



**Figure 12** View location 2: Albert 'Tibby' Cotter Bridge apex, existing view

Source: SJB



**Figure 13 View location 2: Albert 'Tibby' Cotter Bridge apex, proposed view**

Source: SJB

**9.4 Viewpoint 3**

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 4 View location 3 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, pedestrian path	N/a	N/a
<b>View composition type</b>	Restricted	Trees in the mid ground restrict views of the proposal	Low
<b>Relative viewing level</b>	Level with the site	The elevation of the viewpoint is approximately level with the site	Low
<b>Viewing period</b>	Short, with opportunities for regularity	Pedestrians passing through; users of the ANZAC memorial	Low-medium
<b>Viewing distance</b>	Medium range	The view point would be located approximately 420m from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Low





**Figure 14** View location 3: ANZAC Obelisk, existing view



**Figure 15** View location 3: ANZAC Obelisk, proposed view

Source: SJB

## 9.5 Viewpoint 4

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. This view also provides a rare glimpse inside the stadium, to the internal upper southern stands.

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 5 View location 4 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, local road	N/a	N/a
<b>View composition type</b>	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
<b>Relative viewing level</b>	Above the site	The elevation of the viewpoint is slightly above the site	Low
<b>Viewing period</b>	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
<b>Viewing distance</b>	Medium range	The view point would be located approximately 230m from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Medium





**Figure 16** View location 4: intersection of Oatley Rd and Renny St, existing view

Source: SJB



**Figure 17 View location 4: intersection of Oatley Rd and Renny St, proposed view**

Source: SJB

## 9.6 Viewpoint 5

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 6 View location 5 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, main road	N/a	N/a
<b>View composition type</b>	Restricted	Built form (walls) and trees in the mid ground restrict views of the proposal	Low



Element	Category	Comment	Level of effect
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 view point would be located approximately 230m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low



**Figure 18** View location 5: intersection of Moore Pk Rd and Poate Rd, existing view

Source: SJB





**Figure 19 View location 5: intersection of Moore Pk Rd and Poate Rd, proposed view**

Source: SJB

## 9.7 Viewpoint 6

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 7 View location 6 assessment**

Element	Category	Comment	Level of effect
Category of view	Public, main road	N/a	N/a



Element	Category	Comment	Level of effect
<b>View composition type</b>	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 development of the CBD and SE light rail, further restricts the view	Low
<b>Relative viewing level</b>	Level with the site	The elevation of the viewpoint is approximately level with the site	Low
<b>Viewing period</b>	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
<b>Viewing distance</b>	Medium range	The view point would be located approximately 640m from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	Nil	Low
<b>Overall</b>			Low – medium



**Figure 20** View location 6: intersection of Anzac Pde and Lang Rd, existing view

Source: SJB



**Figure 21** View location 6: intersection of Anzac Pde and Lang Rd, proposed view

Source: SJB



## 9.8 Viewpoint 7

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 existing 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 8 View location 7 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, park	N/a	N/a
<b>View composition type</b>	Restricted	Trees in the midground and background completely obscure view of the proposal	Low
<b>Relative viewing level</b>	Above the site	The elevation of the viewpoint is slightly above the site	Low
<b>Viewing period</b>	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
<b>Viewing distance</b>	Medium range	The view point would be located approximately 820m from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Low – the proposal is completely obscured from view



**Figure 22** View location 7: Mt Steel Lookout, existing view

Source: SJB



**Figure 23** View location 7: Mt Steel Lookout, proposed view

Source: SJB



## 9.9 Viewpoint 8

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 9 View location 8 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, park	N/a	N/a
<b>View composition type</b>	Restricted	Trees in the background completely obscure view of the proposal	Low
<b>Relative viewing level</b>	Level with the site	The elevation of the viewpoint is approximately level with the site	Low
<b>Viewing period</b>	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
<b>Viewing distance</b>	Long range	The view point would be located approximately 1.8km from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Low – the proposal is completely obscured from view



**Figure 24** View location 8: Grand Drive at the Duck Pond, existing view

Source: SJB



**Figure 25** View location 8: Grand Drive at the Duck Pond, proposed view

Source: SJB



## 9.10 Viewpoint 9

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 10 View location 9 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, local road	N/a	N/a
<b>View composition type</b>	Restricted	Trees and the SCG in the background restrict view of the proposal	Low
<b>Relative viewing level</b>	Level with the site	The elevation of the viewpoint is approximately 87m AHD, compared to the site which is approximately 80m AHD	Low
<b>Viewing period</b>	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
<b>Viewing distance</b>	Long range	The view point would be located approximately 1.1km from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Low



**Figure 26** View location 9: intersection of Roberstson Rd and Oxley Ln, existing view

Source: SJB



**Figure 27** View location 9: intersection of Roberstson Rd and Oxley Ln, proposed view

Source: SJB



## 9.11 Viewpoint 10

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 existing 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 11 View location 10 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, park	N/a	N/a
<b>View composition type</b>	Restricted	Trees in the background completely obscure view of the proposal	Low
<b>Relative viewing level</b>	Level with the site	The elevation of the viewpoint is approximately level with the site	Low
<b>Viewing period</b>	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
<b>Viewing distance</b>	Long range	The view point would be located approximately 1.3km from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Low – the proposal is completely obscured from view



**Figure 28** View location 10: Loch Avenue at the Parade Grounds, existing view

Source: SJB



**Figure 29** View location 10: Loch Avenue at the Parade Grounds, proposed view

Source: SJB



## 9.12 Viewpoint 11

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 an 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

**Table 12 View location 11 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, park	N/a	N/a
<b>View composition type</b>	Restricted	Trees in the background restrict view of the proposal	Low
<b>Relative viewing level</b>	Above the site	The elevation of the viewpoint is substantially above the site	Low
<b>Viewing period</b>	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
<b>Viewing distance</b>	Long range	The view point would be located approximately 2.9km from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Low



**Figure 30 View location 11: intersection of Darley Rd and Carrington Rd, existing view**

Source: SJB

### 9.13 Viewpoint 12

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.



**Table 13 View location 12 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, park	N/a	N/a
<b>View composition type</b>	Low	Built form and trees in the background restrict view of the proposal	Low
<b>Relative viewing level</b>	Above the site	The elevation of the viewpoint is approximately 87m AHD, compared to the site which is approximately 80m AHD	Low
<b>Viewing period</b>	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
<b>Viewing distance</b>	Long range	The view point would be located approximately 4.3m from the closest edge of the proposal	
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			

**Figure 31 View location 11: Sydney Park Lookout, existing view**

Source: SJB



**Figure 32 View location 11: Sydney Park Lookout, proposed view**

Source: SJB

## 10.0 Visual Impact

This part of the report assesses the visual impact of the proposal. Visual impact is determined by considering visual effect against certain factors. The size of the visual effect does not necessarily correlate with the size of its impact. For example, a proposal may have a high visual effect, however a low or moderate visual impact. Conversely, due to the sensitive nature of a place, a small visual effect may have a high visual impact.

The factors selected to inform visual impact are:

1. physical absorption capacity (PAC)
2. compatibility.

### 10.1 Physical absorption capacity

PAC means the extent to which the existing visual environment can mitigate visibility of a proposal, including through hiding, screening or disguising, and the extent to which the character, scale, colours, materials and finishes of a proposal enable it to reduce contrast with similar nearby development to the extent that it cannot easily be distinguished as a new feature.

Prominence, which is influenced by design, is also relevant to PAC. High PAC can only occur where there is low to moderate prominence of the proposal in the existing visual environment. Design, including, scale, colours, materials and finishes, can decrease prominence.

For long range viewpoints, PAC is high. The complex visual environment of eastern Sydney, including topography, vegetation and built form, either fully obscures or screens the proposal to the extent that only the uppermost elements are visible.



For most medium range viewpoints, PAC is high to medium. This is mainly due to the presence of vegetation within Moore Park, including densely planted trees (eg eucalypts at view point 3) and large spreading trees that join to provide a contiguous canopy in the middle ground (eg ficus around Kippax Lake at viewpoint 2). The exception is viewpoint 4, where the proposal is not fully aligned with the character streetscape and its scale is such that it can be distinguished as a new feature. However, this should be viewed through the lens of the proposal replacing an existing element of the same nature and the overall urban character of the streetscape and local visual catchment.

Similarly, from most long and medium range viewpoints, due to its horizontality, the proposal has a low to medium prominence. Again, the exception is from viewpoint 4.

From the close range viewpoint in the SCG, PAC is medium. While in viewpoint 1 the proposal is not fully aligned with the character of the dominant built form element (the members pavilion), this built form (through its location and height) and nearby vegetation screens a large part of the proposal. In addition, this view should be considered as part of the larger local view catchment within which it belongs. While an important visual element, within this larger local view catchment the members pavilion and associated stand is anomalous. Rather, it is dominated by larger, more contemporary structures, in particular the visually distinct and prominent structure that comprises the M.A. Noble and Don Bradman stands.

It should be noted this visual impact assessment is based on a building envelope, and that there is opportunity for the final, more detailed design to feature colours, materials and finishes to decrease prominence.

## **10.2 Compatibility**

Visual compatibility is determined by whether the proposal will unacceptably change the essential scenic character of the visual catchment. Compatibility means that the proposal responds positively to or borrows from within the range of features (eg character, scale, form, colours, materials) of the surrounding area or of areas of the locality which have the same or similar existing visual character. Compatibility does not require replicating features that exist in the immediate surroundings. It is also not correlated with whether the proposal can be seen or distinguished from its surroundings, as highly visible elements can be compatible with their setting. Consideration of preferred future character identified in adopted planning instruments is also a relevant consideration.

From long range viewpoints, the proposal is compatible with the essential scenic character of eastern Sydney as an urban landscape within a natural setting. Additionally, the presence of other individual or group large scale built form elements, in this case Moriah College at Queens Park, the SCG and the Sydney CBD skyline, provide compatible visual reference points.

Together with the SCG and ancillary buildings and structures, the proposal forms part of the Moore Park sporting complex. This complex is well known and has been an integral part of the surrounding locality since its establishment in the 1880s. In addition, this role is acknowledged and promoted in the SEPP. The Moore Park sporting complex is visible and can be appreciated from most medium and short range viewpoints, in particular through the presence of the SCG light towers and the taller, more distinctive structure that comprises the M.A. Noble and Don Bradman stands. The proposal, being for a large scale, contemporary sporting complex, is compatible with this character. While from certain viewpoints, such as viewpoint 2, the proposal will be more visible above the existing tree canopy, the scale of change is not considered to be excessive.

## **10.3 Application of factors**

The application of PAC and compatibility is to reduce the significance of visual effect. Consequently, low – medium and medium visual effects are reduced to a low visual impact. The main determinants of this are:

- the high PAC of the broader eastern Sydney visual catchment due to the complex interrelationship of topography, vegetation and built form
- the highly urban character of close range viewpoints
- the proposal being part of an existing, long established and well known sporting complex
- the compatibility of the proposal with the form and scale, in particular the horizontality, of the balance of the Moore Park sporting complex.

## 11.0 Assessment of acceptability of visual impact

### 11.1 Criteria for assessment

The criteria for assessment of whether the visual impact is acceptable has been derived from applicable planning documents, including the SEARS, the East District Plan and the SEPP. Six (6) criteria have been identified:

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

**Table 14 Assessment against planning framework considerations**

Planning instrument	Requirement	Assessment
<b>Criteria 1: Scenic and cultural landscapes</b>		
<ul style="list-style-type: none"> <li>- A Metropolis of Three Cities - the Greater Sydney Region Plan</li> <li>- The Eastern District Plan</li> </ul>	<p>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>	<p>The proposal is compatible with the dominant visual character of eastern Sydney being an urban landscape sitting within a natural setting. In particular, the complex interrelationship of landform, vegetation and built form mitigate the prominence of the stadium from all view points. Due mainly to the Cook Road ridgeline, the proposal is not visible from view points in Centennial Park. Where visible from viewpoints in Moore Park, the visual effect of the proposal is significantly mitigated by the presence of existing vegetation</p> <p>The proposal does not impede existing views of scenic and cultural landscapes from the public domain. The proposal does not obscure views of iconic landscape (the Sydney CBD skyline), from locations such as viewpoint11 where they can currently be obtained</p>
<ul style="list-style-type: none"> <li>- A Metropolis of Three Cities - the Greater Sydney Region Plan</li> <li>- The Eastern District Plan</li> </ul>	<p>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>	
<ul style="list-style-type: none"> <li>- Centennial Park Master Plan 2040</li> </ul>	<p>The character of the Park remains unchanged by preserving the existing vistas and unique landscape precincts within the Park</p>	<p>The proposal is not visible from Centennial Park</p>
<b>Criteria 2: Height, scale and bulk</b>		
<p>State Environmental Planning Policy No 47—Moore Park Showground</p>	<p>As are in the consent authority's opinion of relevance to the development, consider height, scale and bulk of the development</p>	<p>Being for an internationally competitive stadium, the proposal is for a use that naturally requires substantial scale, bulk and height. While the proposal has a greater volume than the existing stadium, this increase is not considered unreasonable from a visual perspective, in particular considering its location as part of a readily perceived major sporting</p>



Planning instrument	Requirement	Assessment
		complex and elements in the existing landscape that mitigate its visibility
<b>Criteria 3: Heritage</b>		
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	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 vista obtained from the ground level public domain
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. Given that the proposal is replacing an existing stadium, 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. As can be seen from viewpoint 4, due to its greater footprint and height, the proposal will be more visually distinguishable compared to the existing stadium. However, it should be noted that this streetscape is not identified as being of importance in a planning instrument, and the proposal will have no impact on a view to an iconic landscape element. While resulting in change, largely due to its horizontality, the proposal will not fundamentally alter the composition of the existing view, where the foreground and middle ground is dominated by roadway and framed by built form (masonry buildings and stone wall) and the background is comprised of the stadium, with the sky also being dominant. It should also be noted that the dominance of the proposal perceived by pedestrians in the footpath is likely to be less than that from the roadway due to different angles and the screening effect of street trees
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	
<b>Criteria 4: Amenity</b>		
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	While views cannot be obtained from the closet heritage residential area to the north to highly desirable or iconic landscape features, consideration of view impacts on the private domain is appropriate.  Views from properties fronting Oatley Road and other north-south aligned streets to the north of the site will not be focussed towards the stadium. Review of aerial photography has shown that should views be obtained from their curtilage, they would likely be obscured by elements in the landscape between the viewer and the proposal such as vegetation and built form. Views from properties having frontage to east-west aligned streets would similarly be impeded by intervening elements. Properties with frontage to Moore Park Road have close range views to the existing stadium. Due to the close range of these views and the width of Moore Park Road, the existing stadium is a dominant visual element. While the proposal will increase this visual dominance, it will not do so to an unreasonable degree.
State Environmental Planning Policy No 47—Moore Park Showground	Consider the impact of the development on the amenity of the adjoining residential areas	Apart from Moore Park Road, clear visibility of the stadium from the public domain is only visible from Oatley Road. Due to its greater scale, the proposal will be more readily apparent than the existing stadium. However, this change is not considered to have such a

Planning instrument	Requirement	Assessment
		detrimental impact on the nature and character of the heritage conservation area as perceived from Oatley Road. In addition, as the stadium is not listed on a formal state or council heritage register, it is not unreasonable to expect a certain level of change to the stadium
<b>Criteria 5: View sharing</b>		
Sydney Local Environmental Plan 2012	Height of buildings promotes the sharing of views	<p>While no one has the right to 'own' a view obtained from the public domain, consideration of view sharing is relevant.</p> <p>It is possible that the proposal may impact existing views to the west obtained from some dwellings in towers fronting Cook Road.</p> <p>While the movement of the stadium footprint to the south and west places it further away from the towers, increased height has the potential to obscure views further up the towers than is presently the case. The existing stadium is key feature within a wider vista of which the Sydney CBD skyline is the primary feature. Although potentially blocking part of skyline, due to the long, linear nature of the skyline, it will likely remain a distinct element within the view.</p> <p>The stadium must deliver on its intent within a highly constrained site. The solution to this is to minimise stadium footprint through focussing on verticality. This will minimise visual impact for the Cook Road towers compared to a design that has a larger footprint. This is a skilful, considered design response that is responsive to surrounding areas. It is unlikely that a different design could strike a more appropriate balance between these two competing interests</p>
<b>Criteria 6: Significant views and view corridors</b>		
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
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.	As with the existing stadium, the proposal creates a 'cap' above the background canopy line of trees when viewed from certain view points in Moore Park
Sydney Development Control Plan 2012	Low level views of the sky along streets and from locations in parks are to be maintained	The proposal does not impact existing low level views of the sky along streets and from locations in parks
Sydney Development Control Plan 2012	New development is to protect the views (refer to Figure 5.130	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
	View Corridors from Sydney Park) to the following locations: <ul style="list-style-type: none"> <li>- the eastern and western knoll in Sydney Park to the City skyline</li> <li>- the King Street ridgeline</li> <li>- the saw tooth roofline of the Eveleigh Rail Sheds towards the railway</li> <li>- clock at Central Station; and</li> <li>- district views towards the eastern suburbs</li> </ul>	
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 Steel 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
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 this view. Being for a similar use and scale, the proposal will compliment the SCG

## 12.0 Mitigation

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

- Mature fig tree within the site adjacent to Moore Park and aligned with the termination of Oatley Road

**External to the site**

- Mature figs and other associated vegetation around Kippax Lake
- 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.

## 13.0 Recommendation

This report is a visual impact assessment of the concept proposal for redevelopment of the Sydney Football Stadium (the proposal).

Together with the adjoining Sydney Cricket Ground, the Sydney Football Stadium is an integral part of the Moore Park sporting complex. Established in the 1880s, this complex has continually evolved to provide sporting venues first of metropolitan and then of international significance.

The last major evolution of the site in 1988 delivered the current stadium. Since this time, significant changes have occurred to the sporting landscape. To respond to these changes and to continue to deliver the economic and social benefits to the Sydney and NSW community from an internationally competitive stadium, comprehensive redevelopment is needed. Recognising the highly constrained and sensitive location, the proposal retains the same patron capacity however provides a different footprint and greater height. Recognising the potential for visual impact, the SEARS issued for the proposal require the preparation of this visual impact assessment.

Of particular note to this visual impact assessment are the limitations placed on design due to the outcomes a stadium of this nature must deliver, the stadium's role in delivering a public asset and its current status as a landmark within eastern Sydney. This provides a different frame of reference than more conventional visual impact assessment.

The site's visual catchment encompasses a large part of Sydney's inner eastern suburbs. The fundamental scenic character of this visual catchment is of an urban landscape within a natural setting. From some locations, this overall character is punctuated by views to iconic landscape features, in particular the Sydney CBD skyline. Mainly due to the complex interrelationship of topography, built form and landscape, the distance of the proposal from viewpoints where this character can best be appreciated and its emphasis on horizontality, this VIA has found that the proposal would have a low to medium visual effect on the existing visual catchment.

As the proposal is replacing an existing stadium, the focus of the assessment is on the scope of change being proposed. This involves the relocation of the stadium footprint further to the south and west and increased height.

It was found that the proposal does have an impact on close range views obtained from the SCG and a medium range view obtained from Oatley Road. However, this impact is considered acceptable considering the intent of planning instruments, the role and continual evolution of the Moore Park sporting complex for large scale, organised sporting events and the presence of mediating elements between the viewer and the proposal.

Of particular note, the most sensitive nearby public asset, which is Centennial Park, is not affected by the proposal. The proposal will also not visually detract from the broader Centennial Parklands pairing with the SCG to form a built backdrop floating above the crown of the existing Kippax Lake trees from highly utilised locations to the west.

On this basis, it is determined that overall, the proposal in its current form has an acceptable visual impact on a balance of relevant considerations.



## 14.0 Appendices

### 14.1 Appendix 1: Visual Analysis Photomontages, SJB



# Visual Analysis Photomontages

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**Prepared for**  
Ethos Urban

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**Issued**  
4 June 2018

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# We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

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Version: 04  
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Date of Issue	Issue No.	Issued by	Issue Purpose
10.05.18	01	LV	Draft Issue to TK
18.05.18	02	LV	Draft Issue to TK/Ethos
04.06.18	03	TH	Final Issue to TK/Ethos
04.06.18	04	TH	Final Issue #2 to TK/Ethos



# Background

This document was prepared by SJB Architects which includes a description of processes used to create the visual impact photomontages and illustrate accurately to the results.

The photomontages are accurate to NSW land and environment court requirements in its provision to 3D visualisation media in order to communicate a proposed developments’ design and visual impact.

Overview

The general processes in creating accurate photomontage renderings involves the creation of an accurate, real world scale digital 3D model. SJB Architects have taken site photographs and placed surveyed viewpoints in the 3D model that matches the real world positioning of the photographs taken on site.

The camera position are surveyed to identified to Map Grid of Australia (MGA) coordinates at each point.

By matching the real world camera lenses properties and angles to the 3D software, we are able to align the corresponding points on the photograph to create a rendering that is accurate to the positioning, scale, rotation and perspective of the real world image.

The rendering is then superimposed into the real photo to generate an image representing accuracy in form and visual impact.

Description of Collected Data

To create the 3D model with accurate reference points for alignment to the photography, information that are collected includes;

1. Architectural design of proposed building envelope

• Created by:

COX Architecture & SJB Architects

• Format:

3dm. Rhino File
2. Surveyed data

• Created by:

Rygate & Co. Pty Ltd

• Format:

DWG File
3. Site photography

• Created by:

SJB Architects

• Format:

JPEG File
4. Surveyed 3D context model

• Created by :

AAM

• Format:

DWG File

Methodology

Site Photography

Site photography was taken from the predetermined positions as instructed by Ethos Urban  
These locations were selected in consultation with Ethos Urban

Photographs were taken using a Canon EOS D6 Digital Camera, using a 24-70 f10 Lens

3D Model

Using the imported surveyed data into our 3D software (Rhino), we then imported the supplied 3D model of the proposed building envelope into the site.

Alignment

The position of the real world photography will be aligned in the 3D scene. Camera points will then be created in the model to match surveyed locations and height of camera of which the photographs were taken from. They were then aligned to the angle of rotation so that the points of the 3D model will match their corresponding objects that are visible to the photographs.

Rendering of the building envelope massing was then created from the aligned camera points and montaged into the existing photographs in its approximate location, producing an accurate representation of new building envelope in respect to the existing context. This process portrays the level of visibility and impact of the built form.

Personnel

The photomontages were prepared by the following people:

Francisco Layson  
*M.Arch, University of Technology, Sydney*

Tracey Hau  
*M.Arch, University of Technology, Sydney*

Lulu Vitorelli  
*M.Arch, Politecnico di Milano, Milan*

Gabriel Soh  
*M.Arch, University of Tasmania*



# Moore Park Stadium - Visual Impact Study

# 2

## 2.1 View Locations



Key

● View Locations