

## Appendix A

Extract from:

**DEVELOPMENT IN PARRAMATTA CITY AND THE IMPACT ON OLD GOVERNMENT HOUSE AND DOMAIN'S WORLD  
AND NATIONAL HERITAGE LISTED VALUES  
TECHNICAL REPORT**

Planisphere would like to thank the following organisations for their contributions to this project:

The Australian Government Department of Sustainability, Environment, Water, Population and Communities

The New South Wales Department of Planning and Infrastructure

The New South Wales Heritage Office

Parramatta City Council

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# APPENDIX A: DOCUMENT REVIEW

# PLANNING POLICY CONTEXT

## PARRAMATTA CITY CENTRE LOCAL ENVIRONMENT PLAN (LEP) 2007

Clause 21: The objectives of this Plan for the control of the height of buildings are as follows:

(g) to ensure the preservation of historic views shown in the City Centre Development Control Plan.

## PARRAMATTA CITY CENTRE DEVELOPMENT CONTROL PLANS (DCP) 2007

Views contribute to the character and amenity of a city, enhancing the sense of place and identity. The physical setting of the Parramatta city centre between the Parramatta Park and adjacent Parramatta River provides for special views of this natural setting and significant heritage elements. It is important that views within the city and into and out of the city are maintained from as many points as possible. In the redevelopment of some sites consideration should be given to opening up new significant views. Views are regarded as significant when they terminate at places of architectural, landscape, or cultural significance. This may include views of, major parks or publicly significant objects or heritage buildings.

The silhouettes of many buildings are significant and contribute to the identity of the commercial core of the city and its skyline. The massing and arrangement of the skyline and existing building silhouettes should be carefully considered and proposed development should be carefully designed so that its appearance complements the city skyline.

IMPLICATIONS FOR PROJECT

- Views towards distant hills are mentioned as significant
- Views are regarded as significant when they terminate at places of architectural, landscape, or cultural significance. This may include views of, major parks or publicly significant objects or heritage buildings.



Identified View	Significance
1. Old Government House view northeast to the river, Old King's School building and site of former Government farm.	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.
2. Views east to St John's along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St John's church.
3. Views to St John's church and square from north	Historic main street approach to city centre and St John's historic church and other heritage items in view.
4. Views west, from eastern side of square, mall, Civic Place and Town Hall.	Backdrop/setting of church. Views to church and spires.
5. Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church.	Historic main street and approach to city. A number of heritage buildings.
6. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.
7. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.
8. View from Marys Hill across Parramatta's City Centre to distant hills.	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.
9. View from The Crescent to the distant hills	Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings.

PLAN FROM THE DCP (APPENDIX 2) SHOWING HISTORIC VIEWS

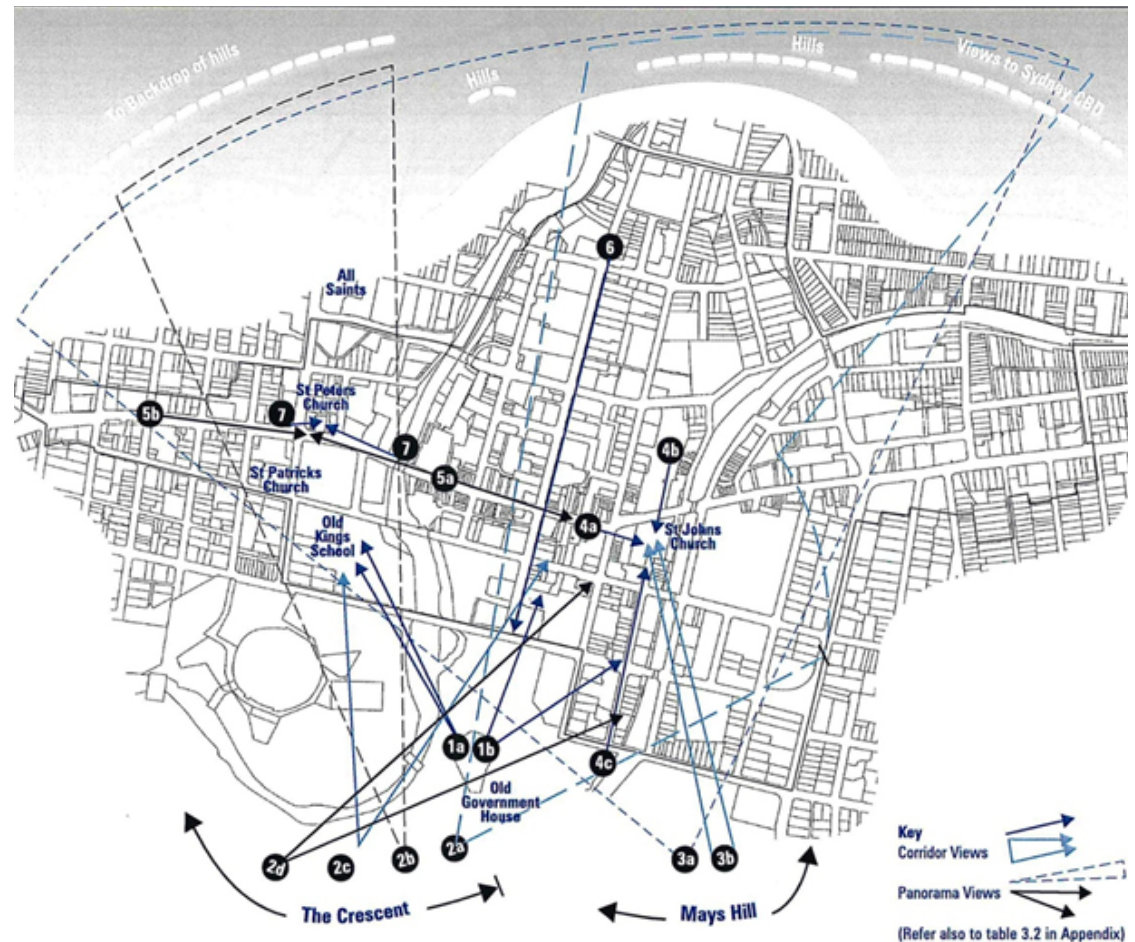


## PARRAMATTA REGIONAL PLANNING STRATEGY (RPS) 1999 (SUPERSEDED)

Identified views (related to building heights) included:

- The Crescent (4 views)
- OGH (2 views)
- Mays Hill (2 views)
- Along George St.

View components, significance and management/planning recommendations are documented within appendix 2 (pp. 65-67). Management recommendations include various height controls and the retention, planting, management and selective thinning of trees to manage/enhance views.



PLAN FROM THE RPS (MAP 3.2)

## OTHER DOCUMENTS

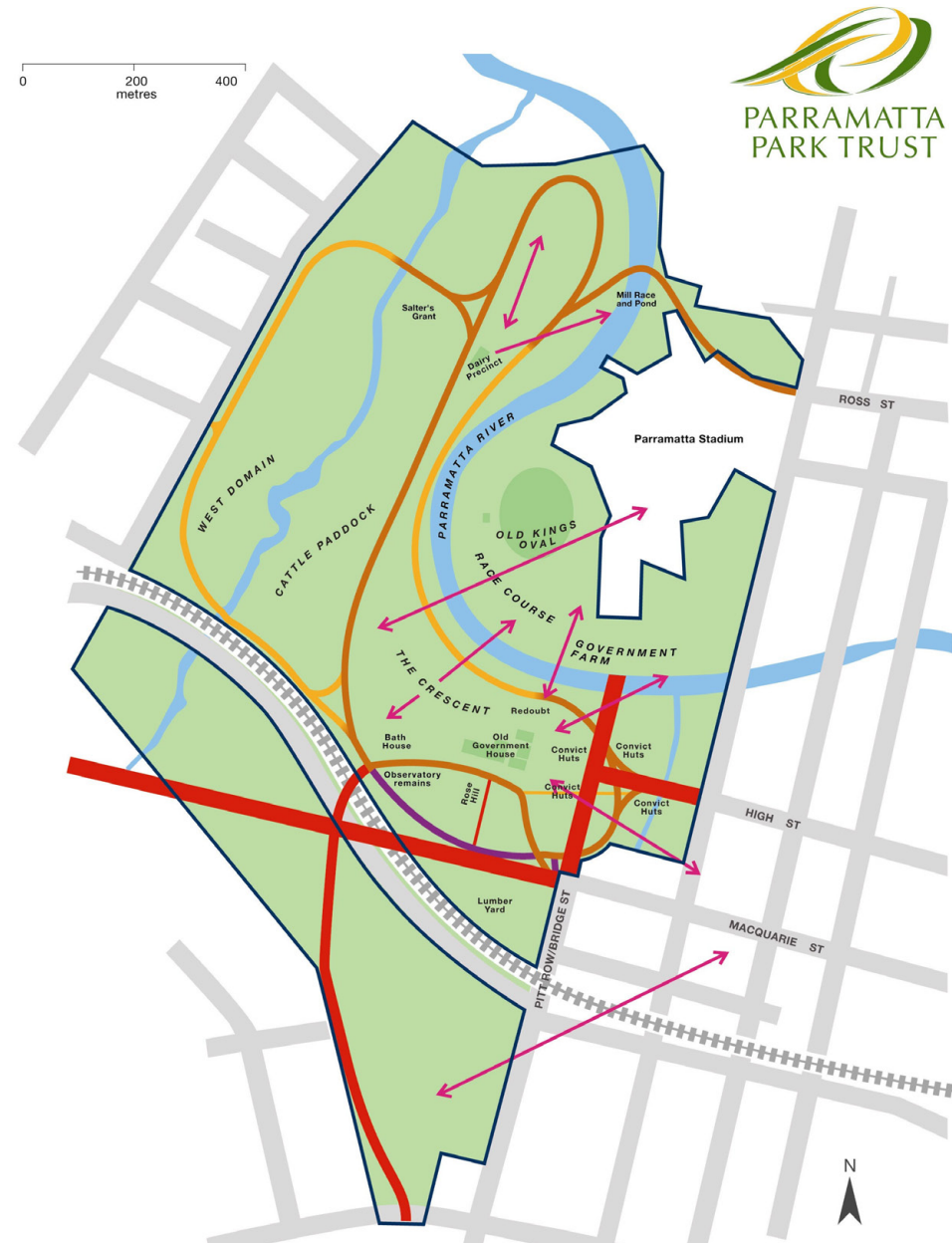
### PARRAMATTA PARK MANAGEMENT PLAN (2008)

There are numerous policies and recommendations within the management plan that relate to views.

The overriding criterion for all future landscape works in the Park is to retain or reinstate the landscape character as recorded in the historic records including restoration and enhancement of natural systems and landforms.

The following critical views and vistas will be actively maintained within the Park:

- Mays Hill to Hunter Street,
- Old Government House and grounds of Parramatta Park- views to east (George Street, O'Connell Street and the river),
- Parramatta River from the west in Parramatta Park,
- Park to Kings School and Lennox Bridge,
- the Ridge of the Crescent to Parramatta,
- the visual relationship between the monuments and their siting on the ridge line,
- from the ridge line to the Macquarie Street gates and the centre of Parramatta
- from the Dairy to Westmead and Wistaria Gardens,
- out of the Park from the Domain to Westmead, the west and north-west.



PLAN FROM THE OGHM MANAGEMENT PLAN SHOWING SIGNIFICANT VIEWS IN PINK

Key National Heritage Values are:

- OGHD's importance in the course of Australia's cultural history (colonial development, oldest public building on mainland, earliest agricultural production etc);
- its potential to yield information about Australian history;
- the extensive cultural landscape with numerous elements related to colonial settlement; and
- its special association with important people – Macquarie and other Governors.

OGHD is not of national significance for its aesthetic value.

### **POLICY OUTCOMES FROM THE OGHD MANAGEMENT PLAN**

Vegetation will be managed to ensure the retention of significant views through regular pruning and careful planting programs.

The views from Old Government House to George Street will be opened up through vegetation management and tree removal.

New structures, either permanent or temporary will not be constructed where they will have a detrimental affect on significant views.

Retain vistas of the House from within the Park. Retain vistas from the House to the east and north. Consider

the reinstatement of one of the nineteenth-century configurations of the carriage loop and pathways

Continue to reinstate, interpret and /or reconstruct known historical views and vistas that connect Old Government House and its former Domain (Parramatta Park)

Retain a smooth transition that does not interrupt vistas from the grounds of the House into the surrounding parkland and vice versa. Base the design of new fences on the form of fences previously used within the park

Macquarie's landscape legacy in the Park will be enhanced and reinstated where appropriate and in conjunction with research and detailed landscape design.

Continue to manage the cadastral interface between the Parramatta Park and Old Government House sites in a way that visually minimises the boundaries.

Any new fencing to mark cadastral or other boundaries will reflect known historical fencing forms in the same area and will not obscure views and vistas between the House and the parklands.

Do not permit large scale development adjacent to or within the Park. Retain vistas from the House to the east and north

Appropriate conservation planning recognised by external authorities will underpin the management of cultural and natural heritage

Parramatta Park Trust will work with Parramatta and Holroyd Council's and other authorities to ensure that

developments along the Park boundaries do not detract from significant views from within the Park

### **IMPLICATIONS FOR PROJECT**

- Some views mentioned in the management plan are no longer visible including views of Lennox Bridge
- A number of views and issues mentioned within this document will not be affected by development outside of the buffer zone
- Recommendations include the removal of vegetation to open up views between OGH and George Street
- The plan recommends not allowing large scale development adjacent to or within the Park
- Parramatta Park Trust will work with adjacent Council's to ensure that new developments to not detract from important views

## PARRAMATTA PARK MASTER PLAN, LANDSCAPE DESIGN GROUP, 2002

This study provides information on changes to the Old Government House landscape setting over time, including information on the landscape design and the establishment of vantage points to take in views of the water bodies and Parramatta.

Geology and landforms were key factors affecting land use, settlement and access, with elevated edges offering vistas, for example, Redoubt, Mrs. Macquarie's 'Hameau', Lycett's view of Parramatta.

Landform, vegetation and built form together create the spatial structure of the Park. This structure can be defined as a combination of open grasslands, with a sense of enclosure created by the valley formations of the slopes and ridges.

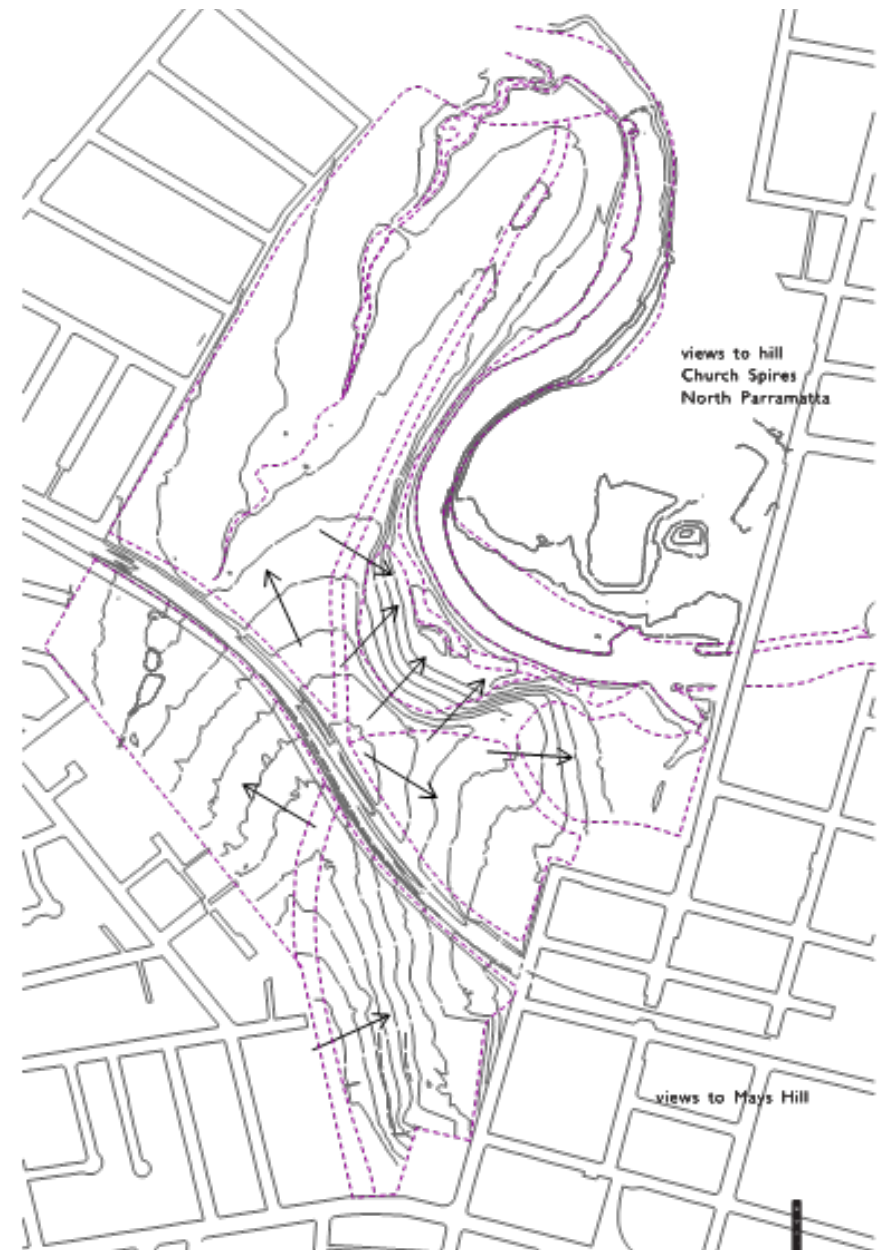
Spatial structure establishes the opportunity for a visual understanding of the Park and the potential to take advantage of and enjoy views of the Park. The Parramatta River and the Crescent provide a sequence of open vistas. The former Government House garden (now incorporating the Murray Garden) originally had fine views to the river and the Parramatta township but is now enclosed by vegetation and the increasing wall of urban development along O'Connell Street.

Since European settlement the slopes of Mays Hill have always been open grassed fields/ parkland. Views to the city while different in character from the 19th Century views depicted in J. Lewins watercolours of the 1820s nevertheless do demonstrate the skeleton of the neo-classical city.

The plan to the right shows significant vistas.

### IMPLICATIONS FOR PROJECT

- Views towards the city demonstrate the skeleton of the neo-classical city
- Some views out of the Park are now enclosed by vegetation and urban development



PLAN SHOWING NINE VISTAS WITHIN PARRAMATTA PARK



PARRAMATTA REGIONAL ENVIRONMENTAL PLAN: VIEWS STUDY,  
WALKER, M. AND STEPHENSON, I., 1997

Based on field survey informed by historic images. Approximately 15 views are documented in/near OGH. The major historical views/viewing points near OGH are identified as:

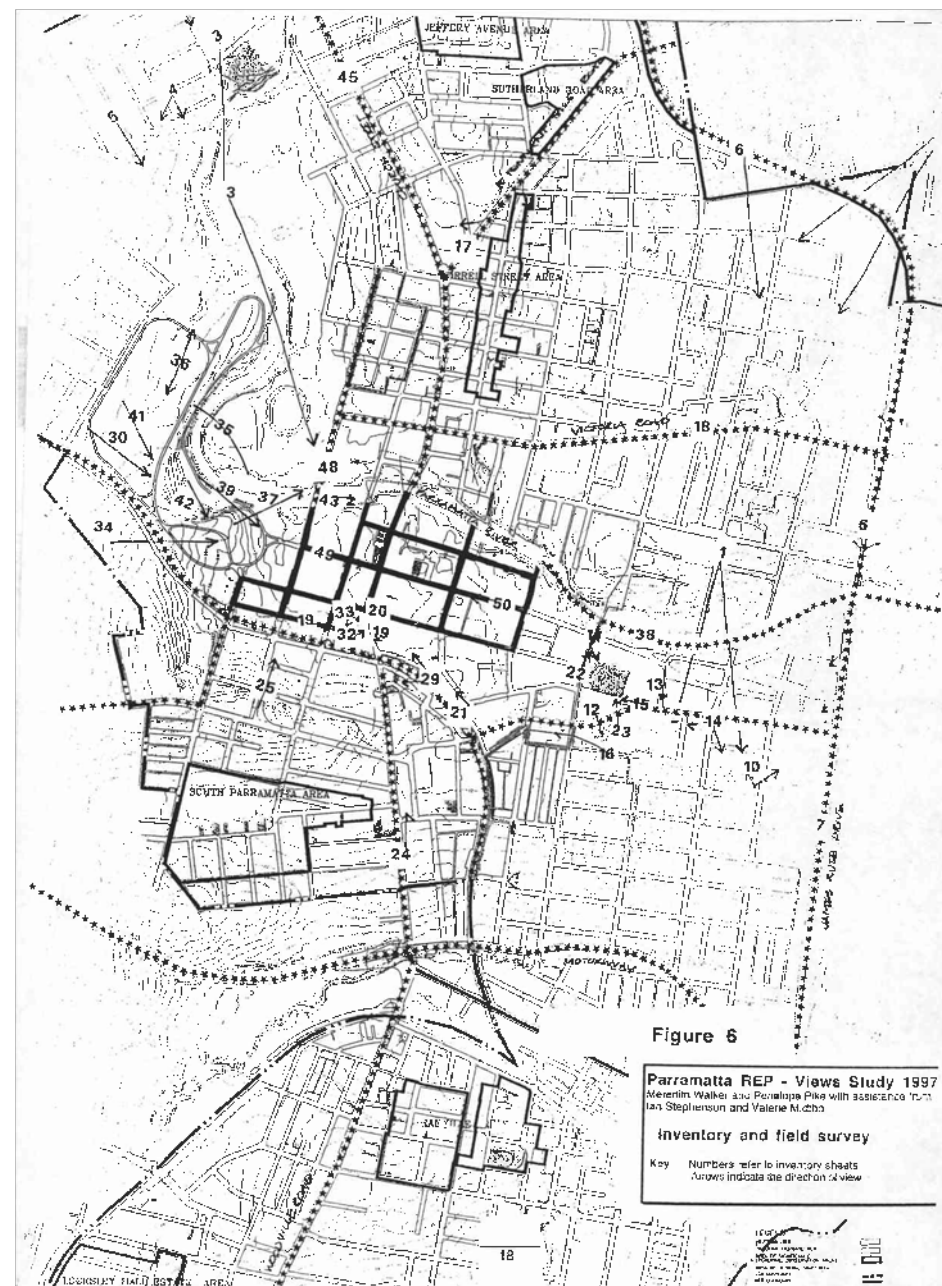
- From/to OGH: along George St and to the River and Kings School;
- The Crescent to Parramatta River;
- Parramatta Park to institutions, Kings School and Lennox Bridge; and
- Parramatta River from the west in Parramatta Park.
- From Mays Hill to OGH, City and St John's

The cultural significance of views is discussed within this document. It is considered that views are significant as they demonstrate the evolution of history, they contribute to individual heritage places and have social value.

Figure 8 to the right is an excerpt from the report and identifies 10 areas where height controls etc needed to retain significant views, including OGH to the river and Kings School, and Mays Hill to St John's.

There are a number of recommendations regarding the management of views, one of which is related to the consideration of the impact of new development on views. Comment is made on the importance of not only the character of development in the view area, but also the character of development near the view, especially in the foreground or middle ground.

It is recommended that planning instruments include the obligation for the impact of development on views to be taken into account when assessing applications for development, and that DCPs and policies, such as guidelines for developers and architects, include advice about designing to protect and enhance views.





## ADDENDUM TO ASSESSMENT OF THE VIEWS AND VISTAS IN PARRAMATTA PARK

The views and vistas of Parramatta Park are significant as, together with the historic images, they document the continuity and evolution of this significant cultural landscape, and the society which shaped it over time.

The views within, to and from Parramatta Park are of cultural significance as:

- a major means by which the geography, early history and development of the Park and the township of Parramatta can be understood and appreciated in a tangible way; [evolution of history]
- a part of the essential, defining character of Parramatta Park; [aesthetic value]
- a key attribute of the heritage of the Park and as evidence of the early history of the Colony of New South Wales; [contribution to individual heritage places] and
- a feature visited and appreciated by the community. [social value]

The views over and from this landscape are highly significant for their ability to reflect the natural topography of the area, including views out to the North and East over the Crescent to the hills on the horizon and along the Parramatta River.

### UNDERSTANDING VIEWS WITHIN THE CONTEXT OF

### CULTURAL LANDSCAPES

Landscapes do not exist in isolation; they are nestled within larger landscapes, which are nested within still larger landscapes and so on. More importantly, as a cultural landscape of significance, Parramatta demands a way of looking which is focused on the key process that have shaped and continue to define the character of the landscape over time; i.e. a cultural landscape approach to management.

Landscapes acquire aesthetic and historic character which, over time, acquires symbolic value for a community. A community assigns values to a landscape that it reads as essential elements of its identity and achieves a sense of belonging to a place for that community.

Views do not always terminate at the feature at the end of a narrow view corridor. Some views are two-way and are experienced within a context from multiple locations. Significant historic views are an important component of the character and heritage value of Parramatta Park and must be respected, guiding future development to avoid structures that are out of character with the surrounding heritage items, street pattern and scale of the historic town centre.

### SIGNIFICANT VIEWS AND WORLD HERITAGE VALUES

The important visual aspects and landmark qualities of the World Heritage site include:

- 1 The visual prominence of the Old Government House, including the authoritative and dramatic contrast in scale with the surrounding landscape.
- 2 The visibility of the House and landscape within the context of Parramatta.
- 3 The landscape elements (including the river, the formal layout of carriage ways, buildings and monuments, the broad lawns and water bodies, and the OGH sites' relationship to the town plan of Parramatta and the plantings which reflect traditional European principles and elements of nineteenth century international garden style).

Views from within the park historically included the Parramatta river valley and the line of the Hills District, the Old King's School Building, Lennox Bridge and the town hall, various church spires and distant views to Sydney. Views out of the site help to demonstrate and reinforce an understanding of the original context and contribute to an appreciation of the intactness and authenticity of the setting which is fundamental to the World Heritage Listing.

### KEY VIEWS

- OGH to the former King's School and the hills to the north
- View down George Street
- Views towards May's Hill
- Views towards the river

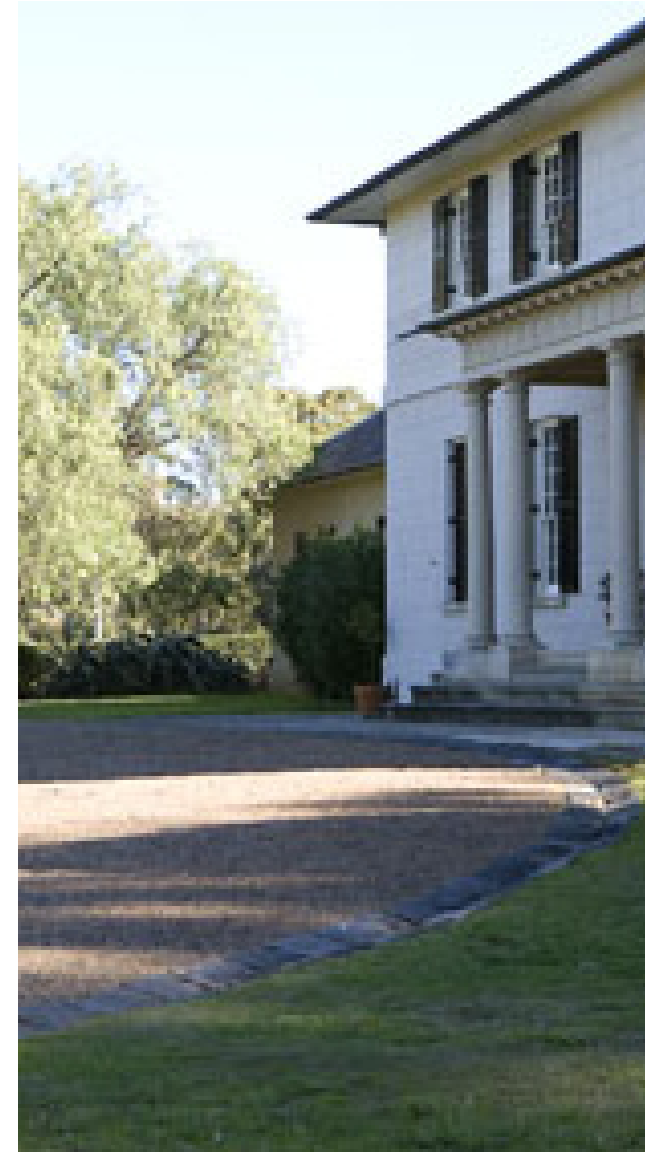
- View from northern edge of The Crescent looking south towards OGH

The following are further significant views identified for detailed assessment by Parramatta Park Trust:

- 1 Mays Hill to the north (e.g. Brambilla c.1791, Joseph Lycett, c1822, George Edwards Peacock, c 1840 View of Parramatta from Mays Hill);
- 2 North Government Precinct into Parramatta Park (e.g. Augustus Earle, c1826 View of Female Factory with Domain in the Background);
- 3 From George St to Old Government House (e.g. Collins View of the Governors House, 1798, Evans c. 1805 and Horses Grazing at the Front of Old Government House, September 1844).

#### IMPLICATIONS FOR PROJECT


- Cultural landscapes demand a way of looking which is focussed on the key processes that have shaped the landscape character over time
- Views out of the site, including views north towards the distant hills are mentioned as helping to demonstrate an understanding of the original context of the landscape



## AMALGAMATED VIEWS

The table below and map opposite shows all of the viewpoints as discussed in previous views assessment documents. These 15 views differ from the 16 views assessed within the main document.

No.	VIEW	SOURCE
01	The Crescent to Old Government House	Regional Planning Strategy (RPS) & Views Study
02	The Crescent to the river, vacant Council site, Parramatta Hospital, CBD's northern edge and ridgeline of hills	
03	The Crescent to the backdrop of hills, the Old King's school, St Peter's and St Patrick's church spires, river, Riverside Theatre, Lennox bridge, All Saint's spire. Sequential views with several viewpoints.	
04	View from the Crescent to the distant hills.	
05	The Crescent to OGH, CBD and Mays Hill. From access loop road, southern edge of the Crescent and from the lawn at the top of the hill.	RPS & Views Study
06	OGH view northeast to the river, Old King's School building and site of former Government farm.	
07	OGH views east to the CBDs western edge.	
08	View from Mays Hill across Parramatta to distant hills.	DCP
09 & 10	Mays Hill to Parramatta CBD including St John's spires, south to Campbell Street, Signature Tower and Sydney CBD, northeast to backdrop of hills. Views available from much of Mays Hill, and include a view cone of where view of one or both spires of St Johns is available.	RPS & Views Study
11	Views along Gorge Street to Parramatta Park gatehouse and trees.	RPS & DCP & Views Study

12	From the ridge line to the Macquarie Street gates and the centre of Parramatta	Management Plan (MP)
13	Dairy to Westmead and Wistaria Garden	MP
14	Parramatta River from the west in Parramatta Park	MP
15	Mays Hill to Hunter Street	MP
	These views are noted as being significant within the masterplan document	Parramatta Park Master Plan

### IMPLICATIONS FOR PROJECT

- Numerous views are mentioned within the background documents, however, some views are contained within the Park and will not be affected by new development
- Some views are out of date eg. Lennox Bridge and St Peter's Church spires are no longer visible
- OGH is no longer visible from Mays Hill



# AMALGAMATED VIEWS

