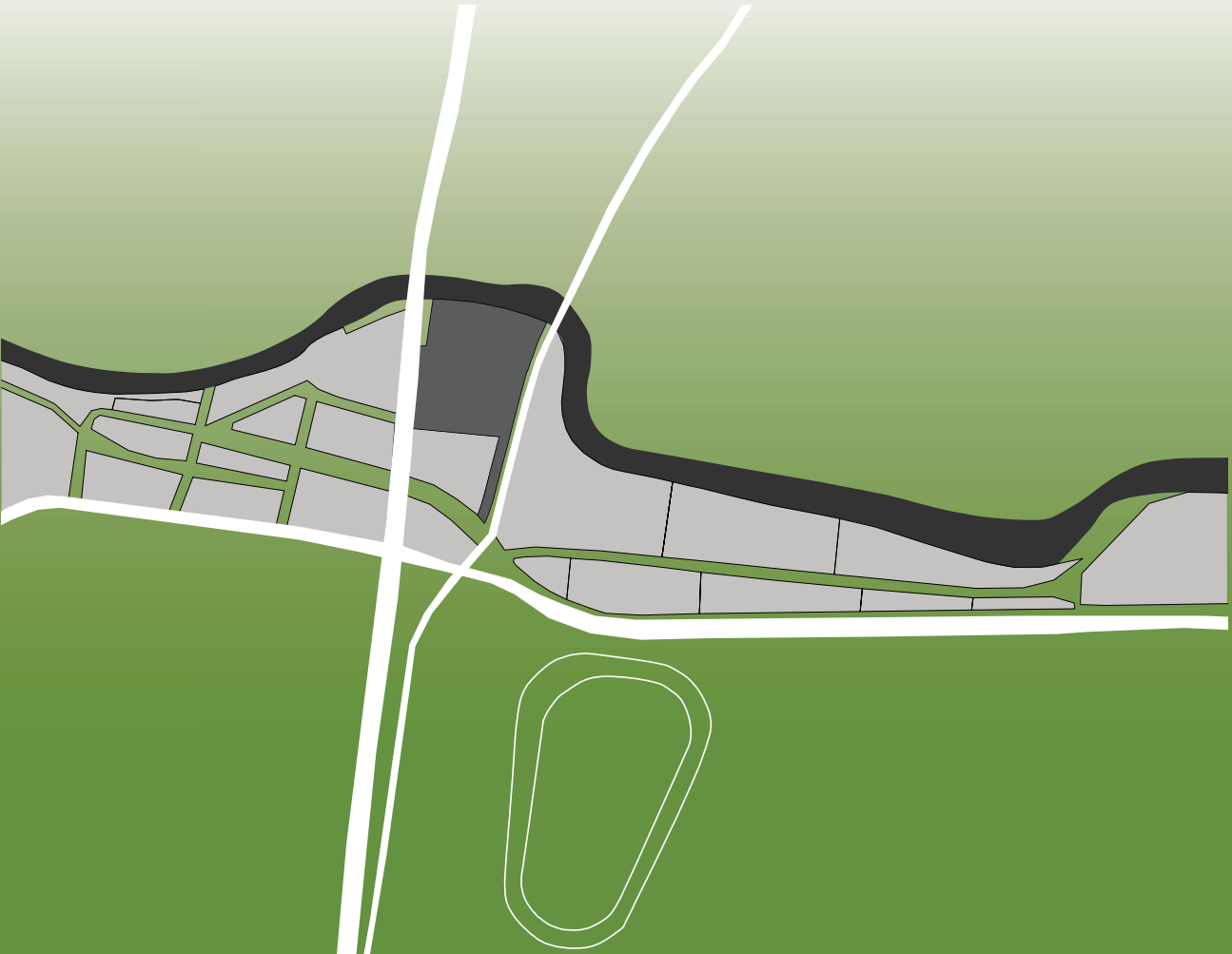


**VANTAGE POINT VIEWS REPORT
FOR A MIXED USE DEVELOPMENT
181 JAMES RUSE DRIVE
CAMPELLA**

FOR STATEWIDE PLANNING
AUGUST 2016



stanisic architects

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1	INTRODUCTION
2	VANTAGE POINT LOCATION PLAN
3	VANTAGE POINT VIEWS
	VIEW 1 VIEW FROM JAMES RUSE DR LOOKING SOUTH
	VIEW 2 VIEW FROM CRN OF JAMES RUSE DR + THOMAS STREET
	VIEW 3 VIEW FROM ENTRY OF WSU + VICTORIA RD LOOKING SOUTH
	VIEW 4 VIEW FROM PARRAMATTA RIVER + PARK RD LOOKING WEST
	VIEW 5 VIEW FROM GRAND AVE LOOKING TOWARDS SOUTHEAST CNR OF SITE
	VIEW 6 VIEW FROM SILVERWATER RD BRIDGE LOOKING WEST
	VIEW 7 VIEW FROM JAMES RUSE DR LOOKING NORTH
	VIEW 8 VIEW FROM ARTHUR ST LOOKING TOWARDS SOUTHWEST CORNER OF SITE
	VIEW 9 VIEW FROM HASSALL STREET LOOKING TOWARDS EAST
	VIEW 10 VIEW ALFRED & HASSALL STREET LOOKING NORTHEAST
	VIEW 11 VIEW FROM PARRAMATTA SKATE PARK LOOKING TOWARDS EAST
	VIEW 12 VIEW FROM QUEEN'S WHARF RESERVE LOOKING TOWARDS EAST
4	CONCLUSION

1 INTRODUCTION

Stanisic Associates has undertaken a vantage point view assessment for the project at 181 James Ruse Drive, Camellia in response to a letter received from the Department of Planning and Environment (July 2015 - Ref 16/05356). A number of key vantage point views have been selected including views from bridges, foreshore, streets and heritage buildings to assess the impact of the proposed height and density on the precinct and surrounds.

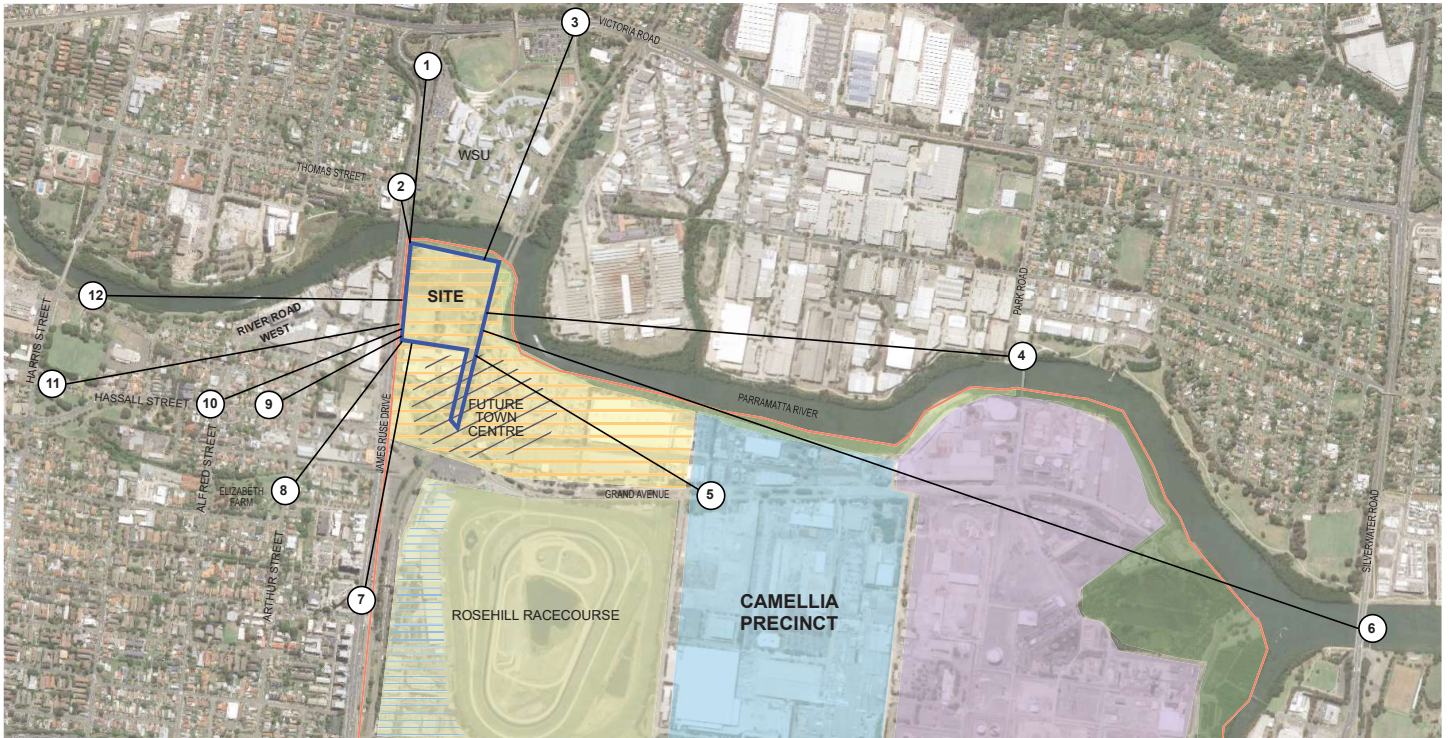
The vantage point locations are identified in Section 2 - Vantage Point Location Plan. Existing views [A-E + H] are extracted from Google street views and existing views [F-G, I + J] are by Stanisic Architects. The future built forms within the Parramatta City Centre are based upon the City of Parramatta Council planning proposal that was endorsed by Council in March 2016.

The Camellia Precinct is currently in transition from heavy industrial zoning to include mixed uses and employment as well as a new town centre. The location plan overlays the Camellia Precinct Land Use Strategy (prepared by the Department of Planning and Environment + City of Parramatta Council) which proposes a significant increase in height and density. It is not clear how the adjoining lands will develop, but this strategy can be used as a guide for the planning vision for the precinct over the next 20 years.

This report follows on from a detailed heritage view analysis prepared by Cracknell + Loneragan Heritage Architects. It also considers the Heritage Assessment prepared by NBRIS + Partners. The Urban Design Report, Masterplan and Urban Design Reports prepared by Stanisic Architects have incorporated the recommendations from these reports.

An analysis of the proposed view impact is provided in Section 3 - Vantage Point Views.

2 VANTAGE POINT LOCATION PLAN



- [1] VIEW FROM JAMES RUSE DR LOOKING SOUTH
- [2] VIEW FROM CRN OF JAMES RUSE DR + THOMAS STREET
- [3] VIEW FROM ENTRY OF WSU + VICTORIA RD LOOKING SOUTH
- [4] VIEW FROM PARRAMATTA RIVER + PARK RD LOOKING WEST
- [5] VIEW FROM GRAND AVE LOOKING TOWARDS SOUTHEAST CNR OF SITE
- [6] VIEW FROM SILVERWATER RD BRIDGE LOOKING WEST
- [7] VIEW FROM JAMES RUSE DR LOOKING NORTH
- [8] VIEW FROM ARTHUR ST LOOKING TOWARDS SOUTHWEST CORNER OF SITE
- [9] VIEW FROM HASSALL STREET LOOKING TOWARDS EAST
- [10] VIEW FROM ALFRED & HASSALL STREET LOOKING NORTHEAST
- [11] VIEW FROM PARRAMATTA SKATE PARK LOOKING TOWARDS EAST
- [12] VIEW FROM QUEEN'S WHARF RESERVE LOOKING TOWARDS EAST

CAMELLIA PRECINCT LAND USE STRATEGY

 PRIVATE RECREATION	 MIXED USE / ENTERTAINMENT
 EMPLOYMENT	 MIXED USE RESIDENTIAL
 HEAVY INDUSTRY	 TOWN CENTRE
 PUBLIC RECREATION	 HEAVY INDUSTRY
 ENVIRONMENTAL PROTECTION	



PHOTOGRAPHS ARE TAKEN BY STANISIC ARCHITECTS
FUTURE BUILT FORMS WITHIN PARRAMATTA CBD ARE BASED UPON THE CITY OF PARRAMATTA COUNCIL PLANNING PROPOSAL (ENDORSED MARCH 2016)

[VIEW 1] VIEW FROM JAMES RUSE DR LOOKING SOUTH

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- Building J is viewed above the street tree canopy along James Ruse Drive as proposed in the Urban Design Report and Masterplan (Stanisic Architects) and is an urban marker along James Ruse Drive. It defines the north-west corner of the Camellia Peninsula and the site.
- The taller buildings along the railway corridor to the east of the site (Building A to C) are below the canopy of the existing street trees and are only visible where there are no street trees.



[VIEW 2] VIEW FROM CRN OF JAMES RUSE DR + THOMAS ST

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- Building J is viewed above the street tree canopy along James Ruse Drive as proposed in the Urban Design Report and Masterplan (Stanisic Architects) and is an urban marker along James Ruse Drive. It defines the north-west corner of the Camellia Peninsula and the site.
- When travelling south along James Ruse Drive all buildings other than Building J will be below the existing street canopy before revealing the built form as you arrive at the bridge.
- The built form along the east of the site parallel with James Ruse Drive defines the edge to the Camellia Peninsula and street.



[VIEW 3] VIEW FROM ENTRY TO WSU + VICTORIA RD LOOKING SOUTH

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The proposed built form will be visible in the background to Western Sydney University as it is a low-rise campus.
- The taller built forms to the east of the site (Buildings A to C) define the edge to the site and the railway line.
- Taller buildings are located to the east and west and lower buildings are located in the centre of the site to provide solar access to developments sites to the south and the new town centre. Buildings in the centre of the site are approximately the same height as the tree canopy in the foreground.



[VIEW 4] VIEW FROM PARRAMATTA RIVER + PARK RD LOOKING WESTTOWARDS WEST

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The foreground is dominated with mangroves and the foreshore.
- The proposed permeable pattern of streets, lanes and pedestrian links provides views through the site to the Parramatta City Centre beyond.
- The taller built forms to the east of the site (Buildings A to C) define the edge to the site and the railway line.
- It is envisaged that there will also be taller buildings located along the Camellia Peninsular and with perspective, will read to a similar height as the proposed built forms.



[VIEW 5] VIEW FROM GRAND AVE LOOKING TOWARDS SOUTHEAST CNR OF SITE

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The proposed built form would be visible from Grand Avenue in the existing context of low-rise industrial and warehouse buildings.
- Future built forms (3 storeys or greater) along Grand Avenue will conceal views to the site.
- The proposed built forms that read in the foreground (Building A to C + J) of the Parramatta City Centre which is approximately 1km from the site are below the height of the proposed taller buildings along the skyline.
- Taller buildings are located to the east and west and lower buildings are located in the centre of the site to provide solar access to developments sites to the south and the new town centre.



[VIEW 6] VIEW FROM SILVERWATER RD BRIDGE LOOKING WEST

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The future taller buildings that define the Parramatta City Centre will dominate the skyline, particularly the taller buildings located around Parramatta Square.
- The proposed built forms that read in the foreground (Building A to C) of the Parramatta City Centre which is approximately 1km from the site are below the height of the proposed taller buildings along the skyline.
- The proposed permeable pattern of streets, lanes and pedestrian links provides views through the site to the Parramatta City Centre beyond.
- The taller built forms to the east of the site (Buildings A to C) define the edge to the site and the railway line.
- It is envisaged that there will also be taller buildings located along the Camellia Peninsular, and with perspective, will read to a similar height as the proposed built forms. These buildings will conceal the lower buildings of the Parramatta City Centre skyline. It is reasonable to expect future buildings up to the height of the existing stacks and existing heavy industrial uses to redevelop over time.



[VIEW 7] VIEW FROM JAMES RUSE DR LOOKING NORTH

EXISTING

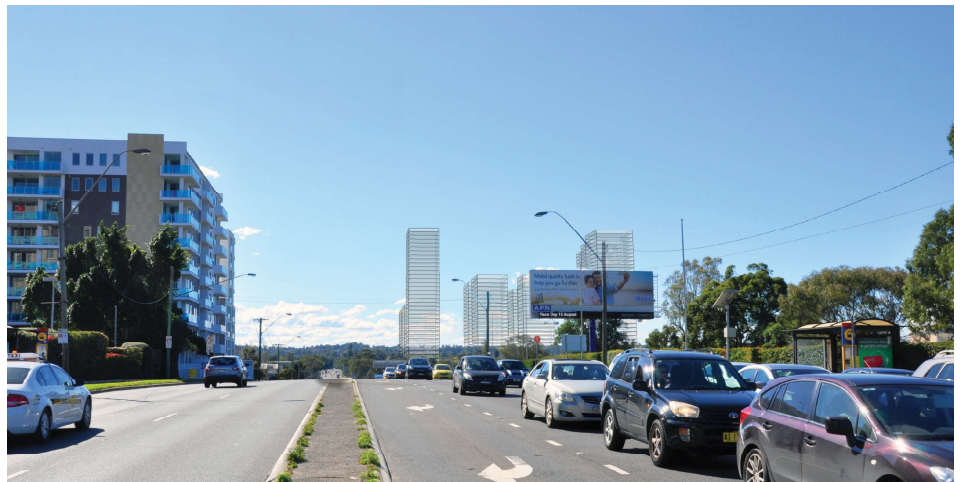


PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The taller buildings are approximately the same height as the taller existing buildings in the foreground and signage along James Ruse Drive when travelling north.
- The proposed permeable pattern of streets, lanes and pedestrian links provides views through the site to ridge beyond.
- Building J is an urban marker along James Ruse Drive. It defines the north-west corner of the Camellia Peninsula and the site.



[VIEW 8] VIEW FROM ARTHUR ST LOOKING TOWARDS SOUTHWEST CORNER OF SITE

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The existing ridge is concealed by the Mecure Hotel and existing street tree canopy in the foreground.
- The view corridor to the former Female Orphan School/ WSU campus is not visible from the curtilage of Elizabeth Farm. As recommended from the Crackness Longergan Heritage Assessment Report, the built form has been cut back to preserve a view to the former Female Orphan School/ WSU to preserve views when travelling north along James Ruse Drive.
- Taller buildings are located to the east and west and lower buildings are located in the centre of the site to provide solar access to developments sites to the south and the new town centre.
- Building J is an urban marker along James Ruse Drive. It defines the north-west corner of the Camellia Peninsula and the site.



[VIEW 9] VIEW FROM HASSALL STREET LOOKING TOWARDS EAST

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The foreground is dominated by existing single storey dwellings and trees.
- The foreground is dominated with existing single storey dwellings and trees, partially concealing the built form.
- The proposed built forms increase in height from the river to the south and east, with lower built forms in the centre of the site.



[VIEW 10] VIEW ALFRED & HASSALL STREET LOOKING NORTHEAST

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- The proposed forms along James Ruse Drive (Building G + H) that are approximately 500mm in the background, will be a similar height to the new development at River Road West at this position. The urban marker will be visible along Hassall Street when travelling towards James Ruse Drive.
- The foreground is dominated with existing single storey dwellings and trees, partially concealing the built form.
- The proposed built forms increase in height from the river to the south and east, with lower built forms in the centre of the site.



[VIEW 11] VIEW FROM PARRAMATTA SKATE PARK LOOKING TOWARDS EAST

EXISTING



PROPOSED

Assessment

The proposed vantage point view illustrates that:

- Existing vegetation and buildings in the foreground will partially conceal the proposed built form.
- The foreground is dominated with trees and will completely conceal the proposed development when mature.
- The proposed built forms increase in height from the river to the south and east, with lower built forms in the centre of the site.



[VIEW 12] VIEW FROM QUEEN'S WHARF RESERVE LOOKING TOWARDS EAST

EXISTING

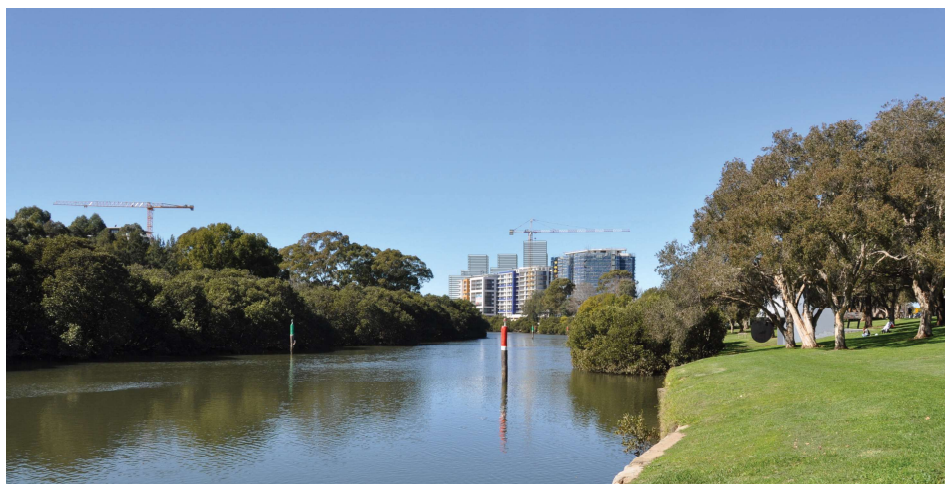


PROPOSED

Assessment

The proposed vantage point view illustrates that:

- Taller existing buildings in the foreground conceal the proposed built form
- The foreground is dominated with mangroves and the foreshore.
- The proposed built forms increase in height from the river to the south and east, with lower built forms in the centre of the site.
- It is envisaged that foreshore buildings along the Camellia Peninsula will be of a similar height to the new development at River Road West.



4 CONCLUSION

The vantage point view assessment has revealed that the proposed increase and height will be visible from key vantage points within the surrounding context. However, when consideration is given to the proposed increases in height and density along the Camellia Peninsula, the impact is acceptable.

The vantage point view assessment has identified:

- When viewed from the north (views 1-3), the existing street tree canopy conceals the proposed built form, except Building J - an urban marker, which is above the canopy to define the eastern edge of the site and precinct along James Ruse Drive.
- When viewed from the east along the river (views 4-6), the mangroves and river continue to dominate the foreground, while the the Parramatta City Centre built forms dominate the background. The proposed taller built forms (Building A to C) define the edge of the railway line and are below the height of the proposed taller buildings in the Parramatta City Centre. The proposed permeable pattern of streets, lanes and pedestrian links provides views through the site. The river is on axis with the Parramatta City Centre and the site is located to the right.
- When viewed from the south (views 7-8), the height of the proposed built form with perspective is consistent with the height of existing buildings along James Ruse Drive. Similarly, Building J dominates the view along James Ruse Drive as it is an urban marker.
- When viewed from the west and south west (views 9-12), proposed built forms increase in height from the river to the south and east. Recent developments along the river will conceal a majority of the proposed built form and will dominate the view. The proposed taller built forms will be visible in the background. In the immediate surrounds, existing buildings and vegetation conceals most of the proposed built form.

The vision for the site, to create an interactive, urban living environment within a rehabilitated river setting, framed by extensive and permeable public domain comprising new wide streets, foreshore square, forum, and foreshore park provides a sound framework for the redevelopment of the site which can support the proposed density. The vantage point view assessment has illustrated that the proposed built form is visible from key locations in the surrounding context as would be expected with an increase in density.

The masterplan for the site will permit built form that is consistent with the vision for the site, without having an adverse visual impact when viewed from key vantage points within the surrounding context

stanisic architects

Level 2, 243 Liverpool Street,
East Sydney NSW 2010
AUSTRALIA

T +612 93582588
E fs@stanisic.com.au
W www.stanisic.com.au