

CONTACT

Chris Bain	Associate Director	cbain@ethosurban.com	9956 6962
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This document has been prepared by:



Joina Mathew

28 August 2019

This document has been reviewed by:



Michael Oliver/ Chris Bain

28 August 2019

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VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
Updated for Response to Submissions	28 August 2019	JM	MO

Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

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Appendices

- A** View Analysis Photomontages
SJB Architects

1.0 Introduction

This Visual Impact Assessment (VIA) has been prepared in support of a detailed design (Stage 2) State Significant Development Application (SSDA) for the redevelopment of the Sydney Football Stadium (SFS) at 40 – 44 Driver Avenue, Moore Park (SSD 9835).

This Stage 2 proposal involves construction of a new stadium with approximately 45,000 seats (plus an additional 10,000 person capacity in concert-mode), including playing pitch, grandstands, sports and stadium administration areas, food and drink kiosks, corporate facilities and all other aspects of a modern stadium.

This Stage 2 proposal is in accordance with the concept development approval (SSDA 9249) and is wholly contained within the extent of the approved concept development envelope.

This VIA follows on from the Stage 1 VIA for the concept development and provides a visual and view impact assessment of the detailed development design. This report specifically responds to the following Secretary Environmental Assessment Requirements (SEARs) dated 10 April 2019 (SSD 9835):

- *Provide a detailed visual / view impact analysis that considers the impact of the proposed stadium (compared to the demolished building(s) on the site and the approved envelope) when viewed from the public domain and key vantage points surrounding the site. This is to include a written description of the view pre-demolition of stadium on the site, the likely impact and justification of the proposal and any required mitigation measures. The view locations and methodology for the analysis must be prepared in consultation with the Department.*
- *Provide details of all visual amenity impacts on the surrounding occupiers of land.*
- *Provide details of the management and / or mitigation measures in case of the identified adverse visual amenity impacts (if any) on the surrounding occupiers of land.*

This report undertakes a visual impact assessment for the proposed Stage 2 SFS development at **Section 6.0** of this report. A private view impact assessment is undertaken at **Section 7.0** of this report. The visual and private impact assessment is based on the View Analysis Photomontages Report, prepared by SJB Architects. A copy of this Report is provided at **Appendix A** of this report.

The structure of this report is summarised below:

- **Section 1** – Introduction to the report and overview of updates from the publicly exhibited version of this report.
- **Section 2** – Glossary of the key terminology used throughout the report that are specific to visual assessment.
- **Section 3** – Description of the background to the project.
- **Section 4** – Description of the site of the proposed development and the surrounding context.
- **Section 5** – Description of the proposed development.
- **Section 6** – Description of the methodology for undertaking this assessment, including the process for visual character assessment, viewpoint selection and production of imagery to inform the assessment.
- **Section 7** – Analysis of the visual character of the site and visual catchment.
- **Section 8** – Analysis of the applicable planning framework, including strategic and statutory plans and policies and relevant caselaw.
- **Section 9** – Assessment of the visual effects of the proposal on selected public viewpoints.
- **Section 10** – Assessment of the visual impacts proposal on public views, taking into consideration the visual effects and relevant visual assessment criteria.
- **Section 11** – Assessment of private view impacts of the proposal in accordance with the relevant planning principles.
- **Section 12** – Conclusion and summary.

1.1 Update for Response to Submissions

This report has been updated following the public exhibition of the SSD DA and response to feedback received during that process. More specifically, the updated report addresses the matters identified by the Department of Planning, Environment and Industry (the Department) in its letter of 25 July 2019. **Table 1** summarises how the matters identified by the Department have been addressed.

Note that photomontages provided in **Sections 9.0** and **11.0** of this report have not been updated to reflect changes to the proposed stadium outlined in the Response to Submissions. The key changes from a visual impact perspective are the changes to the roof including rationalising the materials and structure, relocating the photovoltaic array, reducing the overall extent of the roof by between 4m-5m in width (in plan form) and by between 2m-2.5m in height (to the outer edge low point), and removing the roof skirt. In addition, minor changes to the façade and materiality are proposed including integrating the louvred screens into the facade system, changing the base of the stadium to textured and coloured precast concrete in the style of sandstone, and changing the colour of the louvres to a bronze metallic finish.

The changes identified in the Response to Submissions represent a reduction in visual impact compared to the publicly exhibited proposal, as the changes result in a minor reduction in the bulk of the building, particularly at the northern interface to surrounding residential area, and the material changes are generally consistent with the aesthetic character of the exhibited proposal. As the assessment of the exhibited scheme concluded that the visual and view impacts of the proposal are acceptable, further assessment and remodelling of the revised scheme is not warranted as this would not alter the conclusion that the proposal is acceptable or identify any additional mitigation measures.

Table 1 Summary of response to the Department letter

Department Issue	Response
<p>The Visual Impact Assessment Report (VIA) includes a method for assessing visual impacts of the future development and the criteria for assessment. The methodology identifies six criteria for assessment.</p> <p>However, the criteria have not been used in the tables that provide assessment of the visual impact of the proposed development on each selected view location (for public views).</p>	<p>Consistent with the visual impact assessment methodology for public views, the criteria noted are relevant to the assessment of the visual impact of the proposal (taking into consideration the visual effect along with project criteria), whereas the tables referred to relate to visual effect.</p> <p>For clarity, the methodology has been more clearly explained in Section 6.0 this report to explain the sequential process of assessment applied. In addition, view-specific assessment of visual impact has been included in Section 10.1 which demonstrates the line-of-sight within the assessment between specific views and the established criteria for determining the visual impact.</p>
<p>The VIA does not include a discussion regarding the landscape / spatial context of the site including: heritage; landscape character; landmarks; zonings etc.</p> <p>It also does not include the definitions for the terminology such as. 'degree of impact' or 'visual sensitivity'.</p>	<p>This information was included in the VVIA for the Concept Proposal (SSD 9249) and remains the same for the current assessment. This information has been included in Sections 7.0 and 8.0.</p> <p>Definitions of these terms have been included in Section 2.0.</p>
<p>The view impact assessment tables should be amended to include the same terminology (method and criteria) as included in the "Methodology" section to enable a clear assessment against the identified criteria.</p>	<p>As per response above, the visual effect tables for specific public views are not the same as the assessment of visual impact. For clarity, the methodology has been more clearly explained in Section 6.0 to explain the sequential process of assessment applied. In addition, view-specific assessment of visual impact has been included in Section 10.1 which demonstrates the line-of-sight within the assessment between specific views and the established criteria for determining the visual impact.</p>
<p>The view impact assessment for each selected view location should also clearly describe how the identified methodology for the view assessment is used to estimate / assess the view impacts at each location.</p>	<p>The view assessment methodology is consistent with the approach outlined by former Senior Commissioner Roseth in <i>Tenacity Consulting v Warringah Council</i> [2004] NSWLEC 140, which is the widely accepted and applied methodology for private view impact assessment in NSW. The process was stepped out in Section 8.1 of the exhibited Visual and View Impact Assessment (now Section 11.1 of this report). The exhibited report included a clear description of the assessment process using <i>Tenacity</i> Steps 1-4 for each selected view location.</p>
<p>All terminologies in the VIA should be clearly defined.</p>	<p>A table of key terminology is included at Section 2.0 of the Updated Visual and View Impact Assessment. All other words used have their ordinary meaning.</p>

2.0 Terminology

This Section sets out the definitions of key terms used within this report to assist the reader with the understanding of this report. Terms not otherwise defined in **Table 2** below have their ordinary meaning.

Table 2 Definition of Terminology

Term	Definition
Degree of Impact	The level or extent to which a view is impacted by the proposal.
'Low impact' ¹	Minor loss or alteration to the character of the view obtained prior to development, or introduction of new visual elements that are not uncharacteristic with the existing visual features of the landscape.
'Medium impact' ¹	Partial loss or alteration to the character of the view obtained prior to development, or introduction of new visual elements that are prominent but not necessarily uncharacteristic with the existing visual features of the landscape.
'High impact' ¹	Total loss or alteration to the character of the view obtained prior to development, or introduction of new visual elements which are uncharacteristic of the existing visual features of the landscape.
'Iconic view'	In the context of visual impact assessment, the term 'iconic view' arises principally from two decisions of the NSW Land and Environment Court. In the decision of (former) Senior Commissioner Roseth in <i>Tenacity Consulting v Warringah</i> [2004] NSWLEC 140 at [26], " iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons". In the joint decision of (former) Senior Commissioner Moore and Acting Commissioner Adam in <i>Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor</i> [2013] NSWLEC 1046, and making reference to <i>Tenacity</i> , further examples of 'iconic views' are provided: "major landmarks such as the Opera House or the Three Sisters, for example, or physical features such as land/water interfaces". It is clear from the examples provided in <i>Tenacity</i> and <i>Rose Bay</i> that iconic views include landmarks that are of the highest significance which enjoy national or international prominence as prominent, widely recognisable and culturally/ aesthetically important features of the visual landscape.
'Loose Fit Envelope'	The maximum building envelope identified in the EIS and Urban Design Guidelines which accompanied the Concept Proposal.
'Proposed Outcome'	A reference scheme for a detailed stadium design. The term 'potential outcome' is also used and has the same meaning.
Visual effect (public views)	The nature and scale of the proposal on the existing visual catchment, taking into consideration factors including the type of view, view composition, relative level of the viewpoint, distance from the viewpoint and any view loss.
Visual impact (public views)	Assessment of the impact of the visual effect following application of project-specific criteria such as landscape character, height, heritage and identified significant view corridors. Refer to Section 6.1.1 for further detail.
Visual receptor	People within the primary visual catchment that are potentially affected by changes to views and visual amenity are referred to as visual receptors
Visual sensitivity	A qualitative assessment of the characteristics of the visual composition of a view, taking into account aesthetic composition of the view, the nature of the view (public/private, frequented, observing period etc.) and any special aesthetic values of the view, to inform the extent to which changes to the view may result in impacts.
SEARs	Secretary Environmental Assessment Requirements
SEPP	State Environmental Planning Policy. Under this assessment report, SEPP is used interchangeably with State Environmental Planning Policy No 47—Moore Park Showground.
LEP	Local Environmental Plan. Under this assessment report, LEP is used interchangeably with Sydney Local Environmental Plan 2012.
DCP	Development Control Plan. Under this assessment report, DCP is used interchangeably with Sydney Development Control Plan 2012.

¹ The terminology used to describe the degree of impact, being negligible, minor, moderate, severe or devastating, is in accordance with the established planning principles of *Tenacity Consulting v Warringah* [2004] NSWLEC 140.

3.0 Background

The Sydney Football Stadium (SFS) is a significant component of the sports facilities that comprise the Sydney Cricket and Sports Ground (SC&SG). Completed in 1988, the SFS has hosted numerous sporting events in its 30 years of operation for a number of sporting codes including football (soccer), rugby league and rugby union as well as occasional music concerts.

In 2012, the NSW Government released the NSW Stadia Strategy 2012, which set out the future vision for Stadia within NSW. A key component of the strategy included development of master plans for Tier 1 stadia. SFS is one of three Tier 1 stadia within NSW, the others being Stadium Australia (Olympic Park) and the Sydney Cricket Ground.

In accordance with the NSW Stadia Strategy 2012, a Concept SSDA (SSDA 9842) for redevelopment of the SFS into a Tier 1 world class stadium was prepared and submitted to the Department of Planning and Environment. A Stage 1 VIA, assessing potential view impacts of the concept development was submitted with the Stage 1 SSDA.

The Stage 1 VIA considered a total of 12 public views. Following this, an assessment of an additional 10 public views were undertaken. The 10 additional views were identified as a result of submissions received during the public exhibition period. Overall a total of 22 public viewpoints were assessed as part of the Stage 1 VIA.

A Stage 1 View Impact Assessment was also prepared and submitted with the Stage 1 SSDA. A total of 13 private views were assessed and considered as part of the assessment.

This report undertakes a visual impact assessment of the detailed SFS design proposal from the established 22 public domain views (refer to **Section 6.0** of this report). A total of 8 private views were also assessed to determine the view impacts (refer to **Section 8.0** of this report). The 8 private viewpoints are located along Moore Park Road, Cook Road and Paddington which represent the key vantage locations surrounding the site. Assessment from a smaller number of viewpoints than the stage 1 SSDA was undertaken for reason outlined in **Section 8.0**.

4.0 The Site

The site is located at 40-44 Driver Avenue Moore Park within the Sydney Cricket Ground Precinct. It is bound by Moore Park Road to the north, Paddington Lane to the east, the existing Sydney Cricket Ground stadium to the south and Driver Avenue to the west.

The site is legally described as Lots 1528 and 1530 in Deposited Plan 752011 and Lot 1 in Deposited Plan 205794. The site is Crown Land, with the Sydney Cricket Ground and the Sydney Sports Ground Trust designated as the sole trustee under the Sydney Cricket and Sports Ground Act 1978.

The site is wholly contained within designated land controlled by the Sydney Cricket and Sports Ground Trust (SCSGT) under Schedule 2A of the Sydney Cricket and Sports Ground Act 1978.

The site is located within the City of Sydney local government area. Location and site plans are included below as **Figures 1** and **2** respectively.

The site is largely surrounded by Centennial and Moore Parks, the Fox Studios and Entertainment Quarter precincts and the residential suburb of Paddington. Located approximately 3km from the Sydney CBD, the site is connected to Sydney's transport network through existing bus routes and will benefit from a dedicated stop on the soon to be completed Sydney CBD and South East Light Rail.

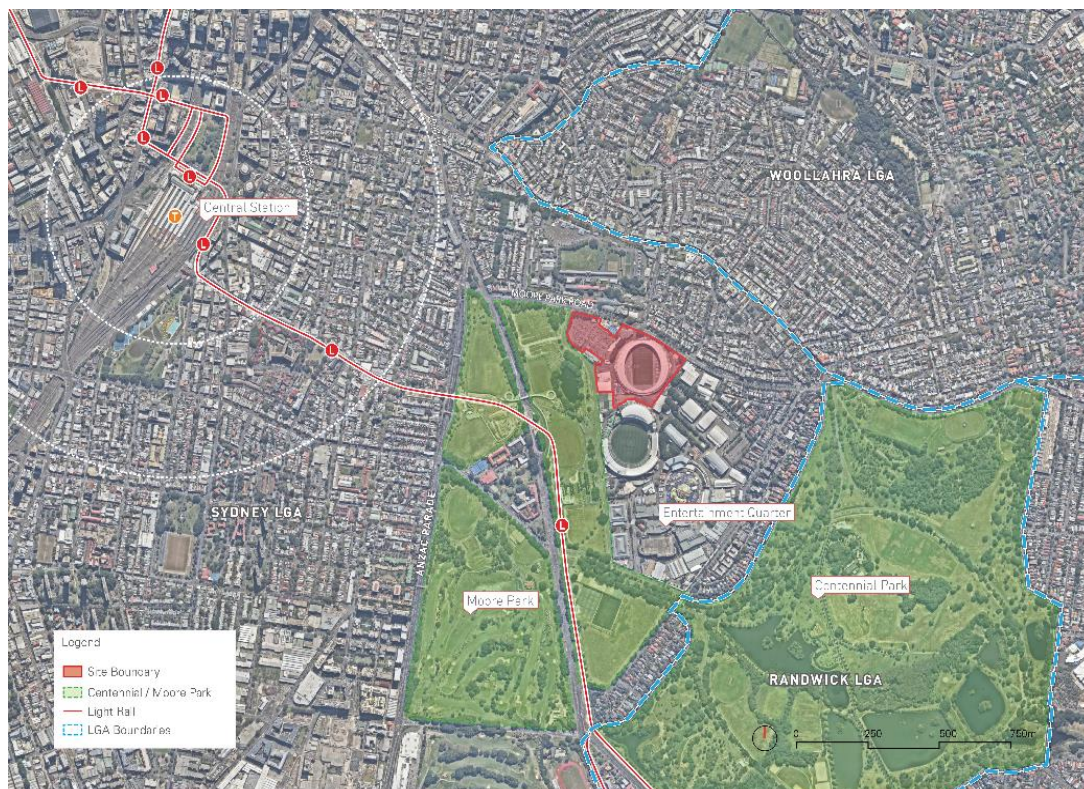


Figure 1 Location context plan

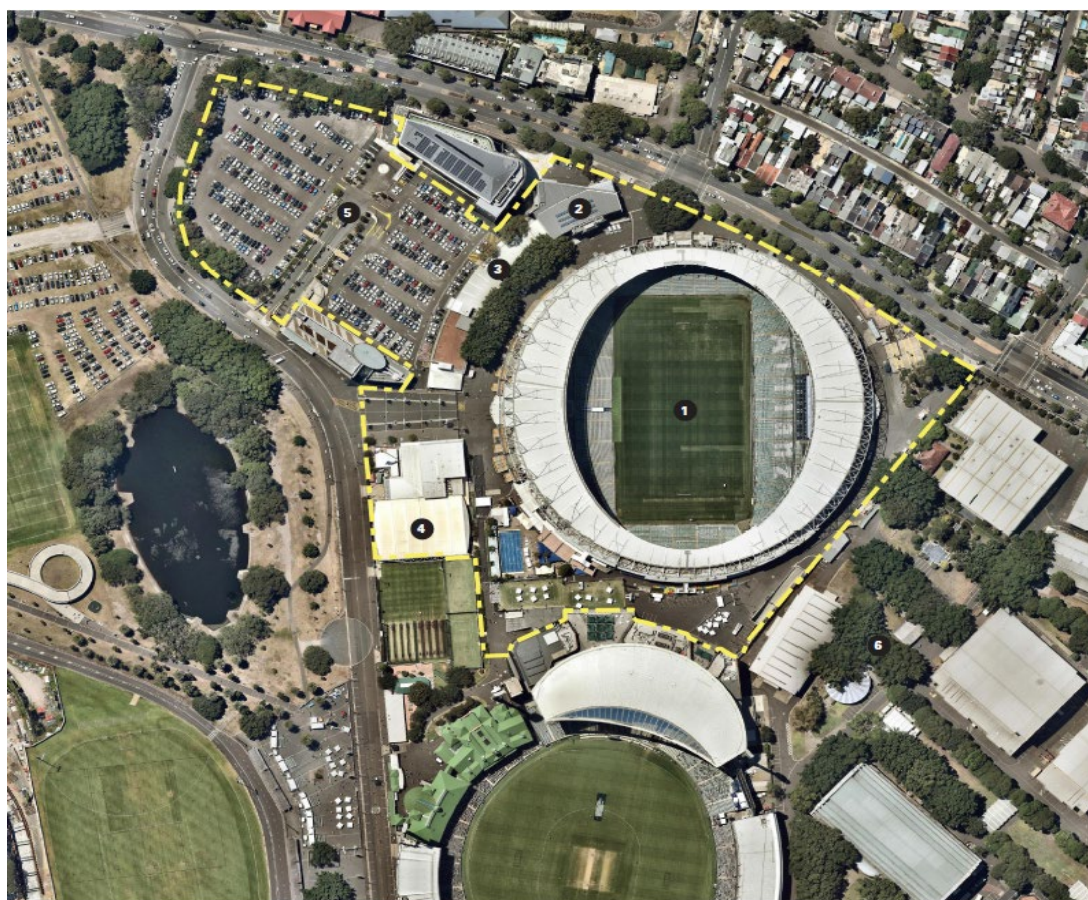


Figure 2 Aerial photograph of the site

1. Allianz stadium
2. Sheridan Centre
3. Sydney Roosters
4. Cricket NSW
5. MP1 Carpark

5.0 Overview of Proposed Development

The proposed development, consistent with the Concept Proposal, comprises a new stadium with approximately 45,000 seats (plus an additional 10,000 person capacity in concert-mode), including playing pitch, grandstands, sports and stadium administration areas, food and drink kiosks, corporate facilities and all other aspects of a modern stadium. Specifically, consent is sought for the following:

- construction, operation and use of the new stadium and surrounding site for a range of sporting and entertainment events;
- vehicular and pedestrian access and circulation arrangements, including excavation to deliver a partial basement level for storage, back of house, and internal loading/deliveries;
- reinstatement of the MP1 car park following the completion of construction, including enhanced vehicle rejection facilities and direct vehicular connection to the new stadium basement level;
- public domain improvements within the site boundary, including hard and soft landscaping, to deliver a range of publicly accessible, event and operational areas;
- provision of new pedestrian and cycling facilities within the site;
- signage, including building identification signage, business identification signage and a wayfinding signage strategy; and
- extension and augmentation of physical infrastructure and utilities for the development within the site.

Detailed design of the stadium is by Cox Architecture, in partnership with Aspect Studios, who were selected as the project architect following a Competitive Design Alternatives Process. The stadium design is consistent with the building envelope approved under the Concept Proposal and includes materials and design treatments consistent with the Final Urban Design Guidelines.

The SSDA will include detailed public domain plans demonstrating the future character and uses for the various zones surrounding the stadium and how these will integrate with the stadium design and function. Indicative aerial photomontage of the proposed stadium is included in **Figure 3**.



Figure 3 The stadium looking towards the Sydney CBD

Source: COX Architecture

6.0 Methodology

6.1 Methodology for Visual Impact Assessment

This VIA follows the methodology developed and adopted for the concept development visual impact assessment. There is currently no universally agreed method of undertaking VIA in NSW. Therefore, the methodology used to inform this VIA is based on established NSW practices and national and international policy. These include:

Broad:

- Visual Management System, United States Department of Agriculture Forest Service, 1974
- Guidance for Landscape and Visual Impact Assessment, United Kingdom Landscape Institute and the Institute of Environmental Management & Assessment, 2005

Specific:

- Planning principles for Impact on public domain views set down by the Land and Environment Court in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and Anor* [2013]
- Planning principles for views - general principles, in particular view sharing in the private domain, set down by the Land and Environment Court in *Tenacity Consulting v Warringah Council* [2004]
- Implementation Guideline No. 8: Identifying and protecting scenic amenity values, Queensland Government, 2008
- Planning Practice Note 43: Understanding Neighbourhood Character, Victorian Department of Environment, Land, Water and Planning, 2015.

The methodology has also been influenced by set of considerations typically required by the Department of Planning, Industry and Environment in setting SEARS for State Significant Development. The methodology for the preparation of the photomontages has been prepared in accordance with the Land and Environment Court Policy on this matter (refer to **Appendix A**).

The methodology for **private views** is set out in **Section 11.1** of this report, followed by the view assessment carried out in accordance with this methodology set out at **Section 12.0**.

The core methodology for visual impact assessment for **public views** follows six key steps:

1. **Visual Character** – what is the character of the proposals visual catchment. This is set out in **Section 7.0** of this report.
2. **Planning Framework** – identification of relevant planning instruments against which visual impact is to be assessed. This is set out in **Section 8.0** of this report.
3. **Visual Effect** – assessment of the nature and scale of the proposal on the existing visual catchment. This is assessed from each representative viewpoint in **Section 9.0** of this report.
4. **Visual Impact** – assessment of the impact of the visual effect following application of other, relevant considerations. This is assessed in **Section 10.1**.
5. **Acceptability of Visual Impact** – assessment of the visual impact against the planning framework. This is assessed in **Section 10.1**.
6. **Mitigation** – what measures are needed to ensure acceptability of impact, if any. This is outlined in **Section 10.2**.
7. **Recommendation** – can the proposal be supported in its current form, incorporating any mitigation identified if relevant, based on a balance of considerations relevant to visual impact. This is contained in **Section 10.3**.

Based on the findings of this core methodology, a determination is then made as to whether the proposal can be supported in its current form from a visual impact perspective, and if so, whether any elements are critical to ensure its continued acceptability as it evolves from concept to detail design and development.

The criteria for assessment of whether the visual impact (Step 5) is acceptable has been derived from applicable planning documents, including the SEARS, the East District Plan and the State Environmental Planning Policy No 47—Moore Park Showground. Six (6) criteria have been identified:

1. **Criteria 1:** Scenic and cultural landscapes

1. **Criteria 2:** Height, scale and bulk
2. **Criteria 3:** Heritage
3. **Criteria 4:** Amenity
4. **Criteria 5:** View sharing
5. **Criteria 6:** Significant views and view corridors.

An assessment of the resulting visual impact is discussed in **Section 10.0**. Mitigation measures as necessary and the discussion overview are addressed in **Sections 10.0** of this report.

6.1.1 Visual Character Assessment

Visual character is formed by patterns created by the relationship of all elements within an area, including both the public and private domain, and the combination of the public and private realms (Victorian Department of Environment, Land, Water and Planning, 2015). The visual character of the study area was identified through the background literature review, desktop analysis and ground-truthing on site and the areas around the viewpoints.

Urban landscape analysis plans mapped the following component layers of the cityscape in the broader study area, and were analysed to determine the influence of each element on views within the study area:

- Geology, geomorphology and topography
- Land use
- Built form
- Transport network
- Vegetation cover
- Open space and recreational networks
- Historical and cultural features
- Community and tourist facilities.

The above mapping identified land that, theoretically, is susceptible to the visual effects of the proposal, described as the Primary Visual Catchment. A site survey was conducted on the 12th of April 2018 to ground-truth the extent of this mapping. Within the area of visibility, typical views that are afforded and influenced by the above factors were identified. Visual receptors were also identified within the primary visual catchment, representing clusters of people or places that will be visually affected by estimated changes. Visual receptors can include people who live or work in the area, people travelling through or by an area, people visiting promoted landscapes or attractions, and people engaged in recreation of various types.

Potential places of visual significance in terms of natural, cultural or scenic value were identified and described in terms of the nature and frequency of views from that location.

6.1.2 Viewpoint Selection

As discussed in **Section 3.0** of this report, the 22 public domain views assessed under this VIA consider the 12 original views assessed under the concept development VIA and the remaining 10 views that were selected in response to matters raised by public exhibition stage of the concept development application. **Figures 4 and 5** below identifies on map the location of all 22 public domain views that are assessed under this VIA.

Viewpoints selected to be used under the concept development VIA, and now the detailed design development VIA, have been informed by a combination of visual catchment analysis and desktop analysis of publicly accessible land including transport routes, recreational areas, sensitive residential interfaces, and popular vantage points. Fieldwork was conducted throughout the primary visual catchment and beyond to verify the potential viewpoint locations and visual character of the study area. The viewpoints associated with each visual receptor were identified and categorised in terms of whether they are representative of a number of similar views (representative), specific viewpoints at key or promoted viewing locations (specific), or viewpoints that will demonstrate a particular effect or issue relating to the site or proposal (illustrative).

Each viewpoint was then assessed in terms of their sensitivity, with the following considered to identify the high, medium and low sensitivity receptors:

- Number of people likely to be affected
- Social and cultural value of receptor

- Visual characteristics of the existing views (nature of view, composition, foci and scale).

The viewpoints to be used in this assessment were selected to form a representative sample of the range of typical views and visual receptors with priority given to the more sensitive viewpoints. As required by the SEAR's, the view locations and the method have been prepared in consultation with the Department and has been discussed and the agreed beforehand with the Department.

It is noted that the selected viewpoints are predominantly public domain views such as from surrounding streets and parks, with some semi-public domain views, being views which are restricted such as from inside the SCG.

6.1.3 Imagery

Photomontages and imagery provided at **Appendix A** has been produced and certified by SJB Urban Design in accordance with the NSW Land and Environment Court policy for photomontages. Site photography was undertaken along with survey data collection to allow for the alignment of imagery with the 3D model to create the photomontages. For each viewpoint considered, the following information is provided to inform the assessment and validation:

- Original photograph, including the existing Allianz Stadium as it existed at the time the photograph was taken. For the public views assessed in Section 6.0, this shows the stadium as it existed prior to the commencement of any demolition works. For the private views assessed in Section 8.0, these photographs show the stadium during demolition works where the roof of the western stand has been removed but the roof of the eastern stand remains intact. This is considered acceptable as the roofline of the eastern stand continues to provide an appropriate indication of the form of the former stadium, and given that the Minister for Planning has previously considered and approved the building envelopes within which the detailed stadium design is contained.
- Original photograph showing the surveyed alignment points and the approved building envelopes.
- Photomontage showing the proposed detailed stadium design.

The imagery provided allows for and informs the assessment of the detailed design against the prior state of the site with the original Allianz Stadium, as well as against the maximum building envelopes considered and approved by the Minister for Planning.



Figure 4 View locations map (immediate views)

Source: SJB



Figure 5 View location map (distant views)

Source: SJB

7.0 Visual Character

Visual character is formed by patterns created by the relationship of all elements within an area, including both the public and private domain, and the combination of the public and private realms (Victorian Department of Environment, Land, Water and Planning, 2015). The following section considers the component elements of the landscape of the study area and discusses the influence of these elements on the pattern of viewing in the area.

7.1 Topography

Sydney is located in a coastal basin (the Sydney Basin) that is broadly bordered by the Blue Mountains to the west and the Pacific Ocean to the east. Within this basin is a series of flooded river valleys that form a submergent coastline. The Parramatta River is one such example of a deep river valley that has been flooded to create Sydney Harbour which is located north of the site. The geology within the Sydney Basin and around the metropolitan area is largely comprised of three geological formations, the early to mid-Triassic Hawkesbury Sandstone, the mid-Triassic Ashfield Shale, and Quaternary Sands. The Hawkesbury Sandstone is a feature of the northern side of Sydney Harbour, and also the eastern coastal edge south of the Harbour, and consists of massive sheets of sand and gravel from the large river systems which once flowed to the northeast across the Basin. A change in river flow and direction to the southeast toward an inland shallow sea deposited the fine-grained sands and muds of the Ashfield Shale which extends west of Sydney Harbour and Botany Bay. The Quaternary Sands are more recent wind-blown deposits extending up to the site from Botany Bay.

The study area is located at the intersection of these three geological features, which largely defines the topography of the study area. The Hawkesbury Sandstone wraps around the north and eastern sides of the site to form a distinct ridgeline broadly following Oxford Street east of the Eastern Distributor to Bondi Junction, where it joins another ridgeline running roughly south from Bellevue Hill in an arc through Waverly to Randwick. These ridgelines enclose the site, and combine with the Ashfield Shale of the shallower ridge west of the site (running from the CBD south through Surry Hills) to form a semi-circular ridge enclosing the site from the west through to the north and the southeast. Within this enclosing ridge is the lower lying land of the Quaternary Sands around Moore and Centennial Parks, a low lying area henceforth dubbed the Centennial Park Basin for the purposes of this report. A small spur of Hawkesbury Sandstone extends south of the main northern ridgeline to the immediate east of the site, creating a secondary ridge that splits this basin into a west and east area, Moore Park and Centennial Park respectively.

This encircling ridge has the largest influence of the pattern of viewing in the area surrounding the site. It directs views from the outer slopes of the ridgeline away from the site, and on the inner slope concentrates views centrally. Longer range views are gained from elevated positions on the encircling ridge, and also from a few elevated positions within the Centennial Park Basin (such as Mount Steele). These views look across the basin to the limited horizon of the encircling ridge, or further across the open lower lying landscape to the southeast.

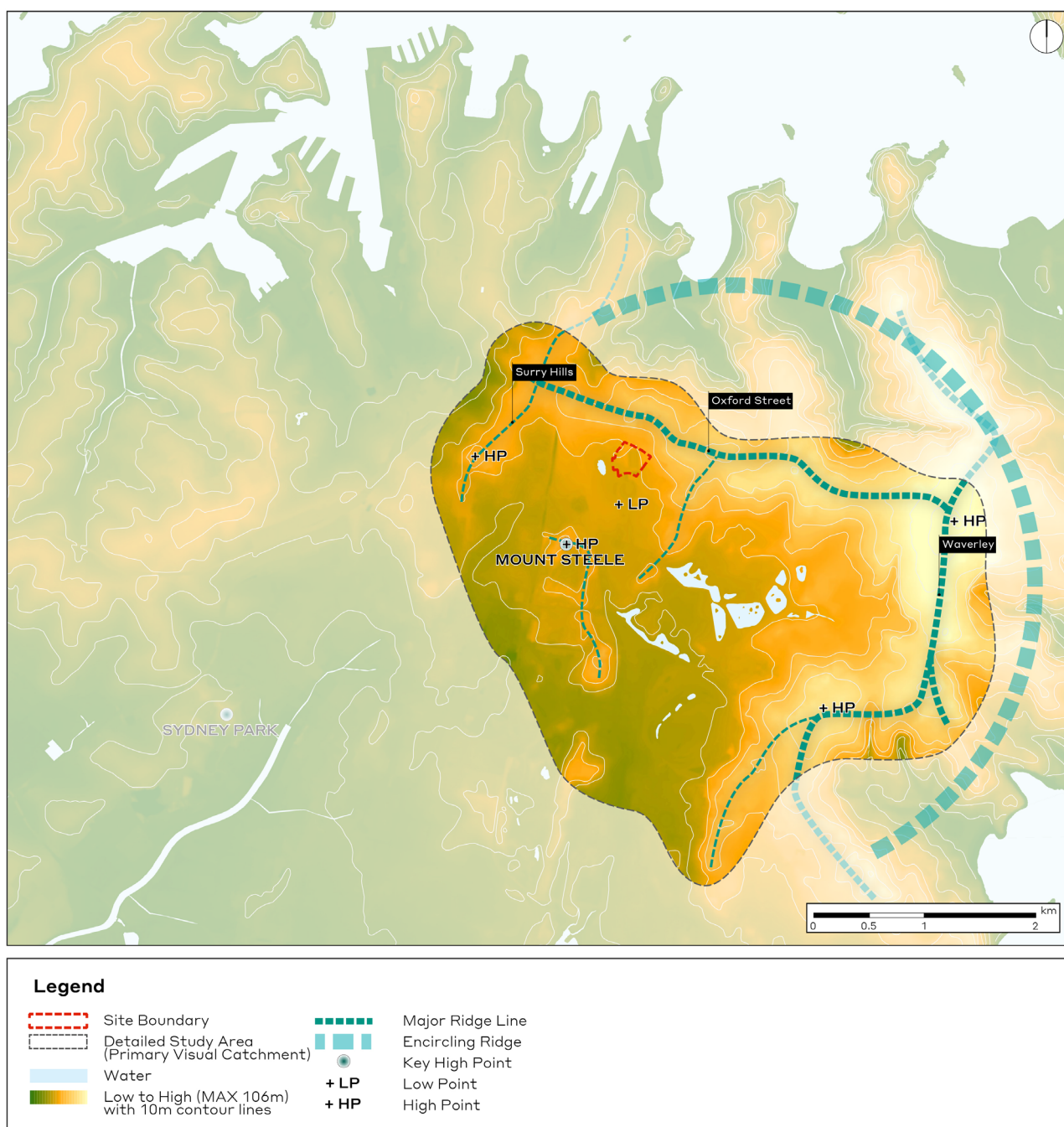


Figure 6 Topography of the Study Area

7.2 Land Use & Built Form

The site is zoned SP1 Special Activities – Recreation Facility (Major) under the Sydney LEP as shown on **Figure 7**, which also extends to the land of Sydney Cricket Ground to the south and the car park to the west. Surrounding land uses include the parkland of Moore Park (RE1 Public Recreation) to the west, the unzoned Entertainment Quarter to the immediate east, and the terrace housing north of Moore Park Drive (R1 General Residential). As can be seen in **Figure 7**, the land use of the study area reflects the underlying geology and topography of the Centennial Park Basin and encircling ridgeline as discussed above. The lower lying land of the Quarternary Sands within the Centennial Basin is dominated by the RE1 Public Recreation zoned parklands of Moore Park, Centennial Park, and Queens Park, as well as the Royal Randwick Racecourse. Development is largely concentrated on the slopes and tops of the encircling ridgeline, and as can be seen in **Figure 8**, the intensity of development follows the tops of the encircling ridgeline with commercial and business zoning (zones B1-B4) following the Surry Hills ridgeline extending south of the CBD, and along the Oxford Street ridgeline to Kings Cross. Pockets of B1, B2, and

B4 follow the Waverley ridgeline south of Kings Cross, however this ridgeline is more clearly expressed through the extent of R3 Medium Density Residential zoning that broadly follows Carrington Road and Frenchmans Road from Bondi Junction to Randwick. The Kensington Local Centre is another example of commercial and business land uses clustered along topographical ridgelines, located at the southern end of the ridgeline running south off of Mount Steele in Moore Park. This higher intensity form of development limits views across the ridgelines and further concentrates and directs views inwards within the Centennial Park Basin.

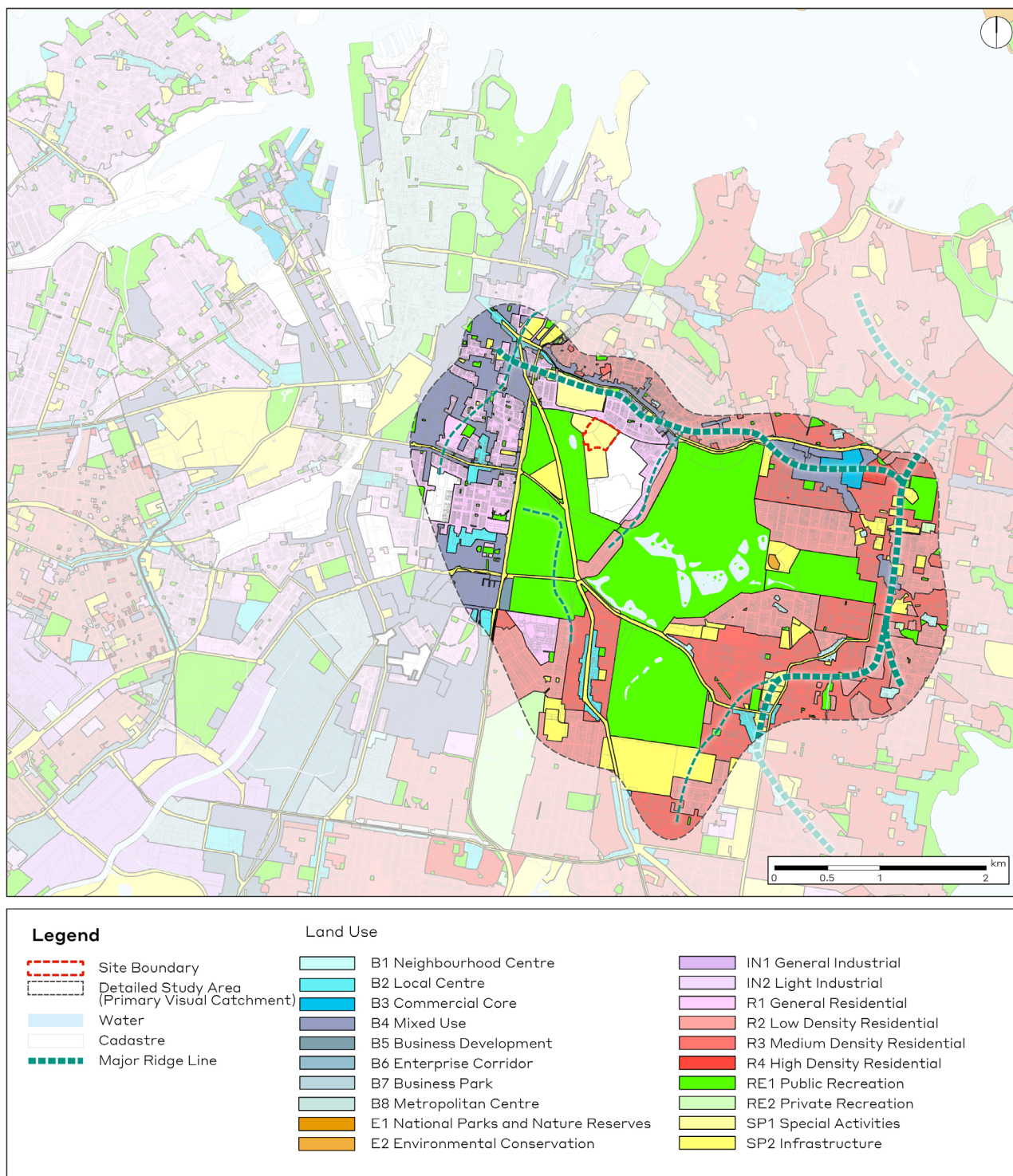


Figure 7 Zoning Map

Not only is the encircling ridgeline expressed in the clusters of commercial and business land uses, but three built form 'ridges' associated with the higher topographic areas and ridgelines are also prominent features in the views across and within the Centennial Park Basin. As shown on Figure 5, the CBD is defined by a ridge of higher

buildings extending south of Circular Quay, mirroring the Surry Hills ridgeline. Similarly, the Waterloo / Zetland 'ridge' of higher built form is located on the higher land associated with the Mount Steele ridge just to the east. The very prominent 'ridge' of Bondi Junction is located at the intersection of the Oxford Street and Waverley topographic ridges. Together these ridges act as landmarks and reference points, providing focal points to longer range views within the Centennial Park Basin area.

The cluster of built form features such as stadia and large event facilities within the site and its immediate surrounds represents an anomaly amongst the broader context of built form (in particular prominent built form) being located along the higher elevation ridgelines, and the lower lying areas being relatively free of built form.

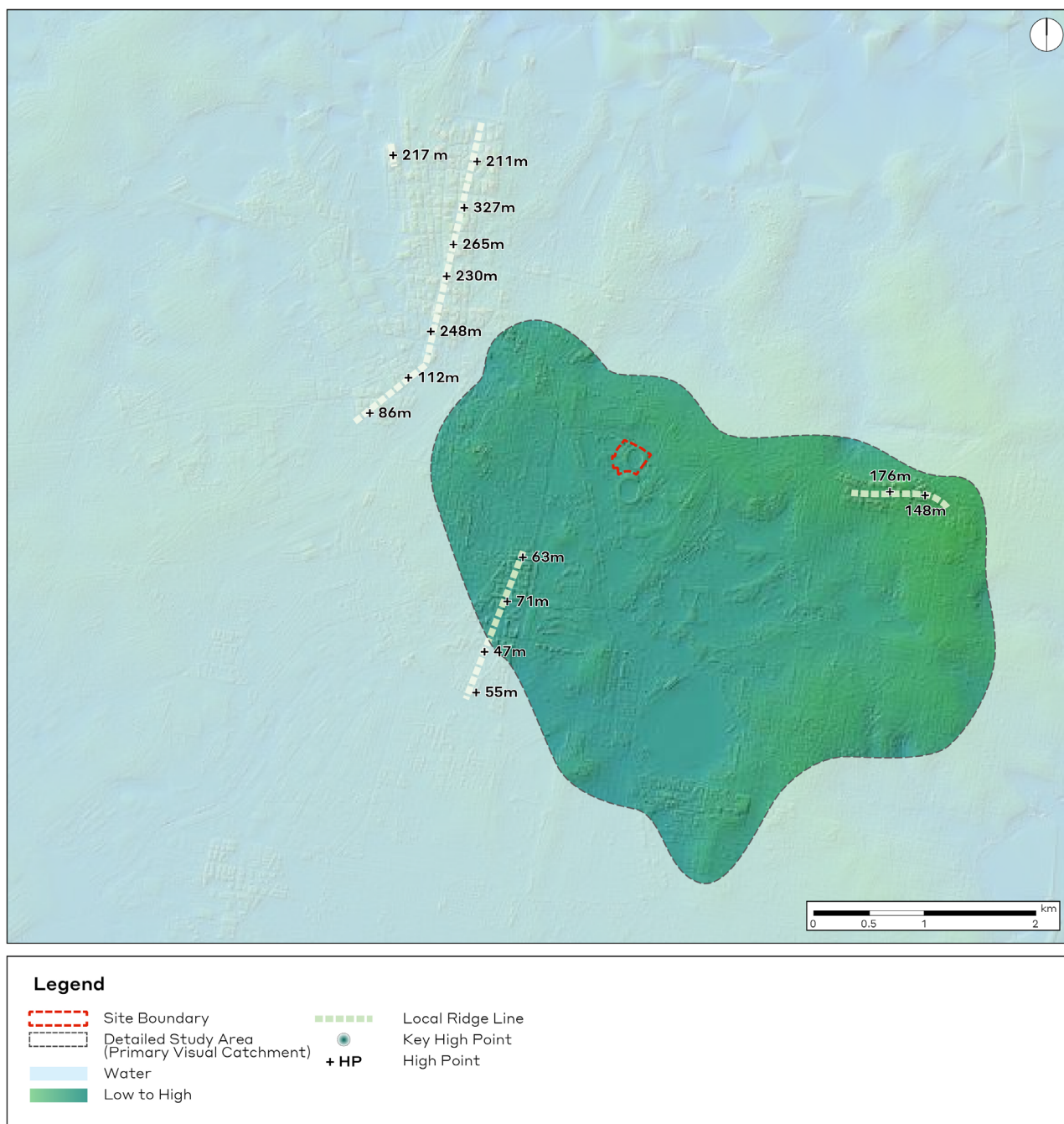


Figure 8 Built Form 'Ridges'

A number of key public facilities and meeting places are located surrounding the site within the Centennial Park Basin, including the Sydney Cricket Ground, Entertainment Quarter, and further afield the Royal Randwick Racecourse. These uses facilitate views to the site and former stadium, although the stadium itself is not a focal point from these views as the nature of the uses and events that take place here are inwardly focused. The

parklands surrounding the site are also important regional public spaces, in particular Centennial Park located in low-lying area southeast of the site (see **Figure 9**). Community facilities and meeting points are clustered along the higher points of the ridgelines as shown on Figure 6, including numerous places of worship and a number of shopping centres (Surry Hills Shopping Village, Westfield Bondi Junction, and Eastgate Shopping Centre). These community and public uses are largely surrounded by built form and as such do not provide significant viewing locations.

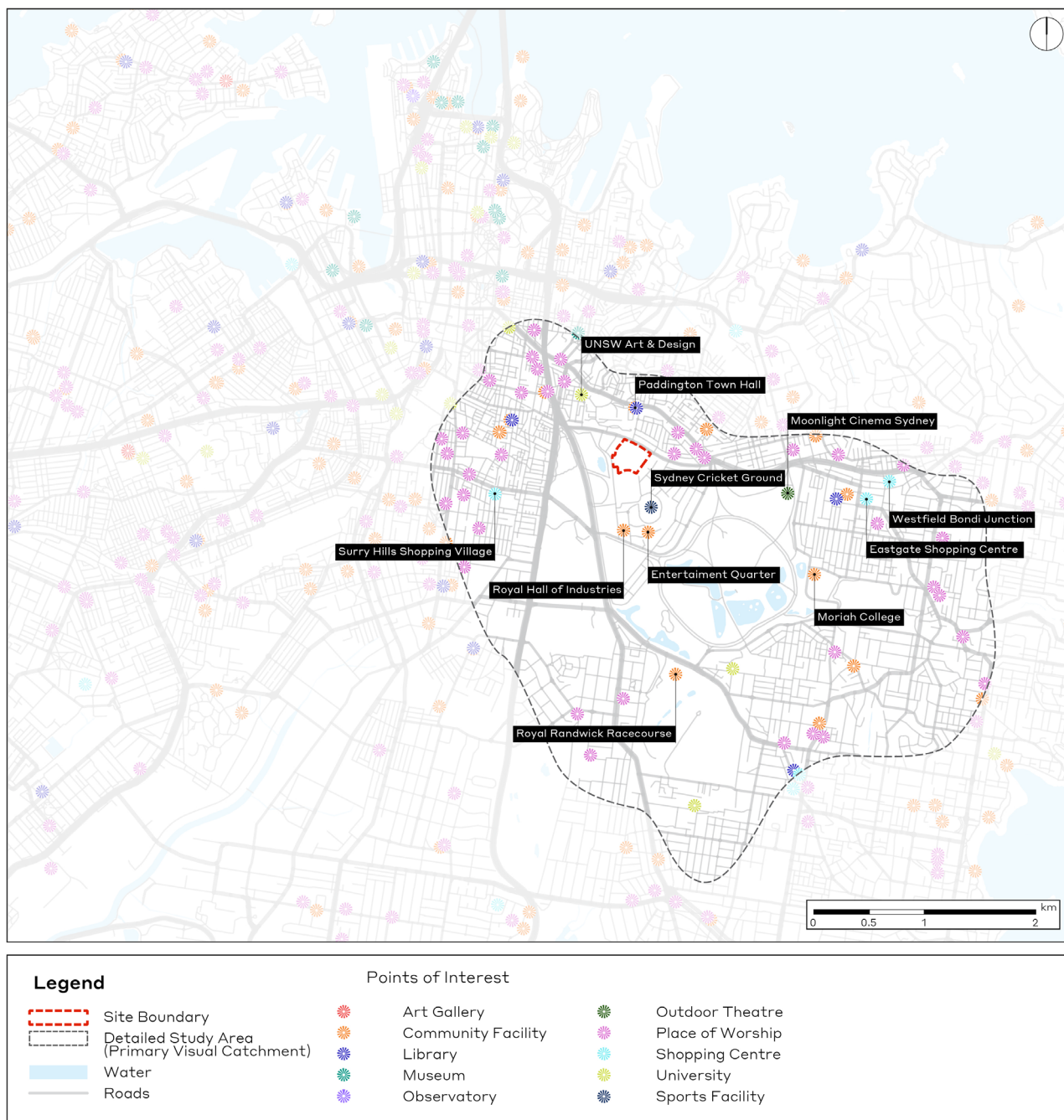


Figure 9 Community Facilities and Meeting Points

Figure 10 illustrates that the context of the site contains a substantial number of heritage listed items and heritage conservation areas, including the Victoria Barracks, Sydney Cricket Ground and Centennial Parklands. Curio Projects have separately addressed the visual impact of the proposal on the heritage significance of listed heritage items and heritage conservation areas in their Heritage Impact Statement (Appendix T of EIS).

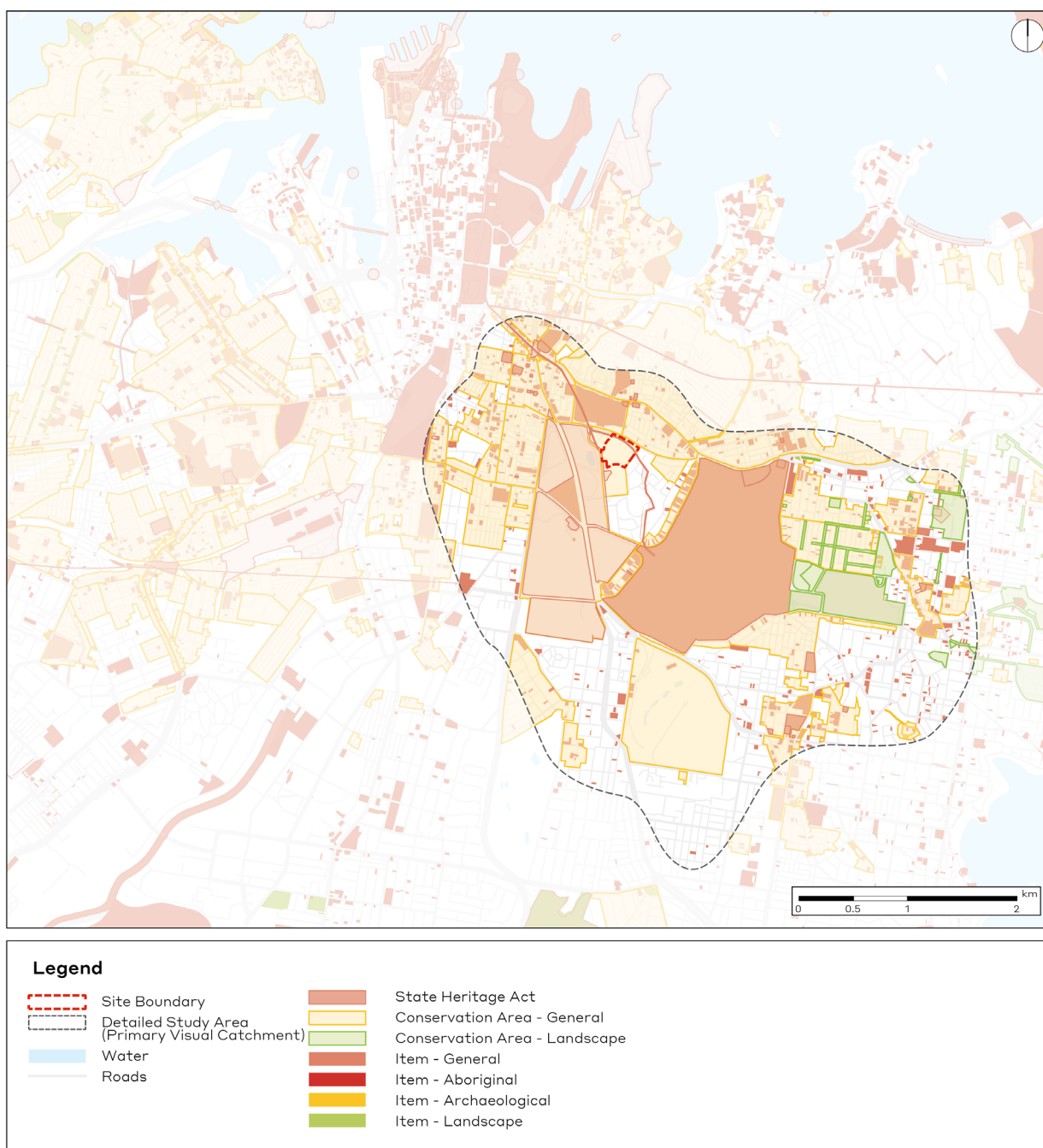


Figure 10 Surrounding Heritage Sites

7.3 Open Space & Vegetation

The lower lying area of the Centennial Park Basin is defined by a greater rate of vegetation and tree canopy than the surrounding built up areas, given the presence of several large open spaces and recreational areas.

Moore Park is located to the west of the site, and is a park defined by the active recreation with expansive playing fields and significantly scaled avenues of Moreton Bay and Hill's figs. The Park consists mainly of open grassland accommodating numerous playing fields in the north and a golf course in the south, with formal linear avenues and belts of trees structurally delineating spaces together with the roads that run through the area. The strong linear avenues of fig trees along the length of Anzac Parade are the most visually dominant planted element of Moore Park, and are of historic importance as some of the earliest plantings of the three parklands (initially a single parklands known as the Sydney Common). These avenues constrain views from east to west, and direct views from the Parade along its length to the north and south, other than filtered glimpses to the stadium provided through the lines of trees when immediately west of the site.

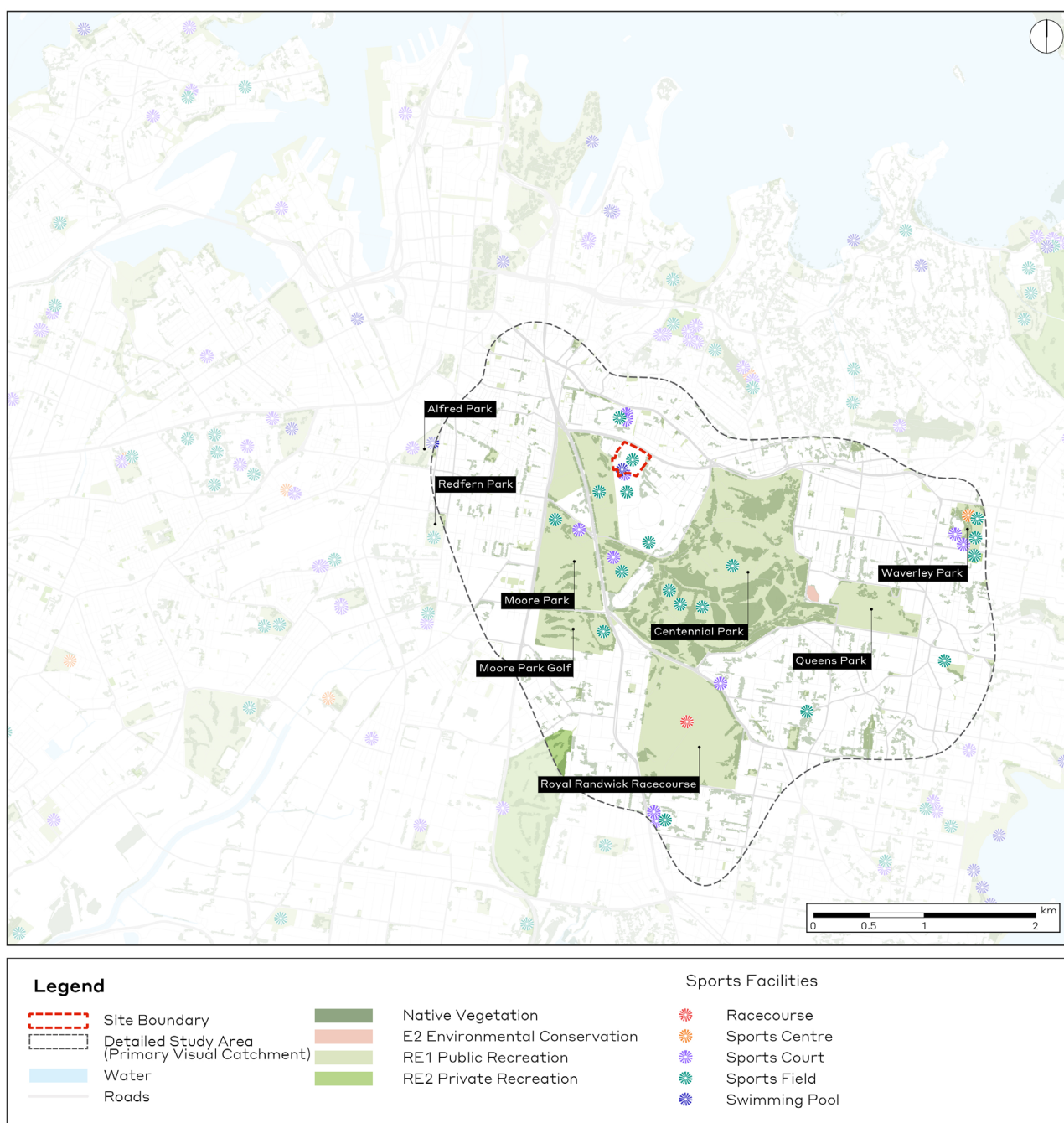


Figure 11 Open Space and Recreational Facilities

Centennial Park is a cultural landscape documenting the experimentation with Australian native trees in the Victorian Gardenesque tradition that assembled collections of plants and trees displayed to encourage individual study and appreciation. Hence the grand avenues of Port Jackson figs, Araucaria trees, Holm oaks and rows and groves of paperbark trees are key features both as subject of views and structural visual elements that constrain views to central open spaces. The low elevation of the Park, coupled with structural planting regime combine to direct views inwards within the parklands, focusing on the open spaces fringed by significant stands of trees with glimpses of tall buildings juxtaposed above the naturalistic tree-line.

Queens Park is quieter and more residential in scale and design. Located on the western face of the Waverley ridgeline, the open recreational spaces are backed to the northeast by a sandstone outcrop overgrown with the locally indigenous Port Jackson figs, ferns and acacias, acting to direct views from up the ridge to the west across the treed lowlands of the Centennial Park Basin to the prominent topographic and built form ridgelines limiting the horizon beyond.

7.4 Transport Routes

The main vehicular route in the study area is the Eastern Distributor Motorway, which travels in a north/south direction approximately 500m to the west of the site. However, this does not provide a view to the site owing to the higher topography of Mount Steele in the south, and the sinking of the motorway into a tunnel north of this.

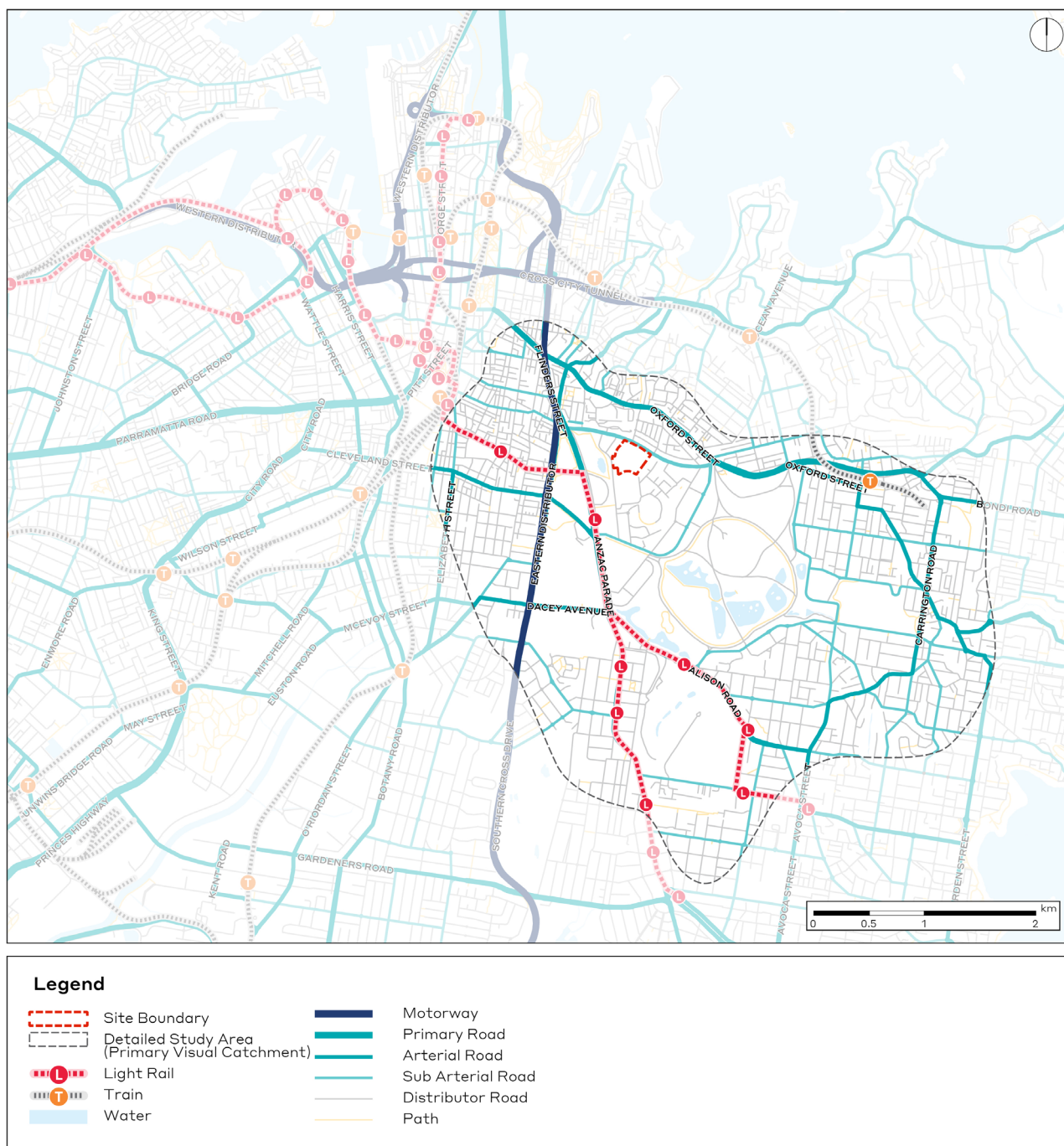


Figure 12 Local Transport Network

Oxford Street and Anzac Parade are primary roads that pass within approximately 300m of the site to the north and west respectively. A shared path / cycle path follows the alignment of Anzac Parade to the immediate east. Views south from Oxford Street are limited by the built form following this road, other than a momentary glimpse along Oatley Road from the intersection of these roads. As detailed in the preceding section, historic avenues of figs limit views from Anzac Parade to perpendicular glimpses through the avenue of trees from immediately west of the stadium. A gap in the avenue at the intersection of Lang Road provides a view line toward the site, however the Sydney Cricket Ground currently almost completely obscures the form of the stadium.

Whilst not part of the Anzac Parade vehicular route itself, the Albert Cotter Walkway bridge that crosses the Parade provides a point of elevation that provides a rare unimpeded view of the stadium from the west.

Moore Park Road is a sub-arterial road that flanks the site to the north, and provides the clearest and closest dynamic views of the former stadium as it approaches the site from the east, with the curve of the road initially focusing on the stadium as it rounds the bend after Gordon Street / Cook Road. Moore Park Road is a rare example of a road that orients toward the site, with the street grid broadly deformed around the parkland of the Centennial Park Basin area. The one other example that includes the former stadium as a focal point within its direct line of sight is Oatley Road, a local distributor road that descends a hill from Oxford Street to Moore Park Road immediately north of the site. Whilst this is not a highly trafficked road, the stadium is a prominent feature of the view along the road.

Another distributor that provides an unimpeded view of the site is Driver Avenue, which passes immediately to the west of the site, and also passes immediately to the west of the Sydney Cricket Ground, Hordern Pavilion, and the Royal Hall of Industries.

No train lines pass within close proximity of the site, and are visually separated from the site by topography and built form. A light rail line is currently under construction that will approach the site from the west before turning south down the eastern side of Anzac Parade. This line will likely provide a relatively close view to the site across Tramway Oval before it descends underneath Anzac Parade heading north.

7.5 Visual Catchment

Based on the above component elements of the landscape of the study area a primary visual catchment has been identified as that mapped on the preceding figures. This area delineates the areas atop and within the encircling ridge and associated built form clusters that focus views internally toward the Centennial Park Basin, with a general alignment connecting the southernmost extensions of these ridges around the back of the Mount Steele ridgeline where distance and built form limits views to the site and former stadium.

Views of the site and former stadium are possible from outside the primary visual catchment, from specific elevated high points in the more distant southeast and south catchments and from the upper levels of surrounding tall buildings. Specific high-profile examples include from Sydney Park and from the Sydney Tower Eye. However, the primary visual catchment identifies the extent to which redevelopment of the stadium may be reasonably considered to potentially impact on the character of typical or significant views by altering the composition of significant features within those views.

7.6 Typical Views

Within the primary visual catchment, the following typical notable views have been identified:

1. Views from elevated locations and upper levels of buildings towards the city skyline
2. Views from elevated locations across the Centennial Park Basin towards the city skyline
3. Views from elevated locations across the Centennial Park Basin to the distant horizon in the south
4. Views from the northern slope of the Oxford Street ridgeline toward the harbour (not considered as part of this assessment)
5. Longer views from within Centennial Park with the city skyline above the tree-line
6. Close range views focusing on the Sydney Football Stadium or Sydney Cricket Ground.

7.7 Visual Receptors

People within the primary visual catchment that are potentially affected by changes to views and visual amenity are referred to as visual receptors. The following visual receptors have been identified:

1. Users of entertainment and sporting venues in immediate vicinity
 - a) Sydney Football Stadium
 - b) Sydney Cricket Ground
 - c) Entertainment Quarter and Fox Studios
2. Active recreational participants in surrounding parks and open space
 - a) Moore Park
 - b) Centennial Park

- c) Queens Park
- 3. Passive recreational participants in surrounding parks and open space
 - d) Moore Park
 - e) Centennial Park
 - f) Queens Park
- 4. Private properties within close proximity of site
 - a) Moore Park Road terraces
 - b) Cook Road residential towers
- 5. Users of local transport network
 - a) Anzac Parade, adjacent cycle path, future light rail alignment
 - b) Moore Park Road
 - c) Oatley Road
 - d) Driver Avenue.

8.0 Planning framework

The main planning instruments guiding consideration of visual impact relevant to the site and the proposal are as follows:

Strategic plans

- Regional Strategic Plan
 - a Metropolis of Three Cities - the Greater Sydney Region Plan
- District Strategic Plan
 - The Eastern District Plan

Environmental planning instruments

- State Environmental Planning Policy
 - State Environmental Planning Policy No 47—Moore Park Showground
- Local Environmental Plan
 - Sydney Local Environmental Plan 2012

Other

- Development Control Plan
 - Sydney Development Control Plan 2012
- Centennial Park Master Plan 2040
- Moore Park Master Plan 2040
- Queens Park Master Plan
- Centennial Parklands Conservation Management Plan
- Centennial Parklands Tree Management Plan

Land and Environment Court material

- Land and Environment Court Planning Principles
- Land and Environment Policies.

Under clause 11 of State Environmental Planning Policy (State and Regional Development) 2011, development control plans do not apply to the proposal. However, in the interests of comprehensive planning assessment, due consideration has been given to the City of Sydney DCP 2012.

The relationship between environmental planning instruments is also of note. Reflecting the penultimate nature of SEPPs in the NSW planning assessment framework, under clause 4 of State Environmental Planning Policy No 47—Moore Park Showground, in the event of an inconsistency between this SEPP and another environmental planning instrument, this SEPP prevails to the extent of the inconsistency.

8.1 Strategic plans

8.2 A Metropolis of Three Cities - the Greater Sydney Region Plan

Visual considerations in urban areas are addressed in A Metropolis of Three Cities - the Greater Sydney Region Plan (the Region Plan) through Objective 28:

- Scenic and cultural landscapes are protected.

This objective is supported by two strategies:

- Strategy 28.1: Identify and protect scenic and cultural landscapes
- Strategy 28.2: Enhance and protect views of scenic and cultural landscapes from the public realm.

The Region Plan further elaborates as follows:

In the Eastern Harbour City enhanced views of Sydney Harbour will come with renewal projects such as The Bays Precinct. Renewal across the Eastern Harbour City can protect and maintain views to the scenic foreshore areas from public spaces and enhance the skylines of the Harbour CBD and strategic centres.

While the focus of this is on views achieved through renewal, it does identify views to Sydney Harbour, including foreshore areas, and the skylines of the Harbour CBD (Sydney CBD and North Sydney CBD) and strategic centres (e.g. Bondi Junction) as being important. The Centennial Parklands, comprising Centennial Park, Moore Park and Queens Park, are listed on the NSW State Heritage Register, with strong reference to it as a valuable cultural landscape. The pattern and scale of uses that have historically been approved and continue to operate have been determined to be appropriate and arguably now contribute to these heritage views or are accepted as a tolerable intervention.

8.2.1 The Eastern District Plan

The Eastern District Plan (the District Plan) contains the same objective and supporting strategies for visual considerations in urban areas as the Region Plan.

Key supporting parts of the Plan provide further detail:

- The District's urban landscapes sit within this natural setting and contribute to the diversity of the District's scenic value. The unique built form of locations such as the Sydney Opera House, the Rocks and Sydney Harbour Bridge further add to this setting.
- The Sydney City skyline (including the Sydney Opera House and the Sydney Harbour Bridge) is an iconic urban landscape and can be viewed from many areas of Greater Sydney.

8.3 Environmental planning instruments

8.3.1 State Environmental Planning Policy No 47—Moore Park Showground

The primary intent of State Environmental Planning Policy No 47—Moore Park Showground (the SEPP) as expressed through its aims is to facilitate redevelopment of the Moore Park Showground, which is located to the south of the site, for film, television, video and related development. Other matters include retaining community and equestrian uses and considering heritage. Given that the SEPP focusses on the Moore Park Showground, it is not of high relevance to the Sydney Football Stadium. Nonetheless, the SEPP does include the site within its boundaries, and it therefore is required to be considered. The SEPP requires that consideration be given to a range of factors (to the extent the consent authority considers them relevant), including:

- (c) the height, scale and bulk of the development and whether the development maintains the original road layout and vistas
- (i) the impact of the development on the amenity of the adjoining residential areas
- (k) how the proposed development would affect the heritage significance of the site and any relic known or reasonably likely to be located at the site.

8.3.2 Sydney Local Environmental Plan 2012

The Sydney Local Environmental Plan 2012 (the LEP) addresses views in a number of parts. These are focussed on the design of development to address view sharing, view corridors and heritage. In order to properly construe the provisions, it should be noted that the LEP does not set a maximum height for the site. The relevant parts are as follows:

Clause 4.3 Height of buildings

- (1) The objectives of this clause are as follows:
 - (c) to promote the sharing of views

5.10 Heritage conservation

- (1) Objectives The objectives of this clause are as follows:
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views

Curio Projects have separately addressed the suitability of the proposal's visual impacts with regard to identified heritage items and heritage conservation areas within their publicly exhibited Heritage Impact Statement (Appendix T of EIS).

6.21 Design excellence

- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:
 - (c) whether the proposed development detrimentally impacts on view corridors

The proposal remains within the approved building envelope under the Concept Proposal SSD 9249 that was developed having regard to these design excellence provisions of the Sydney LEP. The detailed design of the proposed stadium is consistent with the envelope and adopts a form and aesthetic that ensures the stadium does not detract from key views and vistas.

8.4 Other

8.4.1 Sydney Development Control Plan 2012

The Sydney Development Control Plan 2012 (the DCP) addressed views in both general and specific ways.

General view considerations are addressed in section 3 as follows:

- 3.2.1.2 Public views
 - (1) Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art.
 - (2) Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be maintained.
- 3.9.6 Heritage conservation areas
 - (1) Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to:
 - (a) topography and landscape
 - (b) views to and from the site.

Specific view considerations are outlined in Section 5 Specific areas and section 2 Locality statements.

Section 5 Specific areas

- Views
 - (1) New development is to protect the views (refer to Figure 5.130 View Corridors from Sydney Park) to the following locations:
 - (a) the eastern and western knoll in Sydney Park to the City skyline
 - (b) the King Street ridgeline
 - (c) the saw tooth roofline of the Eveleigh Rail Sheds towards the railway clock at Central Station; and
 - (d) district views towards the eastern suburbs.

Viewpoint 12 in **Section 9.1.12** of this report directly addresses this identified view.

Section 2 Locality statements

The site is located adjacent to two localities, being South Paddington and Selwyn Street, and is proximate to two others, being Centennial Park and Furber Road, that have development guidance in the DCP. The DCP contains guidance for development in the precincts only and does not refer to external areas such as the site.

8.4.2 Centennial Park Master Plan 2040

Centennial Park is located to east of the site. It has a distinct character, is sensitive to change and is, highly used and valued. The Centennial Park Master Plan 2040 (the Master Plan) provides a series of principles to guide the future use and management of the Park. Principles 5.1.1 – a park that endures states that:

- By preserving the existing vistas and unique landscape precincts within the Park, the Master Plan will ensure the character of the Park remains unchanged, and its unique position as a peaceful oasis within the city endures.

The Master Plan also acknowledge panoramic views that can be obtained from the Reservoir Field at the northern Oxford Street perimeter of the park. These views are to the south across the southern suburbs to Botany Bay.

While relating to development within the Park, due to the highly sensitive nature of the Park, development such as that on the site that has the potential to affect the visual character of the Park should have regard to these provisions. Viewpoint 10 in **Section 9.1.10** is taken from within Centennial Park have been assessed in **Section 9.0** of this report.

8.4.3 Moore Park Master Plan 2040

Moore Park is located to the west of the site. The Moore Park Master Plan 2040 identifies panoramic views from Mt Steele towards the Sydney CBD skyline as being of importance.

8.4.4 Centennial Parklands Conservation Management Plan

Conserve the significance of the Parklands, including functional relationships, spaces, vistas and fabric.

The Centennial Parklands Conservation Management Plan (the Plan) identifies that the location and relatively low-lying topography of Centennial Parklands limits the potential for views. Nonetheless, it does note that a few elevated areas such as Mt Steele, the Queens Park cliffs and Reservoir No. 2 could incorporate key viewing areas to enhance significant visual links between Trust lands and Botany Bay, the Blue Mountains, the City and the surrounding heritage conservation areas.

8.4.5 Queens Park Master Plan

The Queens Park Master Plan identifies that views are a very important issue for residents and the character of the Park. It notes that views can be obtained from locations along Darley Road and the intersection of Darley Road and Carrington Road, and that potentially trees may be removed and restriction placed on new plantings to retain views.

8.4.6 Centennial Parklands Tree Management Plan

Tree, spaces, vistas & edges analysis undertaken for the Centennial Parklands Tree Management Plan identifies views from Anzac Parade to the SCG as being an essential view / vista.

8.5 Land and Environment Court Planning Principles

8.5.1 *Tenacity Consulting v Warringah Council* [2004]

This case set principles for view sharing. While no one has the absolute right to a view from a private property in NSW, the layout and design of development should as far as be practicable and reasonable factor in existing views from other properties. This Planning Principle establishes a four-step assessment to assist in deciding whether view sharing is reasonable:

1. Step 1: assessment of views to be affected
2. Step 2: consider from what part of the property the views are obtained
3. Step 3: assess the extent of the impact
4. Step 4: assess the reasonableness of the proposal that is causing the impact.

Key considerations include:

Step 1: assessment of views to be affected

- A hierarchy of views are developed. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole

views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

Step 2: consider from what part of the property the views are obtained

- Consideration from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.

Step 3: assess the extent of the impact Assessment of the extent of the impact

- This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

Step 4: assess the reasonableness of the proposal that is causing the impact.

- A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

8.5.2 *Rose Bay Marina Pty Limited v Woollahra Municipal Council and Anor* [2013]

The planning principle for public domain views adopted in *Rose Bay Marina* involves a two stage inquiry: the first factual, followed by a second, analytical.

Stage 1 – Investigation

1. The first stage involves several steps. Initially, the task is to identify the nature and scope of the existing views from the public domain, which should include considerations relating to:
 - the nature and extent of any existing obstruction of the view;
 - relevant elements of the view;
 - what might not be in the view;
 - whether the change permanent or temporary;
 - what might be the curtilages of important elements within the view.
2. The second step is to identify the locations in the public domain from which the potentially interrupted view is enjoyed.
3. The third step is to identify the extent of the obstruction at each relevant location. In this regard, the Court said that the impact on appreciation of a public domain view should not be subject to any eye height constraint.
4. The fourth step is to identify the intensity of public use of those locations where that enjoyment will be obscured, in whole or in part, by the proposed private development.
5. The final step is to inquire whether or not there is any document that identifies the importance of the view to be assessed (such as heritage recognition) or where the applicable planning regime promotes or specifically requires the retention or protection of public domain views.

Stage 2 – Analysis

The Court said the analysis required of a particular development proposal's public domain view impact is both quantitative as well as qualitative, but 'this is not a process of mathematical precision requiring an inevitable conclusion based on some fit in a matrix'.

Planning controls or policies for the maintenance or protection of public domain views can create a presumption against the approval of a development with an adverse impact on a public domain view. This being so, the document must be properly considered and the legal status of the document is relevant in this regard.

In the absence of such planning controls or policies, the Court said ‘the fundamental quantitative question is whether the view that will remain after the development (if permitted) is still sufficient to understand and appreciate the nature of and attractive or significant elements within the presently unobstructed or partially obstructed view.’ Interestingly in this regard, the Court said that sometimes it may be essential to preserve partially obstructed views from further obstruction whereas in other cases this may be ‘mere tokenism’.

The qualitative evaluation requires an assessment of the aesthetic and other elements of the view, and the outcome of this process ‘will necessarily be subjective’. The framework for how the assessment is undertaken must be clearly articulated including clearly setting out the factors/considerations to be taken into account and the weight attached to them.

The relevant factors articulated by the Court included the following:

- a high value is to be placed on ‘iconic views’
- a completely unobstructed view has value
- whether any significance attached to the view is likely to be altered, and if so, who or what organisation has attributed that significance and why they have done so
- whether the present view is regarded as desirable and whether the change makes it less so and why
- whether any change to whether the view is a static or dynamic one should be regarded as positive or negative and why
- if the view attracts the public to specific locations, why and how that attraction is likely to be impacted
- whether any present obstruction of the view is so extensive as to render preservation of the existing view merely tokenistic
- on the other hand, if the present obstruction of the view is extensive, whether the remainder warrants preservation
- does the insertion of some new element into the view by the proposed development alter the nature of the present view?

8.5.3 Land and Environment Photomontage Policy

The Land and Environment Court has established a policy that guides the preparation and use of photomontages. The key requirements are that the photomontage represent as closely as possible a view as seen from the human eye. To this effect, photomontages should be prepared with input from surveyors, use of wireframe lines and camera type and field of view of the lens. The photomontages prepared for this visual impact assessment comply with this policy.

8.6 Summary of relevant planning framework considerations

Table 1 summarises relevant planning framework considerations.

Table 3 Summary of planning framework considerations

Planning instrument	Requirement
Criteria 1: Scenic and cultural landscapes	
<ul style="list-style-type: none"> A Metropolis of Three Cities - the Greater Sydney Region Plan The Eastern District Plan 	Identify and protect scenic and cultural landscapes. The District Plan identifies that the Eastern District's urban landscapes sit within a natural setting. While cultural landscapes are not specifically identified, due to its listing on the NSW State Heritage Register, the Centennial Parklands can be regarded as a cultural landscape to be protected
<ul style="list-style-type: none"> A Metropolis of Three Cities - the Greater Sydney Region Plan The Eastern District Plan 	Enhance and protect views of scenic and cultural landscapes from the public realm. For this project, this means retaining an urban landscape within a natural setting, and enhancing and protecting views of the Centennial Parklands and the Sydney CBD skyline
<ul style="list-style-type: none"> Centennial Park Master Plan 2040 	The character of the Park remains unchanged by preserving the existing vistas and unique landscape precincts within the Park
Criteria 2: Height, scale and bulk	
State Environmental Planning Policy No 47—Moore Park Showground	As are in the consent authority's opinion of relevance to the development, consider height, scale and bulk of the development
Criteria 3: Heritage	
State Environmental Planning Policy No 47—Moore Park Showground	As are in the consent authority's opinion of relevance to the development, consider whether development maintains the original road layout and vistas
Sydney Local Environmental Plan 2012	To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views
Sydney Development Control Plan 2012	Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to views to and from the site
Criteria 4: Amenity	
SEARS	Include a preliminary assessment demonstrating how the concept proposal and future design requirements will achieve a high level of environmental amenity for the locality including impacts of the proposal on the amenity of surrounding developments including measures to minimise potential overshadowing, privacy and view impacts
State Environmental Planning Policy No 47—Moore Park Showground	Consider the impact of the development on the amenity of the adjoining residential areas
Criteria 5: View sharing	
Sydney Local Environmental Plan 2012	Height of buildings promotes the sharing of views
Criteria 6: Significant views and view corridors	
Sydney Local Environmental Plan 2012	Whether the proposed development detrimentally impacts on view corridors

Planning instrument	Requirement
Sydney Development Control Plan 2012	Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art
Sydney Development Control Plan 2012	Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views.
Sydney Development Control Plan 2012	Low level views of the sky along streets and from locations in parks are to be maintained
Sydney Development Control Plan 2012	<p>New development is to protect the views (refer to Figure 5.130 View Corridors from Sydney Park) to the following locations:</p> <ul style="list-style-type: none"> • the eastern and western knoll in Sydney Park to the City skyline • the King Street ridgeline • the saw tooth roofline of the Eveleigh Rail Sheds towards the railway • clock at Central Station; and • district views towards the eastern suburbs
Moore Park Master Plan 2040	Consider panoramic views from Mt Steel towards the Sydney CBD skyline
Centennial Parklands Conservation Management Plan	Conserve the significance of the Parklands, including functional relationships, spaces, vistas and fabric
Centennial Parklands Conservation Management Plan	Enhance significant visual links between the Centennial Parklands and Botany Bay, the Blue Mountains, the City and the surrounding heritage conservation areas obtained from Mt Steele, the Queens Park cliffs and Reservoir No. 2
Queens Park Master Plan	Consider views currently obtained from Darley Road and the intersection of Darley Road and Carrington Road. Note that in the context of this Master Plan, this refers to the impact of vegetation
Centennial Parklands Tree Management Plan	Views from Anzac Parade to the SCG are an essential view / vista

Considering the applicability of planning instruments and the principles set down by the Land and Environment Court, the key visual considerations established by the planning framework are:

- Does the proposal detract from the Eastern District's fundamental scenic character of an urban landscape within a natural setting
- Does the proposal diminish views to iconic landscape features, in particular the Sydney CBD skyline
- Is the proposal sympathetic with the setting of the Centennial Parklands, in particular from highly utilised viewpoints that provide a comprehensive appreciation of the essential character of the park such as from Grand Drive

9.0 Visual Effect

Viewpoints selected to be used in the assessment of visual effect have been informed by a combination of visual catchment analysis and desktop analysis of publicly accessible land including transport routes, recreational areas, sensitive residential interfaces, and popular vantage points. Fieldwork was conducted throughout the primary visual catchment and beyond to verify the potential viewpoint locations and visual character of the study area.

The viewpoints associated with each visual receptor were identified and categorised in terms of whether they are representative of a number of similar views (representative), specific viewpoints at key or promoted viewing locations (specific), or viewpoints that will demonstrate a particular effect or issue relating to the site or proposal (illustrative).

Consideration was given to a number of factors, including view composition type, relative viewing level and viewing distance.

9.1.1 Viewpoint 1: Sydney Cricket Ground Gate A

This viewpoint is representative of the view towards the site upon entry to the Sydney Cricket Ground from one of the gates on Driver Avenue, Gate A, which accesses the historic Members and Ladies Pavilions. Typical views from this location are short range, directed to the historic pavilions in the immediate foreground upon entry, or the historic gate upon exit. The viewpoint is accessed by a high number of people on days of events and is of high cultural and social value given the historic value of the gate and pavilions.

The selected view is directed toward the site and away from the typical view which is oriented toward the historic fabric of the pavilions in the foreground. Within this view the Members Pavilion remains the dominant element and attracts the eye back to the right toward the remainder of the pavilions. Looking to the left a statue and stone gate pillars are secondary focal points, with the backdrop element of the trees following the sweeping curve of the path beneath and directing the view once again around to the right, behind the Members Pavilion. The site and existing SFS stadium are a minimal element, only just visible through gaps in the trees and where pole elements protrude above the tree-line. The overall visual sensitivity is considered to be medium.

Table 4 View location 1 assessment

Element	Category	Comment	Level of effect
Category of view	Semi-public	The view location is within the members entry forecourt of the SCG. While on private land, public access is available to the public for a fee when the SCG is in use	N/a
View composition type	Restricted	The SCG Members Pavilion in the foreground, and trees in the foreground and midground restrict views of the development	Medium
Relative viewing level	Level with the site	N/a	Low
Viewing period	Short, with opportunities for regularity	Most people using the forecourt would be passing through it briefly, from the entrance to the Members Pavilion and Stand and / or elsewhere within the SCG. It is possible that on occasional events, or food / beverage / merchandise sellers may use the forecourt, in which case viewing periods may be extended	Medium
Viewing distance	Medium range	The viewpoint would be located approximately 120m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Medium
RTS Amended Proposal	Negligible change, very minor reduction to south-eastern extent and height in viewpoint.		No change



Figure 13 View location 1: SCG members entrance forecourt, original view including Allianz Stadium



Figure 14 View location 1: SCG members entrance forecourt, approved concept envelope view



Figure 15 View location 1: SCG members entrance forecourt, proposed detailed design view

9.1.2 Viewpoint 2: Albert ‘Tibby’ Cotter Bridge

Viewpoint 2 is from the apex of the Albert ‘Tibby’ Cotter Bridge which crosses Anzac Parade. From this elevated vantage point a 360 degree panorama is afforded, although limited by the fig trees immediately adjacent the bridge that form part of the historic avenue of planting along Anzac Parade. These trees effectively divide the panorama into four quadrants, the views directed north and south along Anzac Parade, the broad vista over the playing fields to the limited horizon of residential built form and canopy trees to the west, and the subject view toward the SFS and SCG to the east. This view to the east is the primary view from this viewpoint, directed toward the two twin landmarks in the sporting grounds.

The eastern view is composed in an aesthetically pleasing balance between the foreground of the sweeping curves of the bridge, the parkland greenery of the mid-ground, and the twin focal points of the SFS and SCG as a backdrop. The view is also well balanced between the left and right components, with the formal vertical linearity of the SCG light towers reflected in the palm trees in the midground and the direction of the upper level of the bridge directed straight at the SCG. By contrast the left-hand side of the view reflects the dynamic lines of the SFS roofline as it plunges into the tree-line beneath, with the rounded forms of figs more dominant and the sweep of the lower part of the bridge directing the view back up towards the stadia focal points.

The view is open to a high number of users, in particular on the day of events as a primary pedestrian access point to the sporting ground precinct. The view is of moderate social and cultural value given the orientation toward the significant community infrastructure of the sporting grounds and link to these facilities as a primary access route.

As outlined above, the view is also of moderate aesthetic value. On the balance of these considerations, the viewpoint is of medium sensitivity.

Table 5 View location 2 assessment

Element	Category	Comment	Level of effect
Category of view	Public, main road	N/a	N/a
View composition type	Restricted	Trees in the mid ground restrict views of the proposal	Medium
Relative viewing level	Above the site	N/a	Low
Viewing period	Short, with opportunities for regularity	The Albert ‘Tibby’ Cotter Bridge forms a key part of central Sydney’s cycling and pedestrian infrastructure, providing the only grade separated crossing of Anzac Parade. In this regard, it also functions as the main pedestrian and cyclist from the west to the SCG. People will travel through the viewpoint as cyclists or pedestrians for general recreational or commuting purposes, or for event specific access. There is opportunity for repeated viewing period events	Medium
Viewing distance	Medium range	The viewpoint would be located approximately 270m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Medium
RTS Amended Proposal	Negligible change, very minor reduction to south-eastern extent and height in viewpoint.		No change



Figure 16 View location 2: Albert 'Tibby' Cotter Bridge apex, original view including Allianz Stadium



Figure 17 View location 2: Albert 'Tibby' Cotter Bridge apex, approved concept envelope view



Figure 18 View location 2: Albert 'Tibby' Cotter Bridge apex, proposed detailed design view

9.1.3 Viewpoint 3: Memorial Obelisk - Moore Park Road

Viewpoint 3 is from the Anzac Parade memorial located on the south-eastern side of the intersection of Anzac Parade and Moore Park Road. The view from this location is directed south-east across playing fields towards the SFS and SCG. It is a framed view, with the memorial and trees in the foreground framing a mid-range view to the stadiums that limit the horizon. The SFS is the focal point of the view, with the architectural form of the roof providing the main point of visual interest within the otherwise unremarkable view.

The corner of parkland that the viewpoint is located is not highly frequented, other than the for the adjacent priority bus lane, and as such is considered to be frequented by a medium number of viewers. The view takes in the significant community infrastructure of the sporting grounds with recreational facilities in the foreground, and combined with the cultural monument of the immediate foreground is considered to be of moderate social and cultural value. The compositional values of the view itself are low. As such on balance the sensitivity of the viewpoint is considered to be medium.

Table 6 View location 3 assessment

Element	Category	Comment	Level of effect
Category of view	Public, pedestrian path	N/a	N/a
View composition type	Restricted	Trees in the mid ground restrict views of the proposal	Low
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately level with the site	Low

Element	Category	Comment	Level of effect
Viewing period	Short, with opportunities for regularity	Pedestrians passing through; users of the ANZAC memorial	Low-medium
Viewing distance	Medium range	The viewpoint would be located approximately 420m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low
RTS Amended Proposal	Negligible change, very minor reduction to south-eastern extent and height in viewpoint, no perceptible difference at this range.		No change



Figure 19 View location 3: Memorial Obelisk - Moore Park Road, original view including Allianz Stadium

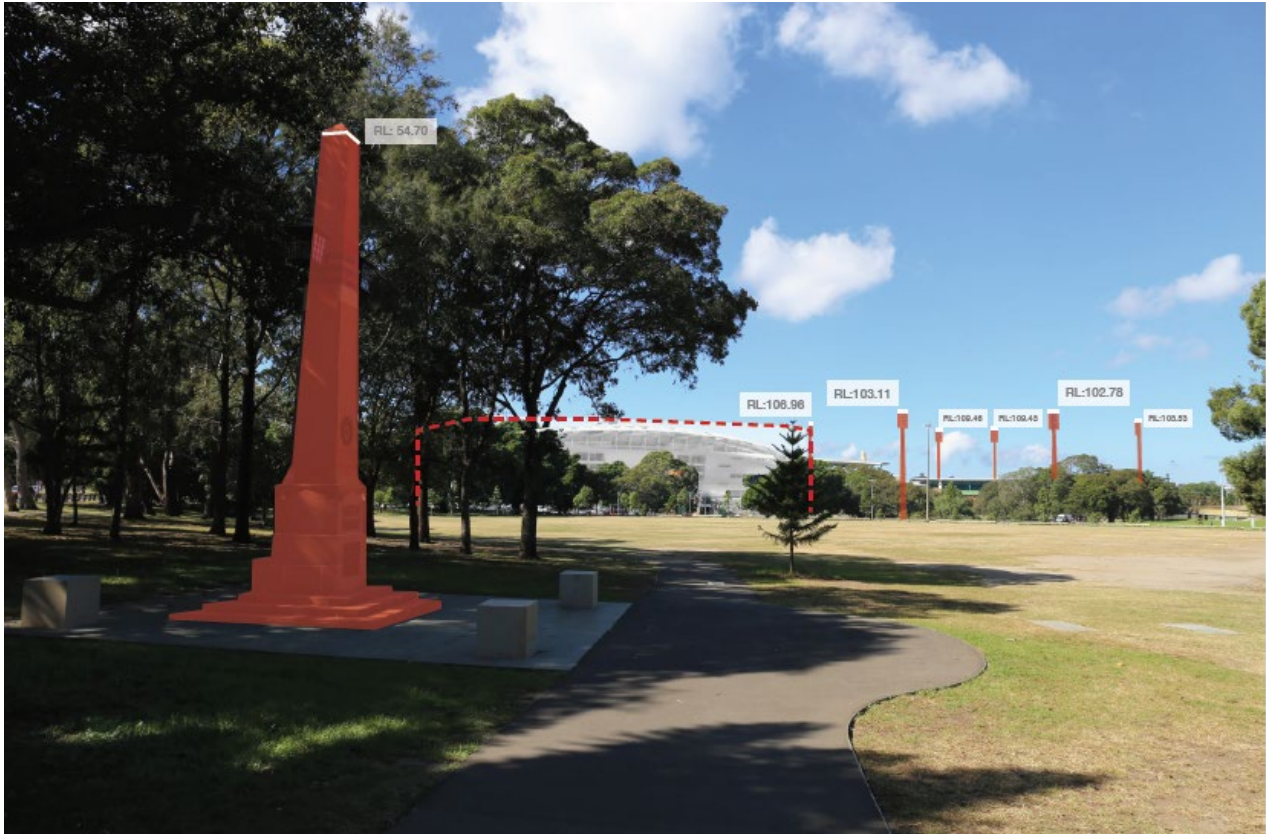


Figure 20 View location 3: Memorial Obelisk - Moore Park Road, approved concept envelope view



Figure 21 View location 3: Memorial Obelisk - Moore Park Road, proposed detailed design view

9.1.4 Viewpoint 4: Junction of Oatley Road and Renny Street

Viewpoint 4 is from the intersection of Oatley Road and Renny Street, looking down Oatley Road to Moore Park Road, where the SFS terminates the view as a significant focal point and landmark. On the left-hand side of the street is low, historic terrace housing, whilst on the right-hand side is the higher heritage value of the perimeter walls of the Victoria Barracks. The built form and vegetated edges to the street frame the view, and combine with fences, walls, kerbs and road-markings to form strong leading lines toward the stadium, where the architectural form of the roof line is a striking feature in contrast with the residential scale and setting of the local street.

The streets are local roads and would be subject to a moderate level of traffic, although this would understandably increase on event days, and as such this would be subject to a medium number of viewers. The social and cultural value of the viewpoint is considered high, located within an area of heritage value, and directed toward the significant community infrastructure that is the SFS. The strong leading lines towards a landmark focal point that rises imposingly in stark contrast with the residential setting of the viewpoint is of high compositional value. The resulting viewpoint sensitivity is high.

Table 7 View location 4 assessment

Element	Category	Comment	Level of effect
Category of view	Public, local road	N/a	N/a
View composition type	Restricted feature	Built form (terrace housing and walls) and trees in the mid ground restrict views of the proposal. Nonetheless, compared to other viewpoints, the proposal will appear as a more dominant part of the visual landscape, mainly due to the focussing effect of the Oatley Street streetscape and the proposal occupying almost the full width of the view	Medium – high
Relative viewing level	Above the site	The elevation of the viewpoint is slightly above the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of Oatley Road, primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Medium range	The viewpoint would be located approximately 230m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Medium
RTS Amended Proposal	Minor improvement through lowering of northern and southern roof heights and reduction in extent,		No change



Figure 22 View location 4: Junction of Oatley Road and Renny Street, original view including Allianz Stadium



Figure 23 View location 4: Junction of Oatley Road and Renny Street, concept envelope view



Figure 24 View location 4: Junction of Oatley Road and Renny Street, proposed detailed design view

9.1.5 Viewpoint 5: Junction of Moore Park Road and Poate Road

This viewpoint is from the eastbound lanes of Moore Park Road adjacent the intersection with Poate Road. It is a representative viewpoint of the length of Moore Park Road from the Cook Road intersection until adjacent the stadium itself, where a dynamic view of the stadium unfolds as the curve of the road focuses on the architectural form of the roof line as it rises above the street trees in the foreground. The built form and vegetative edges of the street, and walls, fences, kerbs and line-markings form leading lines toward the stadium, once again positioning it as a landmark element within the view. The curve of the road reflects and works with the curve of the roof line to increase the dynamism of the architectural spines of the roof feature.

Moore Park Road is a sub-arterial road connecting the arterials of Oxford Street and Anzac Parade, and as such is subject to a high number of viewers on a daily basis. The viewpoint is located an area of local heritage value and focuses on the significant community infrastructure of the SFS, and as such is considered of moderate social and cultural value. The SFS is a focal point of a dynamic view that unfolds and rises imposingly as one approaches, a local landmark that combines with a pleasing balance of sweeping curves and lines of moderate compositional value. Combining these ratings provides a viewpoint sensitivity of medium.

Table 8 View location 5 assessment

Element	Category	Comment	Level of effect
Category of view	Public, main road	N/a	N/a
View composition type	Restricted	Built form (walls) and trees in the mid ground restrict views of the proposal	Low
Relative viewing level	Above the site	The elevation of the viewpoint is slightly above the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of Oatley Road primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Medium range	The viewpoint would be located approximately 230m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low
RTS Amended Proposal	Negligible change, very minor reduction to height at southern edge in viewpoint.		No change



Figure 25 View location 5: Junction of Moore Park Road and Poate Road, original view including Allianz Stadium



Figure 26 View location 5: Junction of Moore Park Road and Poate Road, concept envelope view



Figure 27 View location 5: Junction of Moore Park Road and Poate Road, proposed detailed design view

9.1.6 Viewpoint 6: Junction of Anzac Parade and Lang Road Bikeway

Viewpoint 6 is from the intersection of Lang Road and Anzac Parade, with the selected view looking through the gap in the fig avenue trees to the north-east. It is not only available to vehicle users of these roads, but the pedestrian and cycle users of the shared path immediately east of Anzac Parade, as well as from the northbound future light rail alignment. The busy intersection dominates the foreground, with a cluttered mid-ground comprising the current construction area obscuring the playing fields. Whilst this is temporary, it is likely that infrastructure associated with the light rail alignment will similarly disrupt the longer view across the playing fields. Strong lines of fig and pine trees associated with Driver Avenue in the distant mid-ground obscure the lower areas of the SCG and SFS, with only the light towers and tops of stands of the SCG and the roof 'spine' elements of the SFS visible.

The nature of the intersection means that the majority of users will be focusing north, south, east, or west along the road alignments, and only a brief glimpse will be afforded to those users travelling north. However, this view does attract the eye given the momentary glimpse of the stadium infrastructure framed by the avenue fig plantings. However, the view is available for a more extended period for northbound users of the shared path, as well as the future light rail line.

The arterial road intersection, shared path and future rail alignment subject the view to a high number of users. The view is directed toward the significant community infrastructure of the sporting grounds with highly frequented recreational facilities in the foreground, and as such is of moderate social and cultural value. The view itself is relatively unremarkable and of low compositional value. The balance of these considerations is a Medium viewpoint sensitivity rating.

Table 9 View location 6 assessment

Element	Category	Comment	Level of effect
Category of view	Public, main road	N/a	N/a
View composition type	Restricted	Trees in the mid ground and background, as well as the SCG light towers, restrict views of the proposal. Over the short term, construction activity associated with the	Low

Element	Category	Comment	Level of effect
		development of the CBD and SE light rail, further restricts the view	
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately level with the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of ANZAC Parade and Lang Road primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Medium range	The viewpoint would be located approximately 640m from the closest edge of the proposal	Medium
View loss or blocking	Nil	Nil	Low
Overall			Low – medium
RTS Amended Proposal	No perceptible difference at this range.		No change



Figure 28 View location 6: Junction of Anzac Parade and Lang Road Bikeway, original view including Allianz Stadium



Figure 29 View location 6: Junction of Anzac Parade and Lang Road Bikeway, concept envelope view



Figure 30 View location 6: Junction of Anzac Parade and Lang Road Bikeway, proposed detailed design view

9.1.7 Viewpoint 7: Mount Steel Lookout

Viewpoint 7 is the prominent Mount Steele lookout which as an elevated vantage point that affords wide panoramas to both the north and south. The southern panorama, although partially obscured by foreground trees, overlooks the Moore Park Golf Course immediately south, with the built form ridge of Waterloo / Zetland directing the view further south. However, the panorama to the north is the primary view from this vantage point, looking across Bat and Ball Oval toward the city skyline. Tree tops to the west and east frame and direct the view towards the CBD, with the tree-line in the immediate foreground of the primary vista plunging either side in concert with the dramatic drop of the ground level to reveal the circular form of Bat and Ball Oval in the foreground. The horizontal layer of the mid-ground canopy layer of trees compositionally supports the more distant iconic skyline of the CBD.

The view toward the site and former stadium is some 45 degrees from the direction of this primary view, with the foreground tree-line almost entirely obscuring the distant stadiums other than the tips of the SCG light towers, and as such the selected view in this direction is chosen not to represent the more significant specific view to the north-west, but as an illustrative view to determine the level of visibility of the development.

The viewpoint is a popular vantage point in the area and caters for a high number of viewers seeking a vista. The lookout is a historic and promoted vantage point directed toward an iconic view of the CBD skyline and as such is of high social and cultural value. The vista to the northwest is of high compositional value. The viewpoint is of high sensitivity.

Table 10 View location 7 assessment

Element	Category	Comment	Level of effect
Category of view	Public, park	N/a	N/a
View composition type	Restricted	Trees in the midground and background completely obscure view of the proposal	Low
Relative viewing level	Above the site	The elevation of the viewpoint is slightly above the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
Viewing distance	Medium range	The viewpoint would be located approximately 820m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low – the proposal is completely obscured from view
RTS Amended Proposal	No difference.		No change



Figure 31 View location 7: Mount Steel Lookout, original view including Allianz Stadium (not visible)



Figure 32 View location 7: Mount Steel Lookout, concept envelope view



Figure 33 View location 7: Mount Steel Lookout, proposed detailed design view

9.1.8 Viewpoint 8: Grand Drive at Duck Pond

Viewpoint 8 is from the southern side of Duck Pond within Centennial Park. It is a representative viewpoint of the cluster of similar views directed from the southern edge of this pond, though also broadly representative of a number of views from within the park directed to the CBD skyline. The view takes in the expansive body of water of Duck Pond in the foreground, with a dark line of encircling historic vegetation limiting the view and enclosing the pond area. Rising above the dark tree-line is the distant and often ghosted outline of the CBD skyline, including the prominent and iconic form of the Sydney Tower. The light towers of the SCG appear as part of the CBD skyline from this vantage point, however the rest of the ground and the SFS are obscured by the mid-ground trees. The enclosing tree-line directs views inwards to the pond which is the primary focal point. The CBD skyline is a secondary, though landmark focal point, in particular when mirrored off the surface of the lake on still days.

The viewpoint is located adjacent the popular Grand Drive and adjacent bridle path / promenade and caters for a high number of viewers. Centennial Park, the Duck Pond and the encircling trees are of high heritage value and the viewpoint orients toward an iconic view of the skyline, and as such the social and cultural value of the viewpoint is high. The viewpoint takes in a pleasing composition of a gardenesque parkland setting with the iconic CBD skyline beyond and as such is of high compositional value. The resultant viewpoint sensitivity is high.

Table 11 View location 8 assessment

Element	Category	Comment	Level of effect
Category of view	Public, park	N/a	N/a
View composition type	Restricted	Trees in the background completely obscure view of the proposal	Low
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately level with the site	Low

Element	Category	Comment	Level of effect
Viewing period	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
Viewing distance	Long range	The viewpoint would be located approximately 1.8km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low – the proposal is completely obscured from view
RTS Amended Proposal	No difference.		No change



Figure 34 View location 8: Grand Drive at Duck Pond, original view including Allianz Stadium (not visible)



Figure 35 View location 8: Grand Drive at Duck Pond, concept envelope view



Figure 36 View location 8: Grand Drive at Duck Pond, proposed detailed design view

9.1.9 Viewpoint 9: Junction of Robertson Road and Oxley Lane

Viewpoint 9 is located at the southern end of the Robertson Road Fields, and the view looks across the fields to the limited horizon of the SCG light towers and obscuring trees. The view is framed by street trees, though also interrupted by foreground poles. The view is a momentary glimpse toward the focal points of the light towers and the clock tower of the entertainment quarter, although this is confused by other vertical competing elements at a similar distance and scale.

The viewpoint is on a local road, adjacent fields that at times host local sporting events, and as such caters for a medium number of viewers. The view takes in the significant community infrastructure of the sporting grounds with recreational facilities in the foreground, and is considered to be of moderate social and cultural value. The flat nature of the view and lack of clear focal point are of low compositional value. The overall viewpoint sensitivity is considered to be Medium.

Table 12 View location 9 assessment

Element	Category	Comment	Level of effect
Category of view	Public, local road	N/a	N/a
View composition type	Restricted	Trees and the SCG in the background restrict view of the proposal	Low
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately 87m AHD, compared to the site which is approximately 80m AHD	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the nature of Robertson Road and Oxley Street primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Long range	The viewpoint would be located approximately 1.1km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low
RTS Amended Proposal	No perceptible difference at this range.		No change



Figure 37 View location 9: Junction of Robertson Road and Oxley Lane, original view including Allianz Stadium



Figure 38 View location 9: Junction of Robertson Road and Oxley Lane, concept envelope view



Figure 39 View location 9: Junction of Robertson Road and Oxley Lane, proposed detailed design view

9.1.10 Viewpoint 10: Parade Grounds Centennial

Viewpoint 10 is located just north of Loch Avenue adjacent the Centennial Park Parade Grounds. The view is typical of an extended view through the Centennial parklands along an open space enclosed by the dark mass of linear plantings of trees. The recreational fields in the foreground are the primary focal point, with secondary focal points in the historic avenue plantings of the curve of Grand Drive to the left, the enclosing vegetation, and the landmark of the SCG light towers. The site and former stadium is not currently visible, obscured by the vegetation of the distant mid-ground within Centennial Park. Residential towers on Cook Road are also prominent features of the skyline, through the heavy mass of these features detracts from the 'light' elements of the light towers that project beyond the dark mass of the tree-line beneath.

The viewpoint is located adjacent the popular Grand Drive and adjacent bridle path / promenade and caters for a high number of viewers, in particular on days of local sporting events. Centennial Park, the Parade Grounds and the encircling trees are of high heritage and recreational value and the viewpoint orients toward an iconic view of the skyline, and as such the social and cultural value of the viewpoint is high. The viewpoint includes distinct fore, mid, and backgrounds, though does not include a clear focus and is of moderate compositional value. The resultant viewpoint sensitivity is high.

Table 13 View location 10 assessment

Element	Category	Comment	Level of effect
Category of view	Public, park	N/a	N/a
View composition type	Restricted	Trees in the background completely obscure view of the proposal	Low
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately level with the site	Low

Element	Category	Comment	Level of effect
Viewing period	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
Viewing distance	Long range	The viewpoint would be located approximately 1.3km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low – the proposal is completely obscured from view
RTS Amended Proposal	No difference.		No change



Figure 40 View location 10: Parade Grounds Centennial, original view including Allianz Stadium (not visible)



Figure 41 View location 10: Parade Grounds Centennial, concept envelope view



Figure 42 View location 10: Parade Grounds Centennial, proposed detailed design view

9.1.11 Viewpoint 11: Junction of Darley Road and Carrington Road

Viewpoint 11 is the elevated vantage point provided at the upper slopes of the Waverley Ridge at the eastern end of Queens Park adjacent the corner of Carrington and Darley Road. The vantage point provides an extensive and impressive panorama across the Centennial Park Basin and beyond, in particular to the far west. The view takes in the green expanse of the Queens Park recreational fields in the lower foreground, with the extensive tree canopy of the Centennial Park Basin forming the mid-ground. The elevated vantage point allows for the identification of particular tree plantings, such as the historic sequencing of the avenue planting of Grand Drive within Centennial Park. The view is extensive toward the distant rise of the Blue Mountains in the west in the left-hand side of the view, however for the large part the horizon is limited by the extended linear form of the CBD skyline which is easily recognisable from this location. Sydney Tower and the SCG lights are two particularly recognisable elements within this iconic backdrop. Again, the dark mass of the mid-ground tree canopy is noticeably distinguishable from the more distant and ghosted background of the angular CBD skyline beyond.

The viewpoint is located at the end of popular recreational fields, adjacent a busy intersection of an arterial and sub-arterial road catering for a high number of viewers. The view is from an historically and recreationally valued park, and includes a clear view to CBD skyline and as such is of high social and cultural value. The wide panorama taking in the iconic form of the CBD skyline above the Centennial Park Basin parkland setting is of high compositional value. The resultant viewpoint sensitivity is high.

The proposed scheme is not discernible from this viewpoint.

Table 14 View location 11 assessment

Element	Category	Comment	Level of effect
Category of view	Public, park	N/a	N/a
View composition type	Restricted	Trees in the background restrict view of the proposal	Low
Relative viewing level	Above the site	The elevation of the viewpoint is substantially above the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of Darley Road and Carrington Road primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Long range	The viewpoint would be located approximately 2.9km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low
RTS Amended Proposal	No perceptible difference at this range.		No change



Figure 43 View location 11: Junction of Darley Road and Carrington Road, original view including Allianz Stadium



Figure 44 View location 11: Junction of Darley Road and Carrington Road, concept envelope view



Figure 45 View location 11: Junction of Darley Road and Carrington Road, proposed detailed design view

9.1.12 Viewpoint 12: Sydney Park Lookout

270 degree panorama over the broader Sydney area to the north, east and south. The views from this location are protected in the Sydney Development Control Plan 2012, in particular the view-lines to:

- the eastern and western knoll in Sydney Park to the City skyline
- the King Street ridgeline
- the saw tooth roofline of the Eveleigh Rail Sheds towards the railway
- clock at Central Station; and
- district views towards the eastern suburbs.

The above listed features the prominent landmarks and focal points allowing for orientation of the viewer within the wider metropolitan area. The mid-ground provides context of the surrounding high and medium density urban form with its high rate of residential tree coverage.

The viewpoint is a promoted and protected viewpoint within a well-used park and as such caters for a high number of viewers, and is also of high social and cultural value. The wide panoramic vista is rare within the urban context and as such is of high compositional value. The overall viewpoint sensitivity is rated high.

The proposed scheme is not discernible among the other more dominant urban built forms observed at this viewpoint.

Table 15 View location 12 assessment

Element	Category	Comment	Level of effect
Category of view	Public, park	N/a	N/a
View composition type	Low	Built form and trees in the background restrict view of the proposal	Low
Relative viewing level	Above the site	The elevation of the viewpoint is approximately 87m AHD, compared to the site which is approximately 80m AHD	Low
Viewing period	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
Viewing distance	Long range	The viewpoint would be located approximately 4.3m from the closest edge of the proposal	
View loss or blocking	Nil	N/a	Low
Overall			Low
RTS Amended Proposal	No perceptible difference at this range.		No change

**Figure 46 View location 12: Sydney Park Lookout, original view including Allianz Stadium**



Figure 47 View location 12: Sydney Park Lookout, concept envelope view



Figure 48 View location 12: Sydney Park Lookout, proposed detailed design view

9.1.13 Viewpoint 13: SCG forecourt to north-west of Member's Stand

Viewpoint 13 is from the Members' Lawn area located to the north-west of the Members' Stand, to the east of the MA Noble Stand and immediately to the south of the practice wickets. The view is the location within the Member's Lawn which has the least obstructed views towards the existing SFS, with the least obstruction from the MA Noble Stand and other vegetation and structures compared to other locations within the lawn area and within the pedestrian area further to the south. The foreground is comprised of lower-scale functional elements, with the MA Noble Stand entrance, the Cricket NSW building and the fencing, nets and lighting for the practice wickets. The existing SFS is a modestly-scaled element in this view, sitting lower in the skyline than the MA Noble entrance.

The viewpoint is located within the restricted-access Members' area of the SCG, with high usage by members before and after sporting matches at the SCG. During cricket matches, which occur over a longer period of time with substantial breaks in play, the area has substantially higher usage as patrons utilise the area for rest, refreshment or to view activities within the practice wickets. Outside of event periods, there is no public access and usage is restricted by security measures. The area is of high social and historic value given the association with the association with the cricket ground. Given this the sensitivity of Viewpoint 13 is High.

In this view, the proposed scheme is more substantial, and comparable in scale to the MA Noble Stand entrance seen at the right of picture. The Cricket NSW building would be demolished, providing greater openness to the rear of the practice wickets to the left of picture. Compared to the approved concept envelope, the detailed design scheme is of a lower height.

Table 16 View location 13 assessment

Element	Category	Comment	Level of effect
Category of view	Semi-public	The view location is within the Member's entry forecourt of the SCG. While on private land, public access is available to SCSGT Member's during sporting events hosted at the SCG	N/A
View composition type	Restricted	Built form and structures associated with practice wickets restrict views.	Low
Relative viewing level	Level/ slightly lower than site	N/A	Low
Viewing period	Short, with opportunities for regularity, and long periods during some sporting events	Most people using the Members' Lawn do so for only a short period prior to a match commencing. Viewing periods may be extended during longer sporting matches such as Test cricket, when Members are more likely to use the area to observe activity on the practice wickets or when there are breaks in play.	Medium
Viewing distance	Mid-range	The viewpoint would be located approximately 100 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
Overall			Medium
RTS Amended Proposal	Minor improvement associated with reduction in roof extent and reduction in roof height at southern edge.		No change



Figure 49 View location 13: SCG Forecourt to North-West of Member's Stand, original view including Allianz Stadium

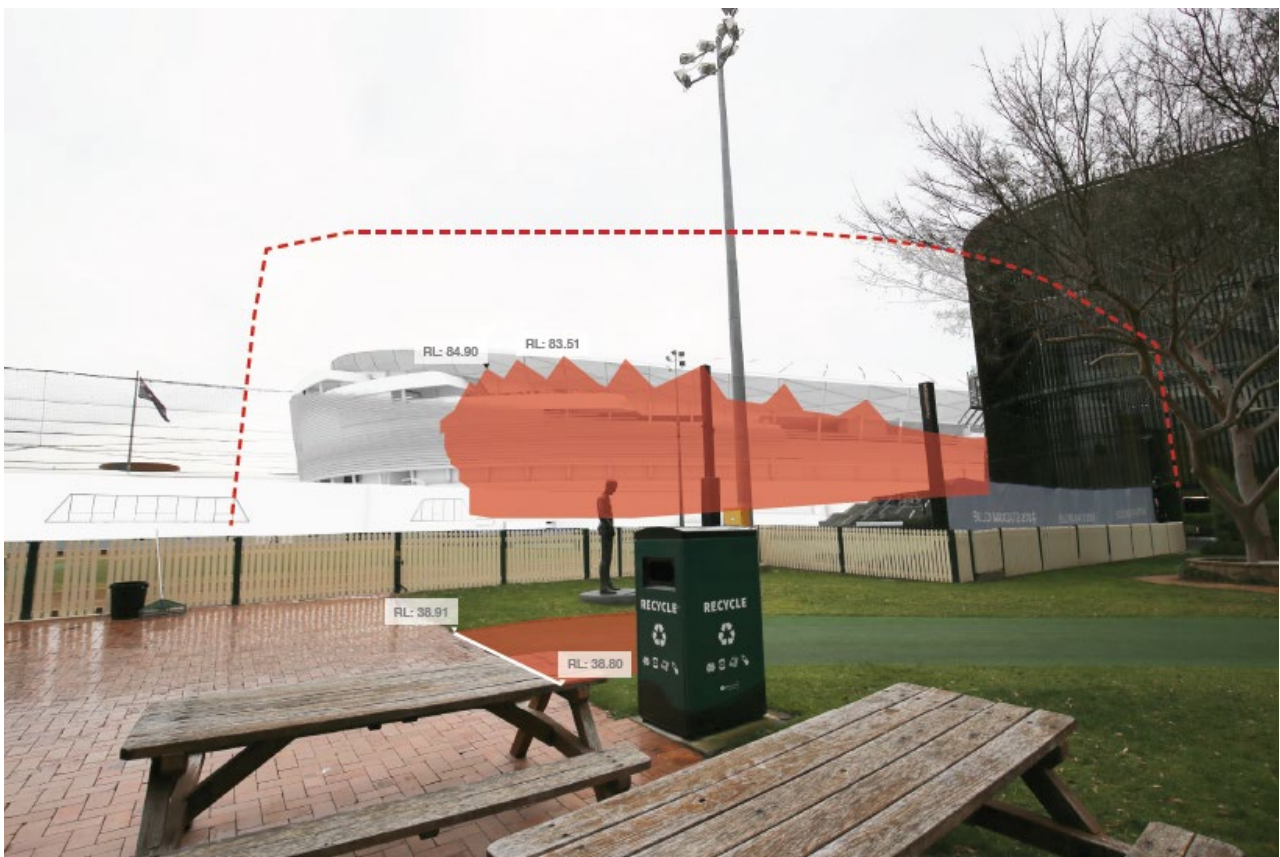


Figure 50 View location 13: SCG Forecourt to North-West of Member's Stand, concept envelope view



Figure 51 View location 13: SCG Forecourt to North-West of Member's Stand, proposed detailed design view

9.1.14 Viewpoint 14: SCG forecourt to north of Member's Stand

Viewpoint 14 is taken from the pedestrian footpath located directly to the north of the Members' Stand and to the south-west of the MA Noble Stand entrance. The vantage point is located within a major pedestrian thoroughfare within the Sydney Cricket Ground, which connects the Members' Gates at Driver Avenue to the access points for each of the grandstands designated for member use, as well as through to the existing Sydney Football Stadium and members' facilities.

The view takes in the substantive and modern MA Noble Stand entrance structure to the right of picture, including back-of-house and service access points located within the lower portion of this structure. Partial views are available beyond the MA Noble Stand to the existing Sydney Football Stadium, which appears lower in scale in the context of the larger structure in the foreground. The foreground is dominated by the asphalt pedestrian thoroughfare which connects the various stands and destinations within the stadium precinct. The left of the view is characterised by an aesthetically pleasing and low-scale landscaped setting, characterised by the Member's Lawn, paling fence and vegetation in the foreground and the practice wickets and associated safety and lighting structures in the background. Overall, the view is considered to be of moderate aesthetic value.

The viewpoint is not publicly accessible, being located within a restricted Members' area. The location is primarily a pedestrian thoroughfare during periods when it is accessible, providing access from the Members' entrances to the stadium through to the various access points into the grandstands designated for member use. The view is of moderate social and cultural significant due to its location within the stadium precinct, and use by patrons during sporting events.

While the approved envelope height appears as a similar height to the MA Noble Stand entrance located to the left of this view, the detailed design scheme presents a built form of comparable form and massing to the Allianz Building. The proposed footprint has moved further left, reducing the amount of sky views available to the left of this view. Overall, the detailed scheme increases the amount of sky views relative to the concept envelope.

Table 17 View location 14 assessment

Element	Category	Comment	Level of effect
Category of view	Semi-public	The view location is within a restricted Member's area of the SCG. While on private land, public access is available to SCSGT Member's during sporting events hosted at the SCG.	N/A
View composition type	Restricted	Built form, vegetation and structures associated with practice wickets restrict views.	Low
Relative viewing level	Level/ slightly lower than site	N/A	Low
Viewing period	Short, with opportunities for regularity	The viewpoint is primarily a thoroughfare utilised by members during sporting matches to traverse between the various access points to grandstands and to other facilities and activities located within the outer concourse of the stadium – for example, to the practice wickets or F&B venues.	Low-Medium
Viewing distance	Mid-range	The viewpoint would be located approximately 100 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
Overall			Low-Medium
RTS Amended Proposal	Minor improvement associated with reduction in roof extent and reduction in roof height at southern edge.		No change

**Figure 52 View location 14: SCG Forecourt to North of Member's Stand, original view including Allianz Stadium**

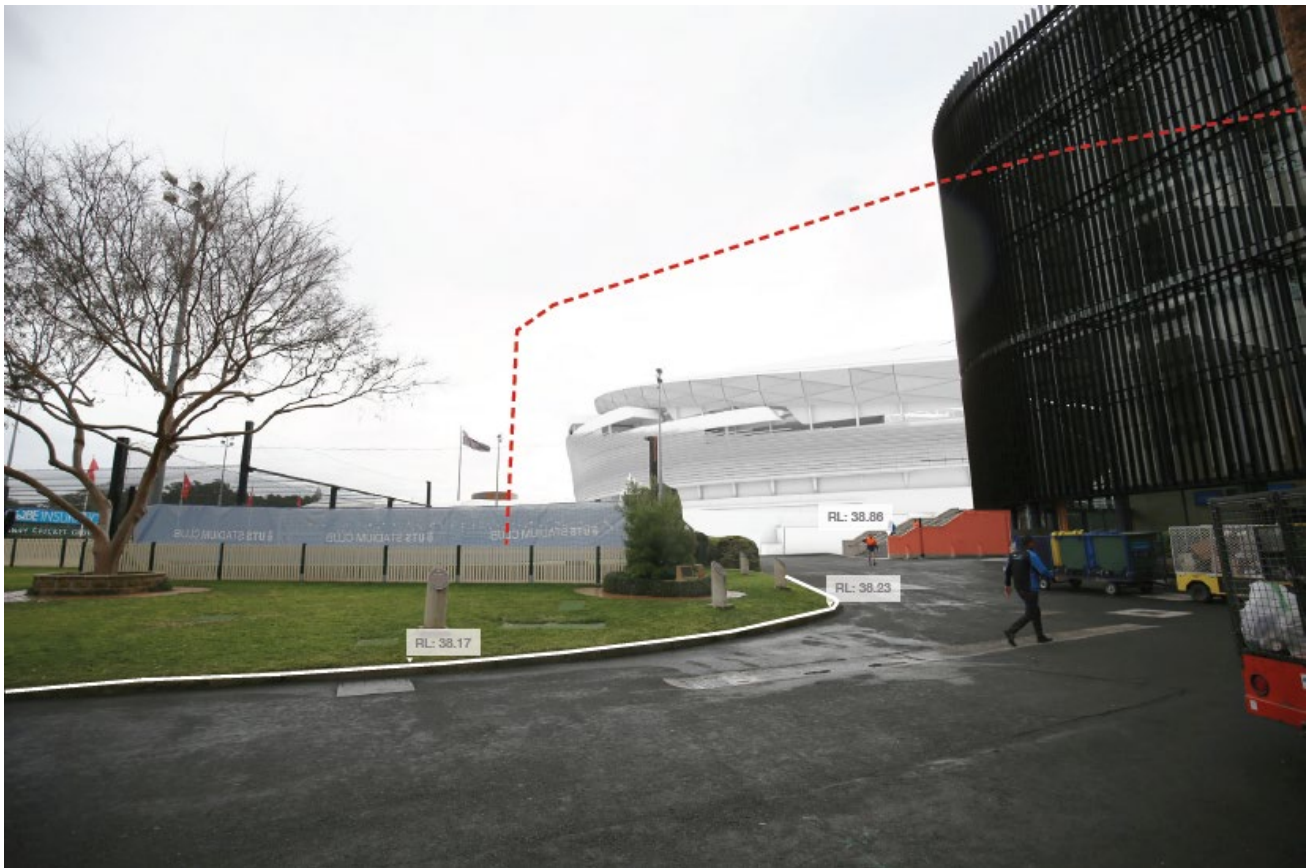


Figure 53 View location 14: SCG Forecourt to North of Member's Stand, concept envelope view



Figure 54 View location 14: SCG Forecourt to North of Member's Stand, proposed detailed design view

9.1.15 Viewpoint 15: Driver Avenue to north of Kippax Lake

Viewpoint 15 is taken from Driver Avenue to the north of Kippax Lake, at the interface between the MP1 car park, Driver Avenue and Moore Park East. The viewpoint is located close to the primary vehicular access to the precinct from Moore Park Road. From this vantage point, the view is characterised by larger vegetation such as the mature figs within Moore Park (right of picture) and vegetation planted within the verge of the MP1 car park (left of picture). The Rugby League Central (NRL) building sits within the centre of the view, being a modern building that is oriented towards Driver Avenue.

The view is an urban view framed by greenery, with the roadway, bollards and NRL building acting as the focal point, with the curved roofline of the existing Sydney Football Stadium being partially visible in the background. Vegetation within the vantage point is varied in species and shape, with the figs in Moore Park holding more foliage with a rounded form, whilst trees within the MP1 car park verge are comparatively vertical and narrow. The Sydney Cricket Ground is not visible in this viewpoint.

The view is open to a high number of users, including pedestrians, cyclists and motorists who use Driver Avenue as a thoroughfare to connect to destinations including Moore Park, the stadium precinct and the Entertainment Quarter, as well as through to the Centennial Parkland. On event days, Driver Avenue is also a major thoroughfare for patrons arriving in the precinct by car or by foot. Viewing is generally for short periods only, as persons travel through the location of the viewpoint and through to their destination. On balance of these considerations, the viewpoint is of Medium sensitivity.

The proposal would increase the scale of the built form located in the background of the viewpoint, with the massing for the new stadium being more visible to the rear and sides of the NRL building and extending built form across the gap between trees located on either side of Driver Avenue.

Table 18 View location 15 assessment

Element	Category	Comment	Level of effect
Category of view	Public, local road ¹	N/A	N/A
View composition type	Restricted	Built form and trees in the mid-ground restrict views of the proposal	Low
Relative viewing level	Level with site	The elevation is generally level with the forecourt of the proposal.	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint as pedestrians, cyclists and motorists. People are unlikely to linger at this viewpoint as there is minimal activation and would instead continue on to their destination.	Low
Viewing distance	Mid-range	The viewpoint would be located approximately 200 m from the proposal.	Low
View loss or blocking	Nil	N/A	Low
Overall			Low
RTS Amended Proposal	No perceptible change from this range and viewing angle.		No change

¹ It is noted that Driver Avenue is not technically a public road, however, for the purpose of a visual impact assessment its operation is the same.



Figure 55 View location 15: Driver Avenue to north of Kippax Lake, original view including Allianz Stadium



Figure 56 View location 15: Driver Avenue to north of Kippax Lake, concept envelope view



Figure 57 View location 15: Driver Avenue to north of Kippax Lake, proposed detailed design view

9.1.16 Viewpoint 16: Driver Avenue, to east of SCG Brewongle Stand

Viewpoint 16 is taken from the pedestrian footpath on the western side of Driver Avenue near the Brewongle Stand of the SCG, looking along Driver Avenue towards the rear of the Ladies' Pavilion to the bend in the road where the view terminates at the Rugby League Central building. A small portion of the existing Sydney Football Stadium is visible to the left of the Ladies' Pavilion from this vantage point.

The view from this location is highly urbanised, being taken from a paved plaza and looking across the asphalt roadway to the rear of the Brewongle Stand and brick wall that marks the boundary to the stadium precinct. The steel light mast for the SCG acts as a strong vertical element that reinforces the scale of the stadium in the middle-ground. The rear of the Brewongle Stand is not visually attractive and does not address the street, with a mix of brickwork and concrete (painted and exposed) with a series of emergency egress and service access points at ground level. The rear of the Ladies Pavilion is of lower aesthetic value than other elements of this structure, and views are largely blocked by the lighting mast. There is limited greenery in this view, with a small number of trees within Moore Park east visible in the left of frame and some trees located within the grounds of the SCG interspersed through the frame. The aesthetic value of this area is therefore considered to be low.

The viewpoint is located at the edge of a large urban plaza that serves as an arrival and departure point for patrons during events hosted at the SCG. During events at the SCG, Driver Avenue is closed to vehicular traffic adjacent to this viewing point, and patrons are able to congregate on the roadway before entering the ground. Whilst utilisation is high during and after events, this occurs for short periods only for the purpose of entering the stadium and leaving the precinct. Outside of event periods, there is limited activation of this area and it predominately serves as a thoroughfare for pedestrians, cyclists and motorists travelling between local destinations including the Entertainment Quarter and Moore Park. Accordingly, the viewpoint sensitivity is considered to be Low-Medium.

The proposed scheme would introduce a new urban element within the distance, sitting lower in the skyline than the Brewongle Stand and the Ladies Pavilion, but higher than the Rugby League Central building.

Table 19 View location 16 assessment

Element	Category	Comment	Level of effect
Category of view	Public, local road	N/A	N/A
View composition type	Restricted	Significant built form, including buildings and public domain structures, as well as some limited trees, restrict views of the proposal.	Low
Relative viewing level	Level with site/ slightly lower	The elevation of the view is generally at the level of the lower entrance plaza to the proposal.	Low
Viewing period	Short, with opportunities for regularity and medium periods	Outside of event periods, the viewpoint is a thoroughfare location for pedestrians, cyclists and motorists. During events at the SCG, Driver Avenue is closed and there is some activation and queuing which provides opportunities for longer stays before entering the stadium.	Low-Medium
Viewing distance	Mid-range	The viewpoint would be located approximately 250 m from the proposal.	Low
View loss or blocking	Nil	N/A	Low
Overall			Low
RTS Amended Proposal	Minor improvement associated with reduction in roof extent and reduction in roof height at southern edge, not readily perceptible at this range and viewing angle.		No change

**Figure 58 View location 16: Driver Avenue, to east of SCG Brewongle Stand, original view including Allianz Stadium**



Figure 59 View location 16: Driver Avenue, to east of SCG Brewongle Stand, concept envelope view



Figure 60 View location 16: Driver Avenue, to east of SCG Brewongle Stand, proposed detailed design view

9.1.17 Viewpoint 17: Gregory Avenue below Tibby Cotter Bridge

Viewpoint 17 is taken from Gregory Avenue, looking east towards the stadium precinct along the alignment of the roadway. Gregory Avenue is a designated bus lane which forms part of a longer bus lane alignment which runs parallel to Anzac Parade and provides access to the bus loading loop adjacent to the SCG. Gregory Avenue is separated from publicly accessible grassed areas within Moore Park East by a combination of permanent steel fencing as well as temporary fencing associated with the Sydney Light Rail construction.

In this viewpoint, the roadway acts as a strong leading line which directs the viewer's attention to the SCG and the tower within the former Sydney Showgrounds in the distance. The stadium lighting masts for the SCG are highly prominent, projecting above all other structures and creating a clear visual marker for the location and extent of the stadium. Partial views to the rear of the Ladies' Pavilion are available, however, the larger Brewongle and Clive Churchill Stands are more visually dominant within this view. The white steel masts of the existing Sydney Football Stadium roof structure are just visible above the tree line and curved form of the Tibby Cotter Bridge. The former stadium is not readily perceptible to viewers from this location. The sweeping curved form of the Tibby Cotter Bridge is the main visual element within the left portion of the view, sitting generally level with and in front of the tree line of Moore Park to the rear and sides.

Access to this viewpoint is restricted due to the designation of the bus lane, which is highly trafficked during the morning and evening peak periods as well as throughout the day. Public access is further restricted by additional temporary works associated within the construction of the Sydney Light Rail, however, this will be reversed following completion. The viewpoint sensitivity is considered to be Medium/High.

The proposed building envelope for the new stadium is higher than the former stadium and would become more visible above the Tibby Cotter Bridge and tree line from this vantage point compared to the existing Sydney Football Stadium. The maximum building height is lower than the tallest existing tree in this viewpoint and taller than the SCG light masts

Table 20 View location 17 assessment

Element	Category	Comment	Level of effect
Category of view	Public, restricted access	The viewpoint is within a bus-only lane.	N/A
View composition type	Restricted	Built form (Tibby Cotter Bridge) and trees restrict views to the proposal.	Low
Relative viewing level	Level with site	The elevation is generally the same as the site.	Low
Viewing period	Short, with opportunities for regularity	Views are obtained from passengers in vehicles travelling along the bus lane. Passengers of buses do not have the ability to extend their stay at the viewing location.	Low
Viewing distance	Mid-range	The viewpoint would be located approximately 300 m from the proposal.	
View loss or blocking	Nil	N/A	Low
Overall			Low
RTS Amended Proposal	Minor improvement associated with reduction in roof extent and reduction in roof height at southern edge, not readily perceptible due to range and obscuring landscape features.		No change



Figure 61 View location 17: Gregory Avenue below Tibby Cotter Bridge, original view including Allianz Stadium



Figure 62 View location 17: Gregory Avenue below Tibby Cotter Bridge, concept envelope view



Figure 63 View location 17: Gregory Avenue below Tibby Cotter Bridge, proposed detailed design view

9.1.18 Viewpoint 18: Footpath in front of 254-262 Moore Park Road

Viewpoint 18 is from the northern footpath of Moore Park Road at approximately a mid-block position between Oatley Road and Regent Street, looking towards the northern edge of the eastern stand of the existing Sydney Football Stadium. The viewpoint comprises two main visual elements, being the street and associated visual elements including the asphalt lanes, parked cars and street trees, with the former stadium located behind.

Moore Park Road is a substantive roadway, with four lanes for traffic, two parking lanes and a wide central verge. Street trees are planted along the northern and southern edges, as well as along the central verge with lower shrubs interspersed. The curved roofline of the former stadium sweeps down towards Moore Park Road and the right of this view, sitting in contrast to the angular steel masts which provide structural support. The lower levels of the stadium are characterised by a relatively inactive façade, with back-of-house service entrances and blacked-out windows to the grandstand. The curve down in the roofline increases the amount of sky visible from this space.

Moore Park Road is a heavily trafficked by vehicles, acting as a major connection between the Eastern Suburbs, the Eastern Distributor, South Dowling Street and the southern CBD. Whilst the parking lanes and landscaping provide some relief to pedestrians, this is nonetheless a car-oriented landscape. More desirable pedestrian connections for east-west travel are located along Oxford Street to the north. As a result, this viewpoint generally acts as a thoroughfare. The City of Sydney Council proposes to construct a cycleway along the southern side of Moore Park Road to provide a regional connection, which if constructed would result in an increased number of cyclists traversing through the area. The viewpoint sensitivity is considered to be Low/Medium.

The new development footprint has shifted further right of this view, creating additional sky views as well as new views (towards the Sydney Cricket Grounds) within the left half of this view. The new built form is also well below the concept envelope and will increase the amount of sky views. Street trees are proposed to be retained which would continue to screen parts of the future building.

Table 21 View location 18 assessment

Element	Category	Comment	Level of effect
Category of view	Public, regional road	N/A	N/A
View composition type	Restricted	Street trees along Moore Park Road restrict views to the proposal	Low-Medium
Relative viewing level	Level	The elevation of the viewpoint is level with the proposed pedestrian plaza.	Low
Viewing period	Short, with opportunities for regularity	Moore Park Road is a low-quality pedestrian environment compared to other nearby routes. Most people will be travelling through the viewpoint. There would be an increase in cyclists passing through the area if the Moore Park Road separated cycleway is constructed.	Low
Viewing distance	Close range	The viewpoint would be located approximately 30-40 m from the proposal.	High
View loss or blocking	Nil	N/A	Low
Overall			Low-Medium
RTS Amended Proposal	Improvement associated with reduction in roof extent and reduction in roof height at northern edge.		No change

**Figure 64 View location 18: Footpath in front of 254-262 Moore Park Road, original view including Allianz Stadium**

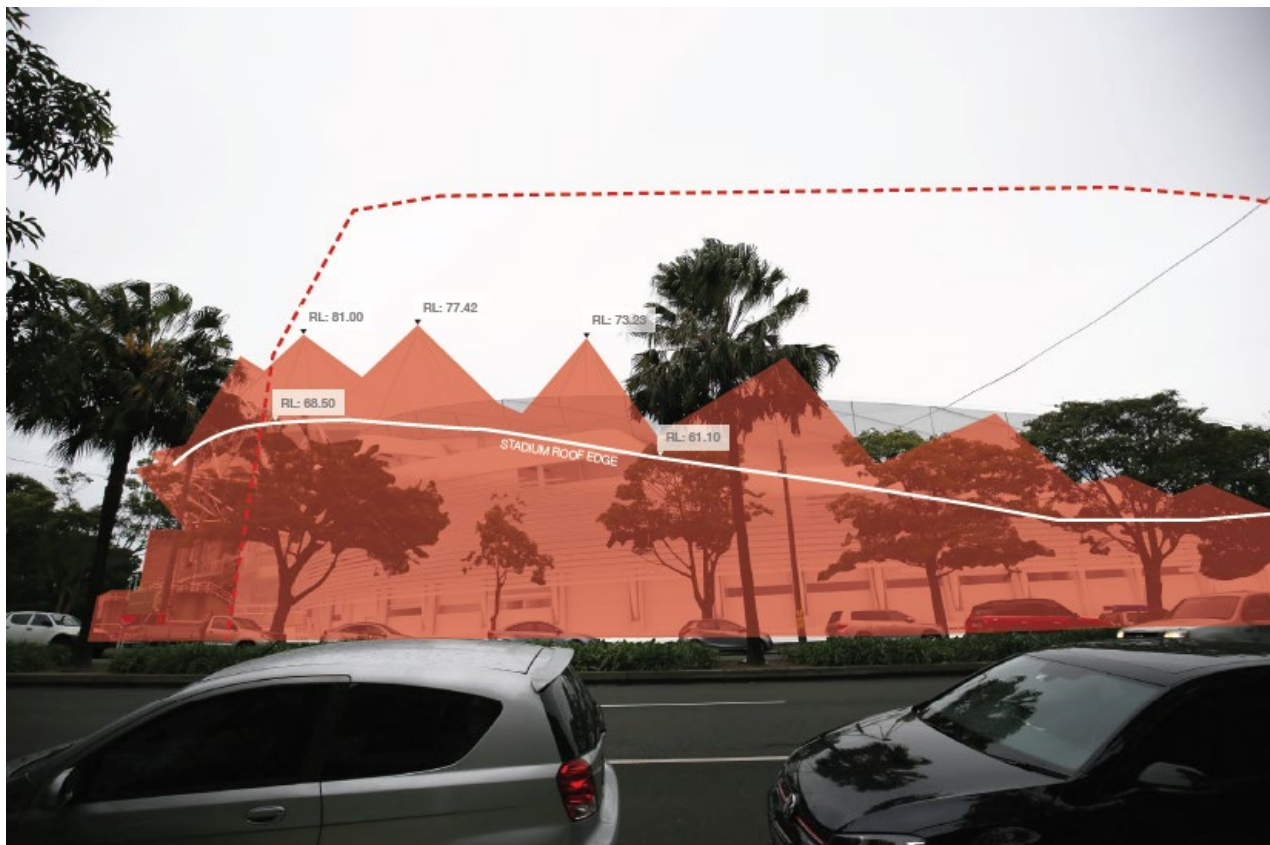


Figure 65 View location 18: Footpath in front of 254-262 Moore Park Road, concept envelope view



Figure 66 View location 18: Footpath in front of 254-262 Moore Park Road, proposed detailed design view

9.1.19 Viewpoint 19: Footpath in front of 228 Moore Park Road

Viewpoint 19 is from the northern pedestrian footpath of Moore Park Road, located a short distance to the east of the intersection with Oatley Road and to the north-west of the stadium site.

This viewpoint is oriented to the south-east and shares a number of similar characteristics with Viewpoint 18 in terms of the functionality, utilisation and relationship with Moore Park Road.

The existing view is characterised by the street trees and vegetation along Moore Park Road, with filtered views through to the Sheridan Building within the stadium site at the centre of the view. The Sheridan Building is a modern building that is heavily obscured by the trees located on the southern side of Moore Park Road, which comprise a number of different species, sizes and shapes. To the left of the Sheridan Building is the security-fenced perimeter of the former stadium, beyond which are heavily obstructed views of the lower dip of the roofline and back-of-house areas associated with the stadium. The viewpoint sensitivity is Low/Medium.

The detailed design scheme is further recessed from Moore Park Road than the Allianz Building. The Sheridan Centre observed in the original view will be demolished under the approved concept SSDA, creating a more direct view of the new SFS development. The new scheme is of a comparable scale and size to the Allianz Building and well below the height of the Sheridan Centre. Retention of existing street trees would mean that much of the envelope continues to be screened by vegetation.

Table 22 View location 19 assessment

Element	Category	Comment	Level of effect
Category of view	Public, regional road	N/A	N/A
View composition type	Restricted	Trees restrict views to the proposal	Low-Medium
Relative viewing level	Level	The elevation of the viewpoint is level with the proposed pedestrian plaza.	Low
Viewing period	Short, with opportunities for regularity	Moore Park Road is a low-quality pedestrian environment compared to other nearby routes. Most people will be travelling through the viewpoint. There would be an increase in cyclists passing through the area if the Moore Park Road separated cycleway is constructed.	Low
Viewing distance	Close range	The viewpoint would be located approximately 30-40 m from the proposal.	High
View loss or blocking	Nil	N/A	Low
Overall			Low-Medium
RTS Amended Proposal	Improvement associated with reduction in roof extent and reduction in roof height at northern edge.		No change



Figure 67 View location 19: Footpath in front of 228 Moore Park Road, original view including Allianz Stadium



Figure 68 View location 19: Footpath in front of 228 Moore Park Road, concept envelope view



Figure 69 View location 19: Footpath in front of 228 Moore Park Road, proposed detailed design view

9.1.20 Viewpoint 20: Footpath in front of 34 Moore Park Road

Viewpoint 20 is from the northern pedestrian footpath of Moore Park Road, located approximately at the mid-point between Greens Road and Driver Avenue to the north-west of the stadium site.

This viewpoint shares a number of similar visual and functional characteristics with those of Viewpoints 18 and 19 in terms of the location and visual presence of Moore Park Road. In this vantage point, the Australian Rugby Development Centre (ARDC) building is a prominent and central feature, comprising a modern building of glass and a dark steel exoskeleton which rises above the tree line. The building is rectangular, with slighting rounded edges. A row of street trees located along the southern side of Moore Park Road runs continuously along the front of the ARDC building, screening potential views to the building as well as longer-distance views into the MP1 car park. To the right of the ARDC building, heavily screened views to the rear of the Rugby League Central building provide an urban background. A single lighting mast associated with the SCG is visible through a narrow aperture to the right of the ARDC building. Potential views to the former stadium are blocked by the Sheridan Building, which is itself largely screened by vegetation.

This viewpoint is more regularly visited by pedestrians due to the location between Flinders Street/Anzac Parade/Driver Avenue, serving as a confluence of major thoroughfares which connect Moore Park East and the stadium precinct to the surrounding area. The viewpoint sensitivity is considered to be medium.

The maximum building envelope of the proposal would be visible in the distance to the left of the ARDC building. While the approved envelope height aligned with the ARDC building from this perspective, the detailed design scheme is well below the ARDC building and appears as a less prominent built form.

Table 23 View location 20 assessment

Element	Category	Comment	Level of effect
Category of view	Public, regional road	N/A	N/A
View composition type	Restricted	Built form and trees restrict views to the proposal	Low
Relative viewing level	Level	The elevation of the viewpoint is level with the proposed pedestrian plaza.	Low
Viewing period	Short, with opportunities for regularity	Moore Park Road is a low-quality pedestrian environment compared to other nearby routes. Most people will be travelling through the viewpoint. There would be an increase in cyclists passing through the area if the Moore Park Road separated cycleway is constructed.	Low
Viewing distance	Mid-range	The viewpoint would be located approximately 300 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
Overall			Low
RTS Amended Proposal	Improvement associated with reduction in roof extent and reduction in roof height at northern edge, not readily perceptible due to obscuring landscape features.		No change

**Figure 70 View location 20: Footpath in front of 34 Moore Park Road, original view including Allianz Stadium**



Figure 71 View location 20: Footpath in front of 34 Moore Park Road, concept envelope view



Figure 72 View location 20: Footpath in front of 34 Moore Park Road, proposed detailed design view

9.1.21 Viewpoint 21: SCG Victor Trumper Stand

Viewpoint 21 is from the upper tier of the Victor Trumper Stand within the Sydney Cricket Ground, looking north towards the field of play, the Members' Stand and Ladies Pavilion, and the MA Noble and Don Bradman Stands of the SCG.

The playing field is the dominant feature of this vantage point, acting as the central stage of the amphitheatre created by the oval-shaped grandstands which form the perimeter of the field. Grandstands surround the playing field with sweeping curves which orient seating areas and circulation areas toward the centre of the ground. The visual character of the grandstands varies significantly through the pitch, with all except the two heritage structures being significant in scale and of differing modern styles and materiality. The two heritage-listed stands are framed by much larger, modern grandstands within the stadium, creating a clear visual break in the amphitheatre and offering a view over the heritage structures towards the Sydney CBD skyline. From the vantage point, buildings within the northern CBD and mid-city are partially visible in the distance, whilst the Sydney Tower is partially visible but obstructed by the protruding roof of the Brewongle Stand. Treetops from within Moore Park East and Paddington are just visible from this upper tier above the rooflines of the Ladies' Pavilion and Members' Stand.

The photograph shows the stadium empty, however, this is atypical. During the periods that this vantage point is accessible to the public (during sporting events), the visual character of the empty seating areas is transformed by activity, colour, banners and people spectating, as well as the visual character of the sporting match occurring on the playing field itself. This is a dynamic vantage point, with the visual character within the stadium strongly influenced by the type of sporting match occurring, the teams participating, crowd size and time of day. Within this context, the view into the ground is of greater importance than the view to outside of the stadium.

The viewpoint is considered to be of High aesthetic value and has a viewpoint sensitivity of High.

From this viewpoint, the proposed detailed design scheme is visible to the left of the stands and through the openings of the upper level stands and the roof. The detailed design scheme improves the amount of open sky visible at this viewpoint relative to the concept envelope approval.

Table 24 View location 21 assessment

Element	Category	Comment	Level of effect
Category of view	Semi-public, general admission during events	N/A	N/A
View composition type	Restricted	Built form in the mid-ground restricts views to the proposal.	Medium
Relative viewing level	Elevated	The elevation of the view is substantially higher than surrounding areas, being located in the upper tier of the stand.	Low
Viewing period	Medium to long, depending on the nature of the sporting event	Events at the SCG can range in duration between a few hours, through to a five-day cricket Test match. By selecting the same seats for repeat events, patrons may experience this view regularly.	Medium-High
Viewing distance	Mid-range	The viewpoint would be located approximately 300 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
Overall			Medium
RTS Amended Proposal	Minor improvement associated with reduction in roof extent and reduction in roof height at southern edge, not readily perceptible at this range.		No change



Figure 73 View location 21: SCG Victor Trumper Stand, original view including Allianz Stadium



Figure 74 View location 21: SCG Victor Trumper Stand, concept envelope view



Figure 75 View location 21: SCG Victor Trumper Stand, proposed detailed design view

9.1.22 Viewpoint 22: SCG Clive Churchill Stand

Viewpoint 22 is from the lower tier of the Clive Churchill Stand within the Sydney Cricket Ground, looking north towards the field of play, the Members' Stand and Ladies Pavilion, and the MA Noble and Don Bradman Stands of the SCG.

This vantage point shares a number of similarities with Viewpoint 21 in terms of the nature of accessibility, the framing of the amphitheatre around the field of the play, and the nature of the viewing experience during a sporting event.

From a lower elevation within the stadium, the grandstands form a continuous building line around the playing field with no opportunities for views beyond the stadium. The Members' Stand and Ladies' Pavilion are significantly lower in scale than the adjacent Brewongle and MA Noble Stands. The western edge of the MA Noble Stand and the steel lighting structure sit behind, and are both visible, directly to the rear of the Members' Stand in this view with the steel pylon aligned with the clock tower on the Members' Stand.

The angle of the view is somewhat atypical of the view obtained by a viewer in this location, being at a 45° angle to the orientation of the seating in this location. Whereas the seats are oriented toward the centre of the field of play, this angle is oriented away from the centre to the edge of the field of play.

This view is considered to be of High aesthetic value and High viewpoint sensitivity.

The proposed detailed design scheme will be below the MA Noble and Don Bradman Stands. While a small portion of the proposed stadium roof is visible above the Members' Stand, it terminates before the Ladies Pavilion. The height of the stadium is below the clock tower of the Members' Stand and cupola of the Ladies Pavilion.

Table 25 View location 22 assessment

Element	Category	Comment	Level of effect
Category of view	Semi-public, general admission during events	N/A	N/A
View composition type	Restricted	Built form in the mid-ground restricts views to the proposal.	Medium
Relative viewing level	Level	The elevation of the viewpoint is generally level with the proposed pedestrian concourse above the steps to Driver Ave.	Low
Viewing period	Medium to long, depending on the nature of the sporting event	Events at the SCG can range in duration between a few hours, through to a five-day cricket Test match. By selecting the same seats for repeat events, patrons may experience this view regularly.	Medium-High
Viewing distance	Mid-range	The viewpoint would be located approximately 270 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
Overall			Medium
RTS Amended Proposal	Minor improvement associated with reduction in roof extent and reduction in roof height at southern edge, not readily perceptible at this range and due to obscuring features.		No change

**Figure 76 View location 22: SCG Clive Churchill Stand, original view including Allianz Stadium**



Figure 77 View location 22: SCG Clive Churchill Stand, concept envelope view



Figure 78 View location 22: SCG Clive Churchill Stand, proposed detailed design view

9.1.23 Viewpoint 23: Kippax Lake, Moore Park

Viewpoint 23 is from the western edge of Kippax Lake within Moore Park, looking south-west towards the Sydney Football Stadium.

The original view captured the lake, its surrounds and includes a direct view of the Allianz Stadium Building (western elevation). Besides the built form of the stadium building, this viewpoint enjoys unobstructed sky views accented by a cluster of the historic Port Jackson fig trees that surround Kippax Lake.

This view is of high social and cultural value given the truly public nature of this location within the historic Moore Park grounds. The viewpoint takes in a pleasing composition of the serene parkland setting, complemented with water views, and as such is of high compositional value. However, this viewpoint is noted to be less significant of the views available to north or east of Kippax Lake, which renders views of the parkland set against the Sydney CBD skyline. This view is therefore considered to be of medium aesthetic value and medium viewpoint sensitivity.

The detailed design scheme will be visible from between the vegetation of the parklands. The height of the proposed scheme is level with some of the taller trees within this view but is significantly lower than the approved concept envelope.

Element	Category	Comment	Level of effect
Category of view	Semi-public, general admission during events	N/A	N/A
View composition type	Restricted	Landscaping and vegetation obstruct view of the parklands	Medium
Relative viewing level	Level	The elevation of the viewpoint is generally level with the ground level of Kippax Lake surrounds.	Low
Viewing period	Short and medium to long, depending on the viewers preference to enjoy the scenic and restful qualities of Kippax Lake and its surrounds		Medium-High
Viewing distance	Mid-range	The viewpoint would be located approximately 250 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
Overall			Medium
RTS Amended Proposal	Minor improvement associated with reduction in roof extent and reduction in roof height at northern and southern edges, not readily perceptible at this range due to obscuring landscape features.		No change



Figure 79 View location 23: Kippax Lake, Moore Park, original view including Allianz Stadium



Figure 80 View location 23: Kippax Lake, Moore Park, concept envelope view



Figure 81 View location 23: Kippax Lake, Moore Park, proposed detailed design view

10.0 Assessment of acceptability of visual impact

10.1 Visual Impact

Visual effects from Viewpoints 1 to 23 are assessed against the six (6) criteria discussed in **Section 6.1** 'Methodology' of this report. As set out in the methodology in **Section 6.1**, the next step after determining the visual effect of the proposal on representative and key views is to consider the visual impact of these effects following application of other, relevant considerations. The criteria have been developed with regard to relevant planning framework and is set out in **Table 26** below, which includes an assessment of the proposal's overall visual effect. **Table 27** then provides more detailed assessment of each view's visual impact having regard to the criteria identified.

Table 26 Assessment against planning framework considerations

Planning instrument	Requirement	Assessment
Criteria 1: Scenic and cultural landscapes		
<ul style="list-style-type: none"> - A Metropolis of Three Cities - the Greater Sydney Region Plan - The Eastern District Plan 	Identify and protect scenic and cultural landscapes. The District Plan identifies that the Eastern Districts urban landscapes sit within a natural setting. While cultural landscapes are not specifically identified, due to its listing on the NSW State Heritage Register, the Centennial Parklands can be regarded as a cultural landscape to be protected	<p>The Moore Park sporting and entertainment complex, and in particular the SCG and the former SFS, form an integral part of eastern Sydney's scenic and cultural landscape and view composition.</p> <p>The proposed stadium is replacing the former stadium and this view is already an established and well-known feature of the scenic and cultural landscape. The proposal is therefore a simple replacement, whereby the new stadium will maintain visual role of the sporting precinct within the landscape in a manner that is similar to that of the former stadium.</p>
<ul style="list-style-type: none"> - A Metropolis of Three Cities - the Greater Sydney Region Plan - The Eastern District Plan 	Enhance and protect views of scenic and cultural landscapes from the public realm. For this project, this means retaining an urban landscape within a natural setting, and enhancing and protecting views of the Centennial Parklands and the Sydney CBD skyline	<p>The proposal does not impede or significantly alter this view composition. While the architecture of the new and original stadium differs, the built form and massing is largely comparable. While the built form is more pronounced along certain views, such as views, no key defining element or feature is obstructed and the overall visual character of the landscape remains unchanged. The proposal also continues to maintain existing views to and connections with the Sydney CBD skyline from the semi-public domain views of the SCG stands.</p> <p>Further, the detailed design scheme sits entirely within the approved concept envelope. In a majority of viewpoints, the detailed scheme presents a significantly reduced bulk and scale to the concept envelope and in this regard offers an improved outcome from a visual impact perspective.</p>
<ul style="list-style-type: none"> - Centennial Park Master Plan 2040 	The character of the Park remains unchanged by preserving the existing vistas and unique landscape precincts within the Park	The proposal is not visible from Centennial Park.
Criteria 2: Height, scale and bulk		
State Environmental Planning Policy No 47—Moore Park Showground	As are in the consent authority's opinion of relevance to the development, consider height, scale and bulk of the development	The proposal is for metropolitan scale sporting and entertainment infrastructure. The design of the new stadium directly addresses a functional and operational brief as well as the requirements of a Tier 1 stadia to meet the requirements of national and international sporting associations. Considering this as well as the physically constrained nature of the site where its footprint cannot be moved to any significant degree, the proposal using skilful design ameliorates the impact of visual bulk and scale. Building height has intentionally been lowered along the northern and southern interfaces in response to the Moore Park

Planning instrument	Requirement	Assessment
		residences (north) and the scenic views from Sydney Cricket Grounds (south). To this end, the proposal is considered to be of an appropriate height, scale and bulk.
Concept Approval SSD 9249	Is the proposal consistent with the maximum building envelope approved by the Minister.	The proposal is entirely consistent with the building envelopes previously considered and determined as being appropriate in the Concept Approval.
Criteria 3: Heritage		
State Environmental Planning Policy No 47—Moore Park Showground	As are in the consent authority's opinion of relevance to the development, consider whether development maintains the original road layout and vistas	Consistent with approved concept SSDA, the proposal does not alter the existing layout of existing public roads such as Driver Avenue. While vistas are not identified in the SEPP, the proposal will not obstruct any existing key vistas obtained from the ground level public domain. The proposal also preserves the iconic 'gap' / vistas between the old and the new SCG stands (refer to the semi-public domain views, being viewpoints 21 and 22)
Sydney Local Environmental Plan 2012	To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views	The site is included within a heritage conservation area (although it is not identified as a contributing, detracting or neutral building), and is surrounded to the north by a heritage conservation area.
Sydney Development Control Plan 2012	Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to views to and from the site	The proposal, consistent with the approved concept SSDA DA will be replacing a former stadium within the heritage conservation area. In this case, the main consideration is not the heritage conservation area within which the proposal sits, but rather impact on the adjoining heritage conservation area to the north. To this end, the stadium height is reduced towards the north, significantly reducing visual bulk and scale impacts when viewed from the public realm of the Paddington conservation area and the photovoltaic cells have been relocated to provide a more sympathetic response to the heritage conservation area. The detailed design is also well-articulated. Sympathetic materials and finishes are proposed to further ameliorate visual impact and offer a complimentary edge to the heritage surrounds.

Note – heritage impacts are separately considered in the Statement of Heritage Impact prepared by Curio Projects (Appendix T of EIS)

Criteria 4: Amenity		
SEARS	Assess amenity impacts on the surrounding locality, including solar access, visual privacy, overshadowing and acoustic impacts.	The detailed design scheme presents a reduced volume, bulk and scale relative to the approved concept envelope. In this regard, the proposal presents an overall improved outcome from a solar access, visual privacy, overshadowing and acoustic impacts.
State Environmental Planning Policy No 47—Moore Park Showground	Consider the impact of the development on the amenity of the adjoining residential areas	The direct interface to residential dwellings is limited to Moore Park Road residences. Due regard is given to ameliorate impacts along this interface. In addition to reducing the stadium height along the northern elevation, the stadium is also designed to reduce opportunities of direct passive surveillance of

Planning instrument	Requirement	Assessment
		<p>dwellings through fixed external louvers and other screening devices</p> <p>The stadium footprint has been shifted to the south west away from these dwellings, providing additional setback and visual buffer.</p>
Criteria 5: View sharing		
Sydney Local Environmental Plan 2012	Height of buildings promotes the sharing of views	<p>The detailed scheme presents a more modest bulk, scale and form relative to the approved concept envelope. The height has been reduced along the northern and southern interfaces to promote view sharing and create additional view gains along some viewpoints.</p> <p>Refer to section 8.0 of this report for a more detailed exploration of view sharing.</p>
Concept Approval SSD 9249	Is the proposal consistent with the maximum building envelope approved by the Minister.	The proposal is entirely consistent with the building envelopes previously considered and determined as being appropriate in the Concept Approval.
Criteria 6: Significant views and view corridors		
Sydney Local Environmental Plan 2012	Whether the proposed development detrimentally impacts on view corridors	The proposal does not impact on any view corridors identified in relevant planning instruments
Sydney Development Control Plan 2012	Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art	The proposal does not impact these views. While the Sydney DCP 2012 does not identify the SCG as a contributing or neutral heritage item, the proposal will not impede or substantially modify existing views to the heritage parts of the SCG.
Sydney Development Control Plan 2012	Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views.	<p>The proposal will continue to preserve the existing semi-public domain views towards Sydney CBD, framed by the old and the new stands of the SCG.</p> <p>Importantly, relative to the approved concept envelope, the detailed design scheme improves public views from the adjoining Moore Park. The proposal is not visible from the viewpoints within Centennial Park.</p>
Sydney Development Control Plan 2012	Low level views of the sky along streets and from locations in parks are to be maintained	Relative to the approved concept envelope, the detailed design scheme significantly improves sky views from the public realm and adjoining parks.
Sydney Development Control Plan 2012	<p>New development is to protect the views (refer to Figure 5.130 View Corridors from Sydney Park) to the following locations:</p> <ul style="list-style-type: none"> - the eastern and western knoll in Sydney Park to the City skyline - the King Street ridgeline - the saw tooth roofline of the Eveleigh Rail Sheds towards the railway - clock at Central Station; and - district views towards the eastern suburbs 	As can be seen in viewpoint 12, the proposal does not obscure views obtained from Sydney Park to the Sydney CBD skyline or eastern suburbs.

Planning instrument	Requirement	Assessment
Moore Park Master Plan 2040	Consider panoramic views from Mt Steel towards the Sydney CBD skyline	As can be seen in viewpoint 7, the proposal does not impact panoramic views from Mt Steele towards the Sydney CBD skyline
Centennial Parklands Conservation Management Plan	Conserve the significance of the Parklands, including functional relationships, spaces, vistas and fabric	The proposal does not fundamentally alter, obscure or detract from existing views across Moore Park. As observed in the case of viewpoint 23, the proposed scheme reduces the amount of visual impact anticipated compared to the approved concept scheme. In this regard, the proposal is seen to offer an improved outcome.
Centennial Parklands Conservation Management Plan	Enhance significant visual links between the Centennial Parklands and Botany Bay, the Blue Mountains, the City and the surrounding heritage conservation areas obtained from Mt Steele, the Queens Park cliffs and Reservoir No. 2	The proposal is not visible from Mt Steele or Reservoir No. 2. As can be seen in viewpoint 11, the proposal does not alter the nature of views obtained from the Queens Park cliffs to the existing landscape
Queens Park Master Plan	Consider views currently obtained from Darley Road and the intersection of Darley Road and Carrington Road. Note that in the context of this master plan, this refers to the impact of vegetation	
Centennial Parklands Tree Management Plan	Views from Anzac Parade to the SCG are an essential view / vista	The proposal does not impede these views. Being for a similar use and scale, the proposal will complement the SCG.
Concept Approval SSD 9249	Is the proposal consistent with the maximum building envelope approved by the Minister.	The proposal is entirely consistent with the building envelopes previously considered and determined as being appropriate in the Concept Approval.

Table 27 Criteria assessment of visual impact for each viewpoint

Viewpoint	Visual Sensitivity (Section 9)	Overall Visual Effect (Section 9)	Criteria 1: Scenic and cultural landscapes	Criteria 2: Height, scale and bulk	Criteria 3: Heritage	Criteria 4: Amenity	Criteria 5: View sharing	Criteria 6: Significant views and other	Specific mitigation required?	Visual Impact
1: SCG members entrance forecourt	Medium	Medium	Consistent with visual character of sporting precinct.	Consistent with tree canopy and lower than building ridgeline in viewpoint. Not visually dominant. Visual impact consistent with the approved Concept Proposal building envelope.	SCG Member's Pavilion is a State Heritage Item. Viewpoint located within Sydney Cricket Ground Heritage Conservation Area. Proposal is consistent with character and historic nature of this major sporting precinct.	No visual impact on amenity of Member's forecourt or Member's Pavilion entrance.	Does not disrupt views from SCG Member's forecourt, consistent with established tree canopy line.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
2: Albert 'Tibby' Cotter Bridge apex	Medium	Medium	Consistent with visual character of previous stadium with minor protrusion of roofline above Moore Park tree canopy. Consistent with visual character of sporting precinct.	Minor protrusion above tree canopy only, consistent with adjoining SCG stands. Not visually dominant of parklands foreground. Visual impact consistent with the approved Concept Proposal building envelope.	Viewpoint located within Moore Park Heritage Conservation Area. Proposal consistent with established interface between parklands and State sporting precinct.	No visual impact on amenity of public thoroughfare. Proposal is distant and not visually dominant.	Does not block views to any visual landscape features behind.	Does not fundamentally alter existing views across Moore Park parklands to transitional interface with State sporting precinct. Visual prominence of parklands maintained in fore- and mid-ground.	No	Acceptable
3: Memorial Obelisk - Moore Park Road	Medium	Low	Consistent with visual character of previous stadium with shielded views through existing vegetation. Maintains interface between recreational and sporting precinct.	Protrusion above tree canopy, consistent with adjoining SCG. Distant view with low prominence compared to landscape features in foreground. Visual impact consistent with the approved Concept Proposal building envelope.	ANZAC Memorial Obelisk is not a listed heritage item but is identified on the RMS s170 Register. Visual effect is consistent with previous SFS, adjacent SCG and sporting character of precinct. Proposal is distant from obelisk and does not detract from visual characteristics of this feature. Viewpoint located within Moore Park Heritage Conservation Area. Proposal consistent with established interface between parklands and State sporting precinct.	No visual impact on amenity of obelisk or public thoroughfare in this location. Proposal is distant and not visually dominant.	Does not block views to any visual landscape features behind.	Does not fundamentally alter existing views across Moore Park parklands to transitional interface with State sporting precinct. Visual prominence of parklands maintained in fore- and mid-ground.	No	Acceptable
4: Junction of Oatley Road and Renny Street	High	Medium	Consistent with visual character of the sporting precinct.	As with the previous stadium, proposal terminates the view at the end of Oatley Road, with perceived height consistent with tree canopy and ridgeline heights from viewpoint. Visual impact well within the approved Concept Proposal building envelope.	View is from within Paddington South Heritage Conservation Area, however, the proposal is located outside of this precinct. Visual transition is consistent with historical interface between urban and sporting precinct.	No visual impact on amenity of public street.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
5: Junction of Moore Park Road and Poate Road	Medium	Low	Very low visibility within streetscape, consistent with visual transition to sporting precinct.	Heavily filtered views to building only. Visual impact consistent with the approved Concept Proposal building envelope.	View is from within Furber Road Heritage Conservation Area, however, the proposal is located outside of this precinct. Visual transition is consistent with historical interface between urban and sporting precinct.	No visual impact on amenity of public street.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies. Visual corridor along Moore Park Road alignment maintained.	No	Acceptable
6: Junction of Anzac Parade and Lang Road Bikeway	Medium	Low-Medium	Very low visibility, minor protrusion above tree canopy, consistent with visual character of the sporting precinct.	Minor protrusion above tree canopy, with visual impact consistent with the approved Concept Proposal building envelope.	Viewpoint located within Moore Park Heritage Conservation Area. Proposal consistent with established interface between parklands and State sporting precinct.	No visual impact on amenity of park users.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies. Visual prominence of parklands maintained in fore- and mid-ground.	No	Acceptable
7: Mount Steel Lookout	High	Low – completely obscured from view	No impact.	No impact.	Viewpoint located within Moore Park Heritage Conservation Area. Proposal consistent with established interface between parklands and State sporting precinct.	No impact.	No impact.	No impact.	N/A	Acceptable

Viewpoint	Visual Sensitivity (Section 9)	Overall Visual Effect (Section 9)	Criteria 1: Scenic and cultural landscapes	Criteria 2: Height, scale and bulk	Criteria 3: Heritage	Criteria 4: Amenity	Criteria 5: View sharing	Criteria 6: Significant views and other	Specific mitigation required?	Visual Impact
8: Grand Drive at Duck Pond	High	Low – completely obscured from view	No impact.	No impact.	No impact.	No impact.	No impact.	No impact.	N/A	Acceptable
9: Junction of Robertson Road and Oxley Lane	Medium	Low	Very low visibility, minor protrusion above tree canopy, consistent with visual character of the sporting precinct.	Height generally consistent with adjoining SCG with only minor protrusion above tree canopy. Visual impact consistent with the approved Concept Proposal building envelope.	Viewpoint located within Moore Park Heritage Conservation Area. Proposal consistent with established interface between parklands and State sporting precinct.	No visual impact on amenity of park users.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies. Visual prominence of parklands maintained in fore- and mid-ground.	No	Acceptable
10: Parade Grounds Centennial	High	Low – completely obscured from view	No impact.	No impact.	No impact.	No impact.	No impact.	No impact.	No	Acceptable
11: Junction of Darley Road and Carrington Road	High	Low	Minor feature of sporting precinct in mixed landscape with predominant parkland feature with CBD skyline behind. Low visibility and no impact.	Height of proposal sits comfortably within landscape from this elevated view, remaining below CBD skyline horizon. Visual impact consistent with the approved Concept Proposal building envelope.	No impact.	No visual impact on amenity of park users.	Views towards CBD skyline maintained.	Proposal sits within landscape context and does not impact on views to Sydney CBD or CBD-edge skyline.	No	Acceptable
12: Sydney Park Lookout	High	Low	Barely discernible from other urban features and consistent with urban landscape, with foreground parkland remaining the defining feature of visual landscape from viewpoint.	Lower scale than other urban features including residential towers in Erskineville, Waterloo and Green Square. Visual effects consistent with the approved Concept Proposal building envelope.	No impact.	No visual impact on amenity of park users.	No impact, proposal barely discernible in skyline.	Proposal sits within urban landscape context and does not impact on existing urban skyline.	No	Acceptable
13: SCG Forecourt to North-West of Member's Stand	High	Medium	Major new feature within sporting precinct, generally consistent with scale and form of previous stadium and appropriate in this setting as a State-significant sporting precinct.	Height and scale in keeping with character of major State sporting precinct, and roofline is consistent with that of existing SCG building within this viewpoint. Visual impact consistent with the approved Concept Proposal building envelope.	Viewpoint located within Sydney Cricket Ground Heritage Conservation Area. Proposal is consistent with character and historic nature of this major sporting precinct.	No visual impact on amenity of forecourt.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
14: SCG Forecourt to North of Member's Stand	Medium	Low-Medium	Major new feature within sporting precinct, generally consistent with scale and form of previous stadium and appropriate in this setting as a State-significant sporting precinct.	Height and scale in keeping with character of major State sporting precinct, with roofline sitting lower than that of existing SCG building within foreground in this viewpoint. Visual impact consistent with the approved Concept Proposal building envelope.	Viewpoint located within Sydney Cricket Ground Heritage Conservation Area. Proposal is consistent with character and historic nature of this major sporting precinct.	No visual impact on amenity of forecourt.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
15: Driver Avenue to north of Kippax Lake	Medium	Low	Major new feature within sporting precinct, with increased prominence from this viewpoint at one of the major arrival points to the precinct. Consistent with role of State sporting precinct, and improved wayfinding to stadium arrival point.	Height and scale significantly increased in this viewpoint compared to previous stadium. Remains below the tree canopy line established in fore- and mid-ground from this viewpoint. Visual impact consistent with the approved Concept Proposal building envelope.	Viewpoint located within Sydney Cricket Ground Heritage Conservation Area. Proposal is consistent with character and historic nature of this major sporting precinct.	No visual impact on amenity of park users.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
16: Driver Avenue, to east of SCG Brewongle Stand	Low-Medium	Low	Major new feature within sporting precinct, with new stadium more prominent in this viewpoint compared to the previous stadium. Consistent with the role and prominence of the State sporting precinct.	Height and scale consistent with that established by SCG stands in fore- and mid-ground from this viewpoint. Visual impact well within that of the approved Concept Proposal building envelope.	Viewpoint located within Sydney Cricket Ground Heritage Conservation Area. Proposal is consistent with character and historic nature of this major sporting precinct.	No visual impact on amenity of users of the SCG forecourt, park uses and others.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable

Viewpoint	Visual Sensitivity (Section 9)	Overall Visual Effect (Section 9)	Criteria 1: Scenic and cultural landscapes	Criteria 2: Height, scale and bulk	Criteria 3: Heritage	Criteria 4: Amenity	Criteria 5: View sharing	Criteria 6: Significant views and other	Specific mitigation required?	Visual Impact
17: Gregory Avenue below Tibby Cotter Bridge	Medium-High	Low	Low-moderate visibility with protrusion above/behind the Tibby Cotter Bridge. Minor protrusion above tree canopy, consistent with interface between parklands and State sporting precinct.	Minor protrusion above tree canopy from this viewpoint, however, scale not dominant and consistent with adjoining SCG interface between parklands and sporting precinct. Visual impact consistent with the approved Concept Proposal building envelope.	Viewpoint located within Moore Park Heritage Conservation Area. Proposal consistent with established interface between parklands and State sporting precinct.	No visual impact on amenity of park users.	Does not block views to any visual landscape features behind.	Does not fundamentally alter existing views across Moore Park parklands to transitional interface with State sporting precinct.	No	Acceptable
18: Footpath in front of 254-262 Moore Park Road	Low-Medium	Low-Medium	Dominant feature in the landscape from this viewpoint, consistent with previous stadium and role of State sporting precinct. Filtering of views through existing vegetation.	Consistent with height and bulk of previous stadium in this viewpoint. Visual impact significantly less than the approved Concept Proposal building envelope.	No heritage items within viewpoint.	No visual impact on amenity of users of public domain.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
19: Footpath in front of 228 Moore Park Road	Low-Medium	Low-Medium	Major feature in the landscape from this viewpoint, consistent with previous stadium and role of State sporting precinct. Filtering of views through existing vegetation.	Consistent with height and bulk of previous stadium/ former Sheridan Building in this viewpoint. Visual impact significantly less than the approved Concept Proposal building envelope.	Viewpoint located within Victoria Barracks Heritage Conservation Area. Proposal consistent with established interface between urban area and State sporting precinct.	No visual impact on amenity of users of public domain.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
20: Footpath in front of 34 Moore Park Road	Medium	Low	Minor feature in landscape within this viewpoint in contrast to more prominent ARDC (UTS) Building. Filtered views through existing street trees.	Lower scale than adjoining ARDC (UTS) Building which is the prominent feature in the streetscape from this viewpoint. Visual impact significantly less than the approved Concept Proposal building envelope.	Viewpoint located within Paddington Conservation Area. Proposal consistent with established interface between urban area and State sporting precinct.	No visual impact on amenity of users of public domain.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
21: SCG Victor Trumper Stand	High	Medium	New feature in the landscape sitting largely behind the modern and prominent SCG MA Noble and Bradman Stands. Consistent with the character of the State sporting precinct, strengthening the visual relationship between the Tier 1 oval and rectangular stadia from within the SCG.	Consistent with the height and scale of the MA Noble and Bradman Stand and other modern stands within the SCG. Visual impact significantly less than the approved Concept Proposal building envelope, with roofline of the proposal now sitting lower than the roofline of the MA Noble Stand from this viewpoint.	Visual impact is acceptable and consistent with sporting character and heritage of SCG. Members' Stand and Ladies Pavilion will continue to be clearly distinguishable within the SCG configuration and views to the city skyline behind retained.	No visual impact on amenity of SCG patrons.	Primary views to the playing field and stadium interior are not impacted. Secondary views to the CBD skyline are also maintained.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
22: SCG Clive Churchill Stand	High	Medium	Minor feature within this landscape with the SCG playing field and grandstands retaining their prominence. The proposal sits as a minor protrusion to the side of the MA Noble Stand and behind the Members' Stand. Consistent with the character of the State sporting precinct.	Lower than the height and scale of the MA Noble and Brewongle Stands and the clocktower of the Members' Stand from this viewpoint. Visual impact significantly less than the approved Concept Proposal building envelope.	Visual impact is acceptable and consistent with sporting character and heritage of SCG. Members' Stand and Ladies Pavilion will continue to be clearly distinguishable, with the proposal sitting behind and below the clocktower and flag masts of the Members' Pavilion.	No visual impact on amenity of SCG patrons.	Does not block views to any visual landscape features behind.	Viewpoint is not identified as a significant view or view corridor in any relevant planning policies.	No	Acceptable
23: Kippax Lake, Moore Park	Medium	Medium	Proposal is more prominent in this viewpoint compared to previous stadium, however, provides for an improved visual outcome through removal of clutter and a more aesthetically pleasing stadium façade presentation to the parklands.	Increase in height compared to previous stadium, with roofline arcing slightly over the tree canopy in the mid-ground from this viewpoint. Visual impact significantly less than the approved Concept Proposal building envelope.	Viewpoint located within Moore Park Heritage Conservation Area. Proposal consistent with established interface between parklands and State sporting precinct.	No visual impact on amenity of park users.	Does not block views to any visual landscape features behind.	Does not fundamentally alter existing views across Moore Park parklands to transitional interface with State sporting precinct.	No	Acceptable

10.2 Mitigation Measures

Trees and other vegetation play a major role in minimising the visual impact of the proposal. On this basis, it is recommended that the following trees be retained wherever practicable and reasonable to do so, or if required to be removed for whatever reason, new planting takes their place. While control over this outcome as part of this development process is limited to those trees within the site, it is nonetheless recommended that other agencies responsible for the management of land upon which other trees are located be made aware of this recommendation and seek to incorporate it within any relevant management document:

Within the site

- The Proponent should ensure the retention of the mature fig tree (Tree 125) within the site adjacent to Moore Park and aligned with the termination of Oatley Road

External to the site

- The Proponent should consult with the Centennial and Moore Park Trust prior to the commencement of SFS operations to identify any management measures required to avoid potential impacts of event crowds to mature figs and other associated vegetation around Kippax Lake.
- The Proponent should avoid impacts to street trees on both sides of Moore Park Road and vegetation in the centre median of Moore Park Road in the vicinity of the site wherever practical. If tree removal is necessary, this should occur only with the permission of the relevant landowner or manager and in accordance with the terms of the final development consent.

10.3 Discussion and Recommendation

This report is a visual impact assessment of the detailed design scheme for the Sydney Football Stadium.

In essence, the proposal replaces the Allianz Stadium with a contemporary, globally competitive, Tier 1 stadium facility of largely comparable bulk and scale. In terms of comparison to the approved concept envelope, from a visual impact perspective, the proposal offers an improved outcome, presenting a more modest, sculpted and finessed scheme.

The detailed scheme also carefully and contextually responds to its surrounding setting. Due consideration is given to sensitive interfaces. The building height along the stadium's northern elevation is intentionally lowered to mitigate visual bulk and scale and therefore visual impact from the public realm of Moore Park Road. The entire footprint of the stadium is also pushed to the south west, which affords a deeper recess along this interface. A modest scale is provided to the southern interface so as to minimise visual change and visual impact from iconic views from the Sydney Cricket Ground. Importantly, the proposal does not significantly modify views towards Sydney CBD from between the old and new SCG stands. The roof form is curved and streamlined to ameliorate visual impact to the western and eastern interfaces.

Importantly, the proposal will not impact key public views from Centennial Park, and other surrounding parks including Sydney Park, Mount Steele lookout (in Moore Park). The detailed scheme is either not visible at these viewpoints or offers an improved visual impact relative to the approved concept scheme.

While the proposal will be visible from viewpoint 23 in Moore Park, the visual impact of the detailed scheme is considered acceptable as the original view composition includes direct views of the Allianz Stadium. The proposal will simply be replacing the existing built form, which is a prominent part of the existing view. The proposal also offers a more compact form relative to the approved concept envelope. Further, the proposal will not alter the more scenic vantage points from this viewpoint, being towards the north west (Sydney CBD).

The overall external finishes and materiality of the detailed design scheme further complements the setting and surrounds ameliorating visual impact. The darker tones along the stadium's interface offer a more sympathetic response to the nearby heritage conservation areas and parklands relative to the stark white contrast presented by the Allianz Building.

It is acknowledged that the former Allianz Stadium had a distinct form that was valued by members of the community, from a visual perspective, this form comprised two distinct parts, being the stands and the roof. While the original stands appeared almost stark in their external expression, the roof form appeared as a lightweight, curved element almost floating above the stands. This was largely due to its single continuous form encircling the playing field, with a noticeable dip at its southern and northern ends, and its white colouring. Within the functional brief constraint of bringing spectators closer to the playing field, the proposal acknowledges this earlier form by referencing many of these attributes. This is in particular shown in views from location 23.

Overall, the proposed detailed design scheme has an acceptable visual impact.

11.0 Private View Assessment

In addition to assessing potential visual impact from significant public domain locations, the SEARs require consideration of view impact on adjoining properties. Accordingly, this Section undertakes a detailed view impact assessment of private views from nearby residential properties.

As identified within the concept proposal SSDA, key private residential views that have the potential of being impacted are principally located along / within:

- Moore Park Road;
- Cook Road, Centennial Park; and
- Paddington.

A total of 11 key residential properties were selected to assess potential view impacts of the concept proposal SSDA. The properties were selected based on their proximity to the project site and their ability to potentially be impacted by the proposed development.

A total of 23 properties along Moore Park Road and Cook Road were door knocked for the detailed design proposal, including the 11 properties assessed under the concept proposal. In order to photograph existing views and mark survey levels required to conduct this view impact assessment, access into the principal living areas of these residences is necessary. Door knocking was undertaken across the span of several days. Properties that could not be accessed at the time were notified of the visit through information slips. The information slips contained details on how to arrange an alternate / more suitable time for visitation. It is noteworthy that reasonable attempts were made to contact as many residences within the view catchment for the purposes of this view impact assessment.

A total of only 8 residential properties provided access to their premises for the purposes of this view impact assessment. **Figure 4** identifies the property addresses and the location of these residences within the context of the project site (shown bound in red). Despite the lesser number, the 8 residential properties capture a diverse range of views towards the development site and are closely located to the development site. The findings can reasonably be extrapolated to apply to majority of the / all surrounding premises within a view cluster. Photographs from each of the 8 residences were captured from the best vantage point available from within the residence (balcony adjoining the living area, window adjoining the living area).

On this basis, this private view impact assessment carries out a review of potential private view impacts resulting from the detailed design proposal. This assessment is based on the View Analysis Photomontages prepared by SJB Architects (**Appendix A**). Refer to **Section 6.1.2** and **Appendix A** for further details on the methodology associated with preparing the photomontages.



Figure 82 Aerial photograph identifying location of key residences for private view impacts

11.1 Methodology and Planning Principles for View Assessment

It is best practice when undertaking an assessment of view impacts in NSW to address the planning principle enunciated by the NSW Land and Environment Court in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140 (Tenacity). In Tenacity, Senior Commissioner Roseth sets out four steps that must be considered in assessing whether view sharing is reasonable. We note, however, that the situation in the proposed development is distinguished from the Tenacity case on two points.

Firstly, the discussion of view sharing in Tenacity was based on a provision of the Warringah Local Environmental Plan 2000 that specifically stated that “development is to allow for the reasonable sharing of views”. Whilst clause 4.3 ‘Height of building’ of the Sydney LEP does indeed note that one of the objectives of the maximum building height clause is “to promote the sharing of views”, we note that the clause 4.3 does not strictly apply to the site.

Further, in this instance, as with any significant infrastructure projects, a concept plan SSDA established the maximum stadium envelope including the height and development footprint. The concept plan SSDA was accompanied by a View Impact Assessment (Ethos Urban, 2018), that was prepared with regard to the principles of Tenacity and undertook an assessment of private view impacts based on the proposed envelope. To this end, the detailed design of the stadium development is principally governed by the approved concept plan envelope.

Secondly, Roseth SC specifically states in his judgement (at 25) that there are certainly circumstances that do not require any view sharing and where it may be entirely reasonable for a development to entirely block a view. The relevance and reasonableness of applying the Tenacity planning principle, made in the context of a three-storey building in a coastal suburban setting, to the current development proposal is therefore reduced. This is confirmed further when taking into consideration, that the proposal will be replacing a former stadium development (Allianz Stadium) within a historical and longstanding sports precinct comprising Sydney Cricket Grounds among other ancillary sport facilities and buildings.

Whilst it is clear that there are some limitations in applying the Tenacity planning principle in the context of the proposed development, the four steps outlined by Roseth SC nonetheless provide a useful framework for identifying and assessing (subject to qualifications) the impacts of a development on views. The four steps are as follows:

1. What are the views that would be affected?

The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured".

2. Where are views obtained from?

"The second step is to consider from what part of the property the views are obtained. For example, the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic".

3. What is the extent of the impact?

"The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating".

4. Step 4 – How reasonable is the proposal causing the views to be lost?

"The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable".

Based on the Tenacity steps (Steps 1 to 3), **Section 7.1.1** to **Section 7.1.9** below undertakes a building by building assessment to ascertain the nature and extent of view impacts (Steps 1 to 3). **Section 7.2** sets out the discussion on the reasonableness of the development and therefore the reasonableness of resulting view impacts (Step 4).

11.2 View Assessment

11.2.1 Viewpoint 24: 70/39-43 Cook Road, Centennial Park

Step 1: Nature of the affected view

Viewpoint 24 is an urban view from Cook Road looking north west from this viewpoint towards the Sydney Cricket Grounds and Sydney CBD. The view broadly comprises of residential dwellings, some urban greenery and is set against the Sydney CBD skyline. The Fox Studio buildings are observed within the left half of this view, along with a view of the Fox Studio Clock Tower. The existing Allianz Stadium building forms a prominent and distinctive part of the existing view (refer to **Figure 12**).

Step 2: Location of the view

Viewpoint 24 is taken from the living room of Unit 70 at Level 7 of a 7 storey residential flat building at 39-43 Cook Road. The viewing distance is approximately 490m away from the project site.

Step 3: Visual Impact

The proposal will be a more noticeable visual element and will interrupt the continuous unbroken line of the base of the CBD skyline. The overall view loss is however minor, particularly when compared against the view loss anticipated by concept envelope at this viewpoint. Overall, the impact of the proposal on this view is minor.

Change to visual impact associated with Response to Submissions

Negligible.



Figure 83 Original view from 70/39-43 Cook Road including Allianz Stadium (partially demolished)



Figure 84 Proposed view against the approved concept envelope



Figure 85 Proposed view from 70/39-43 Cook Road

11.2.2 Viewpoint 25: 300 Moore Park Road, Paddington

Step 1: Nature of the affected view

Viewpoint 25 comprises a direct view of Moore Park Road and the Allianz Stadium building (east elevation). Existing urban vegetation and street tree plantings frame the view (refer to **Figure 15**).

Step 2: Location of the view

Viewpoint 25 is taken from the living room of the three storey terrace at 300 Moore Park Road. The viewing distance is approximately 75m away from the project site.

Step 3: Visual Impact

At this viewpoint, the new development is generally comparable in bulk and scale relative to the Allianz Stadium. The overall visual change is negligible (refer to **Figure 17**).

The proposed SFS built form is more modulated and setback, along the northern elevation, when compared to the approved concept development, improving the amount of sky views (refer to **Figure 16**).

The overall visual impact is considered to be negligible. It is also noteworthy that the visual photomontages do not accurately portray the position of landscaping and urban vegetation. In reality, the new built form will be screened by existing vegetation as well as curtilage landscaping proposed under the SSDA.

Change to visual impact associated with Response to Submissions:

Minor improvement associated with reduction in roof extent and height at northern edge.



Figure 86 Original view from 300 Moore Park Road



Figure 87 Proposed view against the approved concept envelope



Figure 88 Proposed view from 300 Moore Park Road

11.2.3 Viewpoint 26: 278 Moore Park Road

Step 1: Nature of the affected view

Viewpoint 26, similar to viewpoint 2, is a direct view of the Allianz Stadium building (south-east elevation) and Moore Park Road. Urban vegetation and street tree plantings frame this view. A photograph of this view is shown at **Figure 16**.

Step 2: Location of the view

Viewpoint 26 is taken from the living room of a two storey terrace at 278 Moore Park Road. The viewing distance is approximately 60m away from the project site.

Step 3: Visual Impact

The proposed SFS development footprint is recessed from the northern site boundary. Within the left half of this view, the setback will be visually noticeable from this viewpoint and will improve views of open sky. Increased sky views are also noted to the right half of this view given the reduced new stadium building height.

The proposed development is further modulated and refined, relative to the approved concept envelope. The proposal only occupies a portion of the approved concept envelope. In this regard, the detailed design reduces view loss.

The overall visual impact is considered to be negligible.

Change to visual impact associated with Response to Submissions:

Minor improvement associated with reduction in roof extent and height at northern edge.



Figure 89 Original view from 278 Moore Park Road including Allianz Stadium (partially demolished)



Figure 90 Proposed view against the approved concept envelope



Figure 91 Proposed view from 278 Moore Park Road

11.2.4 Viewpoint 27: 35 Alexander Street, Paddington

Step 1: Nature of the affected view

Viewpoint 27 is an urban view looking south towards the Sydney Cricket Grounds. The view broadly comprises of urban vegetation and the rooftops of surrounding low rise residential dwellings. The Allianz Stadium is not evident or noticeable within this view. A photograph of the view from this viewpoint is provided at **Figure 21**.

Step 2: Location of the view

Viewpoint 27 is taken from the balcony of the two storey terrace at 35 Alexander Street. The viewing distance is approximately 205m away from the project site.

Step 3: Visual Impact

The new SFS development will largely be screened by the residential dwellings and vegetation observed within this view. A small portion of the new development's diagrid roof will become visible (refer to **Figure 23**). However, the visual impact, as a result, is minor due to the viewing distance overall limited view loss.

The detailed design scheme is well below the approved concept envelope height (refer to **Figure 22**). Comparatively, the detailed design scheme offers a reduced visual impact outcome.

The overall visual impact is thereby considered to be negligible.

Change to visual impact associated with Response to Submissions:

Minor improvement associated with reduction in roof extent and height at northern edge.



Figure 92 Original view from 35 Alexander Street, Paddington including Allianz Stadium (partially demolished)



Figure 93 Proposed view against the approved concept envelope



Figure 94 Proposed view from 35 Alexander Street

11.2.5 Viewpoint 28: 264 Moore Park Road, Paddington

Step 1: Nature of the affected view

Viewpoint 28 comprises direct views of the Allianz Stadium building, as well as Moore Park Road. Existing street planting and vegetation observed along the centre median of Moore Park Road offer screening of the Allianz Stadium from this viewpoint. A photograph of this view is provided at **Figure 24**.

Step 2: Location of the view

Viewpoint 28 is taken from the balcony of the two storey terrace at 264 Moore Park Road. The viewing distance is approximately 42m away from the project site.

Step 3: Visual Impact

The new SFS development generally replaces the Allianz Stadium. The new stadium scheme is taller than the existing building within the left half of this view and therefore some additional visual loss is evident. The roof of the new development will be quite prominent and visible and breaks the composition by rising above the palm tree line. The new streamlined roof form however is seen to add visual interest to the view. Overall, the visual impact is categorised as moderate (**Figure 26**).

Relative to the approved concept envelope, the detailed design scheme offers a more modest scale and form. In this regard, relative to the approved concept envelope, the visual impact is negligible as it reduces the overall view loss anticipated by the concept envelope (**Figure 25**).

The overall visual impact at this viewpoint is therefore moderate.

Change to visual impact associated with Response to Submissions:

Minor improvement associated with reduction in roof extent and height at northern edge.



Figure 95 Original view from 264 Moore Park Road including Allianz Stadium (partially demolished)

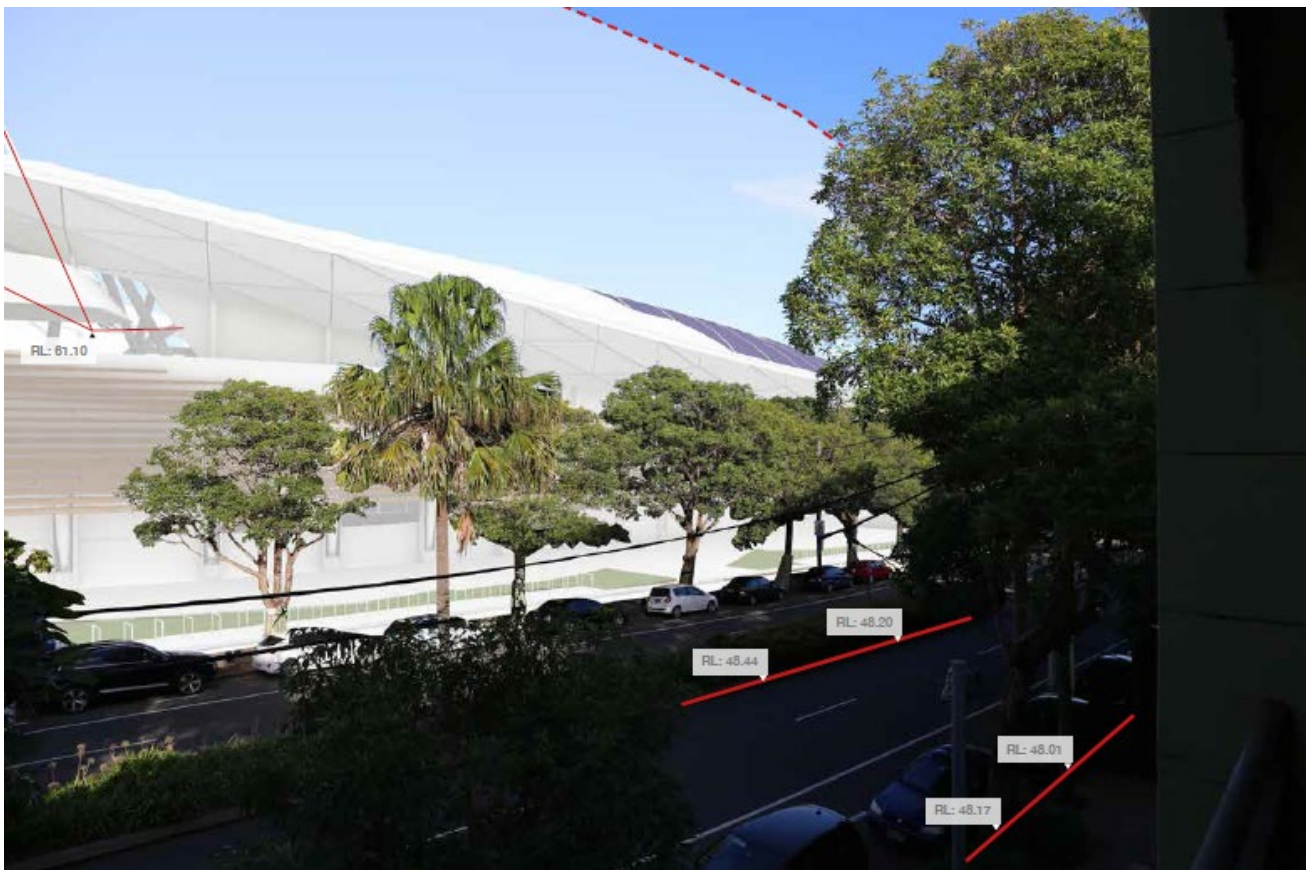


Figure 96 Proposed view against the approved concept envelope



Figure 97 Proposed view from 264 Moore Park Road

11.2.6 Viewpoint 29: 69/49-51 Cook Road, Centennial Park

Step 1: Nature of the affected view

This viewpoint includes rooftops of surrounding residential dwellings, forms of urban vegetation and is set against the Sydney CBD skyline. The former stadium building is a direct and distinct feature of this view. Other prominent features include the Sydney Eye Tower, the JP Morgan Building, the MLC building and distant views of North Sydney within the right half of this view. The Fox Studio buildings of Moore Park and the flood lights of the Sydney Cricket Grounds are observed within the left half of this view. A photograph of this view is provided at **Figure 27**.

Step 2: Location of the view

Viewpoint 29 is taken from the Level 6 balcony (Unit 69) of a 7 storey Residential Flat Building. The viewing distance is approximately 497m away from the project site.

Step 3: Visual Impact

The new SFS development will reduce a small amount of urban vegetation observed within the left half of this view and interrupt the continuous unbroken line of the base of the CBD skyline. The view loss is however minor due to the viewing distance and limited view loss (**Figure 29**).

The SFS development sits within the approved concept envelope. Relative to the approved envelope, the detailed scheme is more finessed and therefore reduces the overall view loss (**Figure 28**).

In this regard, the overall view impact is negligible.

Change to visual impact associated with Response to Submissions:

Negligible.



Figure 98 Original view from 49 – 51 Cook Road including Allianz Stadium (partially demolished)

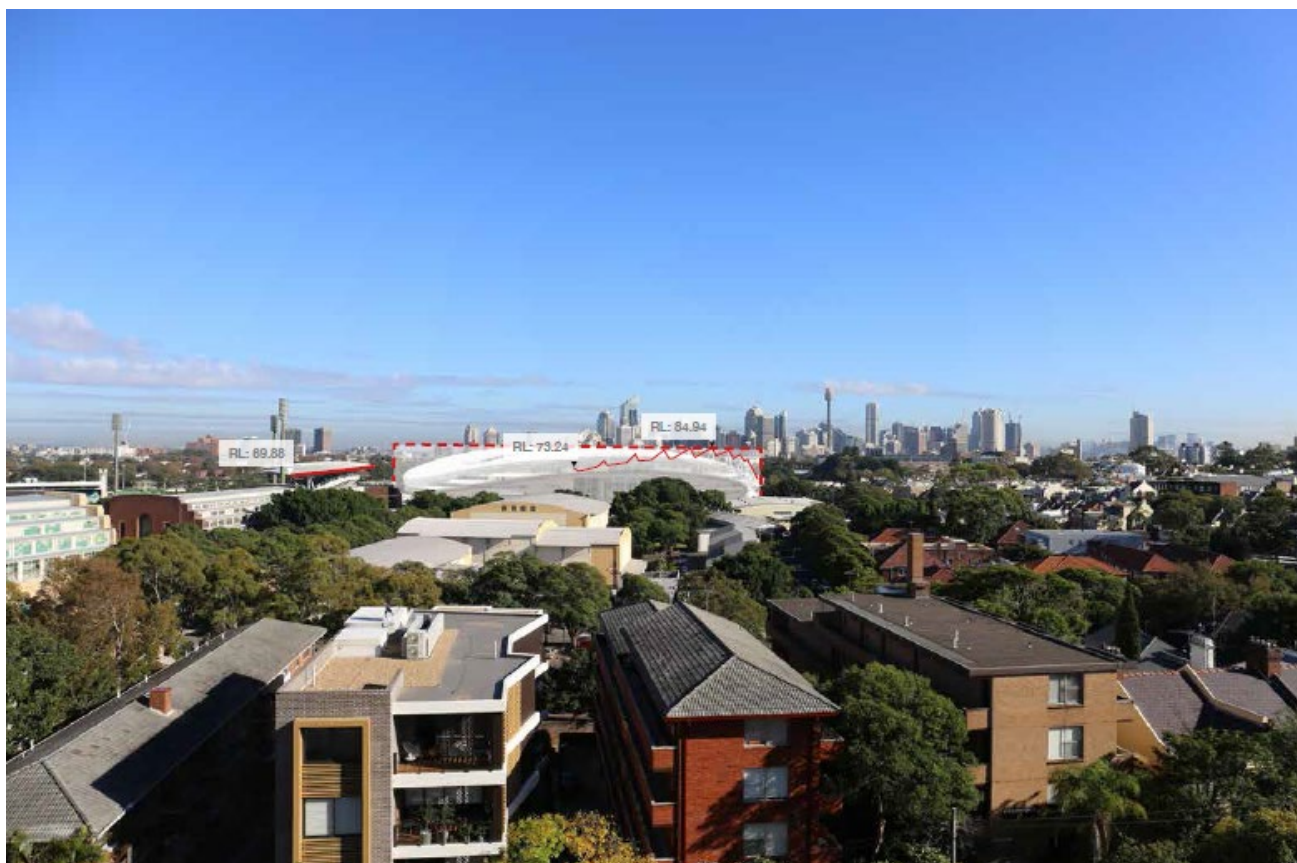


Figure 99 Proposed view against the approved concept envelope



Figure 100 Proposed view from 49 – 51 Cook Road

11.2.7 Viewpoint 30: 42/57-67 Cook Road, Centennial Park

Step 1: Nature of the affected view

Viewpoint 30 includes views of some heritage terraces, hipped and flat rooftops of surrounding residential developments. The viewpoint offers direct views of the midtown and northern CBD towers, including the Sydney Eye Tower. Left half of this view includes the existing commercial buildings within Moore Park and the flood lights of the Sydney Cricket Grounds in the background. The Allianz Stadium building is highly visible, prominent and located centrally within this view. A photograph of the view from this viewpoint is provided at **Figure 30**.

Step 2: Location of the view

Viewpoint 30 is taken from the Level 4 balcony (Unit 42) of an 8 storey Residential Flat Building. The viewing distance is approximately 489m from the project site.

Step 3: Visual Impact

The new stadium appears as a prominent and noticeable element in this view, marginally limits the amount of the urban vegetation observed within the left half of this view and interrupts the Sydney CBD skyline towards southern city edge. There is no visual change or impact to the northern Sydney CBD skyline observed within the right half of this view (Refer to **Figure 32**). The overall view impact is minor due to the viewing distance and limited visual change.

Relative to the concept approval envelope, the proposed SFS development will have a reduced visual impact. The new development reduces the extent of view loss anticipated by the approved concept envelope (refer to **Figure 31**).

The overall visual impact is therefore categorised as minor.

Change to visual impact associated with Response to Submissions:

Negligible.



Figure 101 Original view from 57- 67 Cook Road including Allianz Stadium (partially demolished)



Figure 102 Proposed view against the approved concept envelope



Figure 103 Proposed view from 57- 67 Cook Road

11.2.8 Viewpoint 31: 43 Stewart Street, Paddington

Step 1: Nature of the affected view

Viewpoint 31 comprises views of the rooftops of Victorian terraces set against the backdrop of the Allianz Stadium Building. The roofline of the Allianz Stadium forms a prominent part of the left half of this view. A photograph of the view is provided at **Figure 33**.

Step 2: Location of the view

Viewpoint 31 is taken from the rooftop of a two storey residential terrace. The viewing distance is approximately 89m from the site.

Step 3: Visual Impact

The three central terraces appear as the main visual element of this view. While the proposal will alter the view, it also adds visual depth, interest and quality to the image. The new diagrid roof form presents as a finessed, contemporary addition that sits afloat in the background of the three terraces.

Given that the proposal will not obstruct the main visual elements, being the terraces, and the overall amount of view loss is limited, the visual impact is categorised as moderate.

The new development is well modulated and reduces the amount of view loss anticipated under the approved concept envelope. In this regard, the visual impact outcome is negligible.

The overall view loss is therefore categorised as Moderate.

Change to visual impact associated with Response to Submissions:

Minor improvement due to reduction in roof extent and height of roof at northern edge.



Figure 104 Original view from 43 Stewart Street including Allianz Stadium (partially demolished)

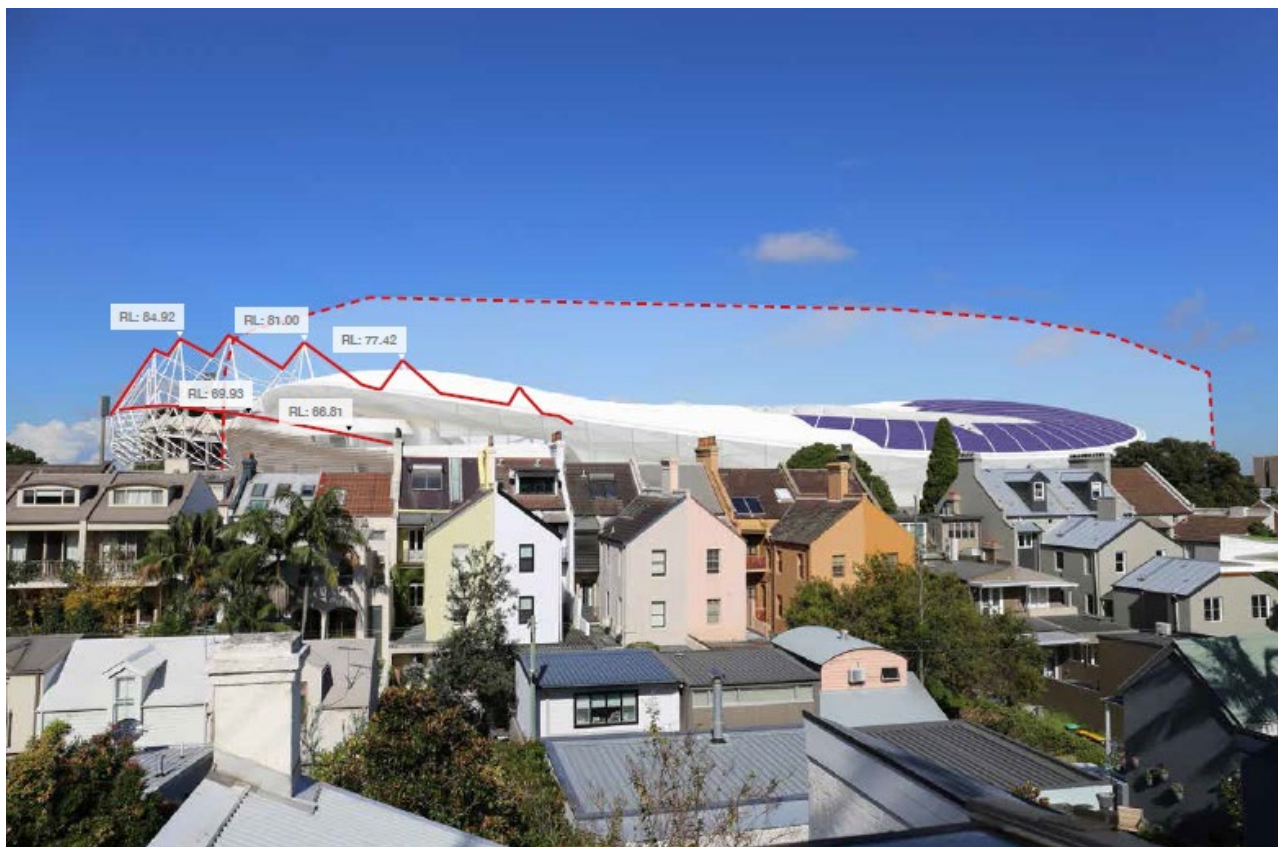


Figure 105 Proposed view against the approved concept envelope



Figure 106 Proposed view from 43 Stewart Street

11.3 Reasonableness (Step 4)

It is clear from the assessment against Steps 1-3 of Tenacity (**Sections 7.1.1 – 7.1.8**) that the majority of existing private views will remain largely unchanged or have negligible or minor visual impact. Moderate view loss is only observed for two viewpoints, being Viewpoint 5 (264 Moore Park Road) and Viewpoint 8 (43 Stewart Street) due to the proximity of these sites to the project site and the overall presence / prominence of the existing and proposed stadium building within their views.

As per the 'Tenacity' principles, the uninterrupted views of Sydney CBD from Cook Road are 'iconic', of a high scenic value and quality. However, due to the viewing distance of the project site from the Cook Road residences and the minor change in views arising from the proposed stadium scheme, the overall view impact from the Cook Road viewpoints is minor. Comparatively, the Moore Park Road and Paddington views are less 'iconic'. Notwithstanding, the proposed scheme affords due regard to mitigate private view impacts for the Moore Park residences.

It is also important to factor, when considering reasonableness in this case, that the SFS development is proposed within a well-established sporting precinct that has historically been zoned and used primarily for sporting and entertainment purposes. The new development only replaces the existing Allianz Building. In this regard, the overall view impact is minor. Redevelopment is necessary, as discussed in the Environmental Impact Statement, due to the existing shortcomings of the Allianz Stadium in terms of operational efficiencies, accessibility, amenities and safety.

The detailed design scheme is also entirely contained within the approved concept envelope for the stadium and offers a far more improved visual impact outcome relative to the approved envelope, particularly to the north (Moore Park Road) and south (Sydney Cricket Grounds) interfaces.

In summary, the proposed development is considered to cause 'reasonable' view impact for the following reasons:

- Views from a majority of private residences along Moore Park Road, Cook Road and the suburb of Paddington remain largely unchanged. The visual impacts are either minor or negligible. In the case of Viewpoint 25 (300 Moore Park Road) and Viewpoint 26 (278 Moore Park Road), the overall visual impact is positive due to the additional view gains from the reduced building height and simpler, streamlined roof form along Moore Park Road;
- The detailed design scheme is a fully compliant scheme as it is entirely contained within the approved concept envelope. The visual impact, relative to the concept envelope, is positive or neutral in all the scenarios

assessed under this view impact assessment due to the overall reduced view loss. Importantly, the detailed scheme is contextually designed to respond to its setting and presents a finessed and well-modulated built form;

- The detailed scheme has been carefully considered to ameliorate and mitigate visual bulk and scale impacts. The height of the stadium along Moore Park Road has been intentionally lowered to reduce visual bulk to the nearest residences;
- The scheme is considerate of the surrounding heritage context and its external finishes has been carefully selected to offer a sympathetic interface to its heritage surrounds;
- The detailed design exhibits a design excellence and is the outcome of a competitive design alternative process to ensure the proposed stadium scheme reflects high quality design; and

For all of the above reasons it is concluded that the proposed development is seen to provide an acceptable visual impact that is entirely reasonable given the historic land use and existing planning context of the site.

12.0 Conclusion

This report undertakes a visual and view impact assessment of the proposed detailed design scheme for the SFS Stadium development against the requirements of the SEAR's. The visual and view assessment is based off the view analysis prepared by SJB Architects (refer to **Appendix A**).

As demonstrated by this assessment (refer to **Sections 9.0** and **10.0**), the proposal's overall visual impact for public views is acceptable. The proposal predominantly replaces the Allianz Stadium with a contemporary, globally competitive, Tier 1 stadium facility that is visually similar in terms of prominence and form within the visual landscape. Relative to the approved concept envelope, from a visual impact perspective, the proposal offers an improved positive outcome, presenting a more modest, sculpted and finessed scheme.

The overall view impact for private views is reasonable and acceptable (refer to **Section 11.0**) given that the detailed design scheme does not significantly alter or modify private views. For a majority of the viewpoints assessed, the view impact is categorised as either minor or negligible. Where the view impact is categorised as medium, the scheme is skilfully designed, and the built form nuanced to ameliorate impact.

On this basis, it is concluded that the detailed design scheme as set out under this SSDA has an acceptable visual impact assessment and a reasonable impact from a view impact perspective.

Appendix A. View Analysis Photomontages (SJB)

Refer to **Appendix W** of publicly exhibited Environmental Impact Statement.