

Part 3

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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3.

FUTURE DEVELOPMENT GUIDELINES

DESIGN PRINCIPLES

Three guiding principles provide the overall vision and direction for the study area.

These principles have been designed to retain and enhance the World and National Heritage Values of Old Government House and Domain.

It should be noted that the World Heritage Buffer Zone and the Domain are integral to the protection of the three design principles. The Domain is highly significant in the protection of the World and National Heritage Values.

PRINCIPLE 1:

VISUAL PROMINENCE AND SYMBOLISM

The backdrop of the buildings in the City of Parramatta should provide a setting for Old Government House compatible with the commanding spirit of the place.

New development should not detract from the setting of Old Government House as the former seat of colonial power, and its traditional 'master and commander' relationship with Parramatta. New development should reinforce the relationship between Old Government House and the original Georgian town plan, particularly the axis of George Street.

PRINCIPLE 2:

LANDSCAPE SETTING

New development should not dominate the landscape setting of Old Government House and Domain or detract from the mostly 'green' outlook north, allowing the Domain to retain its existing landscape character.

New development should not dominate the landscape setting of Old Government House and Domain, including the inter relationship between landscape elements.

PRINCIPLE 3:

LAYERING OF CULTURAL HERITAGE ELEMENTS

New development should retain and enhance views to, from and between the cultural heritage elements that highlight the layered history of the place.

New development should retain views that demonstrate the multi-layers of built and landscape elements, which contribute to the story of the place. These elements 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 the Georgian Town Plan, Old Government House itself, the Domain, the crescent, Old Government Farm, the dairy, the river, the formal layout of the carriageways, other historic buildings and monuments, the broad lawns, and the picturesque 'English style' garden setting.



FUTURE DEVELOPMENT GUIDELINES

Future development guidelines in this section provide guidance for the nature and form of development to reduce impacts on the World and National Heritage values of OGHD. Each precinct has guidelines based on its sensitivity – the significance of the view, proximity and topography. The guidelines in Precinct 1, the ‘highly sensitive’ area, should be considered as required.

Essential future development guidelines: this set of guidelines relates to highly sensitive precinct 1 only. When proposed development meets these guidelines, it will also meet the principles, and is therefore unlikely to have a significant impact on the World and National Heritage values.

Desirable future development guidelines: these guidelines apply to all precincts and it is strongly recommended that new development adhere to them. However, failure to meet the desirable guidelines will not automatically trigger an assessment under the EPBC Act.

The future development guidelines have been developed to also respond to the World Heritage Committee’s recommendations and concerns regarding impacts on the integrity of the site from encroaching development.

NB: The highly sensitive area within the Buffer Zone or open space area (shown hatched on the precinct map) is considered not to be subject to future development and does not have applicable future development guidelines. However, the RSL site may be redeveloped and therefore

the future development guidelines for area 1 include guidelines for any redevelopment on this site.

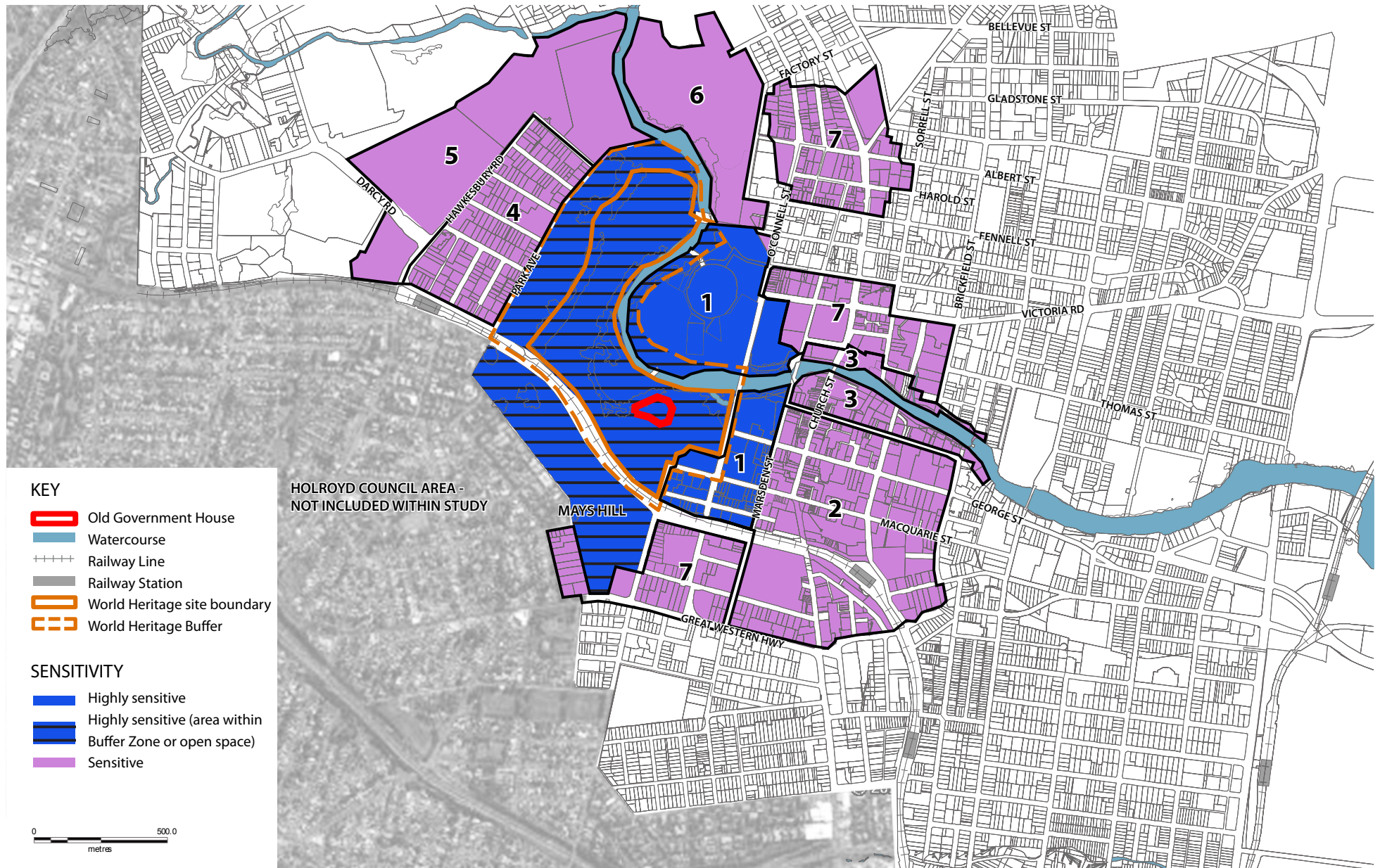
ADDITIONAL MEASURES

It is recommended that the design excellence competition process established under the City Centre LEP should also include as one of the requirements, that the development must address the future development guidelines and the views and settings of OGHD so as to avoid a significant impact on the World and National Heritage values.

IMPLICATIONS FOR PROJECT

The future development guidelines have been drafted such that when development satisfies the essential future development guidelines it will also meet the principles, and will therefore not have a significant impact on world or national heritage values.

PRECINCT MAP



1. PARK EDGE (HIGHLY SENSITIVE)

VISION

The backdrop of buildings to the City of Parramatta (at its western edge) will provide a setting for Old Government House and Domain compatible with the commanding spirit of the place. New development will not visually dominate views out from the Domain, and the visual and physical connection between the OGHD and the city will be strengthened.

FUTURE DEVELOPMENT GUIDELINES

ESSENTIAL FUTURE DEVELOPMENT GUIDELINES

- A1** Apply the design excellence provisions of the Parramatta City Centre LEP 2007 to all new developments in this location.
- A2** The form, bulk and massing of new buildings must not visually dominate the setting of Old Government House when viewed from within the Domain Parklands. This can be achieved by ensuring that new built form retains a sense of openness and sky between buildings, and does not result in a 'wall' of development when viewed from within the domain, by:
 - A2.1** ensuring that the upper levels of towers that are visible above the established tree canopy of the Domain Parklands, are narrower and /or more slender in form than the lower levels;
 - A2.2** ensuring that buildings are designed so that the side of towers facing the Domain is no wider than 30m; and,
 - A2.3** utilising materials and external finishes that reduce distant visibility against the sky (such as light colours, glass and reflective surfaces).

- A3** Views between Old Government House and the following historic landmarks must be retained: Old Kings School, Old Government Farm , and St Patrick's Cathedral, by:
 - A3.1** ensuring that new buildings do not block the sightlines between Old Government House and the historic buildings as depicted in Important View 3 (see p.89).
- A4** Any new development on the current RSL building site must respect the heritage values of its setting and its inclusion within the World Heritage Buffer Zone, and create a positive interface between the Domain and the city. This can be achieved by ensuring that any building:
 - A4.1** addresses both its street frontages, as well as the Domain parklands;
 - A4.2** concentrates development bulk towards O'Connell Street;
 - A4.3** utilises external colours and finishes that immerse the building within its setting and minimise contrast with the surrounds (such as muted colours and matte finishes); and,
 - A4.4** is designed to the highest contemporary architectural standards.

DESIRABLE FUTURE DEVELOPMENT GUIDELINES

B1 New development between O'Connell and Marsden Streets to the north of George Street should retain and enhance the views of the river bank and environs from the Domain, particularly when viewed from the north west lawn of Old Government House (refer to Important Views 3 and 8) and provide a positive interface with the river. This may be achieved by ensuring that any building:

- B1.1 addresses the river as well as any street frontage(s);
- B1.2 provides a positive, active interface at pedestrian level, with the public space / promenade adjacent to the river; and,
- B1.3 is designed to the highest contemporary architectural standards.

B2 New development fronting O'Connell Street should improve the visual and physical connection between the Domain and the city by:

- B2.1 creating a pedestrian friendly environment; and,
- B2.2 a consistent, 'human scaled' and active built form frontage along the street.

B3 New development in George Street should strengthen and frame the vista along the street and further reinforce the formal Georgian town plan. This concept is outlined within the City Centre DCP and includes:

- B3.1 consistent setbacks (including consistent front setbacks at street level); and
- B3.2 no building facade clutter (including signage), particularly below first floor level is also desirable.

B4 New development throughout the city centre area should reinforce the formal layout of the Georgian town plan with:

- B4.1 consistent setbacks (including continuous front setbacks at street level); and
- B4.2 orientation of buildings towards the street grid.

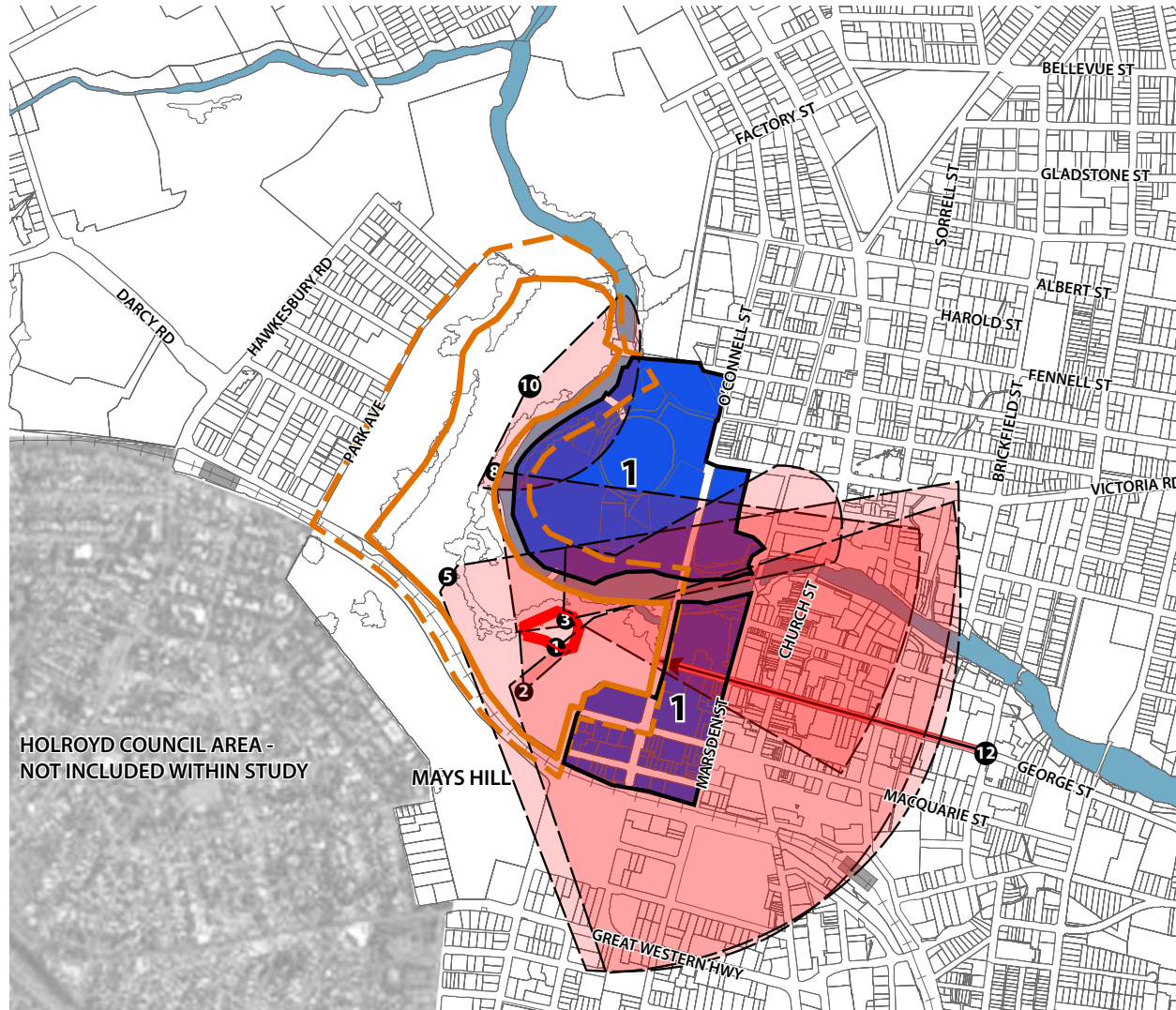
B5 The majority 'green' aspect when looking north and north east from within the domain parklands should be retained such that the tree lined ridge which forms the background to views remains mostly intact. This may be achieved by :

- B5.1 ensuring that the majority of new developments are lower in height than the

tree lined ridge when viewed from within the Domain;

- B5.2 utilising materials and external finishes that reduce distant visibility and minimise contrast against the green backdrop such as matt finishes and muted tones; and,
- B5.3 ensuring that the tops of towers are well designed and do not display advertising materials or banners.

LOCATION OF IMPORTANT VIEWS



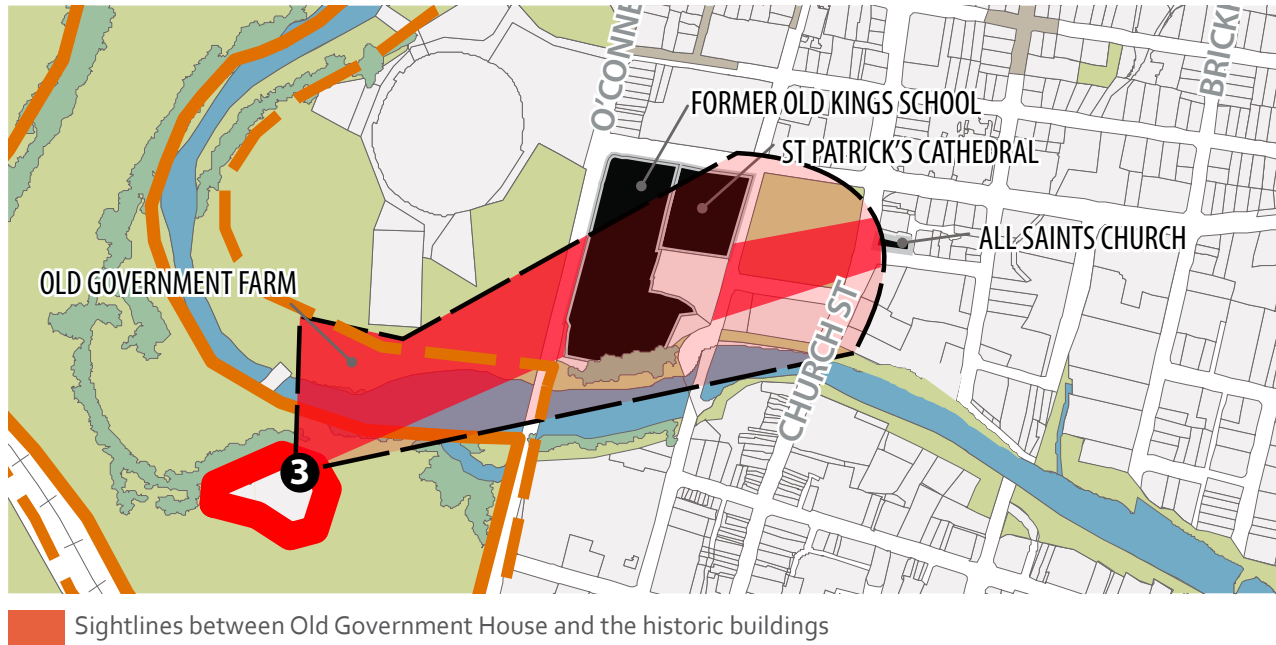
IMPORTANT VIEWS TO AND FROM

- View 1: OGH towards the city
- View 3: Looking NE towards former Old Kings School from OGH
- View 5: Bath house area to city
- View 8: Parramatta river views
- View 10: Dairy precinct
- View 12: George Street

N.B.

The northern part of this precinct falls within the proposed North Parramatta Government Heritage Precinct and will be subject to a master planning exercise undertaken by the NSW State Government. Any masterplan must take account of this study.

IMPORTANT VIEW 3, SIGHTLINES TO BE PROTECTED



2. CITY CENTRAL

VISION

Intensive development will be contained within this precinct, with distinctive 'edges' at the railway line and Phillip Street to improve the legibility of the city centre when viewed from the OGHD, and to ensure that built form, when viewed from the Domain, does not visually dominate the skyline over a broad area.

FUTURE DEVELOPMENT GUIDELINES

DESIRABLE FUTURE DEVELOPMENT GUIDELINES

- A5** The most intensive development should be contained within the city central precinct to ensure that the city buildings do not visually dominate the skyline over a broad area. This can be achieved by:
- A5.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct; and
 - A5.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.
- B6** New development should strengthen the visual connection between the OGHD and the city, when viewed from the Domain, including by improving the legibility of the central city and its buildings (refer to Important Views 1 and 5). This may be achieved by:
- B6.1 ensuring that towers are well proportioned, with a visually interesting top, and an elevation that enhances the skyline; and
 - B6.2 introducing upper level setbacks to allow for view sharing from, and between, buildings; and
 - B6.3 ensuring buildings are designed to the highest contemporary architectural standards.
- B7** New development in George Street should strengthen and frame the vista along the street and further reinforce the formal Georgian town plan. This concept is outlined within the City Centre DCP and includes:
- B7.1 consistent setbacks (including consistent front setbacks at street level); and
 - B7.2 no building facade clutter (including signage), particularly below first floor level is also desirable.
- B8** New development throughout the city centre area should reinforce the formal layout of the Georgian town plan with:
- B8.1 consistent setbacks (including continuous front setbacks at street level); and
 - B8.2 orientation of buildings towards the street grid.

MAYS HILL

HOLDROYD COUNCIL AREA - NOT INCLUDED WITHIN STUDY

Streets shown: Darcy Rd, Hawkesbury Rd, Park Ave, Factory St, O'Connell St, Sorrell St, Gladstone St, Albert St, Harold St, Fennell St, Victoria Rd, Church St, Macquarie St, George St, Great Western Hwy.

Map features: River, Mays Hill, Holdroyd Council Area (shaded red), Study Area (shaded purple), numbered regions (1, 2, 3, 4, 5, 6).

- View 1: OGH towards the city
- View 5: Bath house area to city
- View 8: Parramatta river views (partial)
- View 12: George Street

3. RIVERSIDE EDGE

VISION

The riverside edge precinct will retain a strong sense of connection to historic built and landscape elements, including the river and its naturalistic environs which are evocative of the Macquarie period. Views along the river, and towards historic landmarks will be protected and enhanced.

FUTURE DEVELOPMENT GUIDELINES

DESIRABLE FUTURE DEVELOPMENT GUIDELINES

- B9** In order to preserve views along Parramatta River, and improve overall legibility of the river within the context of Parramatta, new development to the west of Church Street and adjacent to the riverside should:
- B9.1 create an overall transition in height between the city central (precinct 3) and Parramatta River; and
 - B9.2 include upper level setbacks of buildings in the blocks immediately adjacent to the river, which step down in height towards the river.
- B10** New development should enhance the visual connection between landscape and built elements by ensuring that any new building:
- B10.1 addresses the river as well as any street frontage(s);
 - B10.2 provides a positive, active interface at pedestrian level, with the public space / promenade adjacent to the river; and,
 - B10.3 is designed to the highest contemporary architectural standards.

Map of the Mays Hill area showing the Holdroyd Council area (shaded red) and the study area (outlined in orange). The map includes street names such as Darcy Rd, Hawkesbury Rd, Park Ave, Factory St, O'Connell St, Sorrell St, Gladstone St, Albert St, Harold St, Fennell St, Victoria Rd, Church St, Marsden St, Macquarie St, George St, and Great Western Hwy. The river is also shown.

- View 1: OGH towards the city
- View 3: Looking NE towards former Old Kings School from OGH
- View 5: Bath house area to city
- View 8: Parramatta river views

4. WESTMEAD RESIDENTIAL

VISION

Development within this precinct will not detract from the overall landscape character of the nearby Domain parklands. Intensive development will be concentrated to the south of Queens Road. Building heights will reduce in height towards the north and will be slender in form and spaced to allow a sense of openness between any towers.

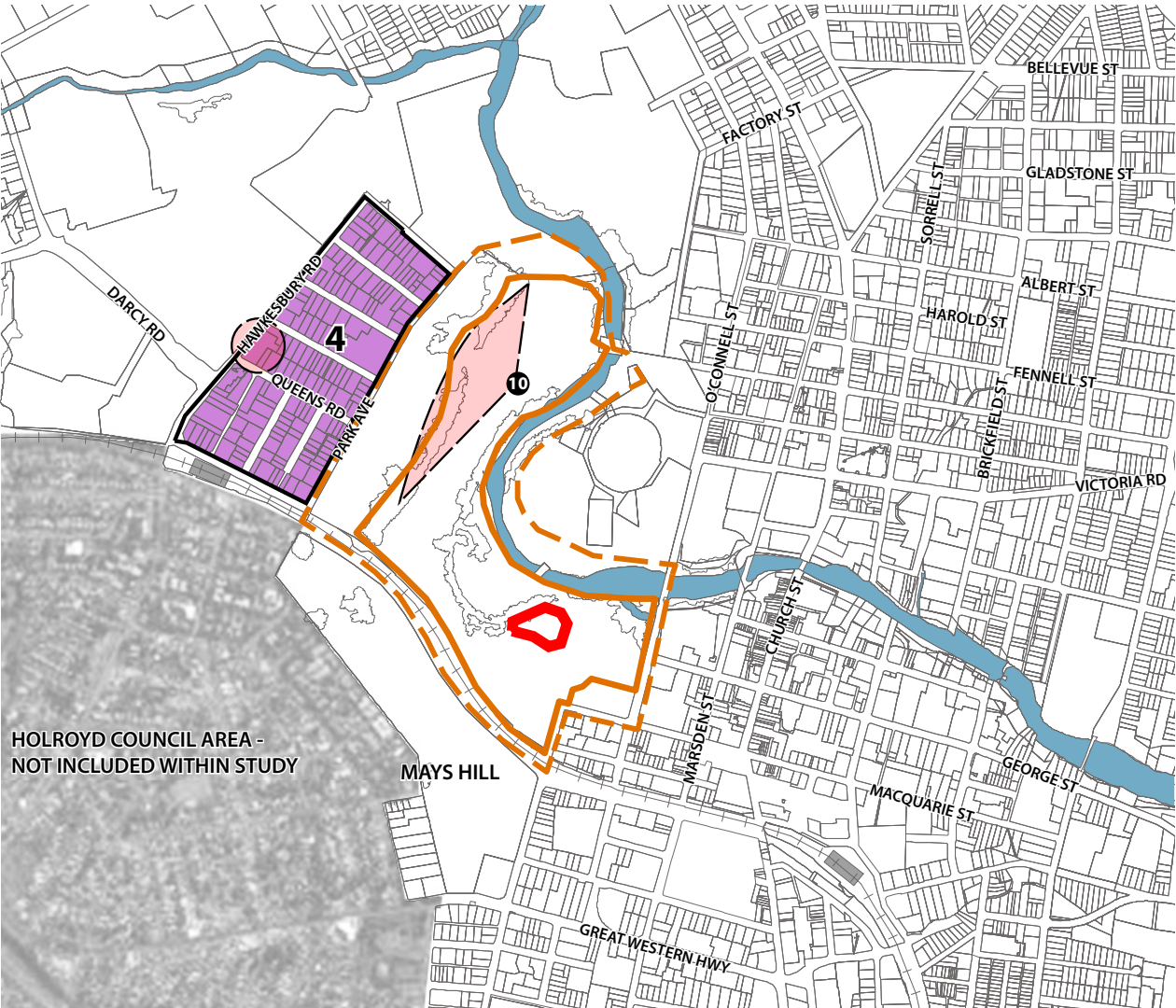
FUTURE DEVELOPMENT GUIDELINES

DESIRABLE FUTURE DEVELOPMENT GUIDELINES

B11 New towers within the residential area to the south of Hawkesbury Road should retain a sense of openness and sky between buildings, and new built form should not result in a 'wall' of development when viewed from the Domain (refer Important Views 10). This may be achieved by:

- B11.1 ensuring that the upper levels of towers that are visible above the established tree canopy of the Domain Parklands, are narrower and /or more slender in form than the lower levels;
- B11.2 concentrating intensive development to the south of Queens Road;
- B11.3 ensuring that buildings are oriented so that the narrowest side of towers faces the Domain Parklands; and,
- B11.4 utilising materials and external finishes that reduce distant visibility against the sky (such as light colours, glass and reflective surfaces).

LOCATION OF IMPORTANT VIEWS



IMPORTANT VIEWS TO AND FROM

- View 10: Dairy precinct

5. WESTMEAD HOSPITAL

VISION

Development within this precinct will not detract from the overall landscape character of the nearby Domain parklands. Any future development on the Westmead Hospital site will be designed to the highest architectural standards.

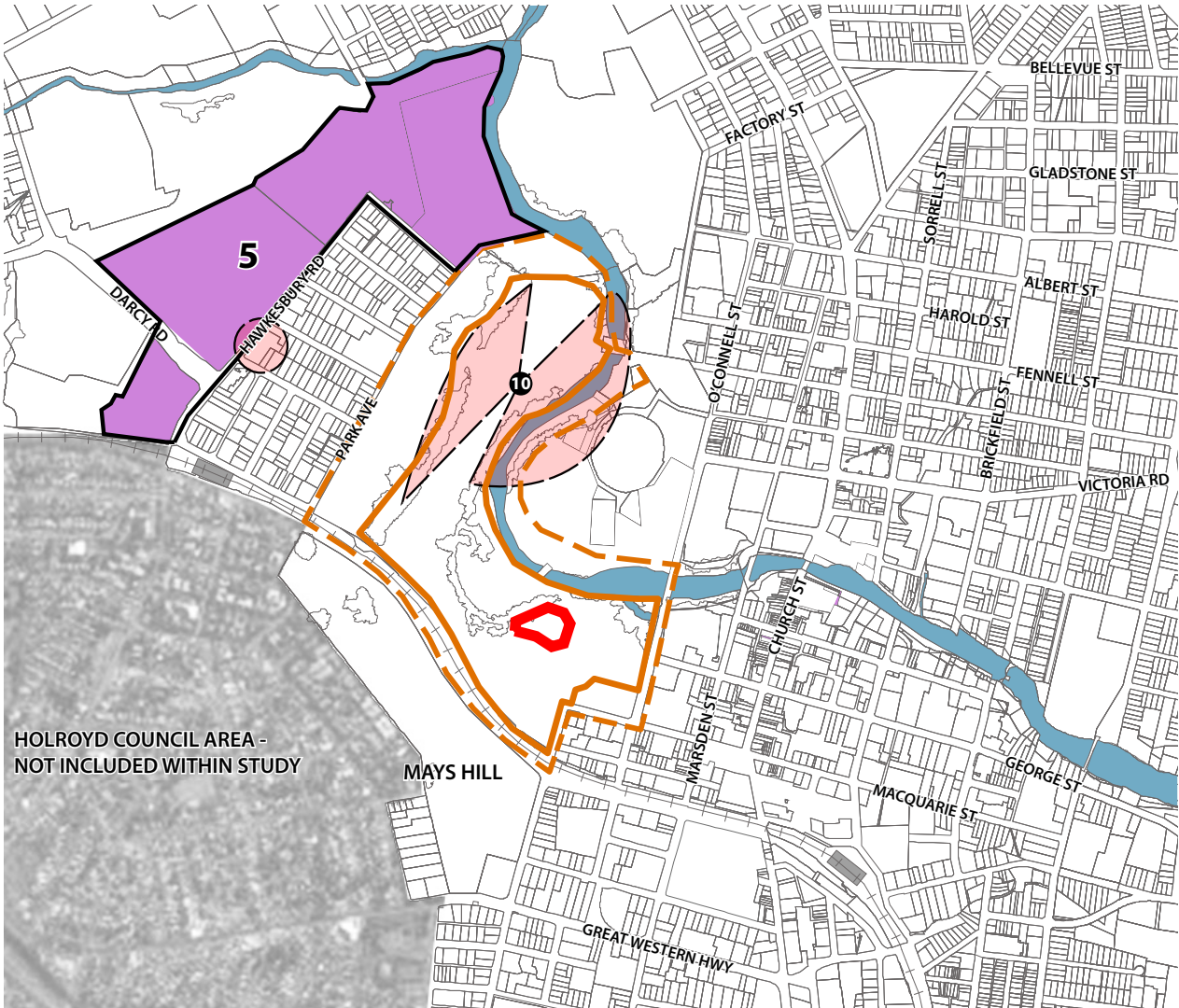
FUTURE DEVELOPMENT GUIDELINES

DESIRABLE FUTURE DEVELOPMENT GUIDELINES

B12 New development should enhance the visual connection between landscape and built elements by ensuring that any new building:

- B12.1 addresses the river as well as any street frontage(s);
- B12.2 directly adjacent to the Domain Parklands (to the north east of this precinct) is designed so that the upper levels of towers that are visible above the established tree canopy of the Domain Parklands, are narrower and /or more slender in form than the lower levels;
- B12.3 directly adjacent to the Domain Parklands (to the north east of this precinct) utilises materials and external finishes that reduce distant visibility against the sky (such as light colours, glass and reflective surfaces).
- B12.4 is designed to the highest contemporary architectural standards.

LOCATION OF IMPORTANT VIEWS



IMPORTANT VIEWS TO AND FROM

- View 10: Dairy precinct

6. HERITAGE CONNECTION

VISION

The visual connection between the Domain and the adjacent heritage elements of the Female Factory Precinct and the Domain will be strengthened. New infill development will frame views to, from and between these historic elements, and views north will retain their majority green background.

FUTURE DEVELOPMENT GUIDELINES

DESIRABLE FUTURE DEVELOPMENT GUIDELINES

B13 New development should enhance the visual connection between the Domain and the Female Factory Precinct. This can be achieved by:

- B13.1 ensuring new buildings do not block sightlines between the domain parklands, the Female Factory and other heritage elements; and
- B13.2 encouraging new buildings to frame views of heritage elements.

HOLROYD COUNCIL AREA - NOT INCLUDED WITHIN STUDY

- View 10: Dairy precinct
- View 11: Female Factory (not Highly Important)

7. CITY EDGES

VISION

Development at the edge of the city will be secondary to intensive development within the city central area, including lower development heights. Important Views 3 & 8 will be retained and enhanced, along with distant views north and north east towards the tree lined ridge.

FUTURE DEVELOPMENT GUIDELINES

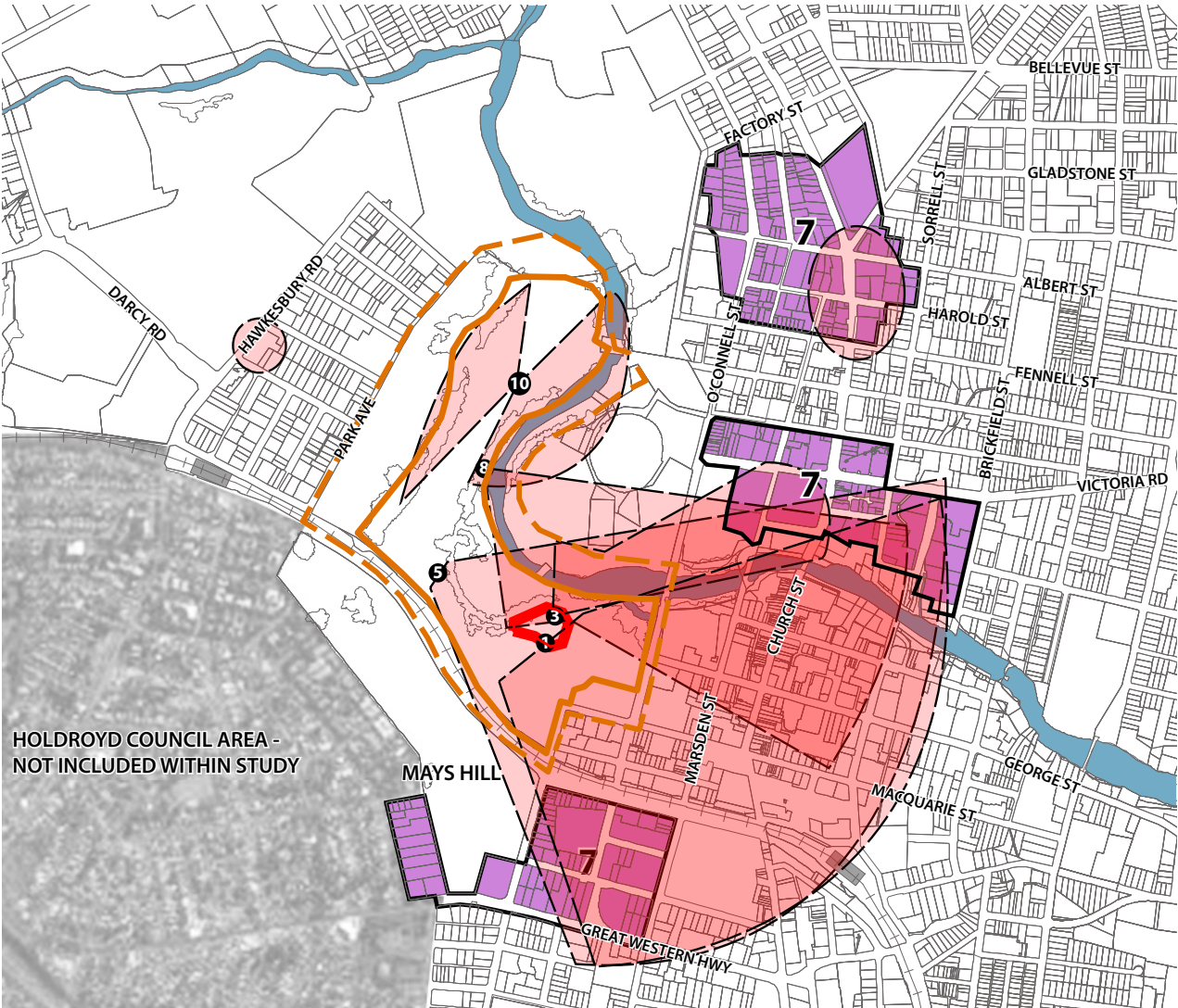
DESIRABLE FUTURE DEVELOPMENT GUIDELINES

- B14** The majority 'green' aspect when looking north and north east from within the domain parklands should be retained such that the tree lined ridge which forms the background to views remains mostly intact. This may be achieved by :
- B14.1 ensuring that the majority of new developments are lower in height than the tree lined ridge when viewed from within the Domain;
 - B14.2 utilising materials and external finishes that reduce distant visibility and minimise contrast against the green backdrop such as matt finishes and muted tones; and,
 - B14.3 ensuring that the tops of towers are well designed and do not display advertising materials or banners.
- B15** In order to create a distinctive 'edge' to the city, and to ensure that the city buildings do not visually dominate the skyline over a broad area, development in this location should be

secondary to development within the City Central Precinct. This can be achieved by:

- B15.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct; and
- B15.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.

LOCATION OF IMPORTANT VIEWS



IMPORTANT VIEWS TO AND FROM

- View 1: OGH towards the city
- View 3: Looking NE towards former Old Kings School from OGH
- View 5: Bath house area to city
- View 8: Parramatta river views
- View 10: Dairy precinct

