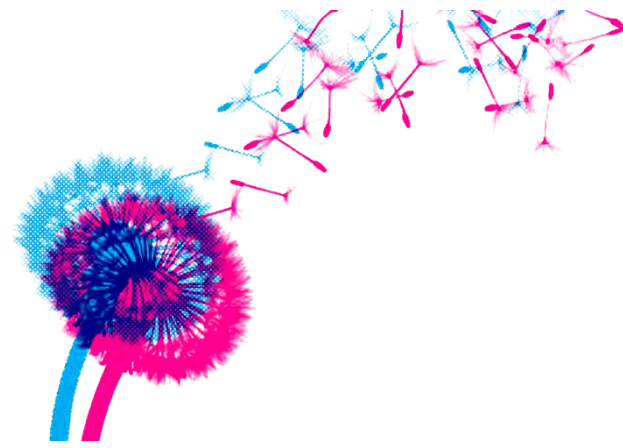


SFS Response to Submissions

(SSD9249)

Attachment 12- Addendum Visual Impact Assessment

September 2018

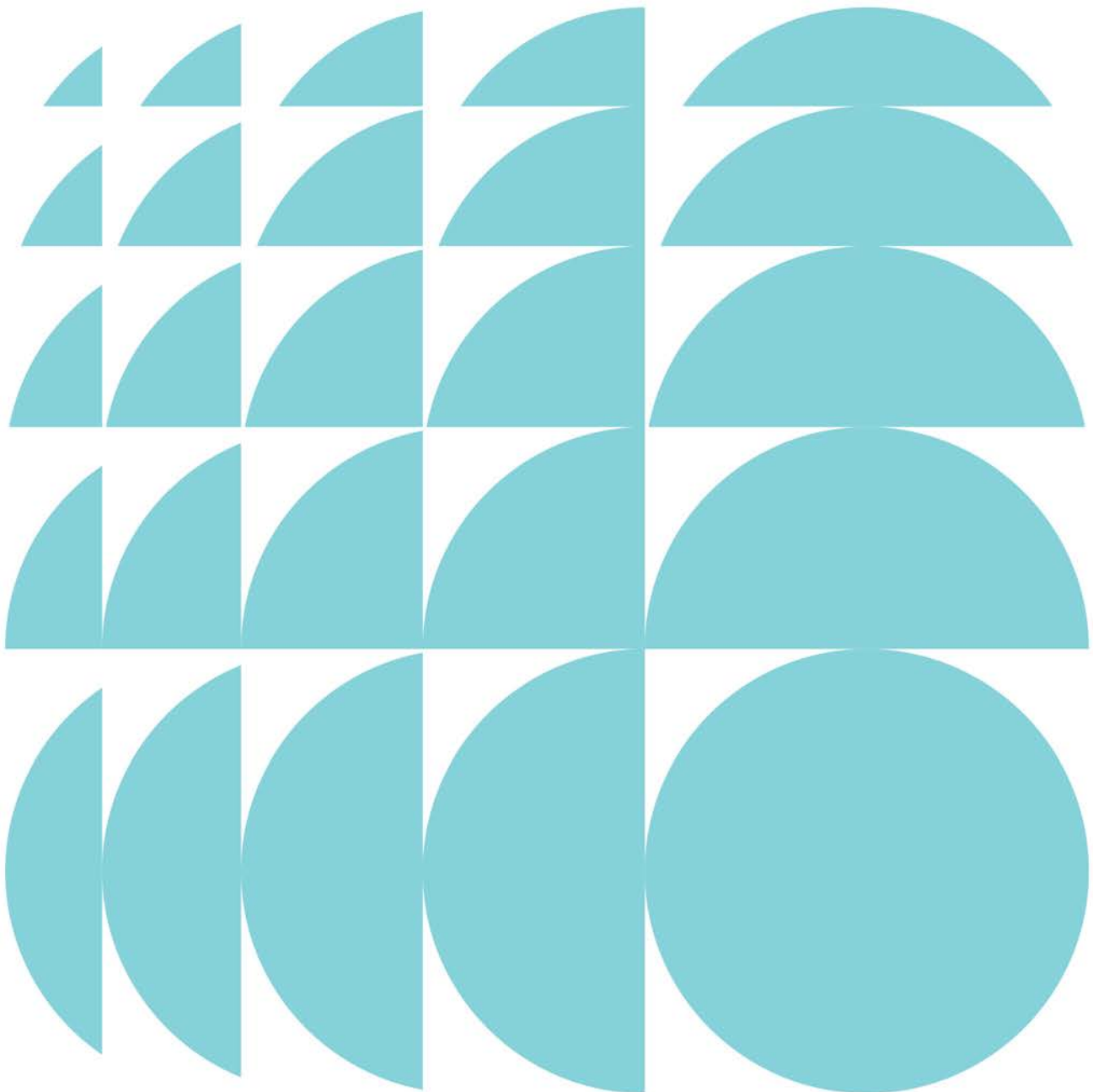


40-44 Driver Avenue, Moore Park
Sydney Football Stadium Redevelopment

Submitted to NSW Department of Planning and
Environment

On behalf of Infrastructure NSW

30 August 2018 | 218018



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Tim Nichols / Michael Oliver 30/08/2018

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1.0 Introduction

This Addendum Visual Impact Assessment (VIA) has been prepared to accompany the Response to Submissions report (RTS) for the Concept Proposal and Stage 1 Demolition State Significant Development Application (SSDA) for the Sydney Football Stadium Redevelopment (SSD 9249). The report has been prepared to address comments DPE 1-7 contained in Attachment 2 to this Response to Submissions regarding:

- Respond to matters raised by the NSW Department of Planning and Environment (DP&E) in relation to the methodological approach taken to develop the publicly-exhibited Visual Impact Assessment; and
- Provide assessment of further viewpoints which were not previously assessed as part of the publicly-exhibited Visual Impact Assessment which have been identified as a result of submissions received during the public exhibition period.

The report must be read in conjunction with the Visual Impact Assessment that was submitted as Appendix H of the Environmental Impact Statement which accompanied the SSDA submitted in June 2018 and Attachment 7-Addendum Heritage Impact Statement to this Response to Submissions.

2.0 Clarification of Methodology

2.1 Methodology

Item DPE1 in Attachment 2 of the Response to Submissions requests further clarification of the details of the visual catchment analysis which was undertaken in order to determine the viewpoints identified for assessment as part of the Visual Impact Assessment that was provided at Appendix H of the Environmental Impact Statement.

Zone of Theoretical Visibility (ZTV) mapping is a common method for identifying land that is visually connected with a proposed development, typically through GIS viewshed analysis. A ZTV analysis via GIS viewshed mapping was not practicable for this project as only terrain data could be sourced, and vegetation and built form would play a far greater role in limiting visibility to the surrounding area of any built form in the site.

Instead, manual map interpretation examined topography and built form heights in the surrounding area to outline a preliminary field of visibility. This preliminary visual catchment was then tested utilising Nearmap elevation profiles, sections cut in Nearmap that show built form and vegetation heights in profile, to determine where built form and vegetation limits visibility. This preliminary testing was followed by ground-truthing of the visual catchment analysis by a walking observation of the visual catchment area in order to test the findings of the manual map interpretation and examine the visual catchment in closer detail.

Section 8 of the Visual Impact Assessment provided at Appendix H of the Environmental Impact Statement sets out the processes by which the visual catchment was determined and assessed, leading to the identification of typical view locations and visual receptors in Sections 8.6 and 8.7 respectively.

Based upon this process, viewpoints were selected which were consistent with the typical views and key visual receptors to progress for visual assessment.

2.2 Terminology

Item DPE2 in Attachment 2 of the Response to Submissions requests further clarification of some of the terminology contained within the VIA. These are set out in **Table 1**.

Table 1 Clarification and definition of terminology

Term	Definition
'Low impact'	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'	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'	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: " <i>major landmarks such as the Opera House or the Three Sisters, for example, or physical features such as land/water interfaces</i> ". 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.
'Proposed Outcome'	A reference scheme for a detailed stadium design that is contained within the maximum building envelope. The term 'potential outcome' is also used, and has the same meaning.

2.3 Selection of Additional View Locations

In response to matters raised by public and agency submissions during the exhibition period for the EIS, the need for additional viewpoints to be considered for further visual assessment has been identified. In particular, the following locations have been identified as requiring further visual assessment:

- Additional public domain view locations from within Moore Park East and along Driver Avenue to capture close-range views towards the existing and proposed stadium (Viewpoints 15-17).
- Additional public domain views from the northern footpath of Moore Park Road toward the stadium (Viewpoints 18-20).
- Additional views from within and to the Sydney Cricket Ground precinct, having regard to consideration of views identified in the Draft Conservation Management Plan (Viewpoints 13,14 and 15-22). This is discussed further below.

The Draft Conservation Management Plan (CMP) for the Sydney Cricket Ground has not been finalised or endorsed and accordingly has limited direct relevance to the proposal or formal weight in the planning and heritage assessment. Notwithstanding this, viewpoints that are identified in the Draft CMP which are considered to be relevant to the proposal have been identified in Addendum Heritage Impact Statement provided at Appendix 7 of the Response to Submissions and assessed in accordance with the visual impact assessment methodology. Separate assessment of these viewpoints has also been undertaken from a heritage perspective in the Addendum Heritage Impact Statement provided at Appendix 7 of the Response to Submissions.

3.0 Additional Viewpoints

Further to Section 2.3, the following viewpoints have been identified for additional visual assessment:

13. SCG forecourt to north-west of Member's Stand
14. SCG forecourt to the north of Member's Stand
15. Driver Avenue to north of Kippax Lake
16. Driver Avenue, to east of SCG Brewongle Stand
17. Gregory Avenue below Tibby Cotter Bridge
18. Footpath in front of 254-262 Moore Park Road
19. Footpath in front of 228 Moore Park Road
20. Footpath in front of 34 Moore Park Road
21. SCG Victor Trumper Stand
22. SCG Clive Churchill Stand

The location of these viewpoints is illustrated in **Figure 1**. The following sections provide an assessment of each of the additional viewpoints in accordance with the methodology set out in the Visual Impact Assessment provided as Appendix H of the Environmental Impact Statement.



Figure 1 Additional view locations selected for further visual assessment

Source: SJB Urban Design

3.1 Viewpoint 13: SCG 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 the proposed view, the proposed building envelope is more substantial and comparable in scale to the MA Noble Stand entrance seen at the right of picture, and would effectively balance and continue this building line around to the rear of part of the practice wickets, reducing the amount of open sky visible. The Cricket NSW building would be demolished, providing greater openness to the rear of the practice wickets to the left of picture.

Table 2 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



Figure 2 View location 13: SCG to north-west of Member's Stand, existing view

Source: SJB Urban Design



Figure 3 View location 13: SCG to north-west of Member's Stand, proposed view

Source: SJB Urban Design

3.2 Viewpoint 14: SCG to the 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.

The proposal would introduce additional built form within the viewpoint, with the maximum building envelope proposed for the new stadium acting as an extension of built form from the MA Noble Stand entrance through to the edge of the practice wickets. The maximum vertical extent of the envelope would be perceived as being slightly lower than the MA Noble Stand entrance from this vantage point.

Table 3 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



Figure 4 View location 14: SCG to the north of Member's Stand, existing view

Source: SJB Urban Design



Figure 5 View location 14: SCG to the north of Member's Stand, proposed view

Source: SJB Urban Design

3.3 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 envelope 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 4 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

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 6 View location 15: Driver Avenue to north of Kippax Lake, existing view

Source: SJB Urban Design



Figure 7 View location 15: Driver Avenue to north of Kippax Lake, proposed view

Source: SJB Urban Design

3.4 Viewpoint 16: Driver Avenue, to west 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 building envelope for the new stadium 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 5 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



Figure 8 View location 16: Driver Avenue, to west of SCG Brewongle Stand, existing view

Source: SJB Urban Design



Figure 9 View location 16: Driver Avenue, to west of SCG Brewongle Stand, proposed view

Source: SJB Urban Design

3.5 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 existing 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 existing 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 6 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



Figure 10 View location 17: Gregory Avenue below Tibby Cotter Bridge, existing view

Source: SJB Urban Design



Figure 11 View location 17: Gregory Avenue below Tibby Cotter Bridge, proposed view

Source: SJB Urban Design

3.6 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 existing 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 existing 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 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 proposal would result in an increase in the visual mass of the new stadium compared to the existing stadium when viewed from this vantage point, with the maximum building envelope shifting slightly to the right of the view and increasing in height with a reduction in the amount of sky visible. Street trees are proposed to be retained which would continue to screen parts of the future building.

Table 7 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



Figure 12 View location 18: Footpath in front of 254-262 Moore Park Road, existing view

Source: SJB Urban Design



Figure 13 View location 18: Footpath in front of 254-262 Moore Park Road, proposed view

Source: SJB Urban Design

3.7 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 existing 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 proposal would involve the demolition of the Sheridan Building and the construction of a new pedestrian arrival plaza with direct access to the pedestrian footpath along the southern edge of Moore Park Road. The building envelope for the new stadium would be set back from the street beyond the existing building line of the Sheridan Building, but would be higher and more visually prominent. Retention of existing street trees would mean that much of the envelope continues to be screened by vegetation.

Table 8 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



Figure 14 View location 19: Footpath in front of 228 Moore Park Road, existing view

Source: SJB Urban Design



Figure 15 View location 19: Footpath in front of 228 Moore Park Road, proposed view

Source: SJB Urban Design

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

Viewpoint 19 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 existing 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 in this viewpoint to the left of the ARDC building. Like the ARDC building, the new stadium would protrude partly above the tree line of the existing street trees. The maximum height would be closely aligning with that of the ARDC building from this perspective.

Table 9 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



Figure 16 View location 20: Footpath in front of 34 Moore Park Road, existing view

Source: SJB Urban Design



Figure 17 View location 20: Footpath in front of 34 Moore Park Road, proposed view

Source: SJB Urban Design

3.9 Viewpoint 21: Victor Trumper Stand, Sydney Cricket Ground

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.

The proposed stadium would be of an equivalent scale to the MA Noble and Don Bradman Stands, with the maximum building envelope becoming visible slightly above the roofline and behind the openings at the upper levels of this stand. From this vantage point, the new stadium would continue around to the left of the MA Noble Stand and be visible in the background of the Member's Stand. Views to the CBD skyline would be unaffected by the proposal.

Table 10 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



Figure 18 View location 21: Victor Trumper Stand, Sydney Cricket Ground existing view

Source: SJB Urban Design



Figure 19 View location 21: Victor Trumper Stand, Sydney Cricket Ground, proposed view

Source: SJB Urban Design

3.10 Viewpoint 22: Clive Churchill Stand, Sydney Cricket Ground

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 maximum building envelope for the proposed stadium would be no higher than the MA Noble and Don Bradman Stands when viewed from this vantage point. The maximum building envelope would continue to the left of the MA Noble Stand in the background, to the rear of the Members' Stand and terminating before the Ladies' Pavilion.

Table 11 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



Figure 20 View location 22: Clive Churchill Stand, Sydney Cricket Ground, existing view

Source: SJB Urban Design



Figure 21 View location 22: Clive Churchill Stand, Sydney Cricket Ground, proposed view

Source: SJB Urban Design

4.0 Conclusion

This report has provided clarification of the methodological approach to the Visual Impact Assessment provided at Appendix H of the Environmental Impact Statement for the Concept Proposal and Stage 1 Demolition Works for the Sydney Football Stadium redevelopment. In addition, this report has provided assessment of ten additional viewpoints which were identified for further assessment following the public exhibition of the EIS. This report should be read in conjunction with the previous Visual Impact Assessment dated June 2018.

The findings and recommendations set out in Section 13.0 of the previous Visual Impact Assessment continue to hold as a result of the additional visual assessment which has been undertaken in this report.

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 assessment of additional viewpoints contained within this report demonstrates the continuation of this evolution with the development of a new stadium that is expanded to meet modern sporting requirements.

Additional view assessment demonstrates that the proposed maximum building envelope would have a medium visual impact from some locations, primarily from within the Sydney Cricket Ground grandstands and surrounds. However, these impacts are considered to be acceptable considering the intent of the *Sydney Cricket and Sports Ground Act 1978*, relevant environmental planning instruments and the historical nature of the precinct as a complex for large-scale, organised sporting events. Whilst the proposal will become more prominent in viewpoints from Moore Park East and Moore Park Road, the visual impacts are mediated by the considerations above and the presence of intervening built form and vegetation which would not be impacted by the proposal.

On this basis, the additional visual assessment contained in this report does not alter the findings and recommendations set out in the previous Visual Impact Assessment.

Appendix A. Addendum Photomontages