NIGHT RACING AT THE ROYAL RANDWICK RACECOURSE

Visual and Landscape Impact Report

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Sturt Noble Associates

Australian Turf Club

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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
EIA	Environmental Impact Assessment
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 nearby
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 of the nature of the proposal. 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
TPZ**	Tree Protection Zone - A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where is it potentially subject to damage by development
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 Guideline for Landscape Character and Visual Impact Assessment: Environmental Impact Assessment Practice Note EIA-N04 (December 2018)
- *Guidelines for Landscape and Visual Impact Assessment (2013)
- **AS4970-2009 Australian Standard Protection of trees on development sites

EXECUTIVE SUMMARY

This Visual and Landscape Impact Report has been prepared to support a State Significant Development (SSD) application for Night Racing at the Royal Randwick Racecourse (Royal Randwick).

The Australian Turf Club (ATC) is looking for opportunities to improve the racing experience at Royal Randwick for spectators, increase revenue and re-invest into its people, racing infrastructure and entertainment facilities.

Royal Randwick 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.

Today, Royal Randwick enjoys a reputation as being one of Australia's premier racing venues and is considered the Jewel in the Crown of Sydney racing - hosting some of the world's richest turf races, including The TAB Everest and the Longines Queen Elizabeth Stakes.

As part of a vision to secure Royal Randwick's long-term future and enhance its status as a world-class destination for thoroughbred racing, the ATC has prepared a proposal to introduce night racing at Royal Randwick. The night racing events will create a new spectator experience, attract new audiences and enhance the status of Royal Randwick on the state, national and international racing stage. The night racing events will also provide an alternative night time cultural and sporting event with the opportunity for providing increased tourism and boosting Sydney's night-time economy.

The scope of the proposal includes:

- Consent for up to 16 night racing events per annum (predominately between October and April).
- New trackside lighting to facilitate televised broadcasting.
- Upgrade to Spectator Precinct lighting for patron safety.
- Two permanent electrical generator sets

This report provides an assessment of the proposed installation of light columns at the Royal Randwick Racecourse and investigates if there are any associated impacts to existing elements and trees, the character of the site and to key views.

1.0 INTRODUCTION

Sturt Noble Associates were engaged by the Australian Turf Club (ATC) to prepare a Visual and Landscape Impact Assessment in response to proposed night racing events at the Royal Randwick Racecourse. This report was first prepared in 2017 and updated in October 2020 to reflect design amendments, incorporate the completed light rail works and revised RMS guidelines for the preparation of visual impact assessments.

This report focuses on the visual and physical impacts associated with the infrastructure required to hold these events, namely the installation of a series of tall light columns.

This report forms part of the Environmental Impact Statement (EIS) for the Night Racing Project and responds to Clause 3 of the Secretary's Environmental Assessment Requirements for Application Number SSD 8706, Issued 21 September 2017, requesting the preparation of a Visual and Landscape Impact Assessment.

This report will specifically address the following:

- Identify any physical impacts on existing trees and vegetation as a result of any proposed structural and construction works.
- Identify any visual impacts on the landscape character of the site and in particular its heritage and landscape significance.
- Identify any visual impacts on significant views and vistas as a result of the proposed light columns.
- Provide measures to minimise/mitigate any adverse effects.

2.0 METHODOLOGY

The methodology used to prepare this Visual and Landscape Impact Report is based on the Guideline for Landscape Character and Visual Impact Assessment, Environmental Impact Assessment Practice Note EIA-N04 (Roads and Maritime Services, December 2018). The specific methodology for this report is outlined below:

LANDSCAPE 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 including the site survey and undertaking site visits.

THE DESIGN
Review the proposed design, its physical components and layout.

PHYSICAL IMPACT ASSESSMENT
Carry out a review of the proposed design on existing site elements and vegetation. This will be established by:

- Identifying the significant elements and any significant or historic planting within the site.
- Locating the proposed design over the site survey and satellite image.
- Identifying any areas where the proposed design impacts existing elements, trees and vegetation
- Establishing the magnitude of impact on the elements and vegetation including tree canopies and root zones.

LANDSCAPE CHARACTER ASSESSMENT
The landscape character assessment will be used to determine the impacts of the proposed development on the area's character and sense of place. This will be established by:

- Identifying the site's landscape character zones.
- Assessing how sensitive each landscape character zones is to change, and its capacity to absorb change.
- Assessing the magnitude of change to each landscape character zone, looking at the scale, form and nature 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 for each landscape character zone as per the table in Figure 2.1.

VISUAL IMPACT ASSESSMENT
The visual impact assessment will be used to determine the overall visual impact of the proposed development on significant views and vistas.

The methodology used for the visual impact assessment is described below.

- Establishing where the proposed works will be visible from, and illustrating the catchment in a visual envelope map. The catchment area will be determined by carrying out a review of the site survey, topography, satellite imagery, street views and site visits, and considering the views from residences, workplaces, educational institutes and public places.
- Identifying and selecting the key views located within the visual catchment.
- 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 table in figure 2.1.

MITIGATION STRATEGIES
Provide recommendations for mitigating identified impacts from the physical, character and visual assessments.

SENSITIVITY \ MAGNITUDE	High	Moderate	Low	Negligible
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 2.1 Landscape character and visual impact grading matrix

3.0 LANDSCAPE ANALYSIS

Royal Randwick Racecourse is located 6 kilometres to the southeast of Sydney's CBD in the suburb of Randwick. Together with Centennial Park, Queens Park and Moore Park, Royal Randwick Racecourse 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, public open spaces, residential areas and tertiary education facilities and accommodation. In December 2019, the new CBD and South East Light Rail was opened which runs along the northern and eastern boundaries of the site along Alison Road and Wansey Road.

The Royal Randwick site is focused on horse racing, spectator experiences and training facilities. Over time the site has evolved and facilities have been upgraded and added to the site. Today the site consists of the Racecourse proper, race day stalls, car parks, spectator facilities, buildings and grandstands, working areas, horse training facilities and stables.

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 3.1 Location Plan

Figure 3.2 Surrounding Context

HERITAGE SIGNIFICANCE

The Royal Randwick 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 of the LEP 2012 Heritage Map HER-001

BUILDINGS

The Royal Randwick DCP part E3 identifies a number of buildings of exceptional significance and high significance as shown on the adjacent diagram.

In addition to continual change over time a number of new buildings have been added to the site in the last 10 years including the QEII Grandstand, the Theatre of the Horse, the Owners Pavilion, a new multi-deck car park and temporary day stalls. On race days a number of temporary buildings are erected including a spectators pavilion on Leger Lawn. The design of a permanent spectators stand, the Winx Stand located on Leger Lawn has recently been approved and is currently under construction.

VIEWS

The Royal Randwick DCP part E3 identifies a number of heritage views of the site from surrounding streets and from within the site itself. These include views down Alison Road, Darley Road and Cowper Street toward the Racecourse. Within the site the heritage views are from the grandstands and public viewing areas towards the racetrack.

TOPOGRAPHY

The majority of the site is very flat, especially around the central racetrack and spectators and facilities 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 Road 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.

VEGETATION

The existing planting on and around the site consists of shrubs, groundcovers and trees located mainly around the periphery of the site. Plant species are a mix of exotic and non-local native species. The planting located within the spectator precinct is highly manicured and formal in arrangement.

The site contains a large number of mature trees, of which a many 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.

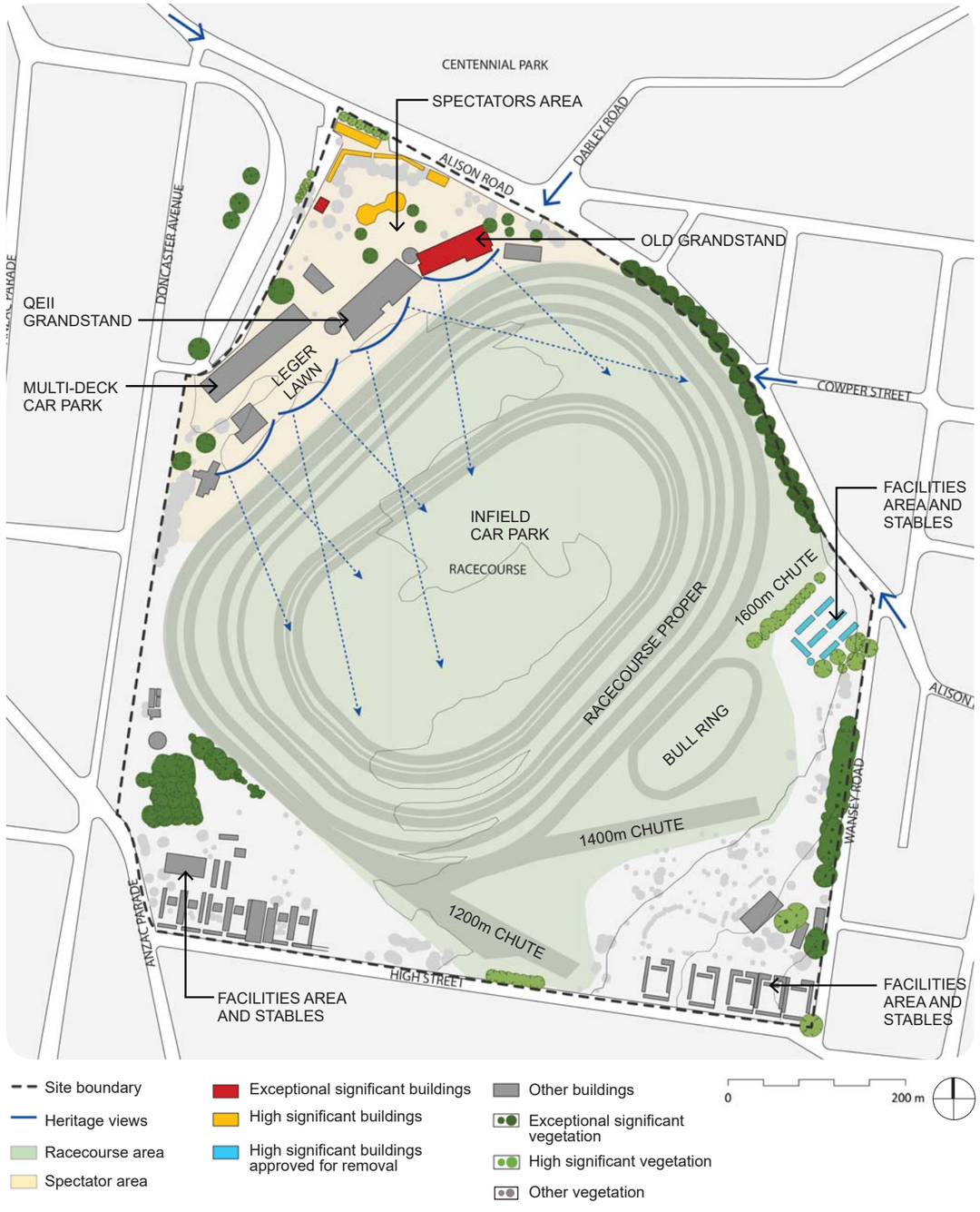

Figure 3.3 Site Analysis

4.0 THE DESIGN

The proposed design for night racing events at Royal Randwick consists of the installation of a series of pole mounted floodlights and associated infrastructure to illuminate the track to international broadcast standard lighting levels. The proposed layout of the columns is indicated in Figure 4.1.

The design consists of the following proposed works:

- The installation of approximately 16 luminaires fixed to the QEII Grandstand building (M1-M16)
- The installation of approximately 4 light columns 40m high behind the Old Grandstand and beside Leger Lawn (A6, A9-A11
- The installation of 2 light columns near the new Winx Stand which is currently under construction (A7 and A8)
- The installation of approximately 7 light columns 30 - 30.5m high adjacent to Leger Lawn and the Old Grandstand (A2-A5, A12-A14)
- The installation of approximately 40 light columns 27.4m high located around the inside edge of the track. The majority of the luminaires on these columns will be located at the tops of the poles with smaller banks of luminaires mounted on the pole at 18.3, 17.5 and 16.8m above the ground (B1-B40)
- The installation of approximately 18 light columns 27.4m high located around the outer edge of the track and primarily along the 1600m and 1200m starting chutes (C1-C6, C14-C24, A1)
- The installation of approximately 7 light columns 18.3 - 21.3m high located along the 1400m starting chute (C7-C13)
- The installation of 1 light column 24.4m high on the inside edge of the finishing line (F1)
- Associated infrastructure and cabling

It should be noted that the night racing design indicates the proposed location of the light columns. The exact locations will be determined during the detailed design phase of the project, where columns and luminaires can be adjusted slightly to better avoid impacts to existing elements or trees without affecting the illumination and light levels of the track.

LIGHT SPILL

The Night Racing Lighting Assessment prepared by IGS has identified that the proposed lighting design complies with the relevant Australian Standards. There will be no light spill beyond the Racecourse property boundary from the proposed light columns above acceptable Australian Standard lux levels.

Figure 4.1 The Design

DESCRIPTION

Figure 5.1 shows the proposed light column locations relative to the site's buildings, existing vegetation and significant trees. A review of the proposed light column locations identified the following:

- The majority of the light columns are proposed in lawn areas clear of existing vegetation. The majority of the light columns will have no impact on existing buildings or vegetation.
- Three columns (A11, A12 and C1) are located in close proximity to exceptionally significant existing trees and are likely to be located within their TPZ's and canopies.
- Three columns (C4, C5 and C6) are located in close proximity to existing trees of high significance. Based on the Stables Precinct Development Impact Assessment Report, prepared by Earthscape Horticultural Services in September 2010, the columns are located within their TPZ's and canopies. As part of the Stables Precinct Development works the trees around column C6 were approved for removal by the Department of Planning under MP07_0092 on 28 February 2008.
- One column (A9) is located in close proximity to the top of the QEII loading dock retaining wall
- One column (A6) is located in close proximity to a stewards tower and a facility building.
- Two columns (A7 and A8) are located in close proximity to the approved Winx Stand in Leger Lawn and may clash with the building.

POSSIBLE IMPACTS

As the locations of the light columns maybe adjusted slightly during the detailed design phase of the project, this report identifies the possible physical impacts of the proposed design:

- Damage to tree roots and incursion into their Tree Protection Zone's (TPZ) due to the location of light column footings and cabling trenches. TPZ's are specified areas above and below ground and at a given distance from the trunk that are set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained. TPZ's are established by arborists using methods detailed in Australian Standard AS 4970– 2009.

  Work within existing tree's TPZ's should be limited. AS 4970:2009 Protection of Trees on Development Sites states that an incursion of up to 10% of the area of the TPZ is considered acceptable, provided that there is no encroachment into the Structural Root Zone of the tree. The Structural Root Zone is located within the TPZ and provides the bulk of the mechanical support and anchorage for a tree.

  Trees listed as significant under the Randwick Register of Significant Trees require development consent for all root cutting works.

- Pruning to tree canopies and branches to accommodate light columns located within tree canopies. Trees listed as significant under the Randwick Register of Significant Trees require development consent for all pruning works.

- Light column footings clashing with existing structures and adding loading to existing retaining walls.

- Light columns may clash with the approved Winx Stand in Leger Lawn.

ASSESSMENT RECOMMENDATION

The physical assessment should be re-reviewed at the detailed design stage and in consultation with an arborist.

Figure 5.1 Physical Assessment Plan

6.0 LANDSCAPE CHARACTER ASSESSMENT

The proposed development is located wholly within the Royal Randwick site which is made up of three distinct character zones:

- Character Zone 1: Racecourse and central area
- Character Zone 2: Formal Spectators Precinct
- Character Zone 3: Facilities areas

Figure 6.1 Character Zones

6.1 CHARACTER ZONE 1: RACECOURSE AND CENTRAL AREA

DESCRIPTION

The Racecourse and central area forms the largest character zone on the site and is defined by its very open and flat landform. It is dominated by rings of vividly green manicured track edged by low white metal post fences. In addition to the track this zone contains low hedges, asphalt roads, the sandy bull ring, rougher and non-irrigated open lawn areas and slender light columns and flag poles. The area in the centre of the track that is accessed via tunnels under the track contains a number of low single level buildings, a formal circular lawn surrounded by low hedges and seasonal planting, asphalt roads and the infield carpark.

This zone is predominantly used on race days where the infield car park is filled to capacity and the track is in use for horse racing. A number of patrons move through tunnels from the infield car park to areas outside the track and a large number of people view this zone from the spectator area. Generally this area is part of prominent everyday views for local residents, passers-by, employees and students.

Established tree planting, landform, grandstand buildings, adjacent university buildings and residential blocks create a tall edge around this character zone.

The track is a conservation area and provides the setting for the heritage listed Old Grandstand located along its north western edge. It also forms the foreground and key point of interest in heritage views noted in The Royal Randwick DCP part E3.

SENSITIVITY

The sensitivity of this character zone is high, for the following reasons:

- This zone is largely characterised by its open and flat landform.
- It is a conservation area.
- It forms a dominant part of heritage views from the grandstands which are viewed by a large number of people particularly on race days.
- When visible in views from surrounding residences and facilities this character zone generally fills a large proportion of the view.
- It is a highly managed landscape with a very specific use and function that has limited capacity to absorb change.

MAGNITUDE OF CHANGE

The proposed changes to this zone would be:

- The installation of 65 light columns 18-27.4m tall at regular intervals around the inside of the track proper and on the outside of the track along the starting chutes located on the eastern side of the site.

The magnitude of change to the landscape character would be moderate, for the following reasons:

- Installation of numerous, widely spaced, slender but tall elements in a very flat and manufactured landscape.
- The installation of light columns does not affect the function of the space.
- The installation of light columns adds vertical elements to the heritage views but does not impede or restrict them.
- The visual impact of the columns in this character zone would be reduced by the elevated background and surrounding to this character zone.

ASSESSMENT OF IMPACT

Based on the sensitivity of this character zone (high) and the magnitude of change (moderate) the overall probable landscape character impact is assessed as being High-Moderate

Figure 6.2 Central Racecourse

Figure 6.3 Central Racecourse

Figure 6.4 Infield buildings and landscape

6.2 CHARACTER ZONE 2: FORMAL SPECTATORS PRECINCT

DESCRIPTION

The Formal Spectator's 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 race-goers and congregations of people, particularly on race days.

This zone has undergone considerable change and development throughout its history. In the last 10 years the southern section has seen considerable change including the construction of the QEII 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 provide access to 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 Spectator's 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 spectator's area to the racetrack, but on the viewing side provide sweeping views into the Racecourse character zone.

SENSITIVITY

The sensitivity of this character zone is moderate, for the following reasons:

- This zone is dominated by a number of buildings with significant mass.
- Some buildings and trees are of heritage and cultural significance and are located in close proximity to new buildings.
- This area has already undergone considerable change.
- On the approach side of the grandstands the area is at human scale with no grand vistas.

MAGNITUDE OF CHANGE

The proposed changes to this zone would be:

- The installation of 2 light columns 40m tall behind the Old Grandstand, a building of exceptional significance.
- The installation of 3 light columns 35m tall adjacent to the Old Grandstand behind the temporary buildings by Alison Road.
- The installation of 2 light columns 40m tall on either side of Leger Lawn
- The installation of 2 light columns 40m tall in Leger Lawn, in front of the new multi-deck car park and in close proximity to the approved Winx Stand.
- The installation of luminaires attached to the QEII Grandstand building.

The magnitude of change to the landscape character would be moderate, for the following reasons:

- The light columns do not require much space at ground level and will not affect the functionality or circulation through the Formal Spectators Precinct.
- The light columns located beside the Old Grandstand dwarf the building but will not significantly change the view of this building from eye level as they are relatively slender structures compared to the long form of the grandstand.
- The scale of the light columns in and around Leger Lawn will be reduced by the new Winx Stand that is currently under construction. The bulk of the new building will shorten views and reduce the openness of the area, reducing the presence and visibility of the columns at ground level.

ASSESSMENT OF IMPACT

Based on the sensitivity of this character zone (moderate) and the magnitude of change (moderate) the overall probable landscape character impact is assessed as being Moderate.

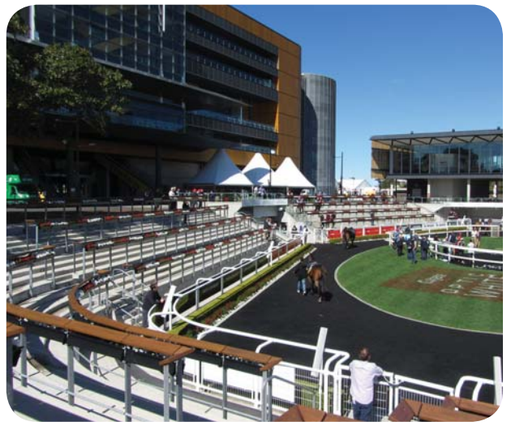

Figure 6.5 Theatre of the horse

Figure 6.6 Main pedestrian entry

Figure 6.7 Formal ornamental planting

Figure 6.8 Significant trees

Figure 6.9 New grandstand

6.3 CHARACTER ZONE 3: FACILITIES AREAS

DESCRIPTION

The facilities areas are located on residual land at the margins of the racecourse and are defined by their working functionality. They are used predominantly by stable hands, jockeys, owners and employees of the Royal Randwick Racecourse.

These areas are dominated by a collection of single storey buildings, sheds, stables, nurseries, yards and horse walkers separated by low fences and walls. The buildings that make up this zone are mixed but functional, and generally constructed from brick, while structures are of galvanised steel. The buildings are connected by asphalt roads and the left over spaces between are grass areas with a spattering of tall trees.

The western facilities areas are located on flat land while the eastern facilities are set into the steep topography that grades up to Wansey Road. The facilities areas feel cluttered with little open space and views are orientated inwards.

SENSITIVITY

The sensitivity of this character zone is low, for the following reasons:

- This area is predominantly a working and facilities area, forming the back of house for the racecourse.
- There are no significant buildings in this area.
- There are no significant or historic views into or from this area. Views are focused internally in this zone.
- Landscape and buildings in this area receive low levels of maintenance and are functional in use and aesthetics.
- These areas have a very informal layout.

MAGNITUDE OF CHANGE

The proposed changes to this zone would be:

- The installation 5 light columns 27.4 - 30.5m tall in open space near existing buildings.

The magnitude of change to the landscape character would be low, for the following reasons:

- The light columns will take up very little space.
- The light columns will not affect functionality or use of the space in any way.
- The light columns will visually fit in with the materiality of this area and the tall existing trees.
- This area is not part of any key views and is generally out of sight of spectators visiting the site.

ASSESSMENT OF IMPACT

Based on the sensitivity of this character zone (low) and the magnitude of change (low) the overall probable landscape character impact is assessed as being Low.

Figure 6.10 Horse walkers and facilities buildings

Figure 6.11 Internal street

Figure 6.12 Horse stables

7.0 VISUAL IMPACT ASSESSMENT

The Visual Envelope Map (Figure 7.1) identifies where views of the proposal are visible from ground level and from buildings that overlook the site.

IDENTIFICATION OF VIEWPOINTS

Key viewpoints located on private and public land were selected for assessment by the landscape architects, planners and community engagement consultants for this project. 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 seen by the largest numbers of the various users around the site, including; local residents, temporary residents in the university colleges, students and employees of the surrounding tertiary education institutions, the general public, motorists, patrons and employees of the Racecourse.
- Significant heritage views.

A total of 9 viewpoints have been selected and are shown in Figure 6.1. These include:

- Viewpoint 1 – From the picnic area in Centennial Park, looking south.
- Viewpoint 2 – From 30 Alison Road, looking south west.
- Viewpoint 3 – From Cowper Street, looking west.
- Viewpoint 4 – From the private terrace elevated above the footpath of 94 Alison Road, looking south west.
- Viewpoint 5 – From the level 6 communal roof-top space of the UNSW College by Gate 5, looking north west.
- Viewpoint 6 – From a level 7 unit in the UNSW College by Gate 2, looking north.
- Viewpoint 7 – From the Racecourse entry on High Street, looking north.
- Viewpoint 8 – From the level 3 balcony of 150 Doncaster Avenue, looking east.
- Viewpoint 9 – From the terrace in front of the QEII Grandstand, looking south east.

All the selected viewpoints are illustrated as panoramic photos that show the view as it is currently (existing) and a photomontage illustrating the proposed development (proposed).

EXISTING AND PROPOSED IMAGES

Photographs were taken from the key viewpoints on clear days towards the site to illustrate the existing views. The photographs were stitched together digitally to form panoramic images illustrating the existing view from each location.

On review of the key viewpoints it was determined that viewpoint 1-4 have changed due to the completion of the light rail works along Alison and Wansey Road. Therefore the existing photos of viewpoints 1-4 were retaken in October 2020.

The proposed views are photomontages that have been prepared by creating a digital 3D model of the proposed design. Renders of this model were then taken in the same locations and at the same elevations as the key views and digitally superimposed into the panoramic images to create the photomontages of the proposed design.

ASSESSMENT

The assessment of the views has been carried out using a consistent set of criteria which is outlined in Appendix A with the detailed findings of each view point. The following summary identifies the key findings and visual impact assessment.

Figure 7.1 Visual Envelope Map and View Points

VIEW 1
Viewpoint: from the picnic area in Centennial Park, looking south, refer to Figure 7.2.

The foreground of the view is an open grass area located on the outer edge of Centennial Parklands. A low vegetated edge and tree planting along Alison Road obscure the lower buildings in the Formal Spectator's Precinct at Royal Randwick. The low building with the green roof just visible between the vegetation is the heritage listed Old Grandstand. The large orange and grey building beside it is the newer QEII Grandstand.

SENSITIVITY
The sensitivity of this view is low, for the following reasons:
- The view itself has a moderate to low sensitivity as it has been moderately modified and none of the Racecourse heritage buildings are visible.
- People perceiving this view are park goers who are exposed to the view for a few hours but visit the site irregularly.
- A low number of people are engaging with this view each day as this section of Centennial Park is not well used even though it is a picnic and BBQ area.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.3) and consist of:
- Two columns proposed within the Formal Spectators Precinct adjacent to the old grandstand, all other columns are obscured from view by existing vegetation and the viewing angle.

The magnitude of change to the view would be low, for the following reasons:
- The changes to the view are in the distance and of a small scale in the view.
- Changes to the view consist of small changes to the skyline.
- The new light columns create a contrast to the predominantly natural view.

ASSESSMENT OF IMPACT
This view has been assessed as having the following
Sensitivity of the view: Low
Magnitude of change to the view: Low

Therefore the overall impact assessment of this view is Low

Figure 7.2 View 1 - Existing

Figure 7.3 View 1 - Proposed

VIEW 2
Viewpoint: from the footpath in front of 30 Alison Road, looking south west, refer to Figure 7.4.

The foreground of this view is dominated by the asphalt carriageway of Alison Road and the lightrail infrastructure including poles and overhead cables. The regular flow of traffic and lightrail vehicles often inhibits views of the Racecourse. A brick post and rail security fence along the Racecourse boundary interrupts the view of the Racecourse beyond. The large existing roadside trees were pruned heavily for the light rail works and new trees installed. As the trees grow over time they will further block the view of the Racecourse. The QEII Grandstand is visible on the right side of the view and the skyline seen between the existing trees is very low.

SENSITIVITY
The sensitivity of this view is moderate-low, for the following reasons:
- This is a highly modified view with changes recently taking place due to the light rail works.
- Vehicles and transport along Alison Road inhibit and interrupt the view in waves of traffic movement.
- People regularly perceiving this view for prolonged periods are residents. As the properties in this area fronting Alison Road also have rear lane access via John Lane it is likely that they don't always use their Alison Road frontages.
- Passers by on the light rail, motorists, pedestrians and cyclists would experience this view obliquely and fleetingly as they go past.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.5). The changes consist of:
- New light columns located near the site boundary and in the distance.

The magnitude of change to the view would be moderate-low, for the following reasons:
- The proposed works are located in the mid ground of the view and the columns are relatively large in the view.
- The proposed light columns add additional vertical elements to the skyline of this view, which already contains vertical elements including trees and light rail columns in the foreground.
- The proposed light columns do not form a large proportion of the view.
- Light columns located in the distance are not very visible as they are obscured by the detail, elements and scale of the background and the vertical rails of the fence in the foreground.

ASSESSMENT OF IMPACT
This view has been assessed as having the following

Sensitivity of the view:	Moderate-Low
Magnitude of change to the view:	Moderate-Low

Therefore the overall impact assessment of this view is Moderate-Low

Figure 7.4 View 2 - Existing

Figure 7.5 View 2 - Proposed

VIEW 3
Viewpoint: from Cowper Street, looking west, refer to Figure 7.6.

This view is elevated above the site due to the topography of Cowper Street. The foreground is dominated by the busy intersection of Alison Road and Cowper Street. The mid view consists of the new lightrail infrastructure including poles and cables and a row of mature fig trees that break up the skyline and filter the background view of the Racecourse. The regular flow of traffic and lightrail vehicles often inhibits views of the Racecourse.

SENSITIVITY
The sensitivity of this view is moderate, for the following reasons:
- This view is identified in The Royal Randwick DCP part E3 as being an important historical view.
- People perceiving this view are residents, a low number of pedestrians and a larger number of motorists who often experience the view while they wait at the traffic lights on Cowper Street.
- Change has already impacted this view due to the light rail works.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.7). The changes consist of:
- New light columns located around the racetrack and in the distance visible between the existing trees.

The magnitude of change to the view would be low, for the following reasons:
- The site is located in the mid ground of the view and is partially obscured by the existing trees and new light rail columns that provide scale and detail to the foreground.
- The proposed light columns do not form a large proportion of the view and are obscured and diffused by the existing trees which are of a similar scale.
- Light columns located in the distance are obscured by the elevation and detail of the background.
- The light columns are located amid other vertical elements in this view including the trees and light rail infrastructure poles.

ASSESSMENT OF IMPACT
This view has been assessed as having the following

Sensitivity of the view:	Moderate
Magnitude of change to the view:	Low

Therefore the overall impact assessment of this view is Moderate-Low

Figure 7.6 View 3 - Existing

Figure 7.7 View 3 - Proposed

VIEW 4
Viewpoint: from the elevated private terrace of 94 Alison Road, looking south west, refer to Figure 7.8.

This view is elevated above the site due to the topography of the residential terrace and the grade of Alison Road. The foreground of the view is dominated by the asphalt carriageway of Alison Road, a new light rail building, light rail poles and cables and the visually permeable boundary fence to the Racecourse. The site drops down and extends out behind these elements in a low flat landscape. The regular flow of traffic and lightrail vehicles often inhibits the view of the Racecourse.

SENSITIVITY
The sensitivity of this view is moderate, for the following reasons:
- Change has already impacted this view as a result of the light rail works and tree thinning.
- People perceiving this view are residents, a low number of pedestrians and motorists who see the site obliquely and fleetingly as they drive along Alison Road.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.9). The changes consist of:
- New light columns located near the site boundary and in the distance.

The magnitude of change to the view would be moderate-low, for the following reasons:
- The proposed works are in the mid ground of the view and are partially obscured by the new light rail building, trees and light rail infrastructure.
- The main impact of the proposed design is the inclusion of additional vertical elements to the skyline of this view, although the topography, lightrail infrastructure and detail in the foreground reduce the visibility and scale of the proposed light columns.
- Light columns located in the distance are only semi visible due to the views background elevation and detail and the vertical rails of the fence in the foreground.
- The light columns are of a similar nature and form to many elements already contained in this view.

ASSESSMENT OF IMPACT
This view has been assessed as having the following

Sensitivity of the view:	Moderate
Magnitude of change to the view:	Moderate-Low

Therefore the overall impact assessment of this view is Moderate

Figure 7.8 View 4 - Existing

Figure 7.9 View 4 - Proposed

VIEW 5
Viewpoint: from the level 6 communal roof top space of the UNSW College located by Gate 5, looking north west, refer to Figure 7.10.

This view is dominated by the palisade fence around the communal roof top. The view itself is composed primarily of the very open and flat Racecourse with the city visible in the distance.

SENSITIVITY
The sensitivity of this view is moderate, for the following reasons:
- The view is of the highly modified racecourse landscape. It is not an identified heritage view and the heritage buildings on the site are indistinct in the distance.
- The view is dominated by the heavy and dark palisade fencing in the foreground.
- People perceiving this view are college residents and their visitors who use the roof top communal area. This view is observed by a small number of people infrequently.
- Residents are present all year but are transient, changing with university semesters and years.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.11) and consist of:
- New light columns located around the Racecourse and starting chutes.

The magnitude of change to the view would be low, for the following reasons:
- The proposed light columns are a significant distance from the viewers.
- The main impact of the proposed design is the inclusion of vertical elements around the flat Racecourse. This impact is reduced by the verticality and density of the palisade fencing in the foreground.
- Due to the elevation of this view the new light columns do not change the skyline and their presence is reduced by the background detail resulting in little change to the view.

ASSESSMENT OF IMPACT
This view has been assessed as having the following
Sensitivity of the view: Moderate
Magnitude of change to the view: Low

Therefore the overall impact assessment of this view is Moderate-Low

Figure 7.10 View 5 - Existing

Figure 7.11 View 5 - Proposed

VIEW 6
Viewpoint: from a level 7 unit in the UNSW College by Gate 2, looking north, refer to Figure 7.12.

This view is visible when window screens are opened. The view itself is composed primarily of the horse pool and the very open and flat Racecourse. The QEII Grandstand forms a solid mass along the skyline with the city and other buildings visible in the distance.

SENSITIVITY
The sensitivity of this view is moderate, for the following reasons:
- The view is of the highly modified racecourse landscape. It is not an identified heritage view and the heritage buildings on the site are indistinct in the distance.
- The view is only available when the screens to rooms are opened.
- People perceiving this view are college residents who have rooms facing the racecourse. This view is observed by a small number of people and their visitors.
- Residents are present all year but are transient, changing with university semesters and years.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.13) and consist of:
- New light columns located around the Racecourse.

The magnitude of change to the view would be low, for the following reasons:
- The proposed light columns are a significant distance from the viewers.
- The main impact of the proposed design is the inclusion of vertical elements around the flat Racecourse. Due to the elevation of this view, the new light columns do not change the skyline and their presence is reduced by the background detail resulting in little change to the view.

ASSESSMENT OF IMPACT
This view has been assessed as having the following

Sensitivity of the view:	Moderate
Magnitude of change to the view:	Low

Therefore the overall impact assessment of this view is Moderate-Low

Figure 7.12 View 6 - Existing

Figure 7.13 View 6 - Proposed

VIEW 7
Viewpoint: from the pedestrian traffic island at the Racecourse entry on High Street, looking north, refer to Figure 7.14.

This view is dominated by the asphalt entry road, concrete pedestrian island, gates, fences, walls and signage to the facilities area along High Street. The site is not visible due to the flat topography and elevated foreground. A few tall slender light columns, a stewards' tower and tree tops are visible above the site boundary fence and walls.

SENSITIVITY
The sensitivity of this view is moderate, for the following reasons:
- The view is highly modified and functional with little historic or natural value.
- This is one of the formal entries to the site and it is viewed by many people as it is opposite a heavily used entry to the university, shop and bus stops.
- A large number of people perceive this view, including college residents, university students, staff, motorists particularly those leaving gate 2 at the university, employees of the Racecourse, equestrian staff and horse owners.
- The majority of people perceive this view for short periods of time as they pass or enter the entry gates.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.15) and consist of:
- New light columns located around the racecourse visible in the background above the boundary fence.

The magnitude of change to the view would be moderate, for the following reasons:
- The proposed light columns are located a moderate distance from the viewer and the site itself is not visible.
- A large number of columns are partially visible above the entry gates and fences.
- The proposed light columns will change the skyline.
- There is little depth to this view as the foreground obscures the background.

ASSESSMENT OF IMPACT
This view has been assessed as having the following
Sensitivity of the view: Moderate
Magnitude of change to the view: Moderate

Therefore the overall impact assessment of this view is Moderate

Figure 7.14 View 7 - Existing

Figure 7.15 View 7 - Proposed

VIEW 8
Viewpoint: from a level 3 balcony of 150 Doncaster Avenue, looking east, refer to Figure 7.16.

This view is dominated by the racecourse with the facilities access road, backs of signs, low trees and stewards tower in the foreground with the layers of track and low fencing extending into the distance. The higher aspect of Alison Road, existing trees, UNSW buildings and the QEII Grandstand create an elevated edge in the background.

SENSITIVITY
The sensitivity of this view is moderate, for the following reasons:
- The view is of the highly modified racecourse landscape. It is not an identified heritage view and the heritage buildings on the site are indistinct in the distance.
- People perceiving this view are residents with elevated rooms facing the racecourse. This view is observed by a small number of people and their visitors.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.17) and consist of:
- New light columns located around the Racecourse in the foreground and background.

The magnitude of change to the view would be moderate, for the following reasons:
- A large number of columns are visible and in close proximity to viewers, although the ones in the distance are obscured by the background detail.
- The light columns are slender and do not comprise much of the view although they do create some change to the skyline and the introduction of vertical elements to a very flat landscape.
- The base of the columns is obscured by the details of the background and the elevated topography along Wansey Road.

ASSESSMENT OF IMPACT
This view has been assessed as having the following

Sensitivity of the view:	Moderate
Magnitude of change to the view:	Moderate

Therefore the overall impact assessment of this view is Moderate

Figure 7.16 View 8 - Existing

Figure 7.17 View 8 - Proposed

VIEW 9
Viewpoint: from the asphalt terrace in front of the QEII Grandstand, looking south east, refer to Figure 7.18.

This view is dominated by the racecourse, with low fences, asphalt spaces and open lawn areas filled with temporary seating and umbrellas on race days in the foreground. A large digital screen obscures part of the racecourse. Elevated topography, mature trees and buildings create a raised edge to the background.

SENSITIVITY
The sensitivity of this view is high-moderate, for the following reasons:
- This view is identified in The Royal Randwick DCP part E3 as being an historical view.
- The view has economic value to Royal Randwick, as it is an essential part of the site's function – viewing horse races.
- A large number of people perceive this view on race or event days, while a much smaller group consisting of employees see this view on non-race days. Access is not permitted for passers by.

MAGNITUDE
The proposed changes to this view are shown in the adjacent photomontage (Figure 7.19) and consist of:
- New light columns located around the Racecourse at varying distances.

The magnitude of change to the view would be moderate, for the following reasons:
- The proposed light columns are in close proximity to the viewers.
- The proposed design introduces tall vertical elements into the existing open and flat view and will create a change to the skyline.
- A large number of columns are visible, particularly column F1 in the mid ground. The base of the columns is partially obscured by the detail of the view and the elevated background of Wansey Road.

ASSESSMENT OF IMPACT
This view has been assessed as having the following

Sensitivity of the view:	High-Moderate
Magnitude of change to the view:	Moderate

Therefore the overall impact assessment of this view is Moderate

Figure 7.18 View 9 - Existing

Figure 7.19 View 9 - Proposed

8.0 SUMMARY

The impact of the proposed design on the existing site is summarised below:

PHYSICAL LANDSCAPE ASSESSMENT SUMMARY

The physical landscape assessment identified a number of impacts of the proposed design on the existing elements and vegetation of the site which are summarised in the following table:

Description	Physical Impacts
A11, A12 and C1 columns located within the TPZ's and canopies of exceptionally significant existing trees	• Possible damage and cutting to tree roots due to installation of light column footings and associated cabling • Possible pruning to the tree canopy to provide clear space around light columns
C4, C5 and C6 columns located within the TPZ's and canopy of existing trees of high significance	• Possible damage and cutting to tree roots due to installation of light column footings and associated cabling • Possible pruning to the tree canopy to provide clear space around light columns
A9 and A6 are located in close proximity to existing retaining walls and buildings	• Light column footings may clash with existing footings or increase loadings to existing retaining walls
A7 and A8 are located in close proximity to the Winx Stand in Leger Lawn that is currently in construction	• Possible clash between the location of the light columns and the approved Winx Stand

The Physical impacts of the proposed design are as follows

- Damage and pruning of existing tree roots.
- Pruning to existing tree canopies.
- Clash of new and existing footings and increased loadings to existing retaining walls
- Clash between the location of the light columns and the approved Winx Stand

The physical assessment should be re-reviewed at the detailed design stage and in consultation with an arborist.

LANDSCAPE CHARACTER ASSESSMENT SUMMARY

The character assessment identified 3 distinct character zones. The assessed impact of the proposed design on these zones is summarised in the following table:

Zone	Description	Sensitivity	Magnitude	Impact Rating	Character Impacts
1	Racecourse and central area	High	Moderate	High-Moderate	• Tall vertical elements added to a very flat landscape
2	Formal Spectators Precinct	Moderate	Moderate	Moderate	• Scale of columns next to the Old Grandstand
3	Facilities Area	Low	Low	Low	• Negligible

The character impacts are as follows

- Vertical elements added to a very flat and horizontal landscape.
- Scale of the columns next to the Old Grandstand.

VISUAL IMPACT ASSESSMENT SUMMARY

The visual impact assessment identified 9 key views. The assessed impact of the proposed design on each of these views is summarised in the following table:

Viewpoint	Sensitivity	Magnitude	Impact Rating	Visual Impacts
1 View from the picnic area in Centennial Park, looking south	Low	Low	Low	• Change to the skyline • Contrast to predominantly natural view
2 View from the footpath in front of 30 Alison Road, looking south west	Moderate-Low	Moderate-Low	Moderate-Low	• Scale of the columns in the view • Additional vertical elements added to the skyline
3 View from Cowper Street, looking west	Moderate	Low	Moderate-Low	• Negligible
4 View from the private terrace of 94 Alison Road, looking south west	Moderate	Moderate-Low	Moderate	• Change to the skyline • Scale of the columns in the view
5 View from the level 6 communal roof top space of UNSW College by Gate 5, looking north west	Moderate	Low	Moderate - Low	• Negligible
6 View from a level 7 unit in the UNSW College by Gate 2, looking north	Moderate	Low	Moderate - Low	• Negligible
7 View from the Racecourse entry on High Street, looking north	Moderate	Moderate	Moderate	• Change to the skyline • Scale of the columns in the view
8 View from the level 3 balcony of 150 Doncaster Avenue, looking east	Moderate	Moderate	Moderate	• Vertical elements added to a visibly flat and horizontal landscape • Scale of the columns in the view • Change to the skyline • Large number of columns visible
9 View from the terrace in front of the QEII Grandstand, looking south east	High-Moderate	Moderate	Moderate	• Vertical elements added to a visibly flat and horizontal landscape • Scale of the columns in the view • Change to the skyline • Large number of columns visible

The visual impacts are as follows:

- Change to the skyline. This impact occurs in most views.
- Contrast to the natural setting of Centennial Park.
- Scale of the columns in the view. This impact occurs where columns are located in close proximity to the site boundary and viewers, particularly along Alison Road, behind the residences along Doncaster Avenue and at the Racecourse Gate on High Street.
- Vertical elements added to a visibly flat and horizontal landscape. This is relevant to the wide, open and sweeping views of the Racecourse.
- Large number of columns visible. This is particularly relevant to the wide sweeping views of the site viewed close to ground level.

9.0 MITIGATION MEASURES

The physical, character and visual impact assessments highlight a number of impacts of the proposed light columns on the existing landscape.

The following mitigation measures are recommended to reduce the identified impacts:

Impact	Potential Impact	Approach	Residual Impact
Physical	Damage and pruning of existing tree roots	Carry out an Arboricultural Impact Assessment to establish TPZ's for all trees in close proximity to proposed light columns. During the detailed design stage adjust light column locations to avoid TPZ's. If its not possible to relocate light columns out of TPZ's adjust columns to avoid encroachment greater than 10% or engineer specialised footings to reduce incursion in conjunction with arborist advice. Apply for development consent to carry out any root pruning works required to trees listed as significant under the Randwick Register of Significant Trees. Works are to be carried out by a qualified Arborist.	None Reduced
Physical	Pruning to existing tree canopies	During the detailed design stage adjust light column locations to avoid tree branches. If its not possible to move columns of out tree canopies, adjust columns to avoid major branches and apply for development consent to carry out any pruning works required to trees listed as significant under the Randwick Register of Significant Trees. Works are to be carried out by a qualified Arborist.	None Reduced
Physical	Clash of new and existing footings and increased loadings to existing retaining walls	During the detailed design stage adjust light column locations to avoid existing footings and ensure no additional loads are applied to existing retaining walls.	None
Physical	Clash between the location of the light columns and the approved Winx Stand	Incorporate the night racing lighting requirements into the design / construction of the Winx Stand	None
Character	Scale of columns next to the Old Grandstand	As part of the design process the columns around the Old Grandstand were reduced in height from 48-60m to 30-40m high.	Reduced visual impact
Character/ Visual	Vertical elements added to a visibly flat and horizontal landscape	As part of the design process all the columns were reduced in height. Use light coloured or galvanised columns and fittings to help them blend into the existing landscape and materials of the site.	Reduced visual impact
Visual	Change to the skyline	As part of the design process all the columns were reduced in height. Use light coloured or galvanised columns and fittings to help them blend into the existing landscape and sky.	Reduced visual impact
Visual	Contrast to the natural setting of Centennial Park	Reduce the visual impact of the columns by using light coloured or galvanised columns and fittings to help them blend into the existing landscape, materials of the QEII Grandstand and sky.	Reduced visual impact
Visual	Scale of the columns in the view	As part of the design process all the columns were reduced in height. Where the columns are viewed from outside the site allow existing tree canopies to grow and fill out after being heavily pruned during the light rail works. Consider new tree planting (that matches the existing species) to infill any large gaps in the existing tree canopy along Alison Road. Tree planting is a long term approach that in time will provide screening. Use light coloured or galvanised columns and fittings to help them blend into the existing landscape and materials of the site.	Reduced visual impact
Visual	Large number of columns visible	Use light coloured or galvanised columns and fittings to help them blend into the existing landscape and materials of the site. Consider new tree planting along the boundary of the racecourse to screen the poles from residences. Tree planting is a long term approach that in time will partially screen some of the columns and reduce views of the racecourse.	Reduced visual impact

10.0 REFERENCES

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VISUAL IMPACT ASSESSMENT CRITERIA

Impacts have been assessed using a consistent set of criteria as outlined below

Criteria	Definition	Rating
View Sensitivity		
Pristine / Heritage		High
Moderately Modified		Moderate
Significantly Modified		Low
Viewer		
Resident		High
Workers (Employees / Students)		Moderate
Visitors (Patrons / Visitors)		Low
Passers-by (Motorist / Pedestrian / Cyclist)		Low
Frequency		
Everyday		High
A few times a week		Moderate
A few times a year		Low
Number of viewers daily		
High	>1000	High
Moderate	100-999	Moderate
Low	<100	Low
Duration 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

There are often a number of different viewers perceiving each view. The sensitivity of a view considers each relevant user group.

View 1 Assessment

Sensitivity	**Rating**			
View sensitivity	Moderate - Low			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	n/a	n/a	Moderate	Low
Frequency	n/a	n/a	Low	Low
Number of viewers	n/a	n/a	Low	Low
Duration of exposure	n/a	n/a	High	Low
Total Sensitivity	Low			
Magnitude	**Rating**			
Proximity to the viewer	Low			
Scale/size of development in the view	Low			
Change to the view (how much it changes the view)	Low			
Contrast of the development to the existing (elements in the view)	Moderate			
Total Magnitude	Low			
Resultant rating of visual impact	Low			

View 2 Assessment

Sensitivity	**Rating**			
View sensitivity	Low			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	High	n/a	n/a	Low
Frequency	Moderate	n/a	n/a	Moderate
Number of viewers	Low	n/a	n/a	High
Duration of exposure	Low	n/a	n/a	Low
Total Sensitivity	Moderate - Low			
Magnitude	**Rating**			
Proximity to the viewer	Moderate			
Scale/size of development in the view	Moderate			
Change to the view (how much it changes the view)	Low			
Contrast of the development to the existing (elements in the view)	Low			
Total Magnitude	Moderate - Low			
Resultant rating of visual impact	Moderate - Low			

View 3 Assessment

Sensitivity	**Rating**			
View sensitivity	High			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	High	n/a	n/a	Low
Frequency	High	n/a	n/a	Moderate
Number of viewers	Low	n/a	n/a	Moderate
Duration of exposure	Moderate	n/a	n/a	Low
Total Sensitivity	Moderate			
Magnitude	**Rating**			
Proximity to the viewer	Moderate			
Scale/size of development in the view	Low			
Change to the view (how much it changes the view)	Low			
Contrast of the development to the existing (elements in the view)	Low			
Total Magnitude	Low			
Resultant rating of visual impact	Low			

View 4 Assessment

Sensitivity	**Rating**			
View sensitivity	Low			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	High	n/a	n/a	Low
Frequency	High	n/a	n/a	Moderate
Number of viewers	Low	n/a	n/a	Moderate
Duration of exposure	High	n/a	n/a	Low
Total Sensitivity	Moderate			
Magnitude	**Rating**			
Proximity to the viewer	Moderate			
Scale/size of development in the view	Moderate			
Change to the view (how much it changes the view)	Low			
Contrast of the development to the existing (elements in the view)	Low			
Total Magnitude	Moderate - Low			
Resultant rating of visual impact	Moderate			

View 5 Assessment

Sensitivity	**Rating**			
View sensitivity	Low			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	High	n/a	Low	n/a
Frequency	Low	n/a	Low	n/a
Number of viewers	Low	n/a	Low	n/a
Duration of exposure	High	n/a	High	n/a
Total Sensitivity	Moderate			
Magnitude	**Rating**			
Proximity to the viewer	Low			
Scale/size of development in the view	Low			
Change to the view (how much it changes the view)	Low			
Contrast of the development to the existing (elements in the view)	Low			
Total Magnitude	Low			
Resultant rating of visual impact	Moderate			

View 6 Assessment

Sensitivity	**Rating**			
View sensitivity	Low			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	High	n/a	Low	n/a
Frequency	High	n/a	Low	n/a
Number of viewers	Low	n/a	Low	n/a
Duration of exposure	High	n/a	High	n/a
Total Sensitivity	Moderate			
Magnitude	**Rating**			
Proximity to the viewer	Low			
Scale/size of development in the view	Low			
Change to the view (how much it changes the view)	Low			
Contrast of the development to the existing (elements in the view)	Low			
Total Magnitude	Low			
Resultant rating of visual impact	Moderate - Low			

View 7 Assessment

Sensitivity	**Rating**			
View sensitivity	Low			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	High	Moderate	Low	Low
Frequency	High	Moderate	Low	Moderate
Number of viewers	Low	Moderate	Low	Moderate
Duration of exposure	High	Low	Low	Low
Total Sensitivity	Moderate			
Magnitude	**Rating**			
Proximity to the viewer	Moderate			
Scale/size of development in the view	Moderate			
Change to the view (how much it changes the view)	Moderate			
Contrast of the development to the existing (elements in the view)	Low			
Total Magnitude	Moderate			
Resultant rating of visual impact	Moderate - Low			

View 8 Assessment

Sensitivity	**Rating**			
View sensitivity	Low			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	High	n/a	Low	n/a
Frequency	High	n/a	Low	n/a
Number of viewers	Low	n/a	Low	n/a
Duration of exposure	High	n/a	High	n/a
Total Sensitivity	Moderate			
Magnitude	**Rating**			
Proximity to the viewer	Moderate			
Scale/size of development in the view	Moderate			
Change to the view (how much it changes the view)	Moderate			
Contrast of the development to the existing (elements in the view)	Low			
Total Magnitude	Moderate			
Resultant rating of visual impact	Moderate			

View 9 Assessment

Sensitivity	**Rating**			
View sensitivity	High			
Viewer	Resident	Worker	Visitor	Passer-by
Viewer sensitivity	n/a	Moderate	Low	n/a
Frequency	n/a	Moderate	Low	n/a
Number of viewers	n/a	Low	High	n/a
Duration of exposure	n/a	High	High	n/a
Total Sensitivity	High - Moderate			
Magnitude	**Rating**			
Proximity to the viewer	High			
Scale/size of development in the view	Moderate			
Change to the view (how much it changes the view)	Moderate			
Contrast of the development to the existing (elements in the view)	Moderate			
Total Magnitude	Moderate			
Resultant rating of visual impact	Moderate			