the immediate foreground of the view. In this location, it includes an ochre colour and designs representative of Aboriginal culture.

The north-bank linear parkland is located in the remainder of the foreground. In this location, it is comprised solely of grass.

The Paramatta River is located in the midground. It appears narrow, relatively calm and has a distinct brown hue.

The background is occupied by the south-bank linear parkland, the Paramatta CBD and the sky. Compared to the fore and mid grounds, the background is more visually varied as the eye travels from left to right. Although not prominent, the Barry Wilde Bridge demarcates the left hand edge of the view. The carpark occupies over half of the CBD edge to the linear parklands. However, due in large part to its low height and screening by trees, it is not prominent in the view.

Dirrabarri Lane separates the Altitude residential and hotel building from the carpark on the subject site. The lane continues all the way to the edge of the river, where it includes steps that transition to an projecting element over the river.

The Altitude residential and hotel building dominates the right-hand side of the view. The building has a distinct podium and tower typology, and includes a sandstone wall separating the building from the north-bank linear parklands that is visually noticeable due to its distinct colour, texture and materials. The building reads as a bold, distinct built edge to the linear parklands.

The backdrop comprises other CBD buildings, most notably the GE building and 32 Smith Street (under construction). The CBD has a relatively low, broken scale in this view.

The sky occupies a large part of the background of the view.

Form, shape, line, colour and texture are as follows:

Form and shape	Mix of geometric and organic. Geometric shapes are overwhelmingly rectangular.
Line	Mix of horizontal and vertical lines. The Parramatta River and associated linear parklands appears as a prominent vertical line cutting east-west through the centre of the view. Lesser elements such as the pedestrian and cycle paths, the carpark and the steps and edge of the Dirrabarri Lane projecting elements also contribute to horizontality. The right hand part of the view is dominated by the vertically emphasised Altitude residential and hotel building. The vertical emphasis is somewhat balanced by its horizontally emphasised podium and horizontal lines demarcating individual storeys

	(in particular projecting, white coloured elements associated with balconies on part of its northern façade).
Colour	Generally greens, whites, browns and blues. While overall muted and light in colour, the reflectivity of the River, western parts of the carpark and the GE building increases when exposed to sunlight.
Texture	Mix of coarse (eg, grass, trees) and smooth (eg sandstone wall, glass).

Visual impact

The visual impact of the proposal includes:

- removal of the existing carpark, screening vegetation and views to the backdrop CBD (including GE building and 32 George Street) and a large part of the sky.
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds.

Due to its central location, scale and design, the proposal will become a new focal landmark in the view. While this view enables appreciation of the L shaped layout of the proposal, the western building will be substantially more prominent than the eastern building due to its closer distance to the viewer and its greater height. In particular, the northern elevation will be dominant. The exoskeleton will be highly noticeable, in particular the lower storey V shaped elements. A distinct, wide and full length gap comprised of sky separates the proposal from adjoining buildings, in particular the Altitude building, enabling it to be more fully appreciated as a distinct, singular element.

The proposal will consolidate the strong edge created by the adjoining Altitude building, fundamentally redefining the interaction between the Parramatta CBD and the Parramatta River and associated parklands.

Overall, the character of the view changes from that of a lower order activity centre to that of a major metropolitan centre. This is an important perceptual shift.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	Strengthening the prominence of geometric forms, with the introduction of triangular, domain and V shaped elements.
Line	Overall, a substantial strengthening of vertical lines. This is balanced by strong horizontal lines demarcating individual storeys.
Colour	While maintaining the overall dominance of muted and light colours, the consistency of off whites and greys throughout the façade makes these colours prominent.
Texture	Strengthens existing smooth textures present in the built landscape associated with concrete, steel and glass.



Figure 9: Viewpoint 1 – Northbank (centre): proposed view

Source: Orbit Solutions

8.2 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view will primarily be engaged in outdoor recreation, in particular walking and cycling, who are likely to have an interest in the landscape
- **the view:** as it contains water and parkland, the view has value. However, it does not have a landscape feature, edges or contrasts or composition that meets the criteria for exemplary, iconic or scarce.

On this basis, the overall sensitivity is medium.

8.3 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** major

- **geographical extent of the area influenced:** wide area
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is considerable (refer **Table 10**).

Table 10: Magnitude, viewpoint 1

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.4 Significance

Combining assessment of sensitivity and magnitude gives a significance of moderate (refer **Table 11**).

Table 11 Significance, viewpoint 1

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.5 Viewpoint 2 – Northbank (east)

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 12**.

Table 12 Viewpoint 2 – Northbank (east): key parameters

Item	Key information
Number of people	Large
Type of people	People engaged in active and passive recreation
Distance to proposal	330m (approx. and straight line)
Direction from proposal	South-east
Elevation relative to ground level of proposal	Below



Figure 10: Viewpoint 2 – Northbank (east): existing view

Source: Orbit Solutions

Existing

Features include:

- Parramatta River and its associated linear parklands (grass and trees)
- Barry Wilde Bridge
- Altitude residential and hotel building
- The GE building
- 32 Smith Street (under construction)

Summary

This view is a River Prospect.

Overall, the view comprises four main landscape character areas:

1. Parramatta River and its associated linear parklands
2. Bridges
3. Paramatta CBD
4. sky.

Overall, these areas have the following composition:

- foreground: Parramatta River and its associated linear parklands
- mid ground: Parramatta River and its associated linear parklands
- background: bridges, Paramatta CBD and sky.

Detail

A relatively large grassed part of the north-bank linear parkland is located in the immediate foreground of the view. This includes a single bench seat in the middle of this area, and a juvenile eucalypt to the right hand side.

The Paramatta River is located in the midground. It appears narrow, relatively calm and has a distinct brown hue. Its appears as a strong diagonal line leading the viewers eye westwards through the view.

The background is occupied by the south-bank linear parkland, bridges, the Paramatta CBD and the sky. Compared to the fore and mid grounds, the background is more visually varied as the eye travels from left to right. 32 Smith Street is noticeable in the land hand side of the background. Due to its red hue, medium density housing is also in part visible beneath 32 Smith Street. Vegetation in the form of a bear continuous row of mature eucalypts is present in this part of the view.

The Barry Wilde Bridge demarcates the boundary between the more immediate background and the more distinct background. The more distant background is dominated by the Altitude residential and hotel building, with the GE building also being visible. The Lennox Bridge is visible in the far distance.

The sky occupies a large part of the background of the view.

Form, shape, line, colour and texture are as follows:

Form and shape	Mix of geometric and organic. Geometric shapes are overwhelmingly rectangular.
Line	Mix of horizontal and vertical lines. The Parramatta River and associated linear parklands appears as a prominent vertical line cutting diagonally east-west through the centre of the view. While slender in form, the Barry Wilde Bridge appears as a distinct north-south element that contrasts in line with the Parramatta River and its linear

	parkland. The left, centre and right hands sides of the background are dominated by vertical lines, in particular associated with the Altitude residential and hotel building. The Lennox Bridge is notable due to its single arch span.
Colour	Generally greens, whites, browns and blues. While overall muted and light in colour, the reflectivity of the River and the GE building increases when exposed to sunlight.
Texture	Mix of coarse (eg, grass, trees) and smooth (eg sandstone wall, glass).



Figure 11: Viewpoint 2 – Northbank (east): proposed view

Source: Orbit Solutions

Visual impact

The visual impact of the proposal includes:

- removal of the screening vegetation and views to the backdrop CBD (GE building and part of the sky).
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds.

Due to its central location, scale and design, the proposal will become a new feature in the view. Given the angle of view and the distance between the viewer and the proposal, this viewpoint enables appreciation of almost the whole eastern elevation. It appears as a medium scale, balanced composition. The exoskeleton will be noticeable.

The proposal will obstruct the existing full view of the Altitude residential and hotel building in the view.

Overall, the character of the view is changes from a more lower order activity centre to one more resembling a major and / or distinct metropolitan centre This is an important perceptual shift.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	Strengthening the prominence of geometric forms, with the introduction of triangular, domain and V shaped elements. The proposal resemble a more horizontally aligned rectangular form
Line	Strong new horizontal lines will be introduced, reducing the dominance of vertical lines in the background, in particular those associated with the Altitude residential and hotel building. However, the strong vertical northern leading edge of the building will remain visible in the view.
Colour	While maintaining the overall dominance of muted and light colours, the consistency of off whites and greys throughout the façade makes these colours prominent.
Texture	Strengthens existing smooth textures present in the built landscape associated with concrete, steel and glass.

8.6 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view will primarily be engaged in outdoor recreation, in particular walking and cycling, who are likely to have an interest in the landscape
- **the view:** as it contains water and parkland, the view has value. However, it does not have a landscape feature, edges or contrasts or composition that meets the criteria for exemplary, iconic or scarce.

On this basis, the overall sensitivity is medium.

8.7 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** moderate
- **geographical extent of the area influenced:** restricted area
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is considerable (refer **Table 13**).

Table 13: Magnitude, viewpoint 2

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.8 Significance

Combining assessment of sensitivity and magnitude gives a significance of moderate (refer **Table 14**).

Table 14 Significance, viewpoint 2

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.9 Viewpoint 3 – Northbank (west)

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 15**.

Table 15 Viewpoint 3 – Northbank (west): key parameters

Item	Key information
Number of people	Large
Type of people	People engaged in active and passive recreation
Distance to proposal	70m (approx. and straight line)
Direction from proposal	North-west
Elevation relative to ground level of proposal	Below



Figure 12: Viewpoint 3 – Northbank (west): existing view

Source: Orbit Solutions

Existing

Features include:

- Parramatta River and its associated linear parklands (grass and trees)
- Carpark
- The GE building
- 32 Smith Street (under construction)
- Barry Wilde Bridge

Summary

This view is a River Prospect.

Overall, the view comprises three main landscape character areas:

1. Parramatta River and its associated linear parklands
2. Paramatta CBD
3. Bridges
4. sky.

Overall, these areas have the following composition:

- foreground: Parramatta River and its associated linear parklands
- mid ground: Parramatta River and its associated linear parklands
- background: bridges, Paramatta CBD and sky.

Detail

The north-bank pedestrian and cycle path is located in the immediate foreground of the view. In this location, it includes an ochre colour and designs representative of Aboriginal culture. The left hand side of the immediate foreground terminates at a mature tree.

The north-bank linear parkland is located in the remainder of the foreground. In this location, it is comprised solely of grass.

The Paramatta River is located in the midground. It appears narrow, relatively calm and has a distinct brown hue. The background is occupied by the south-bank linear parkland, the Paramatta CBD and the sky. Compared to the fore and mid grounds, the background is more visually varied as the eye travels from left to right. Although not prominent, the Barry Wilde Bridge demarcates the left hand edge of the view. The carpark is a noticeable element in the centre of the background, appearing a low, linear form with white colouring. Part of 32 Smith Street and the GE building appear above the carpark. This configuration creates a relatively low, broken scale of the CBD in this view. Dirrabarri Lane and its projecting element appear as minor elements.

The Altitude residential and hotel building dominates the right-hand side of the view. In this view, the horizontally emphasised podium is more prominent, and the viewer is able to discern detail including the sandstone elements that run both vertically and horizontally along the façade and the strong perception of depth created by the recessing of the ground habitable level behind the podiums leading northern edge. The tower component remains a prominent element, however is more balanced by the podium in this view compared to other nearby views. The building reads as a bold, distinct built edge to the linear parklands.

The sky occupies a large part of the background of the view.

Form, shape, line, colour and texture are as follows:

Form and shape	Mix of geometric and organic. Geometric shapes are overwhelmingly rectangular.
Line	Mix of horizontal and vertical lines. The Parramatta River and associated linear parklands appears as a prominent vertical line cutting east-west through the centre of the view. Lesser elements such as the pedestrian and cycle paths, the carpark and the steps and edge of the Dirrabarri Lane projecting elements also contribute to horizontality. The right hand part of the view is dominated by the vertically emphasised Altitude residential and hotel building. The vertical emphasis is somewhat balanced by its horizontally emphasised podium and horizontal lines demarcating individual storeys (in particular projecting, white coloured elements associated with balconies on part of its northern façade).
Colour	Generally greens, whites, browns and blues. While overall muted and light in colour, the reflectivity of the River, western parts of the carpark and the GE building increases when exposed to sunlight.
Texture	Mix of coarse (eg, grass, trees) and smooth (eg sandstone wall, glass).



Figure 13: Viewpoint 3 – Northbank (west): proposed view

Source: Orbit Solutions

Visual impact

The visual impact of the proposal includes:

- removal of the existing carpark, screening vegetation and views to the backdrop CBD (including GE building and 32 George Street) and a part of the sky.
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds.

Due to its central location, scale and design, the proposal will become a new focal landmark in the view. This view does not enable appreciation of the L shaped layout of the proposal, with the western building being dominant and only a small part of the eastern edge of the eastern building being visible. Both the northern and the western elevations of the front building will be visible. The western and northern elevations of the front building have substantially more negative space than other elevations due to an absence of glass, except at upper levels. The exoskeleton will be highly noticeable, in particular the lower storey V shaped elements. Compared to views further to the east, a distinct, wide and full length gap comprised of sky will not separate the proposal from the adjoining Altitude building. This reduced separation will serve to consolidate the strong edge created by the adjoining Altitude building, fundamentally redefining the interaction between the Parramatta CBD and the Parramatta River and associated parklands.

Overall, the character of the view is changes from that of a lower order activity centre to that of a metropolitan centre. This is an important perceptual shift.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	Strengthening the prominence of geometric forms, with the introduction of triangular, domain and V shaped elements.
Line	Overall, a substantial strengthening of vertical lines. The ability to view both the northern and western elevations balances this verticality with strong horizontal lines demarcating individual storeys.
Colour	While maintaining the overall dominance of muted and light colours, the consistency of off whites and greys throughout the façade makes these colours prominent.
Texture	Strengthens existing smooth textures present in the built landscape associated with concrete, steel and glass. Glass is a less prominent feature of the proposal when viewed from this viewpoint compared to those further to the east.

8.10 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view will primarily be engaged in outdoor recreation, in particular walking and cycling, who are likely to have an interest in the landscape
- **the view:** as it contains water and parkland, the view has value. However, it does not have a landscape feature, edges or contrasts or composition that meets the criteria for exemplary, iconic or scarce.

On this basis, the overall sensitivity is medium.

8.11 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** major
- **geographical extent of the area influenced:** wide area
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is considerable (refer **Table 16**).

Table 16: Magnitude, viewpoint 4

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.12 Significance

Combining assessment of sensitivity and magnitude gives a significance of negligible (refer **Table 17**).

Table 17 Significance, viewpoint 4

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible

		Magnitude				
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.13 Viewpoint 4 – Lennox Bridge

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 18**.

Table 18 Viewpoint 4 – Lennox Bridge: key parameters

Item	Key information
Number of people	Large (due to its function as a key point of entry to the Parramatta CBD from the north)
Type of people	People in vehicles and pedestrians and cyclists (both recreational and non-recreational) seeking to access the Parramatta CBD. People in the future using the Parramatta Light Rail will also be exposed to the view
Distance to proposal	130m (approx. and straight line)
Direction from proposal	North-west
Elevation relative to ground level of proposal	Same level



Figure 14: Viewpoint 4 – Lennox Bridge: existing view

Source: Orbit Solutions

Existing

Features include:

- Lennox Bridge (part)
- Parramatta River and its associated linear parklands (grass and trees)
- Carpark
- 32 Smith Street (under construction)
- Barry Wilde Bridge

Summary

This view is a River Prospect.

Overall, the view comprises three main landscape character areas:

1. Parramatta River and its associated linear parklands
2. Paramatta CBD
3. bridges
4. sky.

Overall, these areas have the following composition:

- foreground: Lennox Bridge (part), Parramatta River and its associated linear parklands
- mid ground: Parramatta River and its associated linear parklands
- background: bridges, Paramatta CBD and sky.

Detail

Part of the edge of the Lennox Street is located in the immediate foreground of the view. The balance of the foreground is comprised of part of the north-bank linear parklands, including grass, trees, poles (lighting, signage and security) including two pedestrian and cycle paths, concrete terracing and associated planter beds. The distinct, slender and tall trunks as well as the branches of three eucalypts dominate the left hand side of the foreground.

While a maintenance vehicle is present in the foreground, this is not likely to be a frequently occurring element.

The Paramatta River is located in the midground. It appears narrow, relatively calm and has a distinct brown hue. The background is occupied by the south-bank linear parkland, the Paramatta CBD and the sky. Compared to the fore and mid grounds, the background is more visually varied as the eye travels from left to right. Although not prominent, the Barry Wilde Bridge demarcates the left hand edge of the view. The carpark is a noticeable element in the centre of the background, appearing a low, linear form with white colouring. Part of 32 Smith Street other nearby buildings appear above the carpark. This configuration creates a relatively low, broken scale of the CBD in this view. Dirrabarri Lane and its projecting element appear as minor elements.

The Altitude residential and hotel building dominates the right-hand side of the view. Compared to most other views, this enable a more full view of the entire complex comprising the entirety of the podium as well as the two separate towers. The presence of two, distinct and tall towers added a heightened sense of vertically to the view, and evokes a strong major activity centre character.

The sky occupies part of the background of the view. Compared to other views, the amount of sky is less in this view compared to other views, with its being focussed in large part to the left hand side of the view and in the form of a deep vertical shaft between the two Altitude towers.

Form, shape, line, colour and texture are as follows:

Form and shape	Mix of geometric and organic. Geometric shapes are overwhelmingly rectangular.
Line	Mix of horizontal and vertical lines. The Parramatta River and associated linear parklands appears as a prominent vertical line cutting diagonally east-west through the centre of the view. Lesser elements such as the pedestrian and cycle paths, the carpark and the steps and edge of the Dirrabarri Lane projecting elements also contribute to horizontality. The right hand part of the view is dominated by the vertically emphasised Altitude residential and hotel building. The vertical emphasis is somewhat balanced by its horizontally emphasised podium and horizontal lines demarcating individual storeys (in particular projecting, white coloured elements associated with balconies on part of its northern façade).
Colour	Generally greens, whites, browns and blues. While overall muted and light in colour, the reflectivity of the River, western parts of the carpark and the GE building increases when exposed to sunlight.
Texture	Mix of coarse (eg, grass, trees) and smooth (eg sandstone wall, glass).



Figure 15: Viewpoint 4 – Lennox Bridge: proposed view

Source: Orbit Solutions

Visual impact

The visual impact of the proposal includes:

- removal of the existing carpark, screening vegetation and views to the backdrop CBD (including GE building and 32 George Street) and a part of the sky.
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds. The combination of distance, the elevated nature of the

viewpoint and the presence of the Altitude building in its entirety, in particular its two towers, closer to the viewer than the proposal will function to reduce its prominence compared to viewpoint further to the west.

Due to its central location, scale and design, the proposal will become a prominent element in the view. This view does not enable appreciation of the L shaped layout of the proposal, with only the northern and western elevation of front building being visible. The western and northern elevations of the front building have substantially more negative space than other elevations due to an absence of glass, except at upper levels. The exoskeleton will be noticeable, in particular the lower storey V shaped elements. There will be no separation of built form between the proposal and the adjoining Altitude building. This reduced separation will serve to strengthen the strong edge created by the adjoining Altitude building, fundamentally redefining the interaction between the Parramatta CBD and the Parramatta River and associated parklands.

Overall, the character of the view is changes from that of a lower order activity centre to that of a metropolitan centre. This is an important perceptual shift.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	The proposal will strengthen the prominence of geometric forms, with the introduction of triangular, domain and V shaped elements.
Line	Overall, a substantial strengthening of vertical lines. The ability to view both the northern and western elevations balances this verticality with strong horizontal lines demarcating individual storeys.
Colour	While maintaining the overall dominance of muted and light colours, the consistency of off whites and greys throughout the façade makes these colours prominent.
Texture	Strengthens existing smooth textures present in the built landscape associated with concrete, steel and glass. Glass is a less prominent feature of the proposal when viewed from this viewpoint compared to those further to the east.

8.14 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view will primarily be travelling to the CBD to access jobs and services, either by vehicle or active transport (and in the future via light rail)
- **the view:** as it contains water and parkland, the view has value. However, it does not have a landscape feature, edges or contrasts or composition that meets the criteria for exemplary, iconic or scarce.

On this basis, the overall sensitivity is medium.

8.15 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** moderate
- **geographical extent of the area influenced:** restricted area
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is noticeable (refer **Table 19**).

Table 19: Magnitude, viewpoint 2

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.16 Significance

Combining assessment of sensitivity and magnitude gives a significance of low (refer **Table 20**).

Table 20 Significance, viewpoint 2

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.17 Viewpoint 5 – Barry Wilde Bridge (Wilde Avenue bridge)

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 21**.

Table 21 Viewpoint 5 – Barry Wilde Bridge: key parameters

Item	Key information
Number of people	Large (due to its function as a key point of entry to the Parramatta CBD from the north)
Type of people	People in vehicles and pedestrians and cyclists (both recreational and non-recreational) seeking to access the Parramatta CBD
Distance to proposal	60m (approx. and straight line)
Direction to proposal	North-east
Elevation relative to ground level of proposal	Above

8.17.1 Visual character

**Figure 16 Viewpoint 5 – Barry Wilde Bridge: existing view**

Source: Orbit Solutions

Existing

Features include:

- Barry Wilde Bridge
- Altitude apartments and hotel
- 32 Smith Street
- Parramatta River and parklands.

This viewing location is located at the northern end of the western pedestrian footpath of the Barry Wilde Bridge.

Overall, the view is of an urban, activity centre landscape punctuated by natural elements in the form of the Parramatta River and its associated parklands.

The Barry Wilde Bridge footpath combines with the adjoining roadway to dominate the foreground and left lower half of the view. This is largely due to its overall length, width and consistent paving colour and texture. The bridge and its southern continuation as Wilde Avenue presents as a strong, north-south straight line, drawing the eye into the Parramatta CBD. This is accentuated by other straight lines embedded in the overall whole, including line marking and railings,

The mid ground is occupied by the Parramatta River and its associated parklands. While views of the northbank are occluded by the presence of trees, the viewpoint provides an expansive view of the northbank of the river. Contrasting with the bridge, the River and parklands present as strong east-west oriented features. This is accentuated by their relative narrow width. The River and parklands soften the visual dominance of built elements in the landscape.

The Parramatta CBD appears in the background of the viewpoint. Prominent features of the CBD include the Altitude apartments and hotel, and the under construction 32 Smith Street. These are large, vertically emphasised forms expressing a tower typology. The existing multi-level carpark on the site appears in the centre mid-ground. While part of the Parramatta CBD, its form is different other buildings, presenting as a long, low building on an east-west axis in part screened by the canopies of eucalypts. In its axis, it shares similarity with the River and parklands. It presents as a distinct contrast to the adjoining vertically emphasised Altitude building. This gives a perception of a less CBD scale, presenting as a form of gap in the CBD skyline.

Colours in the view are muted and are dominated by browns, greens and blues.

Textures are a combination of coarse (eg bitumen, concrete) and smooth (eg, glass, water) and

8.17.2 Visual impacts



Figure 17 Viewpoint 5 – Barry Wilde Bridge: proposed view

Source: ORBIT SOLUTIONS

Visual impact

The visual impact of the proposal includes:

- removal of the existing carpark, screening vegetation and views to the backdrop CBD (including GE building and 32 George Street) and a part of the sky.
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds

8.18 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view will primarily be travelling to the CBD to access jobs and services, either by vehicle or active transport (and in the future via light rail)

- **the view:** as it contains water and parkland, the view has value. However, it does not have a landscape feature, edges or contrasts or composition that meets the criteria for exemplary, iconic or scarce.

On this basis, the overall sensitivity is medium.

8.19 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** major
- **geographical extent of the area influenced:** wide area
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is considerable (refer **Table 22**).

Table 22: Magnitude, viewpoint 2

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.20 Significance

Combining assessment of sensitivity and magnitude gives a significance of moderate (refer **Table 23**).

Table 23 Significance, viewpoint 2

Magnitude				
Dominant	Considerable	Noticeable	Perceptible	Imperceptible

Sensitivity	Magnitude					
	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.21 Viewpoint 6 – Northbank (east at weir)

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 24**.

Table 24 Viewpoint 6 – Northbank (east at weir): key parameters

Item	Key information
Number of people	Large
Type of people	People engaged in active and passive recreation
Distance to proposal	340m (approx. and straight line)
Direction to proposal	South-east
Elevation relative to ground level of proposal	Level

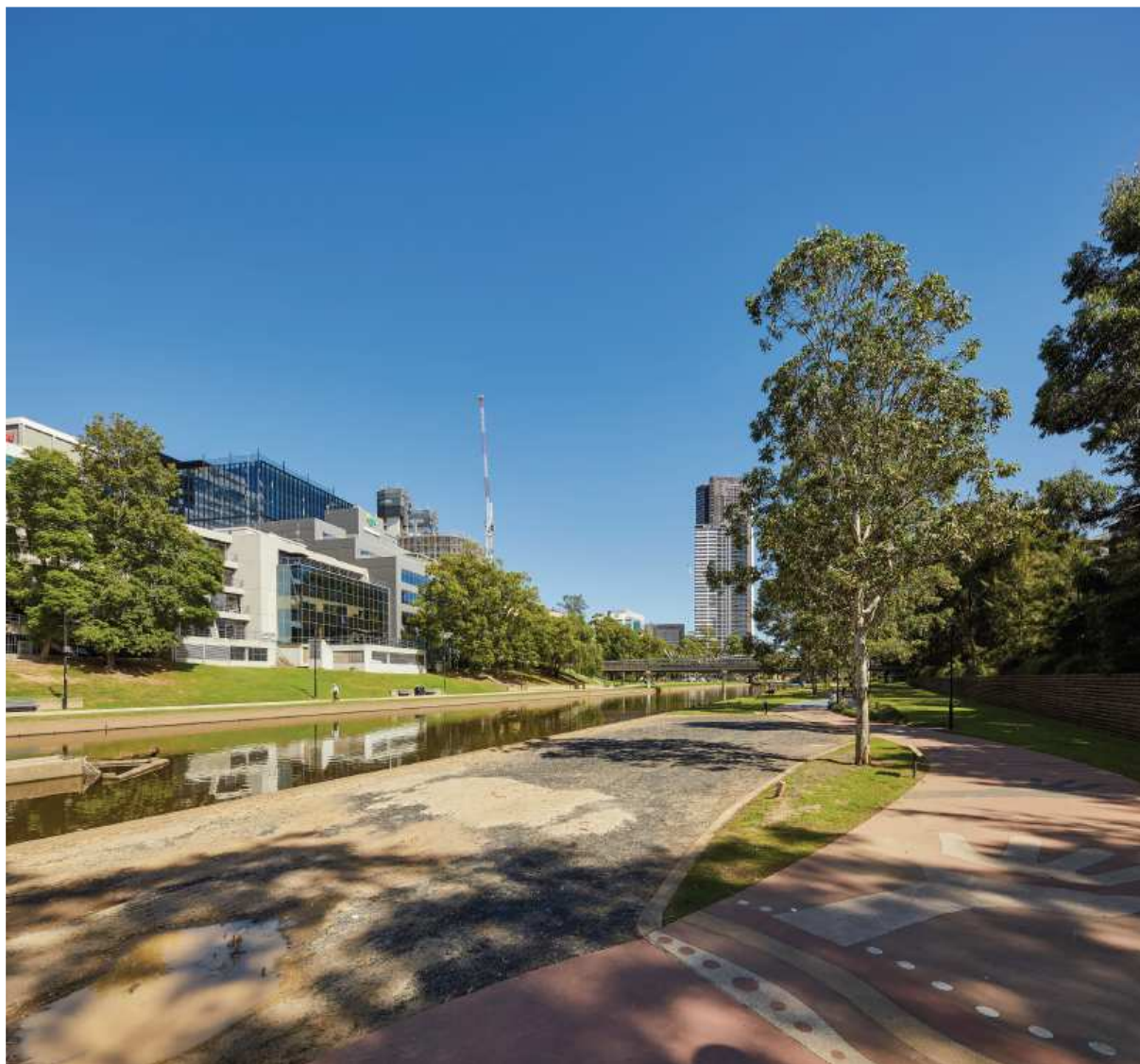


Figure 18: Viewpoint 6 – Northbank (east at weir): existing view

Source: Orbit Solutions

Existing

Features include:

- Parramatta River and its associated linear parklands (grass and trees)
- Barry Wilde Bridge
- Altitude residential and hotel building
- Eastern edge of Parramatta CBD

Summary

This view is a River Prospect.

Overall, the view comprises four main landscape character areas:

1. Parramatta River and its associated linear parklands
2. bridges

3. Paramatta CBD
4. sky.

Overall, these areas have the following composition:

- foreground: Parramatta River and its associated linear parklands
- mid ground: Parramatta River and its associated linear parklands
- background: bridges, Paramatta CBD and sky.

Detail

The immediate foreground of this view is comprised of a pedestrian and cyclist pathway and an expanse of gravel and stone surface adjoining the river. The gravel and stone surface is notable as it is the only part of the view that suggests lesser quality of condition of the linear parklands, as the remainder appears in good condition and well maintained. A single juvenile tree is located at the threshold between the foreground and background in the centre right of the view.

The Paramatta River is located in the midground. It appears narrow, relatively calm and has a distinct brown hue. It appears as a strong diagonal line leading the viewers eye westwards through the view. Part of the weir is visible in the left extremity of the view.

The background is occupied by the south-bank linear parkland, bridges, the Paramatta CBD and the sky. Compared to the fore and mid grounds, the background is more visually varied as the eye travels from left to right. In the left of the view, the Parramatta CBD reads as a lower rise, continuous edge to the linear parkland. Compared to other view, the flat part of the linear parkland is narrow, rising relatively steeply to the built edge. Trees screen part of the view of the built edge. The relatively even spacing of light poles given a semblance of order to this part of the composition.

The Barry Wilde Bridge demarcates the threshold of the distinct background. The more distant background is dominated by the Altitude residential and hotel building, with the GE building and Parkroyal building also being partially visible.

The sky occupies a large part of the background of the view.

Form, shape, line, colour and texture are as follows:

Form and shape	While mixed, organic lines associated with more natural elements such as vegetation as well as built element such as the pedestrian and cycle paths are more dominant in this view than others. Where appearing in geometric shapes are rectangular.
Line	Predominantly horizontal lines. The Parramatta River and associated linear parklands appears as a prominent horizontal line cutting diagonally east-west through the centre of the view. This is supported by the line of the pedestrian and cyclist paths, and that of the eastern edge of the Parramatta CBD. The Altitude building provides the main vertical lines.
Colour	Generally greens, whites, browns, reds and blues. While overall muted and light in colour, the reflectivity of the River and the eastern edge of the CBD increases when exposed to sunlight.
Texture	Coarse textures are dominant in this view. The expanse of gravel and stone surface makes a particular contribution to this coarseness.



Figure 19: Viewpoint 6 – Northbank (east at weir): proposed view

Source: Orbit Solutions

Visual impact

The visual impact of the proposal includes:

- removal of the screening vegetation and views to the backdrop CBD (GE building and part of the sky).
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds.

The proposal will become a new element in the view. Due to the effect of distance and the presence of other more immediately noticeable elements and features, it will not be prominent.

Given the angle of view, this viewpoint enables appreciation of almost the whole eastern elevation. It appears as a medium scale and horizontally aligned. The two building will appear balanced in relation to each other. The exoskeleton will be noticeable, however substantially less than most other views.

The proposal will obstruct the existing full view of the Altitude residential and hotel building in the view. Overall, the proposal will not substantially change the existing character of the view. The proposal will in many respect blend into the background, retaining the visual dominance of more natural elements such as water, grass and trees.

The proposal will not substantially reduce the amount of sky that is visible.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	The proposal will increase the presence of geometric forms, with the introduction of triangular, domain and V shaped elements. The proposal resembles a more horizontally aligned, rectangular form. The proposal appears to truncate the apparent height of the Altitude building.
Line	Additional horizontal lines will be introduced, substantially reducing the prominence of vertical lines in the far background associated with the Altitude building.
Colour	The proposal will maintain the overall dominance of muted and light colours.
Texture	While adding smooth textures associated with concrete, steel and glass, the overall more coarse texture of the view will be maintained.

8.22 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view will primarily be engaged in outdoor recreation, in particular walking and cycling, who are likely to have an interest in the landscape
- **the view:** as it contains water and parkland, the view has value. However, it does not have a landscape feature, edges or contrasts or composition that meets the criteria for exemplary, iconic or scarce.

On this basis, the overall sensitivity is medium.

8.23 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** minor
- **geographical extent of the area influenced:** restricted area
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is perceptible (refer **Table 25**).

Table 25: Magnitude, viewpoint 6

Duration and / or reversibility			
Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)

Scale of change		Duration and / or reversibility			
		Dominant	Considerable	Considerable	Noticeable
	Major change over wide area				
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.24 Significance

Combining assessment of sensitivity and magnitude gives a significance of low (refer **Table 26**).

Table 26 Significance, viewpoint 6

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.25 Viewpoint 7 – Phillip Street at Dirrabarri Lane

Key parameters of this view are identified in **Table 27**.

Table 27 Viewpoint 7 – Phillip Street at Dirrabarri Lane: key parameters

Item	Key information
Number of people	Large due to its location within the Parramatta CBD
Type of people	People accessing their place of work or facilities and services
Distance to proposal	40m (approx. and straight line)
Direction to proposal	South

Item	Key information
Elevation relative to ground level of proposal	Above
Type of view	River and CBD prospect



Figure 20: Viewpoint 7 – Phillip Street at Dirrabarri Lane: existing view

Source: Orbit Solutions

Existing

Features include:
<ul style="list-style-type: none">• GE building• Parkroyal building• Altitude apartment and hotel complex

- Museum Towers

Summary

This view is a CBD view.

Overall, the view comprises four main landscape character areas:

1. Paramatta CBD
2. north-bank flat buildings
3. sky.

Overall, these areas have the following composition:

- foreground: Parramatta CBD
- mid ground: Parramatta CBD
- background: Parramatta CBD, north-bank flat buildings and sky.

Detail

The immediate foreground of this view is comprised of the bitumen paved Phillip Street roadway, including vehicular travel lanes and parallel on road vehicle parking.

The mid ground is occupied by Dirrabarri Way, which is bordered by the Parkroyal hotel to the west and the GE building to the east. Both buildings present as large, bulky contemporary towers forms that descend straight to the ground with no setback to the street. Basement vehicle access for the Parkroyal hotel is visible.

The background is occupied by a portion of the southern elevation of the Altitude building and the entrance to the carpark from Dirrabarri Way. The far background is occupied by north-bank flat buildings (Museum Gardens and The Waterfront) and sky

The overall character of the view is highly urban, being dominated by built elements including roadways, full width pedestrian paths and large building having nil setbacks. Natural elements such as street trees and the sky are present, however occupy only a small portion of the view.

Form, shape, line, colour and texture are as follows:

Form and shape	Geometric, rectilinear forms dominate. Squares in the form of the Parkroyal windows are noticeable. This is softened to a minor degree by the presence of organic forms as street trees.
Line	While the roadway provides a strong foreground horizontal line, overall the view comprises predominantly vertical lines
Colour	Dark greys / light blacks, whites, brown and blues dominate. Green is present in street trees. Two rows of orange bollards at the base of the GE building contrast with this palette
Texture	While the roadway provides a coarse texture, overall the texture is smooth. In particular, the façade of the Parkroyal appears particularly smooth



Figure 21: Viewpoint 7 – Phillip Street at Dirrabarri Lane: proposed view

Source: Orbit Solutions

Visual impact

The visual impact of the proposal includes:

- removal of the carpark and part of the sky.
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- north-bank flat buildings
- sky.

The proposal will become a new element in the view. Due to the screening effect of the GE building and the angle of view, only the western most part of the southern elevation and the western elevation will be visible. The negative space of the southern elevation will be visible to the viewer. This will be offset by the triangular shapes and angles lines of the exoskeleton.

While obstructing view of The Waterfront flat building in the far background and reducing the amount of sky, the proposal will not fundamentally alter the nature or composition of Dirrabarri Way that focusses the eye to Museum Gardens.

Overall, the proposal will be consistent with the existing urban, CBD character of the view.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	The building appear as a 'blade' of 'shaft' of additional geometric form, including the addition of triangular, diagonal and V shaped elements.
Line	The proposal will increase the presence of vertical lines.
Colour	The proposal will maintain the overall dominance of muted and light colours.
Texture	The proposal will maintain the smooth textures associated with concrete, steel and glass.

8.26 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to view will primarily be those who are travelling to work or facilities and services. This does not involve or depend upon appreciation of views of the landscape
- **the view:** while it is one of the few locations in the CBD that afford focal views to the northbank, the view does not have a landscape feature, edges or contrasts or composition that meets the criteria or exemplary, iconic or scarce. On this basis, the view has low value.

On this basis, the overall sensitivity is low.

8.27 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** moderate
- **geographical extent of the area influenced:** restricted
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is perceptible (refer **Table 28**).

Table 28: Magnitude, viewpoint 7

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or	Considerable	Considerable	Noticeable	Noticeable

		Duration and / or reversibility			
	Moderate change over wide area				
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.28 Significance

Combining assessment of sensitivity and magnitude gives a significance of low (refer **Table 29**).

Table 29 Significance, viewpoint 7

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.29 Viewpoint 8 – Riverside Theatres

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 30**.

Table 30 Viewpoint 8 – Riverside Theatres: key parameters

Item	Key information
Number of people	Medium
Type of people	People accessing the theatres, including pre and post events and during any intermissions
Distance to proposal	160m (approx. and straight line)
Direction from proposal	North-west
Elevation relative to ground level of proposal	Above
Type of view	River and CBD prospect



Figure 22: Viewpoint 8 – Riverside Theatres: existing view

Source: Orbit Solutions

Existing

Features include:

- Riverside Theatres terrace
- Lennox Bridge
- Parramatta River and its associated banks
- Altitude complex
- Parramatta Square

Summary

This view is a River Prospect.

Overall, the view comprises three main landscape character areas:

1. Parramatta River and its associated banks
2. Parramatta CBD
3. bridges
4. sky.

Overall, these areas have the following composition:

- foreground: Riverside Theatres terrace, northbank of the Parramatta River
- mid ground: Parramatta River and its southbank, Lennox Bridge
- background: Parramatta CBD and sky.

Detail

Part of the edge of the Riverside Theatres terrace (including balustrades and roof) is located in the immediate foreground of the view. The balance of the foreground below the viewpoint is comprised of part of the north-bank of the Parramatta River. Compared to viewpoints to the west, only low shrubs in a planted garden bed are visible.

The Parramatta River is located in the midground. It appears narrow, relatively calm and has a distinct brown hue. Its banks are higher, of different material and less well maintained than in views to the west. The main feature in the mid ground and indeed the main feature in this view overall is the Lennox Bridge.

The sky occupies part of the background of the view. Compared to other views, the amount of sky is less in this view compared to other views, with its being focussed either side of the two Altitude towers.

Form, shape, line, colour and texture are as follows:

Form and shape	Geometric forms prevail. The Lennox Bridge has a single arch shape over the Parramatta River.
Line	Mix of horizontal and vertical lines. The Parramatta River and associated banks appear as a prominent horizontal line cutting diagonally east-west through the centre of the view. The Lennox Bridge also forms a prominent horizontal line contrasting with the Parramatta River with its north-south alignment. Balustrading on the bridge provides granular lines. The vertically emphasised Altitude residential and hotel building dominates the centre background, and balances the vertical lines
Colour	Generally greens, whites, browns and blues. While overall muted and light in colour, the reflectivity of the River increases when exposed to sunlight. Light browns associated with the Lennox Bridge and carried through in façade references in the Altitude complex are noticeable.
Texture	Mix of coarse (eg, shrubs) and smooth (eg sandstone, glass).



Figure 23: Viewpoint 8 – Riverside Theatres: proposed view

Source: Orbit Solutions

Visual impact

The visual impact of the proposal includes:

- removal of the existing carpark, view of part of the CBD skyline (likely to be 105 Phillip Street) and part of the sky.
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds.

The proposal will become new element in the view.

The combination of distance, the elevated nature of the viewpoint, angle and the presence of the Altitude complex in its entirety, in particular its two towers, closer to the viewer than the proposal will function to reduce its visibility.

Compared to the scale of the adjoining Altitude complex, while noticeable, it will appear of substantially lesser scale. Only the northern and part of the western elevations of the front building are visible. The western and northern elevations of the front building have substantially more negative space than other elevations due to an absence of glass, except at upper levels. The exoskeleton will be noticeable, in particular the lower storey V shaped elements.

There will be no separation of built form between the proposal and the adjoining Altitude building. This reduced separation will serve to strengthen the strong edge created by the adjoining Altitude building, fundamentally redefining the interaction between the Parramatta CBD and the Parramatta River and associated parklands.

Overall, although not prominent, the proposal further promotes change in the character of the Parramatta CBD as seen from this viewpoint from a more lower order activity centre to one more resembling a major and / or distinct metropolitan centre. This is an important perceptual shift.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	The proposal will strengthen the prominence of geometric forms, with the introduction of triangular, domain and V shaped elements.
Line	Overall, a substantial strengthening of vertical lines. The ability to view both the northern and western elevations balances this verticality with strong horizontal lines demarcating individual storeys.
Colour	While maintaining the overall dominance of muted and light colours, the consistency of off whites and greys throughout the façade makes these colours prominent.
Texture	Strengthens existing smooth textures present in the built landscape associated with concrete, steel and glass. Glass is a less prominent feature of the proposal when viewed from this viewpoint compared to those further to the east.

8.30 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to view will primarily be those who are attending the theatres. This does not involve or depend upon appreciation of views of the landscape
- **the view:** the view includes a full, close range appreciation of the Lennox Bridge. This meets the criteria for scarce. On this basis, the view has high value.

This is supported by its assessment of aesthetic significance under the State heritage register:

- 'the original shape and appearance of the bridge with its single graceful arch, gently curving walls and two-tone stone colouring give it a picturesque quality as evidenced in many early photos and sketches. This aesthetic essence is still apparent despite the interference and intrusion of later alterations and additions. Landscape significance: Although not seen in a picturesque rural setting, Lennox Bridge still possesses important landscape and scenic qualities and remains a prominent feature of its environment'.

On this basis, the overall sensitivity is high.

8.31 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** moderate
- **geographical extent of the area influenced:** restricted
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is noticeable (refer **Table 31**).

Table 31: Magnitude, viewpoint 8

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.32 Significance

Combining assessment of sensitivity and magnitude gives a significance of moderate (refer **Table 32**).

Table 32 Significance, viewpoint 8

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.33 Viewpoint 9 – Rotary Park

This viewpoint has been selected as it is representative of existing visual environment at this key point of entry to the Parramatta CBD from the north. Key parameters of the view are identified in **Table 33**.

Table 33 Viewpoint 9 – Rotary Park: key parameters

Item	Key information
Number of people	Large
Type of people	People engaged in active and passive recreation
Distance to proposal	70m (approx. and straight line)
Direction to proposal	North
Elevation relative to ground level of proposal	Above



Figure 24: Viewpoint 9 – Rotary Park: existing view

Source: Orbit Solutions

Existing

Features include:

- Parramatta River and its associated linear parklands (grass and trees)
- Altitude residential and hotel building
- Paramatta Square
- The GE building
- 32 Smith Street (under construction)

Summary

This view is a north-bank view.

Overall, the view comprises three main landscape character areas:

1. Parramatta River and its associated linear parklands
2. Paramatta CBD
3. roadway
4. sky.

Overall, these areas have the following composition:

- foreground: roadway, Parramatta River and its associated linear parklands
- mid ground: Parramatta River and its associated linear parklands
- background: Paramatta CBD and sky.

Detail

The southern bitumen paved end of Sorrel Street, the start of a pathway leading down to the main linear parkland pedestrian and cyclist pathway and associated bollards and signage is located in the immediate foreground of the view.

The north-bank linear parkland is located in the remainder of the foreground. In this location, it is comprised of grass, in particular a slope down from Sorrel Street, low shrubs to the left and trees to the right.

The Paramatta River is located in the midground. It appears narrow, relatively calm and has a distinct brown hue.

The background is occupied by the south-bank linear parkland, the Paramatta CBD and the sky. Compared to the fore and mid grounds, the background is more visually varied as the eye travels from left to right. 32 George Street occupies the western part of the background. The carpark adjoins 32 George Street to the west, however is largely obscured by a near continuous row of trees. The KPMG building, Paramatta Square and the GE building are located in the middle of the background above the carpark. The two towers of the Altitude residential and hotel building dominate the right-hand side of the background. In this view, the podium form and the lower levels are obscured by trees, in particular reducing the visibility of the eastern tower and serving to reducing its visual prominence.

The sky occupies a large part of the left and centre background of the view.

Form, shape, line, colour and texture are as follows:

Form and shape	Mix of geometric and organic. Geometric shapes are overwhelmingly rectangular. Organic shapes are prominent in the closest grouping of trees to the viewer
-----------------------	--

Line	Mix of horizontal and vertical lines. The Parramatta River and associated linear parklands appears as a prominent vertical line cutting east-west through the centre of the view. The rows of steel and timber bollards function to frame the backdrop of the foreground. While largely obscured by screening trees, long horizontal lines delineating each storey in the carpark are partially visible. The right hand background of the view is dominated by the vertically emphasised Altitude residential and hotel building. This verticality is repeated in the other, less prominent CBD buildings.
Colour	Generally greens, whites, browns and blues. While overall muted and light in colour, the reflectivity of the River, western parts of the carpark and the GE building increases when exposed to sunlight.
Texture	Mix of coarse (eg, grass, trees) and smooth (eg concrete, steel, glass).



Figure 25: Viewpoint 9 – Rotary Park: proposed view

Source: Orbit Solutions

Visual impact

The visual impact of the proposal includes:

- removal of the existing carpark, screening vegetation and views to the backdrop CBD (including all buildings except the Altitude complex) and a the lower part of the sky
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Apart from removal of the screening vegetation, the proposal will not directly affect the Parramatta River and its associated linear parklands, or the fore or mid grounds.

Due to its central location, scale and design, the proposal will become a new prominent feature in the view. Due to the angle of view, it enables full appreciation of most of the proposal, including the entirety of the northern elevation.

This includes appreciation of the front and back buildings as separate entities, the upper level joining walkways, the ground level including the extension of the Civic Link and associated public domain and key features such as the back building's retractable ground level wall and the front building's glass sided upper levels. Unlike views to the west, foreground vegetation will screen much of the negative space of the lower and middle parts of the front building. Consequently, in this view the façade appears more as positive space, reducing its appearance of bulk.

The exoskeleton will be highly noticeable, in particular the lower storey V shaped elements. A distinct, wide and full length gap comprised of sky separates the proposal from adjoining buildings, in particular the Altitude building, enabling it to be more fully appreciated as a distinct, singular element.

The proposal will strengthen the strong edge created by the adjoining Altitude building, fundamentally redefining the interaction between the Parramatta CBD and the Parramatta River and associated parklands.

Overall, the character of the view is changes from a more lower order activity centre to one more resembling a major and / or distinct metropolitan centre This is an important perceptual shift.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	Larger geometric, rectilinear forms will be introduced. The interaction between the two towers of the Altitude complex and the two buildings that comprise the proposal create a noticeable stepping down of high read from west to east.
Line	Overall, a substantial strengthening of both horizontal and vertical lines.
Colour	While maintaining the overall dominance of muted and light colours, the consistency of off whites and greys throughout the façade makes these colours prominent. While not shown in the photomontage, it is understood that the ability to retract the rear buildings ground level wall to expose performance space behind may result in a greater variety of colour being introduced on a temporary basis associated with displays or events. This may include contrasting colours
Texture	The proposal will add a large expanse of glass to the northern elevation of the rear building, substantially increasing the perception of a smooth texture. The inclusion of projecting elements from elevations provides or an interplay of light and shadow and the effect of depth

8.34 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view will primarily be engaged in outdoor recreation, in particular walking and cycling, who are likely to have an interest in the landscape
- **the view:** as it contains water and parkland, the view has value. However, it does not have a landscape feature, edges or contrasts or composition that meets the criteria for exemplary, iconic or scarce.

On this basis, the overall sensitivity is medium.

8.35 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** major
- **geographical extent of the area influenced:** wide area
- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is considerable (refer **Table 34**).

Table 34: Magnitude, viewpoint 9

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.36 Significance

Combining assessment of sensitivity and magnitude gives a significance of moderate (refer **Table 35**).

Table 35 Significance, viewpoint 9

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

8.37 Viewpoint 10 – Intersection of Phillip Street and Horwood Place

This viewpoint has been selected as it is illustrative of the proposal's relationship with the Civic Link. Key parameters of the view are identified in **Table 36**.

Table 36 Viewpoint 10 – Intersection of Phillip Street and Horwood Place: key parameters

Item	Key information
Number of people	Large
Type of people	People travelling to and from Parramatta Square and more central parts of the CBD and the River and its associated linear parklands
Distance to proposal	12 (approx. and straight line)
Direction from proposal	South
Elevation relative to ground level of proposal	Level

Existing

Features include:

- The GE building
- Phillip Street streetscape, including Willow Grove

Summary

This view is a CBD view.

Overall, the view comprises three main landscape character areas:

1. Paramatta CBD
2. sky.

Overall, these areas have the following composition:

- foreground and midground: roadway
- background: Paramatta CBD and sky.

Detail

The foreground and midground is occupied by the bitumen paved Phillip Street roadway.

The background comprises the northern Phillip Street streetscape. From left to right, this includes:

- GE building
- Willow Grove
- Smaller scale commercial premises, including St George's Terrace.

Apart from the GE building, this is a finer grain, low-rise streetscape. The Willow Grove building itself is glimpsed through two mature, spreading trees located in the front garden of the property. The front fence, including its dominant pillars, is clearly visible. St Georges Terrace does not appear prominent in the view due to distance and angle to the viewer, making it appear as part of the overall streetscape and contained to the right hand side of the view.

The sky occupies a large part of the upper background of the view.

Form, shape, line, colour and texture are as follows:

Form and shape	Mix of geometric and organic. Trees associated with Willow Grove provide a strong presence of organic shapes. Associated with the finer grain, low rise nature of the streetscape, there is a complexity of forms including angles roofs and semi-circular decorative façade elements
Line	The GE building is a dominant vertical element in the left hand side of the view. The balance of the view is dominated by more horizontal elements
Colour	Generally greens, whites, browns and blues. Signage and cars provide small amounts of more pure colours (ie, less grey) such as reds and yellows
Texture	Mix of coarse (eg, grass, trees) and smooth (eg concrete, steel, glass).

Visual impact



Figure 26: Viewpoint 10 – Intersection of Phillip Street and Horwood Place: proposed view

Source: Orbit Solutions

The visual impact of the proposal includes:

- removal of all elements between the GE building and the Wilde Avenue intersection
- insertion of the proposal.

Consequently, the proposal will directly impact the following landscape areas:

- Paramatta CBD
- sky.

Due to its central location, scale and design, the proposal will become a new prominent feature in the view. Due to the angle of view, it enables full appreciation the entirety of the southern elevation of the eastern building.

Other prominent elements will include:

- extension of the Civic Link through the site, providing a focal view to the northbank in the distance
- elevated pedestrian bridges
- part of the southern elevation of the western building.

The proposal will fundamentally change the nature of the view. The finer grain, low rise northern Phillip Street streetscape will be replaced with a substantial, CBD scale development.

Overall and consistent with river views and northbank views, the character of the view is changed from that of a lower order activity centre to that of a metropolitan centre This is an important perceptual shift.

Impact on form, shape, line, colour and texture are as follows:

Form and shape	Bold geometric forms will dominate. In particular, the angle exoskeleton will be visually prominent, and provides a perception of dynamism to the façade
Line	While the proposal will result in a substantial strengthening of both horizontal and vertical lines, due to its scale and distance and angle to the viewer, vertical lines will be perceived as more immediately dominant
Colour	While maintaining the overall dominance of muted and light colours, the consistency of off whites and greys throughout the façade makes these colours prominent. The open nature of the ground level of the eastern building to expose performance space behind may result in a greater variety of colour being introduced on a temporary basis associated with displays or events. This may include contrasting colours
Texture	Smooth textures associated with steel and glass with dominate. The inclusion of projecting elements from elevations provides or an interplay of light and shadow and the effect of depth

8.38 Sensitivity

The following is an assessment of the proposal against the factors of sensitivity:

- **people:** people exposed to the view with either be passing on their way to access jobs, facilities and services in the CBD, or those who are accessing the proposal as their destination or moving through the site from more central oarts of Parramatta along the Civic Link to the river and its associated linear parklands
- **the view:** as it contains heritage items, the view has value. While not uncommon in many parts of Greater Sydney, Willow Grove and St Georges Terrace are rare in the Parramatta CBD context. This meets the criteria for scarce. On this basis, the view has high value.

On this basis, the overall sensitivity is high.

8.39 Magnitude

The following is an assessment of the proposal against the factors of magnitude:

- **size or scale:** major
- **geographical extent of the area influenced:** wide area

- **duration and reversibility:** ongoing capable of being reversed.

When considered together, the overall magnitude is considerable (refer **Table 37**).

Table 37: Magnitude, viewpoint 10

		Duration and / or reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

8.40 Significance

Combining assessment of sensitivity and magnitude gives a significance of high (refer **Table 38**).

Table 38 Significance, viewpoint 10

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

This is the only viewpoint to rate as having a high significance of visual impact. This is due to its unique combination of higher order sensitivity and magnitude. On this basis, more detailed consideration of measures to reduce its impact is warranted.

While this is covered in further detail in later parts of the report, of particular note in framing this consideration is the site's CBD context and the clear intent of current strategic and statutory planning instruments to facilitate further

development of scale, including a desire to accommodate a more diverse range of uses and encourage design excellence. It is further noted that the proposal is the result of a comprehensive and robustly executed design competition.

As has been determined, the proposal fundamentally changes the nature of the view, both in terms of elements and composition. The finer grain, low rise streetscape will be replaced with a bold, contemporary complex of CBD scale. However, the layout and design of the proposal incorporates a number of measures that have the effect of reducing the perception of visual scale. Perhaps most importantly is the design of the ground plane. This comprises the extension of the Civic Link through the entirety of the site's north-south access, serving to separate the complex into two distinct, smaller and well separated buildings (noting the elevated pedestrian walkways), the provision of a vegetated area to its immediate west and the largely transparent ground level of the eastern building. Overall, this creates a sense of space and visual connectivity to the river and northbank, which are to be conceived as part of a larger CBD under the CoP CBD planning proposal. This is a strong counter to the bolder nature of the upper level elevations of the eastern building. While St Georges Terrace is not a dominant visual element, Willow Grove in its entirety (building, garden and fencing) is a notable visual presence in the current streetscape and provides a reference to the late 19th century Victorian period. While it will be removed in its current form, the front garden of Willow Grove, which functions as a visual resting point that softens the urban landscape, will be referenced in the proposal by the Civic Link and the adjoining tree plantings to its immediate west.

These layout measures are complemented by the complex's bold exoskeleton. While of substantial scale in its own right, it serves to counter the height and length of individual levels that are required to be of scale due to functional display space requirements. It also adds a striking, unique and overall visually interesting feature to the complex.

Given the scale of the proposal, this combination of measures are well-considered and serve to balance what could otherwise have been an overbearing visual presence.

While the scale of the proposal is substantial, it is entirely consistent with that of a CBD setting and in particular that of future Parramatta as expressed in planning instruments that has aspirations to be the Central City's metropolitan centre.

On this basis, while the significance of the visual impact at this viewpoint is high, it is considered reasonable in its context and is mitigated by the incorporation of well-considered measures that also serve to promote objectives of better connecting the Parramatta CBD to its river.

8.41 Summary of public viewpoint assessment

Table 39 provides a summary of the public viewpoint assessment.

It shows:

- the majority of viewpoints are of medium sensitivity due to their exposure to people involved in outdoor recreation who have an interest in the quality of the landscape and the inclusion of the Parramatta River and its associated linear parklands as a dominant foreground feature
- the intersection of Phillip Street and Horwood Place as being of medium sensitivity due to its alignment with the proposed Civic Link
- the Lennox Bridge viewpoint is of high sensitivity due to its inclusion of the heritage listed Lennox Bridge as a dominant midground feature. This is somewhat reduced due to its lower number and different type of viewers
- the level of magnitude ranges from perceptible for more distant views to considerable for closer range views, in particular those on the northbank at an angle flush with the site
- the level of magnitude is reduced at all river and northbank viewpoints due to distance and the softening effect of the Parramatta River and its associated linear parklands. While the same magnitude, views where the proposal presents as being more vertically emphasised have a slightly higher level of magnitude, albeit not sufficient to change its overall level
- the level of significance of the visual impacts is between low to moderate
- of note, while acknowledging the proposal's landmark status, the nature of the surrounding CBD context (in particular its scale and complexity) substantially mitigates its visual prominence

- when considered against the planning framework, including its compliance with FSR and height controls in the LEP, its promotion of the overall intent of strategic plans of growing the Parramatta CBD and better connecting it to the Parramatta River, visual impact as assessed at the selected viewpoints in the public domain are appropriate.

Table 39: Summary of public viewpoint assessment

Viewpoint	Sensitivity	Magnitude	Significance	Appropriateness
Northbank (centre)	Medium	Considerable	Moderate	Yes
Northbank (east)	Medium	Noticeable	Low	Yes
Northbank (west)	Medium	Noticeable	Low	Yes
Lennox Bridge	Medium	Noticeable	Low	Yes
Barry Wilde Bridge	Medium	Considerable	Moderate	Yes
Northbank (east at weir)	Medium	Perceptible	Low	Yes
Phillip Street at Dirrabarri Lane	Low	Noticeable	Low	Yes
Riverside Theatres	High	Noticeable	Moderate	Yes
Rotary Park	Medium	Considerable	Moderate	Yes
Intersection of Phillip Street and Horwood Place	High	Considerable	High	Yes

9.0 Visual impact assessment – private domain assessment

It is common in undertaking an assessment of view impacts to address the planning principle enunciated by the NSW Land and Environment Court in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140 (Tenacity). In *Tenacity*, Senior Commissioner Roseth sets out four steps that must be considered (refer **Table 40**)

Table 40 Tenacity steps

Step	Item	Comment
1.	Assessment of views to be affected	The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.
2.	From what part of the property the views are obtained	The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.

Step	Item	Comment
3.	Extent of the impact	The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating
4.	Assess the reasonableness of the proposal that is causing the impact	The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable

It is important to note that while Tenacity provides a general planning principle for views, it is nonetheless primarily focussed on view sharing. In addition, it was formed in response to a case that related to view sharing in a suburban context, with views in the background to an iconic landscape feature in the form of Sydney Harbour. On this basis, while nonetheless useful in terms of guidance, application of Tenacity has some limitations in this context. In most views, rather than potentially obstructing view of a highly desirable landscape feature, the proposal represents the insertion a new feature that has been designed with intent to be a landmark to reflect its community function and to reinforce the perception of Parramatta as the Central City's metropolitan centre. Consequently, direction application of the Tenacity rating scale for extent of impact (eg, negligible, minor, moderate, severe or devastating) is neither appropriate (and indeed may be misleading). On this basis, this assessment provides a descriptive assessment of visual impact for each private viewpoint and provides a single, integrated assessment of reasonableness as a conclusion.

9.1 Tenacity steps 1 – 3

9.1.1 Altitude, 330 Church St



Figure 27: Altitude: existing view

Source: Orbit Solutions



Figure 28: Altitude: proposed view

Source: Orbit Solutions

Table 41 Summary of affected views – Altitude, 330 Church St

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
Balcony	Expansive regional panorama to Sydney CBD in the distance; the Parramatta River and its associated linear parklands form a continuous strong line traversing the fore and mid ground; the CBD is located in the right hand side of the view; the carpark is a prominent feature in the centre of the view	Change will be contained to the lower right hand side of the view. The main value of this view, being an expansive regional view, will be maintained. The insertion of the proposal will remove the carpark and obstruct the continuity of the Parramatta River and its associated linear parklands

9.1.2 346 Church St

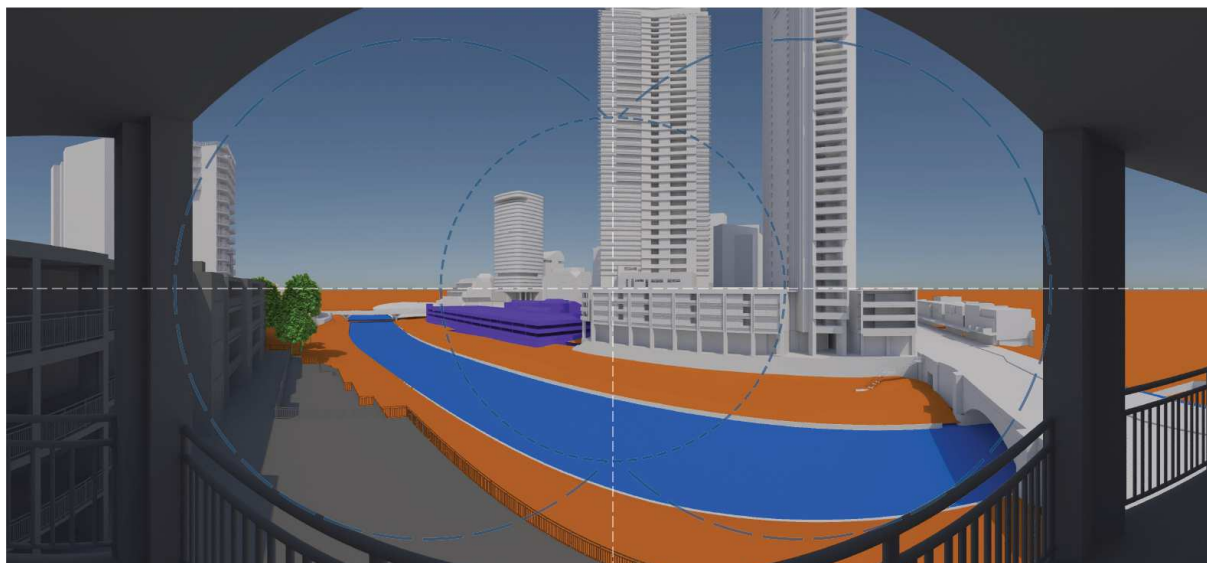


Figure 29: 346 Church St: existing view

Source: Orbit Solutions

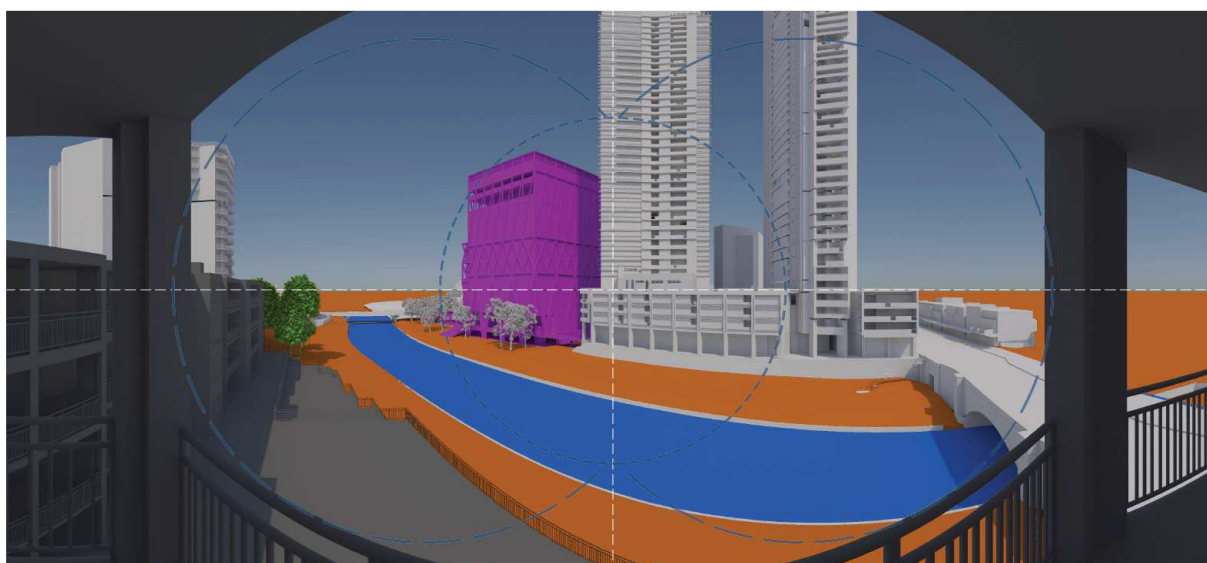


Figure 30: 346 Church St: proposed view

Source: Orbit Solutions

Table 42 Summary of affected views – 346 Church St

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
Balcony	Expansive view of the Parramatta River and its associated linear parklands, with the eastern edge of the Parramatta CBD in the background together with the sky. Due to distance and angle, the Altitude	The proposal will reduce the depth of view into the Parramatta CBD currently afforded by the low rise carpark, obscuring view of 32 George Street. The northern edge of the CBD that has been

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
	complex is dominant. The Lennox Bridge is visible in the right of the view	set in place by the adjoining Altitude complex will be strengthened

9.1.3 3 Sorrel Street – lower level

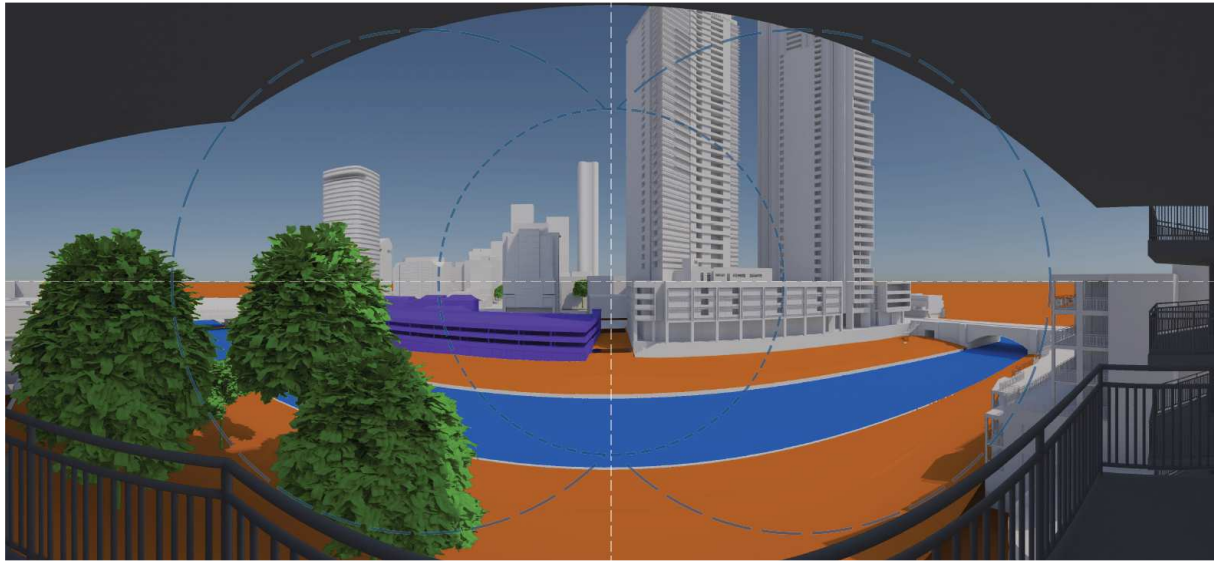


Figure 31: 3 Sorrel Street – lower level: existing view

Source: Orbit Solutions

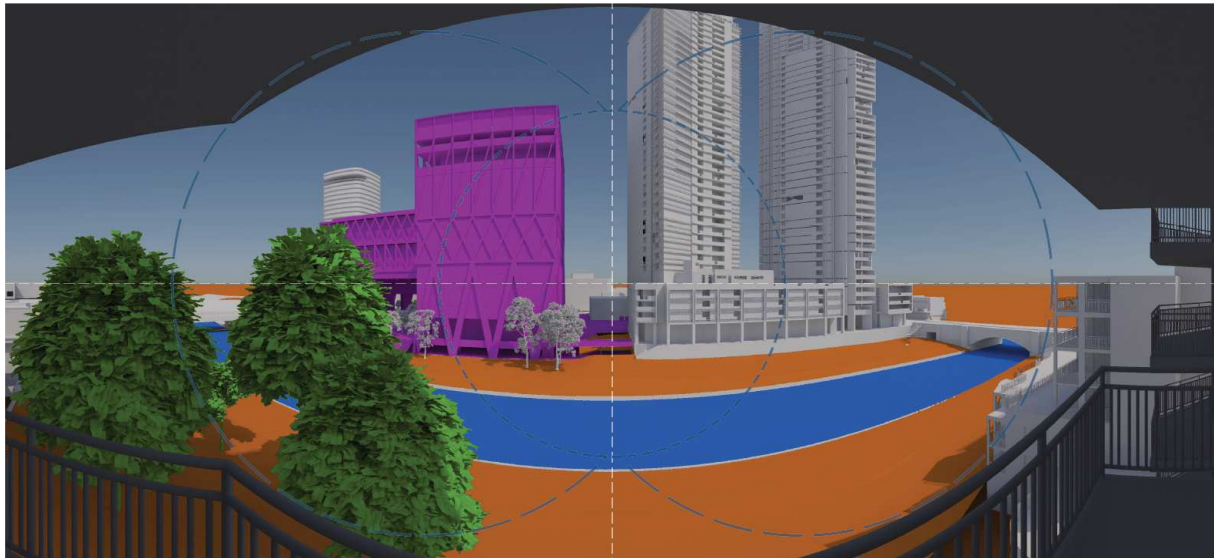
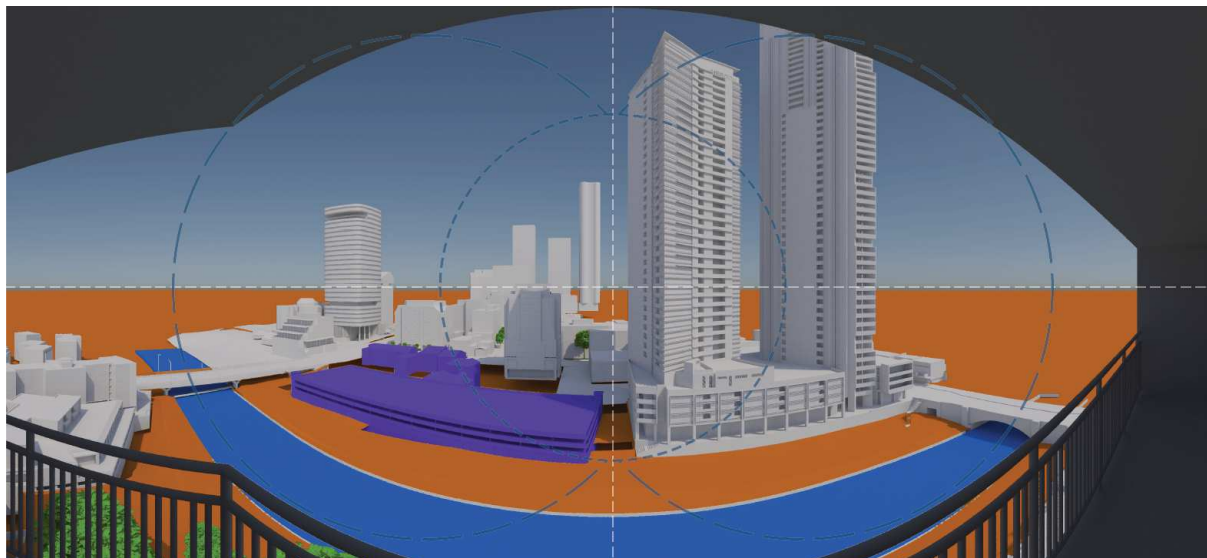


Figure 32: 3 Sorrel Street – lower level: proposed view

Source: Orbit Solutions

Table 43 Summary of affected views –3 Sorrel Street – lower level

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
Balcony	Local view of the Parramatta River and its associated linear parklands, with the eastern edge of the Parramatta CBD at a flush angle in the background together with the sky	The proposal will reduce the depth of view into the Parramatta CBD currently afforded by the low rise carpark. Nonetheless, maintenance of Dirrabarri Lane will provide for a focussed view of more distant parts of the Parramatta CBD. Most of 32 George Street will be obscured. The northern edge of the CBD that has been set in place by the adjoining Altitude complex will be strengthened

9.1.4 3 Sorrel St – upper level**Figure 33: 3 Sorrel Street – upper level: existing view**

Source: Orbit Solutions

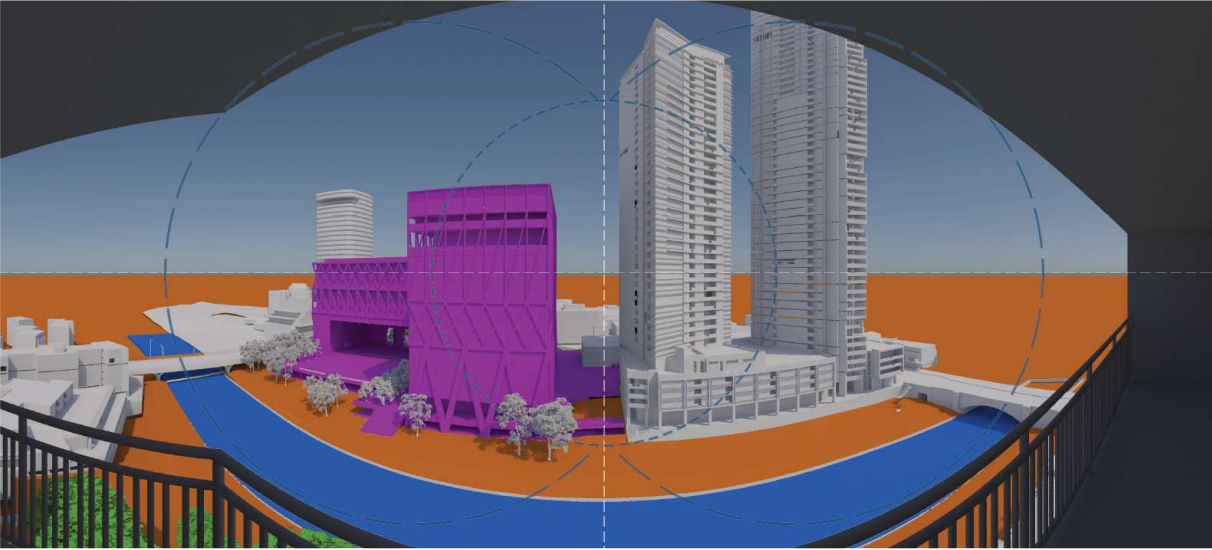


Figure 34: 3 Sorrel Street – upper level: proposed view

Source: Orbit Solutions

Table 44 Summary of affected views – 3 Sorrel Street – upper level

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
Balcony	Local view of the Parramatta River and its associated linear parklands, with the eastern edge of the Parramatta CBD at a flush angle in the background together with the sky	The proposal will reduce the depth of view into the Parramatta CBD currently afforded by the low rise carpark. Nonetheless, maintenance of Dirrabarri Lane and the elevated nature of the viewpoint will retain a partial view of more distant parts of the Parramatta CBD. Most of 32 George Street will be obscured. The northern edge of the CBD that has been set in place by the adjoining Altitude complex will be strengthened

9.1.5 1 Sorrel St – upper level

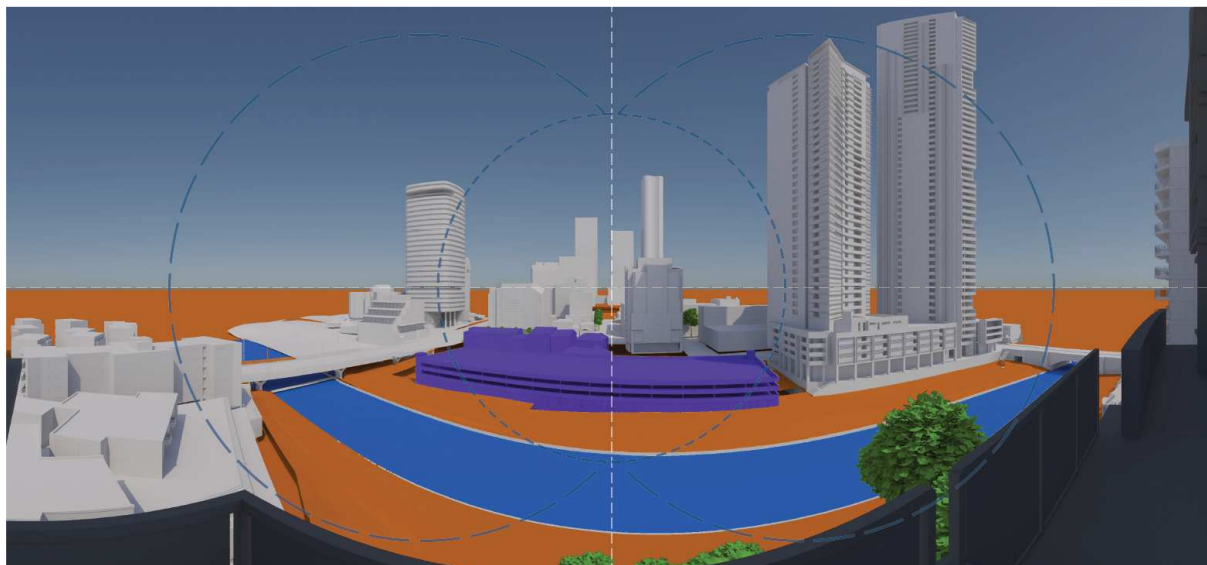


Figure 35: 1 Sorrel St – upper level: existing view

Source: Orbit Solutions

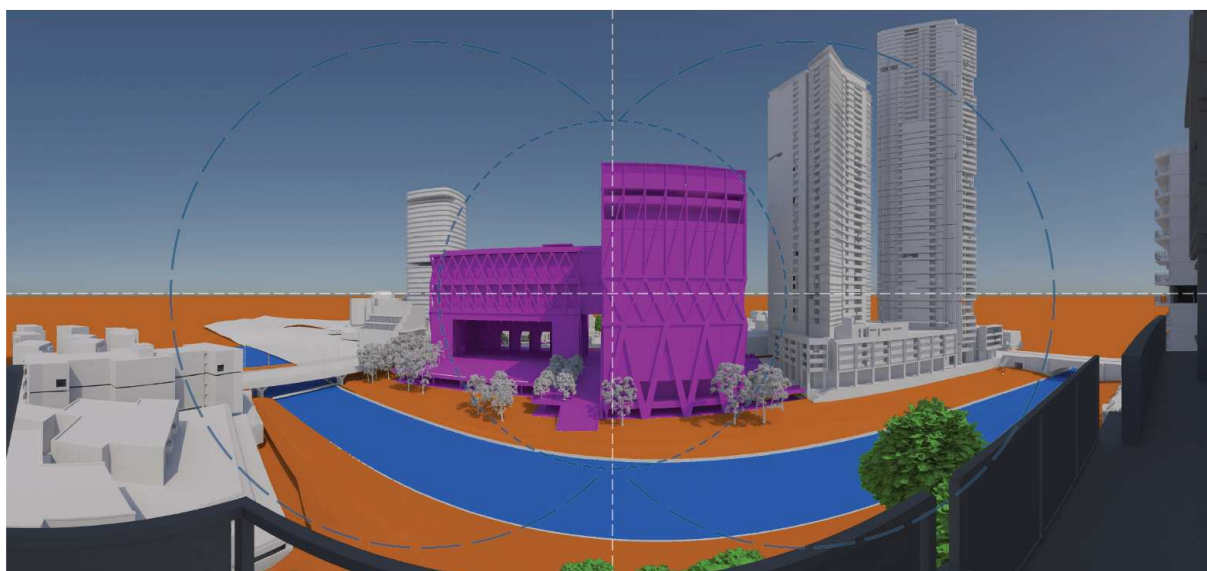


Figure 36: 1 Sorrel St – upper level: proposed view

Source: Orbit Solutions

Table 45 Summary of affected views – 1 Sorrel St – upper level

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
Balcony	Local view of the Parramatta River and its associated linear parklands, with the eastern edge of the Parramatta CBD at a	The proposal will reduce the depth of view into the Parramatta CBD currently afforded by the low rise carpark. Nonetheless, maintenance of Dirrabbarri

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
	flush angle in the background together with the sky	Lane will provide for a focussed view of more distant parts of the Parramatta CBD. Most of 32 George Street will be obscured. The northern edge of the CBD that has been set in place by the adjoining Altitude complex will be strengthened

9.1.6 1 Sorrel Street – lower level

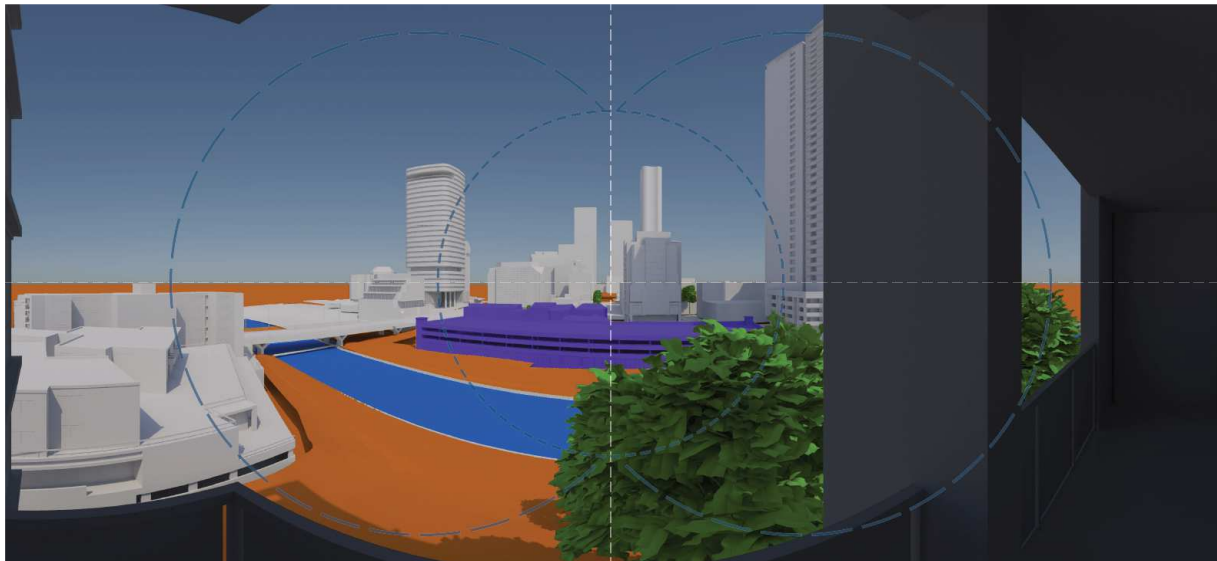


Figure 37: 1 Sorrel Street – lower level: existing view

Source: Orbit Solutions

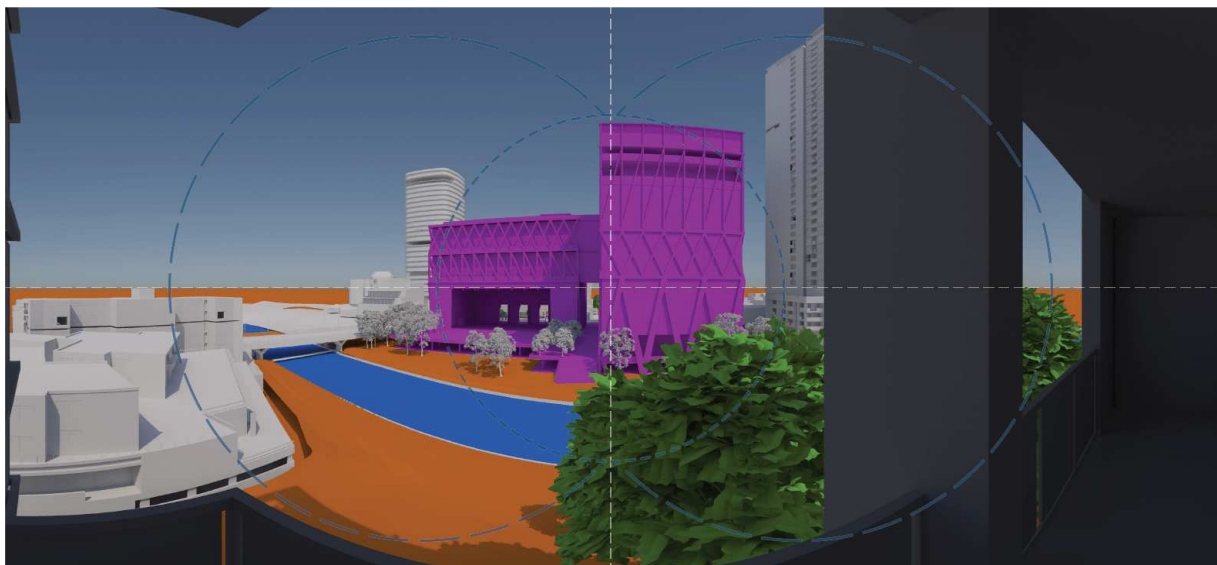


Figure 38: 1 Sorrel Street – lower level: proposed view

Source: Orbit Solutions

Table 46 Summary of affected views –1 Sorrel Street – lower level

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
Balcony	Local view of the Parramatta River and its associated linear parklands, with the eastern edge of the Parramatta CBD at a flush angle in the background together with the sky	The proposal will reduce the depth of view into the Parramatta CBD currently afforded by the low rise carpark. Nonetheless, maintenance of Dirrabarri Lane will provide for a focussed view of more distant parts of the Parramatta CBD. Most of 32 George Street will be obscured. The northern edge of the CBD that has been set in place by the adjoining Altitude complex will be strengthened

To better illustrate the likely visual impact from the northbank, a high quality (photorealistic) simulated view was prepared for the lower level of 3 Sorrel Street. This is shown in **Figure 39**.



Figure 39: 3 Sorrel Street: simulated view

9.1.7 16 Lamont Street – upper level

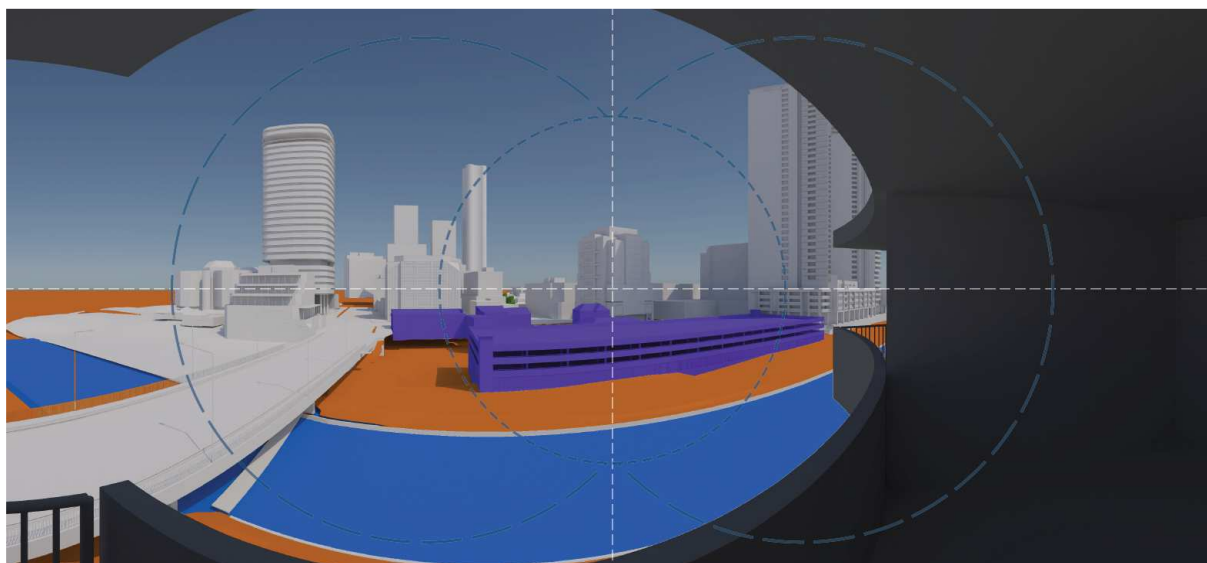


Figure 40: 16 Lamont Street – upper level: existing view

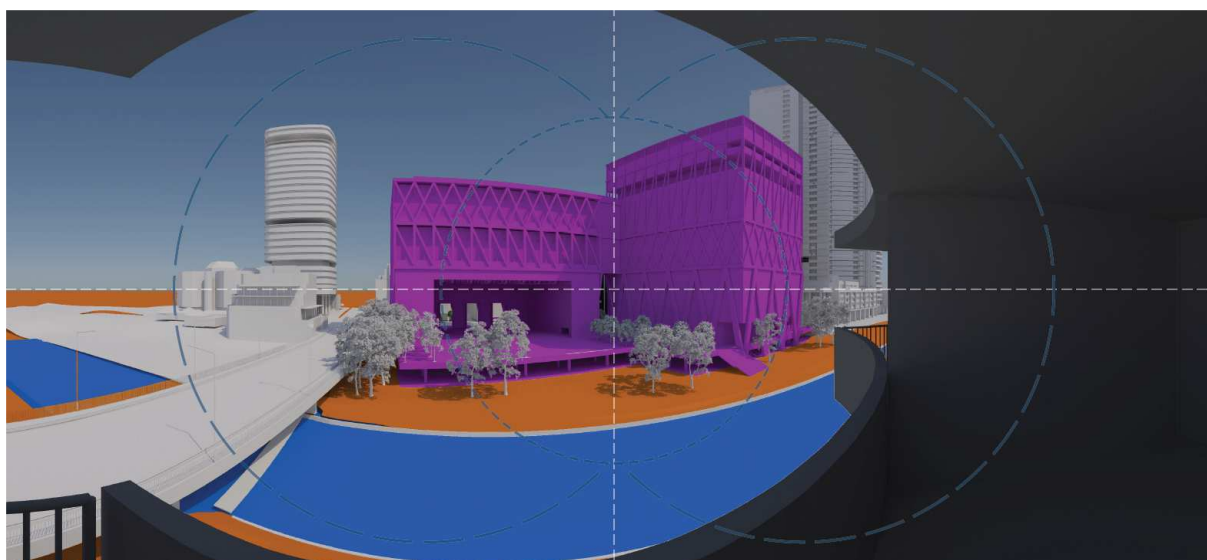


Figure 41: 16 Lamont Street – upper level: proposed view

Table 47 Summary of affected views – 16 Lamont Street – upper level

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
Balcony	Local view of the Parramatta River and its associated linear parklands, with the eastern edge of the Parramatta CBD at a flush angle in the background together with the sky	The proposal will reduce the depth of view into the Parramatta CBD currently afforded by the low rise carpark. Nonetheless, maintenance of Dirrabarri Lane will provide for a focussed view of more distant parts of the Parramatta CBD. Most of 32 George Street will be

From what part of the property the views are obtained	Assessment of views to be affected	Extent of the impact
		obscured. The northern edge of the CBD that has been set in place by the adjoining Altitude complex will be strengthened

9.2 Tenacity step 4

From the northbank the nature of views obtained from the selected viewpoints in the private domain is similar to those obtained from nearby locations in the public domain. Overall, the view of a urban scene comprising a modulated CBD in the background and linear parkland in the foreground (Parramatta River and its associated linear parklands). While there is depth of view into the CBD, the Altitude complex has commenced the creation of a strong northern edge to the CBD that reduces the depth by obscuring further away elements. The view from Altitude itself is an expansive regional vista, including the CBD and Parramatta River in the foreground and mid ground and stretching away to the Sydney CBD in the far background. Views in all locations are obtained by a person standing on a private balcony, and all views can be considered to be from a front boundary.

The fundamental nature of views from the northbank (a CBD background with a parkland foreground and mid ground) will be retained. There will be no loss of view of the parkland. View of the CBD will be altered by the insertion of a new landmark in the form of the proposal. This will also consolidate the northern CBD edge commenced by the construction of the adjoining Altitude complex. This will reduce the perception of depth of view of the CBD. However, this is likely to be returned in some form by the future development of tall towers in the field of vision as allowed under the LEP, and the high degree of articulation of the northern elevation of the proposal that provides for complexity as does the current depth of view. The expansive regional vista enjoyed from the Altitude complex will be retained. The continuity of the view of the Parramatta River will be interrupted, however this is not considered to compromise the ability of the viewer to appreciate the river as a key landscape element.

The proposal is compliant with the LEP, and furthers the overall intent sought for the Parramatta CBD under strategic plans. It can be considered a skilful design, being the outcome of a competitive international design process and through the measures such as separation of floorspace into two separate buildings, placing these buildings at right angles to each other with different setbacks to the Parramatta River, the retention of the Dirrbarri Lane visual corridor, the provision of the Civic Link through the entirety of the site and partnering the Civic Link and its open space with a near transparent, high ground floor.

On this basis, the visual impact on the selected viewpoints in the private domain is considered reasonable.

10.0 Assessment against the planning framework

10.1 Secretary's Environmental Assessment Requirements

Table 48 provides an assessment against the SEARS.

Table 48 Assessment against SEARS

SEAR	Where Addressed
4. Integration with surrounding area The EIS shall demonstrate how the proposal: <ul style="list-style-type: none"> addresses amenity impacts, visual and view impacts, servicing and loading arrangements, pedestrian connectivity and activation of public spaces 	This VIA fulfils this SEARs requirement. Through assessment, it shows that the proposal's layout and design addresses visual and view impacts in a number of ways, including: <ul style="list-style-type: none"> creating the Civic Link view corridor to the river separation into two buildings

SEAR	Where Addressed
	<ul style="list-style-type: none"> • setting the eastern building back from the Parramatta River compared to the western building • adopting different emphasis in form and line (eg vertical vs horizontal) between the two buildings • provision of an articulated façade that includes a noticeable exoskeleton and enables reading of separate levels of the building
9. Environmental Amenity The EIS shall: <ul style="list-style-type: none"> • include a visual impact assessment, including photomontages comparing the current site context, future development context, and site in the context of the future development of the wider precinct, showing views from key locations, vistas and view corridors from the public domain • include an analysis and assessment of any potential view loss impacts to surrounding residential buildings 	This VIA fulfils this SEARs requirement, in particular identification, description and assessment of the visual impacts from the public and private domains

10.2 Strategic Plans

Relevant strategic plans to the assessment of this proposal are:

- Greater Sydney Region Plan
- Central District Plan
- Parramatta Local Strategic Planning Statement City Plan 2036.

The strategic intent of these plans is to promote the continued evolution of the Parramatta CBD as the main metropolitan centre for the Central City.

Not only does it support growth in broad terms, the vision for Central City under the Region Plan also seeks both the increase of the CBD physical footprint (including the northbank) and a greater presence of higher order uses: 'Greater Parramatta – the metropolitan centre – is the core of the Central River City. Greater Parramatta encompasses Parramatta CBD, North Parramatta and Westmead and Parramatta Park. Greater Parramatta's economy is centred on world-class health, education and research institutions as well as finance, business services and administration'.

Planning priority 7 of the Central District Plan supports and further articulates this ambition. The proposal is also specifically acknowledged in the plan:

- 'A new museum on the banks of Parramatta River will be the anchor for arts and culture for the District. It has potential to deliver world-class opportunities for education and research, alongside exhibition space, and space for social and digital interaction and exchange'.

The LSPS also makes specific reference to the proposal:

- 'The relocation of the Museum of Applied Arts and Sciences (MAAS - the Powerhouse Museum) to the Parramatta CBD represents the first of many needed cultural infrastructure projects that are redressing this imbalance if Parramatta is to achieve rounded growth'.

Other plans and strategies are those prepared by or on behalf of the CoP and include the Civic Link Framework Plan and the Riverbank Precinct Parramatta. Overall, these plans support and provide a finer level of detail for future growth in the Parramatta CBD. In general, their strategic intent is for the CBD to have a better connection to the river. The proposal is strongly influenced by the proposed Civic Link, using it as the basis to separate the development into two separate buildings and continuing it through the site unencumbered at the ground plane. This level of physical and visual connectivity would not have been possible to the same level as alternative options that involved retaining the existing building on the site.

Figure 42 is an extract from Riverbank Precinct Parramatta that is a conceptual illustration of the scale of future growth envisaged for the Parramatta CBD under relevant strategic plans.



Figure 42: Riverbank Precinct Parramatta

Source: Architectus and Gallagher Studio

Greater Sydney Region Plan and Central District Plan

Table 49 provides an assessment of the proposal against visual considerations in the Region Plan and District Plan. As the two plans are so closely aligned, separation of address per plan is not necessary.

Table 49 Assessment against Greater Sydney Region Plan and Central District Plan

Consideration	Assessment
Strategy 28.1: Identify and protect scenic and cultural landscapes Strategy 28.2: Enhance and protect views of scenic and cultural landscapes from the public realm	While not explicitly acknowledged, in this location the Parramatta River and its associated linear parklands can be considered as a scenic landscape. The proposal will not have a significant detrimental impact on the values of this landscape. Conversely, while a substantial change, the replacement of the existing carpark with a landmark new cultural facility creates a stronger northern face to the Parramatta CBD and has the potential to improve the overall visual setting

Parramatta Local Strategic Planning Statement City Plan 2036

Table 50 provides an assessment of the proposal against visual considerations in the LSPS.

Table 50 Assessment against Parramatta Local Strategic Planning Statement City Plan 2036

Consideration	Assessment
Action 59: Investigate opportunities to enhance protection of views and scenic and cultural landscapes, such as historic cemeteries, buildings, lookouts and significant bushland and garden city park vistas through planning controls	The proposal will not have a significant detrimental impact on the values of the Parramatta River and its associated linear parklands landscape

10.3 Statutory plans

Draft Parramatta CBD Planning Proposal

The intent of the draft Parramatta CBD Planning Proposal is to give effect to the Region Plan, District Plan and LSPS by amending the existing LEP 2012 and DCP 2012.

Overall, the proposal seeks to enable a greater significance, intensity and scale of uses in the CBD, includes elevating the CBDs role as a cultural hub. Evidence of this is shown in one of the twelve stated objectives or intended outcomes of this planning proposal being:

- 'to support the provision of regionally significant cultural and public domain infrastructure including the Riverside Theatre, the Museum of Applied Arts and Science, the Civic Link, Parramatta Square and the River foreshore'.

The inclusion of the northbank into the concept of the CBD is of note. This effectively changes expectations for the future of the northbank, and serves to change the role of the Parramatta River and its associated linear parklands into a focal element as opposed to an edge as is the case at present.

The proposal is consistent with the intent and key provisions of the planning proposal.

Parramatta Local Environmental Plan 2012

The LEP 2012 contain a broad range of environmental planning aims. Consistent with the intent of strategic plans, in relation to the Parramatta CBD, the plan seeks to:

- (m) to protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region

Under the LEP, the site is partly included in the B4 Mixed Use zone and partly in the RE1 Public Recreation zone. The intent of the B4 Mixed Use zone, amongst other objectives, is 'to provide a mixture of compatible land uses'. The intent of the RE1 Public Recreation zone, amongst other objectives, is 'to enable land to be used for public open space or recreational purposes'. The planning report supporting this development application addresses the LEP, including its aims and zone objectives, in detail.

However, parts of the LEP make specific reference to visual impact matters. These are:

- Height of buildings (clause 4.4)
- Heritage conservation (clause 5.10)
- Design Excellence—Parramatta City Centre (clause 7.10)

These are addressed in **Table 51**.

Table 51 Assessment against the Parramatta Local Environmental Plan 2012

Consideration	Assessment
Height of buildings (clause 4.4)	
<ul style="list-style-type: none"> • (1) The objectives of this clause are as follows: <ul style="list-style-type: none"> – (a) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan – (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development – (c) to require the height of future buildings to have regard to heritage sites and their settings – (d) to ensure the preservation of historic views – (e) to reinforce and respect the existing character and scale of low density residential areas – (f) to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes. 	<p>While the proposal will have visual impact, its height complies with the Parramatta LEP 2011</p>
Heritage conservation (clause 5.10)	
<ul style="list-style-type: none"> • (1) Objectives The objectives of this clause are as follows <ul style="list-style-type: none"> – (a) to conserve the environmental heritage of Parramatta – (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views – (c) to conserve archaeological sites – (d) to conserve Aboriginal objects and Aboriginal places of heritage significance 	<p>The proposal involves the removal of the following heritage items:</p> <ul style="list-style-type: none"> • Willow Grove and Potential Archaeological Site (Willow Grove) • St George's Terrace and Potential Archaeological Site (St Georges Terrace). <p>While heritage is addressed in other reports, field survey showed that visually:</p> <ul style="list-style-type: none"> • the fence, including gate as well as the front garden of Willow Grove are readily visible from the adjoining Phillip Street public domain. However, when viewed from this location, the

Consideration	Assessment
	<p>villa itself is setback considerably and is largely screened from view by the canopies of two mature trees. Partial views of the villa can be obtained from Dirrabarri Lane and George Khattar Lane</p> <ul style="list-style-type: none"> St Georges Terrace is prominent in views from the eastern end of Phillip Street near its intersection with Wilde Avenue. <p>Policies 36 to 39 of the Conservation Management Plan prepared for Willow Grove (FORM architects (aust. pty ltd, 2017) seek:</p> <ul style="list-style-type: none"> maintenance of the building envelope as presenting to Phillip Street, in particular no additions (including vehicular access) in the front garden or alterations / extensions rising above the ridgeline maintenance of the wider visual curtilage off site. <p>On this basis, the proposal does not conserve views to two heritage items. The merits of heritage impact is addressed in the heritage report and planning report that support this development application</p>

Design Excellence—Parramatta City Centre (clause 7.10)

<ul style="list-style-type: none"> (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land to which this Part applies (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters— <ul style="list-style-type: none"> (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain (c) whether the proposed development detrimentally impacts on view corridors (d) how the proposed development addresses the following matters— (i) the suitability of the land for development, 	<p>The proposal will not impact on view corridors identified under the supporting Parramatta DCP 2011. The proposal will not have a detrimental impact on the visual values of the Parramatta River and its associated linear parklands</p>
--	---

Consideration	Assessment
<ul style="list-style-type: none"> – (ii) the existing and proposed uses and use mix – (iii) any heritage and archaeological issues and streetscape constraints or opportunities – (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form – (v) the bulk, massing and modulation of buildings – (vi) street frontage heights – (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity – (viii) the achievement of the principles of ecologically sustainable development – (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network – (x) the impact on, and any proposed improvements to, the public domain – (xi) the impact on any special character area – (xii) achieving appropriate interfaces at ground level between the building and the public domain – (xiii) excellence and integration of landscape design 	

Parramatta Development Control Plan 2011

DCPs are not relevant matters in the assessment of development applications for SSD. Nonetheless, for specific matters such as visual impact it is best practice to give a consideration to relevant content.

The Parramatta Development Control Plan 2011 (DCP 2011) includes the following parts in relation to visual matters:

- 2.4.1: Views and Vistas
- 4.3 Strategic Precincts
- Appendix 2 Views and vistas.

Section 2.4.1 views and vistas requires consideration of views and vistas in site analysis and planning.

Section 4.3 covers the Parramatta CBD, and includes identification of important view corridors (refer **Figure 43**).

Appendix 2 covers views and vistas from other parts of the LGA. These include a specific focus on views to and from historic parts of Harris, in particular Elizabeth Farm, and significant district views from other suburbs. The following include views to the Parramatta CBD:

- Parramatta district view looking South towards Parramatta City Centre, Perry Street, Dundas (Figure A2.2.6)
- looking North towards Parramatta City Centre, Woodville Road, Granville (Figure A2.2.14)

- looking South East towards Parramatta City Centre, Wessex Lane, Wentworthville (Figure A2.2.16)
- looking South East towards Parramatta City Centre, Buckleys Road, Winston Hills (Figure A2.2.18).

While a focus of these views, the distance between the viewer and the proposal as well as other attributes such as angle of view and the screening impact of buildings and vegetation means that the proposal is unlikely to be prominent in any of these views (refer **Figure 44**).



Figure 43: Parramatta DCP, Parramatta CBD view corridors

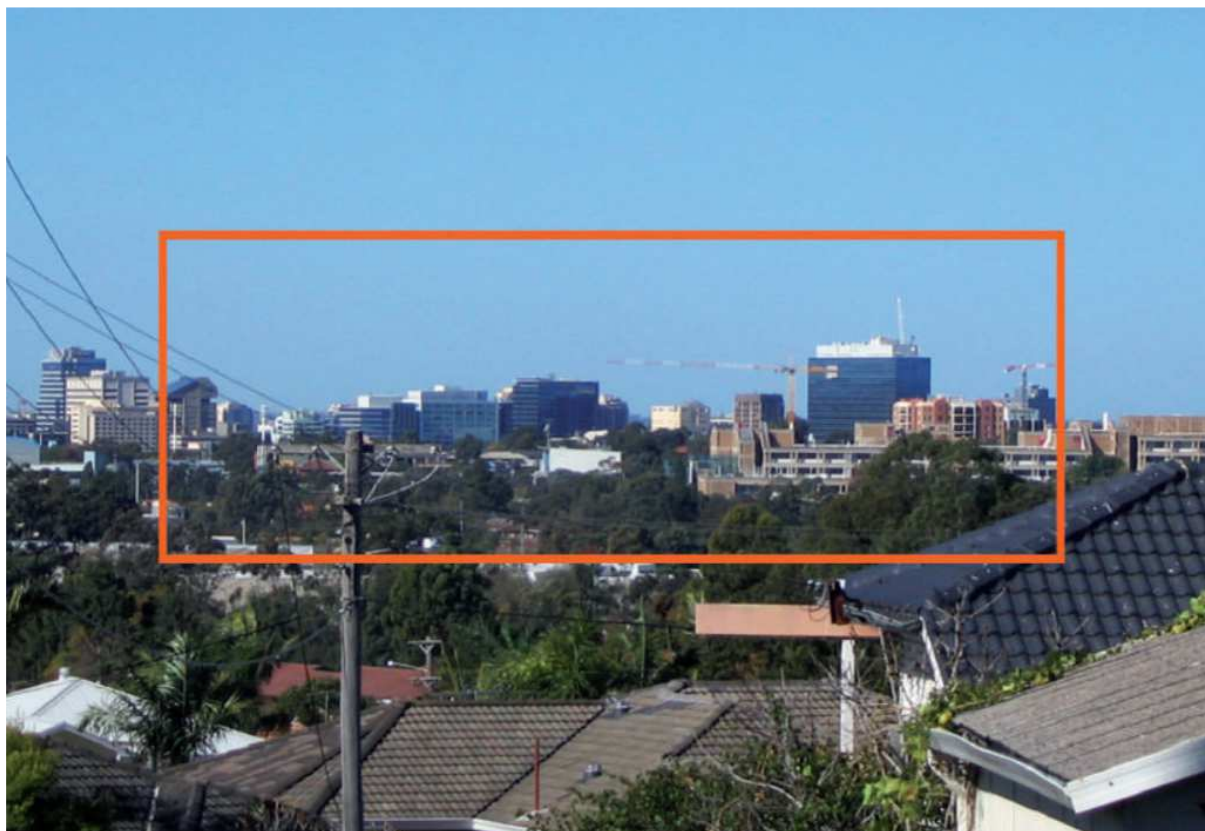


Figure 44: Parramatta DCP view corridor, 'looking South East towards Parramatta City Centre, Wessex Lane, Wentworthville'

Table 52 Assessment against the Parramatta Development Control Plan 2011

Consideration	Assessment
2.4.1: Views and Vistas	
O.1 To preserve and enhance district and local views which reinforce and protect the City's urban form and enhance legibility	The proposal does not impact views of this nature identified in the DCP
O.2 To encourage view sharing through complementary siting of buildings, responsive design and well-positioned landscaping	The proposal creates a new view to the Parramatta River from the Civic Link through the site at the ground plane
O.3 To ensure highly visible sites are designed in scale with the City's setting and encourage visual integration and connectivity between places	<p>The site is highly visible. The proposal will:</p> <ul style="list-style-type: none"> • have a scale consistent with the planning framework's aspiration for the continued evolution of the CBD • will continue and strengthen the CBD's strong northern built edge to the Parramatta River already established by the adjoining Altitude complex • will provide greater visual and physical connectivity between the CBD and Parramatta River, including from the key Civic Link
P.1 Development is to preserve views of significant topographical features such as ridges and natural corridors, the urban skyline, landmark buildings, sites of	The proposal preserves the existing view of the Parramatta River from the CBD via Dirabarri Lane

Consideration	Assessment
historical significance and areas of high visibility, particularly those identified in Appendix 2 Views and Vistas	
P.2 Buildings should reinforce the landform of the City and be designed to preserve and strengthen areas of high visibility. In some locations, this may be achieved through uniform heights and street walls as a means of delineating the public view corridor	The proposal strengthens the scale and prominence of the CBD in accordance with the planning framework
P.3 Landscaping of streets and parks is to reinforce public view corridors	Trees planted on the site will not obstruct appreciation of linear views down Phillip Street
P.4 Building design, location and landscaping is to encourage view sharing between properties	View sharing is a principles applicable to residential buildings
P.5 Views to and from the public domain are to be protected	The proposal preserves the existing view of the Parramatta River from the CBD via Dirabarri Lane
4.3 Strategic Precincts	
O.1 To maintain and enhance views from the city centre to significant heritage or natural features	The proposal will not impact existing views from the CBD to significant heritage features. It will maintain existing (Dirabarri Lane) and open up a new (Civic Link) views to the River, which is a significant natural feature
O.2 To enhance views along city streets	The proposal maintains the existing Dirabarri Lane view corridor from Phillip Street to the Parramatta River and its associated linear parklands and extends the proposed Civic Link through the site creating a new view from the CBD to the Parramatta River and northbank
O.3 To protect silhouettes of the tops of major buildings or structures as seen against the sky	Major buildings or structure are not identified in the DCP. However, protection of silhouettes is usually associated with heritage items. The proposal does not impact any heritage items. The proposal itself will be read as a bold new landmark consistent with the vision for the future CDB as a major metropolitan centre and one that has regional cultural aspirations. In this respect, the proposal can be considered to result in the insertion of a major new building into the visual landscape
C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development	The proposal does not impact any of these views
C.2 Align buildings to maximise and frame view corridors between buildings	The proposal: <ul style="list-style-type: none"> - maintains the existing Dirabarri Lane view corridor from Phillip Street to the Parramatta River and its associated linear parklands - extends the proposed Civic Link through the site, placing it in direct alignment with Horwood Place and as the separating device between the two buildings. This creates a new, framed view from the CBD to the Parramatta River and northbank
C.3 Carefully consider tree selection to provide views along streets and keep under storey planting low where possible	Proposed tree planting on the site will not reduce the extent of existing views along Phillip Street

Consideration	Assessment
C.4 Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development	<p>River views, in particular those east-west along the corridor, are the primary source of visual amenity in the surrounding area. The proposal:</p> <ul style="list-style-type: none"> - does not impede linear views along the Parramatta River corridor or its associated parklands - continues the strong built CBD edge to the river established by the adjoining Altitude complex, while enabling visual and physical permeability between the two elements at the ground plane - maintains the existing visual connection between the CBD and river via Dirabarri Lane - creates a new visual and physical connection at the ground plane between the CBD and river through the extension of the Civic Link through the site aligned with Horwood Place

11.0 Mitigation measures

As this VIA has found that the visual impact of the proposal is acceptable when considered against the planning framework, no mitigation measures are recommended to reduce visual impact to an appropriate level.

12.0 Conclusion

The main findings of this VIA include:

- the primary visual catchment of the proposal is relatively limited, with the greater amount of exposure being from locations in the public and private domains to the immediate north of the site
- the number of people exposed to views of the proposal from the public domain is high
- most people will primarily be engaged in active recreational pursuits, in particular walking, running and cycling, or accessing jobs or services by car
- the number of people in the private domain is also high, and includes people working in nearby office premises and residents of flat buildings on the south-bank of the Parramatta River adjoining the site to the west and north-bank of the Parramatta River opposite the site to the north
- overall, the main visual impacts of the proposal are the removal of the existing long, low rise carpark and the insertion of a large scale new development in the background of most viewpoints with an attendant reduction in the amount of sky visible from most viewpoints
- the proposal does not remove the key landscape features of the Parramatta River or its associated linear parklands
- the majority of viewpoints are of medium sensitivity due to their exposure to people involved in outdoor recreation who have an interest in the quality of the landscape and the inclusion of the Parramatta River and its associated linear parklands as a dominant foreground feature
- the Lennox Bridge viewpoint is of high sensitivity due to its inclusion of the heritage listed Lennox Bridge as a dominant midground feature
- the level of magnitude ranges from perceptible for more distant views to considerable for closer range views, in particular those on the northbank at an angle flush with the site
- the level of significance of the visual impacts is between low to moderate
- of note, while acknowledging the proposal's landmark status, the nature of the surrounding CBD context (in particular its scale and complexity) substantially mitigates its visual prominence
- when considered against the planning framework, including its compliance with FSR and height controls in the LEP, its promotion of the overall intent of strategic plans of growing the Parramatta CBD and better connecting it to the Parramatta River, visual impact as assessed at the selected viewpoints in the public domain are appropriate.

- it is not considered that any mitigation measures are required to reduce potential visual impacts.

On this basis, the proposal can be supported on visual impact grounds.

Appendix A. Visualisations

Visualisation work for this project was undertaken by Orbit Solutions. It is provided at this appendix. Visualisations have been prepared in accordance with Land and Environment Court policy.

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View Shed Analysis

34-54 & 30B Phillip Street
and 338 Church Street,
Parramatta NSW 2150

Project #:

V20014

Prepared For:

Ethos Urban

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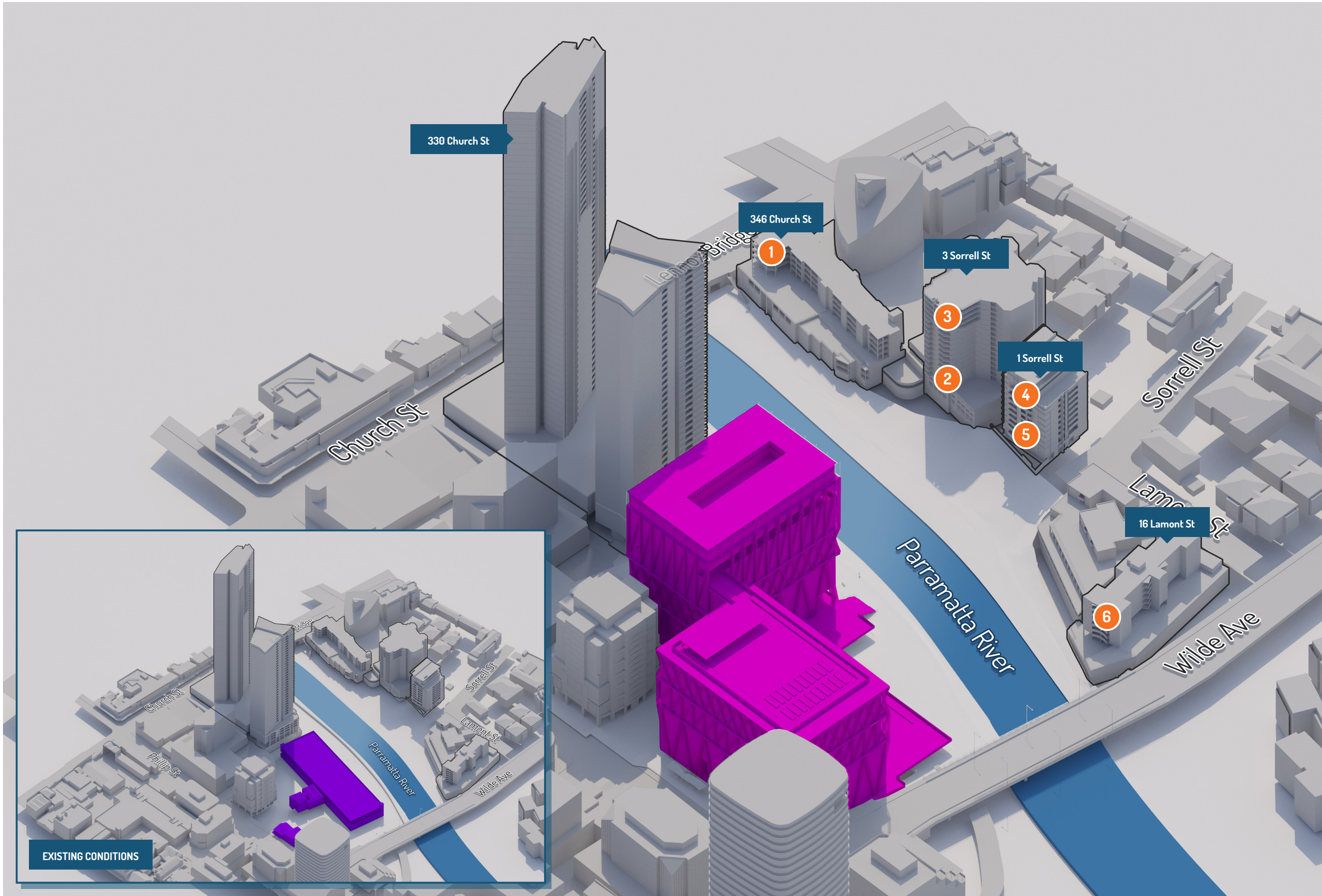
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Author:

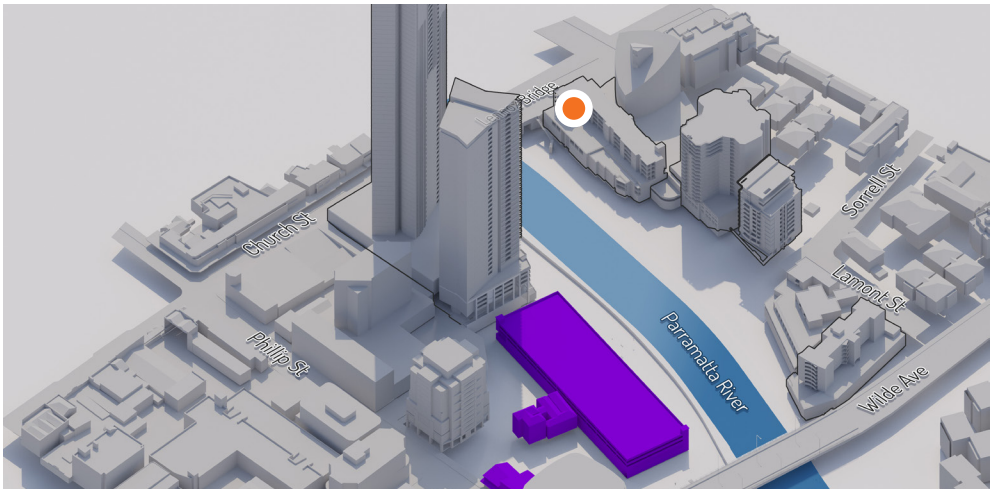
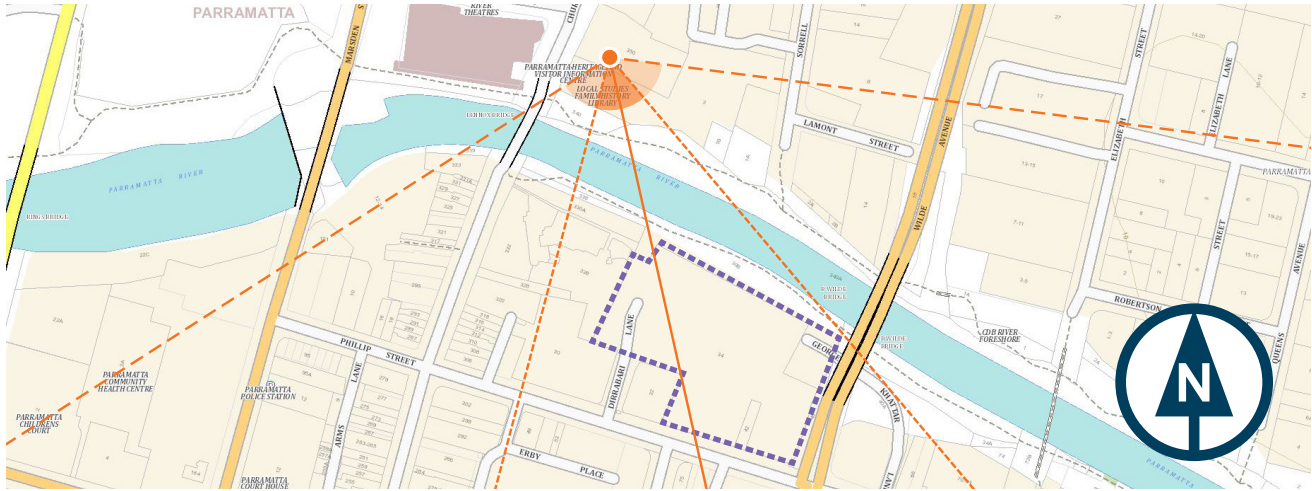
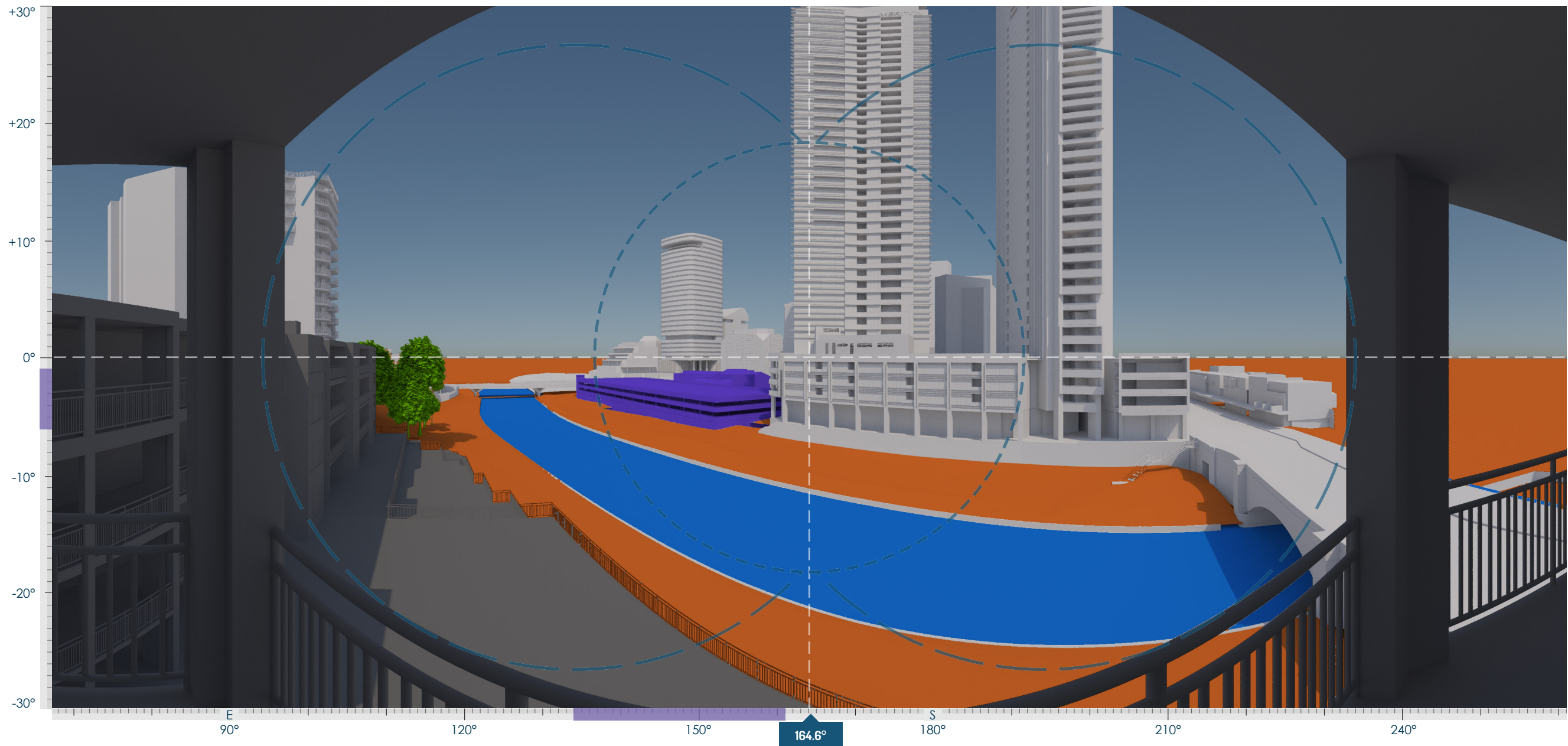
Chris Goss
Registered Architect (ARBV)
BArch, BEnvDes

Date:

30/04/20

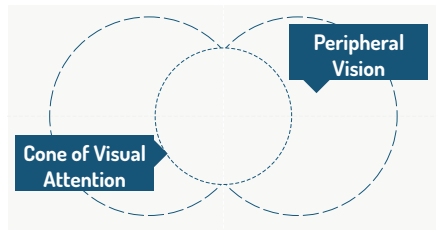
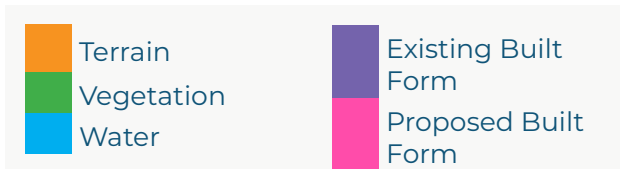


Location Map



View 1 Existing | 346 Church St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	6%	<1%	0%



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At:
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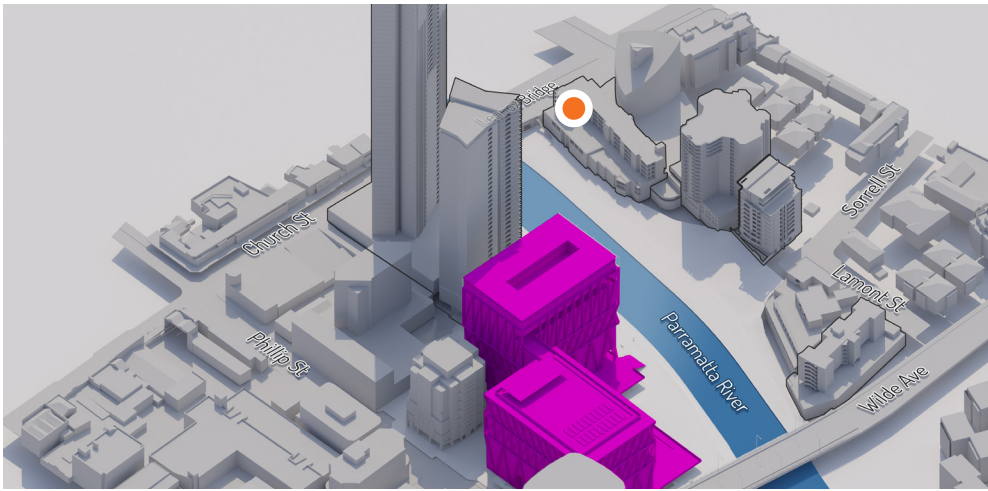
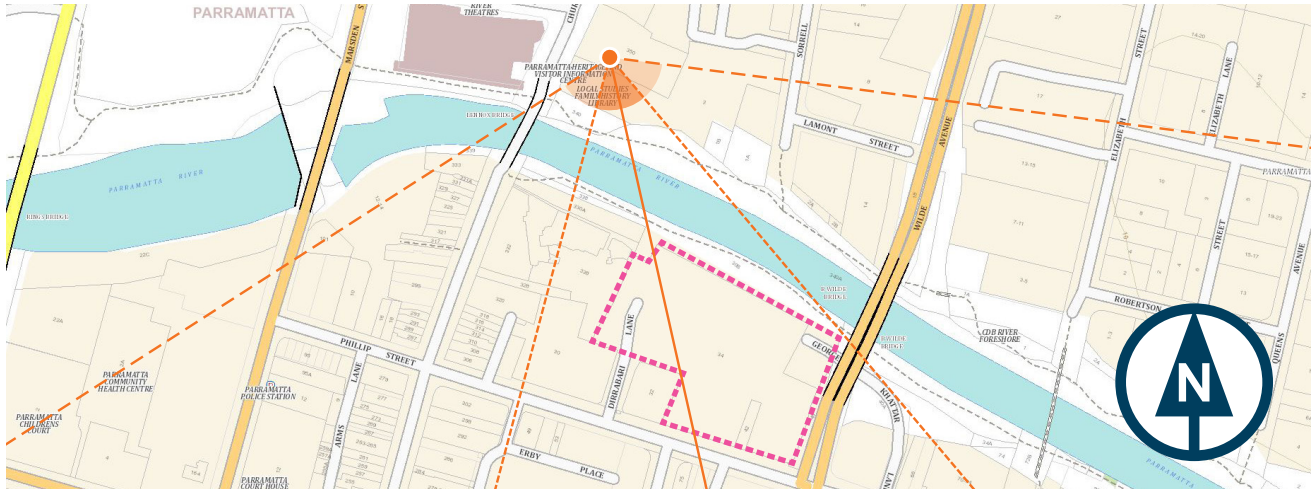
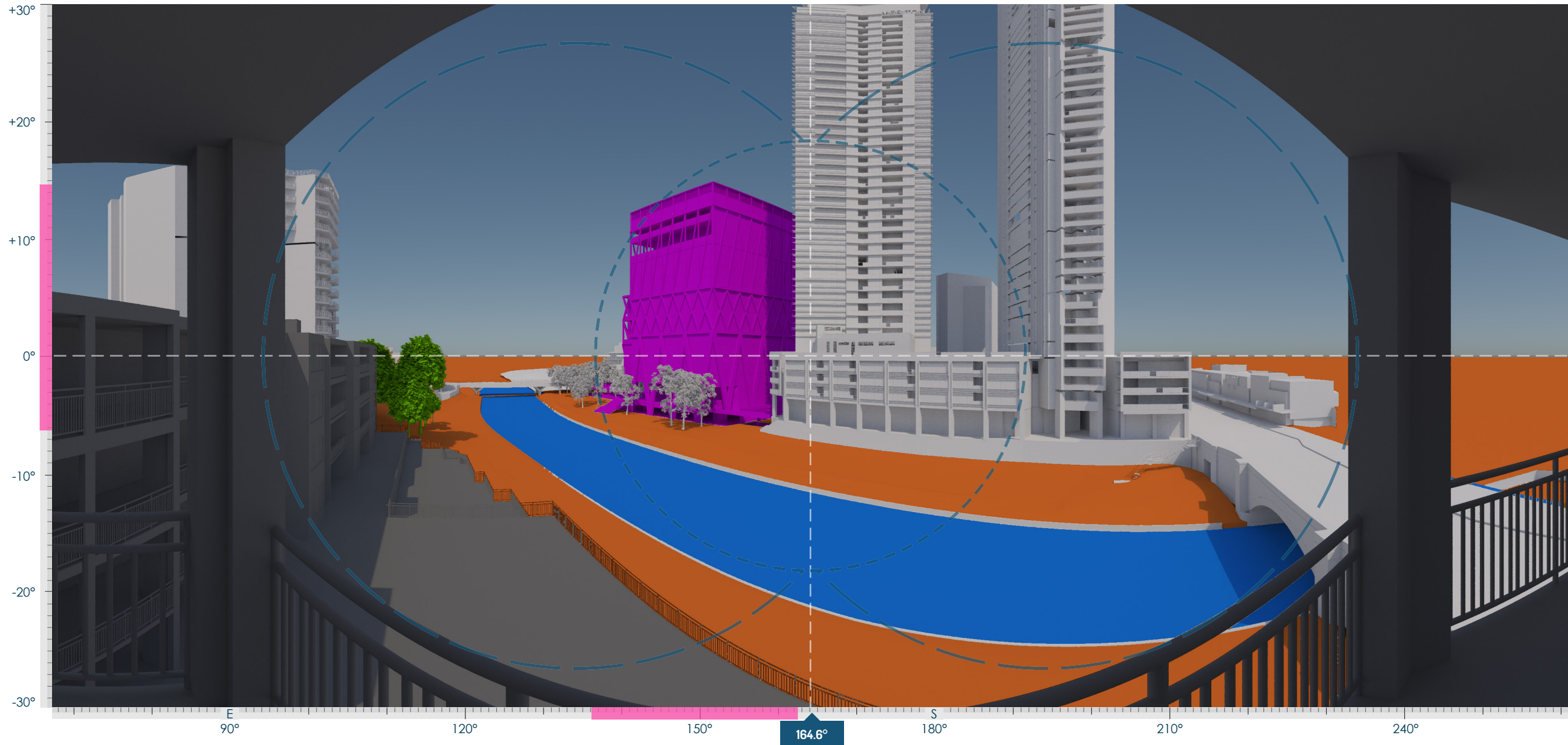
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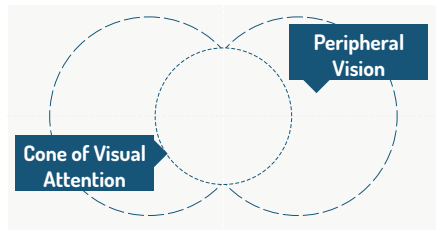
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View 1 *Proposed* | 346 Church St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	6%	<1%	0%
Proposed	23%	<1%	0%



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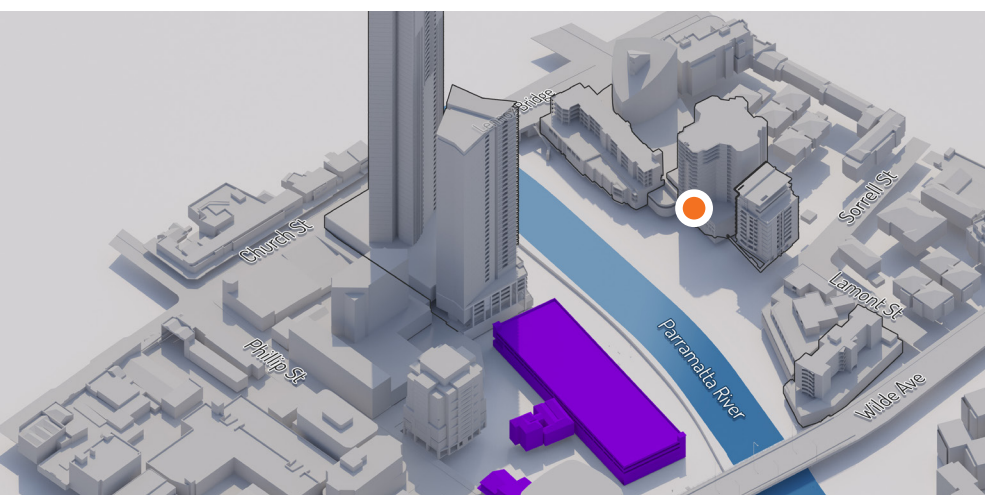
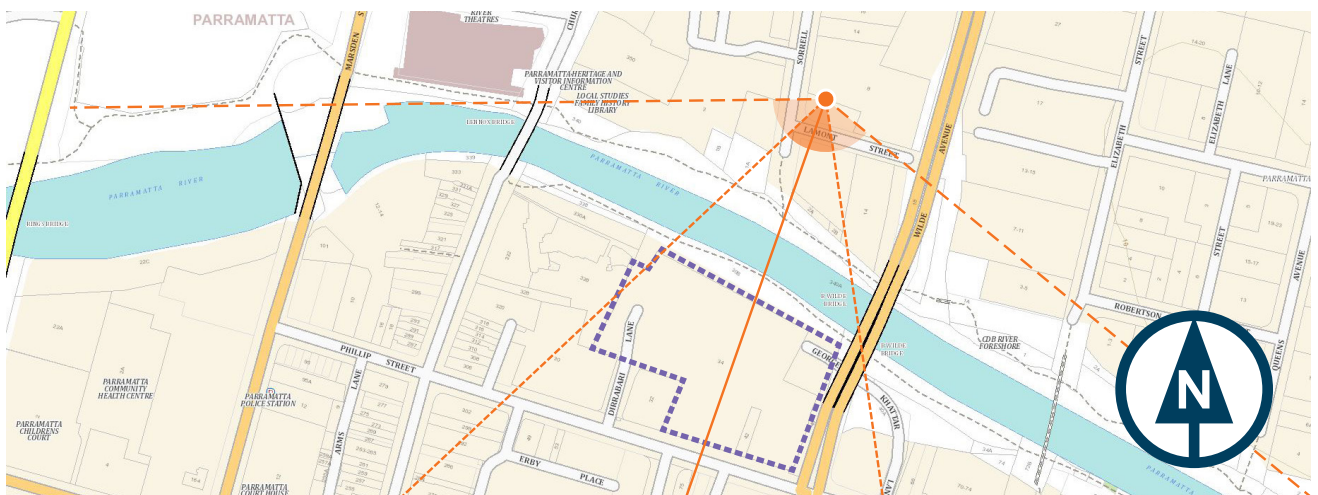
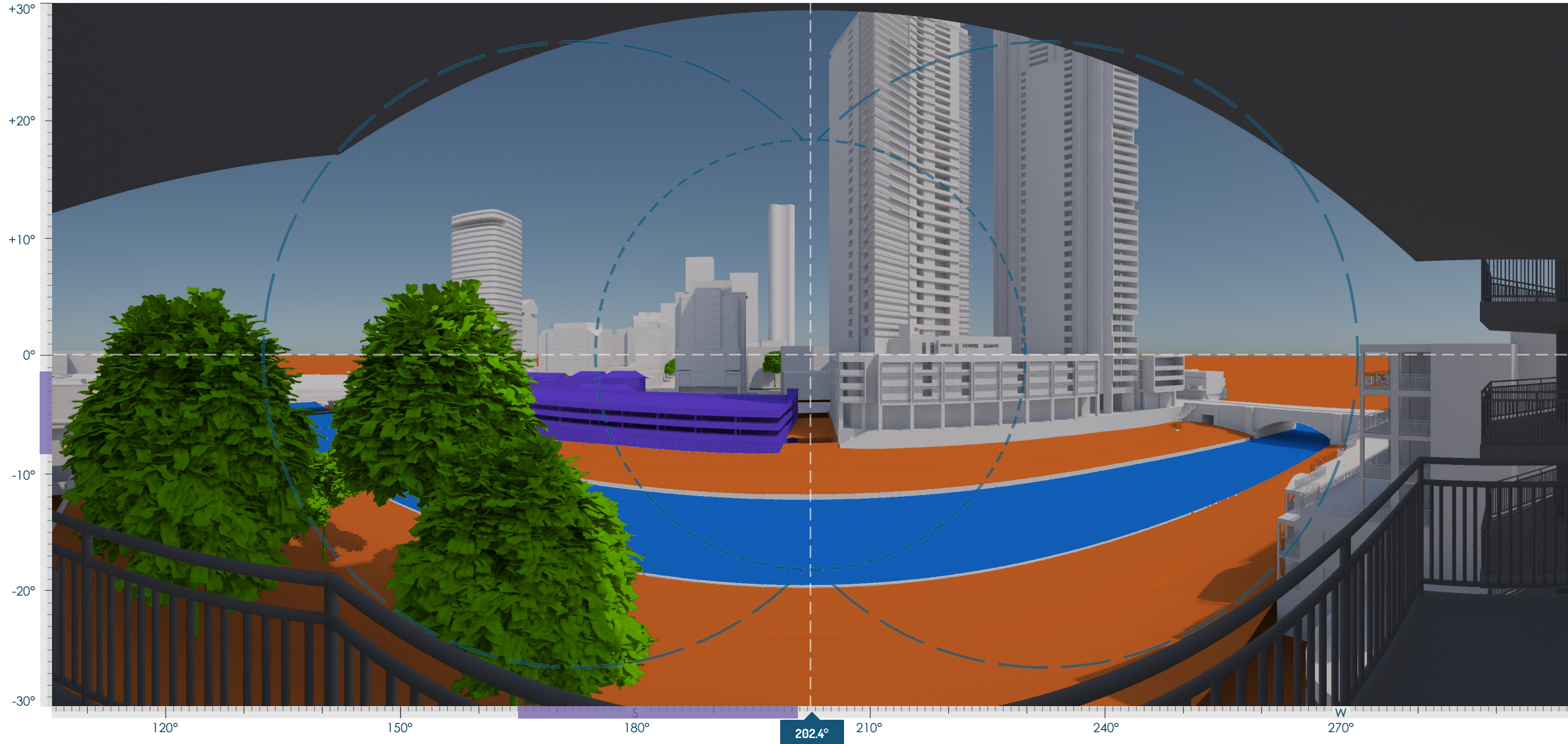
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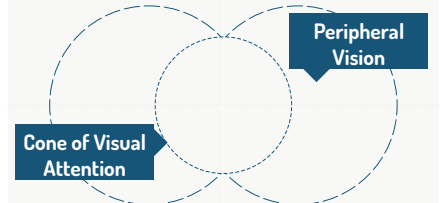
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View 2 Existing 3 Sorrell St			
	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	8%	1%	0%



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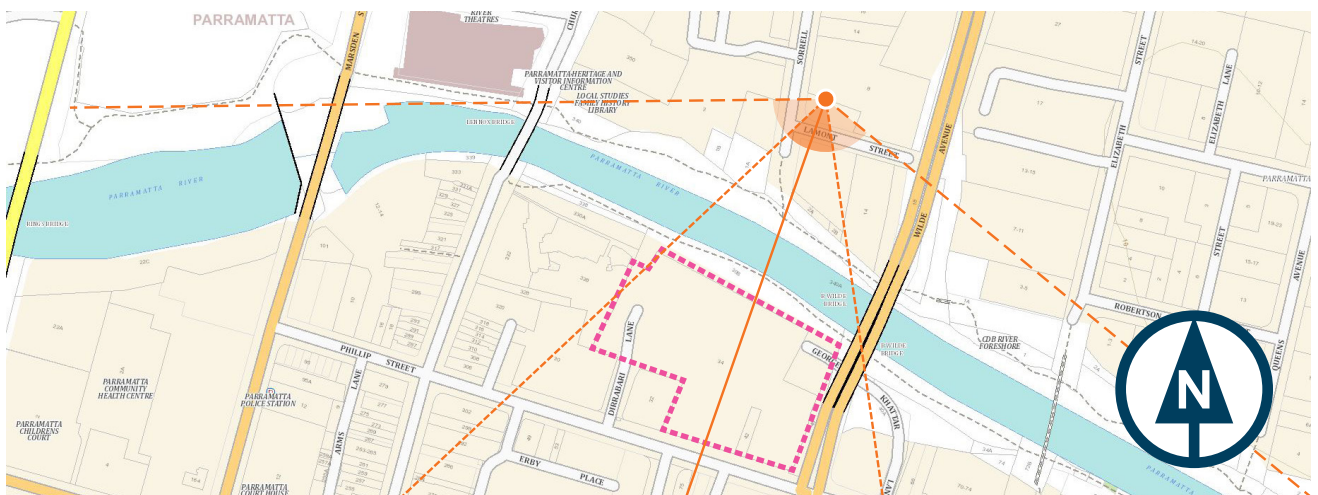
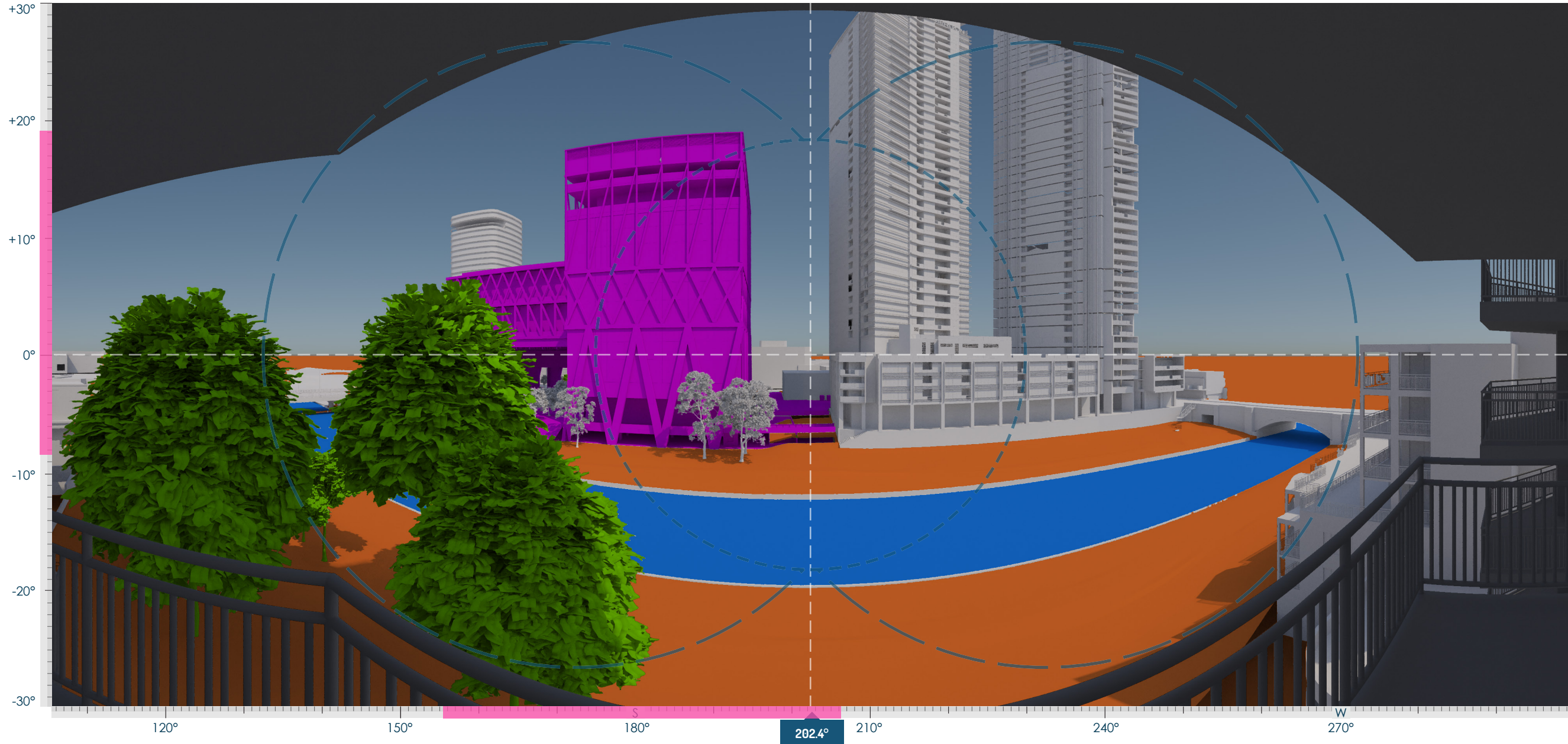
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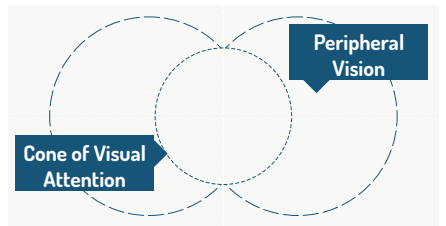
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View 2 *Proposed* | 3 Sorrell St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	8%	1%	0%
Proposed	25%	6%	0%



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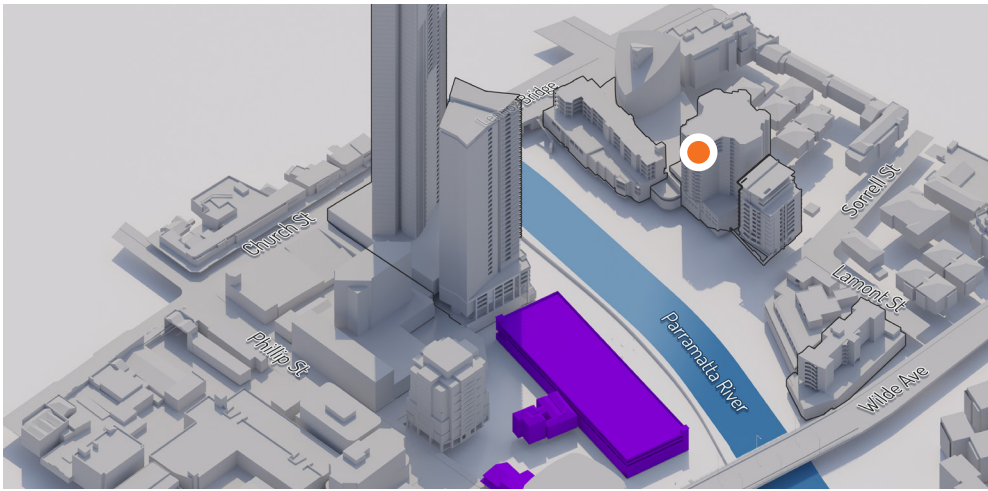
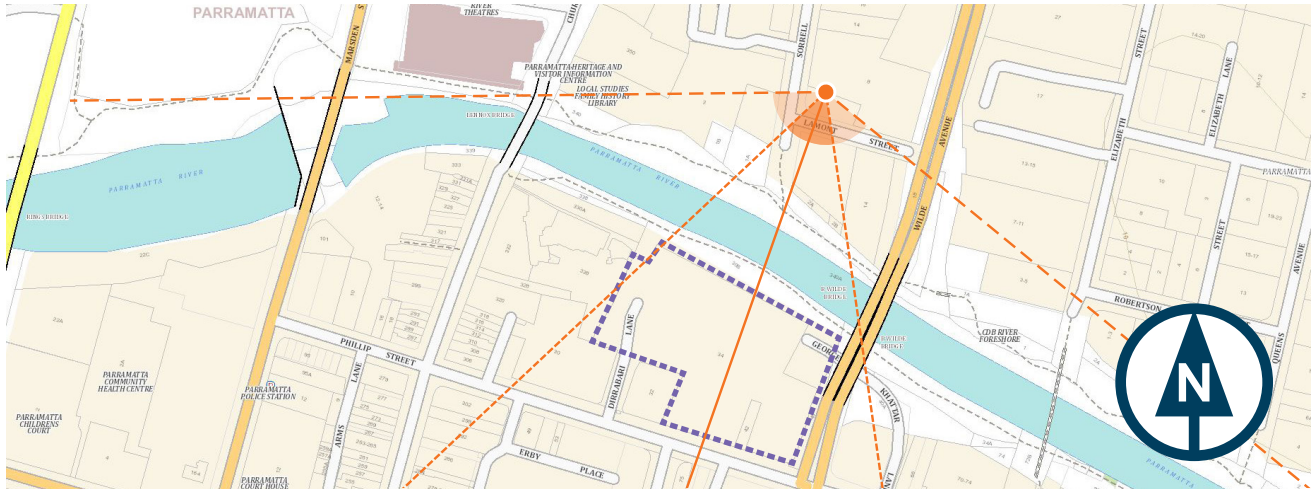
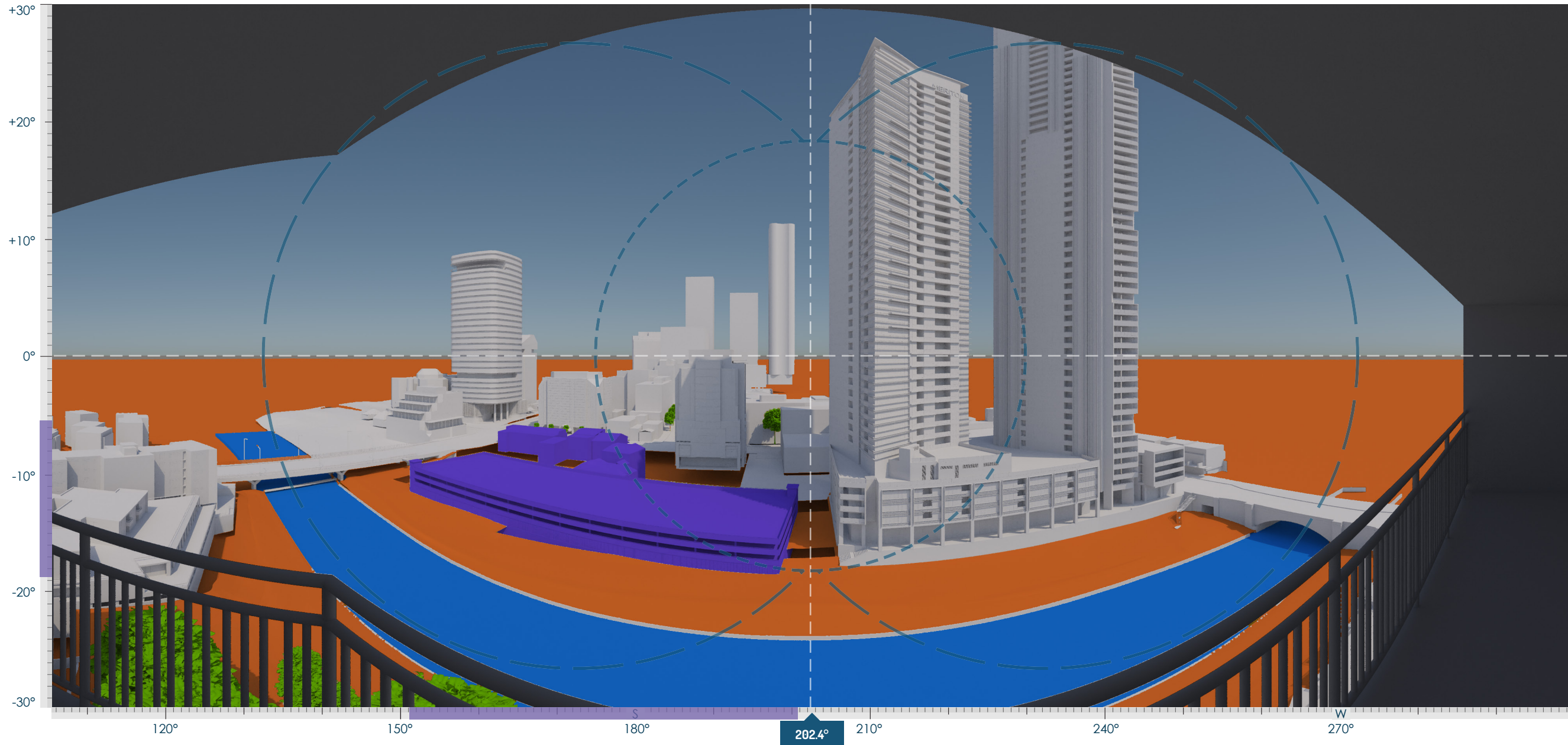
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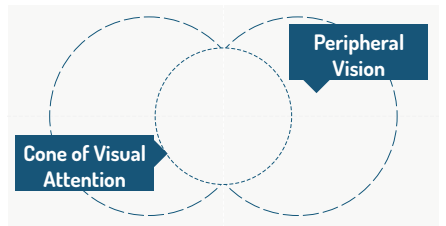
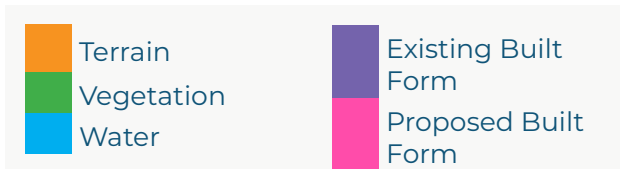
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View 3 Existing | 3 Sorrell St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	7%	6%	0%



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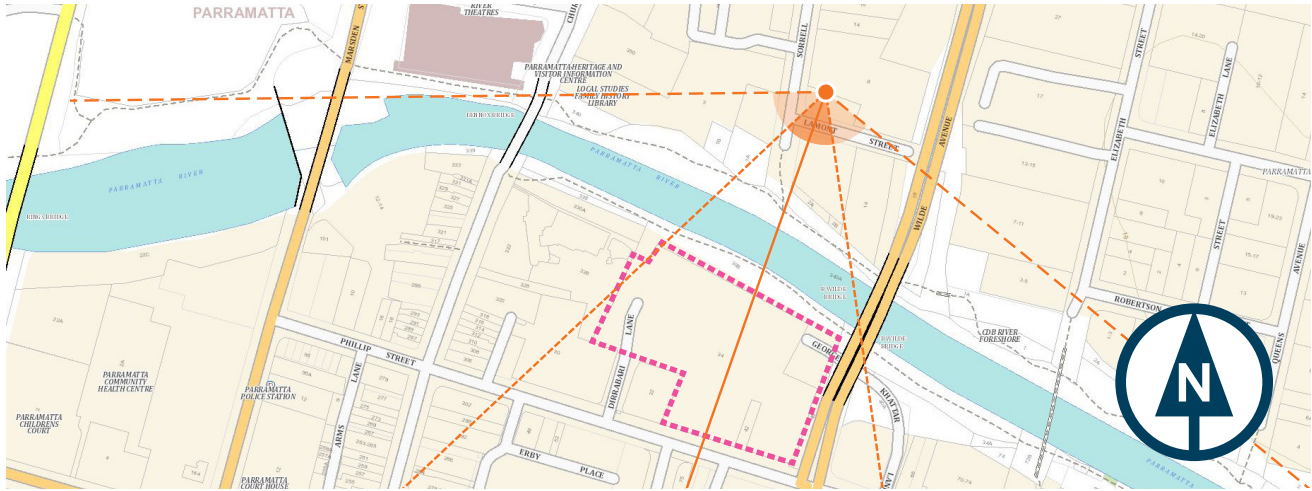
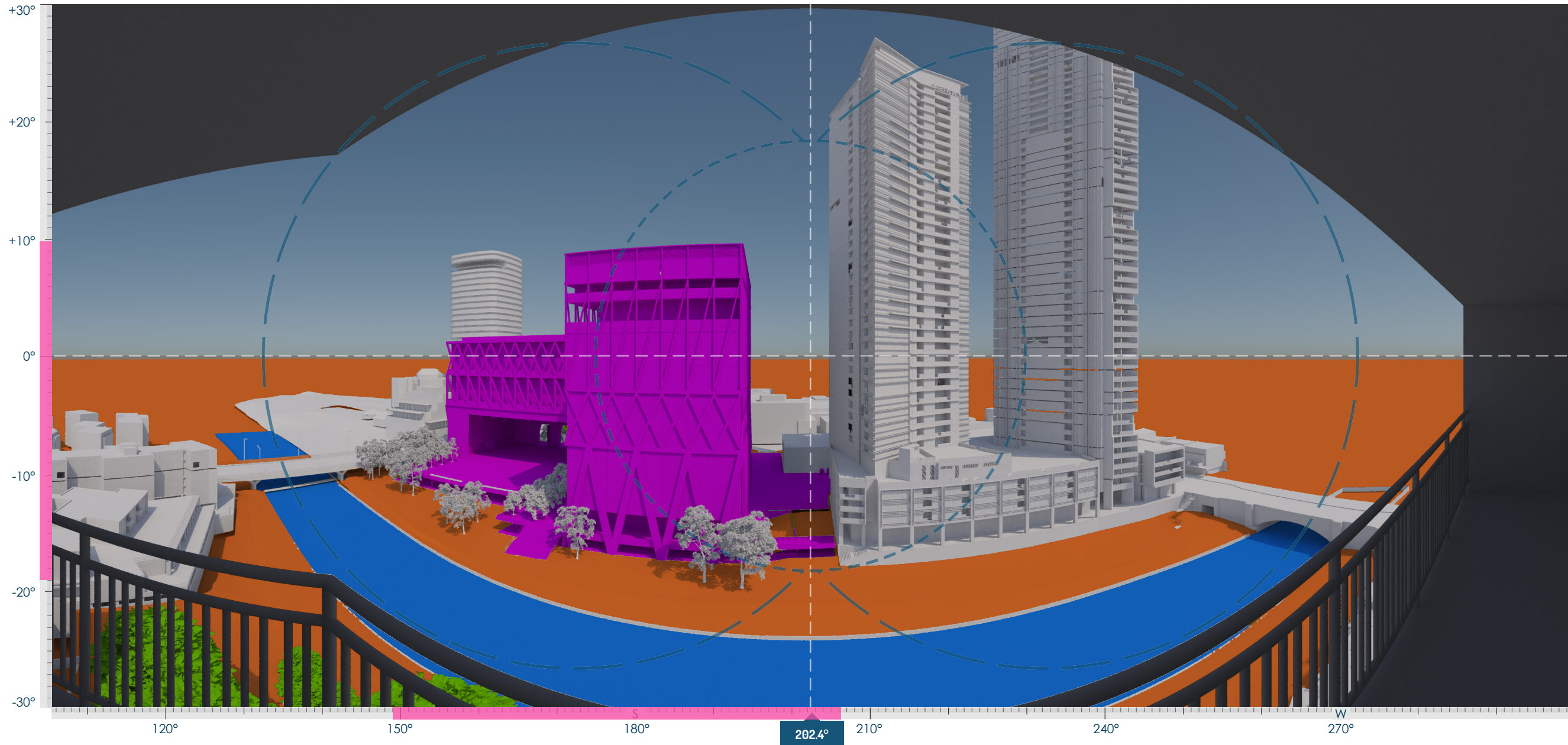
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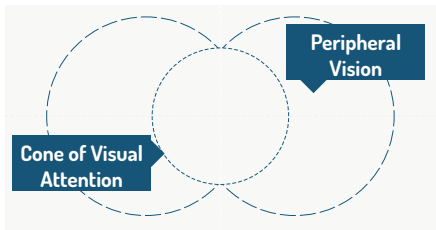
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View 3 *Proposed* | 3 Sorrell St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	7%	6%	0%
Proposed	30%	9%	0%



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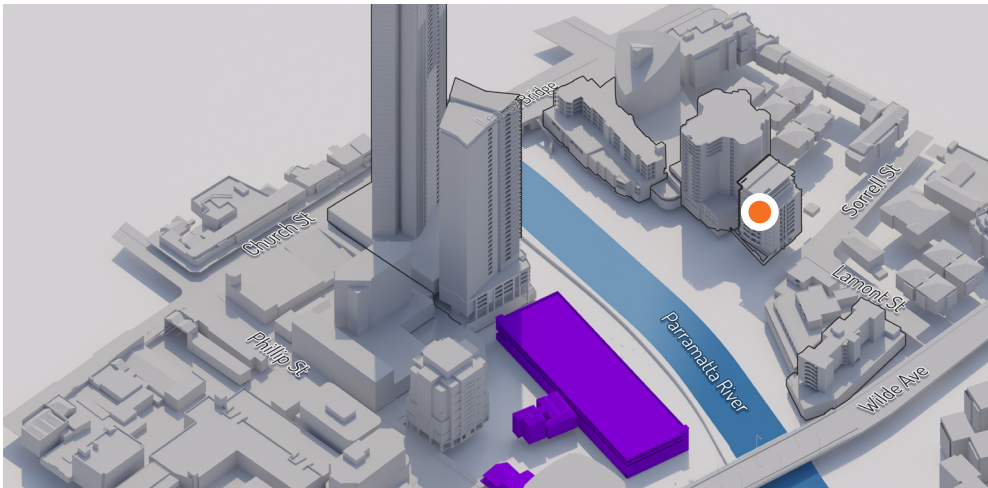
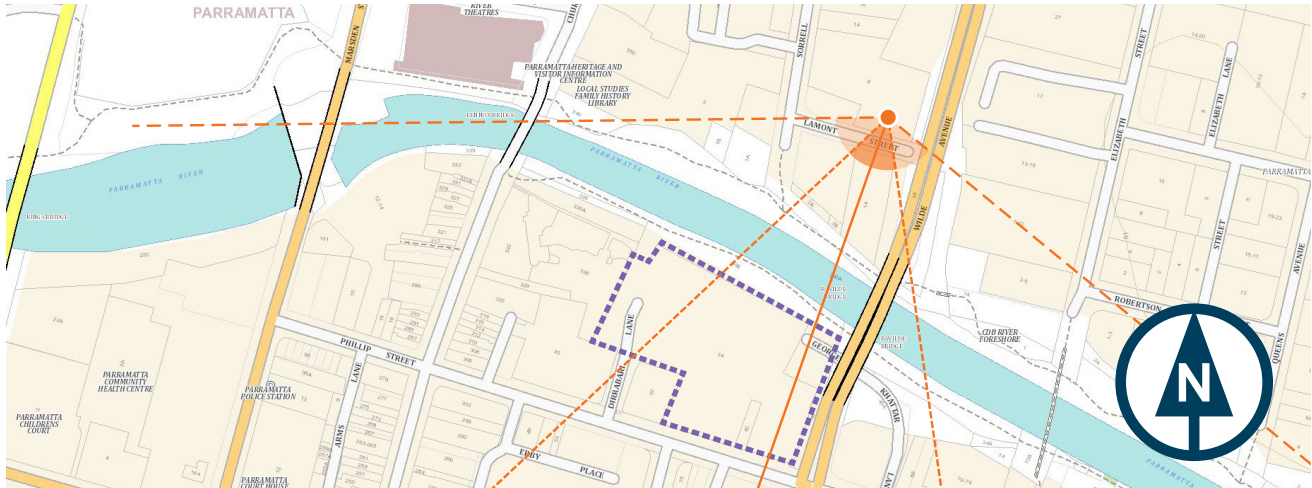
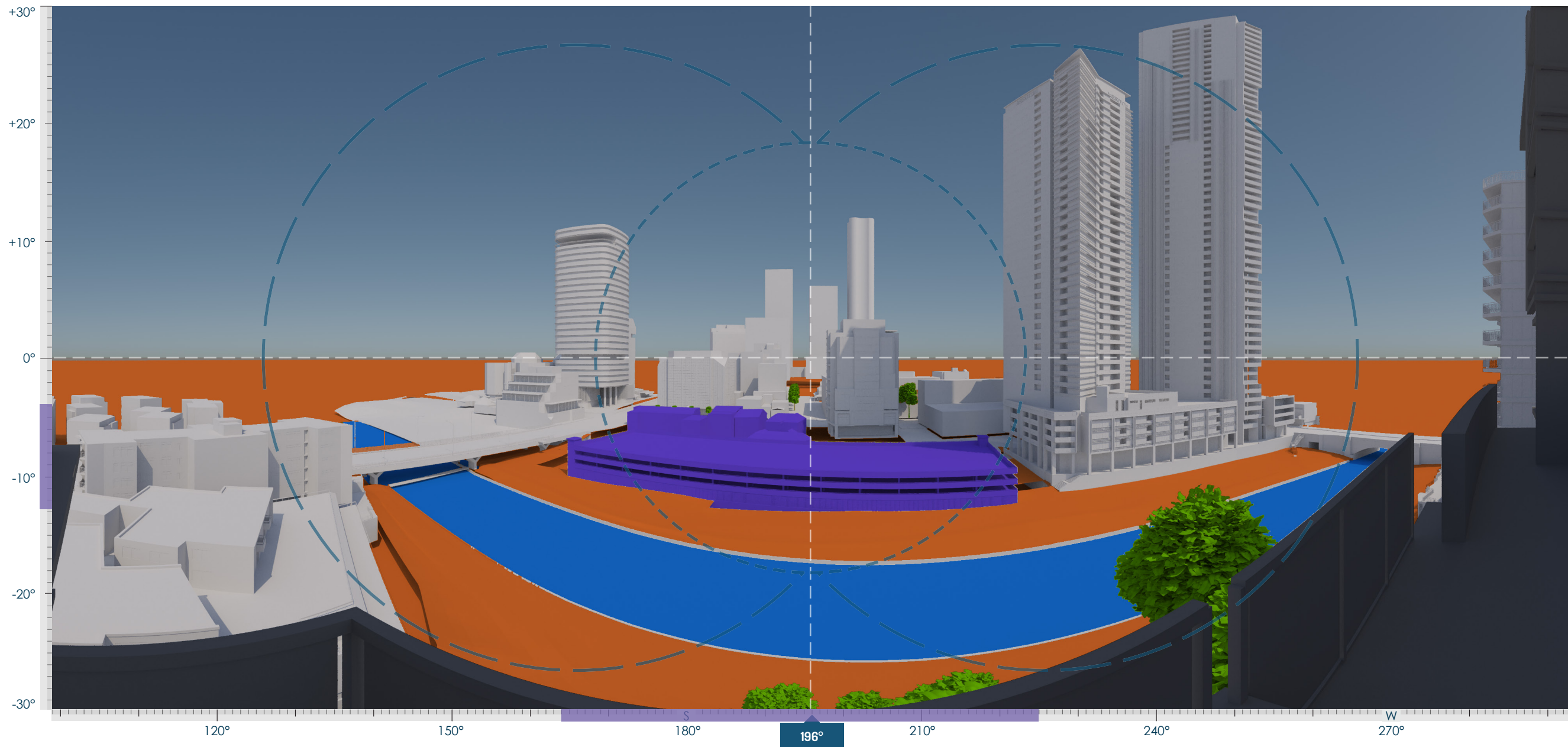
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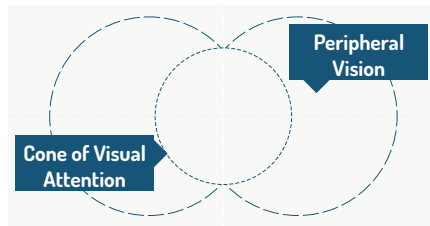
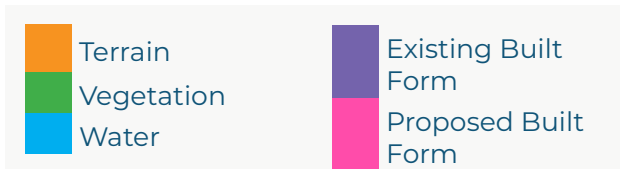
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View 5 Existing | 1 Sorrell St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	13%	<1%	0%



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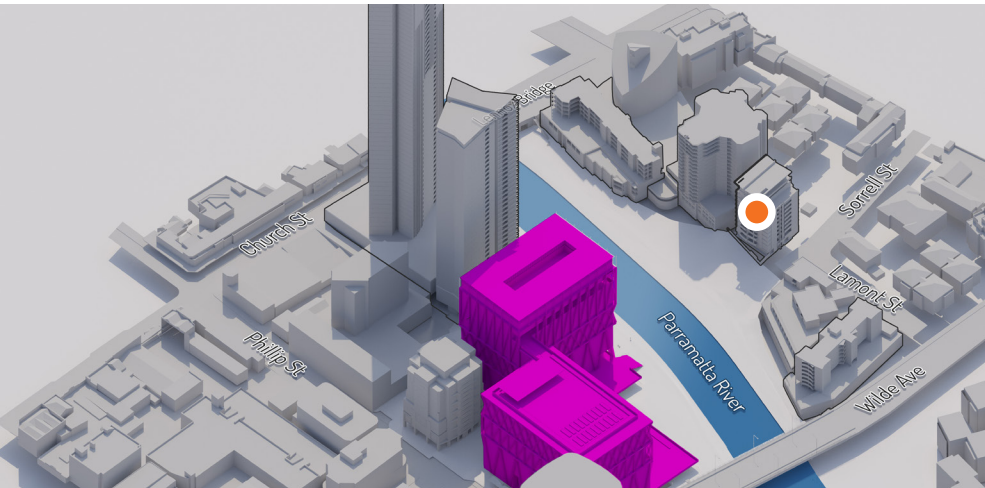
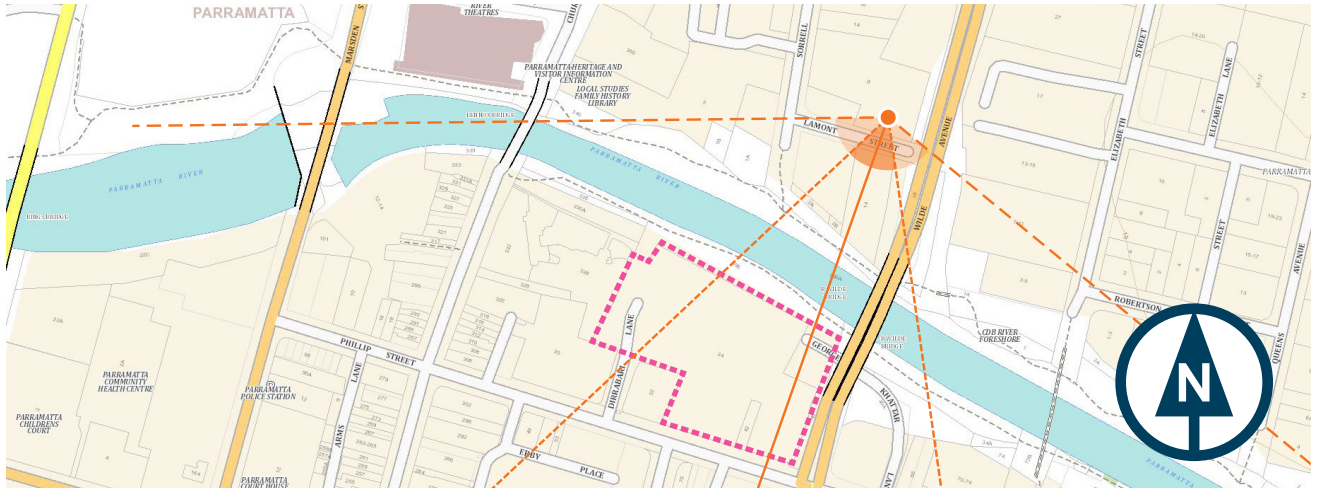
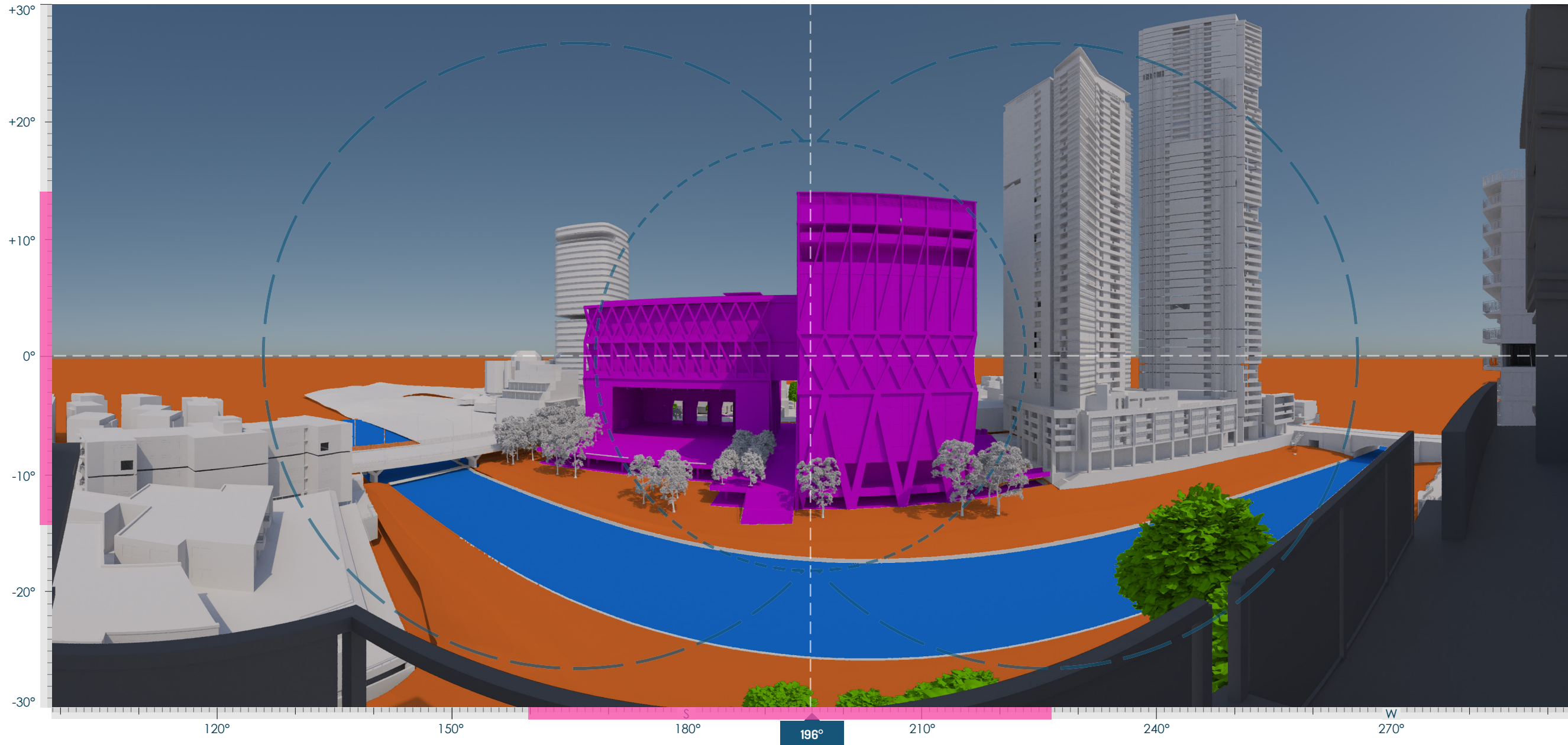
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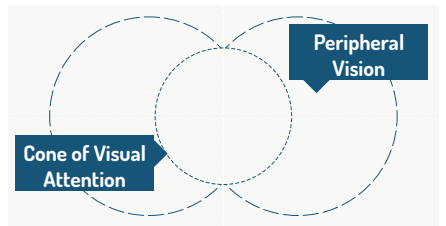
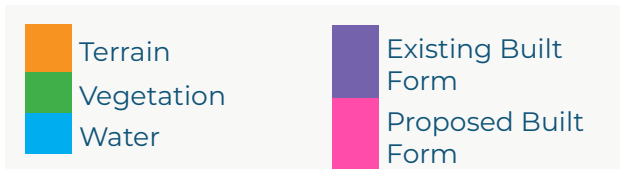
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View 5 *Proposed* | 1 Sorrell St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	13%	<1%	0%
Proposed	54%	1%	0%



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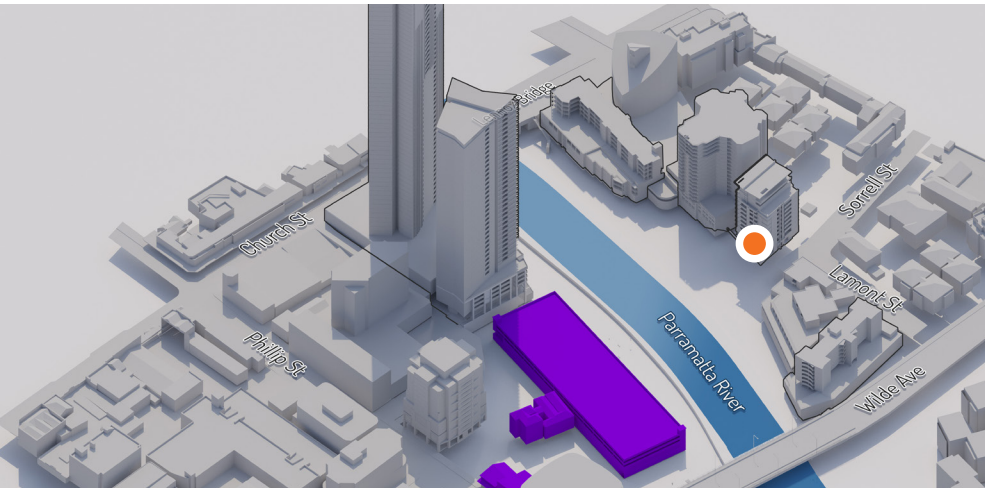
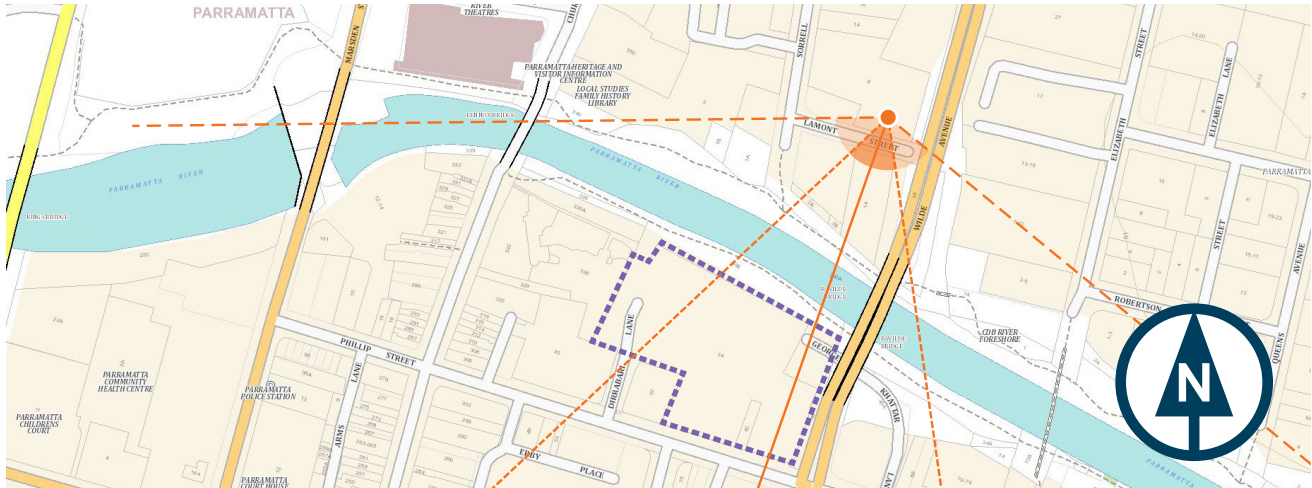
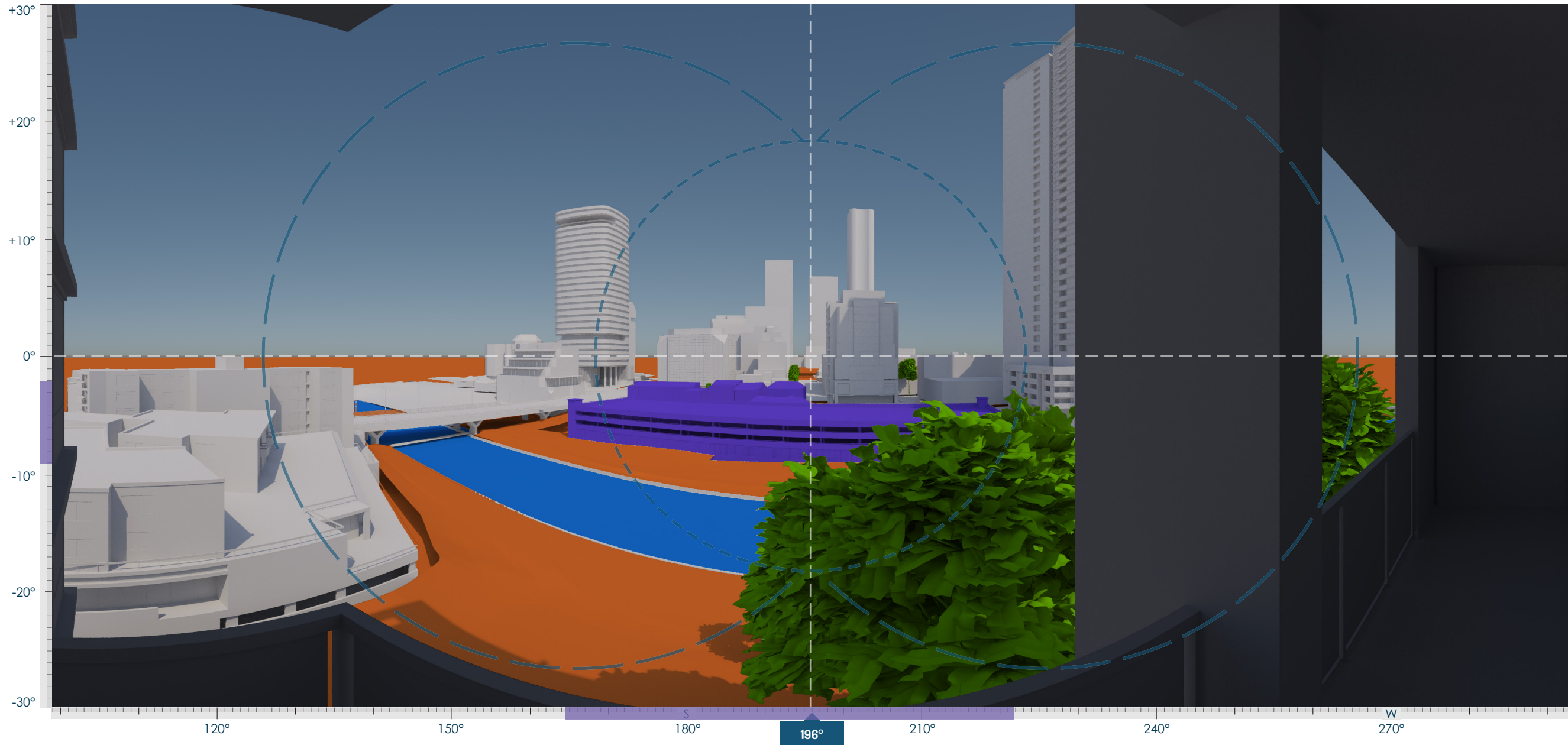
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4.2

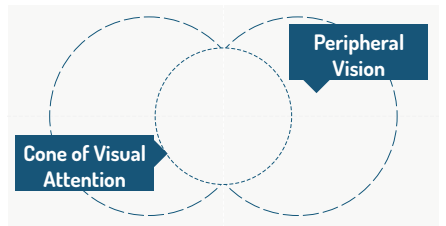
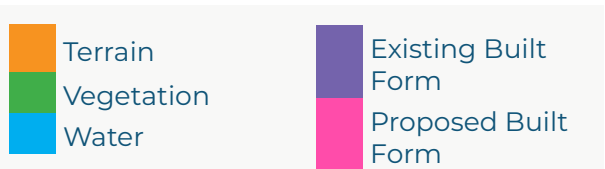
Date:
30/04/20

Project Number:
V20014



View 5 Existing | 1 Sorrell St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	20%	<1%	0%



Project:
The New Powerhouse at Parramatta

At:
34-54 & 30B Phillip Street and 338 Church Street, Parramatta NSW

For:
Ethos Urban



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Project:
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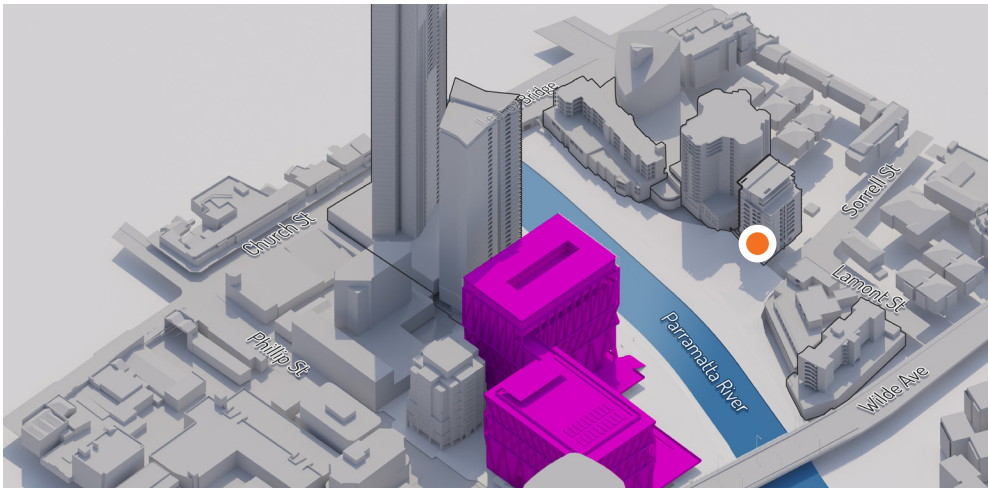
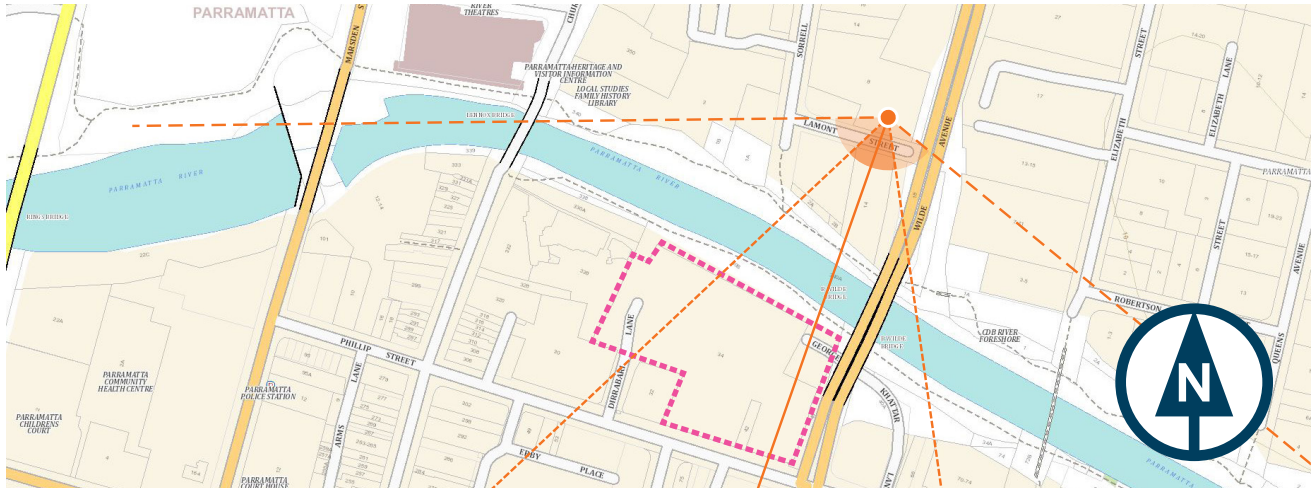
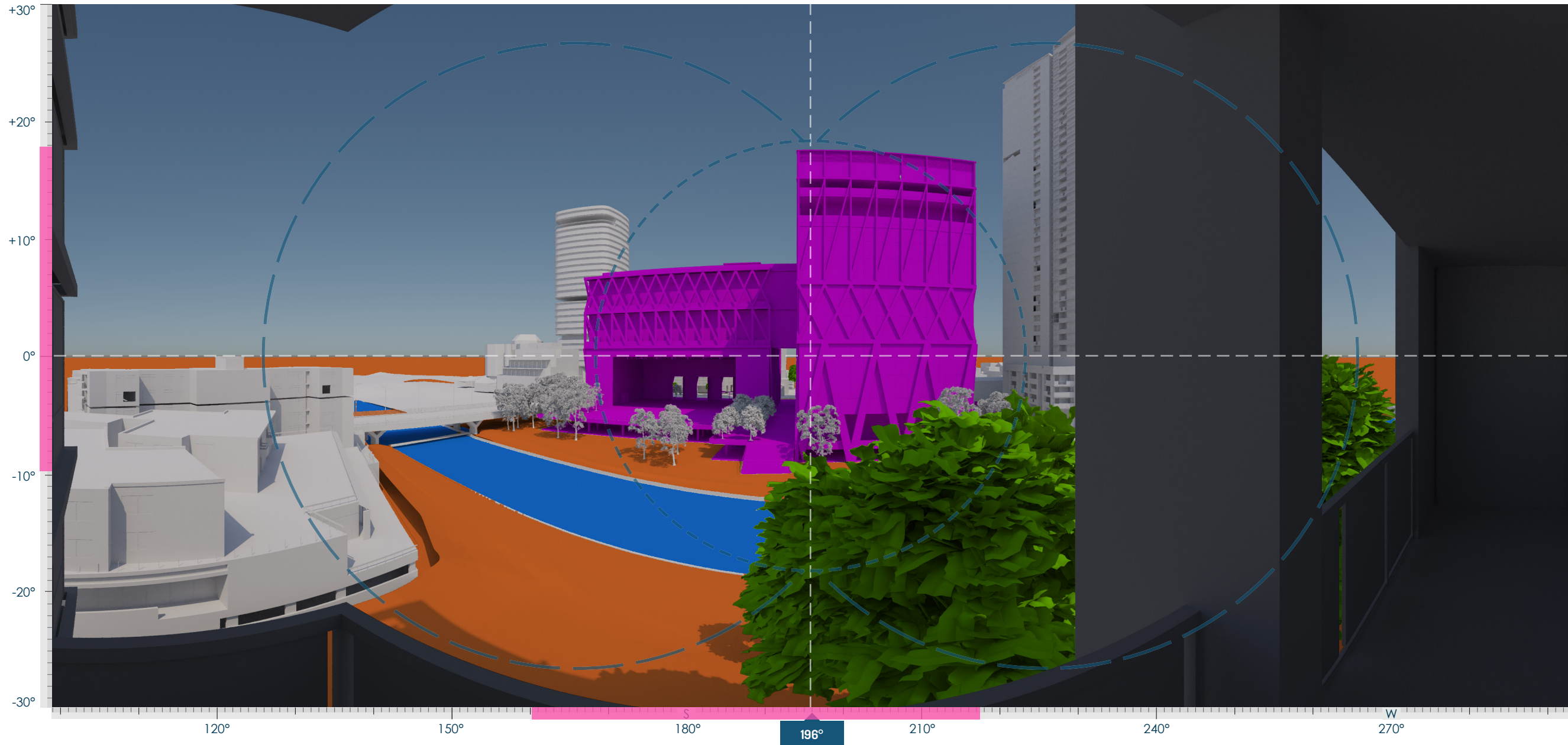
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5.1

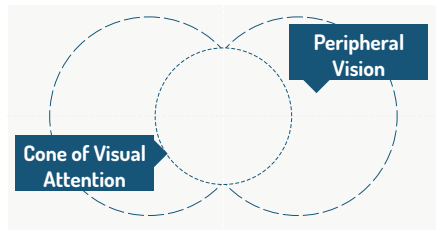
Date:
30/04/20

Project Number:
V20014



View 5 *Proposed* | 1 Sorrell St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	20%	<1%	0%
Proposed	60%	1%	0%



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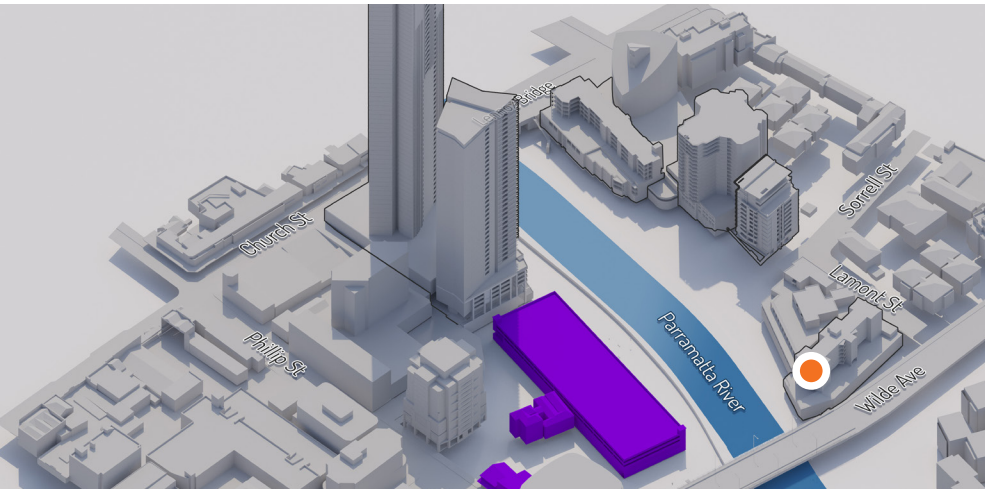
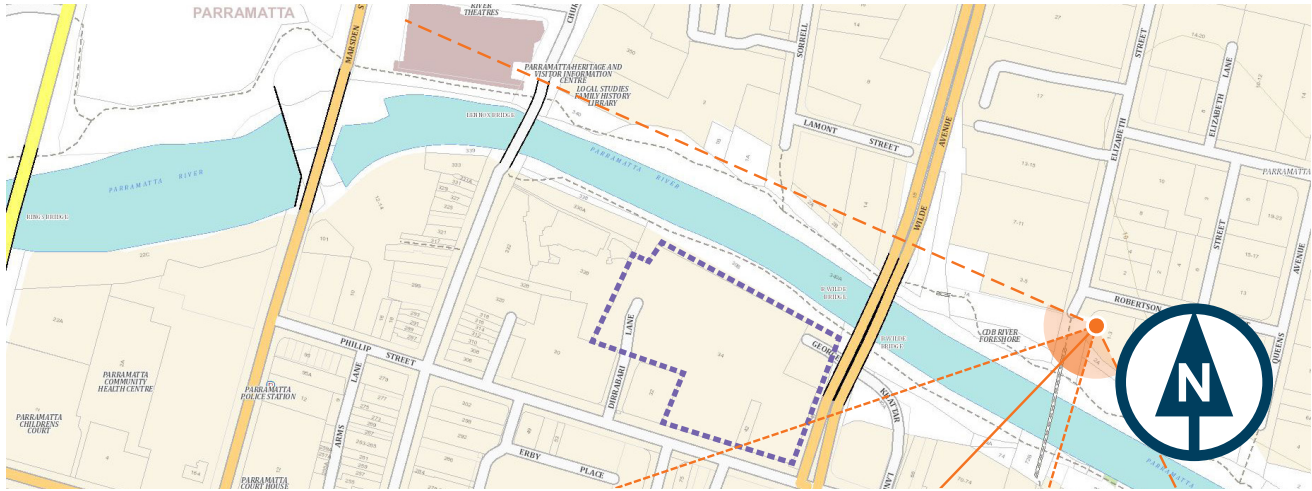
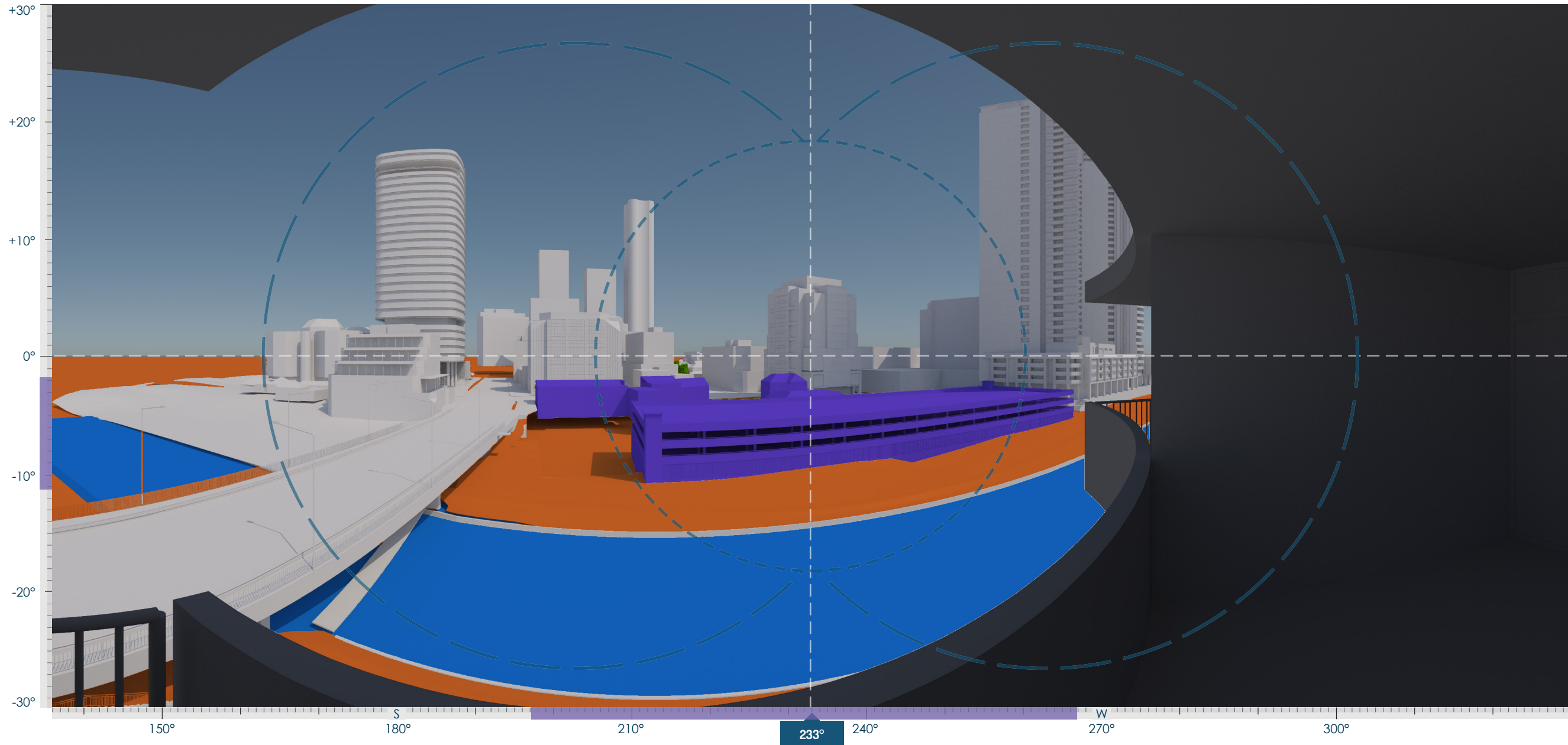
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Project Number:
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View 6 Existing | 16 Lamont St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	22%	1%	0%

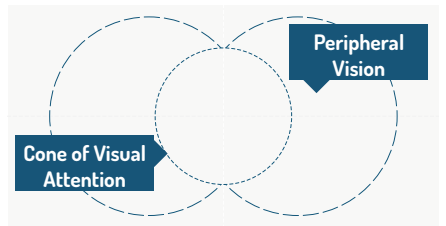
Terrain

Vegetation

Water

Existing Built Form

Proposed Built Form



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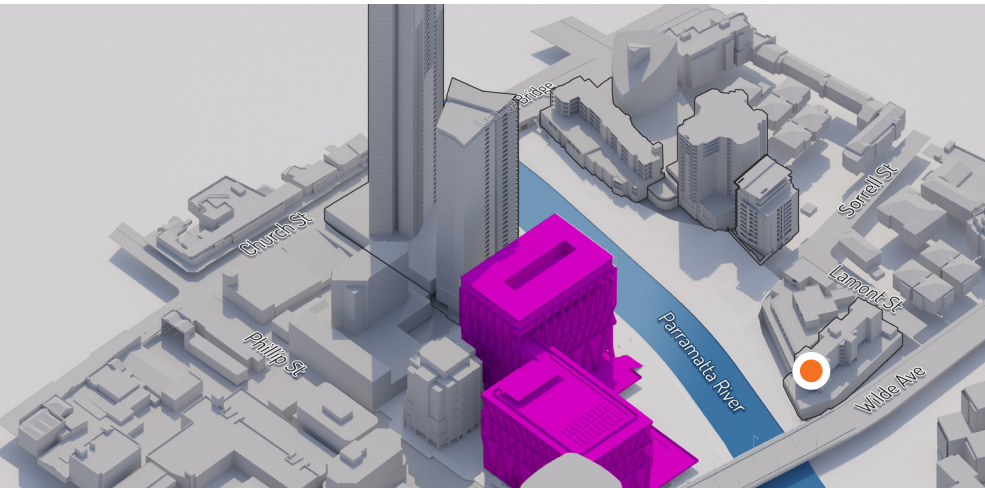
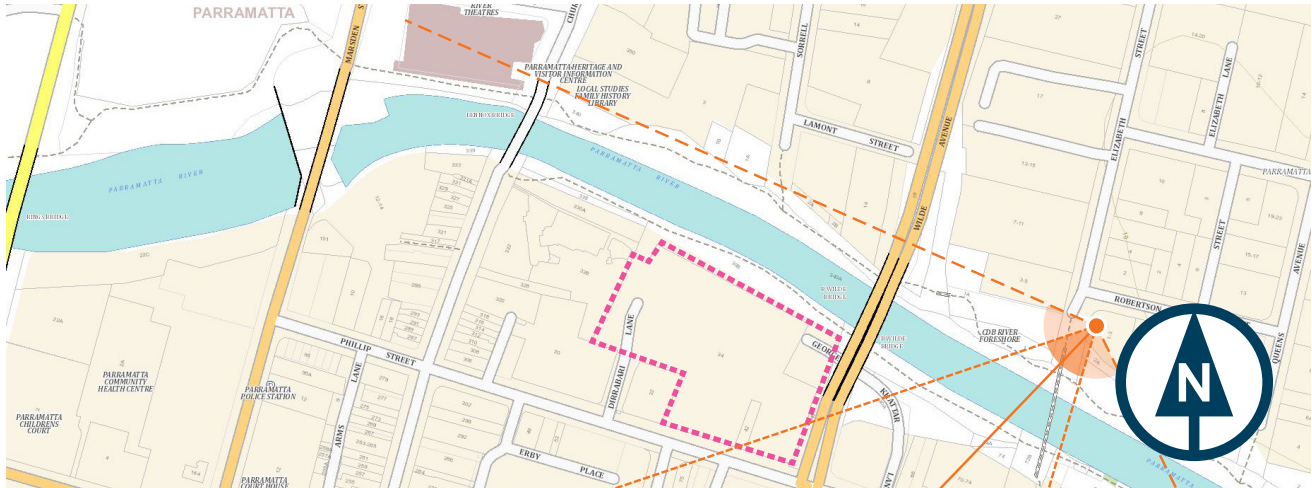
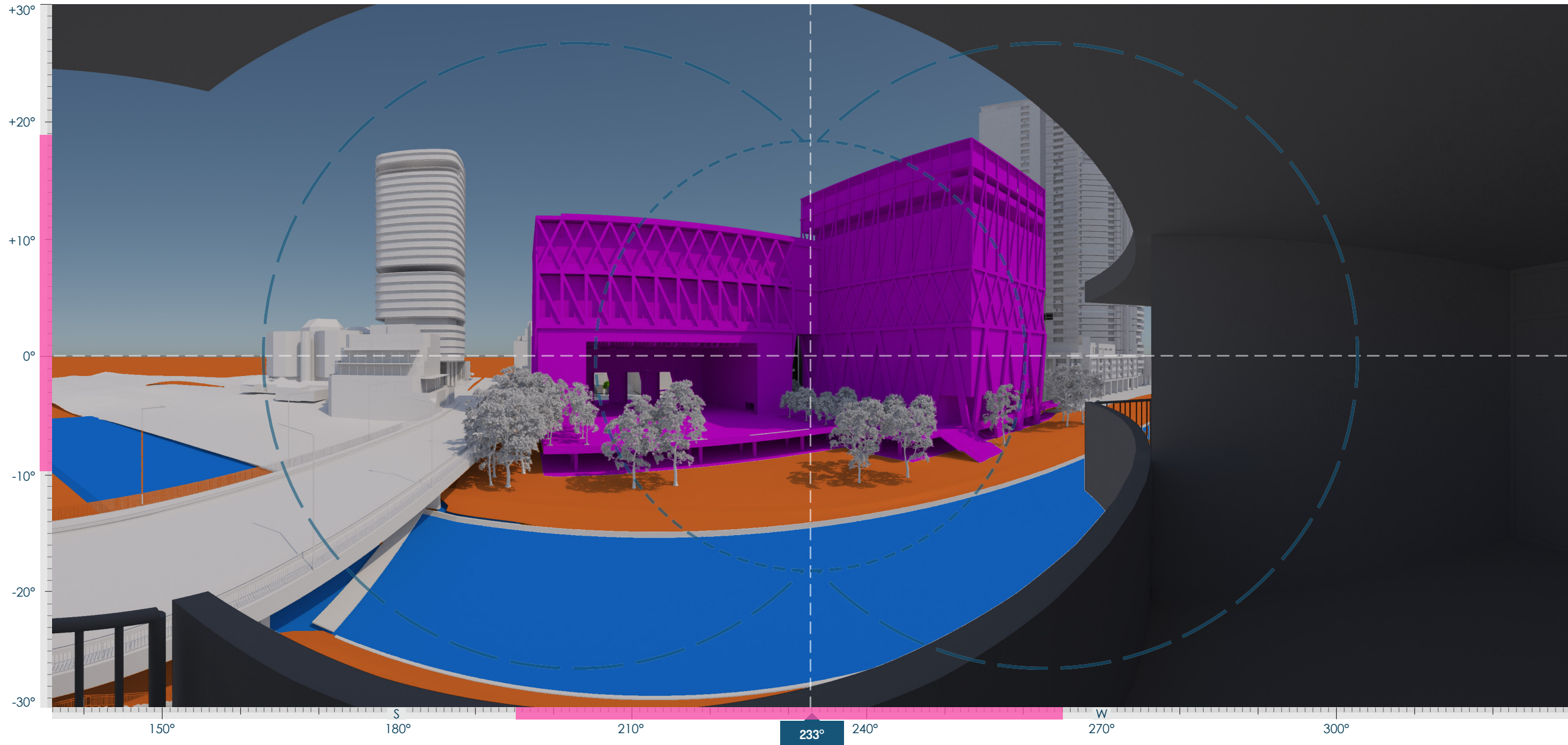
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Section:
6.1

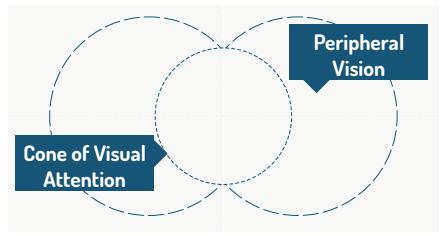
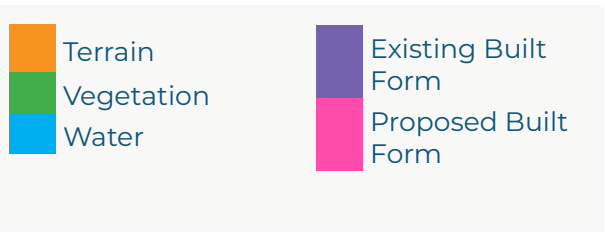
Date:
30/04/20

Project Number:
V20014



View 6 *Proposed* | 16 Lamont St

	CONE OF VISUAL ATTENTION (%)	PERIPHERAL (%)	OUT OF VIEW (%)
Existing	22%	1%	0%
Proposed	62%	7%	0%



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6.2

Date:

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Visual Amenity Document

Revision:

—

The New Powerhouse at Parramatta

Project #:

V20014

Prepared For:

Ethos Urban

Instructions Received From:

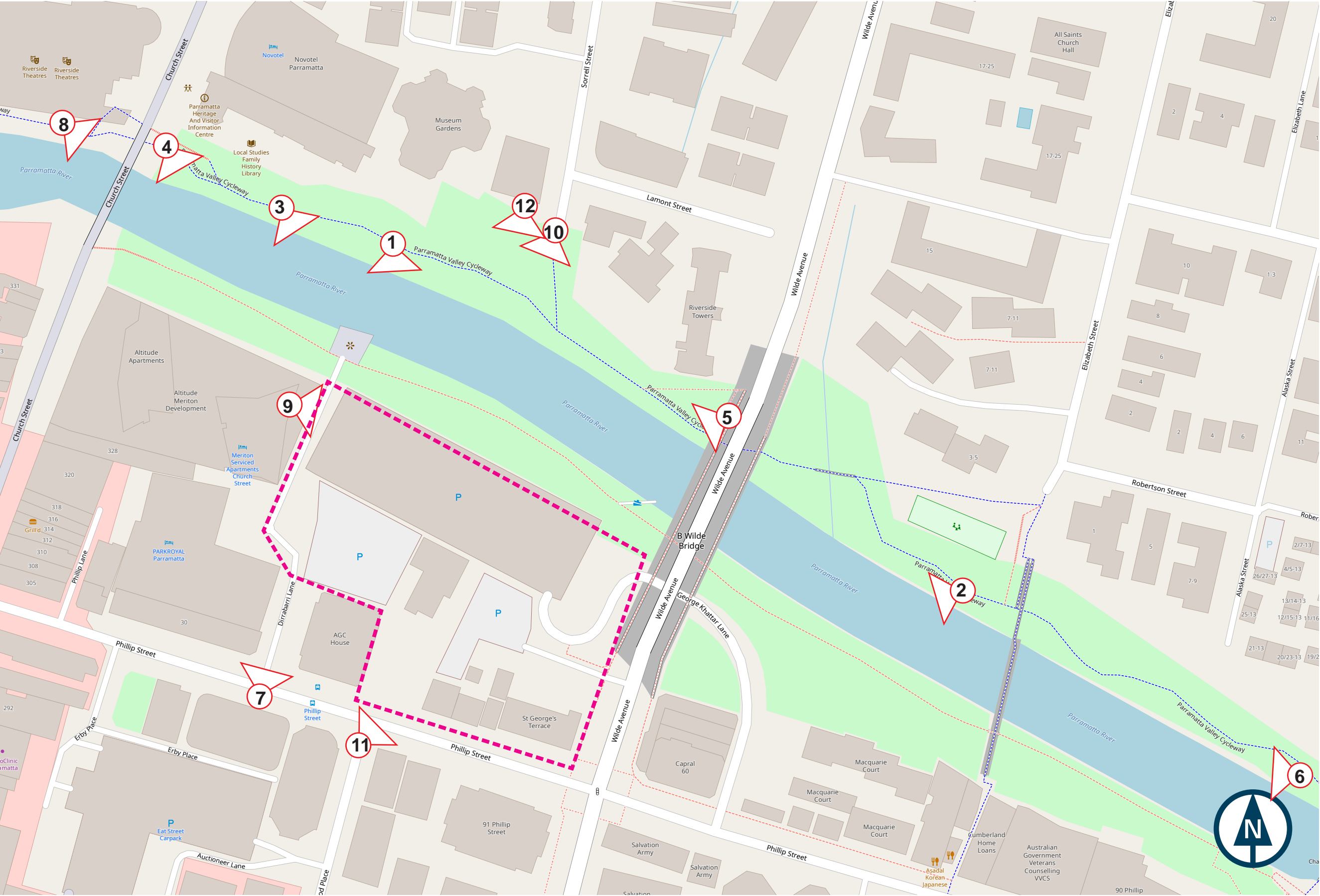
Ethos Urban

Author:

Chris Goss
Registered Architect (ARBV)
BArch, BEnvDes

Date:

30/04/20



Camera Locations

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Project:
The New Powerhouse at Parramatta

At:
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For:
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Section:

1.0

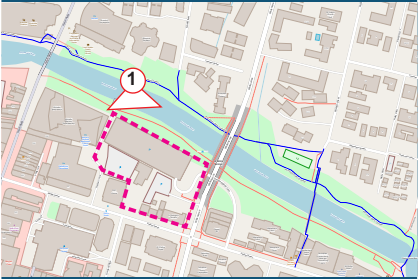
Date:

30/04/20

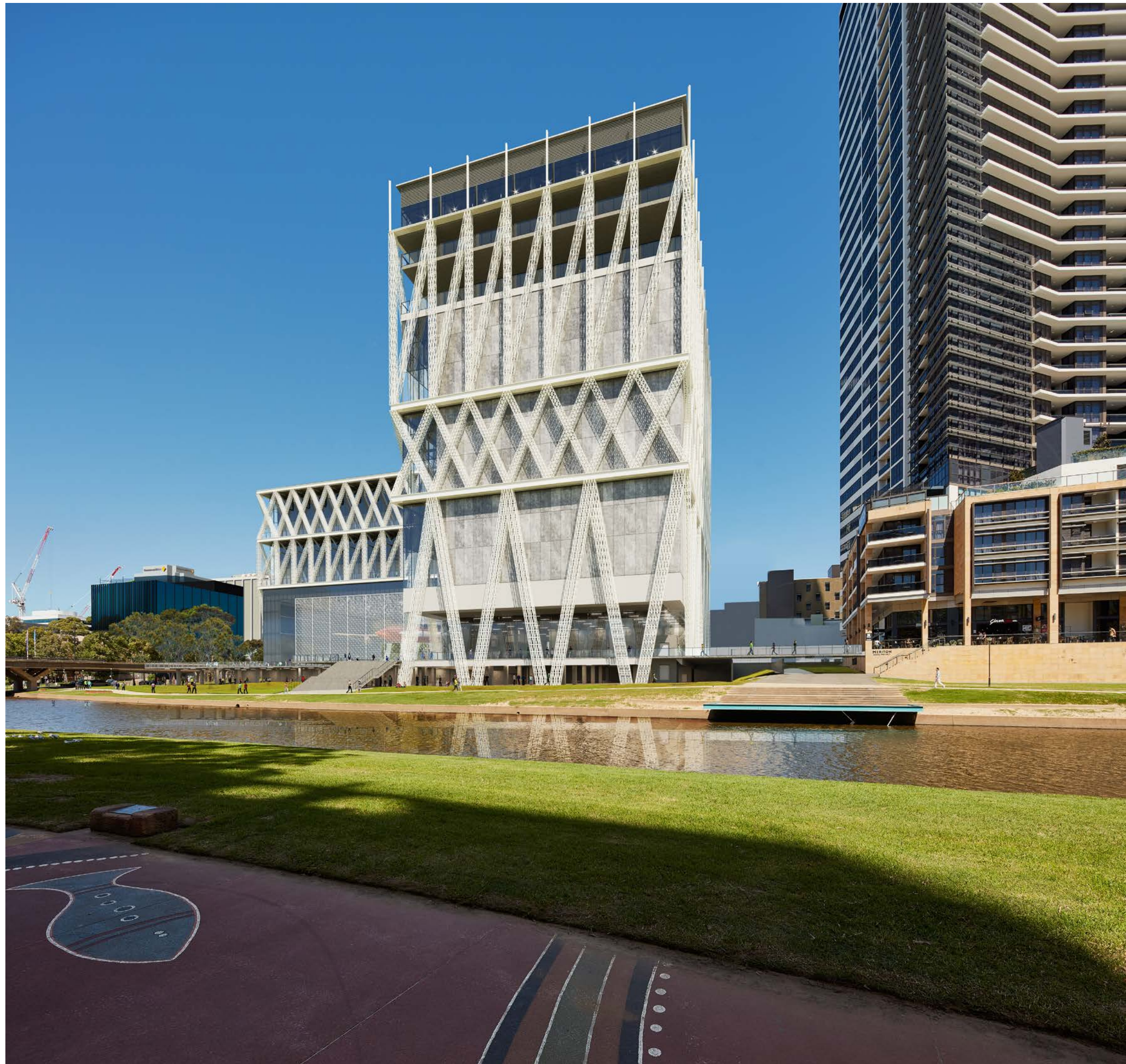
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VIEW 1
Original Photograph @20mm



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Section:

1.1

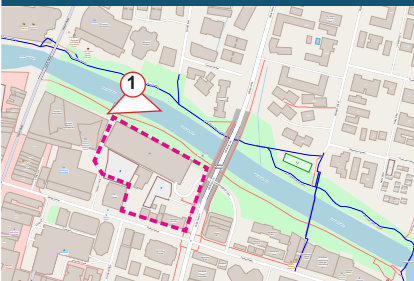
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VIEW 1
Built Form



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Section:

1.2

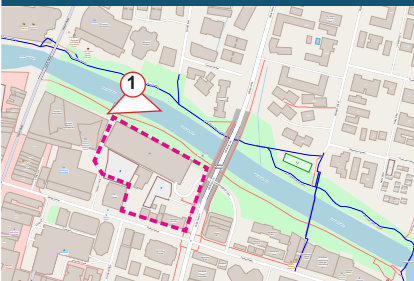
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VIEW 1
Built Form with Landscaping



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Section:

1.3

Date:

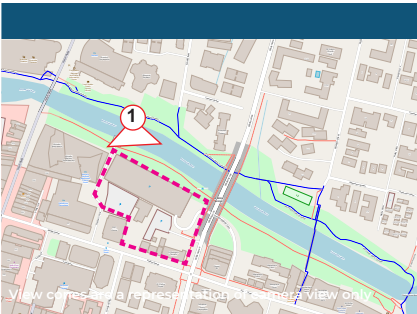
30/04/20

Project Number:

V20014

VIEW 1
Built Form with Landscaping and
Outline Stroke

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)



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Section:

2.0

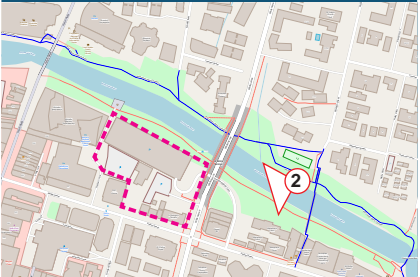
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VIEW 2
Original Photograph @20mm



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Section:

2.1

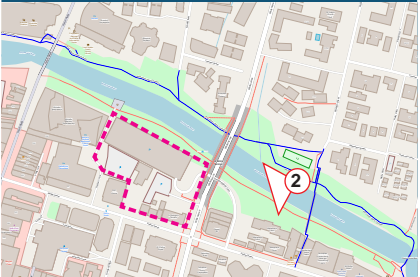
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VIEW 2
Built Form



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Section:

2.2

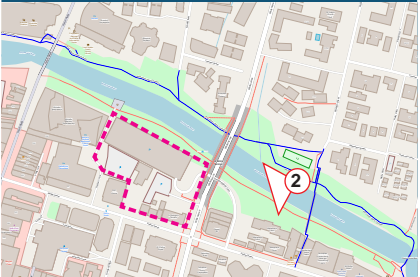
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VIEW 2
Built Form with Landscaping



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Section:

2.3



Date:

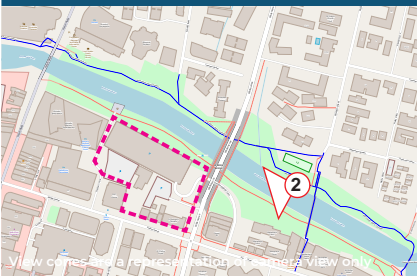
30/04/20

Project Number:

V20014

VIEW 2
Built Form with Landscaping and
Outline Stroke

-  Unoccluded silhouette of
proposed built form (excludes
vegetation)
-  Silhouette of proposed built
form that is occluded by existing
built form (excludes vegetation)



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Section:

3.0

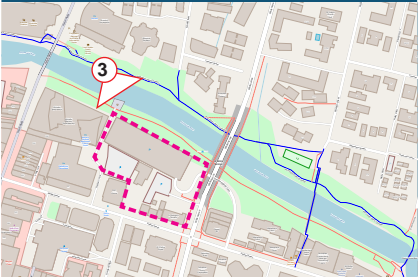
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VIEW 3
Original Photograph @20mm



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Section:

3.1

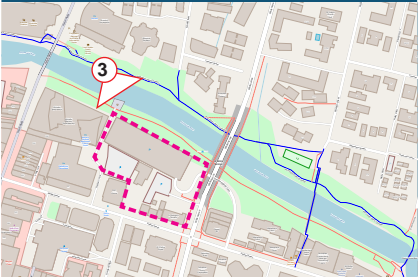
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VIEW 3
Built Form



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Section:

3.2

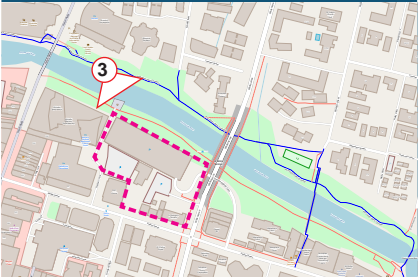
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VIEW 3
Built Form with Landscaping



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Section:

3.3

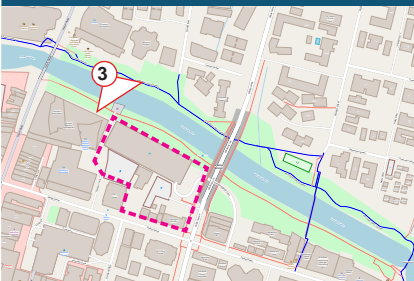
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VIEW 3
Built Form with Landscaping and
Outline Stroke



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4.0

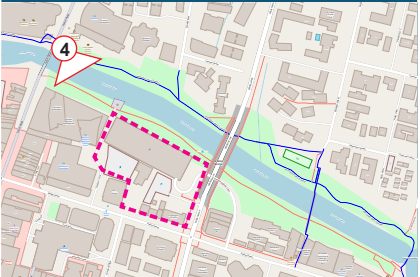
Date:

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VIEW 4
Original Photograph @20mm



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Section:

4.1

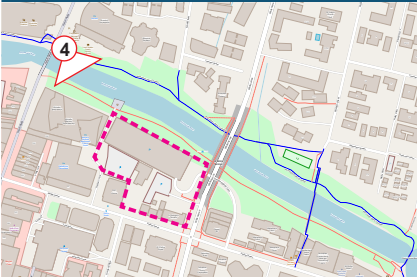
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VIEW 4
Built Form



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4.2

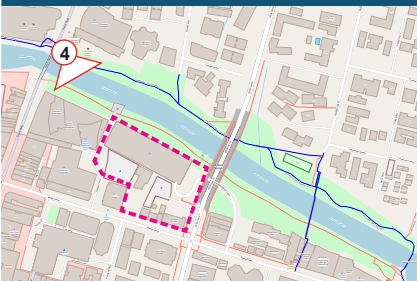
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VIEW 4
Built Form with Landscaping



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Section:

4.3

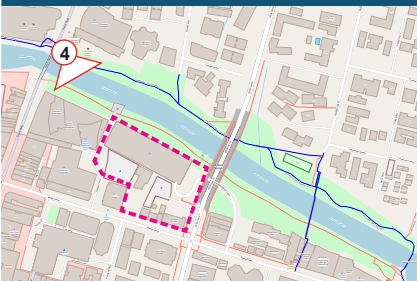
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Project Number:

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VIEW 4
Built Form with Landscaping and
Outline Stroke



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5.0

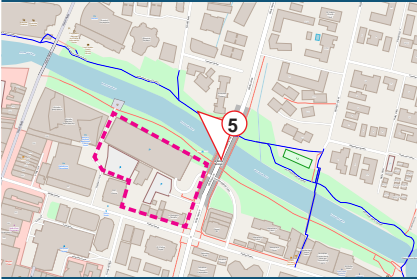
Date:

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Project Number:

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VIEW 5
Original Photograph @20mm



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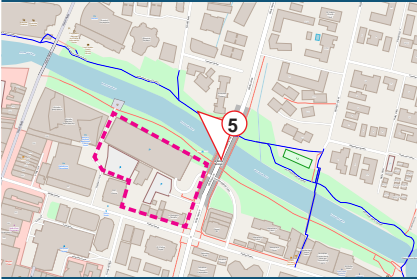
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VIEW 5
Built Form



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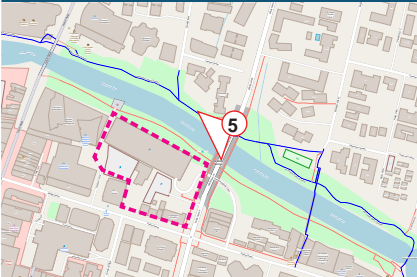
Date:

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VIEW 5
Built Form with Landscaping



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5.3

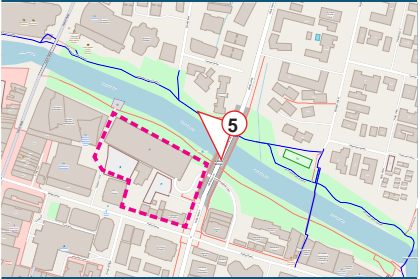
Date:

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VIEW 5
Built Form with Landscaping and
Outline Stroke



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6.0

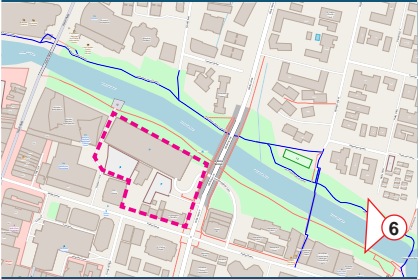
Date:

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Project Number:

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VIEW 6
Original Photograph @20mm



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at Parramatta

At:

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For:

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6.1

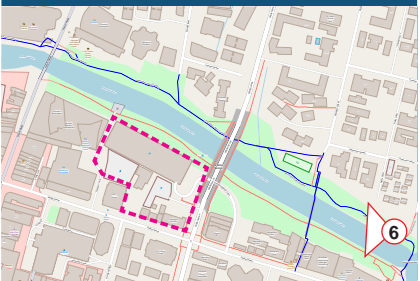
Date:

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VIEW 6
Built Form



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6.2

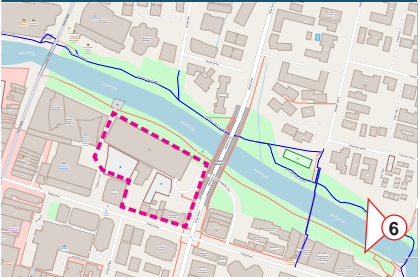
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VIEW 6
Built Form with Landscaping



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6.3

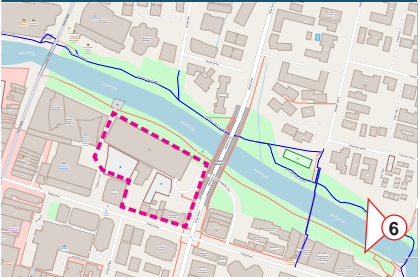
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VIEW 6
Built Form with Landscaping and
Outline Stroke



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7.0

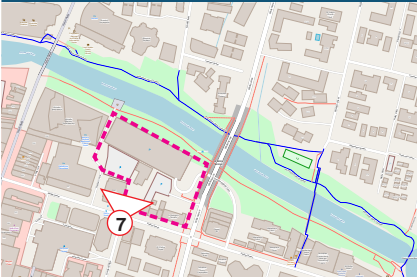
Date:

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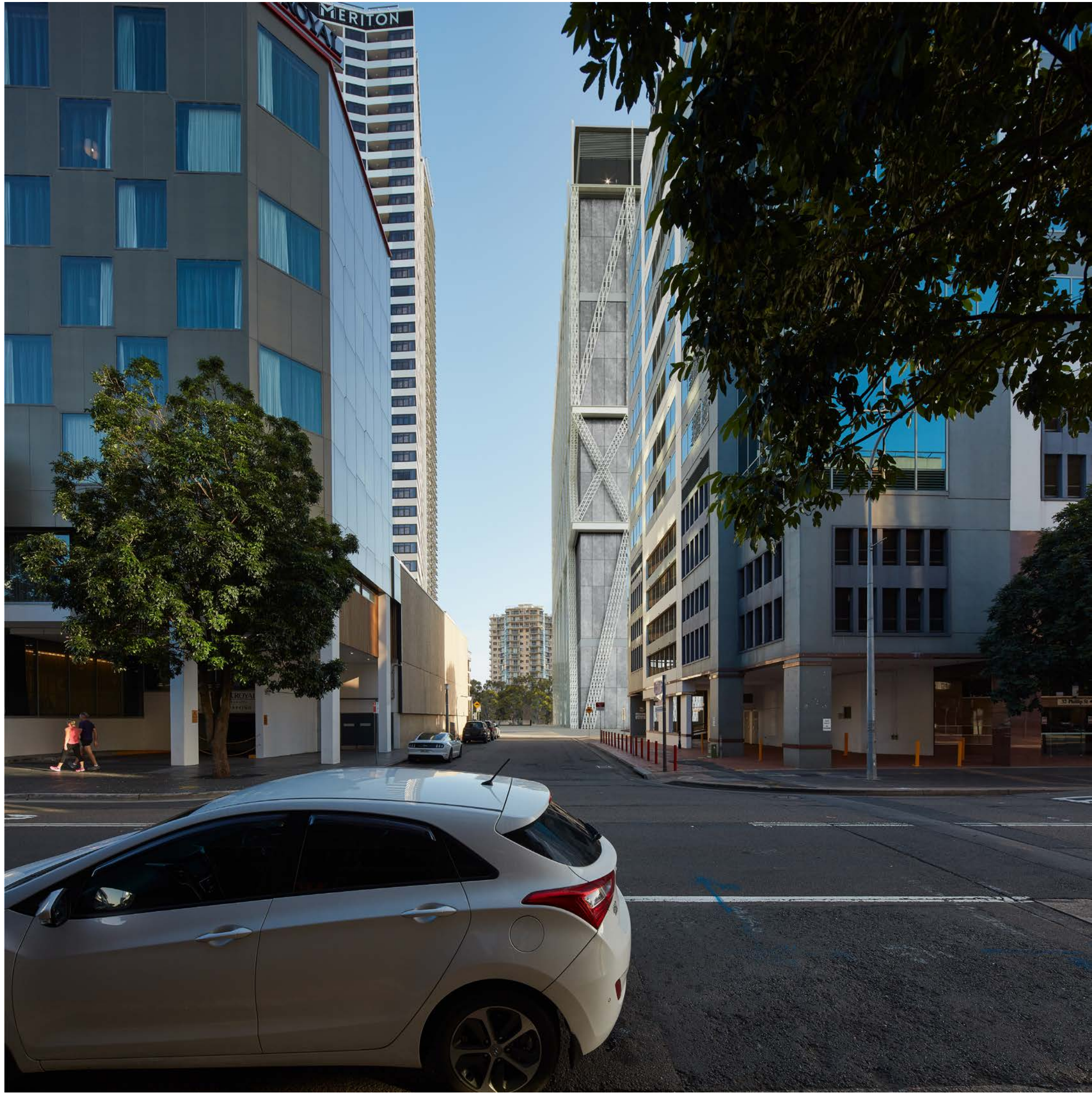
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VIEW 7
Original Photograph @20mm



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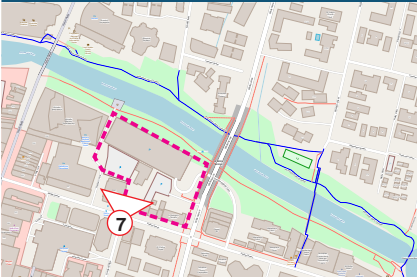
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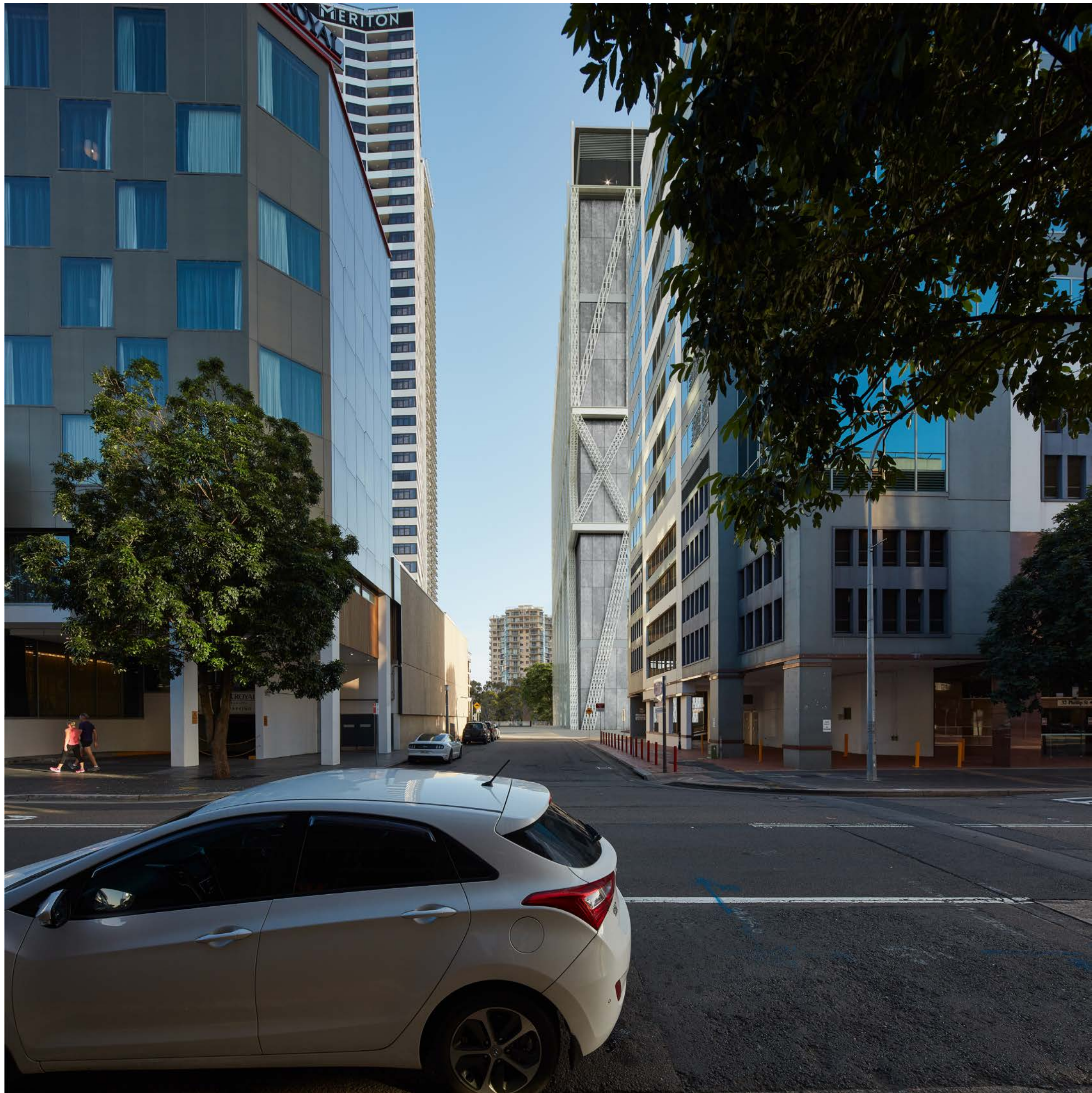
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VIEW 7
Built Form



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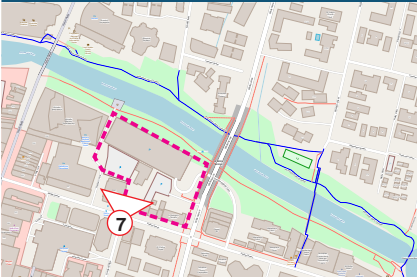
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VIEW 7
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Date:

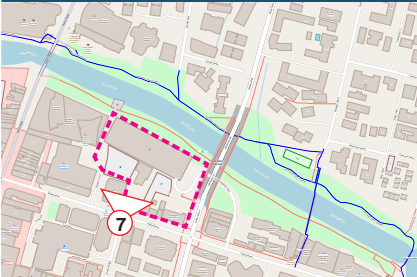
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VIEW 7

Built Form with Landscaping and
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8.0

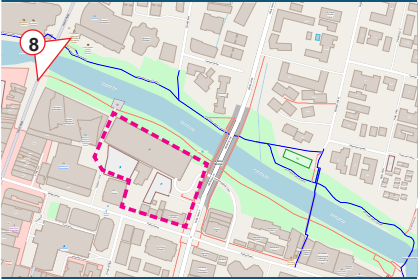
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VIEW 8
Original Photograph @20mm



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8.1

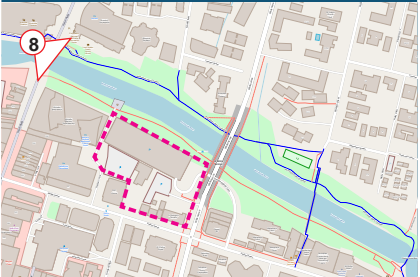
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VIEW 8
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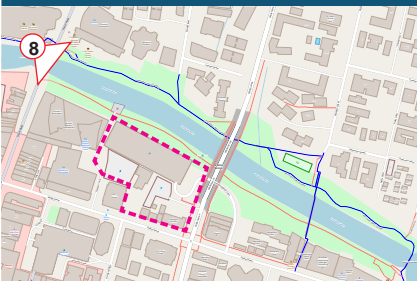
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Date:

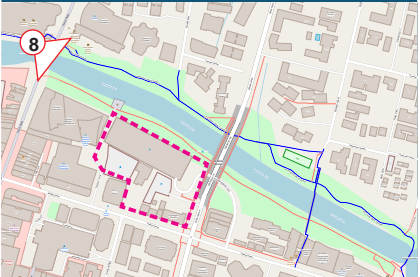
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VIEW 8

Built Form with Landscaping and
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9.0

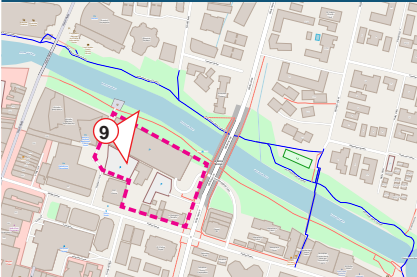
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VIEW 9
Original Photograph @20mm



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9.1

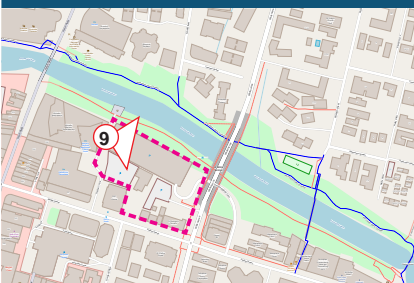
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VIEW 9
Built Form



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9.2

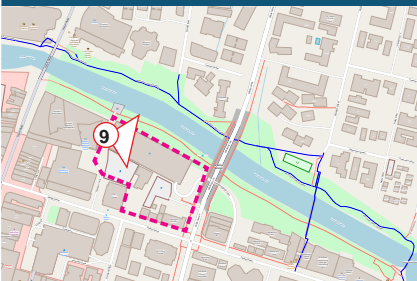
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VIEW 9
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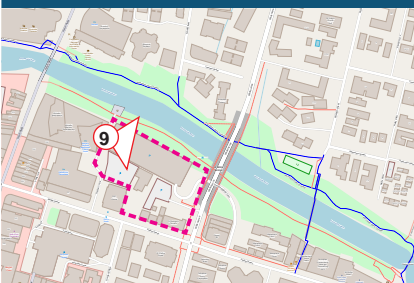
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VIEW 9
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10.0

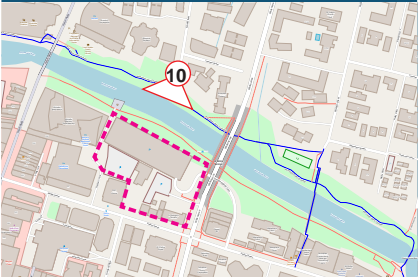
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VIEW 10
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10.1

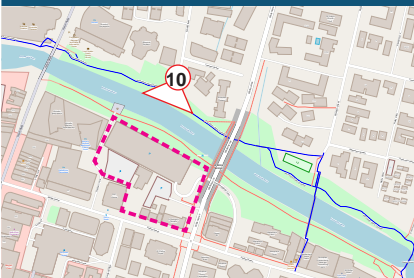
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10.2

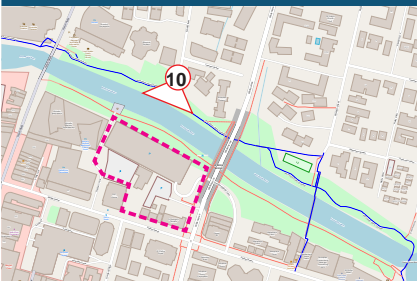
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VIEW 10
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10.3

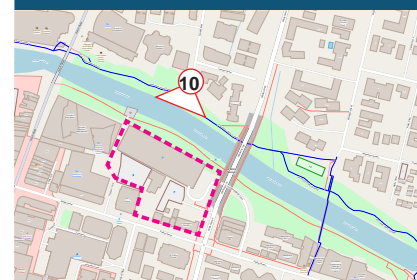
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VIEW 10
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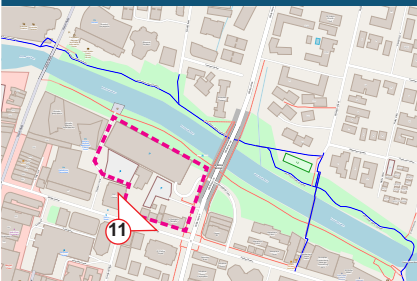
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VIEW 11 (Simulated)



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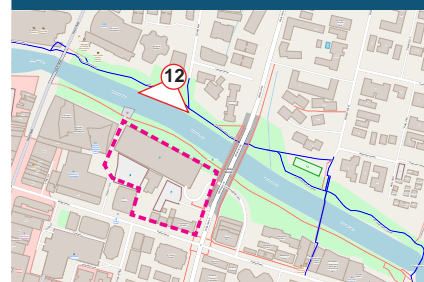
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VIEW 12 (Simulated)



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