



Tzannes + BlightRayner

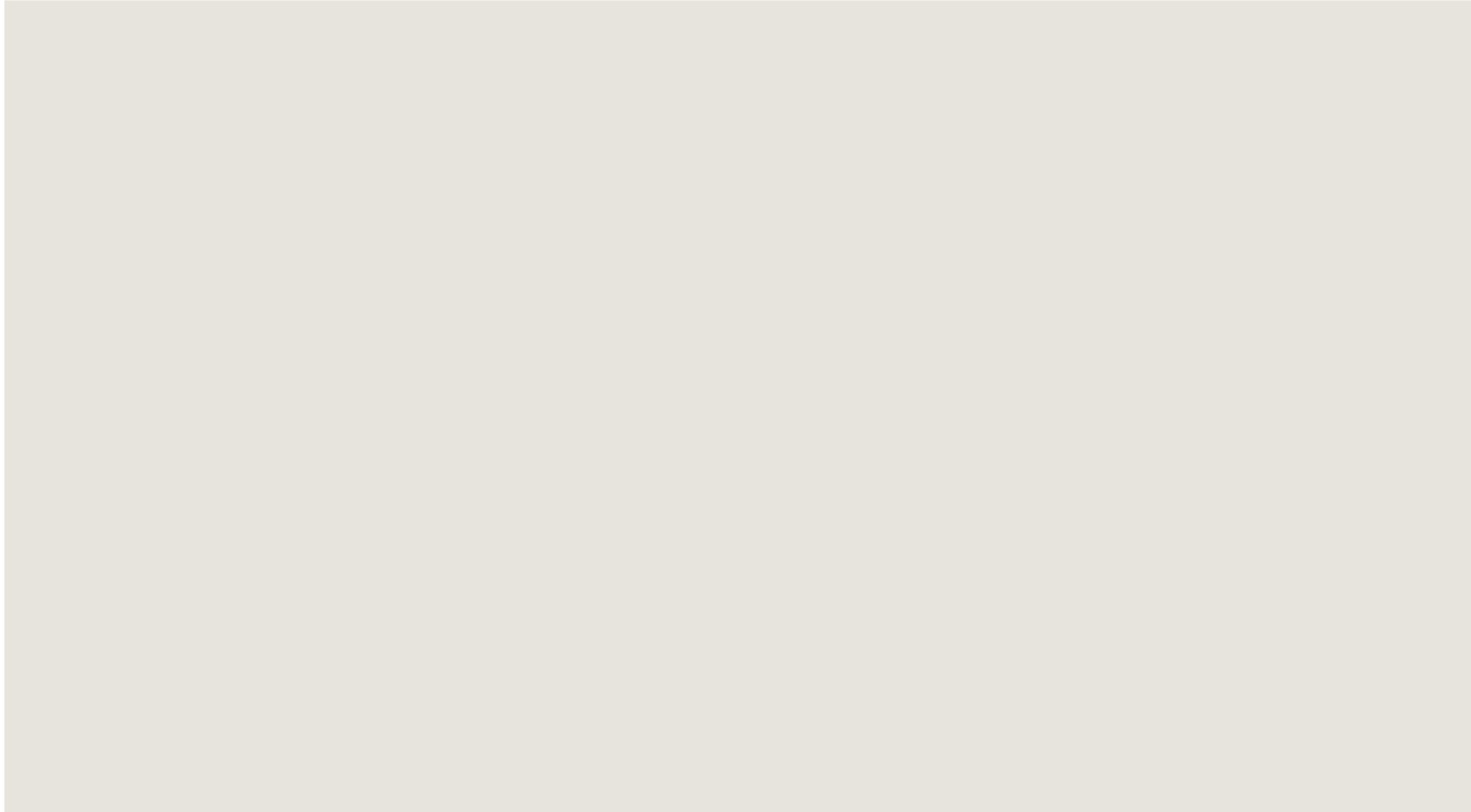
View Impact Analysis Report SSDA

2b-6 Hassall Street
Parramatta

Charter Hall   **WESTERN SYDNEY**
UNIVERSITY

Prepared for
Charter Hall and Western Sydney University
April 2019

Part 1	Introduction	4
Part 2	Proposed Built Form Envelope	8
Part 3	Site and Existing Condition	14
Part 4	Key Views and Vistas	18
Part 5	Conclusion	36



Introduction

01

Introduction

This report considers the visual and view impacts in relation to the 2b-6 Hassall Street project with regards to the **State Significant Development (SSD)**. The deviations of the proposed design compared to the planning proposal envelope has been carefully considered and analysed, which creates a better outcome for the surrounding city fabric.

This report examines and assess the visual impact of the building designs when compared to: the existing conditions.

The purpose of the report is to address the SEARs requirements for the SSDA, including:

- Visual impact including views to and from the site and any adjoining heritage items, including but not limited to the Train Station, Lancer Barracks and Parramatta Square; and
- Visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items.

This report has been prepared by Blight Rayner and Tzannes on behalf of Charter Hall and Western Sydney University.

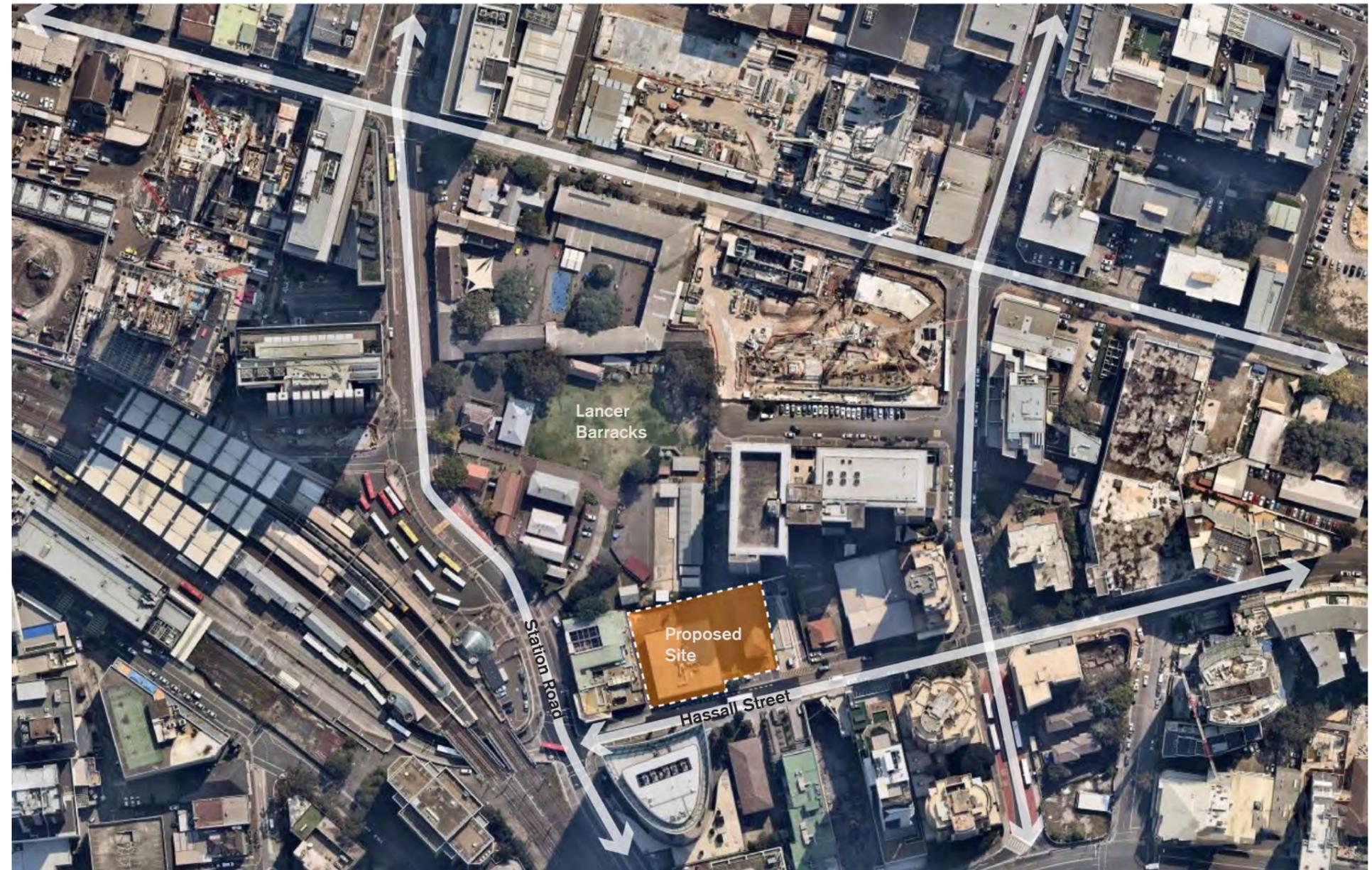


Figure 1 _Location map of the Site (Source: Nearmap)

The Site

The project site relates to the following properties:

- 2 Hassall Street. Lot 22 in DP608861
- 4 Hassall Street. Lot 62 in DP1006215
- 6 Hassall Street. Lot 7 in DP128820

Located close to the centre of the Parramatta CBD, the site comprises of amalgamation of three different properties. Together they constitutes a site area of approximately 2640 square metres, with a dimension from north to south of approximately 44 metres and east to west approximately 62 metres.

The site is bounded by Hassall street on the south, heritage listed commercial hotel on the west, Heritage listed Lancer Barracks and Curtis Cheng building on the north, and driveway to Curtis Cheng building on the east.

Methodology

The view and analysis studies contained within this report have been produced by Arterra Interactive. Tzannes and Blight Rayner has undertaken an urban design and view impact analysis based on the view impact studies prepared by Arterra.

Views have been selected to show the amended envelope in the immediate context of the precinct as well as the proposal in the context of distant views within the city skyline.

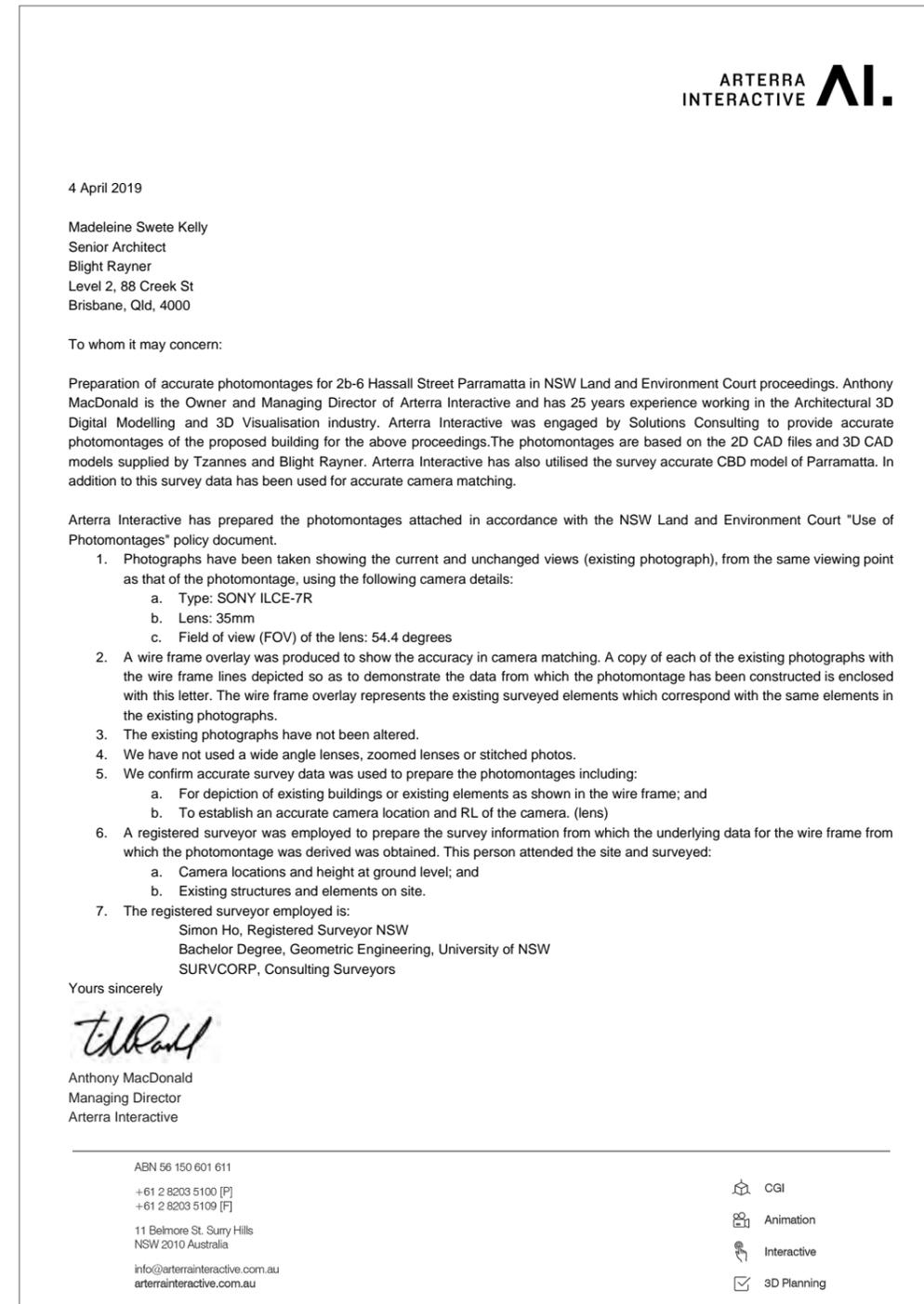
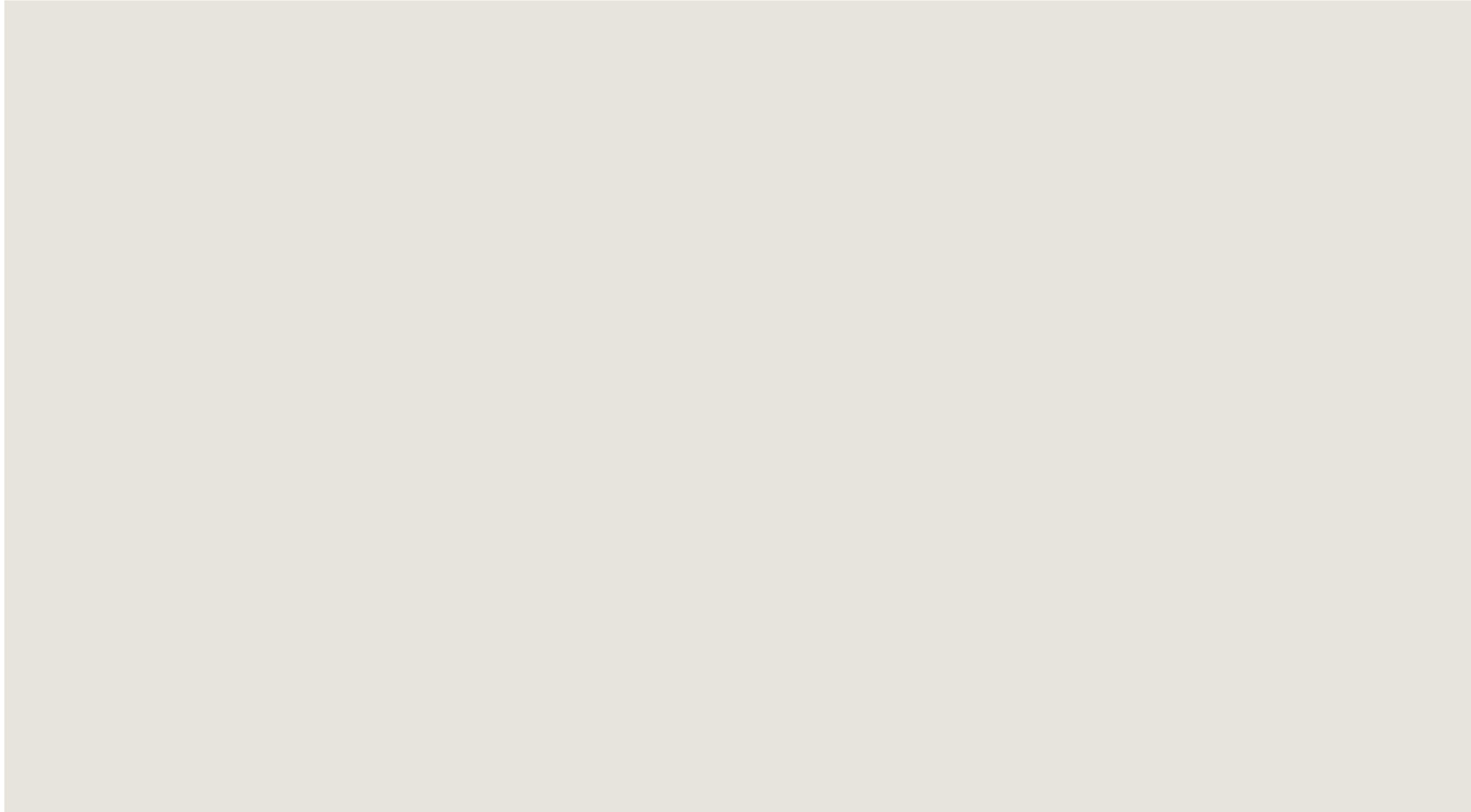


Figure 2_Commentary provided by Arterra Interactive



Proposed Built Form Envelope

02

Proposed Built Form Envelope Proposed Building Setbacks

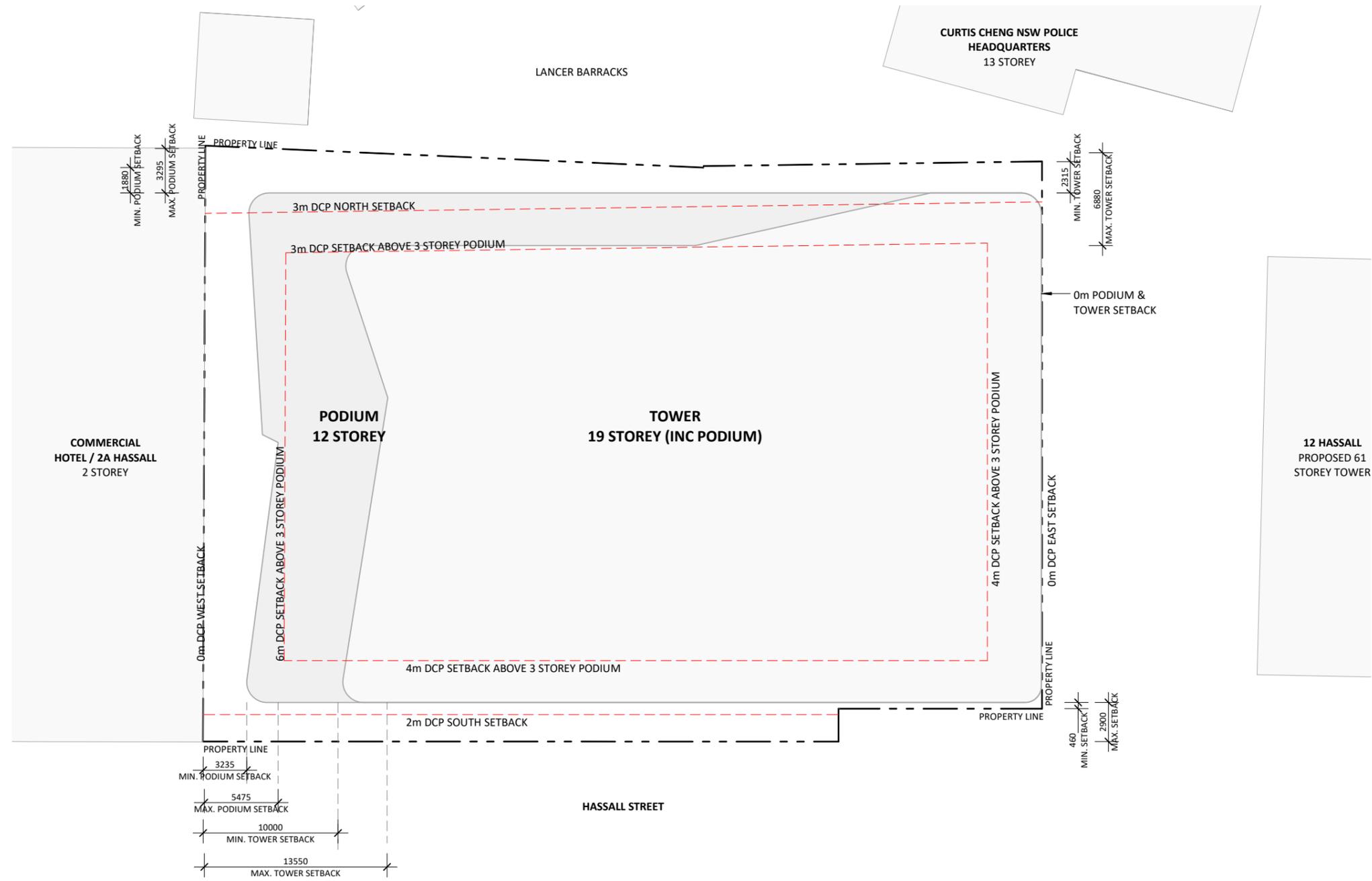
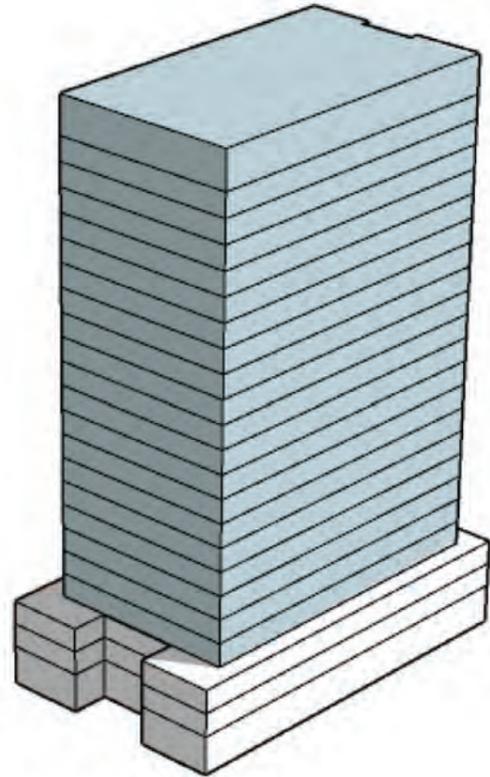


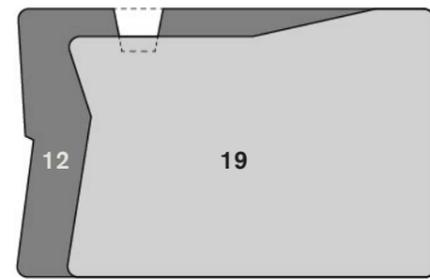
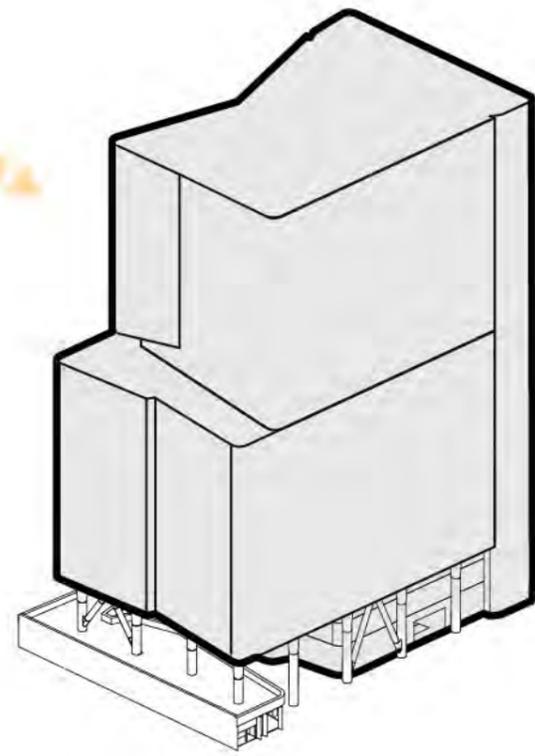
Figure 3_Proposed Building Setbacks (1:350 at A3)

Proposed Built Form Envelope
Proposed Built Form Envelope Approach



11:5:1 FSR
Slab tower envelope
Average floor plate 1,300 m² GFA
22 storeys overall

Figure 4_Council Endorsed Envelope
(Supplementary Urban Design Report, Architectus)



11:5:1 FSR
Responsive form to allow light and views
Lower floor plate 2,020 m² GFA
Upper floor plate 1,600 m² GFA
12 to 19 storeys overall

Figure 5_Proposed Planning Envelope

Building Envelope Studied

Built Form.

Street frontage height (Hassall Street). : 12.45m
 3 storeys has been adopted given the relationship to the commercial hotel datum on the adjoining site.

Building separation

North.
 Podium setback. : varies from 1.880 to 3.925 m
 Tower setback. : varies from 2.315 to 6.880 m

South.
 Podium setback. : 2.9 m
 Tower setback. : 2.9 m

East.
 Podium setback. : 0 m
 Tower setback. : 0 m

West.
 Podium setback. : varies from 3.235 to 5.475 m (average 4.355 m)
 Tower setback. : varies from 10 to 13.550 m (average 11,775 m)

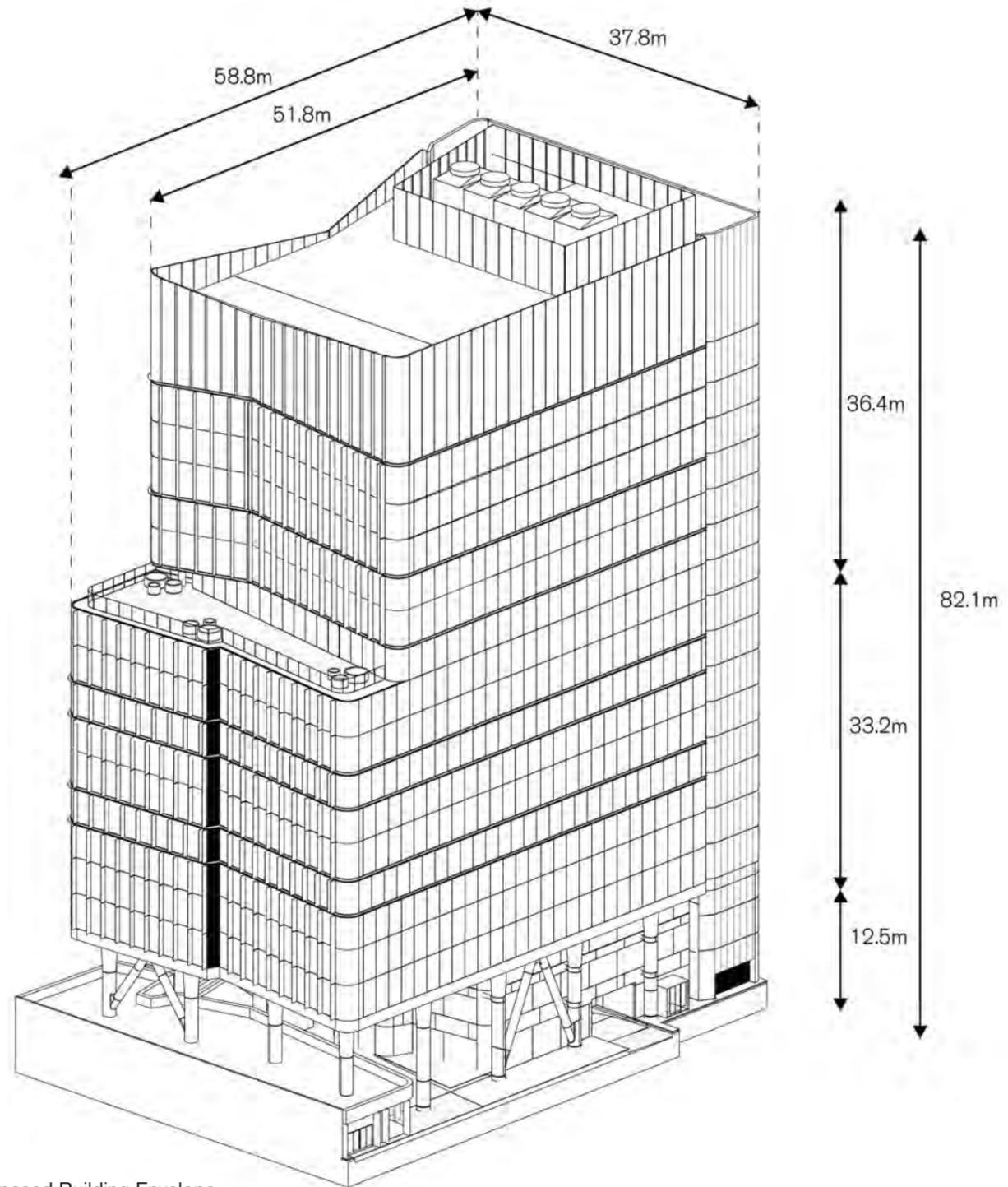


Figure 6_Proposed Building Envelope



Site and Existing Condition

03

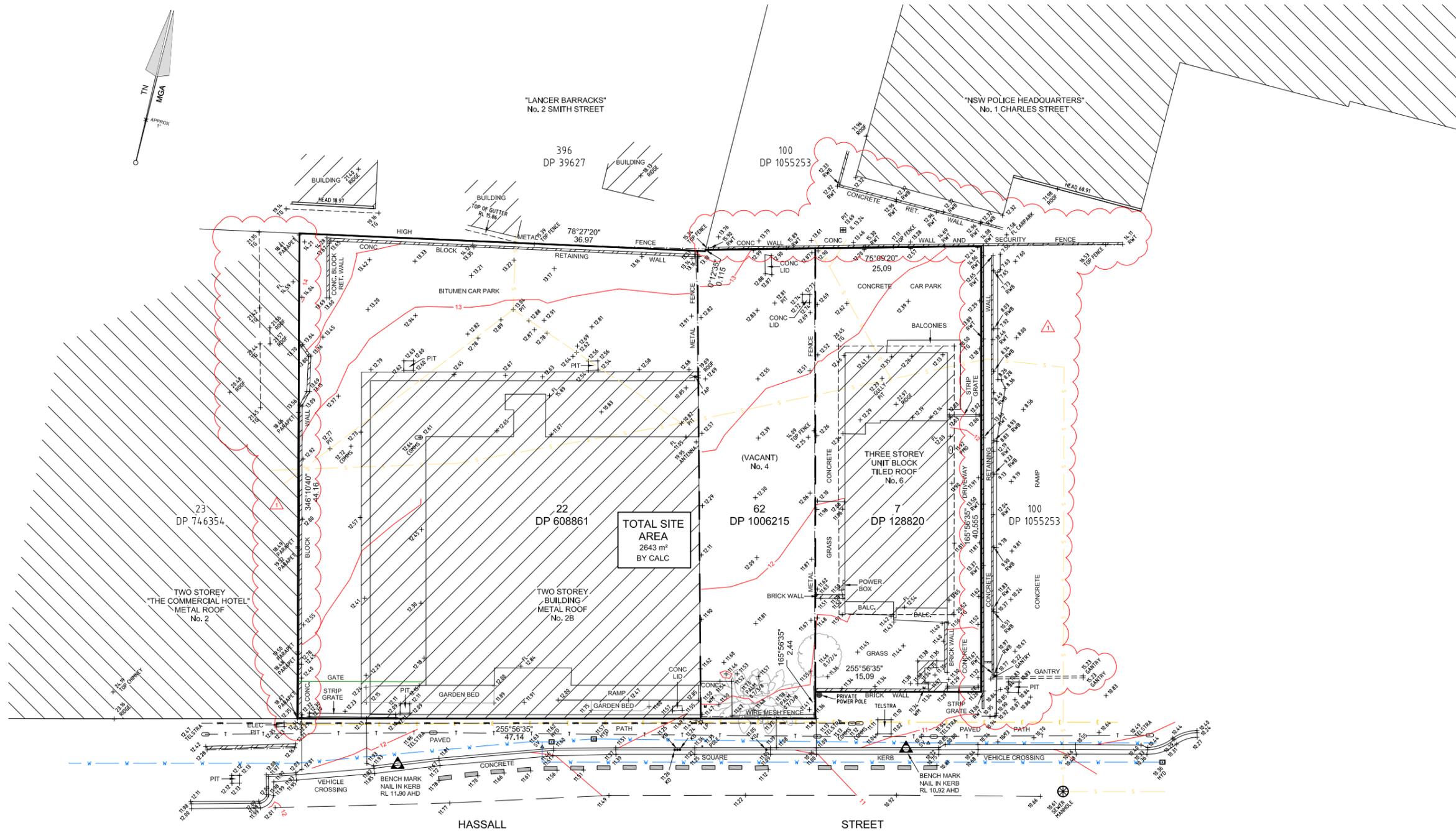


Figure 7_Survey Drawing

Council has approved early works on the site, including demolition which has commenced in recent times.



Figure 8_Lot 22 in DP608861;
2 Hassall Street - 2 storey commercial building
(source: Weir and Phillip)



Figure 9_Lot 62 in DP1006215;
4 Hassall Street - Vacant Lot
(source: Weir and Phillip)

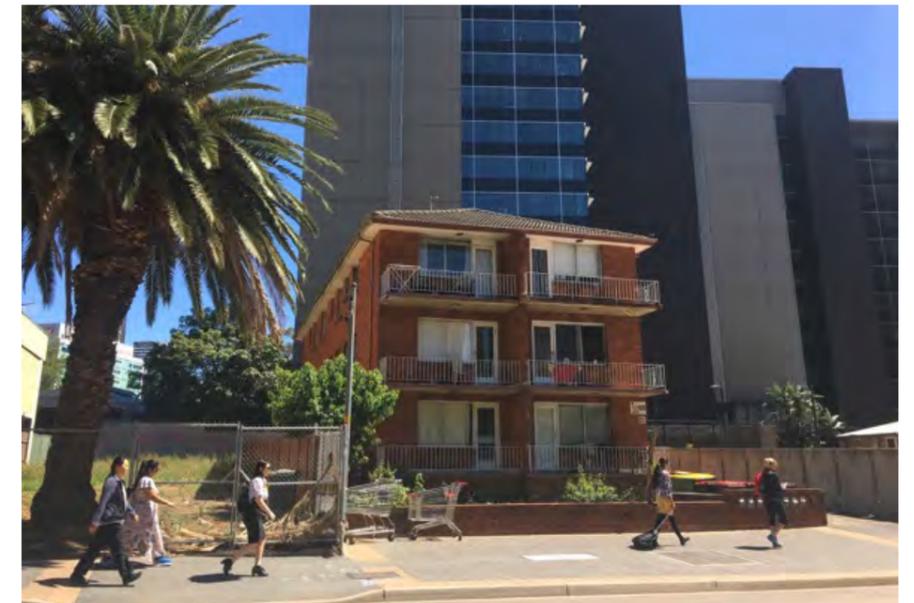
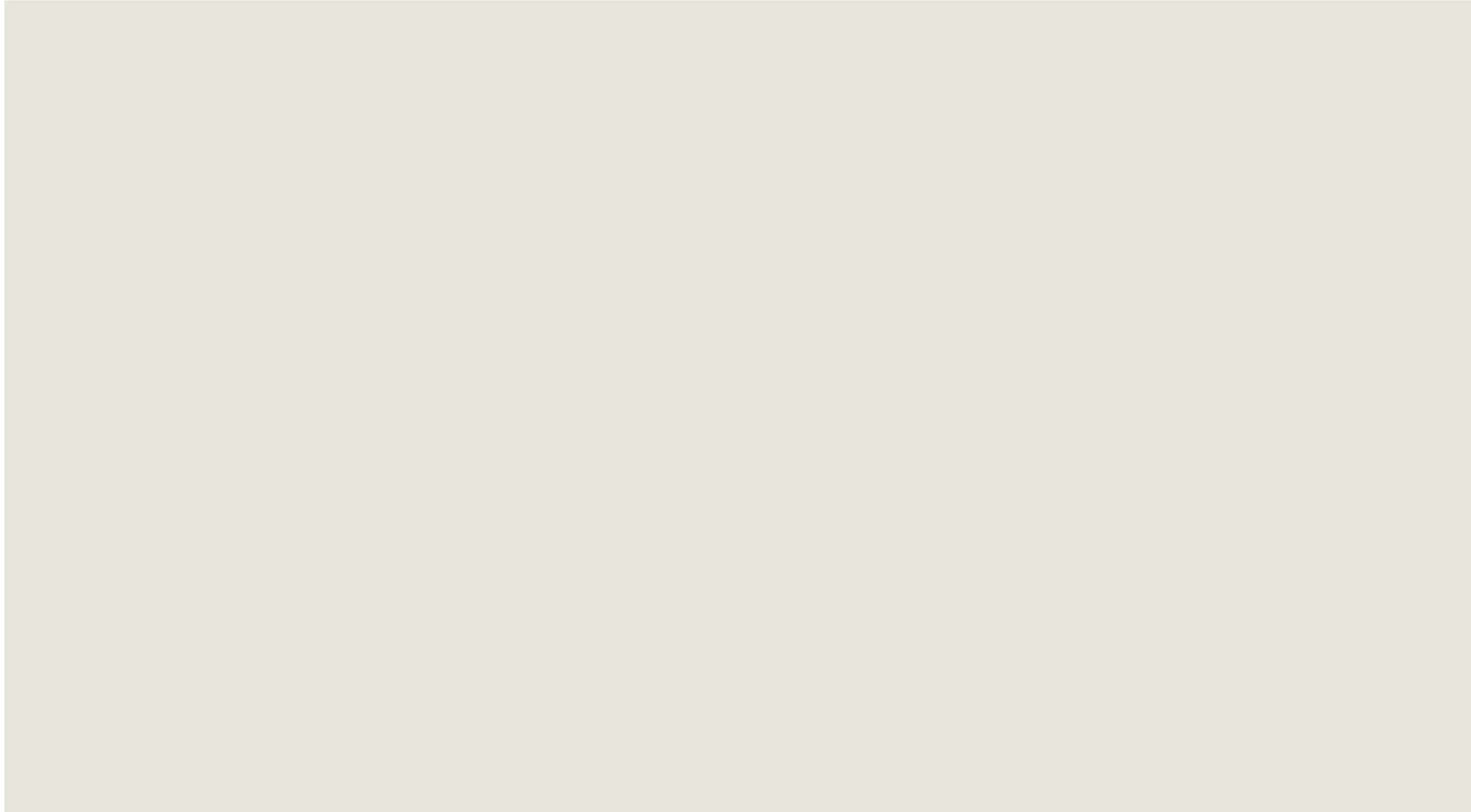


Figure 10_Lot 7 in DP128820.
6 Hassall Street - Three storey residential building
(source: Weir and Phillip)



Key Views and Vistas

04

Key Views and Vistas

Overview

Eight view corridors have been established to outline 2b-6 Hassall Street site and its minimal impacts on key public realms and buildings and places of heritage significance that surround the proposed development.

The 8 public views are as follows:

–View 01 from Parramatta Park (Old Government House)

To provide understanding of any visual impacts that the proposal has to the current Parramatta skyline and on the views to an from heritage listed Old Government House.

–View 02 from the Corner of Smith and Macquarie Streets

Outlines the skyline view looking across the Lancer Barracks heritage buildings to the taller existing towers as backdrops.

–View 03 from the Corner of Smith and Darcy Streets

Looks over the Lancer Barracks low scaled buildings towards the

proposed northern aspect and how the proposal's articulation and scale sits within the collection of existing tall buildings.

–View 04 from Station Street East

Looks south across the bus laydown space and Lancer Barracks.

–View 05 from Lancer Barracks

This view establishes the proposed northern aspect and scale in relation to the Lancer Barracks heritage buildings and open space within the foreground.

–View 06 from Parramatta Station (Bus Interchange)

Outlines the view from a key public gathering space towards the proposed western façade in context of key heritage listed Parramatta Station buildings.

–View 07 from the Corner of Hassall and Station Streets

Outlines the proposed tower and its scaling to the adjoining heritage commercial hotel.

–View 08 from the Corner of Hassall and Charles Streets

Positions our proposal within the existing tower precinct of Hassall Street.

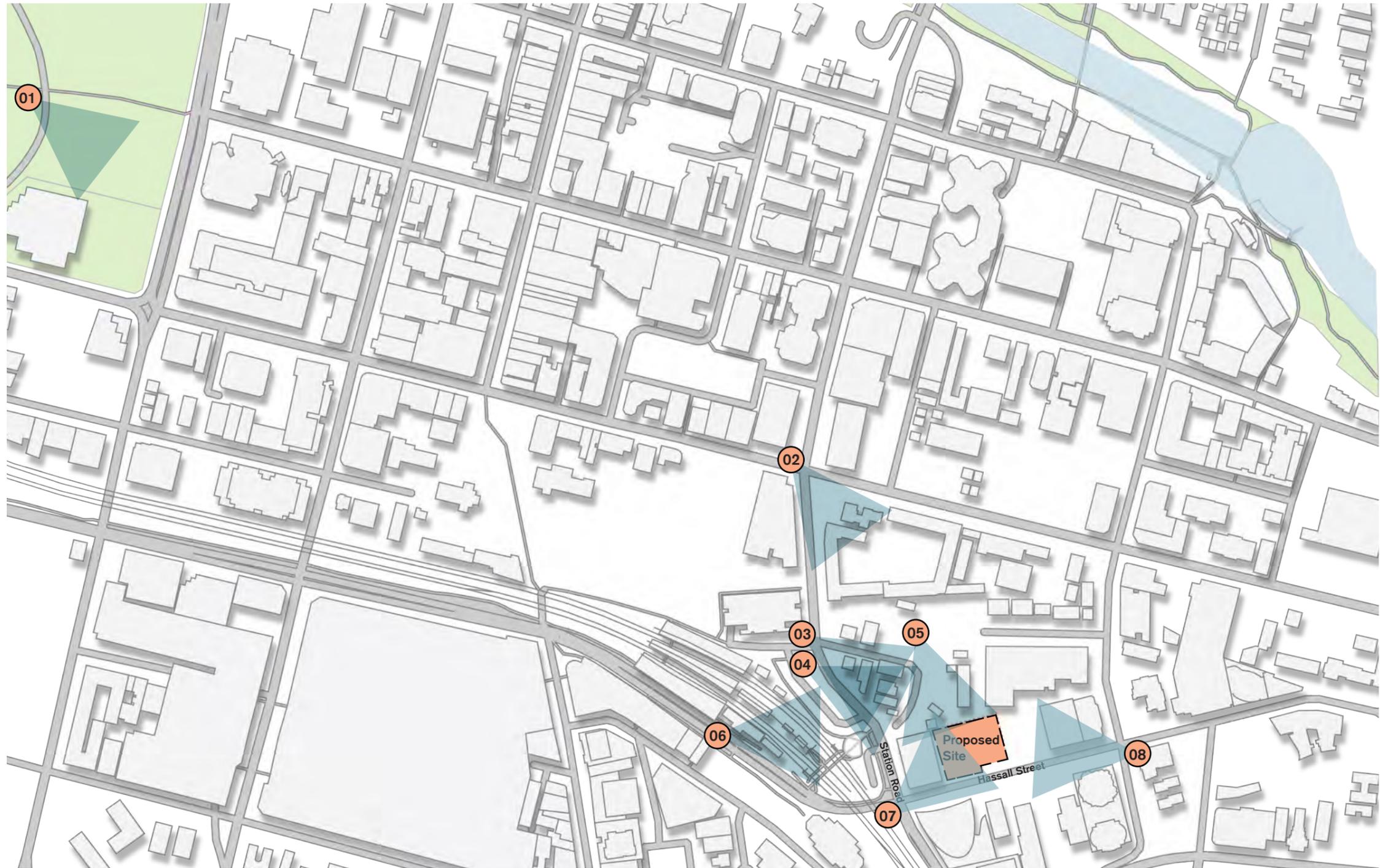


Figure 11_Key Vantage Points Location Map

Key Views and Vistas

View 01 from Parramatta Park (Old Government House)

View 01 from Parramatta Park (Old Government House)

The proposed development is not tall enough to contribute to the Parramatta skyline when seen from Parramatta Park (Old Government house).



Figure 12_Key Plan of View 01 from Parramatta Park (Old Government House)

Key Views and Vistas

View 01 from Parramatta Park (Old Government House)



Figure 13_View 01 from Parramatta Park (Old Government House) - Existing Condition



Figure 14_View 01 from Parramatta Park (Old Government House) - Proposed Condition

Views 02, 03 and 04

The tower is highly distinct when seen from Smith Street and Station Street East by having a different articulation to the north and west façades. This articulation is reinforced by the folding glass façade and undulating roof form, creating a dynamic skyline and a façade that is highly reactive to light and shadow.

From View 02 the upper portion of the proposed tower is visible and sits within a view that is dominated by the existing Deloitte tower. Our folded skyline and heavily shaded western façade activates this existing view and provides no negative impacts. The scale of the proposed tower is smaller than the built form surrounding the site and it mediates the height difference of the existing towers in the background.

As the views unfold down to View 04 Station Street East, our proposal reveals its engineering principles with the north east bracing revealed behind the western shading devices.

An open landscape terrace on Level 12 provides an elevation terrace for people to break out and overlook the street.

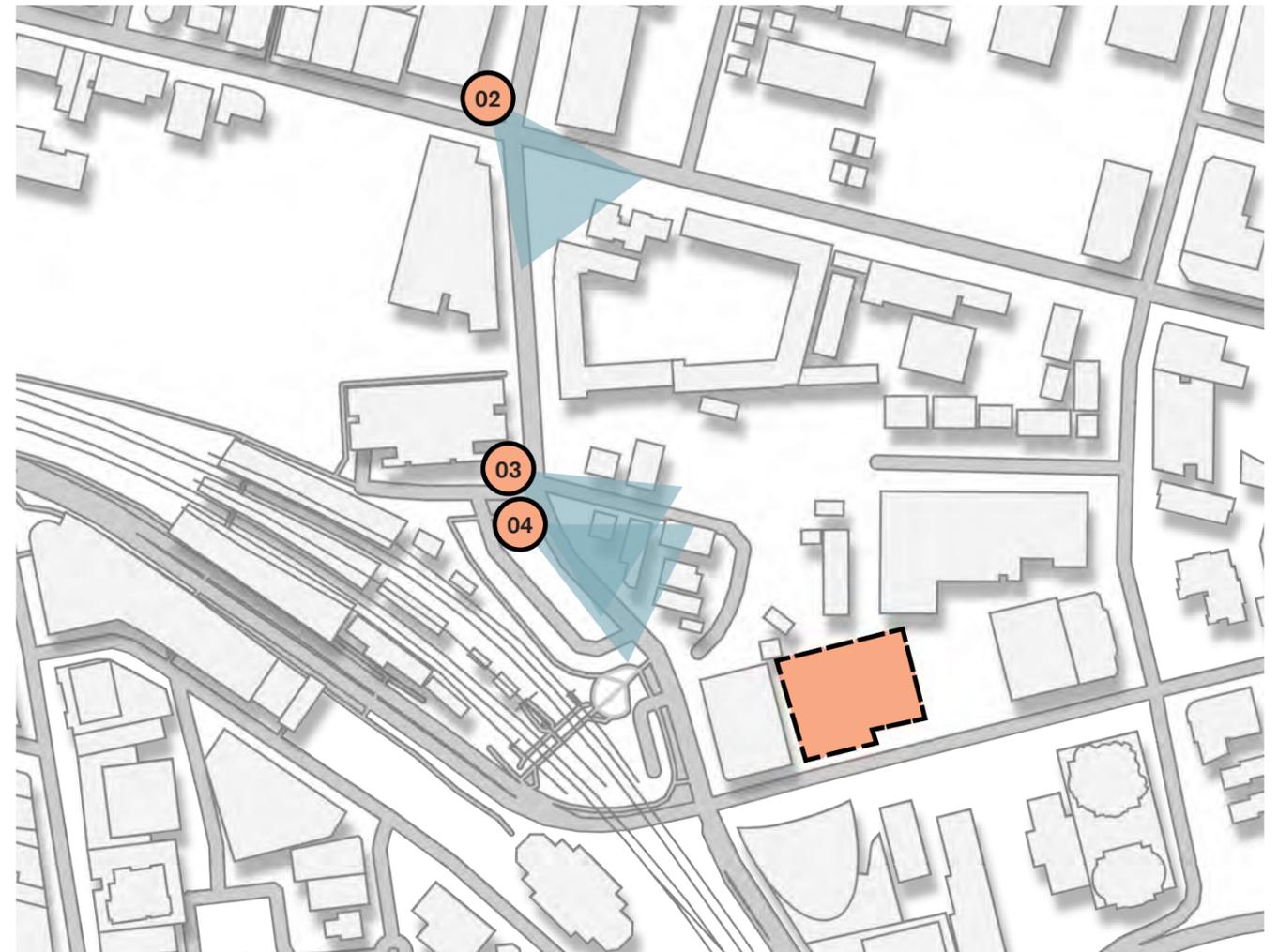


Figure 15_Key Plan of View 02 from the Corner of Smith and Macquarie Streets, View 03 from the Corner of Smith and Darcy Streets and View 04 from Station Street East

Key Views and Vistas

View 02 from the Corner of Smith and Macquarie Streets



Figure 16_View 02 from the Corner of Smith and Macquarie Streets - Existing Condition



Figure 17_View 02 from the Corner of Smith and Macquarie Streets - Proposed Condition

Key Views and Vistas

View 03 from the Corner of Smith and Darcy Streets



Figure 18_View 03 from the Corner of Smith and Darcy Streets - Existing Condition



Figure 19_View 03 from the Corner of Smith and Darcy Streets - Proposed Condition



Figure 20_Key Plan of View 03 from the Corner of Smith and Darcy Streets and View 04 from Station Street East

Key Views and Vistas

View 04 from Station Street East



Figure 21_View 04 from Station Street East - Existing Condition

Figure 22_View 04 from Station Street East - Proposed Condition

View 05 from Lancer Barracks

The accompanying views illustrate how the building mass is eroded from the Lancer Barracks side at the ground plane, in the mid-rise university component and in the commercial tower. The physical objectives are to maximise northern daylight penetration and to provide elevated terraces.

These elements also underpin our heritage response, by articulating the building into human-scaled parts that acknowledge the small scale Lancer Barracks and Commercial Hotel adjacent. This articulation provides shadow and depth to the Northern façade.

The elevating of the building three levels above ground into an open public volume forms a 'void' datum relationship with the Hotel – in other words a direct positive/negative dialogue between the buildings.

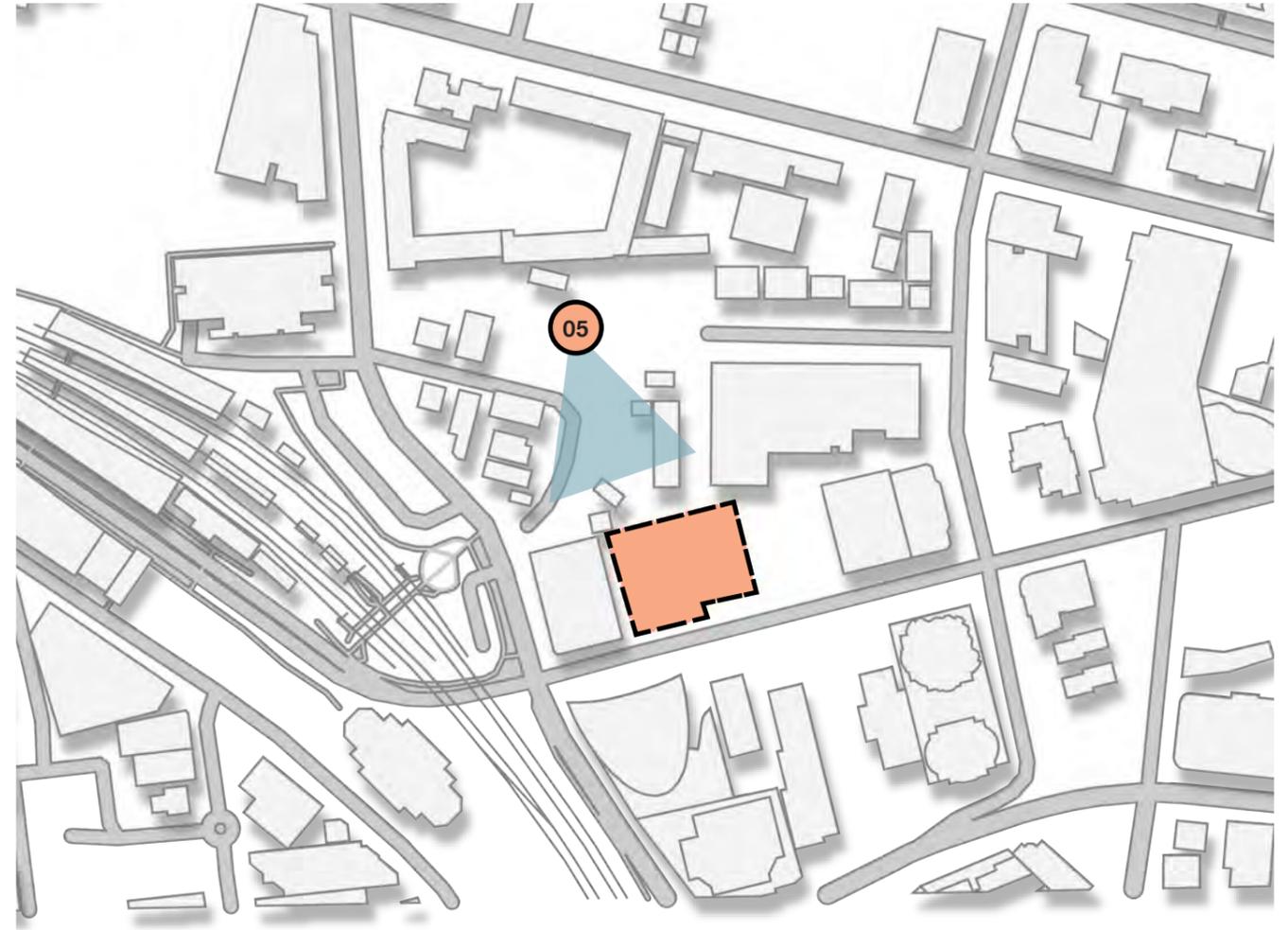


Figure 23_Key Plan of View 05 from Lancer Barracks



Figure 24_View 05 from Lancer Barracks - Existing Condition



Figure 25_View 05 from Lancer Barracks - Proposed Condition

View 06 from Parramatta Station (Bus Interchange)

The proposed tower creates an interesting contrast to the heritage listed station. The colourful and solid nature of the station, punctuates the transparent and sleek and highly engineered nature of the proposed tower.

The steel encased bracing on the northwest portion of the podium, is clearly visible, standing as a feature element, expressing the proposed tower as an engineering building.

Open terrace on Level 12, provide an elevated green terraces which is clearly visible from the station.

The overall massing of the proposed building also acts as a transitional element to the adjacent future residential high rise development next door.

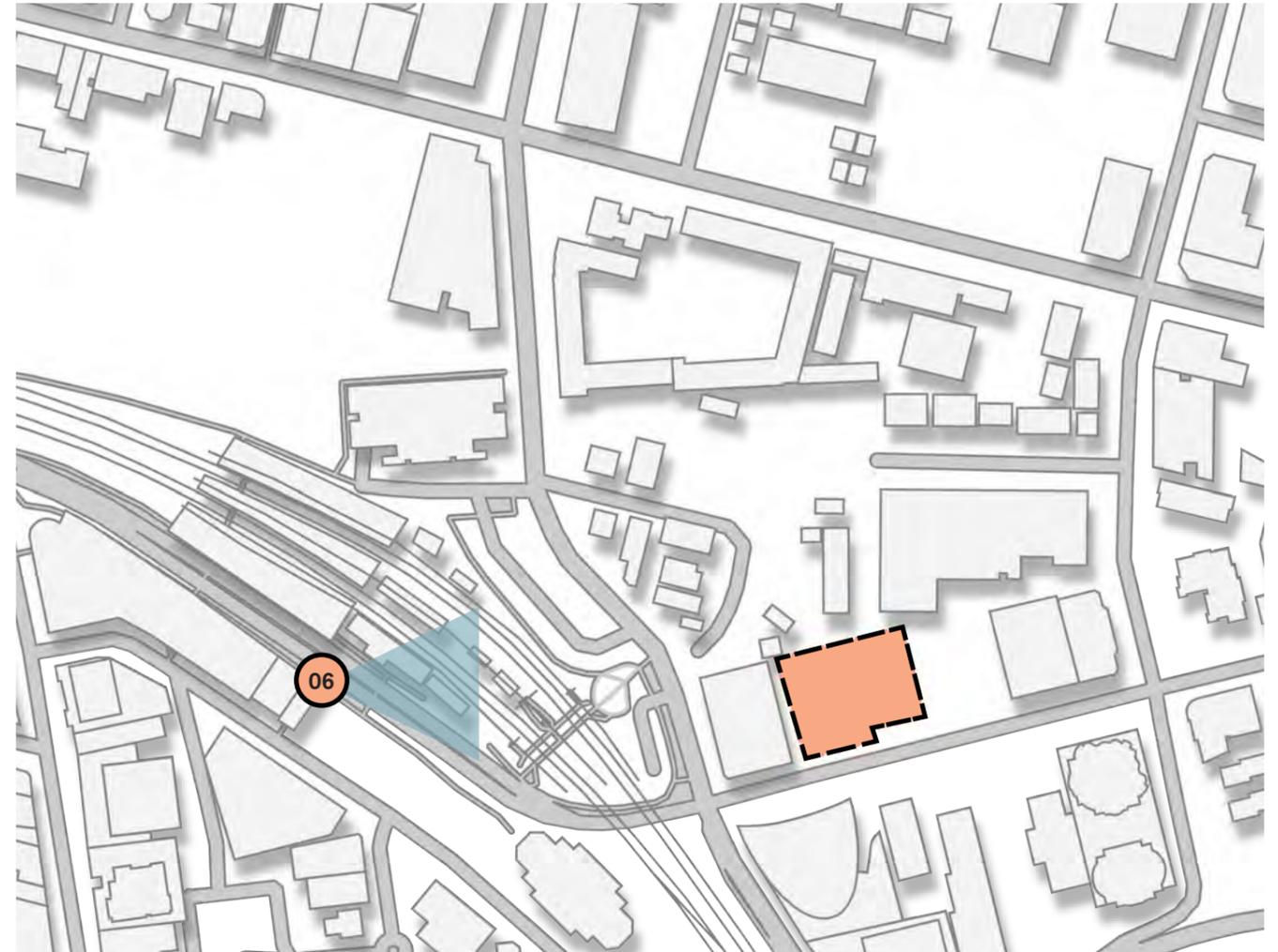


Figure 26_Key Plan of View 06 from Parramatta Station (Bus Interchange)

Key Views and Vistas

View 06 from Parramatta Station (Bus Interchange)



Figure 27_View 06 from Parramatta Station (Bus Interchange) - Existing Condition



Figure 28_View 06 from Parramatta Station (Bus Interchange) - Proposed Condition

View 07 from the Corner of Hassall Station Streets

The tower is elevated three levels above ground. The high scale of this public space respects the hotel in a converse way, by creating a soffit datum aligned with the rooftop of the Hotel. The overall lower height and stepped form of the tower gives the Commercial Hotel breathing space and prominence, this combined with the increased setback to the Western boundary reduces the impact to the Commercial Hotel when viewed from Hassall St, Parramatta Station and Lancer Barracks.

The new public open space creates a separation between the heritage building and the tower while a landscaped roof above the retail further softens the impact to the heritage hotel. By edging the presently blank wall of the Commercial Hotel with retail outlets, the scheme provides opportunity for integration and connection from the public space with the hotel.

The upper floors of the tower are setback and folded creating a dynamic face. Solar shading is provided to the western façade further articulating this face.

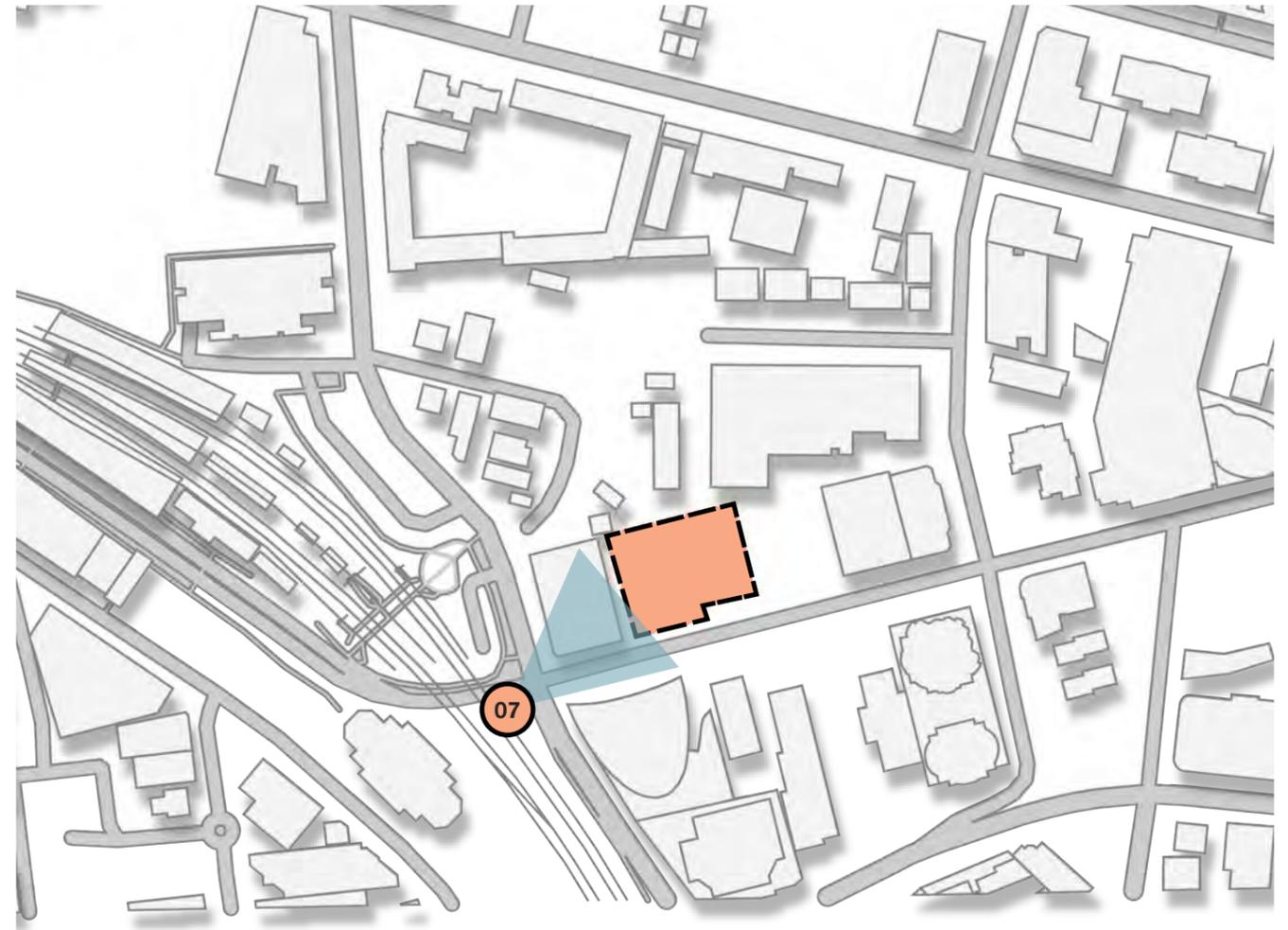


Figure 29_Key Plan of View 07 from the Corner of Hassall Station Streets

Key Views and Vistas

View 07 from the Corner of Hassall Station Streets



Figure 30_View 07 from the Corner of Hassall Station Streets - Existing Condition



Figure 31_View 07 from the Corner of Hassall Station Streets - Proposed Condition

View 08 from the Corner of Hassall and Charles Streets

The proposed view down Hassall Street will be dominated by the proposed 61 storey residential tower which will sit between the proposal and the existing residential building within the foreground. With this context of surrounding buildings, our proposal is to locate the tower's core to maximise privacy and minimise overlooking between towers.

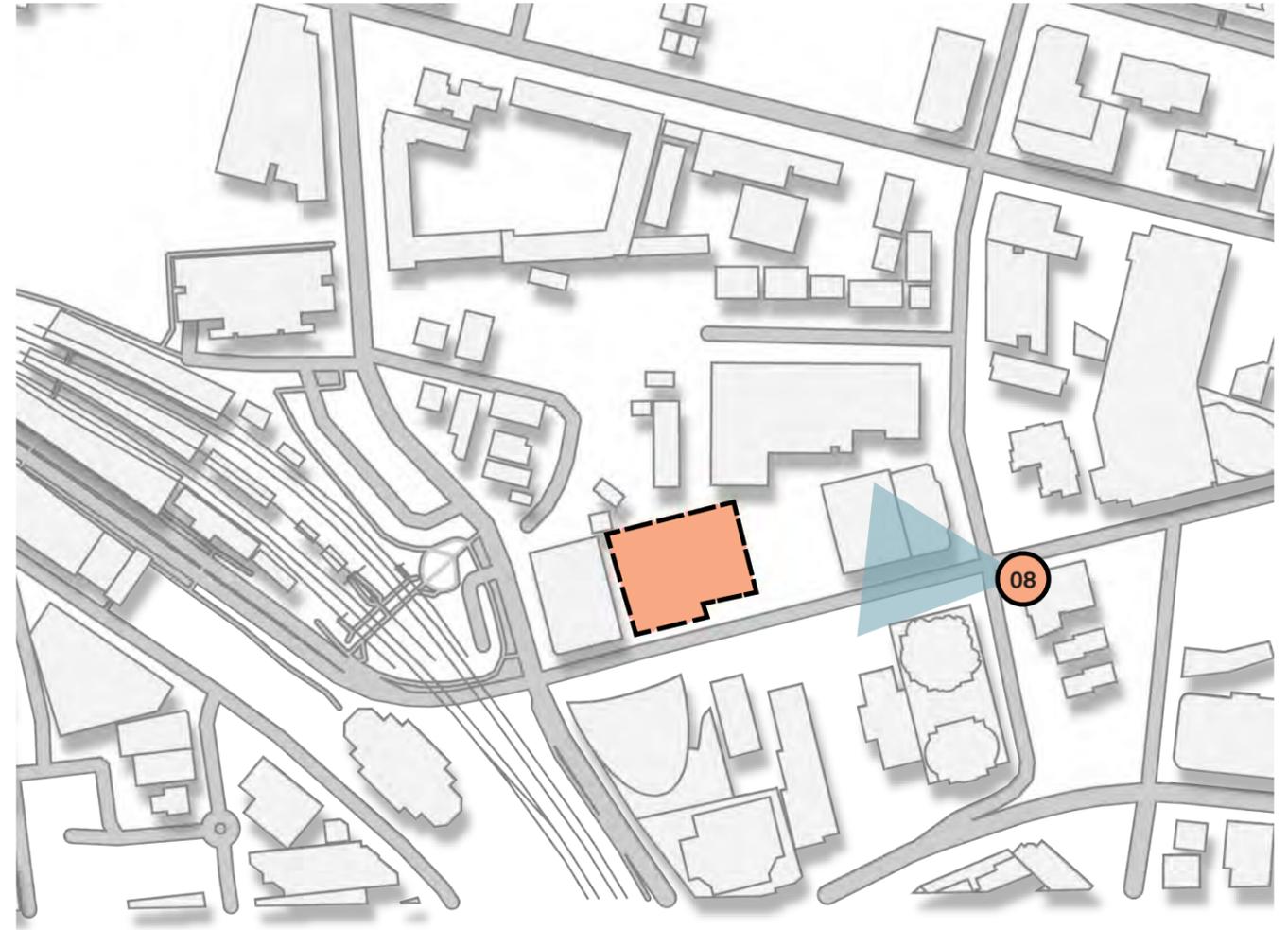


Figure 32_Key Plan of View 08 from the Corner of Hassall and Charles Streets

Key Views and Vistas

View 08 from the Corner of Hassall and Charles Streets



Figure 33_View 08 from the Corner of Hassall and Charles Streets - Existing Condition

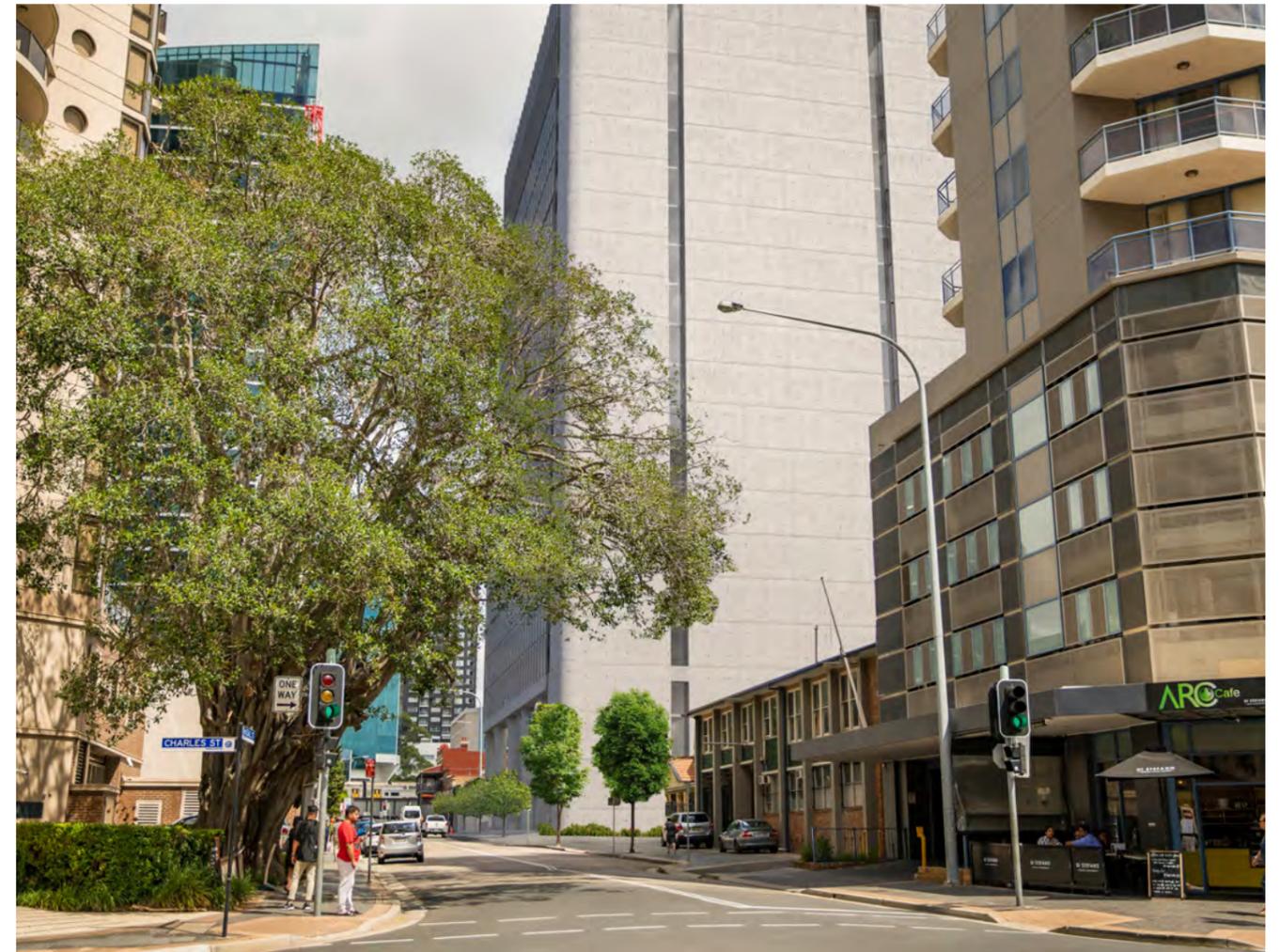
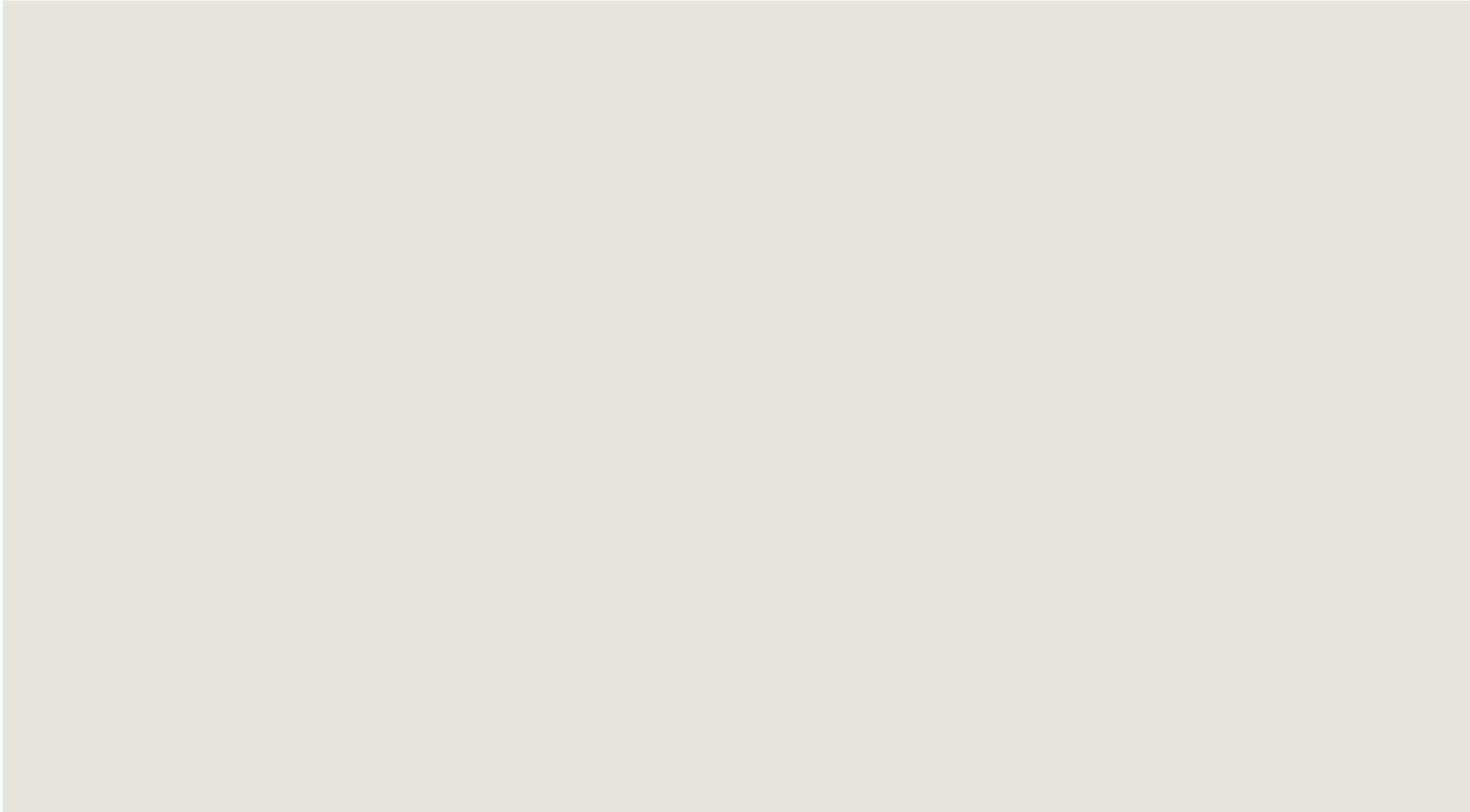


Figure 34_View 08 from the Corner of Hassall and Charles Streets - Proposed Condition



Conclusion

05

The view impact montages demonstrate how the architecture of the tower is shaped and articulated to be responsive to its context. The approach is consistent with the guidelines set out in the DCP as it is clear the tower does not impede views from the various public domains. The proposal further enhances the council endorsed envelope as the proposal's approach to redistribute floor area out of the ground and podium levels and into the tower opens the ground floor plane, elevating the tower creates a legible public space connecting Hassall Street with Lancer Barracks.

The articulation and stepped form of the tower reduces the bulk and scale of the tower and creates terracing for landscape and occupation. The folding form creates dynamic perspectives to the north west while vertical sun shading protects the occupants from the Western sun. While being Expressive bracing is visible from the north west and the south, further reinforcing the idea of engineering in buildings.

The purpose of this assessment was to understand the visual impact of the proposal from the site and any adjoining heritage items. It is clear from the images presented within the report that the bulk and scale of the building are appropriate and mediate the existing towers in the surrounding context. The setbacks to the North and West give the heritage buildings breathing space and prominence, reducing the impact to the heritage buildings.



Figure 35_North West Massing Form



Figure 36_South West Massing Form



Figure 37_West Massing Form

Tzannes + BlightRayner