



Winx Stand Development, Royal Randwick

Landscape Character and Visual Impact Report

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GLOSSARY

ATC	Australian Turf Club (Client)
Aesthetics	Relating to the sense of the beautiful or science of aesthetics ie the deduction, from nature and taste, the rules and principles of beauty.
EIS	Environmental Impact Statement
Development*	Proposal that results in a change to the landscape and/or visual environment
Impact	The effect of a proposal, which can be adverse or beneficial, when measured against an existing condition
Landscape	All aspects of a tract of land, including landform, vegetation, buildings, villages, towns, cities and infrastructure.
Landscape architecture	A profession involved with the assessment, design and management of the built and natural environment.
Landscape character	The combined quality of built, natural and cultural aspects that make up an area and provide its unique sense of place.
Landscape character zone	An area of landscape with similar properties or strongly defined spatial qualities, distinct from areas immediately adjacent
Magnitude	The measurement of the scale, form and character of a development proposal when compared to the existing condition. In the case of visual assessment this also relates to how far the proposal is from the viewer. Combined with sensitivity, magnitude provides a measurement of impact.
Photomontage*	Computer simulation or other technique to illustrate the appearance of the design
Sensitivity	The sensitivity of a landscape character zone or view and its capacity to absorb change. In the case of visual impact this also relates to the type of viewer and number of viewers. Combined with magnitude, sensitivity provides a measurement of impact.
Visual Envelope Map	A Visual Envelope Map, also referred to as ‘viewshed’ or visual catchment, is the area within which a project can be seen at eye level above ground. Its extent will usually be defined by a combination of landform, vegetation and built elements.
View	The sight or prospect of a landscape or scene.
Visibility	The state or fact of being visible or seen.
Visual impact	The impacts on the views from residences, workplaces and public places.

Terminology from

- RMS EIA Practice note 4 and Guidelines for Landscape Visual Impact Assessment 3rd Edition
- Guidelines for Landscape and Visual Impact Assessment* (2013)

EXECUTIVE SUMMARY

Sturt Noble Associates were engaged by the Australian Turf Club (ATC) to prepare a Landscape Character and Visual Impact Assessment for the proposed Winx Stand at Royal Randwick Racecourse in response to the Secretary's Environmental Assessment Requirements (SEARs).

This report is based on the guidelines prepared by RMS for the preparation of landscape character and visual impact assessments, and includes the following:

- Assessment of any physical impacts on existing trees and vegetation as a result of the proposed structure and construction works
- Assessment of any impacts on the landscape character of the site
- Assessment of potential visual impacts on significant views and vistas as a result of the proposed development, including within the site and externally.
- Provide measures to minimise/mitigate any adverse effects from the development

This assessment found that there are minimal physical and character impacts due to the open nature of the site and the use of the site during events for temporary buildings and grandstands. The visual assessment found that the greatest visual impacts are considered to be High-Moderate for patrons visiting the QEII Grandstand. External views are considered to have low or moderate impacts.

This assessment has been used to inform the design team of physical, character and visual impacts of the proposed development allowing them to be considered and addressed as part of the design process.

Overall it is considered that the proposed development has positive environmental benefits and any view impacts can be mitigated through careful design solutions as recommended within this report.

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

Sturt Noble Associates were engaged by the Australian Turf Club (ATC) to prepare a Landscape Character and Visual Impact Assessment for the proposed development of the Winx Stand on Leger Lawn at the Royal Randwick Racecourse.

This report forms part of the Environmental Impact Statement (EIS) for the Development and responds to the Secretary's Environmental Assessment Requirements for Application Number SSD 10285, Issued 26 April 2019, requesting an assessment of impacts to existing views.

This report will specifically address the following:

- Identify any physical impacts on existing trees and vegetation as a result of the proposed structure and construction works
- Identify any impacts on the landscape character of the site
- Identify any visual impacts on significant views and vistas as a result of the proposed development
- Provide measures to minimise/mitigate any adverse effects from the development

This assessment will be used to:

- Inform the design team of any impacts, so they can be designed out or reduced as part of the design process
- Inform government agencies and the community about the landscape character and visual impacts of the proposal and what management and mitigation strategies are proposed.



Figure 01: Locality Plan
Source: Google Maps 2017



2.0 METHODOLOGY

2.1 OVERVIEW

The methodology used to prepare this Landscape Character and Visual Impact Assessment is based on the *Environmental Impact Assessment Practice Note EIA-N04: Guideline for landscape character and visual impact assessment*, Roads and Maritime Services; December 2018.

2.2 ANALYSIS

The landscape analysis was undertaken to establish an understanding of the sites topography, vegetation, heritage, landscape features and how it fits into its context physically and historically. This analysis was established through a desktop study reviewing documents relevant to the site, site surveys and site visits.

2.3 THE PROPOSAL

Outline and review the proposed architectural and landscape design for the site

2.4 PHYSICAL IMPACT ASSESSMENT

The physical impact assessment will be used to review the impacts of the proposed design on the existing site vegetation.

- Identify any significant or historic plantings within the site, established through a desktop study and illustrated on a plan.
- Locate the proposed design over the site survey and satellite image
- Identify any areas where the proposed design impacts on existing trees and vegetation and establish the magnitude of the impact to canopies and root zones
- Provide recommendations for mitigating the impacts

2.5 LANDSCAPE CHARACTER ASSESSMENT

The landscape character assessment will be used to determine the impacts of the proposed development on the areas character and sense of place. This will be established by:

- Identifying the sites landscape character zones by using the site analysis and establishing which areas have similar properties or strongly defined spatial qualities distinct from areas immediately adjacent
- Assessing how sensitive each landscape character zones setting is to the proposed changes and its capacity to absorb change
- Assessing the magnitude of change to each landscape character zone, looking at the scale, form and character of the proposed changes compared to the existing situation
- Providing an overall assessment of impact based on the combined measures of sensitivity and magnitude of change to each landscape character zone as per the Impact Rating Matrix in Figure 02

2.6 VISUAL IMPACT ASSESSMENT

The visual impact assessment will be used to determine the impact of the proposed development on significant views and vistas. This will be established by:

- Preparing a visual envelope map that illustrates the extent of the area that the proposal will be visible from; including residences, workplaces, educational institutes and public places. This will be established by carrying out a review of the site survey, topography, satellite imagery, street views and site visits
- Selecting the key views and vistas located within the visual catchment considering different users, public and private aspects and historically

significant views. Photographs of key views were taken during site visits to illustrate existing views. Refer to section 8.3 for photography methodology.

- Assessing how sensitive each view is considering its capacity to absorb change, the type of viewer, number of viewers and length of exposure to the view
- Identifying the proposed changes to each view by preparing a photomontage to provide an indicator of the likely changes
- Assessing the magnitude of change on each view, looking at the scale, character and proximity to the viewer
- Providing an overall assessment of impact based on the combined measures of sensitivity and magnitude of change to each view as per the Impact Rating Matrix in Figure 02

Impacts will be assessed using a consistent set of criteria as outlined in the following table

Criteria	Definition	Rating
View Sensitivity		High
Pristine / Heritage		Moderate
Moderately Modified		Low
Significantly Modified		

Viewer		
Resident		High
Patron / Employees		Moderate
Pedestrian / Motorist / Cyclist		Low
Number of viewers		
High	>1000	High
Moderate	100-999	Moderate
Low	<100	Low
Length of exposure to the View		
Long term	>30min	High
Moderate term	15 to 30min	Moderate
Short term	<15min	Low
View distance/ proximity		
Short	<50m	High
Medium	50m-100m	Moderate
Long	>100m	Low

2.7 MITIGATION STRATEGIES

Provide recommendations for mitigating the impacts of the design on the character and views of the site.

		MAGNITUDE			
		High	Moderate	Low	Negligible
SENSITIVITY	High	High	High - Moderate	Moderate	Negligible
	Moderate	High - Moderate	Moderate	Moderate - Low	Negligible
	Low	Moderate	Moderate - Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Figure 02: Impact Rating Matrix
Source: RMS EIA-N04 2018

3.0 CONTEXTUAL ANALYSIS

3.1 LOCATION

Royal Randwick Racecourse is located 6 kilometres to the southeast of Sydney's CBD in the suburb of Randwick, and together with Centennial Park, Queens Park and Moore Park forms one of the largest areas of open space in the eastern suburbs of Sydney.

It is located to the south of Centennial Park and surrounded by a range of land uses including major roads and light rail infrastructure, public open spaces, residential areas and tertiary education facilities and accommodation.

3.2 HERITAGE SIGNIFICANCE

The Royal Randwick Racecourse DCP part E3 notes that the Royal Randwick site is identified as "a conservation area in LEP 2012, and is of State significance as documented in the Royal Randwick Racecourse Conservation Management Plan, while it continues to evolve as a racecourse which is its primary heritage significance."

The old grandstand is noted as being of heritage significance on the LEP 2012 Heritage Map HER-001 and 002

3.3 CULTURAL AND SOCIAL SIGNIFICANCE

The Royal Randwick Racecourse has been part of Australia's racing culture for over 150 years and is the country's oldest horse racing venue, with a history of racing dating back to 1833.

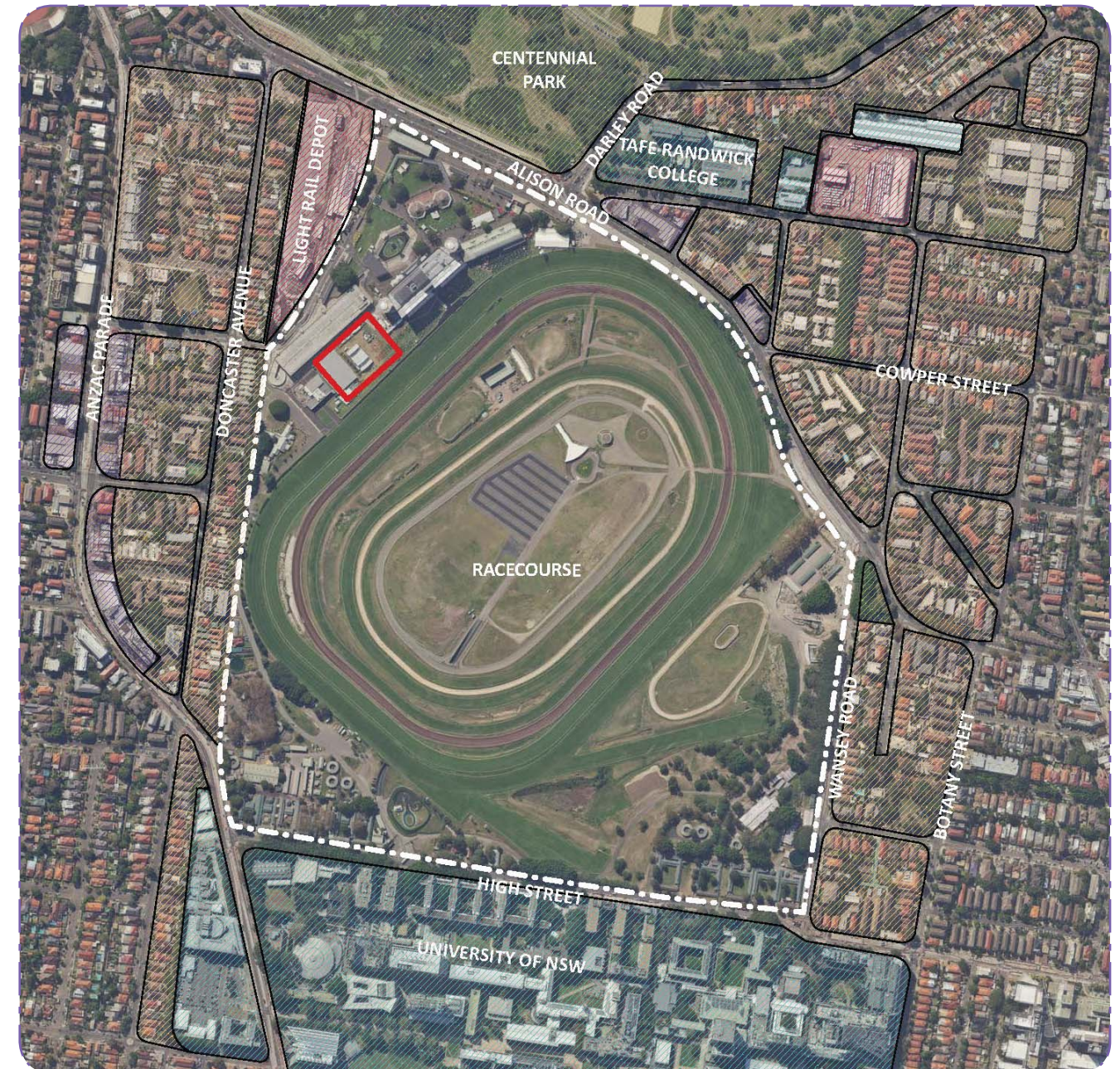


Figure 03: Context Plan
Source: Six Maps 2019

LEGEND

- Tertiary education and research
- Parkland
- Transport depots
- Retail
- Residential

3.4 THE RACECOURSE SITE

The Royal Randwick Racecourse site is focused on horse racing, spectator experiences and training facilities. Over time it has evolved and upgraded its facilities which include the racecourse proper, race day stalls, car parks, spectator facilities, buildings and grandstands, working areas, horse training facilities and stables.

The site is zoned as Public Recreation space on the LEP 2012 Land Zoning Map LZN-001 and 002

3.5 TOPOGRAPHY

The majority of the site is very flat, especially around the central racetrack and spectator areas along the western side of the site. While the landform along the eastern edge of the site grades up steeply with a change of elevation of 6m on the corner of Wansey and Alison Roads and 26m on the corner of Wansey Road and High Street. The facilities areas located along the eastern edge of the site are located on or flanked by the steep topography.

3.6 GEOLOGY AND SOILS

The site is made up of two distinct soil landscapes as mapped in the *Soil Landscapes of Sydney*. The flat central section under and around the racetrack has been identified as extensively disturbed by human activity, with the original soil likely being removed, greatly disturbed or buried and new materials added. The more undulating area surrounding the racetrack is composed of the Tuggerah soil landscape which consists of rolling coastal dunes with gradients of generally 1-10%, and deep podzol soils on dunes and podzol/humus podzol intergrades on swales. The Tuggerah soil landscape is generally highly permeable and has very low soil fertility.

3.7 VEGETATION

The existing planting on the site consist of a range of exotic and non-local native species, located mostly around the periphery of the site. The planting located within the spectator precinct is highly manicured and formal in arrangement.

The site contains a number of mature trees, of which a large number are listed as significant trees under the Randwick Register of Significant Trees. The site contains one of the largest single collections of significant trees within the Randwick LGA.

The Randwick Register of Significant Trees (Volume 3) notes the following:

The Randwick Racecourse collection has a rare combination of original remnant vegetation (Eastern Suburbs Banksia Scrub) and successive overlays of cultivated specimen planting dating from the mid-to late nineteenth century.

The site has exceptional natural and cultural heritage values. It has individual specimens and groups which are considered to have overall significance at the Randwick LGA and regional (metropolitan) level in terms of their combined historic, social, commemorative, botanic, biodiversity, aesthetic and visual qualities.

A number of Moreton Bay Figs (Ficus macrophylla) within Randwick Racecourse have achieved massive proportions and scale, typical of this species. The row of Moreton Bay Figs (19 trees) along the Wansey Road boundary is an outstanding single species row plantation and one of the finest examples in the Randwick LGA.



Figure 04: Royal Randwick Analysis

LEGEND

- | | | |
|-------------------|--|--|
| --- Site boundary | ■ Exceptional significance buildings | ■ Other buildings |
| — Heritage views | ■ High significance buildings | ● Exceptionally significant vegetation |
| ■ Racecourse area | ■ High significance buildings approved for removal by major project mp_10_0089 | ● High significance vegetation |
| ■ Spectator area | | |

4.0 SITE ANALYSIS

4.1 BUILT FORM AND LAND USE

The site is currently an open rectangle of grass called Leger Lawn surrounded by the QEII Grandstand and its loading bay to the north east, the new multi deck car park and race day stalls to the north west which are separated from the site by an asphalt service road, the Swab building to the south west and the racetrack proper to the south east. A temporary day stalls building and tree planting is currently located on the south west side of Leger Lawn within the site extents.

During racing events Leger Lawn is used for the set up of additional facilities including marquees for visitors, mobile betting facilities, amenities, bars and outdoor seating.

4.2 TOPOGRAPHY

The site grades up 1.5m from the service road to a high point that then slopes back down, approximately 2m to the edge of the racetrack.

4.3 EXISTING VEGETATION

A row of three transplanted magnolias with mulch surrounds are located along the north east façade of the temporary day stalls. The rest of the site is an open area of maintained turf.

A number of significant and historic fig trees are located nearby, but separated visually and physically from the site by existing buildings.



Figure 05: Transplanted Magnolias



Figure 06: Temporary day stalls and open lawn area with QEII grandstand behind

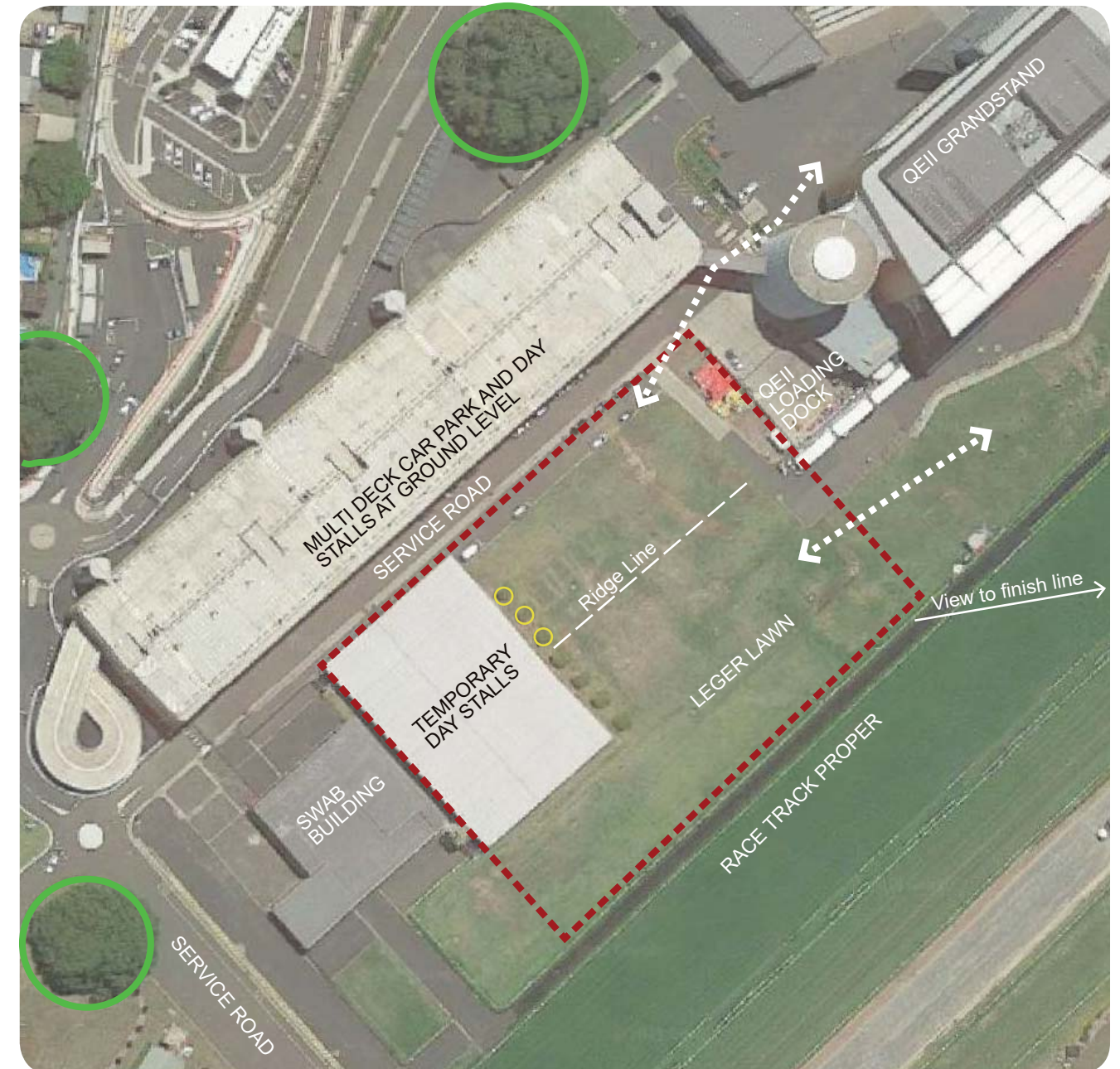


Figure 07: The Existing Site
Source: Google Maps 2019

LEGEND

- Site boundary
- ← Pedestrian routes
- Significant and historic trees
- Existing trees

5.0 THE PROPOSED DEVELOPMENT

5.1 DESCRIPTION

The proposed Winx Stand development consists of a new building for race viewing and functions, and will replace the temporary structures erected for events on Leger Lawn.

The design of the site consists of:

- A new 2 storey building with a 100m long frontage at ground level, and a 60m long building on level 1 with a 40m long terrace
- Amenities and service areas incorporated into the building and located on the north west side of the building, away from the race track and close to the service road and loading docks
- New pedestrian bridge connecting to the QEII drum
- A new loading dock
- Extended landscape terraces adjacent to the racetrack proper that tie into the existing terraces in front of the QEII grandstand
- Landscaped steps along the service road to provide access to the building
- Upgrades to the service road to accommodate food trucks and mobile food outlets during events and functions

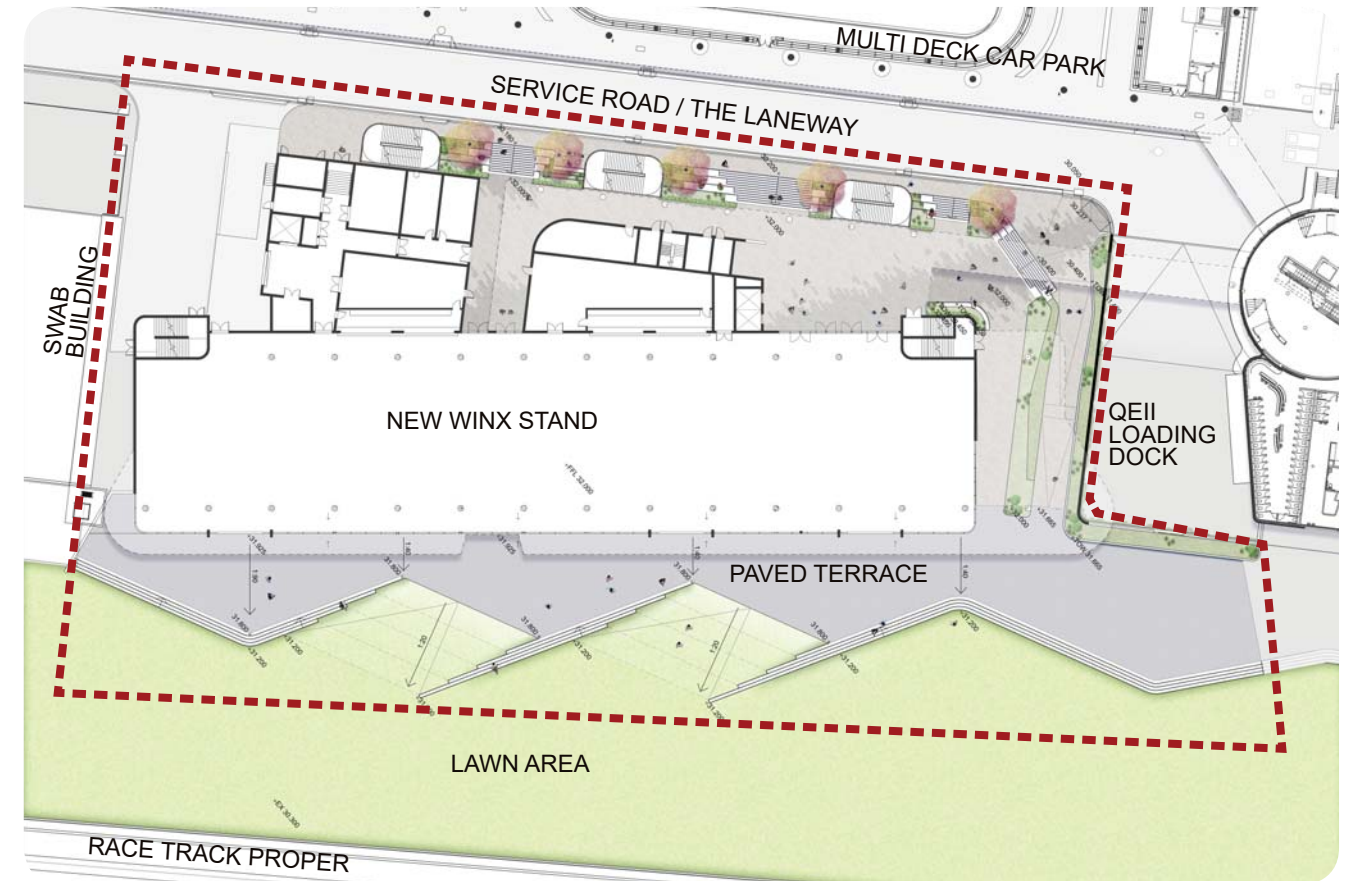


Figure 08: Landscape Plan
Source: Sturt Noble Associates



Figure 09: Proposed Winx Stand Render
Source: Cox Architects

6.0 PHYSICAL LANDSCAPE ASSESSMENT

6.1 DESCRIPTION

The existing sites vegetation is minimal, with a line of tree transplanted Magnolias located along the façade of the temporary day stalls.

The adjacent figure shows the proposed development relative to the existing site, which indicates that:

- The temporary day stalls will be removed as part of the works
- The service road may require partial reconstruction due to the proximity of the building to the road
- The three existing magnolia trees will require removal
- The lawn area between the building and racetrack proper will require regrading to accommodate the new terrace edge

6.2 ASSESSMENT

Sensitivity	Rating	Reason
Of the existing trees	Low	<div><div>• These trees are not part of the historic or significant planting at Royal Randwick</div><div>• The transplanted trees have been located in Leger Lawn for less than 5 years</div><div>• Their location and layout is relative to the temporary day stalls, which was always proposed to be removed</div></div>
Magnitude	Rating	Reason
To the existing trees	High	<div><div>• All the existing trees require removal.</div></div>
Resultant rating of physical impact	Moderate	



Figure 10: Physical Assessment Plan
Source: Google Maps 2019

LEGEND

- Site boundary

■ Proposed works

■ Road to be reconstructed
- Temporary building to be removed

● Transplanted trees to be removed

■ Lawn area to be regraded

7.0 LANDSCAPE CHARACTER ASSESSMENT

7.1 LANDSCAPE CHARACTER ZONES

Analysis of Royal Randwick has identified three distinct landscape character zones (LCZ). These consist of:

- LCZ 1 – Formal Spectators Precinct
- LCZ 2 – Race Course and Central Open Space
- LCZ 3 – Facilities Areas

The site is located wholly within LCZ 1 as can be seen in the adjacent diagram, therefore LCZ 2 and 3 do not form part of this assessment.



Figure 11: Landscape character zones
Source: Six Maps 2019

7.2 LCZ 1 DESCRIPTION

The Formal Spectators Precinct on the north west side of the site is defined by its civic functions, buildings and park like feel. This zone is located on a flat area of land and dominated by buildings connected by formal open spaces that accommodate large numbers of racegoers, patrons and congregations of people, particularly on race days.

This zone has undergone considerable change and development throughout its history. In the last 5 years the southern section has seen considerable change including the construction of a new grandstand, owner’s pavilion, theatre of the horse and a new multi-deck car park. The built forms in the northern section of this character zone are older and include the old grandstand which is

heritage listed. The open spaces that connect the buildings and in front of the grandstands consist of wide asphalt paths, manicured open lawn areas, ornamental planting, low fences and large significant trees, creating a park like feel to the area. On race days some of these open spaces are utilised for temporary stalls, buildings and seating areas.

The Formal Spectators Precinct is enclosed by fences and low buildings and surrounded by functional arrival spaces of asphalt roads and parking areas. The grandstand buildings block views from the majority of the spectators area to the racetrack, but on the viewing side provide sweeping views into the Racecourse character zone LCZ 2.

7.3 LCZ 1 ASSESSMENT

The proposed changes to this zone will consist of:

- A permanent building replacing the open Leger Lawn area, currently used for temporary marquee’s and stands during race days and carnival periods
- An extension of the asphalt trackside viewing terrace

Sensitivity	Rating	Reason
LCZ 1	Moderate	<ul style="list-style-type: none">• Some buildings and trees in the zone are of heritage and cultural significance and are located in close proximity to new buildings• This area has already undergone considerable change• This area has heritage views from its eastern edge across the racetrack but does not form part of any heritage view
Magnitude	Rating	Reason
To the Formal Spectators Precinct	Low	<ul style="list-style-type: none">• The new Winx Stand will only be partially visible from portions of the character zone, and set behind the considerable masses of the multi deck car park and QEII grandstand• The site for the new Winx Stand is located on the edge of the character zone and does not currently add to the grandeur and park like feel of the formal spectators precinct• The site of the new building already supports large temporary buildings during race days and carnival periods
Resultant rating of impact to LCZ 1	Moderate-Low	



Figure 12: Theatre of the horse



Figure 13: Main pedestrian entry



Figure 14: Formal ornamental planting



Figure 15: Significant trees



Figure 16: QEII grandstand

8.0 VISUAL IMPACT ASSESSMENT

8.1 VISIBILITY OF THE DEVELOPMENT

The visibility of the proposal is illustrated in the Visual Envelope Map. It identifies where the proposed development will be visible from ground level and from buildings that overlook the site. Due to the open nature of the racecourse and the raised topography along its southern and eastern edges it has been determined that the proposed development will be visible from adjacent roads and properties, the University of NSW educational and residential buildings and from some of the publicly accessible areas of the Royal Randwick site.

8.2 VIEW SELECTION

Key viewpoints located on private and public land were selected for assessment. The selected viewpoints were chosen for their representation of the following:

- Views that assess the impact of the proposal from a variety of directions and distances around the site and therefore provide a range of visual detail
- The views that are seen by the largest numbers of the various users around the site, including; local residents, the general public, motorists, patrons and employees of the Racecourse.

The following 5 viewpoints have been selected for assessment:

- View 1 – From the back fence of 86 Doncaster Avenue, looking north east
- View 2 – From Level 1 of the QEII grandstand, looking south west
- View 3 – From the terrace in front of the QEII, looking south west
- View 4 – From Cowper Street, looking west
- View 5 – From corner of Wansey Rd and Alison Rd

Due to the topography and open nature of the site the proposed development is visible from Wansey

Road, High Street and the University of NSW, all of which are more than 700m away. These views are all from elevated perspectives, have dense backgrounds of which the proposed development forms a tiny portion and have detailed foreground activity. Viewpoint 5 was selected for assessment to represent these views, as it is one of the closer vantage points and is visible to a high volume of motorists and pedestrians.

All the selected viewpoints are illustrated with a photograph of the view (existing) and a photomontage that illustrates the mass and scale of the proposed development (Artistic impression of the proposal).

8.3 EXISTING AND PROPOSED IMAGES

Photographs were taken with a Canon 550D camera and 35mm lense set on a tripod at 1.5m high from the selected viewpoints on clear days towards the site. The photographs were stitched together digitally to form a panoramic image that illustrates the existing view from each location.

The proposed views are photomontages that have been prepared by creating a simple digital 3D model of the proposed mass and scale of the development. Snapshots of this model were then taken replicating the same locations and elevations as the viewpoints and digitally superimposed into the panoramic images to create the photomontages of the proposed design.



Figure 17: Visual Envelope Map
Source: Google Maps 2019

LEGEND

- View from ground level
- View from upper level in buildings
- Selected view point

8.4 ASSESSMENT OF VIEWS

View 1 - From the back fence of 86 Doncaster Avenue, looking north east

Sensitivity	Rating	Reason		
View sensitivity	Low	The view is significantly modified with no natural or heritage significance		
Viewer		Resident	Patrons / Employees	Pedestrian / Motorist / Cyclist
Viewer sensitivity	High	High	Moderate	n/a
No of viewers	Low	Low	Low	n/a
Duration	Moderate	High	Low	n/a
Total Sensitivity	Moderate			
Magnitude	Rating	Reason		
Proximity to the viewer	Moderate	Approximately 100m away		
Scale/size of development in the view	Moderate	Proportionate to the other buildings in the view and only partially visible due to existing buildings and vegetation in the foreground		
Change to the view (how much it changes the view)	Moderate	Located in the midground of the view with slight changes to the skyline and massing of the view		
Contrast of the development to the existing (elements in the view)	Low	Similar forms, style and materiality to existing buildings in the view		
Total Magnitude	Moderate			
Resultant rating of visual impact	Moderate			



Figure 18: View 1 Existing



Figure 19: View 1 Artistic impression of the proposal

View 2 - From Level 1 of the QEII grandstand, looking south west

The assessments of View 2 is based on a raceday, as this is the maximum use and will result in its highest impact rating. It is also the purpose of the site, when the view is of most importance and when the majority of people are in attendance.

Sensitivity	Rating	Reason		
View sensitivity	High	The view is significantly modified with no pristine landscape retained. Views of the racetrack are of heritage significance		
Viewer		Resident	Patrons / Employees	Pedestrian / Motorist / Cyclist
Viewer sensitivity	Moderate	n/a	Moderate	n/a
No of viewers	High	n/a	High	n/a
Duration	High	n/a	High	n/a
Total Sensitivity	High			
Magnitude	Rating	Reason		
Proximity to the viewer	High	Approximately 50m away		
Scale/size of development in the view	Moderate	The development is of a significant scale and size and consists of approximately a third of the view		
Change to the view (how much it changes the view)	Moderate	Located in the foreground but behind the focal point of the view, with some changes to the skyline. Moderate change to the skyline and massing of the view.		
Contrast of the development to the existing (elements in the view)	Moderate	Similar forms and style to existing elements		
Total Magnitude	Moderate			
Resultant rating of visual impact	High - Moderate			



Figure 20: View 2 Existing



Figure 21: View 2 Artistic impression of the proposal

View 3 - From the terrace in front of the QEII, looking south west

The assessments of View 3 is based on a raceday, as this is the maximum use and will result in its highest impact rating. It is also the purpose of the site, when the view is of most importance and when the majority of people are in attendance.

Sensitivity	Rating	Reason		
View sensitivity	High	The view is significantly modified with no pristine landscape retained. Views of the racetrack are of heritage significance		
Viewer		Resident	Patrons / Employees	Pedestrian / Motorist / Cyclist
Viewer sensitivity	Moderate	n/a	Moderate	n/a
No of viewers	High	n/a	High	n/a
Duration	High	n/a	High	n/a
Total Sensitivity	High			
Magnitude	Rating	Reason		
Proximity to the viewer	High	Approximately 50m away		
Scale/size of development in the view	Moderate	The development is of a significant scale and size and consists of approximately 20% of the view		
Change to the view (how much it changes the view)	Moderate	Located in the background of the view, with some changes to the skyline and massing of the view.		
Contrast of the development to the existing (elements in the view)	Moderate	Similar forms and style to existing elements		
Total Magnitude	Moderate			
Resultant rating of visual impact	High - Moderate			



Figure 22: View 3 Existing



Figure 23: View 3 Artistic impression of the proposal

View 4 - From Cowper Street, looking west

Sensitivity	Rating	Reason		
View sensitivity	Moderate	The view is significantly modified with no natural or formal heritage significance, but is open and has historic value. Light rail works in the foreground have slightly modified the view recently.		
Viewer		Resident	Patrons / Employees	Pedestrian / Motorist / Cyclist
Viewer sensitivity	Moderate	High	n/a	Low
No of viewers	Moderate	Low	n/a	High
Duration	Moderate	High	n/a	Low
Total Sensitivity	Moderate			
Magnitude	Rating	Reason		
Proximity to the viewer	Low	Approximately 500m away		
Scale/size of development in the view	Low	Proportionate to the other buildings in the view and only partially visible due to the existing trackside display board and fencing and vegetation in the foreground		
Change to the view (how much it changes the view)	Low	Located in the background of the view with no change to the skyline and massing of the view.		
Contrast of the development to the existing (elements in the view)	Low	Similar forms and style to existing elements		
Total Magnitude	Low			
Resultant rating of visual impact	Moderate-Low			



Figure 24: View 3 Existing



Figure 25: View 3 Artistic impression of the proposal

View 5 - From corner of Wansey Rd and Alison Rd

Sensitivity	Rating	Reason		
View sensitivity	Low	The view is significantly modified with no natural or formal heritage significance, but is open and has historic value. Light rail works in the foreground have moderately modified the view recently.		
Viewer		Resident	Patrons / Employees	Pedestrian / Motorist / Cyclist
Viewer sensitivity	Low	n/a	n/a	Low
No of viewers	High	n/a	n/a	High
Duration	Low	n/a	n/a	Low
Total Sensitivity	Low			
Magnitude	Rating	Reason		
Proximity to the viewer	Low	Approximately 770m away		
Scale/size of development in the view	Low	Proportionate to the other buildings in the view and only partially visible due to vegetation and fences in the foreground.		
Change to the view (how much it changes the view)	Low	Located in the background of the view with no change to the skyline and massing of the view.		
Contrast of the development to the existing (elements in the view)	Low	Similar forms and style to existing elements		
Total Magnitude	Low			
Resultant rating of visual impact	Low			



Figure 26: View 3 Existing



Figure 27: View 3 Artistic impression of the proposal

9.0 MITIGATION MEASURES

9.1 ASSESSMENT SUMMARY

The impact of the proposal Winx Stand on the existing site is summarised below:

Type	Description	Sensitivity	Magnitude	Impact Rating	Impacts
Physical	Existing trees	Low	High	Moderate	<ul style="list-style-type: none"> Removal of three existing trees
Character	LCZ 1 - Formal Spectators Precinct	Moderate	Low	Moderate -Low	<ul style="list-style-type: none"> Permanent building replacing temporary race day buildings has a negligible impact on the character of the area
Visual	Viewpoint 1 – From the back fence of 86 Doncaster Avenue, looking north east	Moderate	Moderate	Moderate	<ul style="list-style-type: none"> Building mass added to an already dense area
Visual	Viewpoint 2 – From Level 1 of the QEII grandstand, looking south west	High	Moderate	High - Moderate	<ul style="list-style-type: none"> New building in close proximity to the existing grandstand Visual loss of greenery in the distance
Visual	Viewpoint 3 – From the terrace in front of the QEII, looking south west	High	Moderate	High - Moderate	<ul style="list-style-type: none"> Building mass and height added to the edge of the view
Visual	Viewpoint 4 – From Cowper Street, looking west	Moderate	Low	Moderate - Low	Negligible
Visual	Viewpoint 5 – From corner of Wansey Rd and Alison Rd	Low	Low	Low	Negligible

9.2 MITIGATION MEASURES

The physical, character and visual impact assessment highlight a number of impacts of the proposed Winx Stand development on the existing Leger Lawn.

The following mitigation measures are proposed to assist in minimising the impacts of the proposal:

Impact	Approach	Residual Impact
Removal of seven existing trees	<ul style="list-style-type: none"> No mitigation possible but the impact to trees can be reduced by relocating them to a new site at the Royal Randwick Racecourse 	Reduced
Permanent building replacing temporary race day buildings has a negligible impact on the character of the area	<ul style="list-style-type: none"> None required 	Reduced
Building mass added to an already dense area	<ul style="list-style-type: none"> Soften the proposed building by incorporating planting where possible along the service road Carefully select building materials and colours for the south west façade to help make the building fit in with the surrounding built forms 	Reduced
New building in close proximity to the existing grandstand	<ul style="list-style-type: none"> Soften the proposed building with a planted edge to Level 1 Carefully select building materials and colours for the north east and eastern façades to help make the building feel visually permeable 	Reduced
Visual loss of greenery in the distance	<ul style="list-style-type: none"> Soften the proposed building with a planted edge to Level 1 Add greenery to the building where possible 	Reduced
Building mass and height added to the edge of the view	<ul style="list-style-type: none"> Carefully select building materials and colours for the north east and eastern façades to help make the building feel visually permeable 	Reduced

10.0 REFERENCES

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