

Part 2

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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2.

VIEWS & SETTINGS

INTRODUCTION

This section of the document describes and assesses the significance of various views and settings of, from and within Old Government House and Domain.

DEFINING 'VIEW'

A SIGHT OR PROSPECT OF SOME LANDSCAPE OR SCENE.

Views occur over distance, and through 'view planes', and comprise a foreground, middle-ground and background. The qualities or components of the foreground, middle-ground and background help to define what is important about a view, and changes within those 'planes' will alter the qualities and characteristics of a view.

Views are sensitive to changes within the natural and built environment and are affected by weather variations.

Viewing Location

The point or area from which the view is seen.

Viewing Distance

The generally accepted distance bands (CALM, 1994*) affecting visibility are as follows:

Immediate Foreground: This zone begins at the viewer and extends to about 100 metres.

Foreground: In the case of this project the foreground has been determined as up to 500m.

Middle ground: Up to 1.5 km from the observer

Middle Distance: Up to 7 km, this viewing plane is often not visible in this context due to existing built form/topography.

Background: This zone extends from middle distance to infinity.

VIEW TYPES: DEFINITIONS

The following view 'types' occur from within and to the study area.

POINT TO POINT VIEW (OR VISTA)

A directed view from a particular point in the landscape, to another point of interest, such as a landmark or feature.

e.g. The view along George Street towards the gatehouse and Domain

POINT TO AREA VIEW (OR PANORAMA)

A general view from a particular point in the landscape, to a wide area.

e.g. The view from the Crescent north towards the vegetated ridgeline and hills

AREA TO POINT VIEW (OR VISTA)

A directed view from a general area to a point of interest, landmark or feature in the landscape.

e.g. The view from anywhere within the Domain towards Old Government House

AREA TO AREA VIEW (OR PANORAMA)

A view from a general area to a wide area, or a general view from one area to another.

e.g. The view from the bath house area towards the City

DEFINING 'SETTING'

THE IMMEDIATE AND EXTENDED ENVIRONMENT THAT IS PART OF, OR CONTRIBUTES TO, ITS SIGNIFICANCE AND DISTINCTIVE CHARACTER.

Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context

2005, ICOMOS Xi'an Declaration on the Conservation of Settings

For the purposes of this study, five settings have been described, and are integral to the understanding and significance of the views. The concepts of views and settings are intrinsically linked ie. a 'setting' is often the termination or focal point (or area) of a view, and a view is often experienced from within a 'setting'.

While the five important settings have not been individually rated, they form part of the views that are assessed in detail.

The Domain provides a 'setting' for Old Government House but is also part of the World and National Heritage listing in its own right, as a landscape.

MAPPING VIEWS

For the purpose of this project views have been mapped using view cones.

The extent of these view cones has been estimated during site surveys and by analysing photographs. Often all buildings contained within the view cone will not be visible to the viewer due to their current building height, however, if new taller buildings are developed within these viewcones it is likely that they will be visible within the assessed views.

VIEWS AND VEGETATION

Vegetation will effect these viewcones both throughout the seasons and after pruning. Vegetation, landscapes, and therefore, views of them, are changing entities. In some cases existing trees are an integral part of a important view (or indeed the terminating element) and while this may change, the study assesses the current day situation and acknowledges the current Parramatta Park Management Plan.

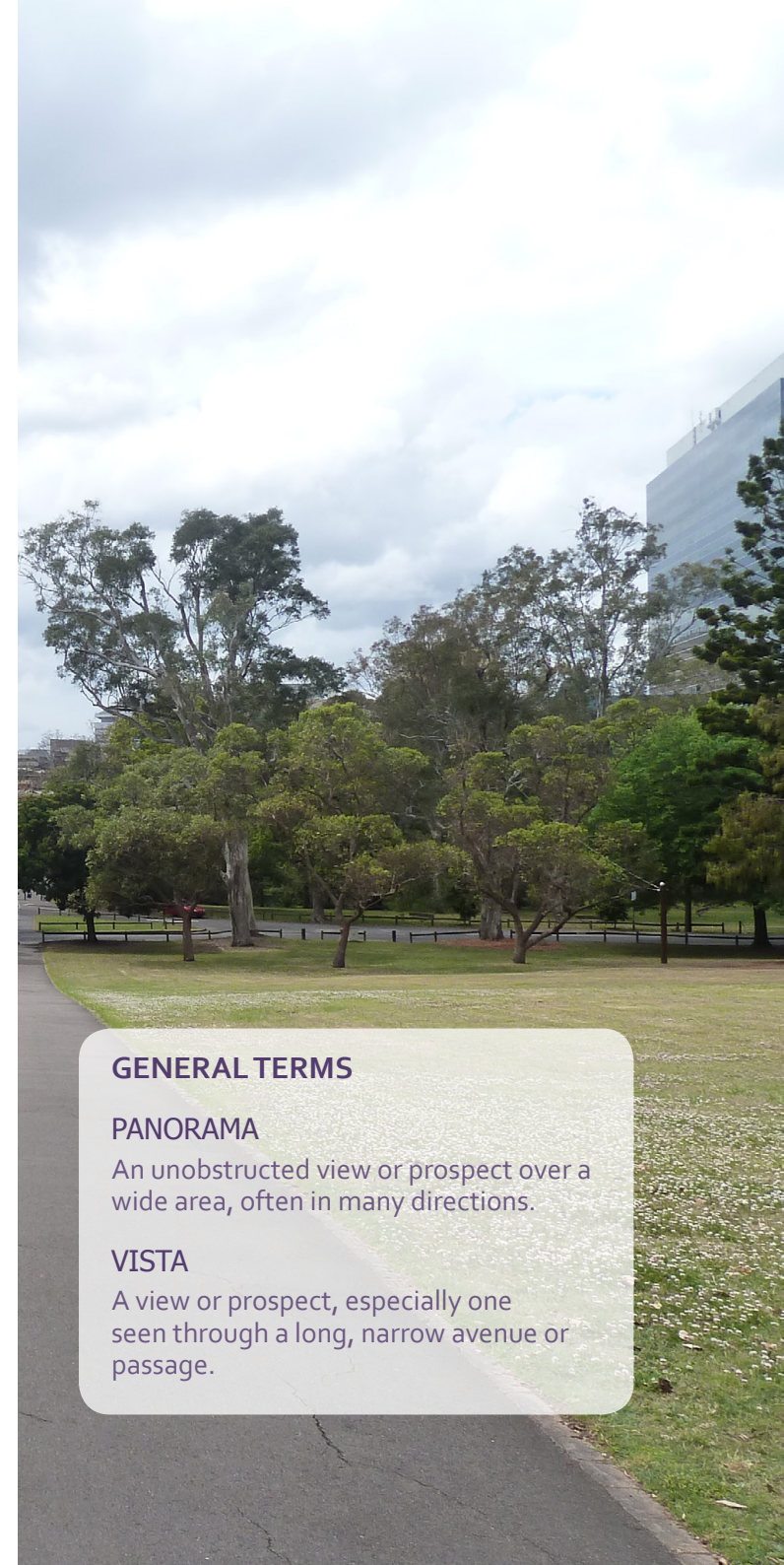
GENERAL TERMS

PANORAMA

An unobstructed view or prospect over a wide area, often in many directions.

VISTA

A view or prospect, especially one seen through a long, narrow avenue or passage.



DETERMINING IMPORTANT VIEWS

WHAT MAKES A VIEW IMPORTANT?

For the purpose of this report 'important views' are those views which demonstrate the heritage values as included on the World and National Heritage lists.

An assessment of 16 views has been undertaken against the World and National Heritage values. These 16 important views were chosen by site survey, through a review of previous views studies (refer to appendix A) and on site discussions with the National Trust and Parramatta Park Trust.

It must be noted that numerous other views were considered but do not appear in the table to the right as when assessed, these views did not rate as 'highly' or 'moderately' important. For a full illustration of views considered refer to appendix A p.115.

CATEGORIES OF VIEWS AND SETTINGS

LAYERING OF CULTURAL HERITAGE ELEMENTS

The view reveals the multi-layers of built and landscape elements that evoke a sense of the past, and highlight the city's importance in the course of Australia's cultural history. These 'layers' or elements include Old Government House itself, the Domain, the crescent, Old Government Farm, the dairy, the river, the formal layout of the carriageways

and other historic buildings and monuments. The view may also evoke a sense of association with important historic figures such as Macquarie, who had a particularly strong influence in expanding Old Government House, defining the Domain, and setting out and designing carriageways and other elements of the landscape.

VISUAL PROMINENCE AND SYMBOLISM

The view highlights the visual prominence of Old Government House as the former seat of colonial power, and its traditional 'master and commander' relationship with Parramatta. The view evokes a sense of the former authoritative dominance of the house, atop a hill in its landscape setting, and its relationship to the wider city. The view may also reinforce the relationship between Old Government House and the original Georgian town plan, particularly the axis of George Street.

LANDSCAPE SETTING

The view highlights the landscape setting and landscape elements of Old Government House and Domain.

A site survey was undertaken over 2 days to assess the significance of views by focussing on the World and National values which may be affected by future development. Views have been assessed as seen on the 8th and 9th of October 2012 in fair conditions. 16 views have been assessed.

Each view has been rated according to its heritage values. The rating system is as follows:

Rating 3 (The view has a strong relation to the heritage values)

Rating 2 (The view has a moderate relation to the heritage values)

Rating 1 (The view has a little or no relation to the heritage values)

Each view was then given a total rating and a low/moderate or high significance.


Rating is 7-9 High significance

Rating is 4-6 Moderate significance

Rating is 1-3 Low significance

VIEWS RATINGS TABLE

VIEWS	HERITAGE VALUES			TOTAL
	MULTILAYERED	PROMINENCE	LANDSCAPE SETTING	
1: OGH towards the city	2	3	3	8
1b: OGH courtyard towards the city	3	2	1	6
2: Looking NE towards OGH within domain	2	3	3	8
3: Looking NE towards former Kings School from OGH	3	2	2	7
4: Looking N from the crescent	2	1	3	6
5: Bath house area to city	3	2	2	7
6: Looking NE from the crescent towards the city	2	1	2	5
7: Bath house area to Westmead	1	1	2	4
8: Parramatta River views	2	2	3	7
9: Looking E from the crescent towards the city	2	1	1	4
10: Dairy precinct	3	1	3	7
11: Looking N towards the Female Factory	1	2	1	4
12: George Street	2	3	2	7
13: Macquarie Street	1	2	2	5
14: Hunter Street	2	1	1	4
15: Looking E towards Old Government Farm	3	2	1	6
16: Mays Hill	1	1	2	4

 High significance

 Moderate significance

 Low significance

DESCRIBING VIEWS & SETTINGS

SETTINGS

Each setting has been described using a table which outlines the following;

DESCRIPTION OF THE SETTING

A description of what can be seen in the foreground, middle ground/middle distance and distance

PHYSICAL COMPONENTS

A description of the physical components of the setting, for example, landforms, vegetation, water, structures, historic and other features, integrity, enclosure.

EXPERIENTIAL/SENSORY COMPONENTS

A description of how the setting responds to the sense of place, particularly when considering the heritage values.

VIEWS

Each view has been described using a table which outlines the following;

VIEWING LOCATION

A brief description of the viewing location

DIRECTION/TYPE OF VIEW

A description of the direction of the view and type of view, for example a point to point view or area to point view (refer to p.28)

DESCRIPTION OF VIEW

A description of what can be seen in the foreground, middle ground/middle distance and distance

PHYSICAL COMPONENTS

A description of the physical components of the setting, for example, landforms, vegetation, water, structures, historic and other features, integrity, enclosure.

EXPERIENTIAL/SENSORY COMPONENTS

A description of how the view responds to the sense of place, particularly when considering the heritage values.

AESTHETIC CHARACTERISTICS

Aesthetic characteristics have been considered in relation to compositional qualities, visual interest and rarity of the views as follows:

COMPOSITION

The 'structure' or compositional qualities of the view. For example, a classic vista or a point to area panorama. Views can be balanced, both horizontally and vertically; a 'picture postcard' view. The focal point of the view might be centred, and elements in the foreground, middle ground and background, might be equally weighted. The view may be framed by elements to the viewer's left and right, and may be an 'iconic' view that is instantly recognisable or well known.

VISUAL QUALITY

The view may be compelling or inspiring for its visual qualities, including a built or landscape feature (that may be the focal point of the view), or a collection of built or landscape features; visual variety and contrasts; and other elements such as colour, texture etc.

RARITY

The view may be a 'one-off' or rare view and it, or a similar view, is not available nearby. The view itself may also contain a rare element that is not prevalent in other views from within the city.

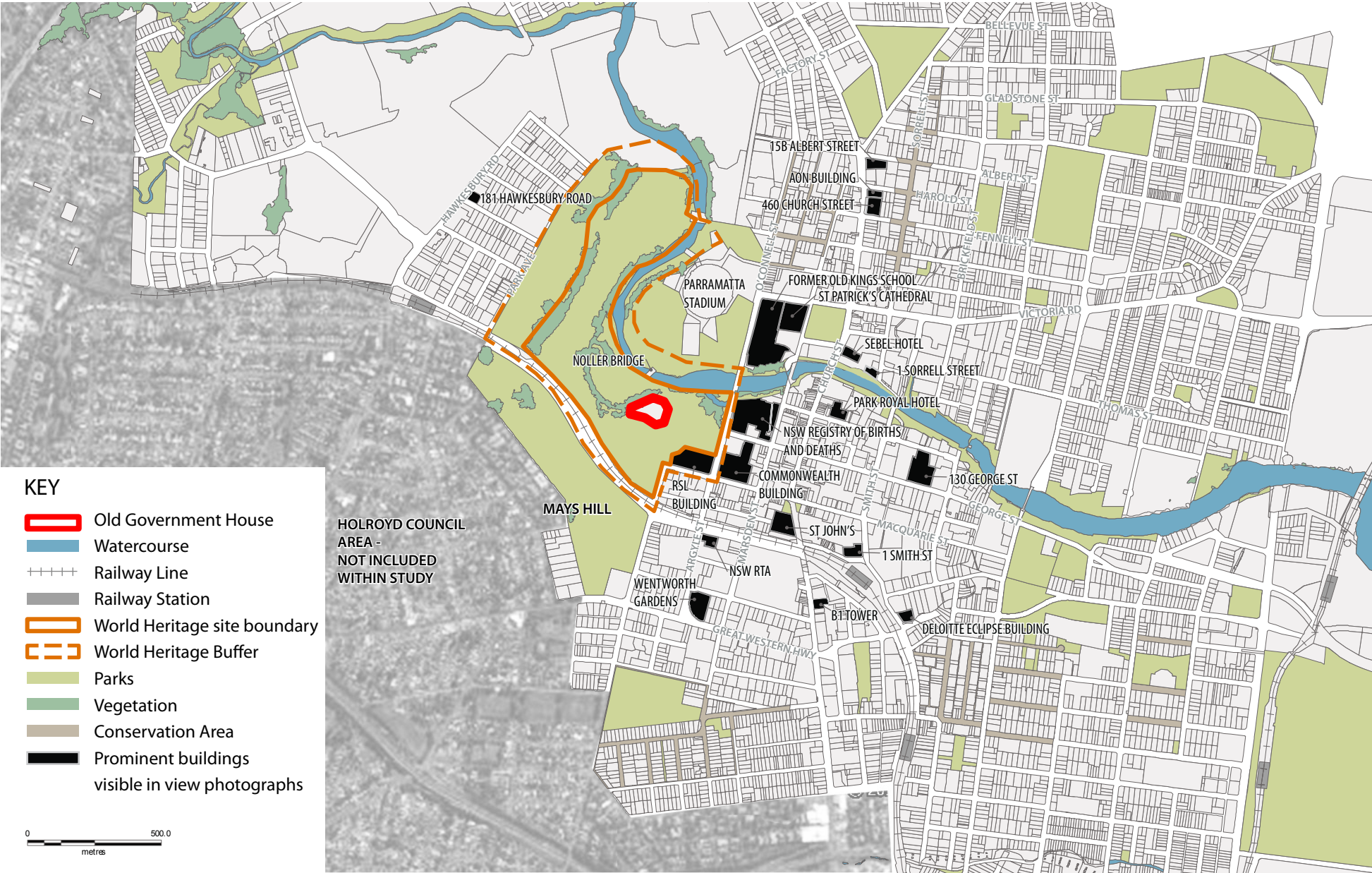
VALUES SIGNIFICANCE

A consideration of the significance of the view when related to the World and National Heritage values (refer to p.30)

URBAN DESIGN/PARK MANAGEMENT NOTES

Brief commentary on potential considerations around the urban design of the surrounding streetscapes and within Parramatta Park.

LOCATION OF PROMINENT BUILDINGS



SETTINGS

SETTING 1: OLD GOVERNMENT HOUSE AREA

Description of setting	<p>Old Government House is a prominent feature sitting atop a lawned hill within a parkland. This elevated location creates a sense of the dominance of OGH, particularly when viewed from below.</p> <p>The house is partially surrounded by mature vegetation which contrasts against the white painted walls of OGH and creates a vegetated backdrop to views.</p> <p>The carriageways and pathways follow the alignment as created by Macquarie.</p>
Physical Components	<p>Land sloping towards OGH</p> <p>Vegetation</p> <p>Pathways</p> <p>Rural style fencing</p> <p>OGH a prominent feature</p>
Experiential/sensory components	<p>Strong sense of place reflecting development of OGH and Domain setting, particularly by Macquarie.</p> <p>There is a rural character to this setting as OGH, the surrounding parkland and vegetated backdrop dominate all views towards OGH.</p>



LOOKING NORTH TOWARDS OLD GOVERNMENT HOUSE



LOOKING WEST TOWARDS OLD GOVERNMENT HOUSE

SETTING 2: DAIRY

Description of setting	<p>The dairy is set within open parkland with a backdrop of mature vegetation.</p> <p>The rural style fencing and adjacent cottage garden evoke a sense of dislocation from the adjacent city context.</p> <p>The city skyline is occasionally visible above the treeline.</p>
Physical Components	<p>Broad lawns</p> <p>Roads and pathways</p> <p>Rural fencing</p> <p>Dairy buildings</p>
Experiential/sensory components	<p>Strong sense of place which displays intact examples of the spatial links to the surrounding parkland and Female Factory on the opposite banks of the Parramatta River.</p>



THE DAIRY WITHIN THE LANDSCAPE SETTING



LOOKING NORTH EAST TOWARDS THE DAIRY

SETTING 3: CRESCENT

Description of setting	Old Government House is a prominent feature sitting atop a lawned hill within a parkland. The house is partially surrounded by mature vegetation which helps to create a sense of the rural.
Physical Components	Amphitheatre topography Vegetated ridge line Scattered trees Road Bend of Parramatta River
Experiential/sensory components	<p>It was here that Governor Phillip came across a natural phenomenon where the river had scoured into the side of a hill, forming an extensive river flat in a semi-circular shape and where the former course of the river had formed a billabong. Its siting relates to the establishment of an agricultural settlement in 1788, vital towards the survival of the early colony.</p> <p>Sequential views are available from the ridgeline towards church spires, the Parramatta river and Old Kings School giving a sense of the river valley and wider landscape setting.</p> <p>Strong sense of place with interesting mostly intact topography which was once used as an area of agriculture due to its unique microclimate. The commencement of agriculture at that time can still be seen in the relationship between the government farm area, including the Crescent, the river, and the house and its outbuildings.</p>



LOOKING SOUTH ACROSS THE CRESCENT



LOOKING SOUTH EAST FROM THE RIDGE TO THE PARRAMATTA RIVER



LOOKING EAST FROM THE RIDGE ACROSS THE CRESCENT

SETTING 4: OLD GOVERNMENT FARM

Description of setting	<p>Site of Old Government Farm on the banks of the Parramatta River.</p> <p>Backdrop of mature vegetation and car park</p>
Physical Components	<p>Parramatta River</p> <p>Flat river bank</p> <p>Exotic vegetation</p> <p>Landscape interventions reflecting agricultural practice</p>
Experiential/sensory components	<p>Fairly strong sense of place depicting where the first successful crops were grown in the colony. Integrity has lost integrity due to the prominent location of the car park.</p>



LOOKING NORTH TOWARDS OLD GOVERNMENT FARM



LOOKING NORTH TOWARDS OLD GOVERNMENT FARM

SETTING 5: BATH HOUSE AREA

Description of setting	Collection of monuments, landscape features and structures which are sited at the edge of the crescent and adjacent to the roadside. Backdrop of vegetation along the edge of the crescent. Scattered trees filter views between each element.
Physical Components	Bath house Boer War Memorial The Redoubt The Observatory Landscape elements (Araucarias, figs, cypresses marking meridian lines)
Experiential/sensory components	Parkland setting featuring a collection of buildings, landscape features and monuments which help to tell the story of the layers of history within the Domain.



LOOKING WEST TOWARDS THE BATH HOUSE

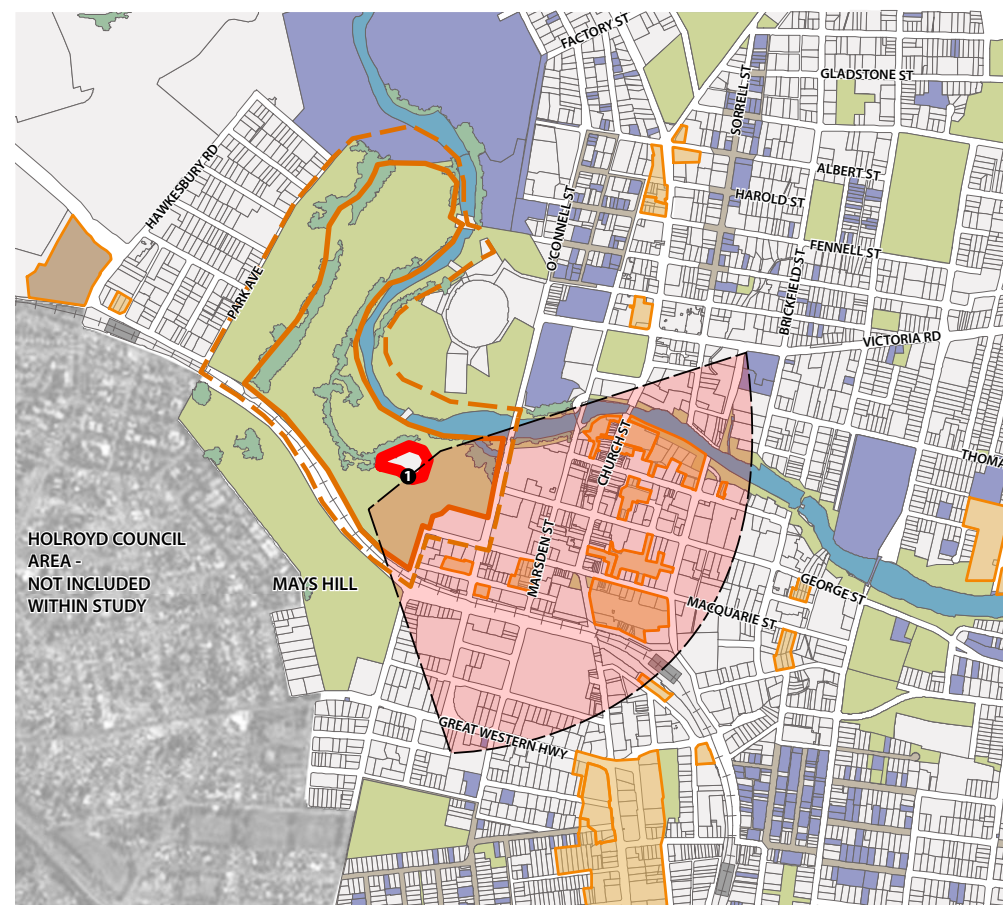


LOOKING SOUTH WITH THE REDOUBT REMAINS IN THE FOREGROUND AND THE BATH HOUSE IN THE BACKGROUND

IMPORTANT VIEWS

VIEW 1: OGH TOWARDS THE CITY

Viewing Location	Lawns to the east and south of OGH
Direction / type of view	East and south east / Area to area view
Description of view	Immediate foreground: lawns and pathway. Foreground: expansive lawns sloping down to belt of mixed trees. Middle ground: City buildings which are largely screened by trees, except for Commonwealth building, and to lesser extent RSL building. To the south east a number of buildings are visible over the trees, including Wentworth Gardens
Physical Components	Land slopes gently down towards city. Belt of mixed trees. Mown lawn and pathways. City buildings partly screened by trees, park furniture (railings, bollards etc) Gatehouse just visible through trees. Not enclosed.
Experiential/sensory components	Tree line partially obscured built form, Commonwealth building is prominent.
Aesthetic considerations	Composition: area to area view taking in a broad panorama of the city from a the lawns within the Domain. Visual quality: moderate visual quality of the city of Parramatta against a parkland setting. Rarity: rare within the regional context, similar views are available from other locations.
Values significance	HIGH Multi- layered elements visible including the layout of pathways. Relationship with the alignment of George Street, Macquarie Street and Hunter Street. Sense of landscape setting in the foreground of views and through the juxtaposition of city and parkland.
Urban Design / Park Management notes	Lack of connection between the city and the domain, George Street loses any sense of formal connection with existing planting and pathway arrangements within the park.

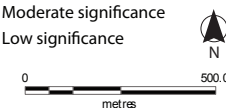


KEY

	Old Government House		Parks
	Watercourse		Vegetation
	Railway Line		Noted Architecture
	Railway Station		Conservation Area
	World Heritage Listing		Key Development Sites
	World Heritage Buffer		

SIGNIFICANT VIEWS

	High significance
	Moderate significance
	Low significance



LOCATION OF VIEW

NSW registry of births & deaths

Commonwealth building

RSL Building



VIEW 1 LOOKING EAST DIRECTLY DOWN GEORGE STREET ALIGNMENT

Commonwealth Building

Wentworth Gardens



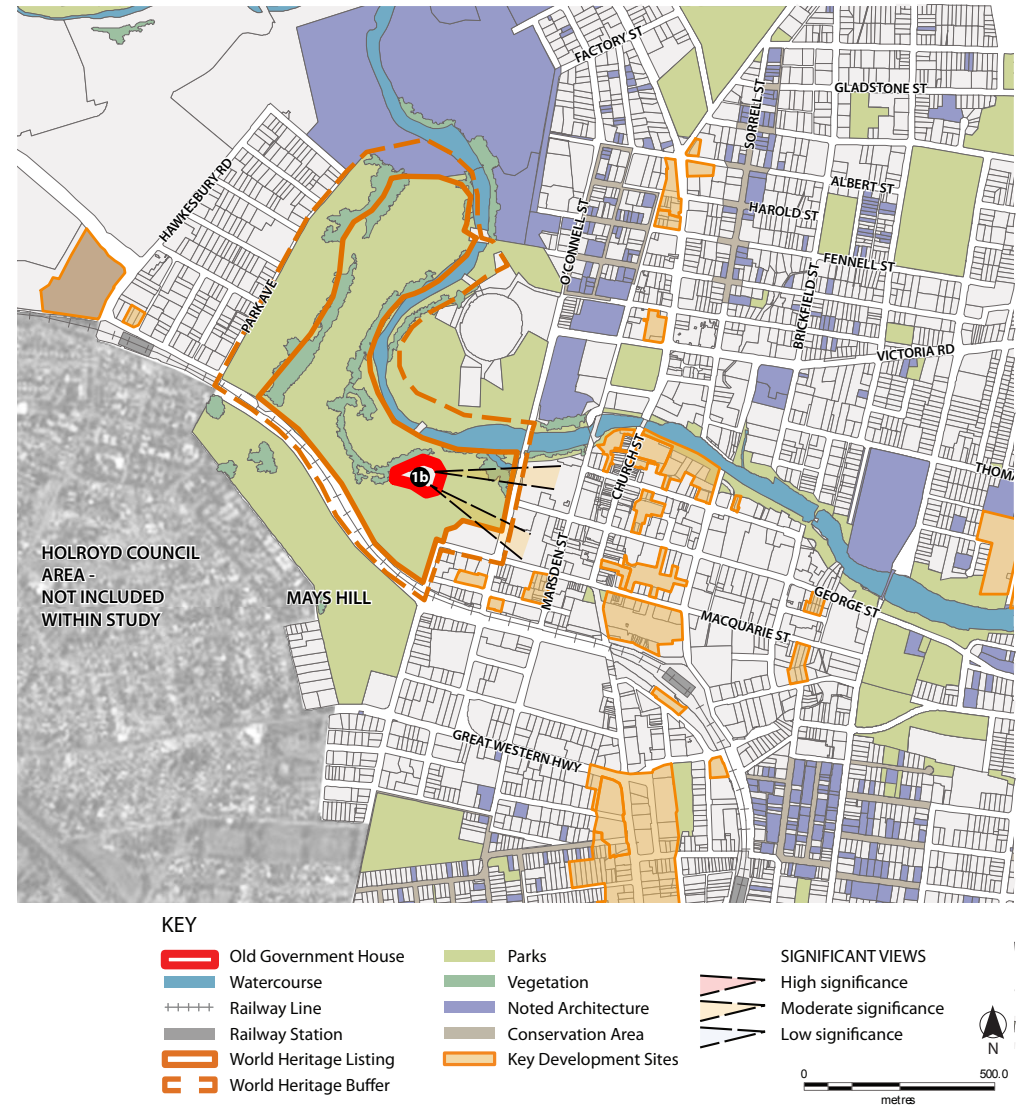
LOOKING SOUTH EAST FROM THE FRONT OF OGH



LOOKING SOUTH EAST TOWARDS THE GATEHOUSE

VIEW 1B: OGH COURTYARD TOWARDS THE CITY

Viewing Location	Within the OGH courtyard
Direction / type of view	East and south east / Point to point view
Description of view	Immediate foreground: Courtyard and OGH buildings Foreground: Partial tree cover. City buildings – Registry building to NE, Commonwealth building to SE
Physical Components	N/A OGH dominant feature
Experiential/sensory components	Strong sense of place related to colonial era. City buildings intrude to some degree. Height of Commonwealth building increases impact. Form and colour of Justice building generally complementary with OGH.
Aesthetic considerations	Composition: point to point view framed by the eaves of OGH. Visual quality: moderate visual quality as city buildings impact upon views of OGH. Rarity: one off view.
Values significance	MODERATE Strong sense of a multilayered landscape through the proximity of OGH and central courtyard. Views towards Parramatta are dominated by OGH giving it an authoritative presence. Low values relating to the landscape setting.
Urban Design / Park Management notes	NA



NSW registry of births & deaths



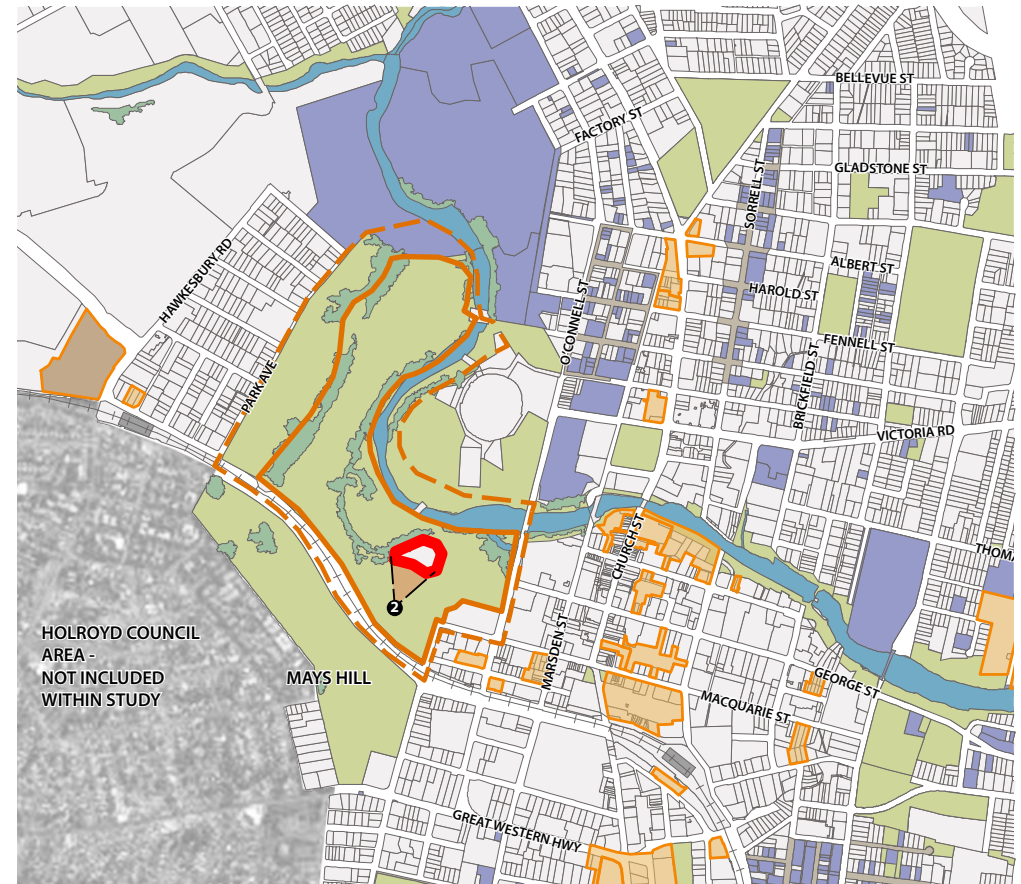
Commonwealth Building



LOOKING TOWARDS THE CITY FROM WITHIN THE OGH COURTYARD

VIEW 2: LOOKING NE TOWARDS OGH

Viewing Location	Looking towards OGH from position as shown
Direction / type of view	North east / Point to point view
Description of view	<p>Immediate foreground: lawn sloping gently towards OGH, scattered trees with high canopy. Pathway</p> <p>Foreground: Pathway and bollards leads the eye across the treeless lawn to OGH. Views terminate at OGH with eucalyptus forming a background above the roofline.</p>
Physical Components	Lawn, trees, bollards, OGH
Experiential/sensory components	Tranquil parkland setting with OGH acting as a focus for the view
Aesthetic considerations	Composition: point to point view terminating at OGH, well structured view balanced horizontally and vertically. Visual quality: high visual quality showcasing OGH. Rarity: one off view.
Values significance	<p>HIGH</p> <p>Visible layering of landscape elements including pathways, dovecote and the prominence of OGH itself. Significant, parkland setting evocative of the colonial era (Macquarie and later Governors), no visual intrusion from new buildings.</p>
Urban Design / Park Management notes	While the pathway draws your eye towards OGH it also draws your eye towards the car park to the south west.

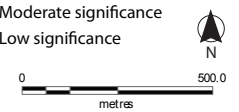


KEY

- Old Government House
- Watercourse
- ++++ Railway Line
- Railway Station
- World Heritage Listing
- World Heritage Buffer

- Parks
- Vegetation
- Noted Architecture
- Conservation Area
- Key Development Sites

- ### SIGNIFICANT VIEWS
- High significance
 - Moderate significance
 - Low significance



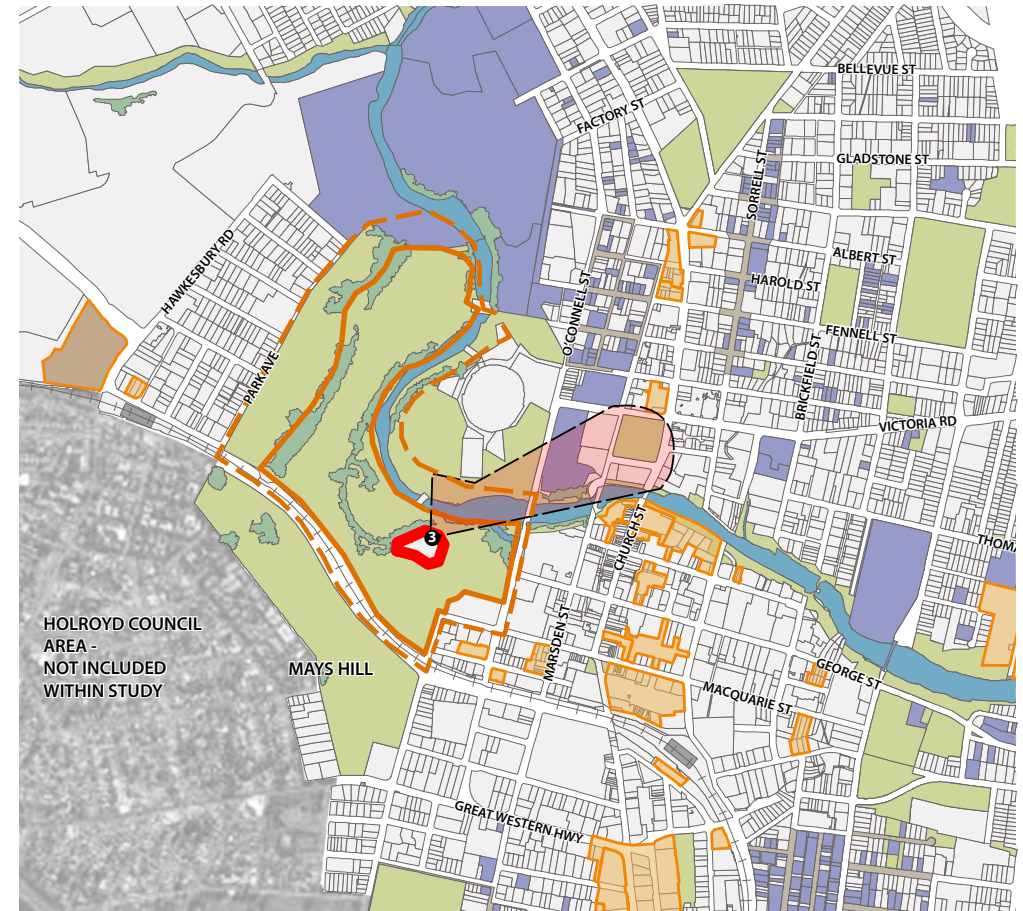
LOCATION OF VIEW



VIEW 2 LOOKING NORTH / NORTH EAST TOWARDS OGH

VIEW 3: OGH TO FORMER KINGS SCHOOL

Viewing Location	NE corner of OGH to former Kings School
Direction / type of view	North east / Point to area view
Description of view	<p>Immediate foreground: Lawns, open fence and mostly deciduous trees (Jacarandas).</p> <p>Foreground: exotic trees, river and Government farm beyond. Parked cars partly visible.</p> <p>Middle Ground: Narrow view of former King's School building (upper floor), St Patrick's Spire is occasionally visible although mostly obscured by trees.</p>
Physical Components	<p>Fairly steep slope down to river. Undulating beyond.</p> <p>Vegetation: mown lawns and spaced trees (Eucalypts and exotics) River visible through trees. Simple open fence, carpark is fairly dominant and school visible. Part of Government farm site visible. Trees provide sense of enclosure.</p>
Experiential/sensory components	Proximity to OGH, river and farm provide fairly strong sense of place.
Aesthetic considerations	<p>Composition: Point to area view with a fair composition, lack of focal point. Visual quality: while there is no particular focal point there are a number of compelling elements within this view. Rarity: one off rare view</p>
Values significance	<p>HIGH</p> <p>Very strong layering of landscape elements including the School building, church spires and Government farm which provide historical connection to colonial era. Tree lined ridge on the horizon helps to evoke a sense of the rural.</p>
Urban Design / Park Management notes	<p>Trees obscure views towards Old Kings school and church spires.</p> <p>Car parking dominates views in the foreground</p>

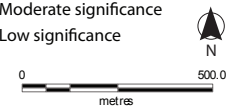


KEY

- Old Government House
- Watercourse
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- Parks
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- ### SIGNIFICANT VIEWS
- High significance
 - Moderate significance
 - Low significance



LOCATION OF VIEW

15B Albert Street

Former Old Kings School

460 Church Street

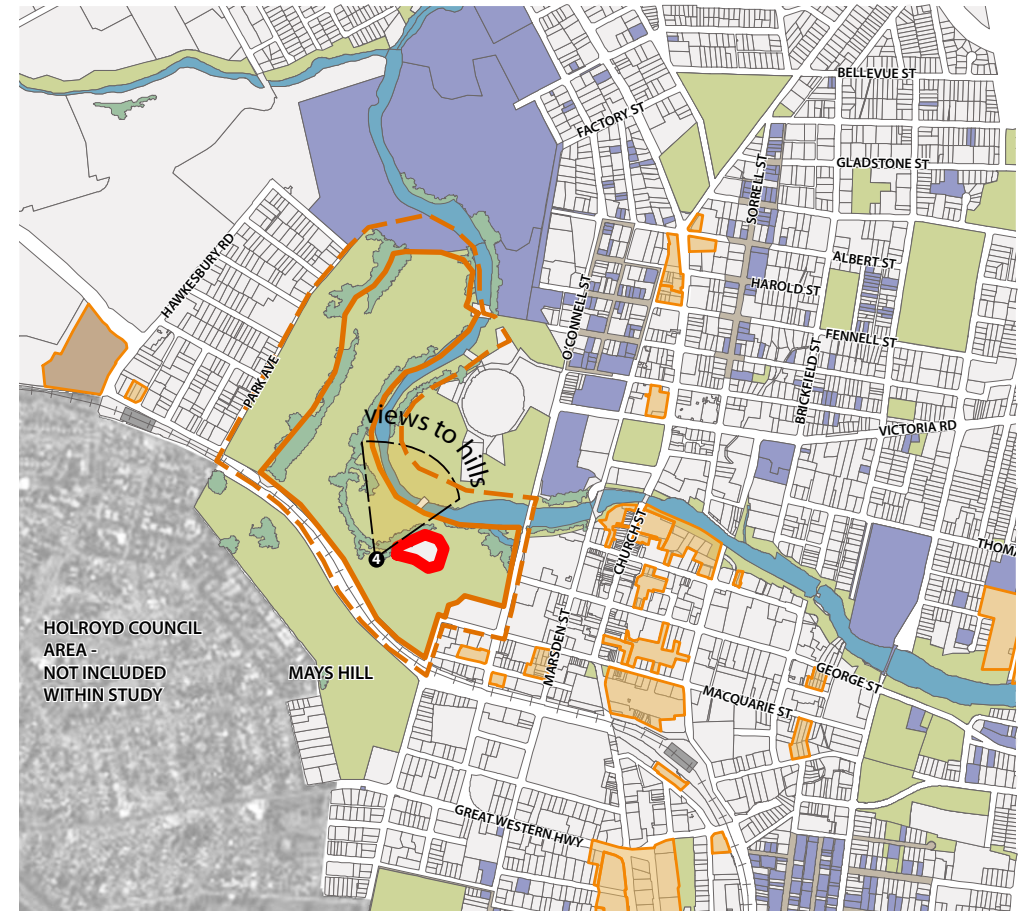


St Patrick's Cathedral



VIEW 4: FROM CRESCENT NORTH

Viewing Location	The rear of OGH
Direction / type of view	North and north east / Point to area view
Description of view	<p>Immediate foreground: Wooden fencing, bush, young trees and shrubby understory</p> <p>Foreground: Cleared amphitheatre area sloping topography and basin, concrete slab</p> <p>Middle ground: Bushland with glimpses of the Parramatta Stadium lights</p> <p>Background: Tree'd horizon line, views terminate at tree'd ridge</p>
Physical Components	Bush and scrub planting, lawned amphitheatre, concrete slab, tree'd horizon line, Parramatta Stadium lighting masts
Experiential/sensory components	Green and tranquil view reminiscent of colonial times but regenerating bush differs from colonial landscape treatment. While the Parramatta Stadium lights are visible they are not dominant.
Aesthetic considerations	Composition: point to area view which is somewhat framed by vegetation in the immediate foreground and terminating at tree lined ridge in the background. Visual quality: High visual quality evoking a rural setting. Rarity: similar views are available along the crescent ridge line.
Values significance	<p>MODERATE</p> <p>Good views of the Amphitheatre with no visual intrusion from new buildings. Views reflect the natural topography of the area the vegetated hills on the horizon which help to reinforce the rural character of the place.</p>
Urban Design / Park Management notes	Immediate foreground planting obscures views

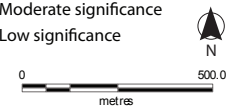


KEY

- Old Government House
- Watercourse
- Railway Line
- Railway Station
- World Heritage Listing
- World Heritage Buffer

- Parks
- Vegetation
- Noted Architecture
- Conservation Area
- Key Development Sites

- ### SIGNIFICANT VIEWS
- High significance
 - Moderate significance
 - Low significance



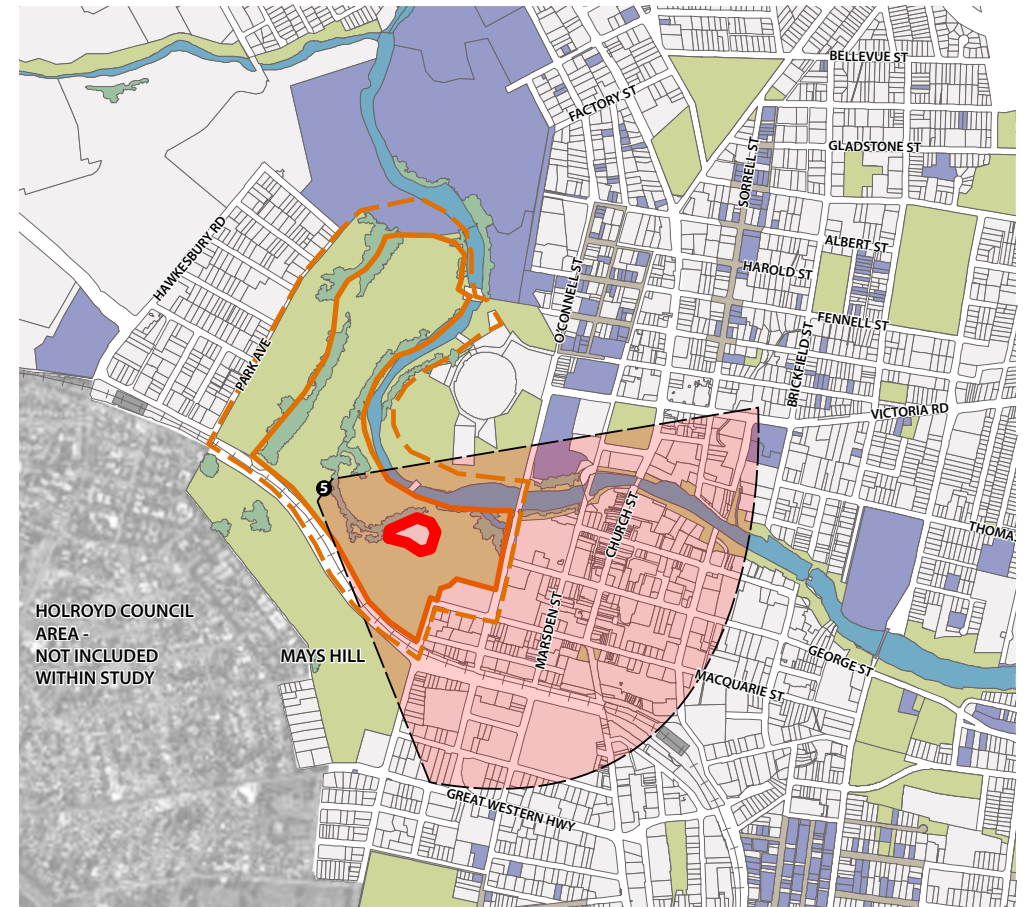
LOCATION OF VIEW



VIEW 4 LOOKING NORTH OVER THE AMPHITHEATRE

VIEW 5: BATH HOUSE AREA TO CITY

Viewing Location	Bath house area
Direction / type of view	East and south east / Area to area view
Description of view	<p>Immediate foreground: The immediate foreground of roads, parking, lawns and spaced trees gives way to mature trees widely spaced in lawns, roadway and parking. OGH features to the left of views.</p> <p>Foreground/Middle ground: Views of city buildings are partly screened by mature eucalypts and other tree species Views terminate at city development.</p>
Physical Components	Land falls towards city with a ridge lying to the east which is vegetated in the distance. Tree'd parkland to south and city development to SE. Historic features: OGH and surrounds, bathhouse, Redoubt site, Observatory site, Gov Macquarie Carriageway Drive to OGH Not enclosed
Experiential/sensory components	OGH dwarfed by city views. Relatively unattractive view of OGH.
Aesthetic considerations	Composition: poor composition of scattered elements and visual clutter from street furniture/roadways. Visual quality: collection of landscape features offers interest to the viewer. Rarity: one off view
Values significance	<p>HIGH</p> <p>Strong layering of landscape elements including the bath house, the Redoubt and Observatory. Strong sense of the relationship between OGH and Parramatta and the general landscape setting.</p>
Urban Design / Park Management notes	Car parking, cluttered signage and furniture dominates views in the foreground. OGH elevational treatment when viewed from the rear is poor. Park edge to south 'bleeds' into the city, there is a lack of enclosure and definition between park and beyond.

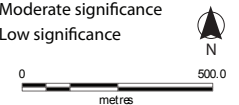


KEY

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- Parks
- Vegetation
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- Conservation Area
- Key Development Sites

- SIGNIFICANT VIEWS
- High significance
- Moderate significance
- Low significance



LOCATION OF VIEW

Commonwealth Building

B1 Tower

NSW RTA



VIEW 5 LOOKING EAST



VIEW 5 LOOKING SOUTH EAST

VIEW 6: FROM CRESCENT TO CITY

Viewing Location	View towards City from the Boer War Memorial steps
Direction / type of view	East to north east / Point to area view
Description of view	Immediate foreground: Regenerated woodland with medium size eucalypts and other species. Vegetation is managed to create a grassy understory with views through trees. Foreground: Grassy Crescent amphitheatre with trees and glimpsed views of river. Middle ground: City buildings partially obscured by vegetation. Distance: Long views to are available to the tree'd ridge on the horizon
Physical Components	Steep slopes down to amphitheatre. Undulating with low hills beyond. River partially visible. Two Church spires at St Patrick's and All Saints are visible in the midground. The Sebol hotel is a prominent feature with its asymmetric roof line and light colours. The amphitheatre (site of Government garden) and Government farm across river are significant heritage features. Moderate integrity. Enclosed view (varies with viewing point).
Experiential/sensory components	Parklike landscape.
Aesthetic considerations	Composition: point to area view taking in a broad panorama of the city against a foreground of vegetation and tree lined ridge in the background. Visual quality: moderate visual quality with some historic features. Rarity: rare view, similar views available from around the crescent.
Values significance	MODERATE Layering of landscape elements including the crescent and the river. Views north towards the tree'd ridgeline create a sense of openness and rurality against the city.
Urban Design / Park Management notes	Planting partly obscures views

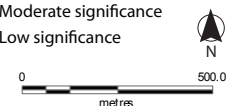


KEY

- Old Government House
- Watercourse
- Railway Line
- Railway Station
- World Heritage Listing
- World Heritage Buffer
- Parks
- Vegetation
- Noted Architecture
- Conservation Area
- Key Development Sites

SIGNIFICANT VIEWS

- High significance
- Moderate significance
- Low significance



LOCATION OF VIEW

460 Church Street

St Patrick's Cathedral

All Saints Church

1 Sorrell Street

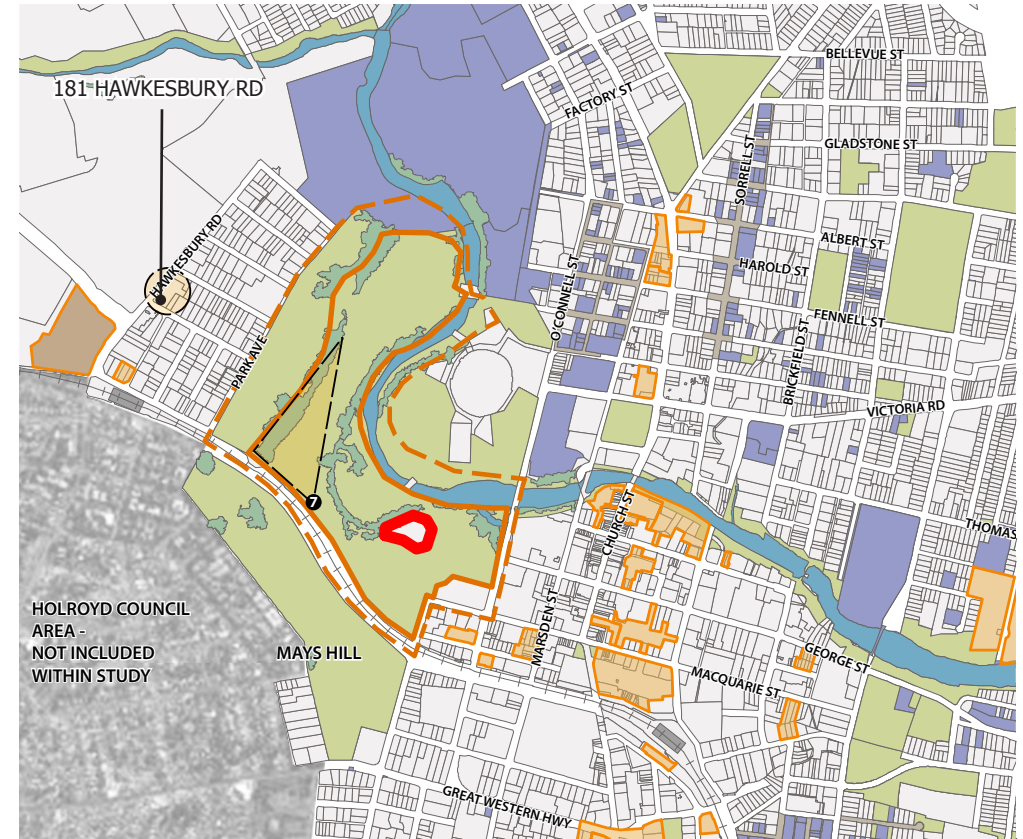
Sebel Hotel



VIEW 6

VIEW 7: BATH HOUSE AREA TO WESTMEAD

Viewing Location	Bath house area (west side)
Direction / type of view	North west / Point to area view
Description of view	<p>Immediate foreground: Cleared lawns falling gently towards the creekline</p> <p>Middle ground: Views terminate at the vegetated creek line, 181 Hawkesbury Road is visible above the canopy</p>
Physical Components	<p>Bath house and other significant features not visible within this view, sited to the rear.</p> <p>Lawn and trees are the main physical components making the presence of 181 Hawkesbury Rd fairly prominent</p>
Experiential/sensory components	Parklike landscape.
Aesthetic considerations	Composition: point to area view taking in a panorama of the broad lawns and trees creekline. Visual quality: low visual interest, lawn and trees. Rarity: Similar views available within the domain.
Values significance	<p>MODERATE</p> <p>Views towards the 'English' landscaped setting of broad lawns and mature trees. Rural qualities.</p>
Urban Design / Park Management notes	NA

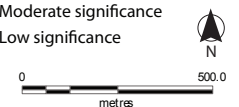


KEY

- Old Government House
- Watercourse
- Railway Line
- Railway Station
- World Heritage Listing
- World Heritage Buffer

- Parks
- Vegetation
- Noted Architecture
- Conservation Area
- Key Development Sites

- ### SIGNIFICANT VIEWS
- High significance
 - Moderate significance
 - Low significance



LOCATION OF VIEW

181 Hawkesbury Road



VIEW 7

VIEW 8: PARRAMATTA RIVER VIEWS

Viewing Location	Unfolding views along Parramatta River from road along West side of river (Byrnes Ave). Starting at point West of Old Kings Oval (a), to point ~75m further south (b), to point near Noller Bridge (c) (below Old Government House)
Direction / type of view	Southeast, then East / Point to area view
Description of view	<p>Point a) Immediate foreground of eucalypts, shrubs and grasses framing the view. Foreground of still, reflective river with lily beds and exotic trees and shrubs in manicured lawns. Middleground view of OGH nestled in tall eucalypts and exotic trees. Wentworth Gardens residential block is visible but not dominant, its colour blending into the sky. Overall, view has high aesthetic characteristics with OGH in mature tree'd river setting.</p> <p>Point b) Reduced foreground vegetation providing some framing of view. River in foreground with medium size trees and shrubs in manicured lawns. Large city building (Commonwealth building on O'Connell St) prominent above horizon, this building dwarfs OGH. Overall, moderate aesthetic characteristics adversely affected by large city building.</p> <p>Point (c) Limited framing of view by oaks. Noller Bridge, trimmed laws and medium size exotic trees and shrubs dominate foreground. Two substantial city buildings tend to dominate middle ground view to city. OGH is not visible being hidden behind vegetation. Government Farm is visible across river on the northern bank. Overall this view reads as a landscaped parkland on edge of the city with moderate aesthetic characteristics.</p>
Physical Components	Land sloping to river. Mature native and exotic trees and shrubs, introduced grass lawns. The river is a prominent with its reflective surface. OGH is major heritage feature. Bridge and city buildings prominent from c). Integrity apparent at point a) but less so at b) and c) due particularly to intrusion of modern buildings. Strong sense of enclosure at a) and to limited extent at b).
Experiential/sensory components	Strong sense of place, particularly from a). Highly picturesque setting.
	Composition: picture postcard views available from point a with OGH as a landmark feature, views are well balanced. Visual quality: high visual quality of context of OGH against the city. Rarity: one off sequence of views
Values significance	<p>HIGH</p> <p>Strong layering of landscape elements including the river, partial views towards Old Government Farm, exotic plantings and OGH which sits within a dominant location. Evocative of the Macquarie period although tree cover is now greater.</p>
Urban Design / Park Management notes	Trees obscure views at location a), potential to open views towards OGH from location b).



VIEW A

Commonwealth Building

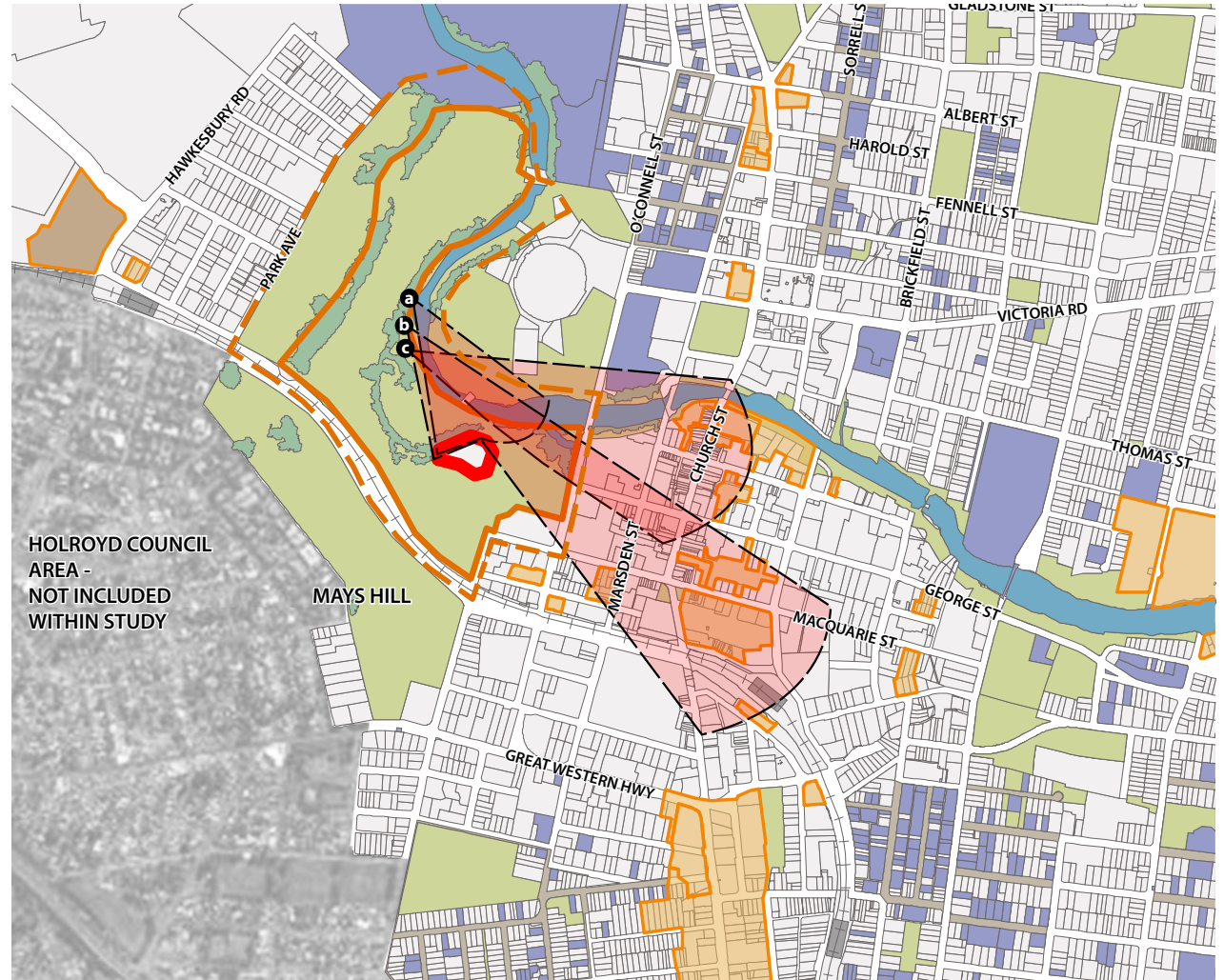


VIEW B

Park Royal Noller Bridge NSW Registry building



VIEW C



HOLROYD COUNCIL
AREA -
NOT INCLUDED
WITHIN STUDY

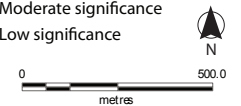
MAYS HILL

KEY

- ▬ Old Government House
- ▬ Watercourse
- ++++ Railway Line
- ▬ Railway Station
- ▬ World Heritage Listing
- ▬ World Heritage Buffer

- ▬ Parks
- ▬ Vegetation
- ▬ Noted Architecture
- ▬ Conservation Area
- ▬ Key Development Sites

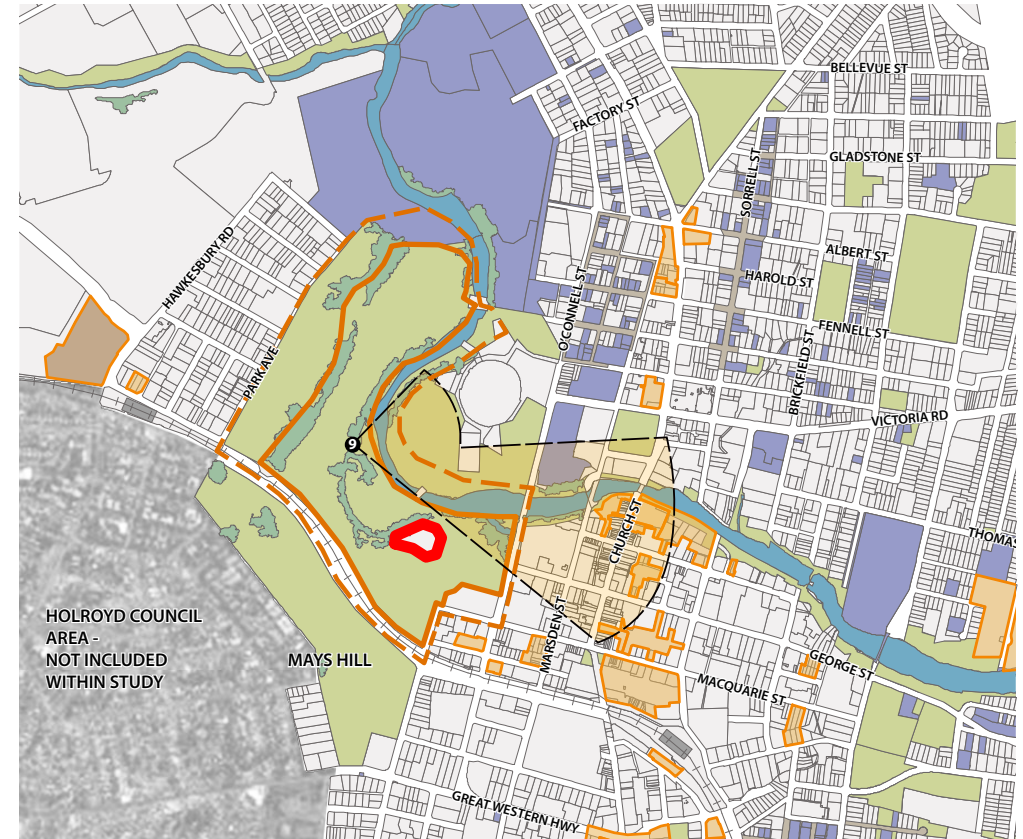
- SIGNIFICANT VIEWS
- ▬ High significance
 - ▬ Moderate significance
 - ▬ Low significance



LOCATION OF VIEWS

VIEW 9: NORTHERN CRESCENT TO CITY

Viewing Location	View towards City from the steps at location marked
Direction / type of view	East / Point to area view
Description of view	Immediate foreground: Regenerated woodland features in the foreground with medium size eucalypts and other species. Vegetation is managed to create a grassy understory with views through trees. Foreground: Grassy Crescent and amphitheatre with trees and glimpsed views of river. Middle ground: city buildings Distance: Long views to are available to the tree'd ridge on the horizon.
Physical Components	Steep slopes down to amphitheatre. River partially visible. City buildings dominate the middle ground of buildings as they are viewed along the river corridor The amphitheatre (site of Government garden) is a significant heritage features. Enclosed view (varies with viewing point).
Experiential/sensory components	Parklike landscape.
Aesthetic characteristics	Composition: point to area view taking in a broad panorama of the city against the parkland and tree lined ridge in the distance. Visual quality: moderate visual quality of the river and city of Parramatta against a parkland setting. Rarity: rare within the regional context, similar views are available from other locations.
Values significance	MODERATE Views towards the amphitheatre area and river provide some sense of a layering of landscape elements. City buildings are prominent to the east. Tree lined ridge visible to the north.
Urban Design / Park Management notes	Tree canopy blocks views in the foreground

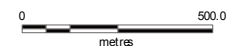


KEY

- Old Government House
- Watercourse
- Railway Line
- Railway Station
- World Heritage Listing
- World Heritage Buffer
- Parks
- Vegetation
- Noted Architecture
- Conservation Area
- Key Development Sites

SIGNIFICANT VIEWS

- High significance
- Moderate significance
- Low significance



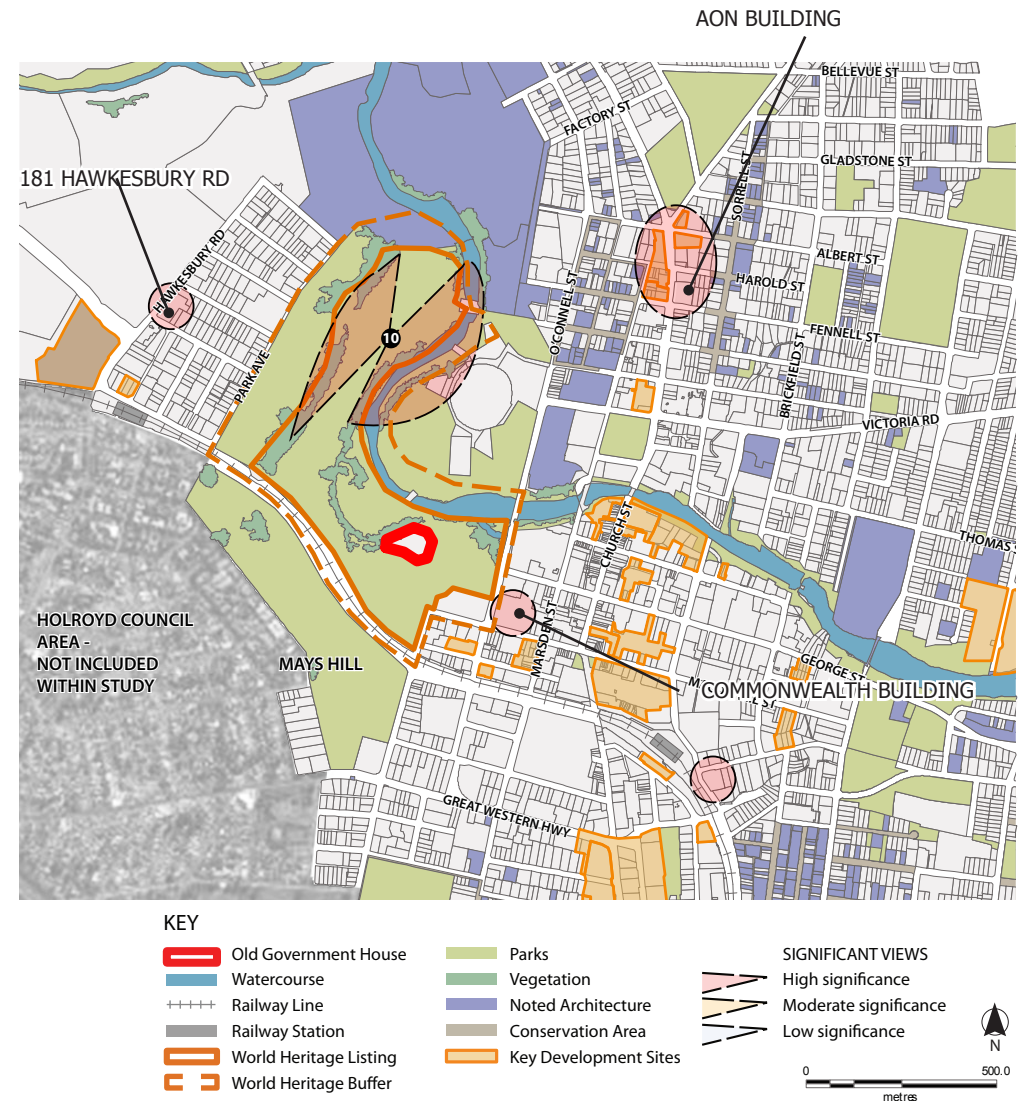
LOCATION OF VIEW



VIEW 9

VIEW 10: DAIRY PRECINCT

Viewing Location	Dairy Precinct
Direction / type of view	1. To North East and South East / Point to area view 2. To West / Point to area view
Description of view	<p>To E (top left photo) Immediate foreground: Lawns, sparse trees, Foreground: Open grass/woodland setting with mature trees and expansive lawns. Middle ground: Densely wooded, development evident in North Parramatta through trees.</p> <p>To SE (top right photo): Immediate foreground: Lawns, isolated trees. Foreground: Open woodland setting with mature trees and expansive lawns. Middle ground: Densely wooded, city buildings visible from some viewing points (including Deloitte and Commonwealth buildings).</p> <p>To W: Views across the lawn terminate at the thickly vegetated creek which screens views from development along Park Avenue. 181 Hawkesbury Road is visible above the treeline.</p>
Physical Components	Undulating landform sloping down to river. Vegetation as above. Dairy buildings the main heritage and built element. Mature trees provide strong sense of enclosure.
Experiential/sensory components	Strong sense of place related to colonial period – dairy precinct and park-like setting with road following old carriage way.
Aesthetic considerations	Composition: point to area views with the dairy precinct as a landmark feature. Visual quality: tranquil views with historic elements. Rarity: one off views
Values significance	<p>HIGH</p> <p>Strong layering of landscape elements including dairy buildings, alignment of former carriageway and landscaped parkland. Rural qualities. Tree lined creek terminates views creating closure.</p>
Urban Design / Park Management notes	Tree line is essential in protecting the highly rated values in this location.



LOCATION OF VIEW

AON Building
Commonwealth Building



LOOKING EAST (DAIRY IN FOREGROUND)

Deloitte Building



LOOKING SOUTH EAST (DAIRY TO RIGHT OF IMAGE)

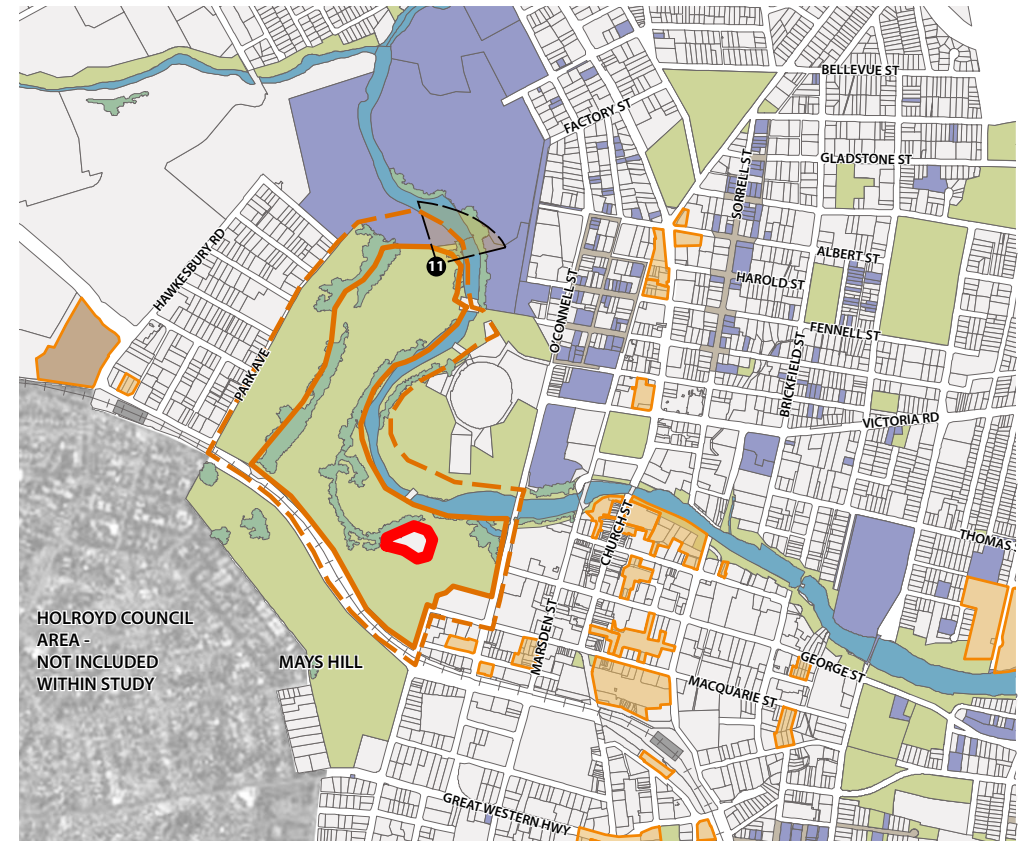
181 Hawkesbury Road, Westmead



LOOKING WEST (DAIRY BEHIND)

VIEW 11: FEMALE FACTORY

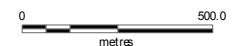
Viewing Location	Northern end of park
Direction / angle of view	North / Point to area view
Description of view	<p>Immediate foreground: Views are partially obscured by vegetation and fencing</p> <p>Foreground: River and opposite river banks</p> <p>Middle ground: Female Factory can be glimpsed through the trees</p>
Physical Components	Vegetated landform sloping down to river. Heritage fencing in the foreground, Female Factory
Experiential/sensory components	Scenic river setting and views towards heritage property create a strong sense of place. This area is now a haven for bats, many of which are visible in the taller trees.
Aesthetic characteristics	Composition: point to area view terminating at the focal point of the Female Factory which is partially obscured by vegetation. Visual quality: compelling for its visual elements of river and historic features. Rarity: rare, one off view.
Values significance	<p>MODERATE</p> <p>Strong layering of landscape elements. Visual reminder of the convict era. The female factory was a refuge for unassigned convict women and their children who were sent to the colony of NSW</p>
Urban Design / Park Management notes	Potential to open views and connection towards the The Parramatta Female Factory; Parramatta Girls Home; The Old Roman Catholic Orphanage and other buildings on the Cumberland Hospital site.



KEY

	Old Government House		Parks
	Watercourse		Vegetation
	Railway Line		Noted Architecture
	Railway Station		Conservation Area
	World Heritage Listing		Key Development Sites
	World Heritage Buffer		

SIGNIFICANT VIEWS	
	High significance
	Moderate significance
	Low significance



LOCATION OF VIEW



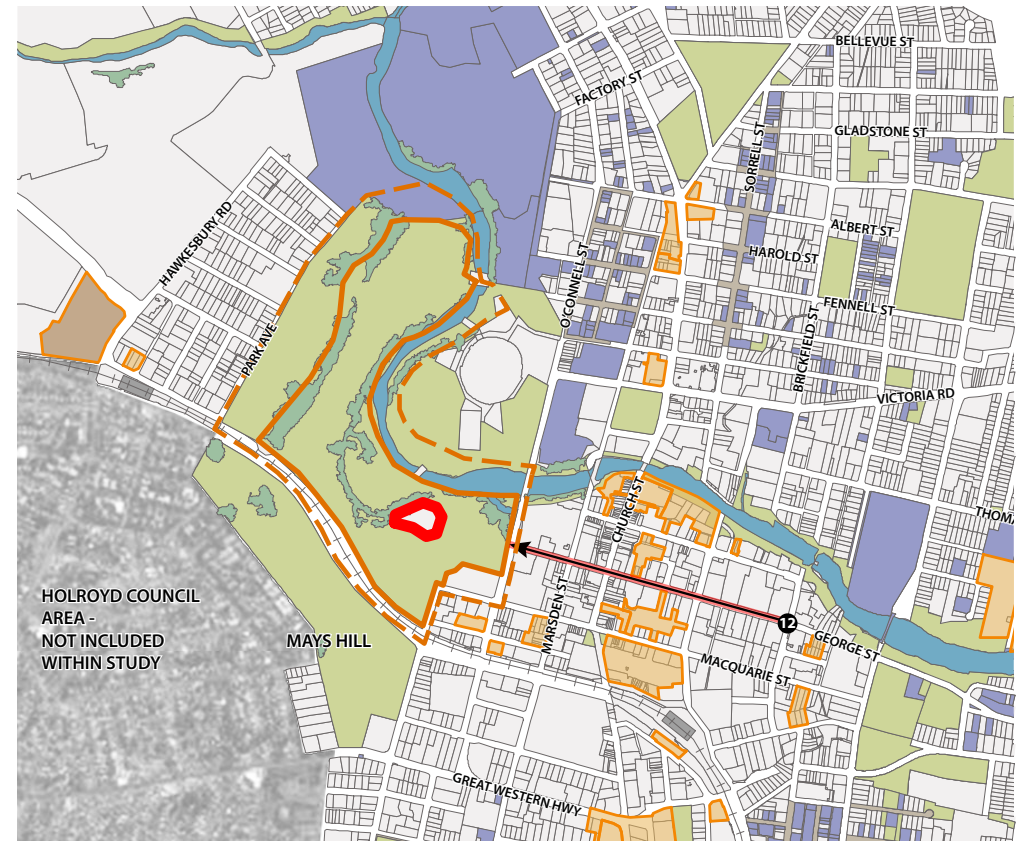
VIEW 11 TOWARDS FEMALE FACTORY



SCENIC RIVER AREA TO THE MIDGROUND OF VIEWS

VIEW 12: GEORGE STREET

Viewing Location	George Street
Direction / angle of view	West to north - west / Point to point view
Description of view	<p>Unfolding view.</p> <p>Immediate foreground and foreground: road and footpaths, traffic, ad hoc collection of medium height buildings. Mature trees on right beyond Marsden St soften the approach to the Gatehouse and park. Middle ground: Gatehouse is a very strong visual element from about Marsden St. Mature trees around the Gatehouse also a strong element. OGH and Parramatta Park are not visible except for the group of large trees near the gatehouse. The view through the gates into the OGH is limited by the 'avenue' of pin oaks and other trees.</p>
Physical Components	Flat ground. Vegetation and structures as above. Tudor-style Gatehouse built in 1885 - regarded as an iconic landmark in Parramatta - is only heritage feature. Enclosure: partly framed by buildings and some trees
Experiential/sensory components	Provides sense of history (Gatehouse) and of park beyond. No sense of colonial period.
Aesthetic considerations	Composition: point to point view framed by buildings/streetscape. Visual quality: Low with potential to improve, gatehouse forms a visual feature. Rarity: rare, one off view.
Values significance	HIGH
Urban Design / Park Management notes	No views through the Gatehouse to OGH. Consider tree removal within the domain to open up views towards OGH. O'Connell Street creates a strong severance between the park and the City, improve connection through urban design treatment. Visual clutter along George St dominates views in the foreground.



KEY

- Old Government House
- Watercourse
- ++++ Railway Line
- Railway Station
- World Heritage Listing
- World Heritage Buffer

- Parks
- Vegetation
- Noted Architecture
- Conservation Area
- Key Development Sites

- ### SIGNIFICANT VIEWS
- High significance
 - Moderate significance
 - Low significance

0 500.0 metres

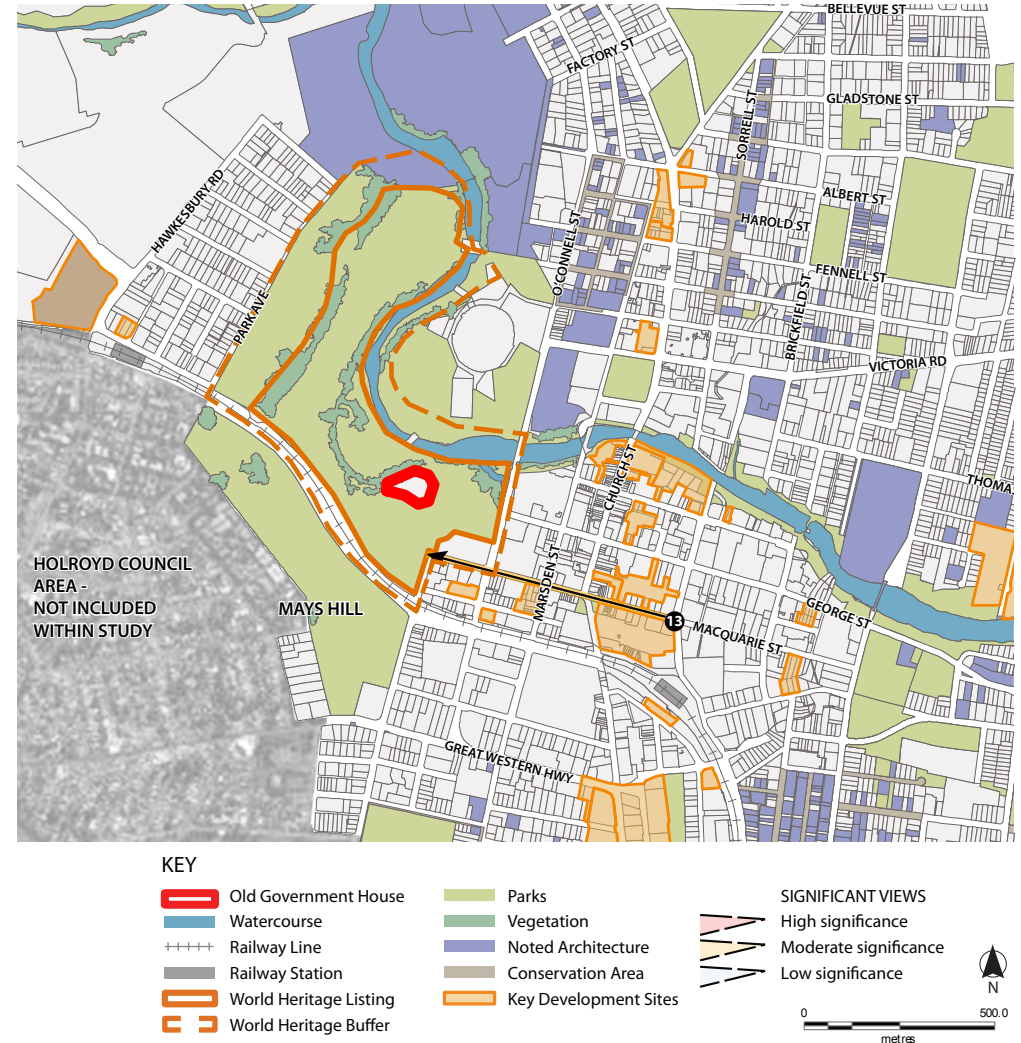
LOCATION OF VIEW



VIEW 12, UNFOLDING VIEW ALONG GEORGE STREET

VIEW 13: MACQUARIE STREET

Viewing Location	Macquarie Street
Direction / angle of view	West to north - west / Point to point view
Description of view	<p>Unfolding view.</p> <p>Immediate foreground and foreground: road and footpaths, traffic, ad hoc collection of medium height buildings.</p> <p>Middle ground: Gatehouse is a strong visual element marking the termination of this linear view. Tree canopy within the domain is visible over the gatehouse.</p> <p>The 'cottage' style architecture of the gatehouse is unexpected in this city context</p>
Physical Components	<p>Flat ground, buildings and street clutter.</p> <p>The gatehouse is only heritage feature. Enclosure: partly framed by buildings</p>
Experiential/sensory components	<p>Provides sense of history (Gatehouse) and of park beyond.</p> <p>Little sense of colonial period.</p>
Aesthetic considerations	Composition: point to point view framed by buildings/ streetscape. Visual quality: Low with potential to improve, gatehouse forms a visual feature. Rarity: rare, one off view
Values significance	<p>MODERATE</p> <p>Vegetated backdrop provides a visual connection to parkland beyond, relevance to Georgian town plan</p>
Urban Design / Park Management notes	Declutter Macquarie Street to improve views



LOCATION OF VIEW

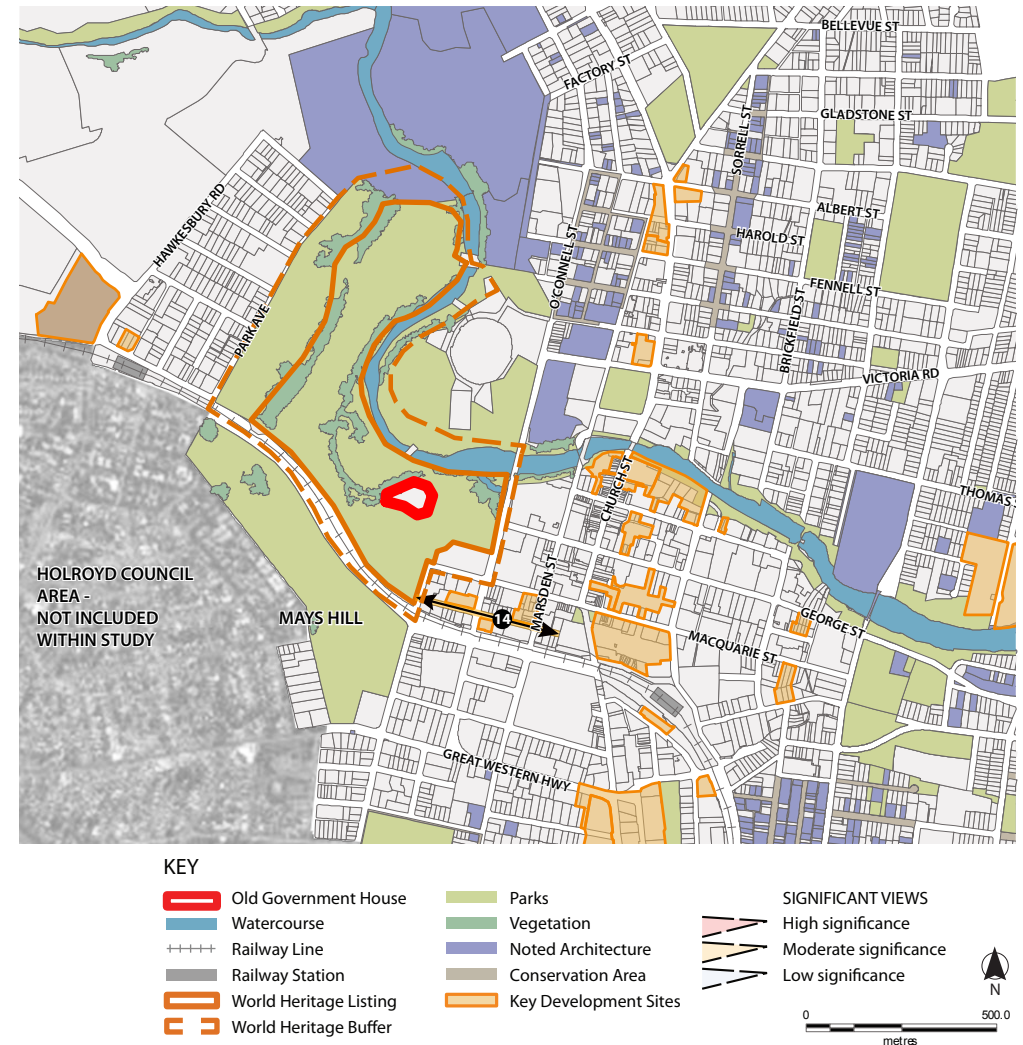


VIEW 13 LOOKING WEST ALONG MACQUARIE STREET



VIEW 14: HUNTER STREET

Viewing Location	George Street
Direction / angle of view	West to north / point to point view
Description of view	<p>This view provides a link between the Domain and St John's Church.</p> <p>Immediate foreground and foreground: road and footpaths, traffic, ad hoc collection of medium height buildings.</p> <p>Tree planting along the Street helps to frame views.</p> <p>Middle ground: Grassed area, trees beyond and fencing is the only domain feature visible to the west, to the east St John's creates a focal point.</p>
Physical Components	Flat ground. Vegetation, car parking, buildings of varying heights, St John's.
Experiential/sensory components	View towards St John's is pleasant but view towards the Domain is poor, terminating in a grassed area. No sense of colonial period.
Aesthetic considerations	Composition: point to point view framed by buildings/streetscape. Visual quality: St Johns provides a landmark feature towards the east. Rarity: rare, one off view
Values significance	<p>MODERATE</p> <p>Low connection with identified values but does provide a visual connection between the Domain area and St John's</p>
Urban Design / Park Management notes	Improve fencing along the grassed area / open views towards Rose Garden



LOCATION OF VIEW



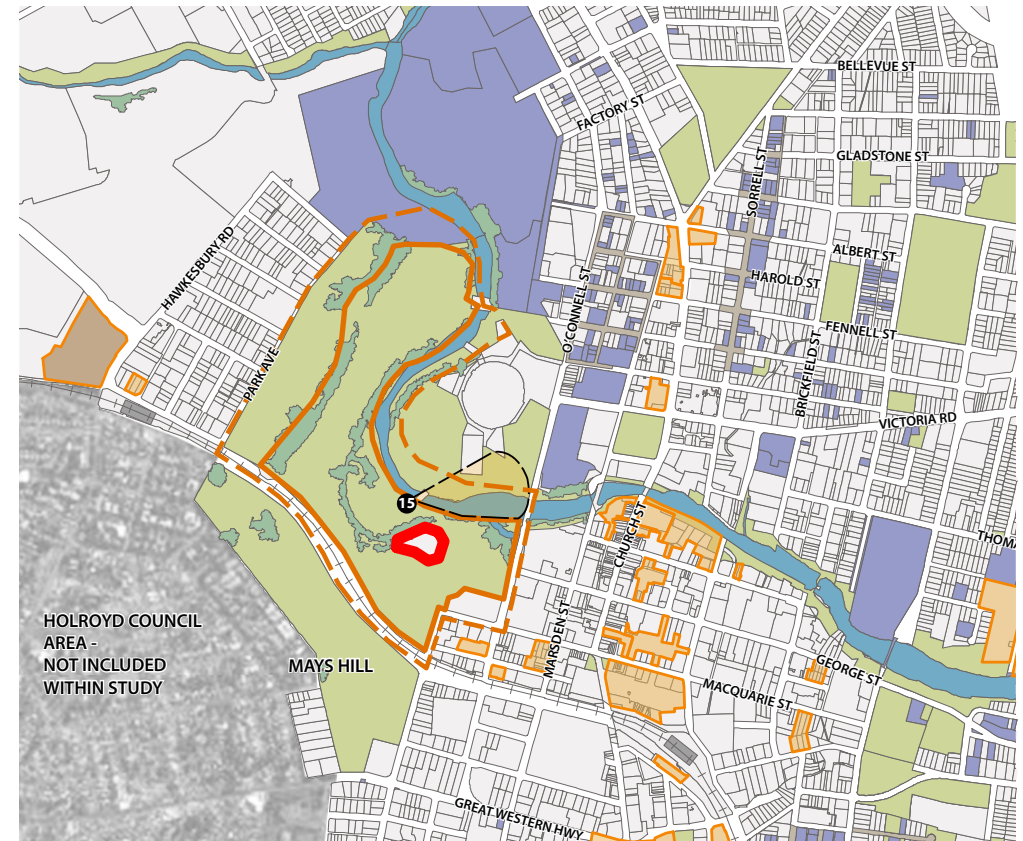
VIEW 14 LOOKING WEST ALONG HUNTER STREET TOWARDS THE DOMAIN



LOOKING EAST ALONG HUNTER STREET TOWARDS ST JOHN'S

VIEW 15: OLD GOVERNMENT FARM

Viewing Location	George Street
Direction / angle of view	North east / Point to area view
Description of view	<p>Immediate foreground: Grassed riverside, low vegetation along bank, sparse tree cover.</p> <p>Foreground: river, grassed areas with well spaced trees, large carpark, belts of trees to skyline, tops of buildings on skyline.</p>
Physical Components	<p>Land sloping to river</p> <p>Vegetation as above.</p> <p>River a strong visual element.</p> <p>Foot bridge, jetty, signs, carpark. Several city buildings just visible on skyline.</p> <p>Good views of Government Farm area.</p>
Experiential/sensory components	Fairly strong sense of place - related to agricultural history
Aesthetic considerations	<p>Composition: point to area view with a balanced outlook.</p> <p>Visual quality: Old Government Farm creates a focal point .</p> <p>Rarity: rare, one off view</p>
Values significance	<p>MODERATE</p> <p>There is a strong layering of landscape elements with Parramatta river and the Old Government Farm visible on the far bank.</p>
Urban Design / Park Management notes	Car park is a dominant feature

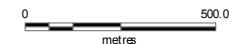


KEY

	Old Government House		Parks
	Watercourse		Vegetation
	Railway Line		Noted Architecture
	Railway Station		Conservation Area
	World Heritage Listing		Key Development Sites
	World Heritage Buffer		

SIGNIFICANT VIEWS

	High significance
	Moderate significance
	Low significance



LOCATION OF VIEW

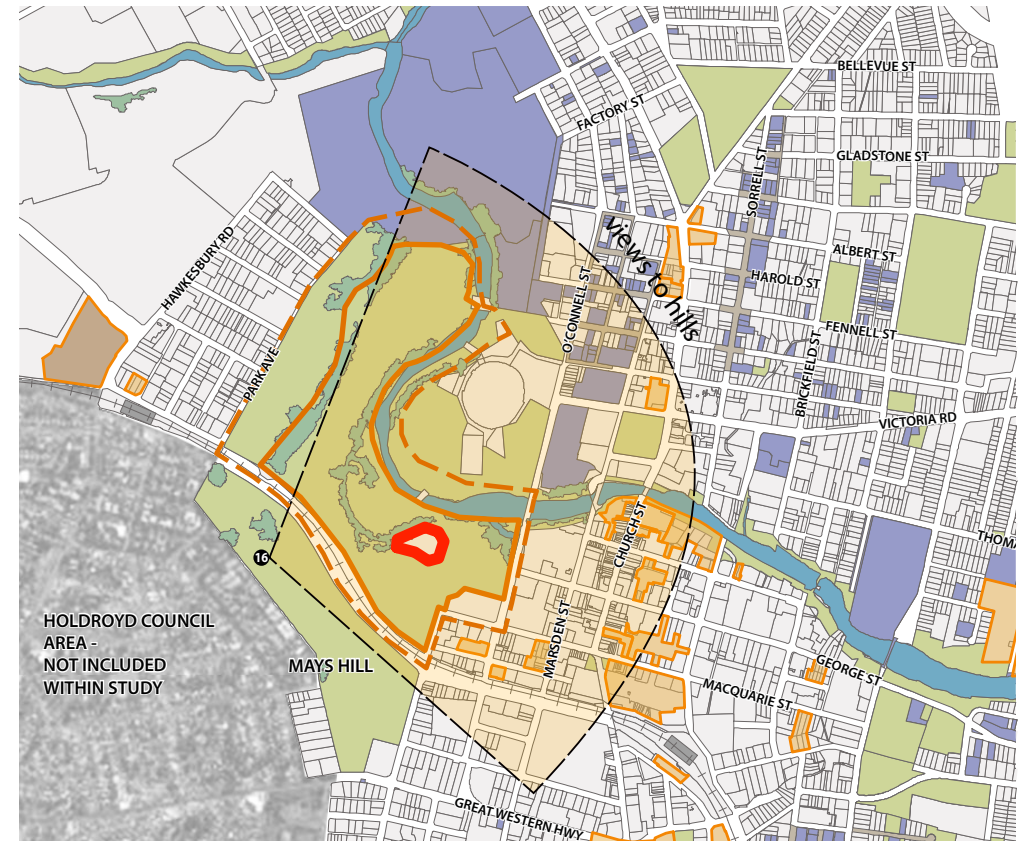


VIEW 15 LOOKING NORTH EAST TOWARDS GOVERNMENT FARM



VIEW 16: MAYS HILL

Viewing Location	Mays Hill
Direction / angle of view	West, North west / area to area view
Description of view	<p>Immediate foreground: Grassed slopes</p> <p>Foreground: tree canopy, trees, grassed slopes, golf course, single trees. Middleground: panoramic views over the treetops towards Parramatta Park and the City skyline</p> <p>Middle distance: Parramatta City skyline to the West and a majority green outlook to the North west</p> <p>Background: long range views towards tree'd horizon</p>
Physical Components	<p>Land sloping west</p> <p>Vegetation as above.</p> <p>The city skyline is a strong visual element against the tree canopy</p>
Experiential/sensory components	Fairly strong sense of place - views towards the Domain are not distinctive or differentiated from views in other directions towards vegetation
Aesthetic considerations	<p>Composition: area to area panoramic view.</p> <p>Visual quality: The city skyline and golf course are the dominant features.</p> <p>Rarity: rare, one off view</p>
Values significance	<p>MODERATE</p> <p>There is a strong layering of landscape elements Parramatta Park and the City visible</p>
Urban Design / Park Management notes	

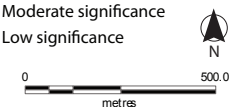


KEY

- Old Government House
- Watercourse
- Railway Line
- Railway Station
- World Heritage Listing
- World Heritage Buffer

- Parks
- Vegetation
- Noted Architecture
- Conservation Area
- Key Development Sites

- SIGNIFICANT VIEWS
- High significance
- Moderate significance
- Low significance



LOCATION OF VIEW



VIEW 15 LOOKING WEST TOWARDS THE CITY



VIEW 15 LOOKING NORTH WEST TOWARDS PARRAMATTA STADIUM OVER THE DOMAIN

DETERMINING THE AREA OF SENSITIVITY

The area of sensitivity proposed is based on detailed analysis of important views from and towards Old Government House and Domain and a layering of viewshed, topography and proximity.

VIEWSHED:

The area which is covered by the highly important view cones

TOPOGRAPHY:

The surrounding topography must be considered as existing buildings located on ridge lines are some of the most visible. The sensitivity mapping covers areas higher than 20m.

PROXIMITY:

Proximity to the Old Government House and Domain dramatically affects the dominance of buildings, this is clear when considering the visual dominance of the Commonwealth building, see below:

VIEWING DISTANCE

Distance away from the subject site is a critical factor in assessing visual impact. The effect of distance on ability to discern detail of built form elements, as well as the contribution of surrounding 'visual noise' in the wider vista or view is critical.

The greater the distance and the wider the view/vista or panorama, the less a given visual element will dominate, or be intrusive.

Distance bands are site specific and have been determined through site visits and desk based analysis, distance bands affecting visibility for this study area are as follows:

Immediate Foreground: This zone begins at the viewer and extends to about 100 metres. Individual leaves, flowers, twigs, bark texture, details of colour texture and structures are evident.

Foreground: In the case of this project the foreground has been determined as up to 500m. Detail of landforms and built form are more pronounced when viewed from within the foreground zone and new developments are likely to have a significant impact.

Middle ground: Alterations in the middle ground (up to 1.5 km from the observer) are less distinctive. Some detail can be seen, but where increasingly colour and texture variation is seen as grouped into mass elements. Visible details progressively decline. In the case of Old Government House and Domain, the majority of locations from where new development may impact upon views is within this range

Middle Distance: (up to 7 km): although perception of colour and texture variation is limited, the essential elements are identifiable (i.e. vegetation stands, vegetation texture, dominant colour hues, dramatic features and intrusive elements), new development is less likely to have an impact in this location.

Background: This zone extends from middle distance (minimum of 7 km between the observer and the area

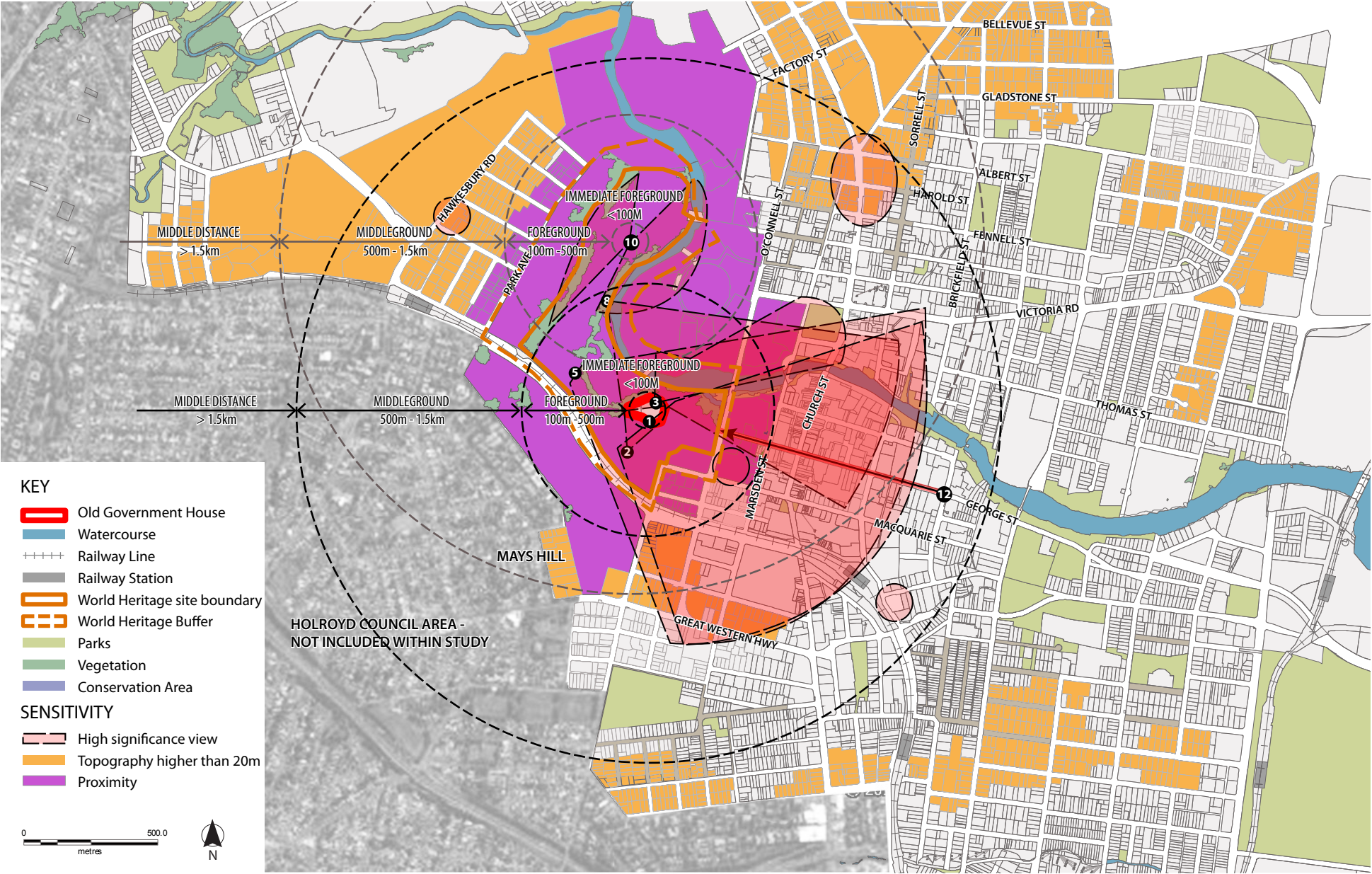
being viewed) to infinity. Shape may remain evident beyond 16km, especially if it is inconsistent with other landscape forms. Beyond 16km, alteration in landscape character becomes obscure.

Taking into account the effect of distance bands, any new development proposals would mainly fall into the 'foreground' and 'middle ground' zones as far as predominant visual accessibility is concerned. The finding is relevant. It means that attention to 'dominant colours of mass/grouped visual elements' (i.e. collective facades/cladding and walls of structures) will be the most critical element in determining potential visual dominance or intrusiveness in the wider landscape. It also means that bright and contrasting colours will stand out, while muted colours with 'natural' tones will not.

FURTHER STUDY

The area to the west of the railway line lies within the jurisdiction of Holroyd Council and has not been included within this study, we recommend that an assessment of this area is undertaken for completeness.

DEFINING THE AREA OF POTENTIAL SENSITIVITY



AREAS OF SENSITIVITY

AREAS OF SENSITIVITY

The map to the right shows the areas of Parramatta that have been defined as 'sensitive' or 'highly sensitive'.

These areas have been determined through a process of review of the World and National Heritage values, the analysis and mapping of important views and settings, the proximity to OGHD and the consideration of the underlying topography. It should be noted that while the important view cones cover a larger area than that which has been denoted as 'highly sensitive' on page 79, the fact that visual impact reduces with distance has been taken into consideration.

As such, the 'highly sensitive' areas of the city are those which are prominent within the 'foreground' of a view and are affected by multiple important viewcones. These are the areas where details of built form are more pronounced and have a high risk of resulting in a significant impact upon the World and National Heritage values.

The 'sensitive' areas of the city are those areas which appear in the middle ground of a view, or which do not feature within an important viewcone. Development in these areas may have some impact, but there is no risk of resulting in a significant impact upon the World and National Heritage values.

EXCLUSIONS

The map on page 79 shows areas of land above 20m which are located in the middle distance, over 1.5km from Old Government House. Due to their distance from Old Government House (within the middle distance and therefore less prominent) these areas are not deemed to be sensitive.

Westmead Residential Precinct is excluded from the 'highly sensitive' area. While development in this area has the potential to impact values, and change the nature of the view, it has been determined that it would not have a significant impact on the World and National Heritage Values.

IMPLICATIONS FOR PROPOSED DEVELOPMENT

Proposed development within the areas of high sensitivity of Parramatta risk having a significant impact on the World and National Heritage values of Old Government House and Domain. This impact may be mitigated below the significant impact threshold by adhering to the essential future development guidelines set out in this document. Impacts that cannot be reduced to below the significant impact level would require assessment by the Commonwealth under the EPBC Act.

To avoid potential for cumulative impacts on the World and National Heritage values, any new development proposal must take into account current or approved developments in relation to spacing between buildings to retain a sense of openness and sky between buildings.

HIGHLY SENSITIVE AREAS

The areas where development risks having a **significant impact** on the World and National Heritage values of OGHD

SENSITIVE AREAS

Development may have some impact, but **not a significant impact** on the World and National Heritage values of OGHD

THE AREA OF SENSITIVITY

