

05 View Impact Analysis



05

5.1 View Impact Analysis

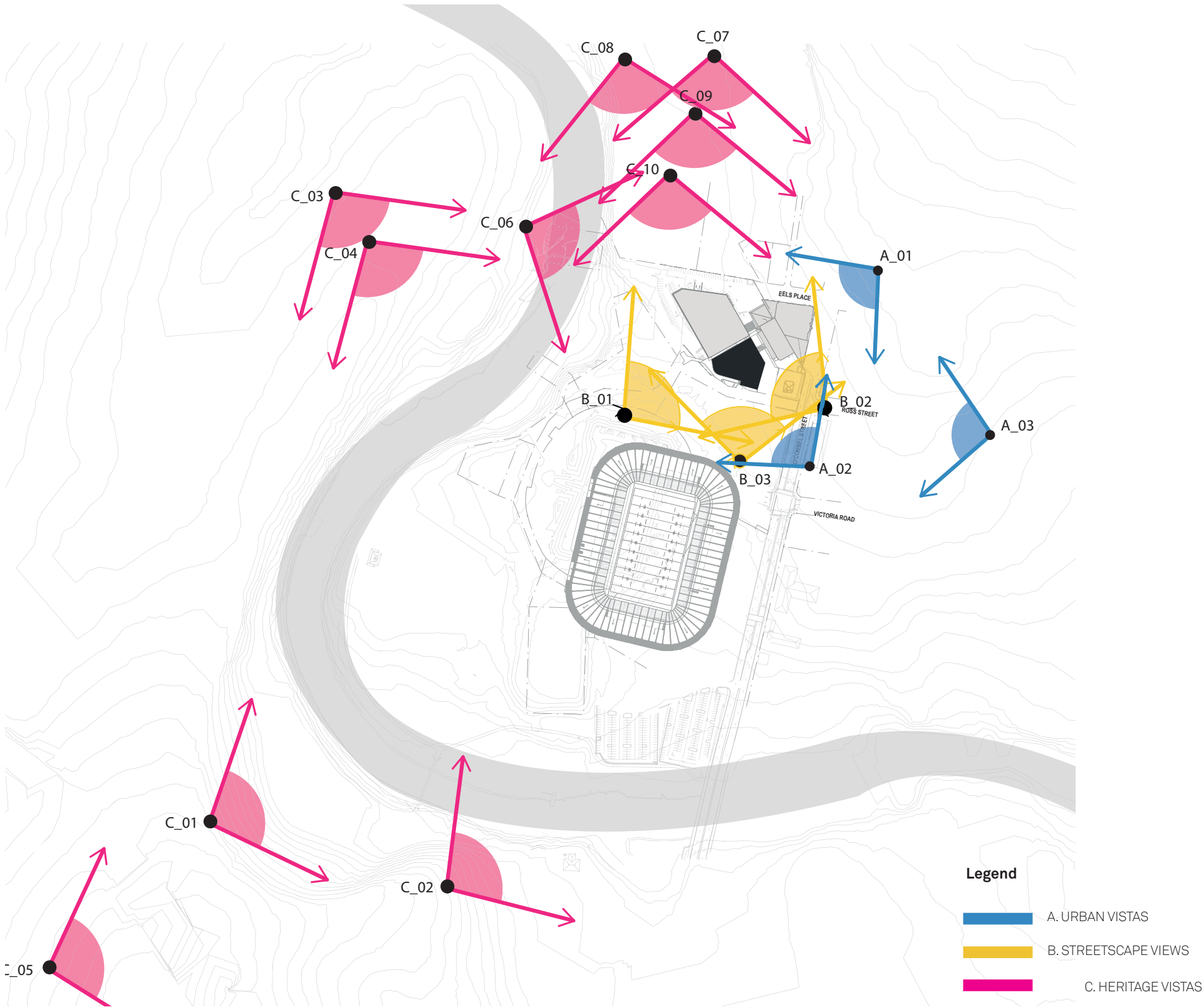
Summary

The key views and vistas following have been chosen with preference given to detailed published specifications from a heritage perspective, and key urban vantage points surrounding the site.

From a heritage perspective, the process of view identification and choice is made explicit in the Technical Report (Planisphere, 2012) associated with the world and national heritage listing of the 11 Australian Convict sites/Old Government House Domain within the adjoining Parramatta Park, which is referenced both in the Conservation Agreement between the Federal Department of Environment and Energy and the City of Parramatta Council, and within Parramatta Development Control Plan 2011. These documented vistas, where relevant for the subject site, undertook a rigorous process of locational, contextual and landform assessment, as documented in the 131 page guiding assessment document by Planisphere.

The following information and analysis should also be read and considered in conjunction with the Heritage and Visual Impact Assessment of the proposed Hotel, by Purcell, which accompanies the Environmental Impact Statement. The modelling of the proposal against identified heritage vistas was undertaken consistent with Land and Environment Court principles and technical guidelines referenced in the SEARs document from NSW Planning and Environment (dated 6 November 2011, also refer to the Purcell report). Key vistas from the north-west were also considered within that heritage assessment, against the Parramatta North Historic Sites Consolidated Management Plan (TDK, 2017).

The heritage context essentially guides key vistas from the north, west and south. In terms of the urban context, key vistas are located closer to the site, due to the generally flat topography of the urban interface to the east, and the nature of the proposal and surrounding context. These and are also presented with a “before and after” scenario and realistic montages.

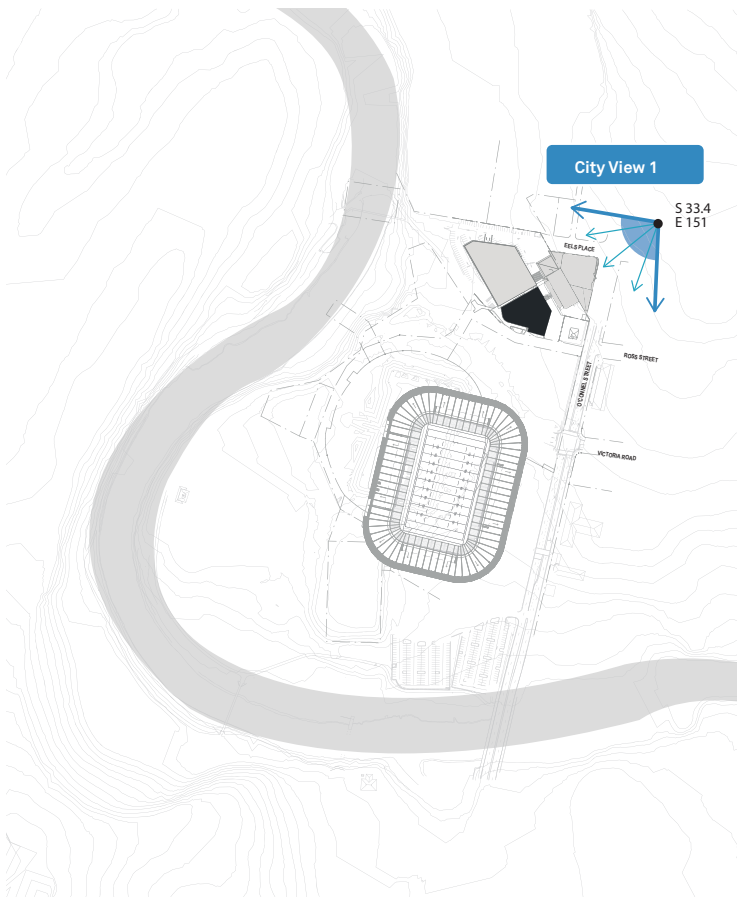


5.2. Urban Vistas

Image 1: O’Connell St Streetscape North

A_01

Street level view standing on the corner of O’Connell St and Grose St looking south west towards the PLC Hotel Site

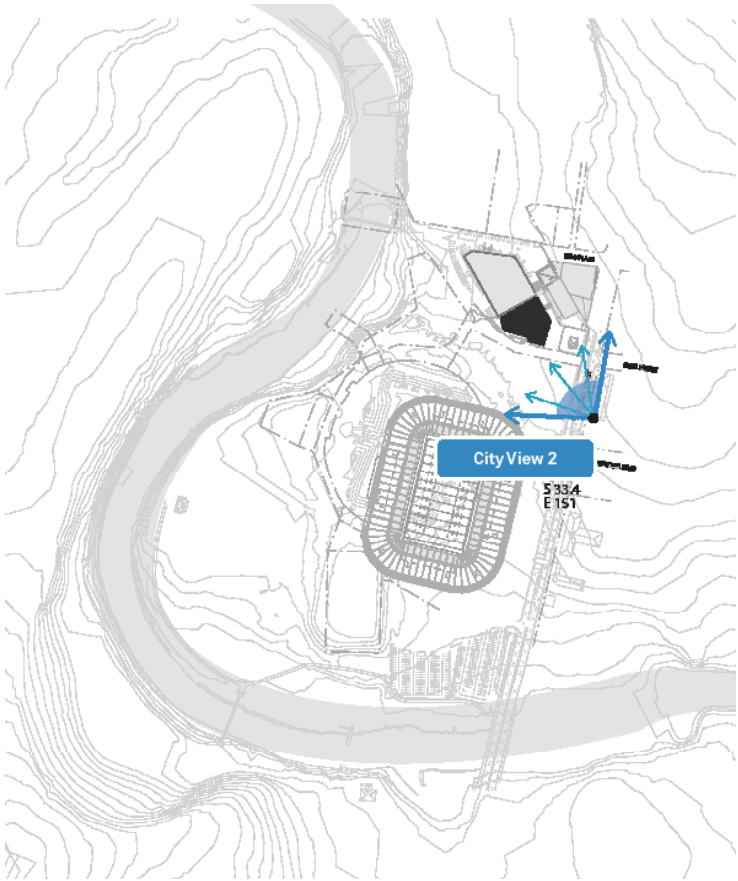


5.2. Urban Vistas

Image 2: O'Connell St Streetscape South

A_02

Street level view standing on O'Connell St between Victoria Rd and Ross St looking north west towards the PLC Hotel site.

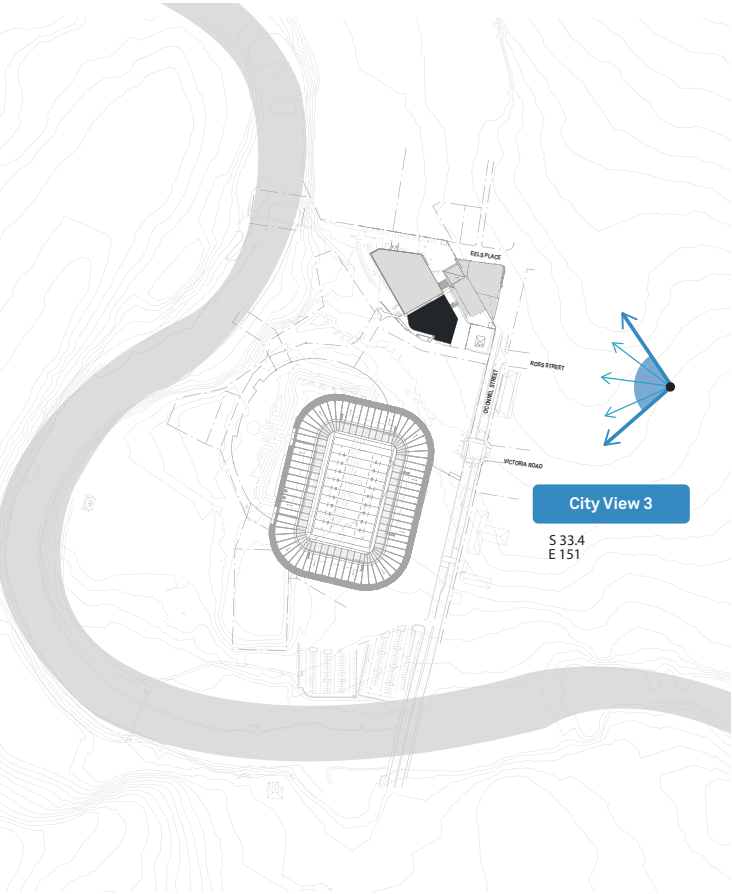


5.2. Urban Vistas

View 3: Ross St Streetscape

A_03

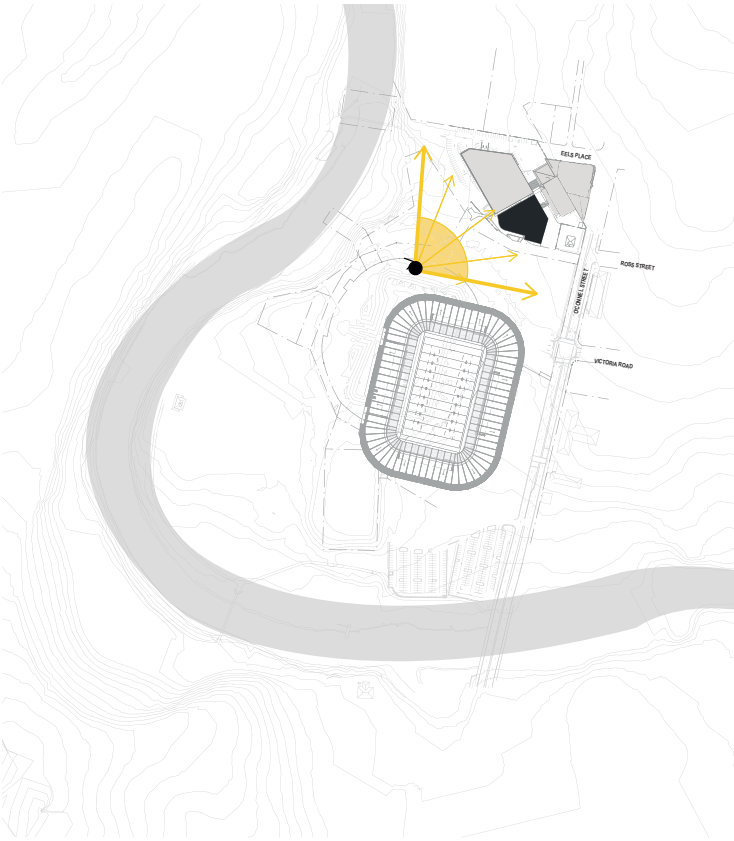
Street level view standing on Ross St between Villiers St and Church St looking west towards the PLC Hotel site.



B. Street View Photomontages
View 1

B_01

View from future Northern Access Road (Wes) towards the Parramatta Leagues Club Hote site



Existing



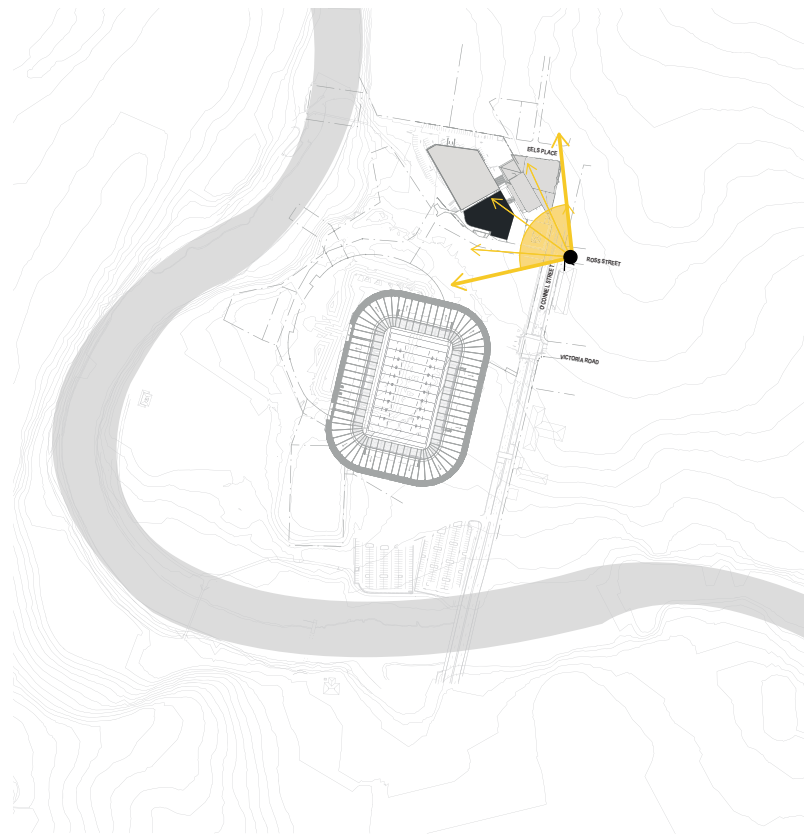
Proposed

B. Street View Photomontages

View 2

B_02

View from O'Connell St / Ross St junction towards the Parramatta Leagues Club Hotel site



Existing

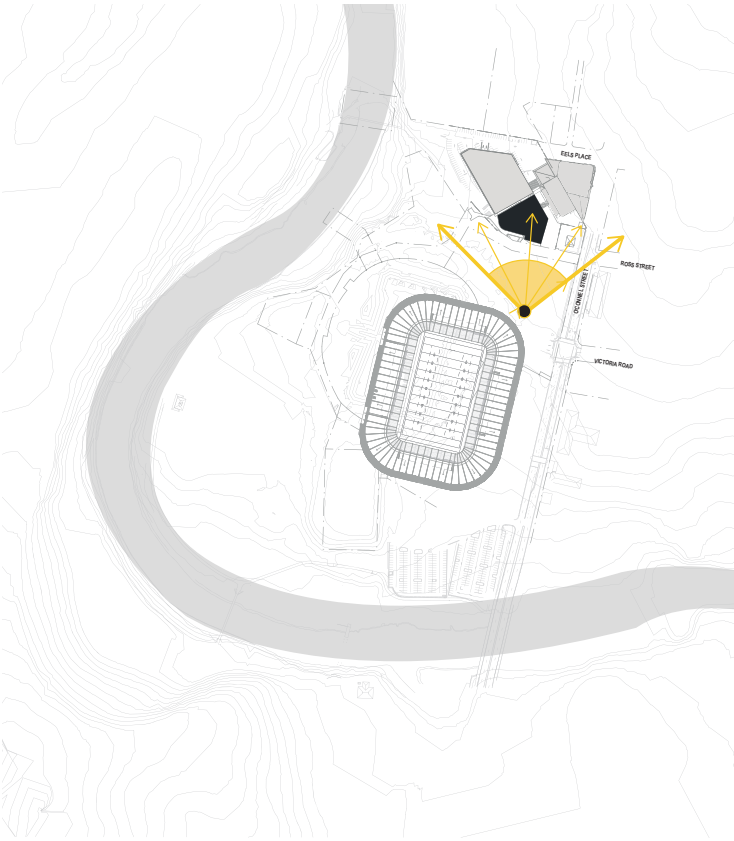


Proposed

B. Street View Photomontages
View 3

B_03

View from future Northern Access Road (East) towards the Parramatta Leagues Club site



Existing



Proposed

C_01
PLCH View 6

View towards the city from the from the Boer War Memorial Steps

