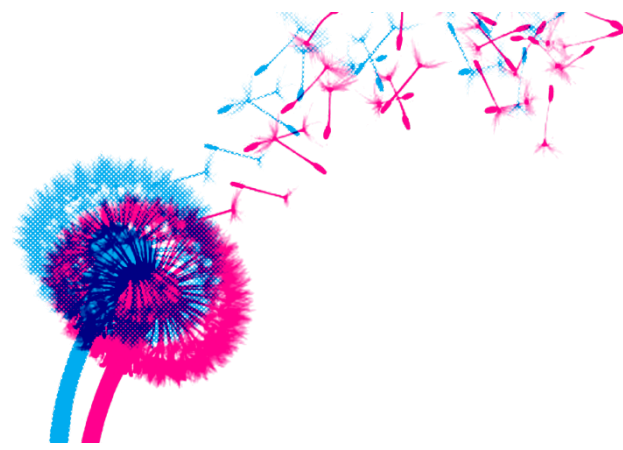


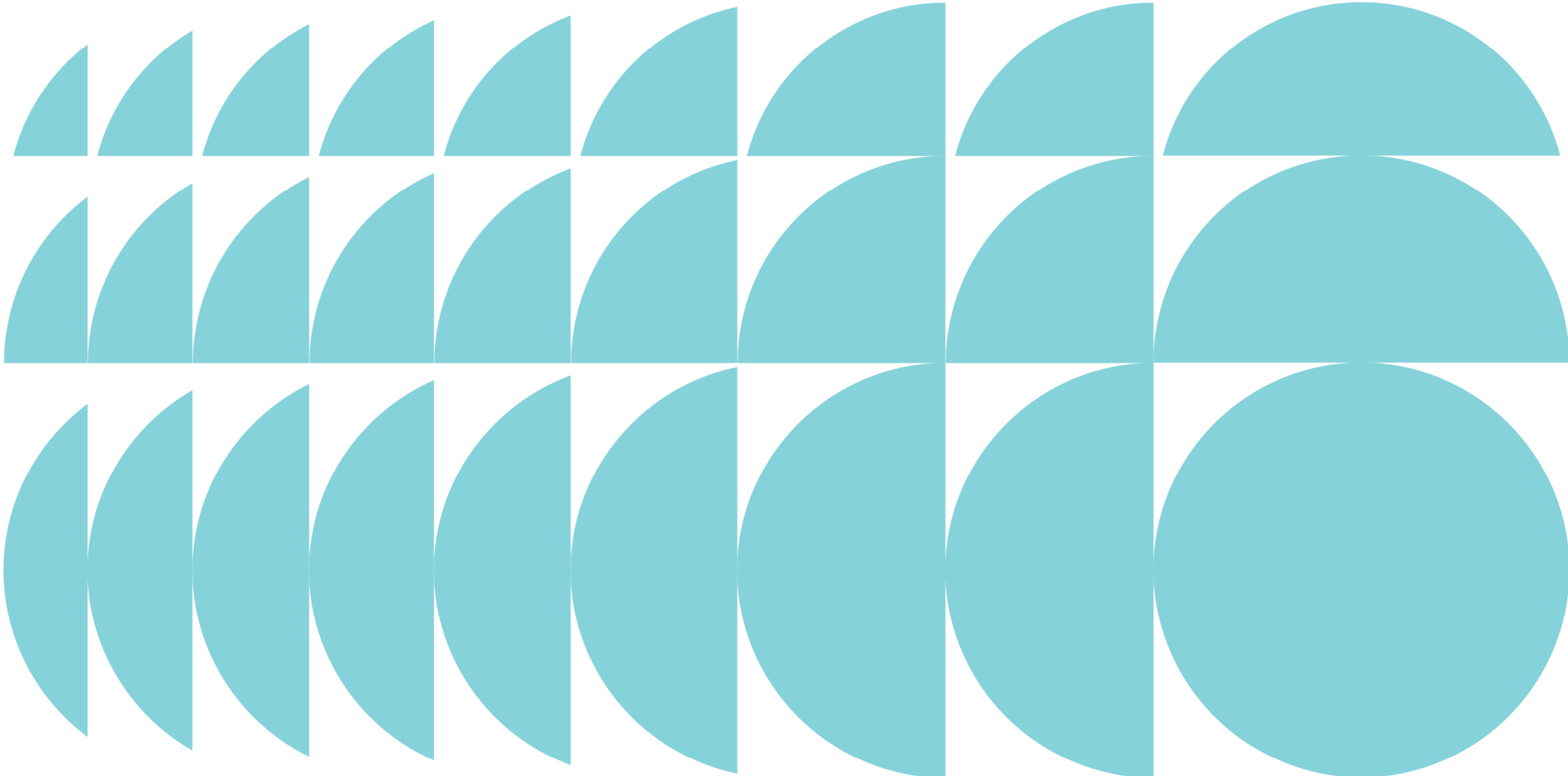
SFS Response to Submissions

(SSD9249)

Attachment 13- Private View Analysis

September 2018





CONTACT

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This document has been prepared by:

Alkumand. Hella

Anna Nowland & Alexis Cella 30 August 2018

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1.0 Introduction

This View Impact Analysis 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 18_9249). It has been prepared specifically to address comment DPE3 in Attachment 2, in the Response to Submissions.

The purpose of this report is to provide further consideration and assessment of the impacts from the proposal to surrounding private views in accordance with the established planning principles of *Tenacity Consulting v Warringah* [2004] NSWLEC 140.

The report must be read in conjunction with the Environmental Impact Statement that was submitted with the SSDA in June 2018.

This report is structured as follows:

Section 2 provides an overview of the methodology adopted for this view impact analysis.

Section 3 identifies the various relevant planning principles with respect to views, view sharing and outlook.

Section 4 provides a view impact analysis for the Concept Proposal in relation to the private views for key neighbouring buildings in the vicinity of the Site.

Section 5 provides a conclusion.

2.0 Methodology

2.1 Methodology

The EIS originally submitted in support of the Concept Proposal identified the key surrounding private residential views potentially impacted were focussed to the areas of:

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

These areas are highlighted within **Figure 1**, the main private residential views towards the site are those taken from:

- **Moore Park Road and Paddington:** Development along the immediate site frontage to Moore Park Road is generally low in scale (typically two to four storeys), with views to the site often fully or partially obstructed by existing vegetation, the ARDC building and other existing development within the locality. These views are generally limited to the exterior of the stadium façade and public domain, with little in the way of district views due to the low-rise nature of where the views are obtained from. Within the broader locality of Paddington to the north of Moore Park Road, which is low-scale in nature, the views to the site and beyond are generally obscured by other development and vegetation.
- **Precinct surrounding Cook Road, Centennial Park:** Cook Road is approximately 900 metres away from the site's eastern boundary, and sits higher in the local topography than the subject site. Buildings along Cook Road tend to be of a higher scale than other development within the vicinity of the site, comprising of mostly residential apartment buildings typically ranging in height between four and eight storeys. West facing apartments within these residential buildings benefit from views over the Fox Studios site toward the stadium, and in some instances to the Sydney CBD beyond.

Broader and long distant views (more than 1km away), e.g. from Waterloo, Bondi Junction, Queens Park and surrounds have not been considered as part of this view impact analysis. The level of potential view impacts from these locations are not considered significant to require any further detailed analysis. The expected level of view impacts was identified within the EIS submitted in support of the Concept Proposal.

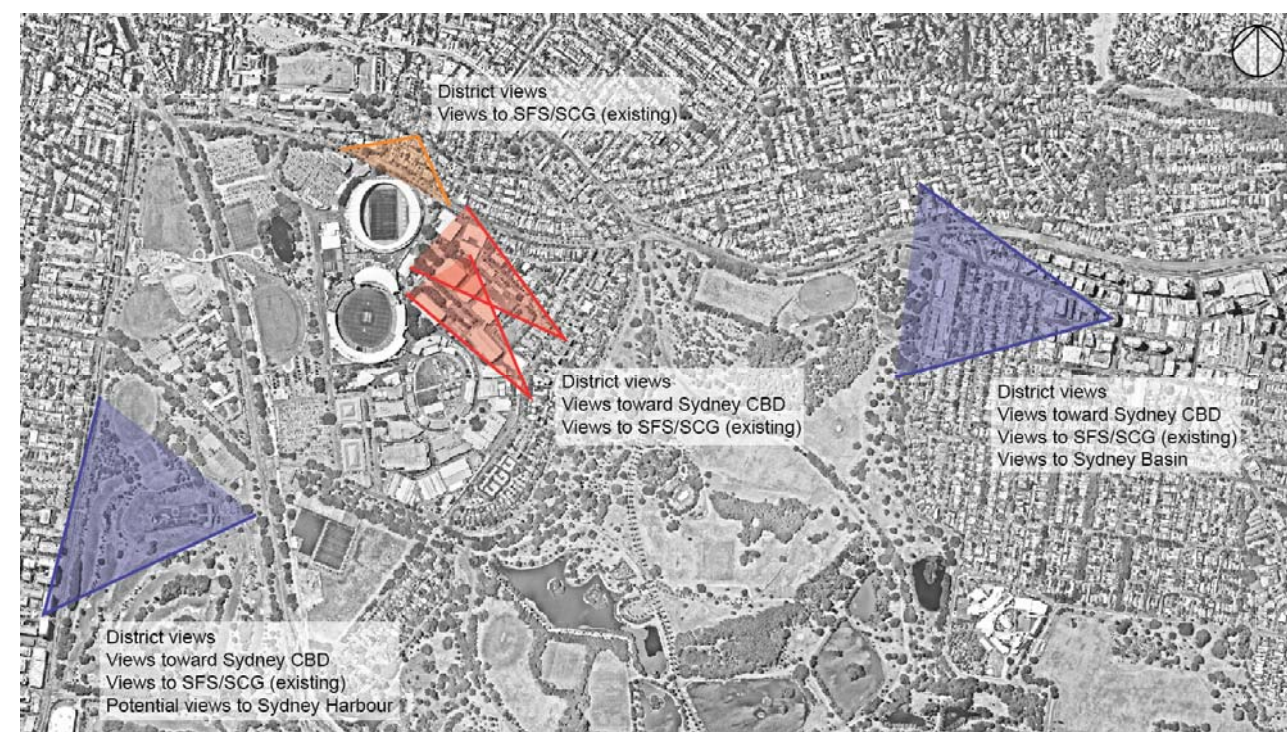


Figure 1 Initial Identification of existing private views to the Sydney Football Stadium site and surrounds

Source: Ethos Urban

Following this initial classification of the key residential areas to be potentially affected by the proposal in terms of views, a further analytical process (by aerial imagery and site inspection) in selecting key buildings to undertake a detailed assessment has been undertaken. The buildings selected are considered to be representative of the expected level of potential impacts to be experienced within the immediate locality as a result of the Concept Proposal. The process for selection took into account the height and orientation of the existing buildings, their location and available view corridors down streets and/or across the top of other foreground development towards the SFS/SCG or Sydney CBD.

In total, 11 key buildings in the vicinity of the project site were selected for further consideration and assessment in terms of private views. These buildings were (refer to **Figure 2**):

- Moore Park Road and Paddington
 - 1. 228 Moore Park Road (Paddington Barracks Apartments)
 - 2. 300 Moore Park Road;
 - 3. 278 Moore Park Road;
 - 4. 254 Moore Park Road;
 - 5. 25 Stewart Street; and
 - 6. 13 Oatley Road (Paddington Central Apartments).
- Cook Road, Centennial Park:
 - 7. 39 – 41 Cook Road;
 - 8. 57 – 67 Cook Road;
 - 9. 60 – 62 Cook Road;
 - 10. 34 Cook Road; and
 - 11. 24 Cook Road.

3D model images have been prepared for the key buildings at selected levels. Depending on the height of the particular building and whether existing views are available at lower and upper levels, images have been prepared accordingly.

The 3D model views from the key buildings use a camera with both a 24mm lens and a 50mm lens. It is noted that the 3D model views do not account for existing vegetation, and vegetation that will be retained or planted.

2.2 Terminology

The following terms have been defined in order to assist the reader in understanding this report.

Table 1 Definition of terminology

Term	Definition
'Loose Fit Envelope'	The maximum building envelope identified in the EIS and Urban Design Guidelines.
'Potential outcome'	A reference scheme for a detailed stadium design that is contained within the maximum building envelope. The term 'proposed outcome' has the same meaning.

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

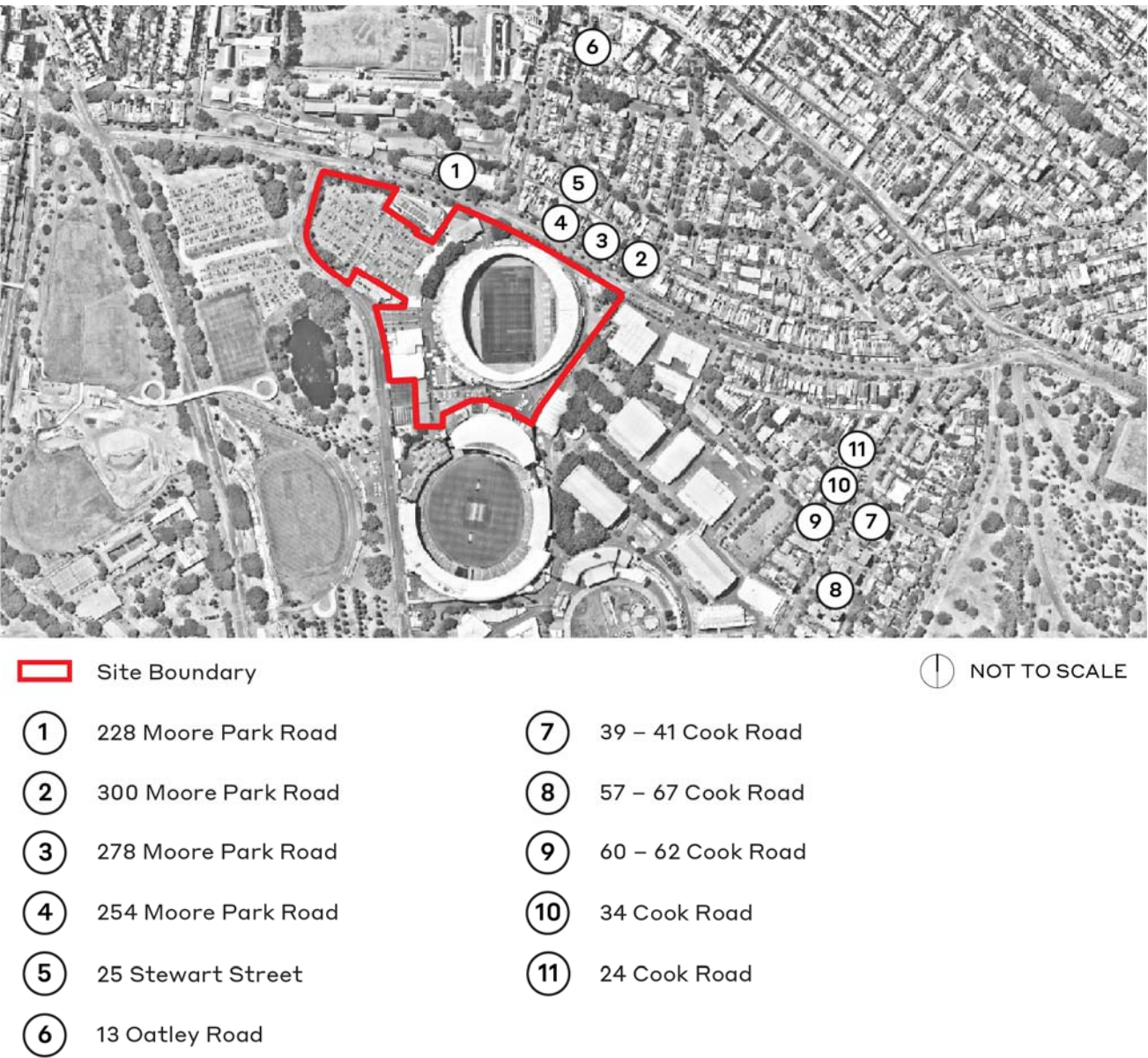


Figure 2 Key buildings identified for assessment of potential private view impacts

Source: Ethos Urban

3.0 Planning Principles and Policy Applying to Private Views

The following view analysis has been undertaken with regard to the view sharing principles established by the NSW Land and Environment Court in *Tenacity v Warringah Council* [2004] NSWLEC 140. Whilst applying *Tenacity*, it is noted there is difficulty in applying the ‘reasonableness’ test of *Tenacity* in the absence of height and built form controls.

Consistent with applying the *Tenacity* view sharing principles, the following four (4) steps are to be taken:

12. Identification of the views to be affected, including the nature of the views (urban, district, water, iconic etc.) and the extent of the view available;
13. Consideration of where the relevant views are obtained from within affected properties;
14. Understanding the extent of potential impacts arising from development in qualitative manner; and
15. Determining the reasonableness of the proposal which has given rise to any potential view impacts.

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

Clause 4.3 Height of buildings

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

5.10 Heritage conservation

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

6.21 Design excellence

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

Sydney Development Control Plan 2012 does not apply to the Concept Proposal, but virtue of the application being State Significant Development. The DCP nonetheless provides a planning context with respect to the consideration of views of proposed development within the broader City of Sydney.

It has been a long standing strategic position of the City of Sydney Council that views, and view sharing, is a matter of specific and particular importance with respect to the potential impact of development on key views and vistas that are available at the street level and generally from or within the public domain.

Section 4.2.3.10 of DCP 2012 articulates the following with respect to outlook and views in relation to the impact of development on existing and future residential amenity:

“(1) Provide a pleasant outlook, as distinct from views from all apartments.

(2) Views and outlooks from existing residential development should be considered in the design of the form of the new development”

Note: Outlook is a short-range prospect, such as building to building, while views are more extensive or long range to particular objects or geographical features.”

4.0 View Impact Analysis

The locations of the key buildings identified for assessment of private view impacts by the Concept Proposal in are shown on **Figure 2** and include:

- Moore Park Road and Paddington:
 1. 228 Moore Park Road (Paddington Barracks Apartments)
 2. 300 Moore Park Road;
 3. 278 Moore Park Road;
 4. 254 Moore Park Road;
 5. 25 Stewart Street; and
 6. 13 Oatley Road (Paddington Central Apartments).
- Cook Road, Centennial Park:
 7. 39 – 41 Cook Road;
 8. 57 – 67 Cook Road;
 9. 60 – 62 Cook Road;
 10. 34 Cook Road; and
 11. 24 Cook Road.

The following section provides a view impact analysis in relation to these 11 key buildings in relation to the development proposed as part of the SFS redevelopment.

4.1 228 Moore Park Road

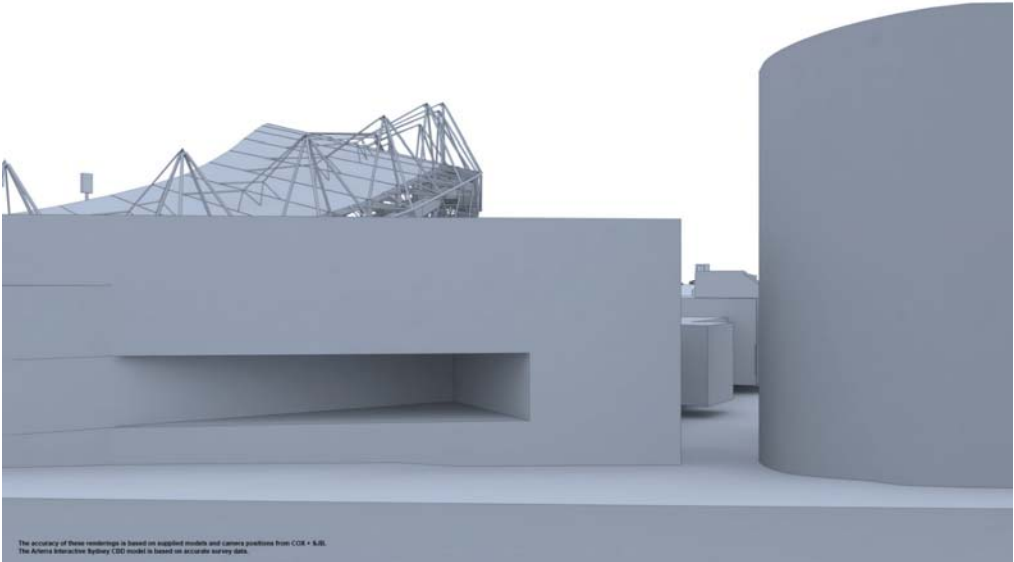
Summary view assessment

Element	Category	Comment
Building classification	Residential Flat Building	The building is a Residential Flat Building that is 4-5 storeys in height. Communal open space is located at the rear of the site, which is shared with apartments to the immediate west within a converted Victorian factory. This site accommodates approximately 72 residential apartments.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">Views are available from private balconies and habitable rooms overlooking Moore Park Road and the SFS site.This outlook is limited to views of the public domain, Sheridan Centre and Australian Rugby Development Centre (ARDC) in the foreground, with the roofline of the Stadium being partially visible in the background behind the Sheridan Centre.There are no district views owing to the low-rise nature of the building and the scale and location of existing development on the southern side of Moore Park Road.
Visual impact	Reductions and potential improvements in views	<p>There are some reductions and potential improvements in visual impacts, as follows:</p> <ul style="list-style-type: none">The increased height and scale of the proposed maximum building envelope will reduce the extent of sky views available from this location. It is noted that the envelope will undergo further design development and testing, which will reduce this maximum degree of impact.The potential outcome resulting from the maximum building envelope demonstrates there is the opportunity to improve regional views from the site. Namely, the space created between the refined Stadium envelope and the ARDC building generates a new view corridor comprising views of Moore Park and the skyline of Redfern and Waterloo beyond.
Change in view	Minor - Moderate impact	Existing views are dominated by the Stadium and ancillary buildings, which will continue to be the case as a result of the proposed redevelopment. The scale of change has been catalogued as minor-moderate in view of the increased scale of the maximum building envelope. There is the potential to create limited district views through the future detailed design process.



View height – RL 54m





3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



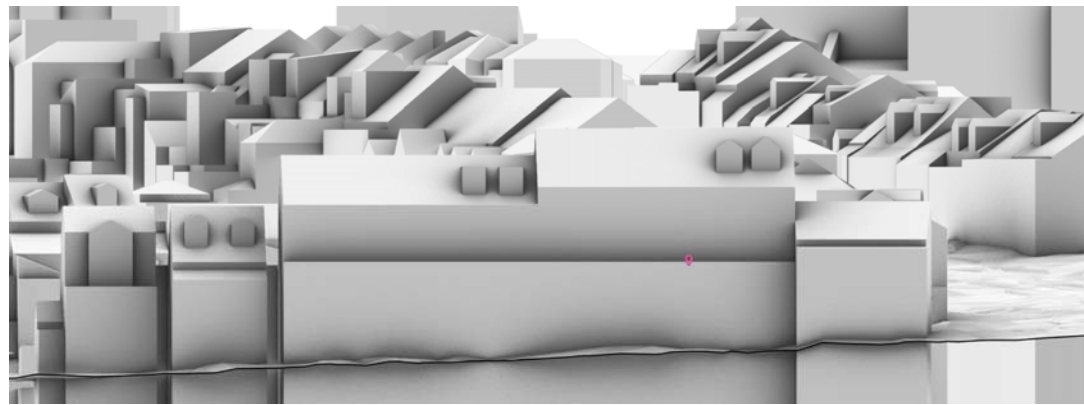
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

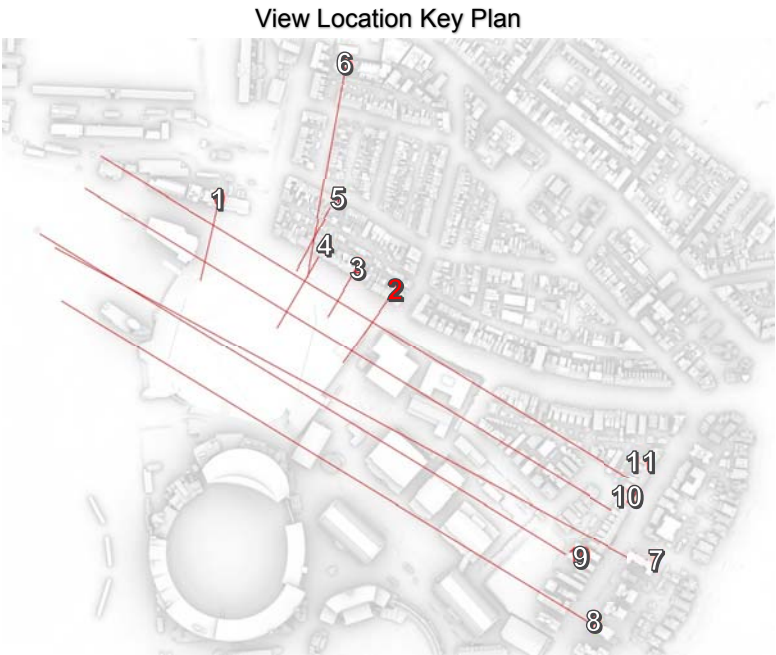
4.2 300 Moore Park Road

Summary view assessment

Element	Category	Comment
Building classification	Terrace	The building is a single attached dwelling that is 3 storeys in height. The dwelling is orientated to face Moore Park Road, and includes private open space at the rear of the site and a garage accessed from Leinster Street.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">Views are available from a private balcony and habitable rooms overlooking Moore Park Road and the SFS site.The existing view is of public domain areas, Fox Studios, and the Stadium in the foreground, with limited views of the SCG rooftop and light poles available in the background.There are no district views owing to the low-rise nature of the building and the scale and location of existing development on the northern side of Moore Park Road.
Visual impact	Generally consistent, with potential improvements in views	<ul style="list-style-type: none">The maximum building envelope will occupy much of the same location and extent of the view corridor as the existing Stadium. The degree of change is therefore limited.The potential outcome demonstrates that there is the opportunity to open up this view corridor, by increasing the separation distance between the Stadium and Fox Studios and Moore Park Road. This extended view will continue to be of Fox Studios and the Stadium, and the SCG roofline and light poles behind.Neither the maximum building envelope or the potential outcome will alter district views, which are not available from this perspective.
Change in view	Minor impact	Existing views are dominated by the Stadium and Fox Studios, which will continue to be the case as a result of the proposed redevelopment. There is the potential to open up this view corridor, although the extent of change is considered to minor.

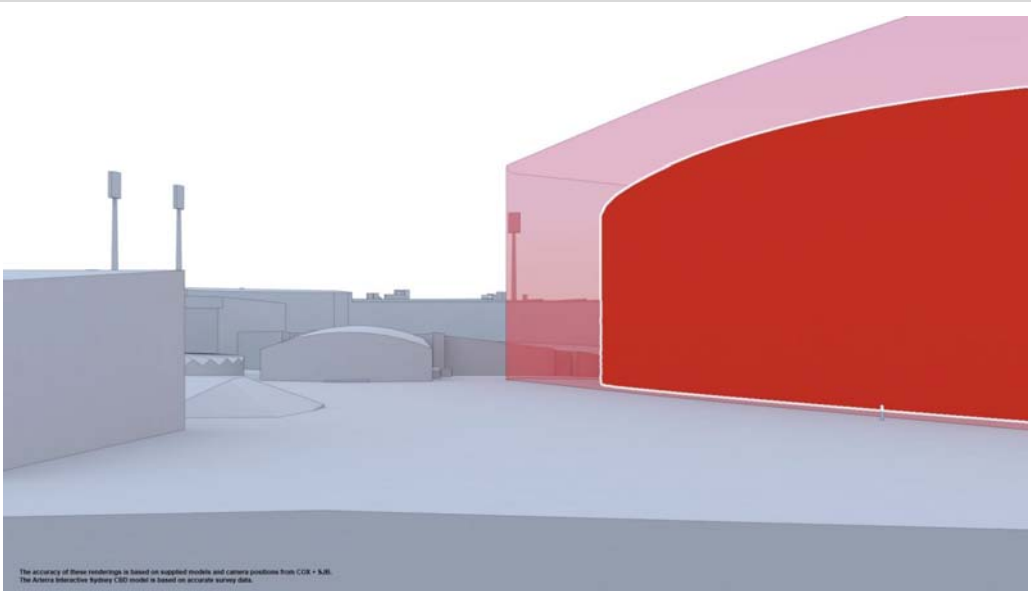


View height – RL 58m

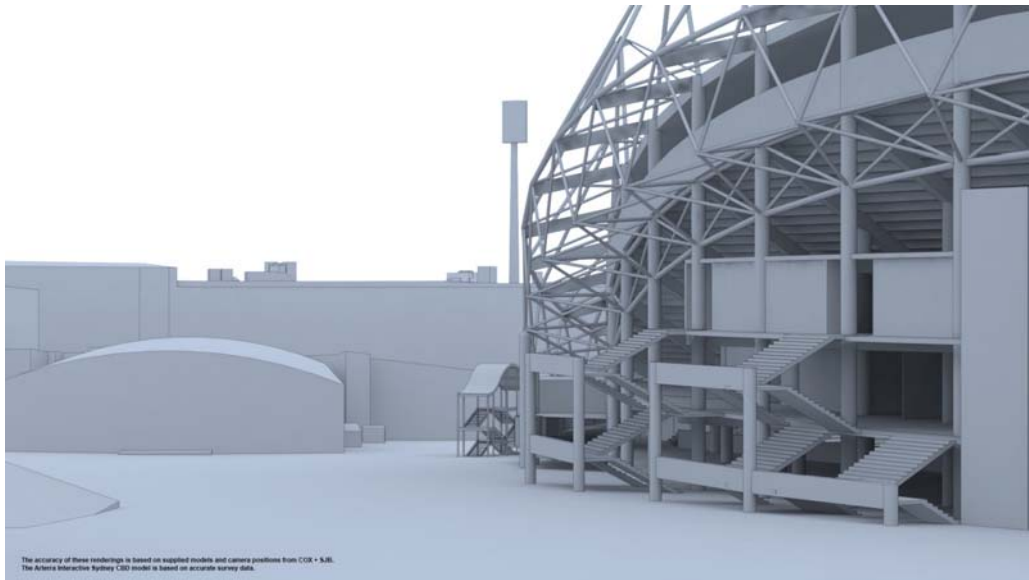




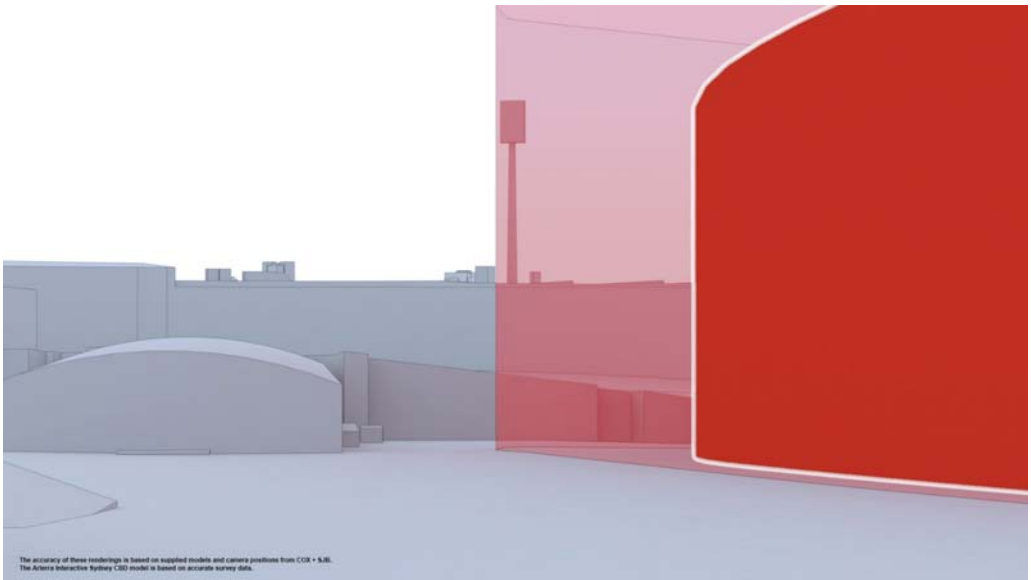
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



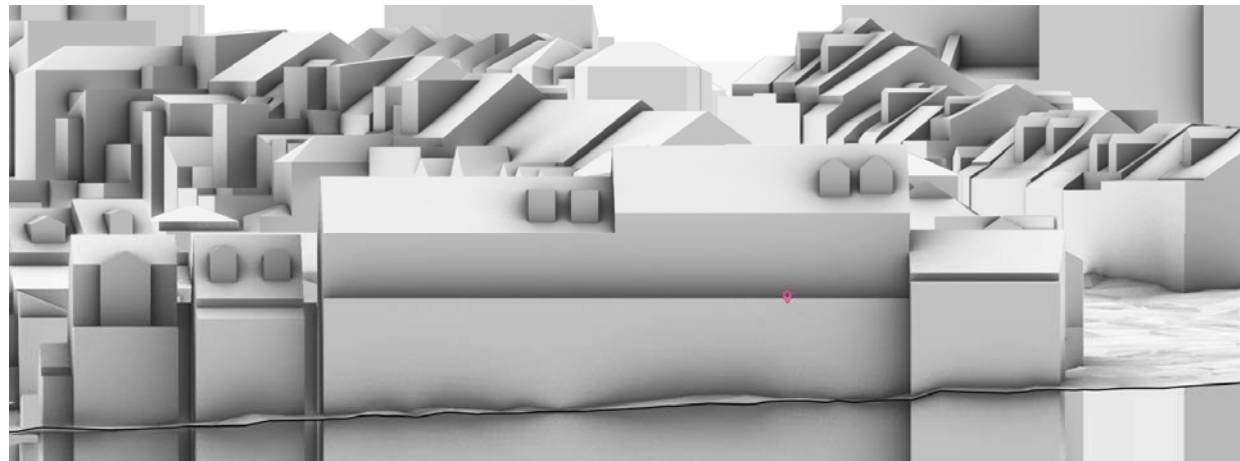
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

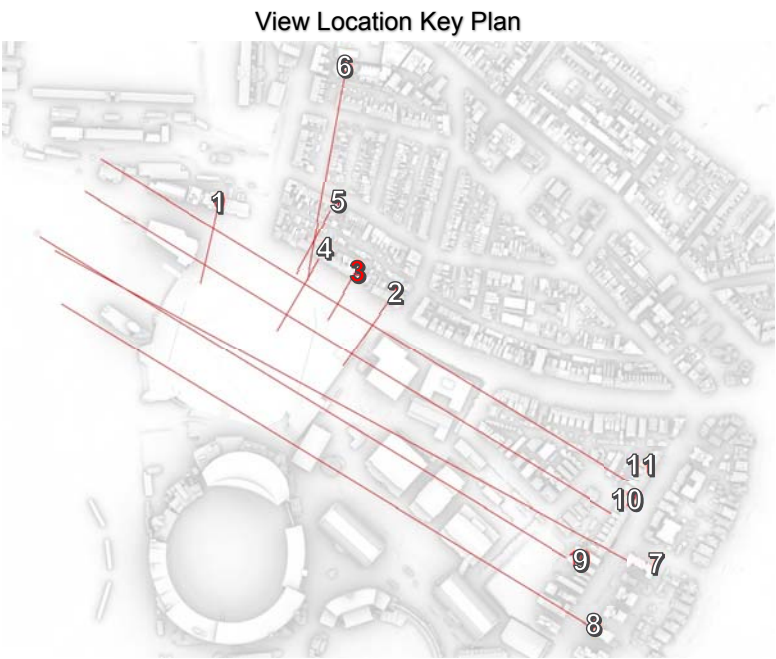
4.3 278 Moore Park Road

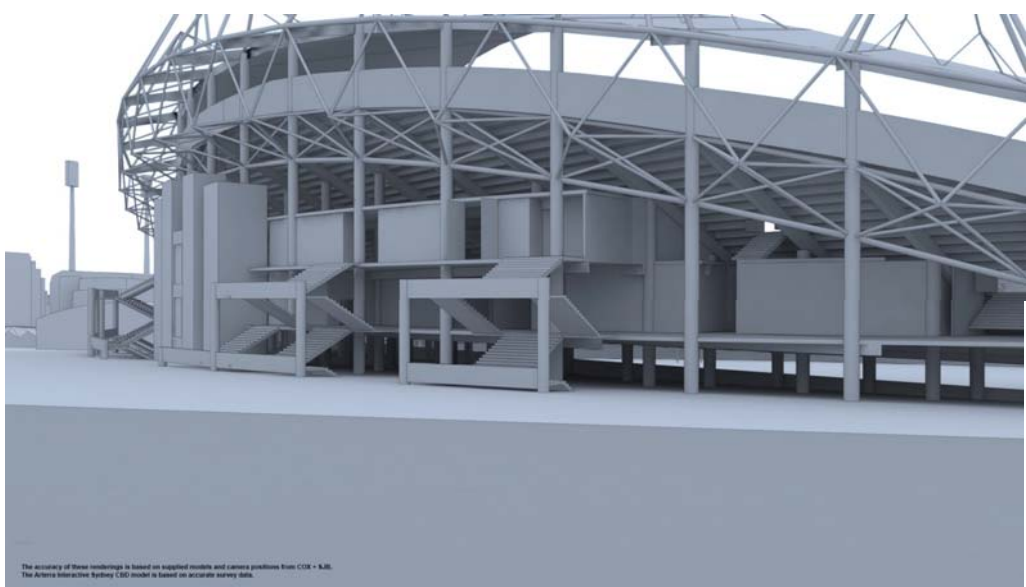
Summary view assessment

Element	Category	Comment
Building classification	Terrace	The building is a single attached dwelling that is 2/3 storeys in height. The dwelling is orientated to face Moore Park Road, and includes private open space at the rear of the site and a garage accessed from Leinster Street.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">Views are available from a private balcony and habitable rooms overlooking Moore Park Road and the SFS site.The existing view is dominated by the Stadium and public domain areas in the foreground. There are limited views of Fox Studios and the SCG light poles in the background.There are no district views owing to the low-rise nature of the building, and the scale and location of existing development on the southern side of Moore Park Road.
Visual impact	Generally consistent, with potential improvements in views	<ul style="list-style-type: none">Whilst the maximum building envelope is larger in scale and height than the existing Stadium, it adopts a greater setback from Fox Studios and Moore Park Road than the existing Stadium, and as such there is the potential to open up this view corridor. This view will continue to be of public domain areas, Fox Studios and the SCG behind.The potential outcome would further open this view corridor, comprising views of public domain areas, Fox Studios and the SCG behind.Neither the maximum building envelope or the potential outcome will alter district views, which are not available from this perspective.
Change in view	Minor impact	Existing views are dominated by the Stadium and Fox Studios, which will continue to be the case as a result of the proposed redevelopment. There is the potential to marginally open up this view corridor, although the extent of change is considered to minor.

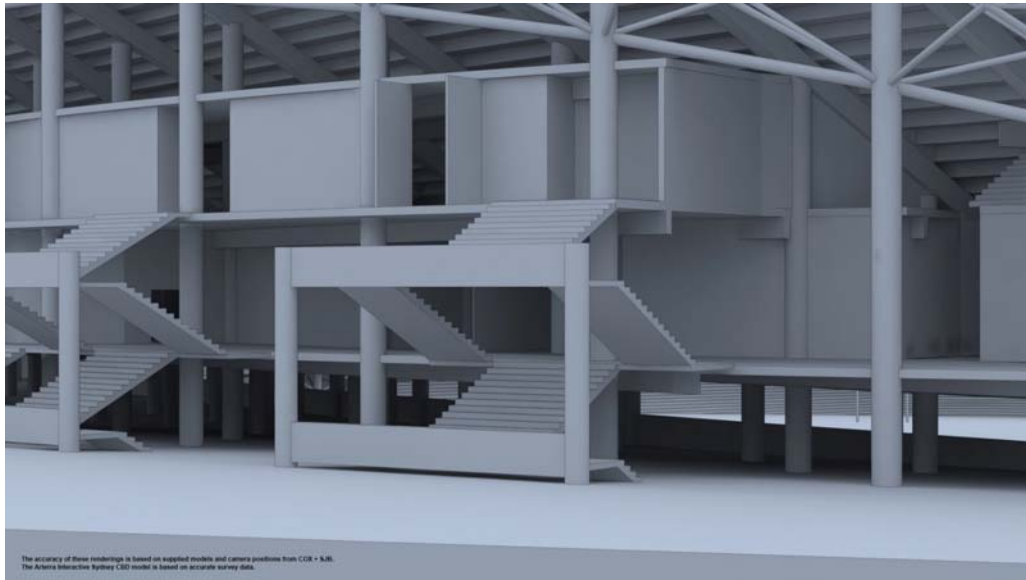


View height – RL 54m

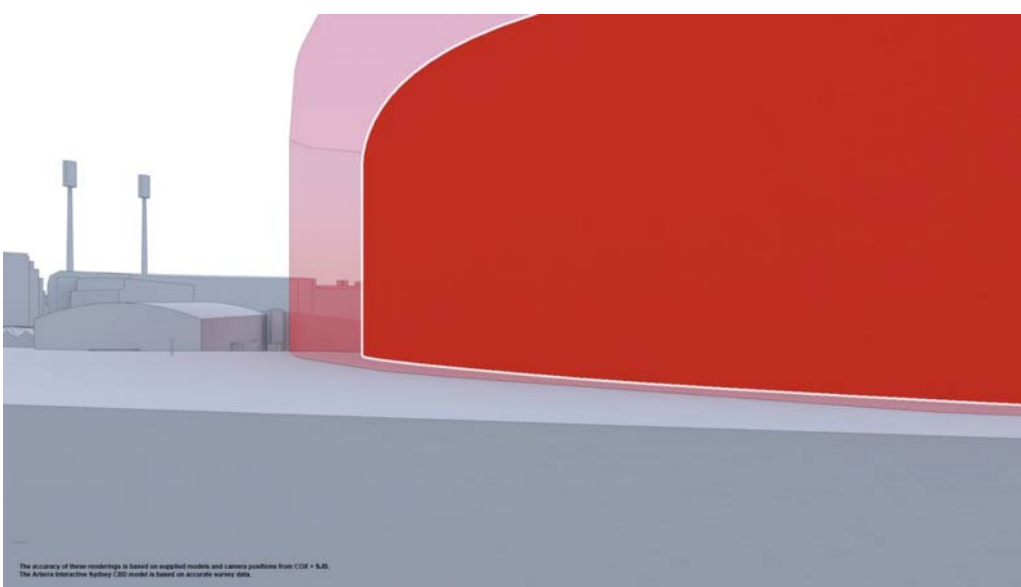




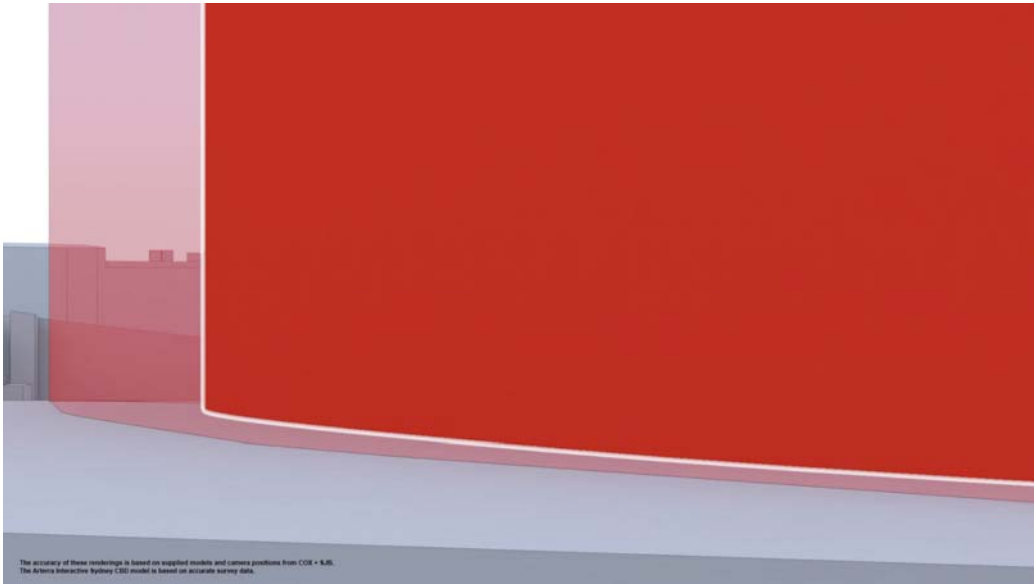
3D render of existing view (24mm focal length)



3D render of existing view (50mm focal length)



Computer model of proposed view (24mm focal length)



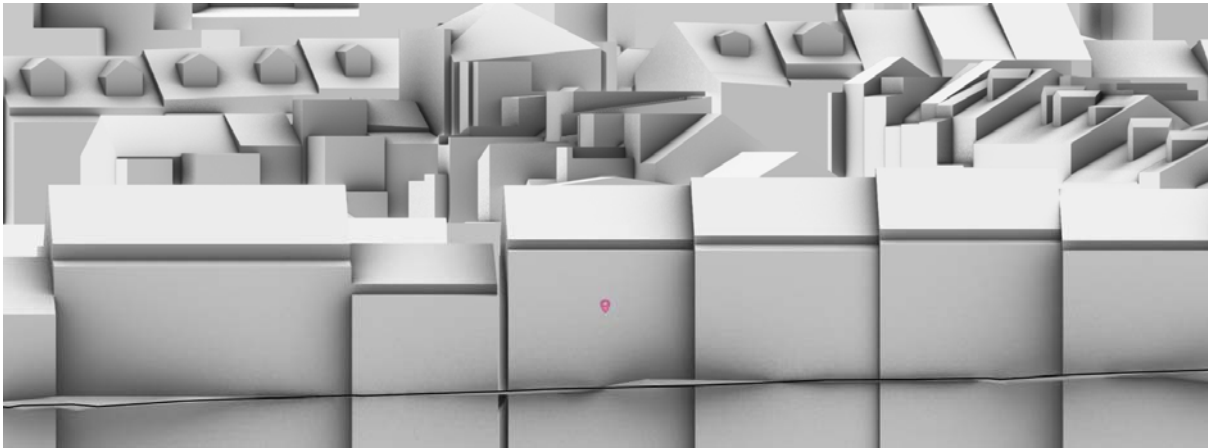
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

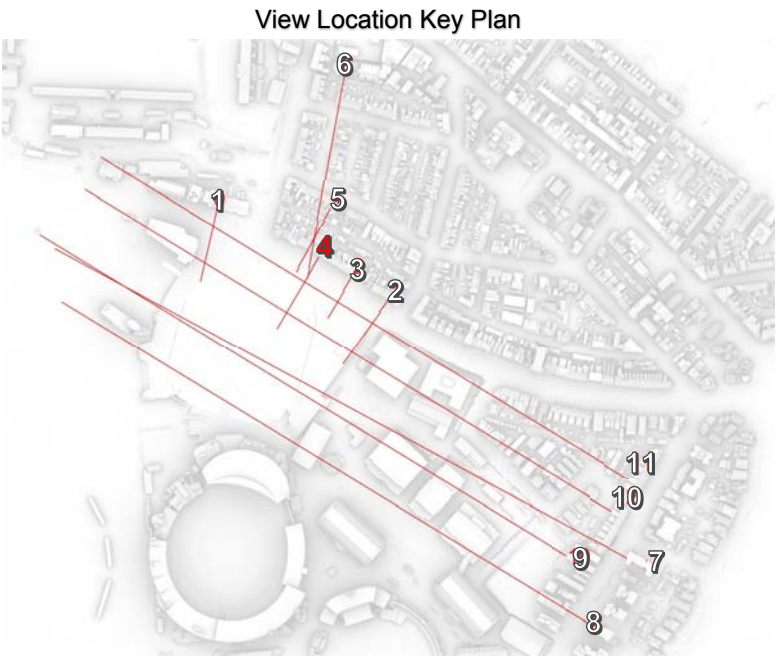
4.4 254 Moore Park Road

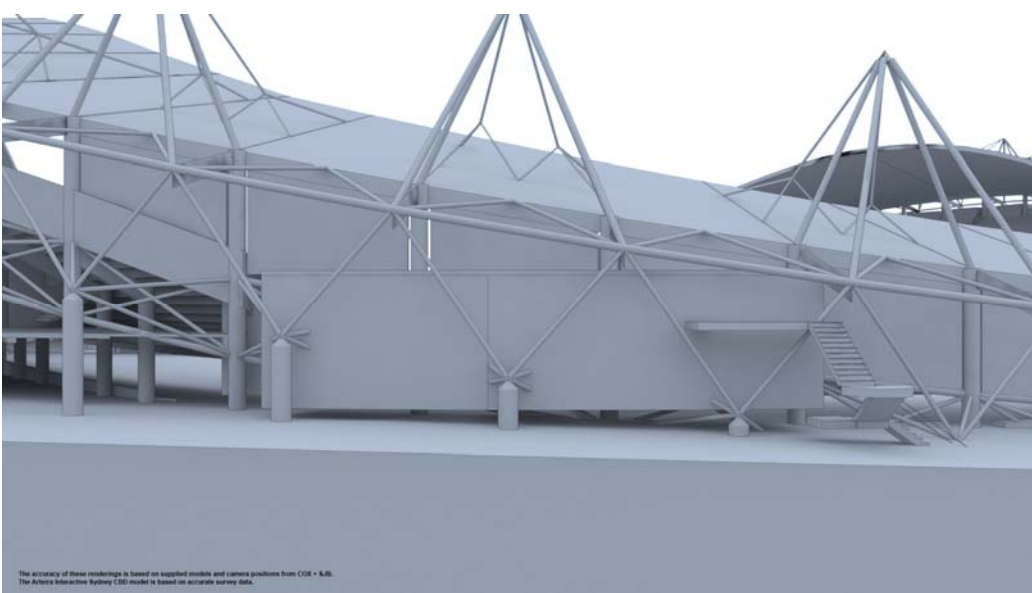
Summary view assessment

Element	Category	Comment
Building classification	Terrace	The building is a single attached dwelling that is 3 storeys in height. The dwelling is orientated to face Moore Park Road, and includes private open space at the rear of the site and a garage accessed from Leinster Street.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">Views are available from the private balconies and habitable rooms overlooking Moore Park Road and the SFS site.The existing view is dominated by the Stadium and public domain areas. No views of the surrounding ancillary buildings (such as the Ruby Australia Building), Fox Studios or the SCG are available from this perspective.There are no district views owing to the low-rise nature of the building and the scale and location of existing development on the southern side of Moore Park Road.
Visual impact	Reduction in views	<ul style="list-style-type: none">Both the maximum building envelope and the potential outcome will reduce the extent of sky views available from this location. Whilst the overall extent of the Stadium is unlikely to change as a result of the design development process when viewed from this perspective, the final design will result in significant enhancements to the architectural quality of the stadium's external façade. This will reduce the maximum degree of impact shown.Neither the maximum building envelope or the potential outcome will alter district views, which are not available from this perspective.
Change in view	Minor-Moderate impact	Existing views are dominated by the Stadium, which will continue to be the case as a result of the proposed redevelopment. The scale of change has been catalogued as Minor-moderate given the increased scale of the maximum building envelope and the reduction in sky view.

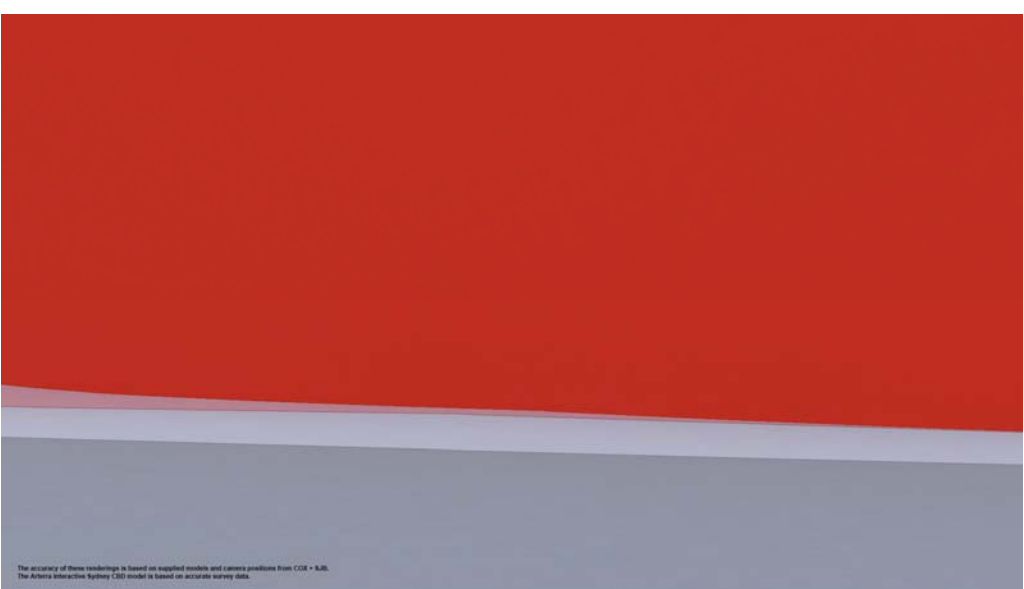


View height – RL 53m





3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



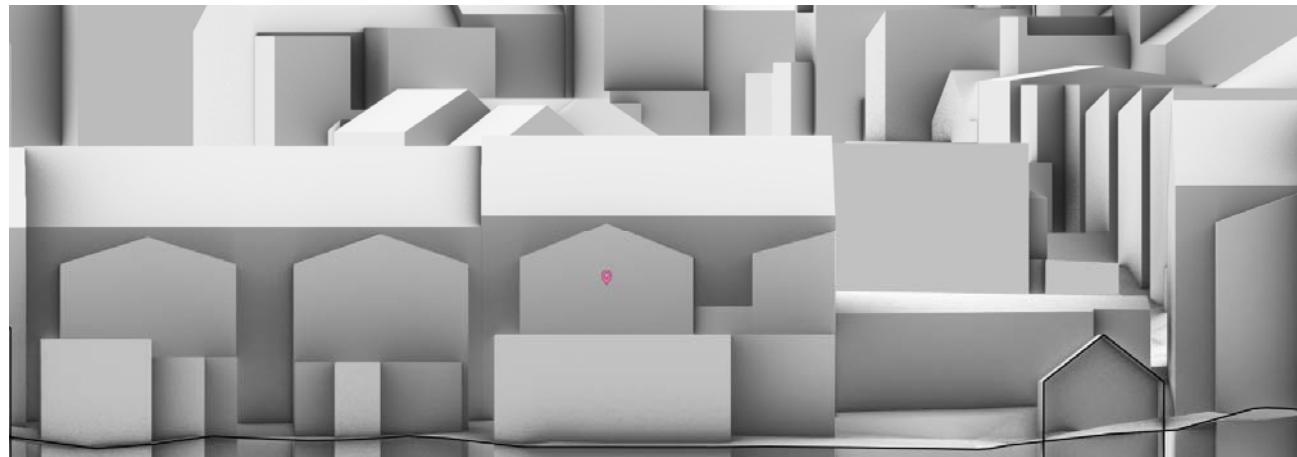
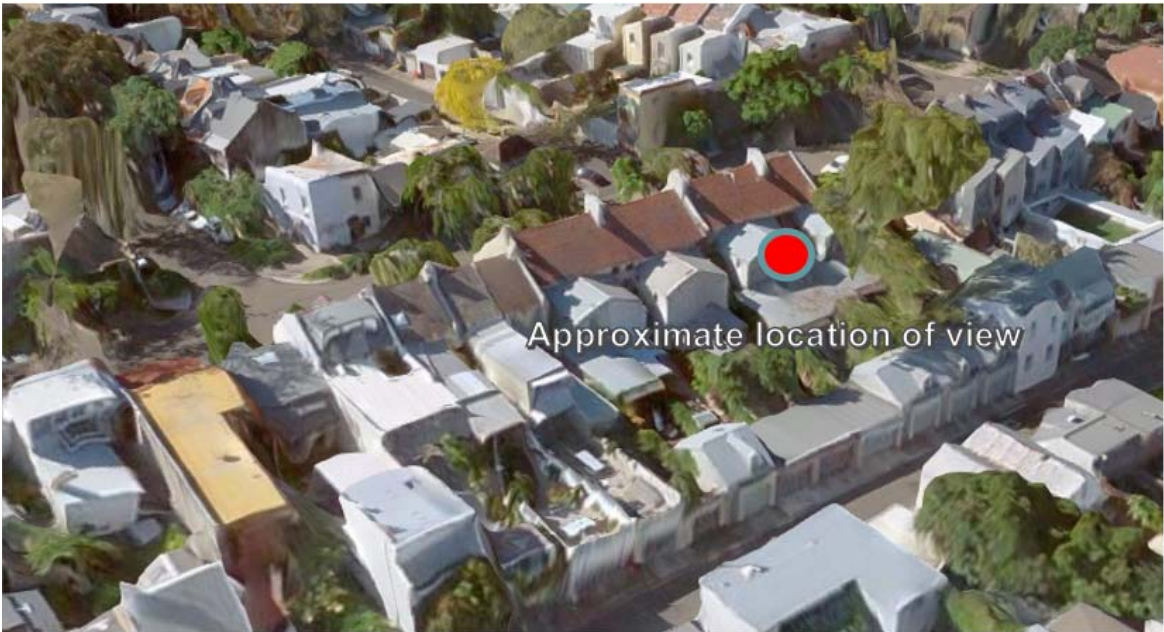
Computer model of proposed view (50mm focal length)

 Loose fit envelope
 Potential outcome

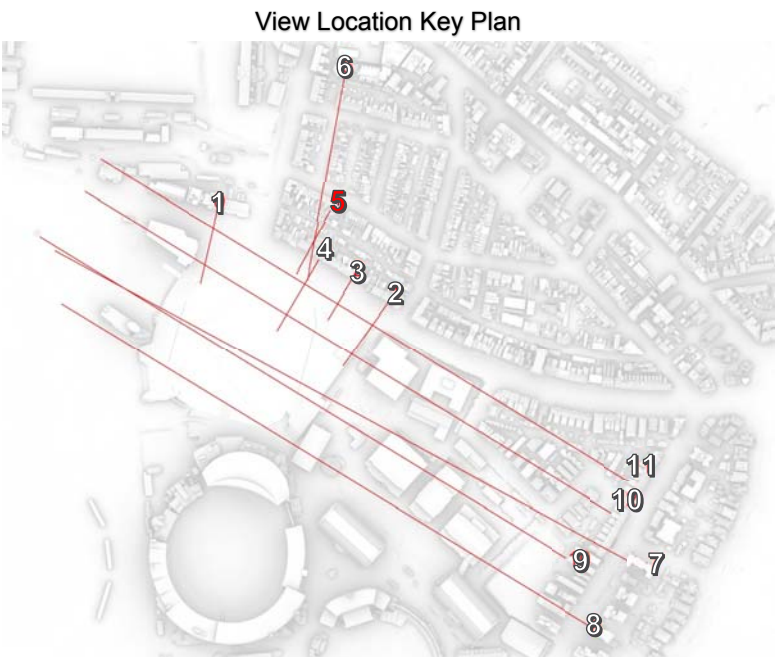
4.5 25 Stewart Street

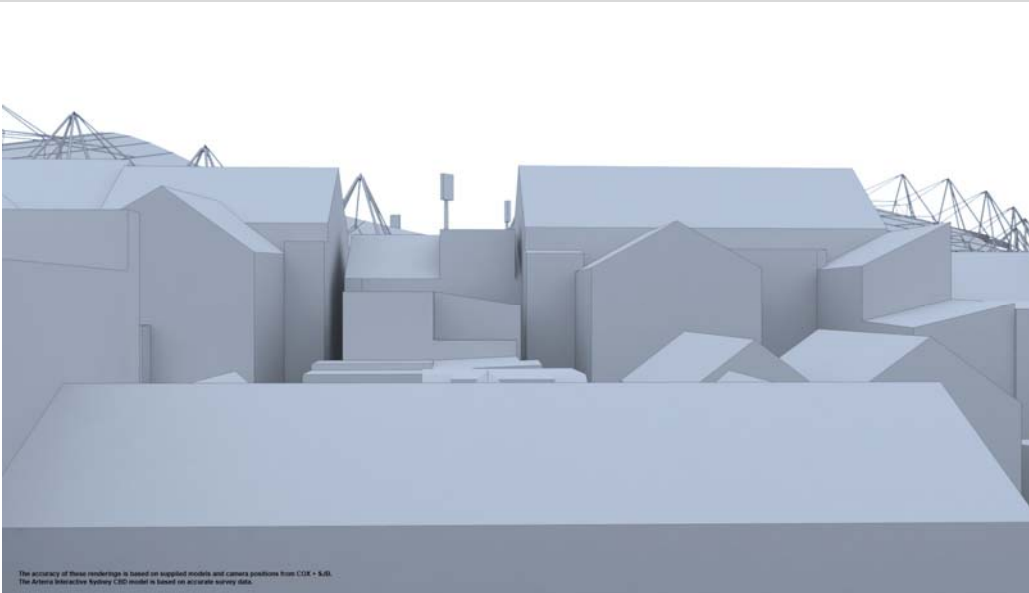
Summary view assessment

Element	Category	Comment
Building classification	Terrace	The building is a single attached dwelling that is 2/3 storeys in height. The dwelling is orientated to face Stewart Street, but includes a rear service wing at the south of the site.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">• Views of the SFS site are available from the rear on the upper floor of the building.• The existing view is primarily of other dwellings to the south, fronting Moore Park Road and Leinster Street, with the Stadium roof just visible in the skyline.• There are no district views owing to the low-rise nature of the building where views are available from, and the scale and location of existing development to the south.
Visual impact	Reduction in views	<ul style="list-style-type: none">• The maximum building envelope will project further above the existing dwellings in the foreground of this view corridor, and as such will reduce the extent of sky views available from this location. It is noted that the envelope will undergo further design development and testing, which will reduce this maximum degree of impact.• The potential outcome is significantly reduced in height and scale when viewed from this perspective, demonstrating that there is the potential to reduce the degree of sky view lost as result of the development. The potential outcome results in a similar outlook as the existing view, being a view of the Stadium roofline breaching just above the existing dwellings in the foreground.• Neither the maximum building envelope or the potential outcome will alter district views, which are not available from this perspective.
Change in view	Minor-Moderate impact	Existing views are primarily of existing dwellings to the south of the site, with the Stadium roofline just visible beyond. The proposed view is similar in nature to the existing view. The scale of change has been catalogued as minor-moderate given the increased height and scale of the maximum building envelope and the reduction in sky view.



View height – RL 53m

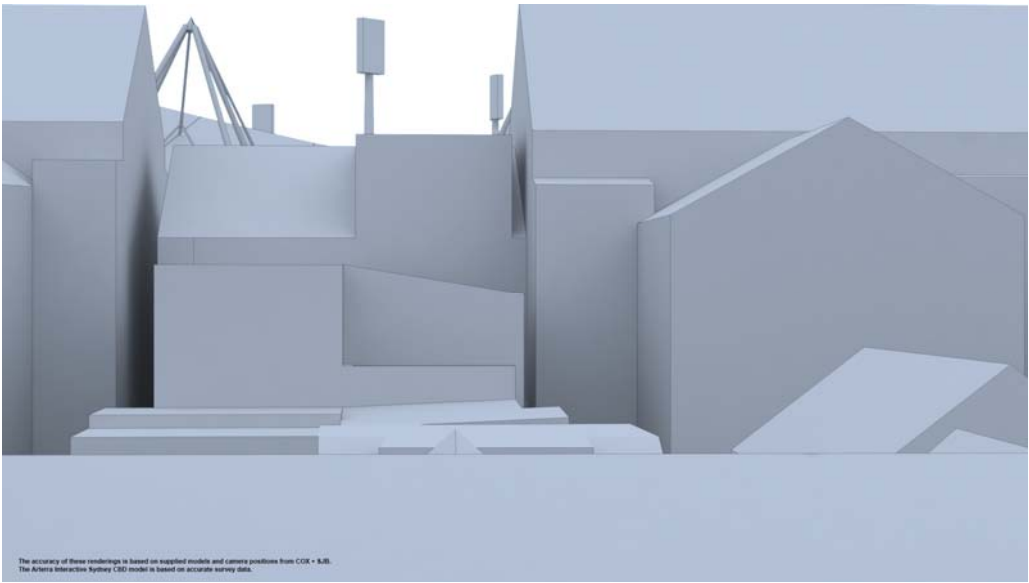




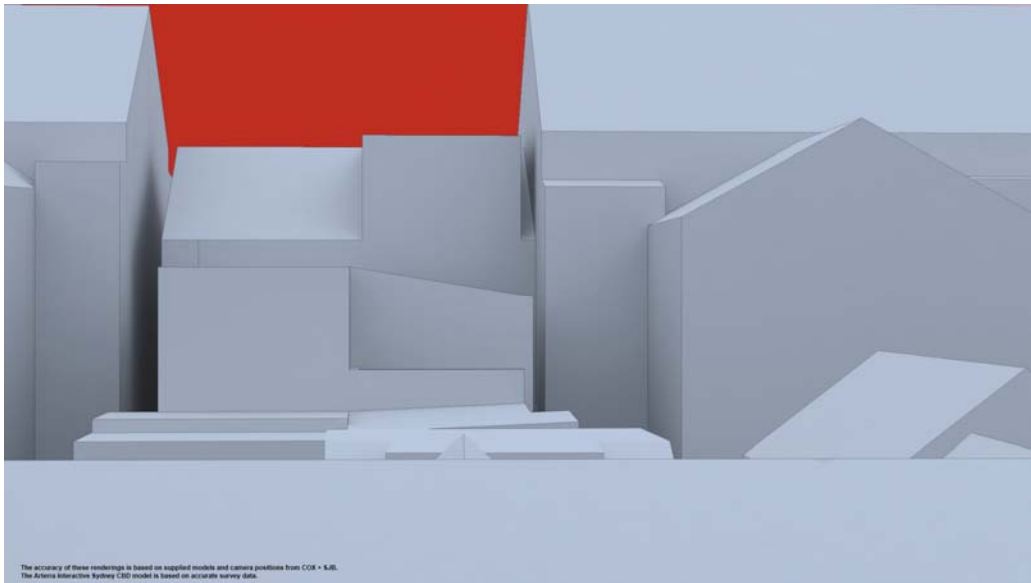
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



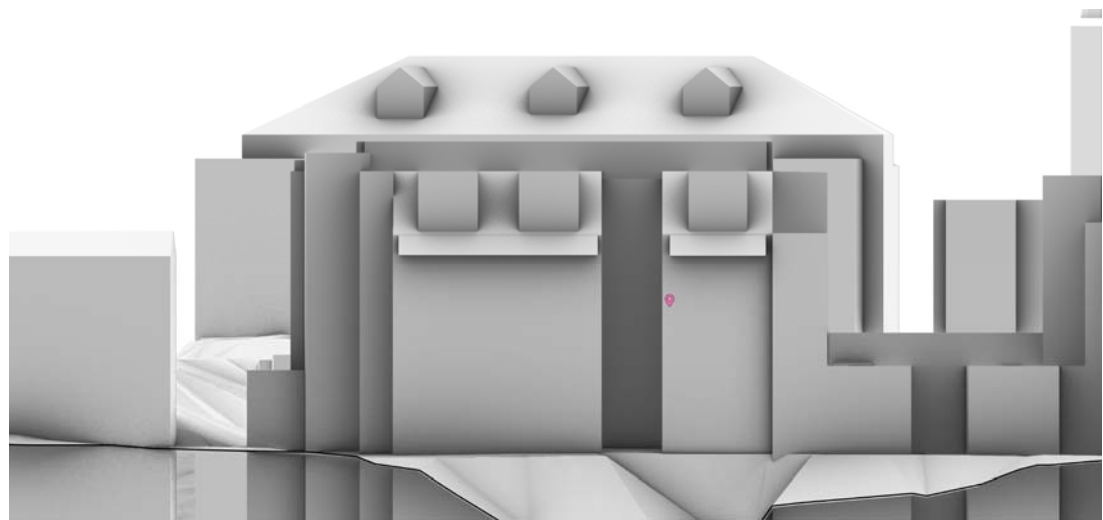
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

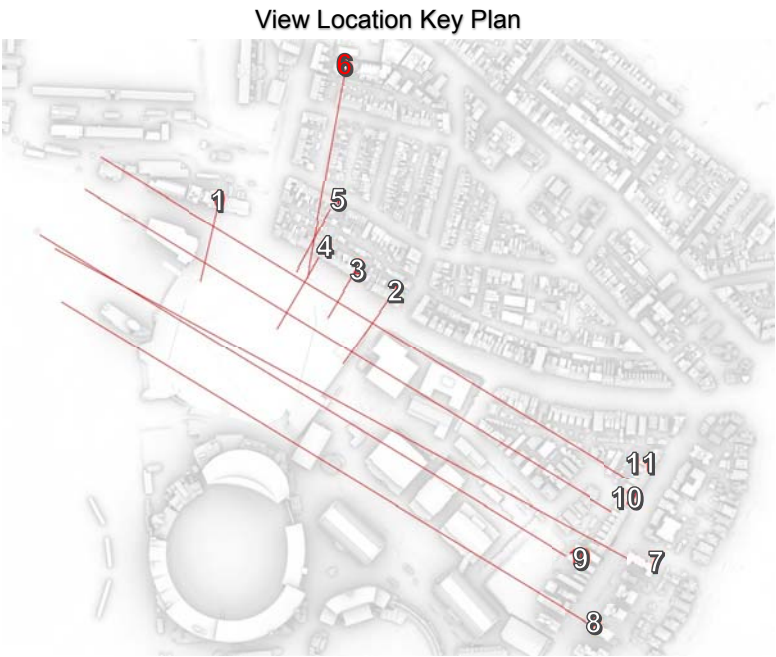
4.6 13 Oatley Road (Paddington Central)

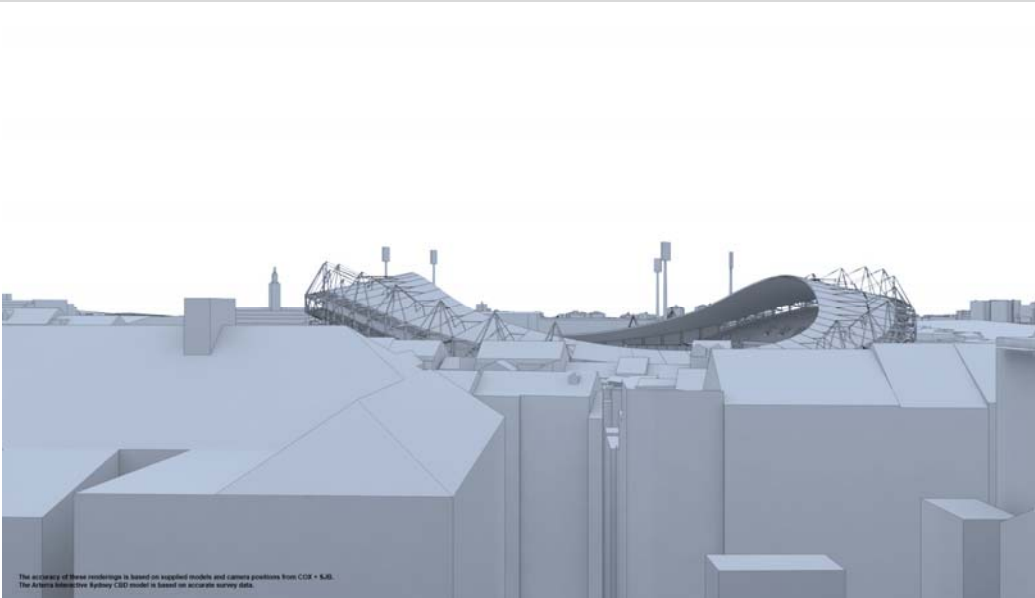
Summary view assessment

Element	Category	Comment
Building classification	Residential Flat Building	The building is a Residential Flat Building that is 4-5 storeys in height. It comprises approximately 50 apartments, which are generally orientated to overlook either Walter Read Reserve to the north or Renny Lane to the south.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">Views of the SFS site are available from habitable rooms on the southern side of the building.The existing view is primarily of other dwellings to the south of the affected site between Renny Lane and Moore Park Road, which dominate the foreground. The Stadium roofline is visible in the background, and the SCG roof line and light poles beyond that. The Showground Clock Tower is also just visible.There are limited district views owing to the low-rise nature of the building where views are available from, and the scale and location of existing development to the south.
Visual impact	Generally consistent, with some reduction in views	<ul style="list-style-type: none">The maximum building envelope will project further above the existing dwellings in the foreground of this view corridor, removing views of the SCG light poles. The Showground Clock Tower will remain visible in the skyline. It is noted that the envelope will undergo further design development and testing, which will reduce this maximum degree of impact.The potential outcome will reduce the degree of sky view lost as result of the development, with views of the SCG light poles retained in the background. The potential outcome is a similar outlook as the existing view, being a view of the Stadium beyond the existing dwellings in the foreground.Neither the maximum building envelope or the potential outcome will materially alter district views, which are restricted from this perspective.
Change in view	Minor impact	Existing views are primarily of existing dwellings to the south of the site, with the Stadium roofline just visible beyond. The proposed view is similar in nature to the existing view, and as such the extent of change is considered to minor.

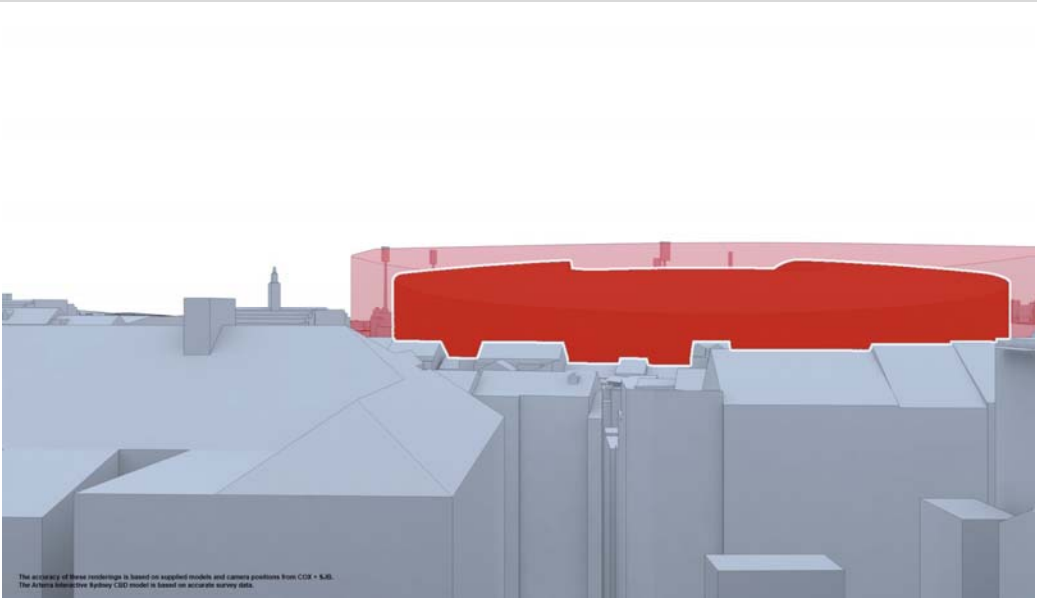


View height – RL 68m

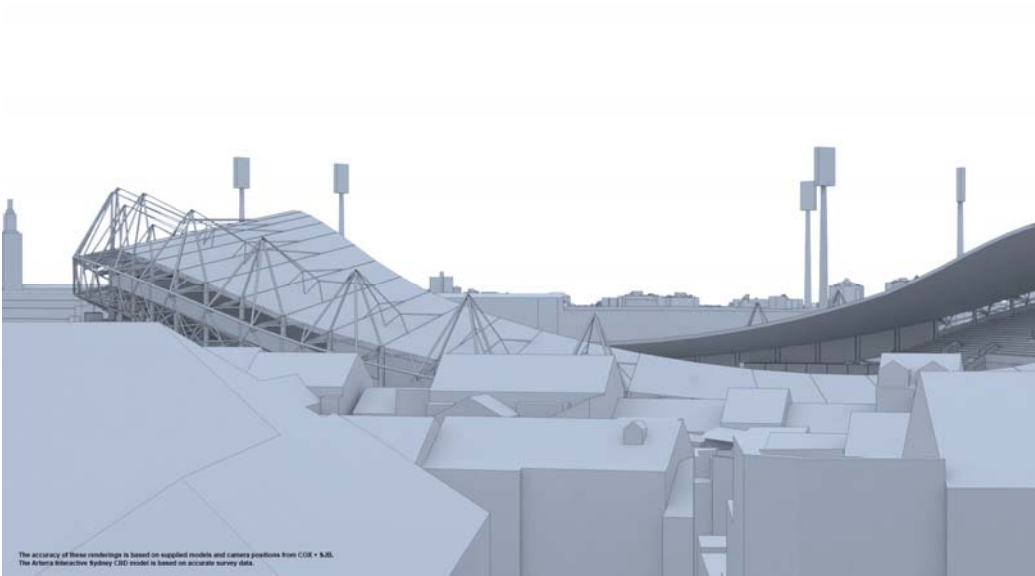




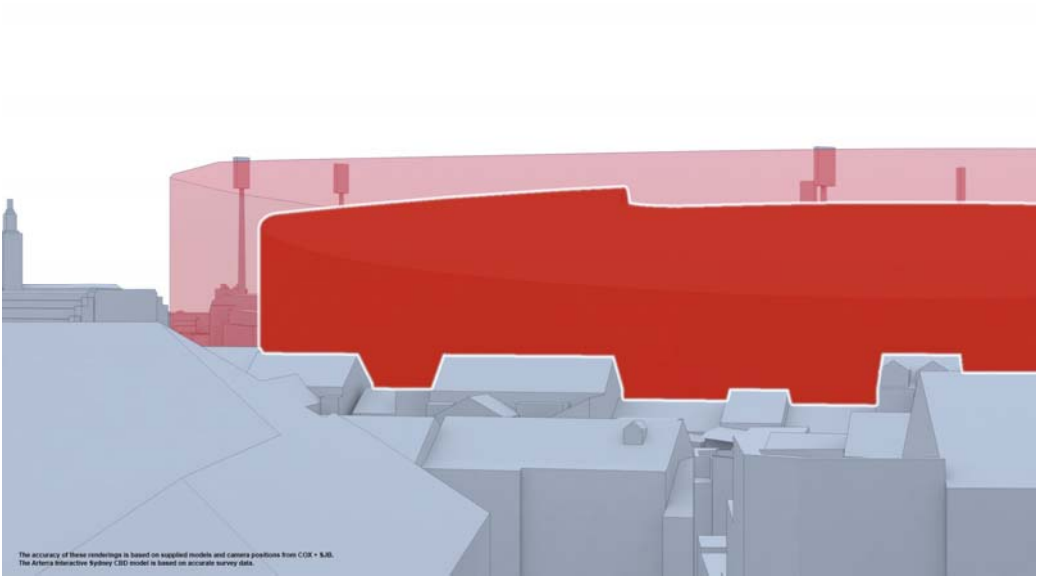
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



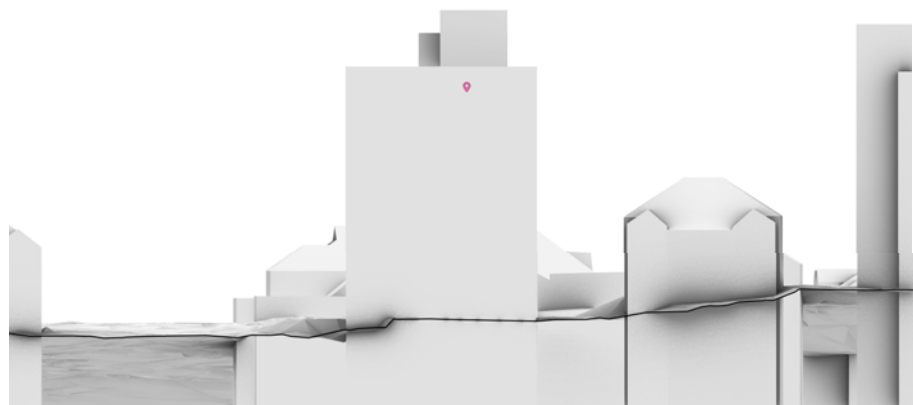
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

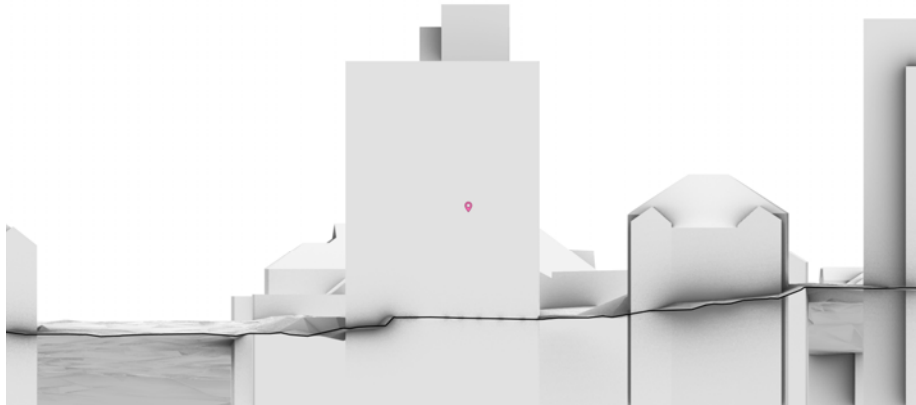
4.7 39 – 41 Cook Road

Summary view assessment

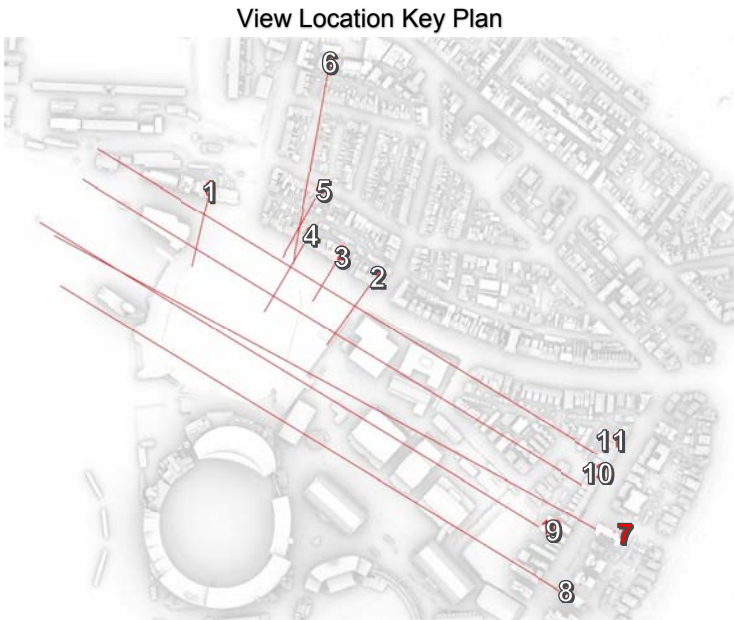
Element	Category	Comment
Building classification	Residential Flat Building	The building is Residential Flat Building that is 8 storeys in height. It has frontages to Cook Road, Mitchell Street and Centennial Lane, and accommodates approximately 77 apartments. Apartments overlook each of the edges of the site.
Nature of views to be affected	Urban and iconic views	<ul style="list-style-type: none">Views of the SFS site are available from the private balconies and habitable rooms of those apartments orientated to Cook Road. <div>View height – RL 84:</div> <ul style="list-style-type: none">The existing view is of Fox Studios and the Stadium in the foreground, with partial views of the SCG. This perspective also benefits from iconic district views of the Sydney CBD skyline, including major landmarks such as Centrepont Tower, and panoramas of the suburbs of Paddington to Redfern and Waterloo. <div>View height – RL 73:</div> <ul style="list-style-type: none">The existing view is primarily of other dwellings to the west of the affected site, located on the western side of Cook Road, which dominate the foreground. Views of the Stadium roofline and the Sydney CBD are available in the background, including major landmarks such as Centrepont Tower. This district view is more constrained owing to the lower height of this perspective.
Visual impact	Generally consistent, with some reduction in views	<div>View height – RL 84:</div> <ul style="list-style-type: none">The maximum building envelope will project further above the Fox Studio buildings in the foreground of this view corridor, reducing the extent of the available district views. The Sydney CBD skyline will remain legible in the background, including views of Centrepont Tower.The potential outcome demonstrates there is the opportunity to retain more of the available district views, including partial views of the Anzac Bridge.Overall, the potential outcome results in a similar outlook as the existing view, being a view of the Stadium and the Sydney CBD skyline beyond. <div>View height – RL 73:</div> <ul style="list-style-type: none">The maximum building envelope will project further above the existing dwellings in the foreground of this view corridor, reducing the extent of the available district views. The Sydney CBD skyline will remain legible in the background, including views of Centrepont Tower.The potential outcome demonstrates there is the opportunity to retain more of the available district views, however, no major landmarks are obscured as a result of either the maximum building envelope or the potential outcome. Anzac Bridge is not visible from this perspective.Overall, the potential outcome results in a similar outlook as the existing.
Change in view	Minor impact	Existing views from this location are of local development within the foreground and the Stadium, with district views of the Sydney CBD skyline and beyond. The proposed views are similar in nature to the existing views, and will not result in a reduction of the legibility of the Sydney CBD skyline or obstruct Centrepont Tower. Partial, long-distance views of the Anzac Bridge may be obstructed.



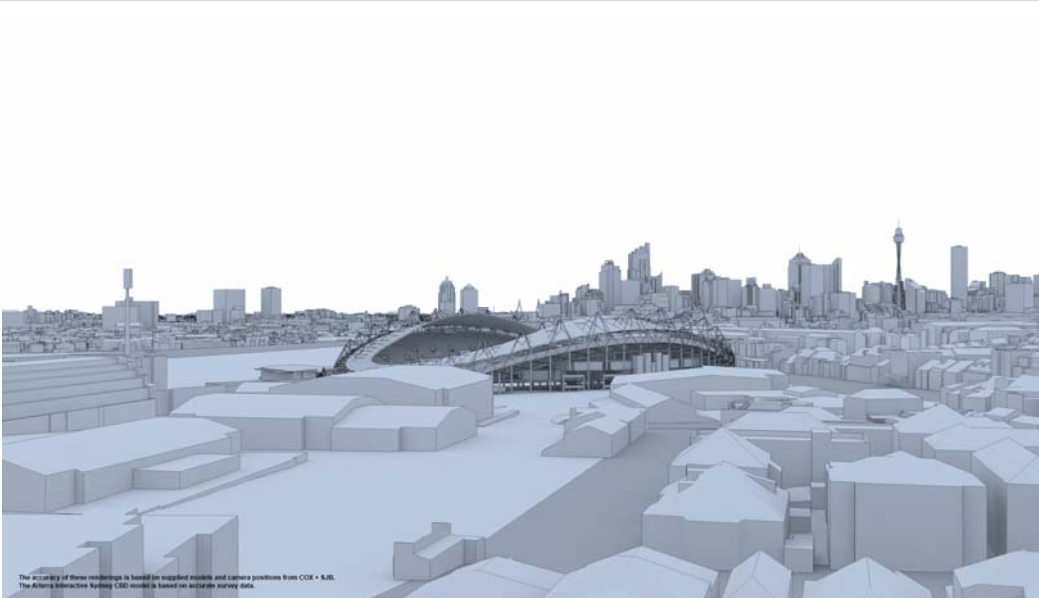
View height – RL 84m



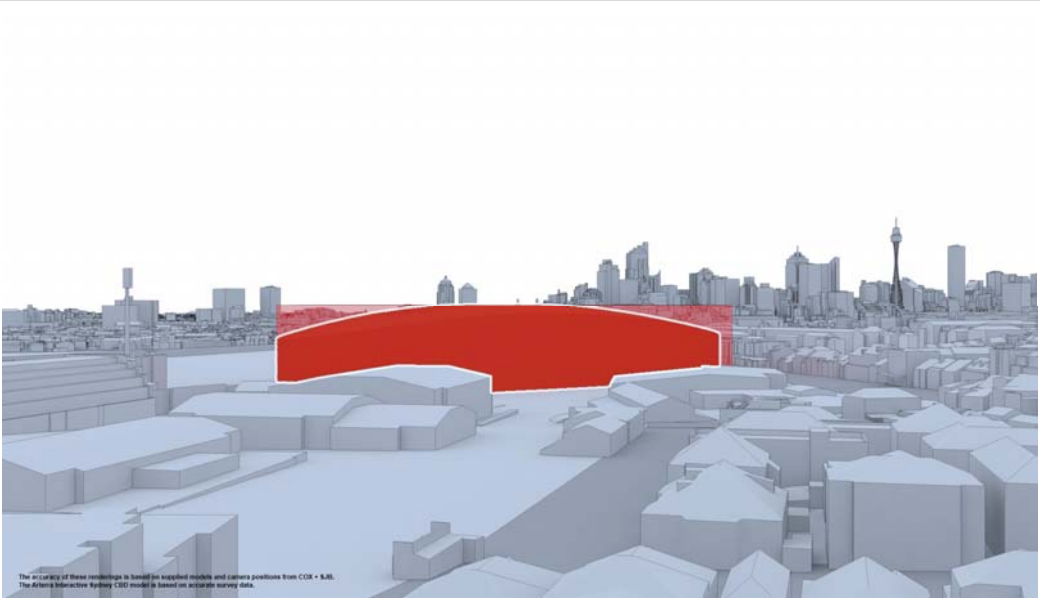
View height – RL 73m



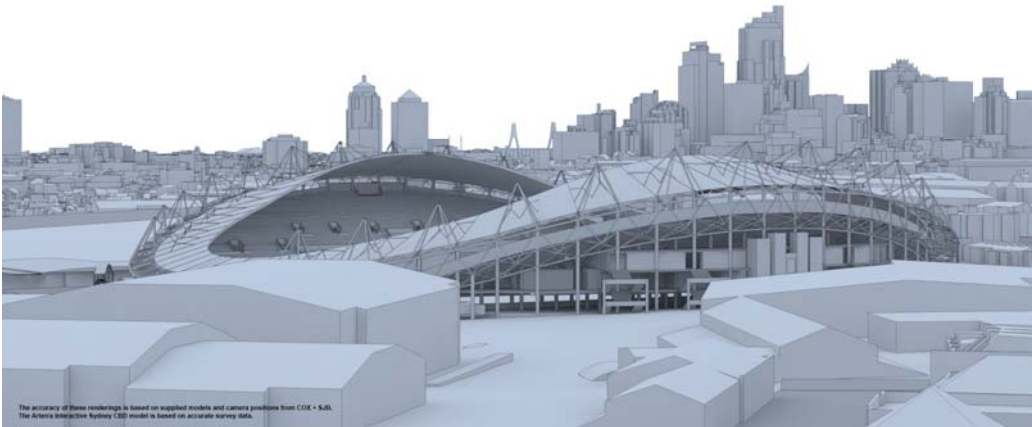
View height – RL 84m



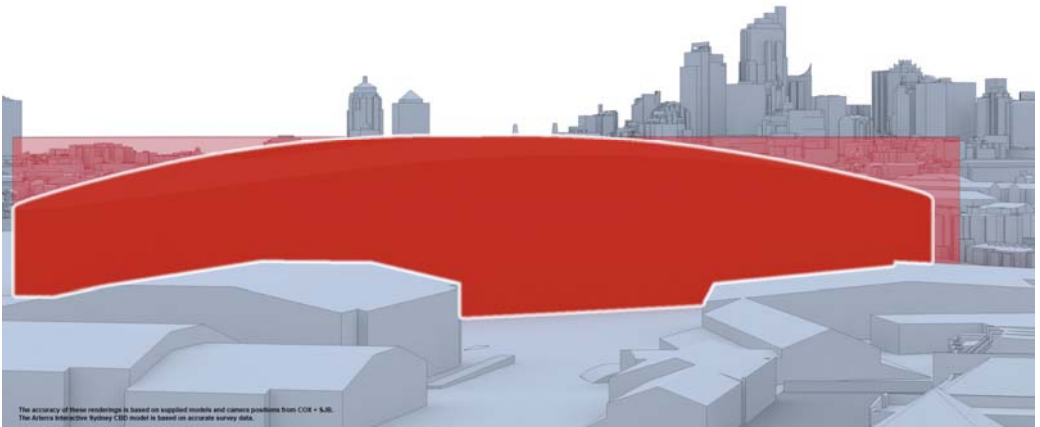
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



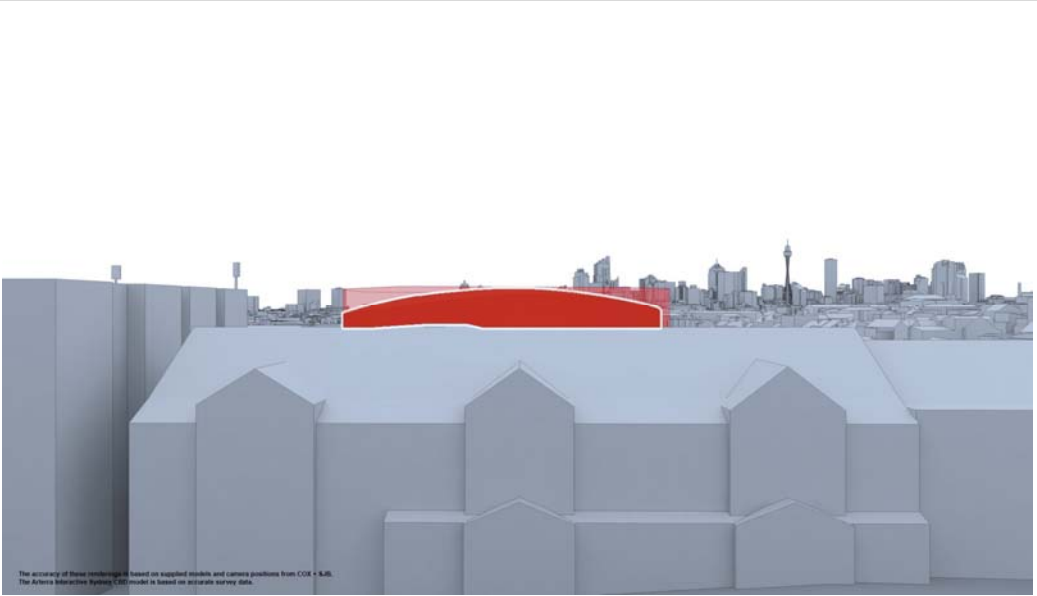
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

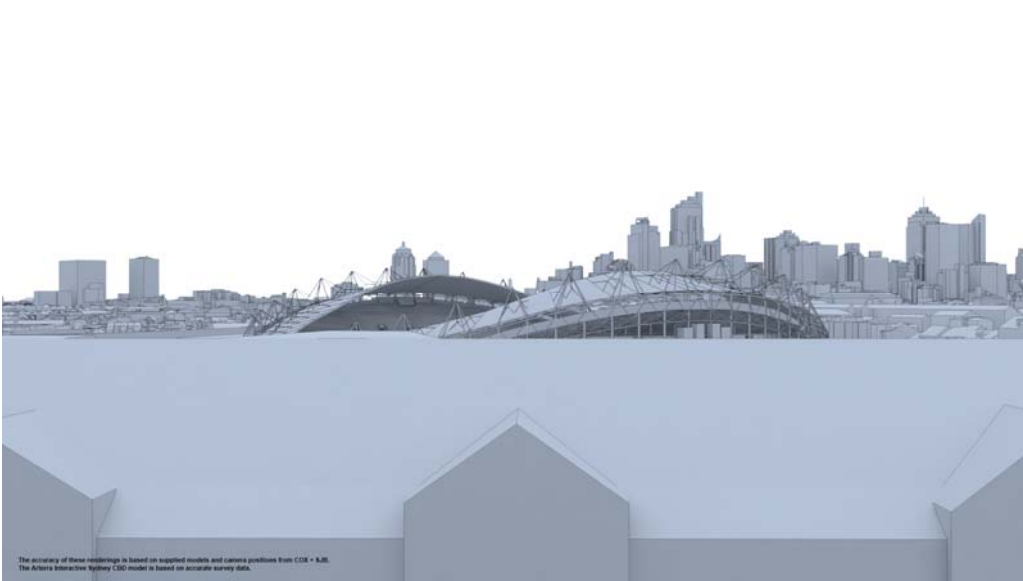
View height – RL 73m



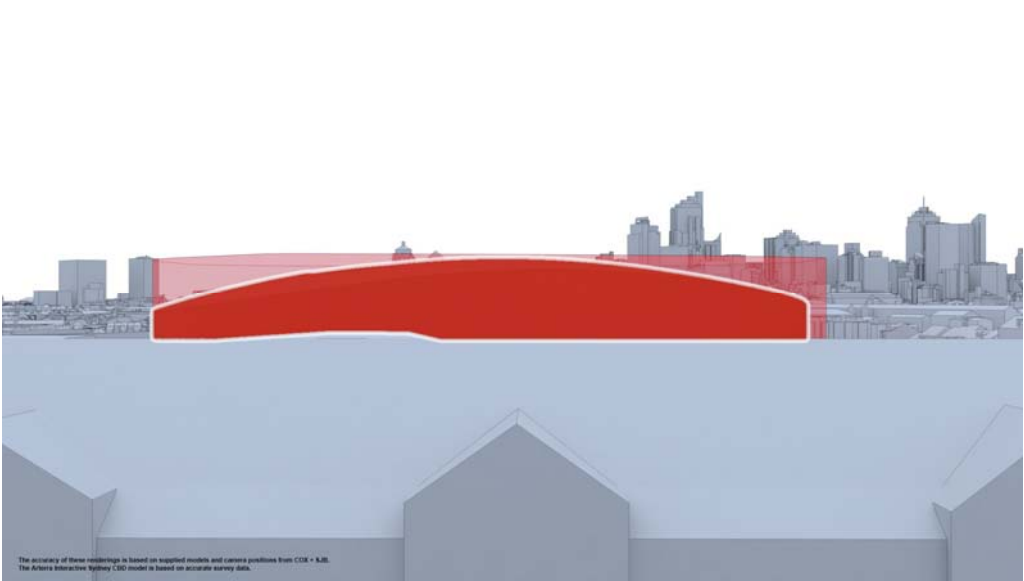
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



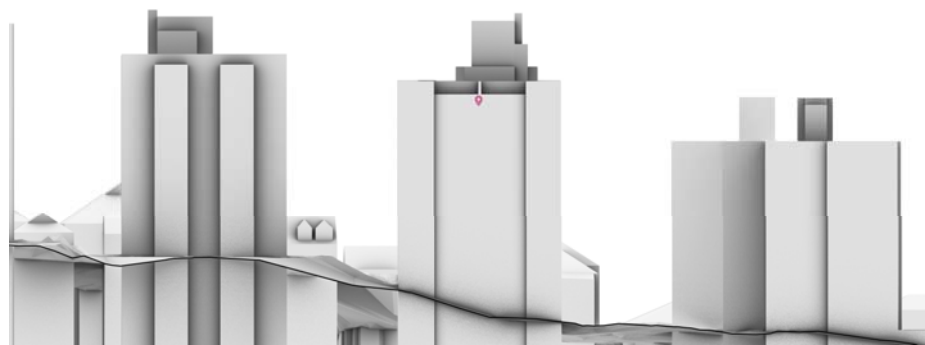
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

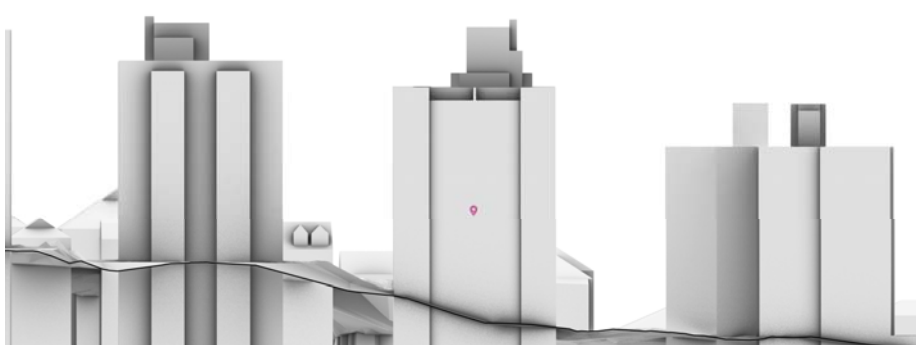
4.8 57 – 67 Cook Road

Summary view assessment

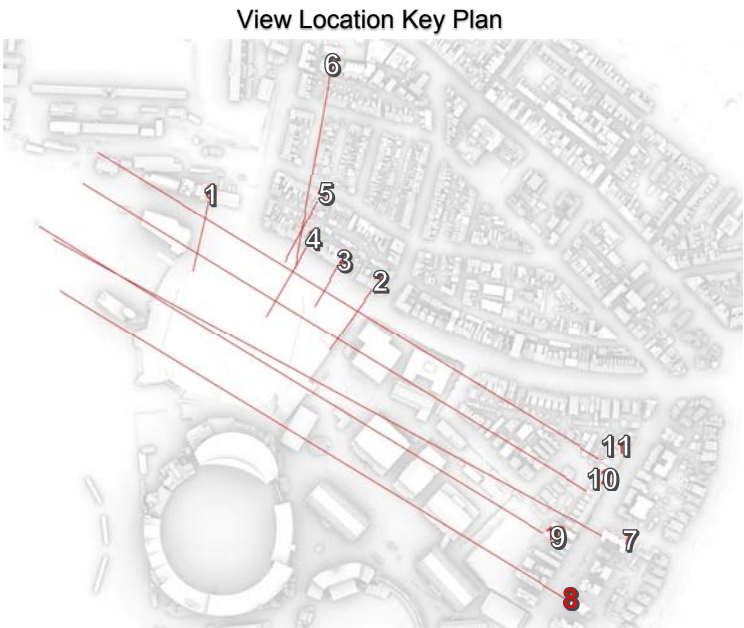
Element	Category	Comment
Building classification	Residential Flat Building	The building is Residential Flat Building that is 8 storeys in height. It has frontages to Cook Road and Centennial Lane, and accommodates approximately 60 apartments. Apartments overlook each of the edges of the site.
Nature of views to be affected	Urban and iconic views	<ul style="list-style-type: none">Views of the SFS site are available from the private balconies and habitable rooms of those apartments orientated to Cook Road. <div>View height – RL 81:</div> <ul style="list-style-type: none">The existing view is of Fox Studios and the Stadium in the foreground, with partial views of the SCG. This perspective also benefits from iconic district views of the Sydney CBD skyline, including major landmarks such as Centrepont Tower, and panoramas of the suburbs of Paddington to Redfern and Waterloo. <div>View height – RL 69:</div> <ul style="list-style-type: none">The existing view is primarily of other dwellings to the west of the affected site, located on the western side of Cook Road, which dominate the foreground. No view of the Stadium is presently available, and only very limited views of the Sydney CBD skyline and the SCG light poles are available in the background.
Visual impact	Generally consistent, with some reduction in views	<div>View height – RL 81:</div> <ul style="list-style-type: none">The maximum building envelope will project further above the Fox Studio buildings in the foreground of this view corridor, reducing the extent of the available district views. The Sydney CBD skyline will remain legible in the background, including views of Centrepont Tower.The potential outcome demonstrates there is the opportunity to retain more of the available district views, including partial views of the Anzac Bridge.Overall, the potential outcome results in a similar outlook as the existing view, being a view of the Stadium and the Sydney CBD skyline beyond. <div>View height – RL 69:</div> <ul style="list-style-type: none">Both the maximum building envelope and the potential outcome will be visible in the view corridor, projecting above the existing dwellings in the foreground. Whilst the potential outcome shows that there is the opportunity to reduce the visibility of the Stadium from this perspective, neither the maximum or the refined envelope significantly impacts on the legibility of the Sydney CBD skyline, which is limited from this perspective.The Stadium will now be partially visible in this view corridor, however, the extent of change is minor.
Change in view	Negligible - Minor impact	Existing views from this location are of local development in the foreground, with views of the Stadium and the Sydney CBD skyline available from higher elevations. The proposed views are similar in nature to the existing views, and will not result in a reduction of the legibility of the Sydney CBD skyline or the obstruction of Centrepont Tower. Partial, long-distance views of the Anzac Bridge may be obstructed.



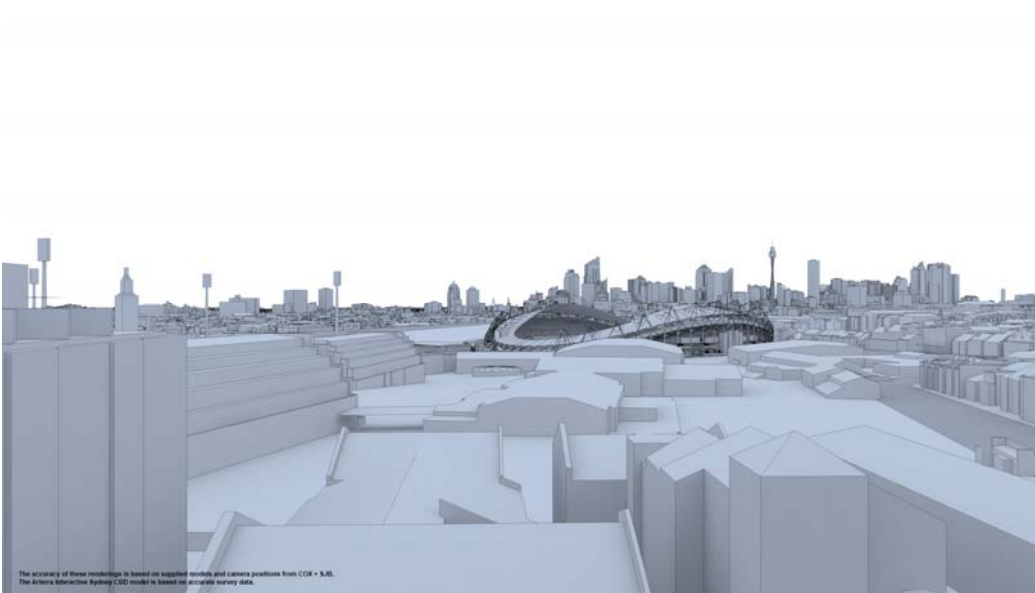
View height – RL 81 m



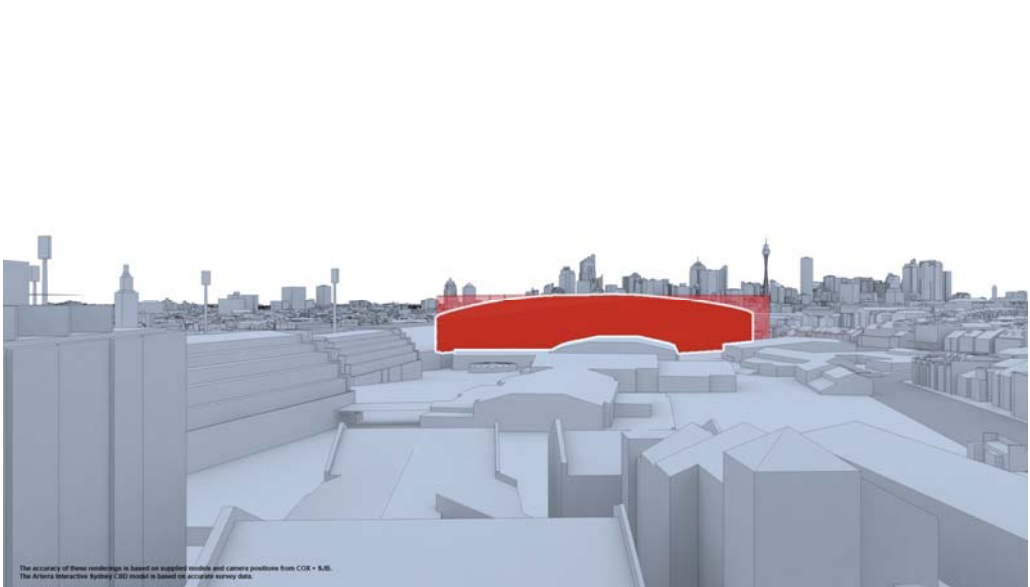
View height – RL 69m



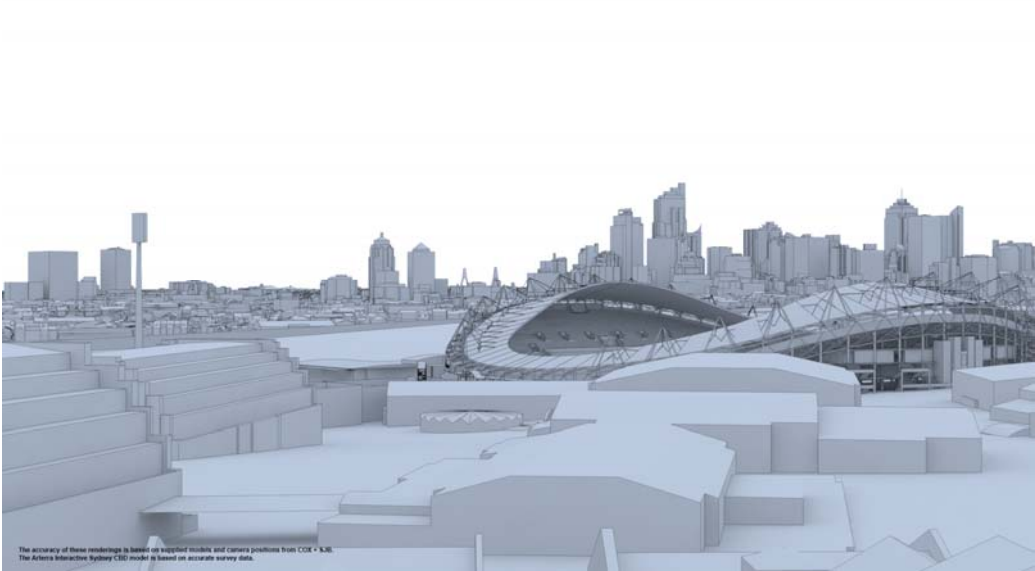
View height – RL 81m



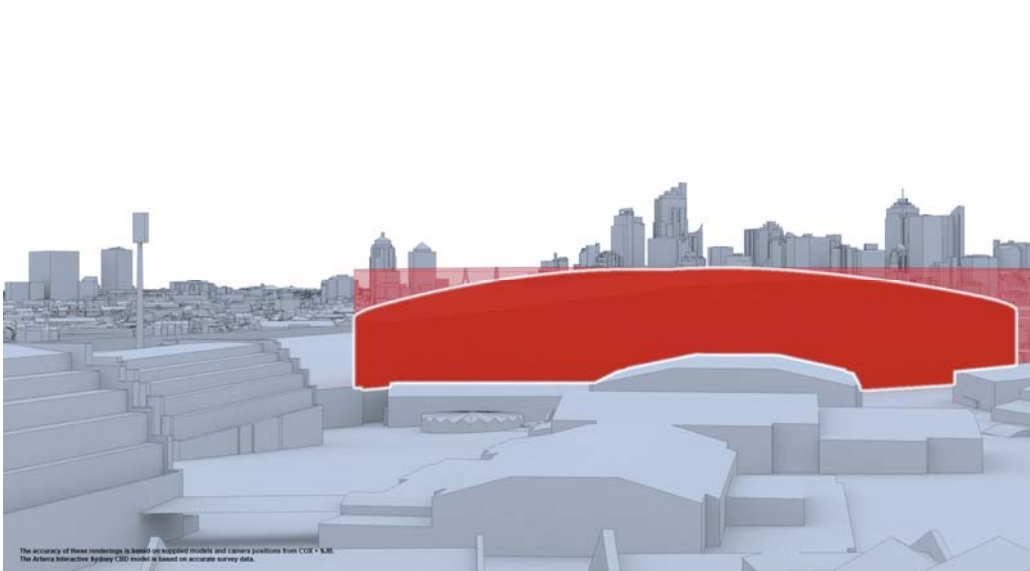
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



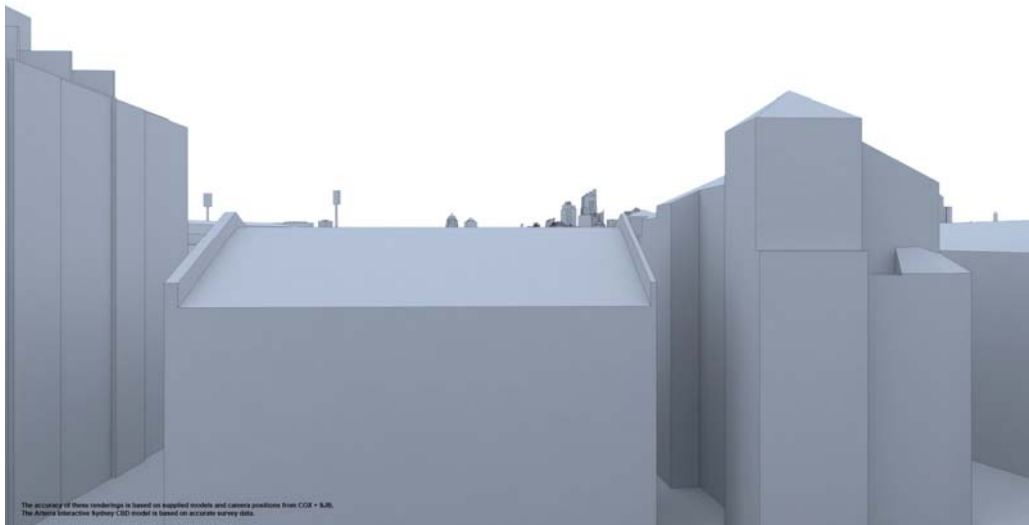
3D render of existing view (50mm focal length)



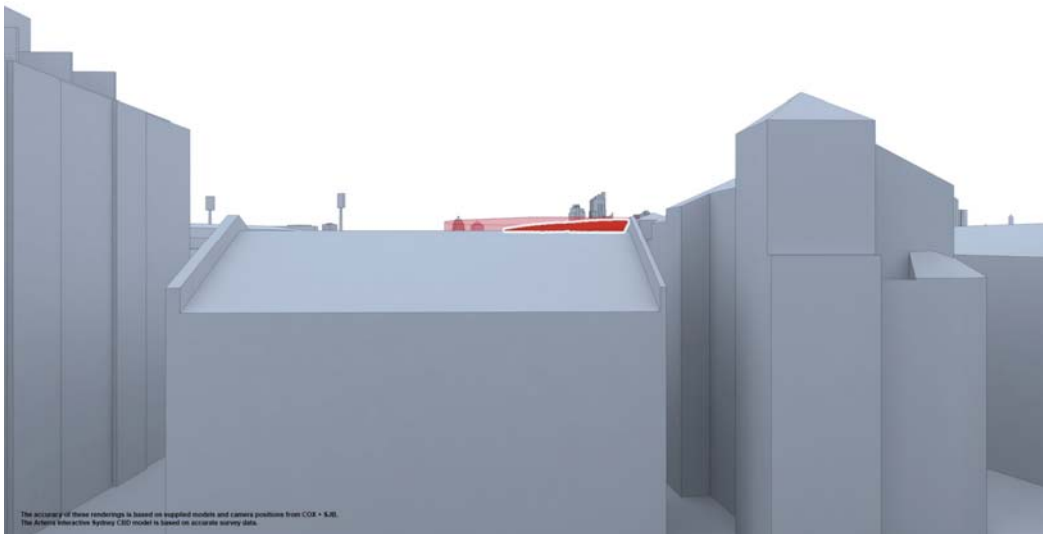
Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

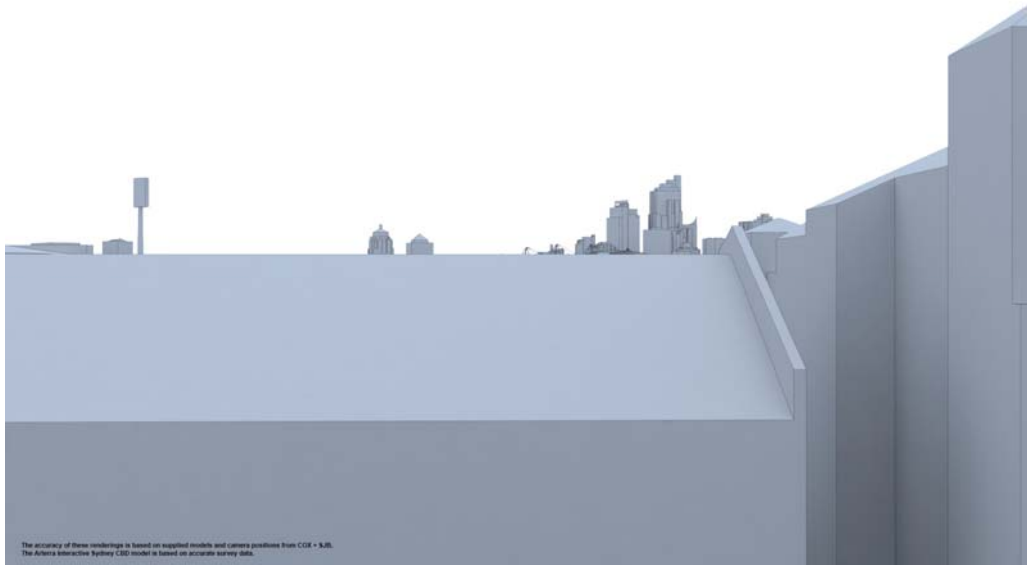
View height – RL 69m



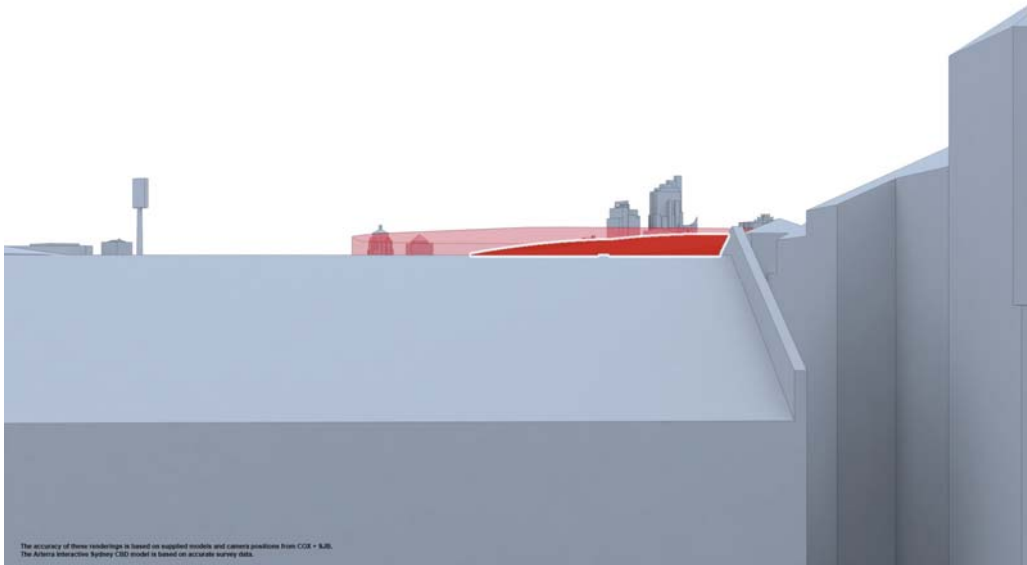
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)

Loose fit envelope
Potential outcome

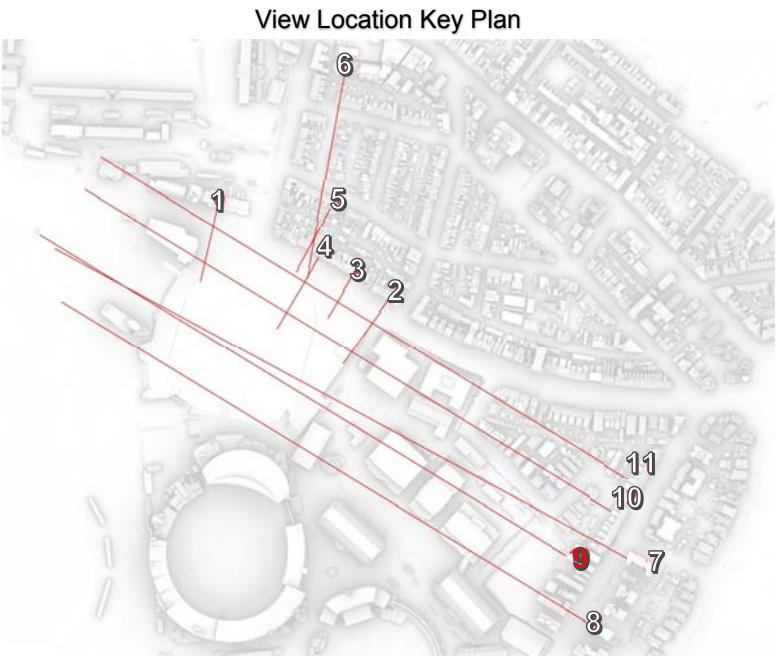
4.9 60 – 62 Cook Road

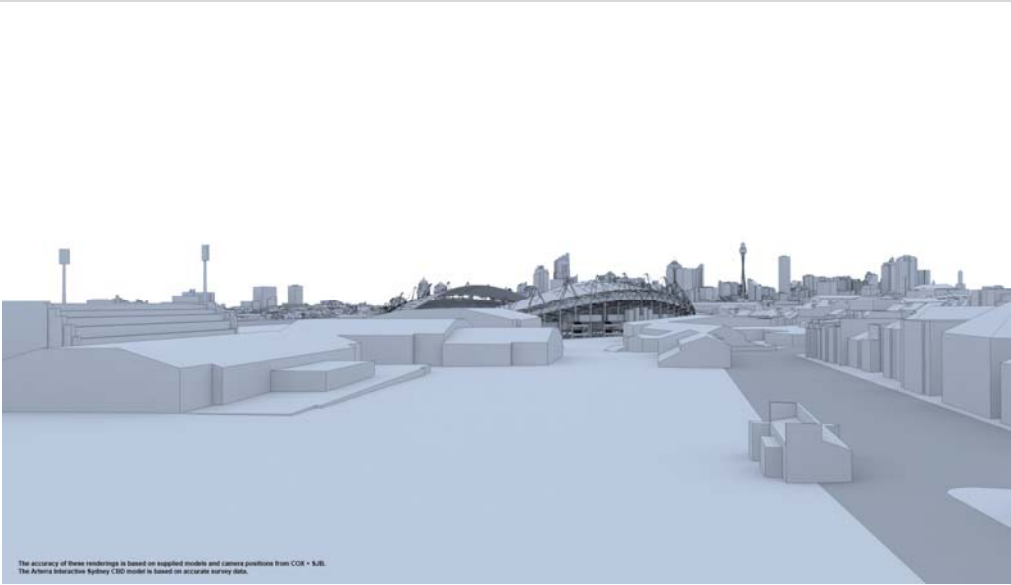
Summary view assessment

Element	Category	Comment
Building classification	Residential Flat Building	The building is a Residential Flat Building that is 4-5 storeys in height. It has frontages to Cook Road and Furber Lane, and accommodates approximately 20 apartments. Apartments overlook each of the edges of the site.
Nature of views to be affected	Urban and iconic views	<ul style="list-style-type: none">Views of the SFS site are available from the private balconies and habitable rooms of those apartments orientated to overlook Furber Lane.The existing view is of Fox Studios and the Stadium in the foreground, with partial views of the SCG. This perspective also benefits from iconic district views of the Sydney CBD skyline, including major landmarks such as Centrepont Tower, and panoramas of the suburbs of Paddington to Redfern and Waterloo.
Visual impact	Generally consistent, with some reduction in views	<ul style="list-style-type: none">The maximum building envelope will project further above the Fox Studio buildings in the foreground of this view corridor, reducing the extent of the available district views. The Sydney CBD skyline will remain legible in the background, including views of Centrepont Tower.The potential outcome demonstrates there is the opportunity to retain more of the available district views, however, no major landmarks are obscured as a result of either the maximum building envelope or the potential outcome. Anzac Bridge is not visible from this perspective.
Change in view	Negligible - Minor impact	Existing views from this location are of Fox Studios and the Stadium, with district views of the Sydney CBD skyline and beyond. The proposed views are similar in nature to the existing views, and will not result in a reduction of the legibility of the Sydney CBD skyline or obstruct any major landmarks.

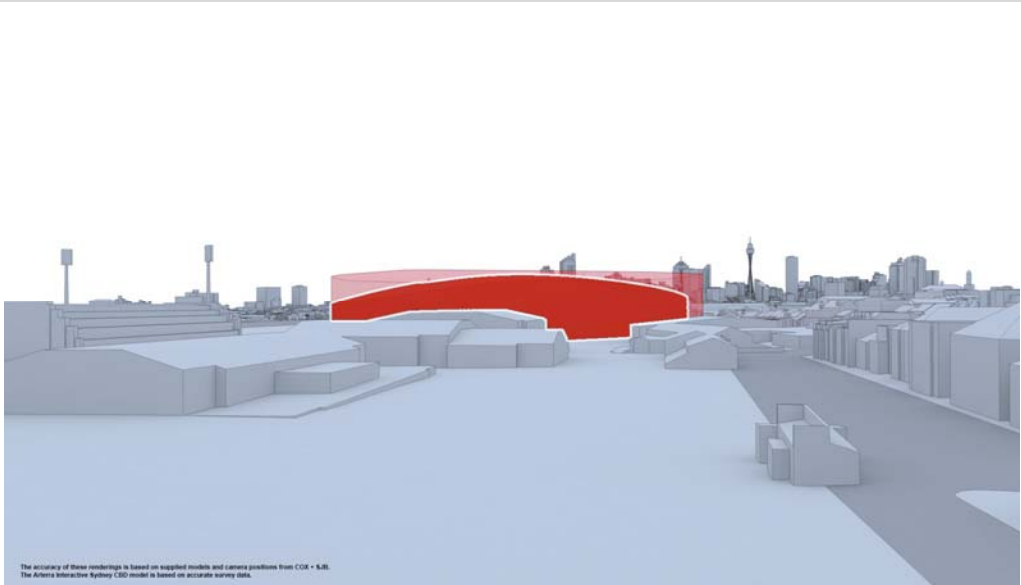


View height – RL 66m

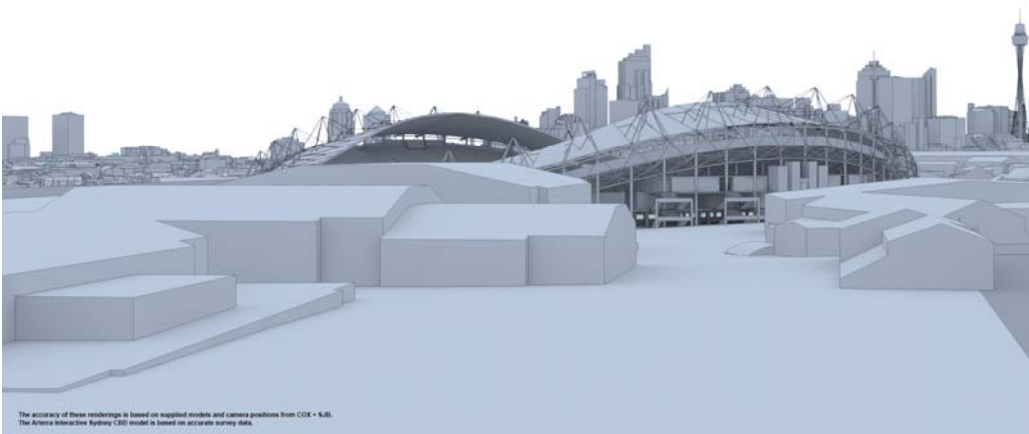




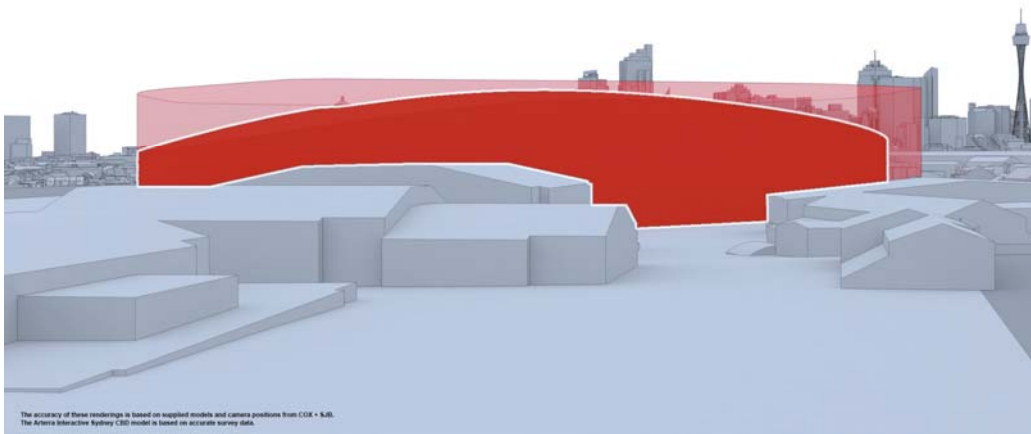
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



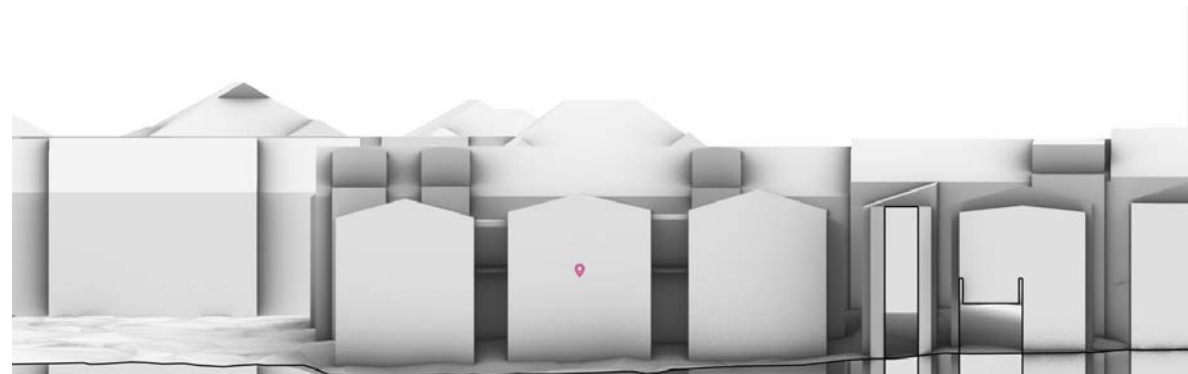
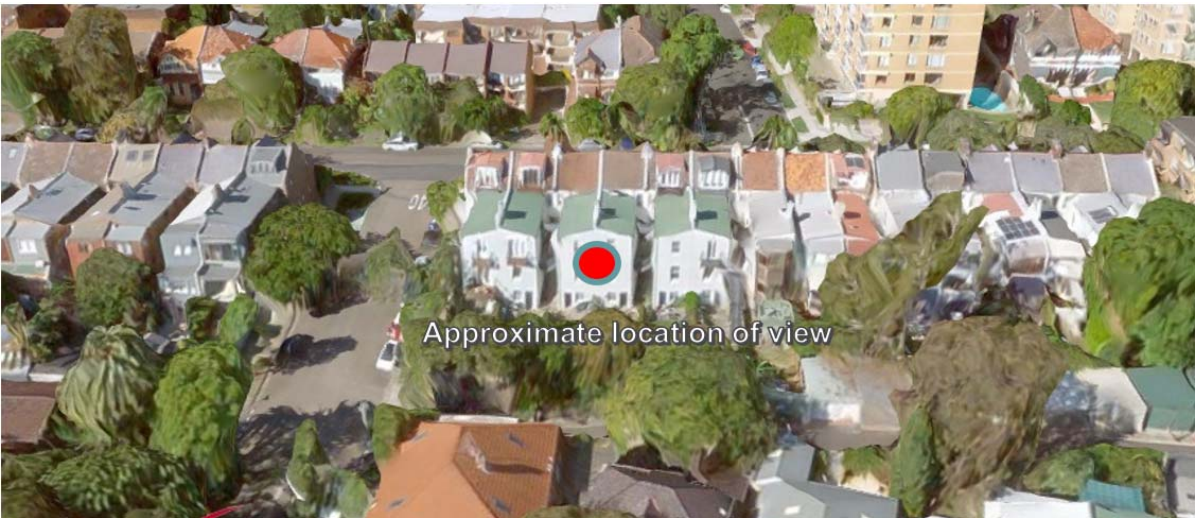
Computer model of proposed view (50mm focal length)

— Loose fit envelope
— Potential outcome

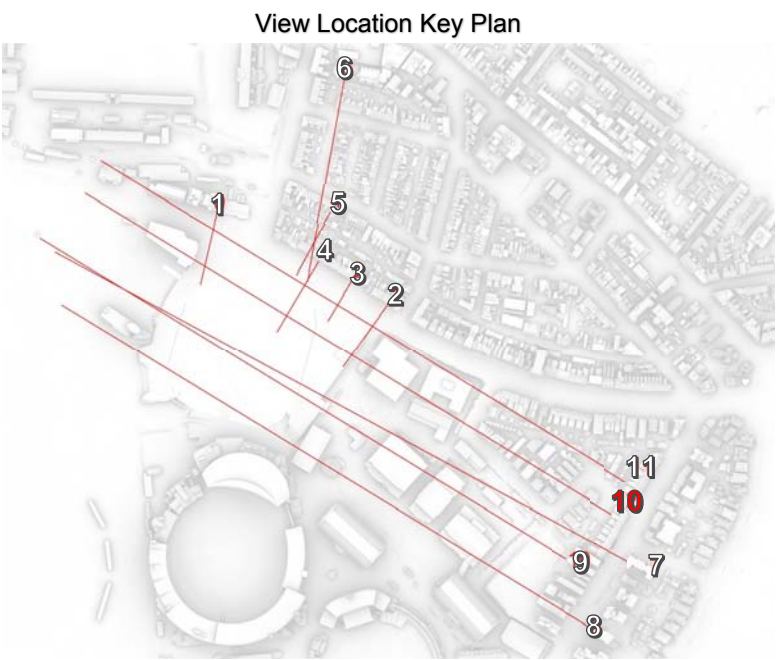
4.10 34 Cook Road

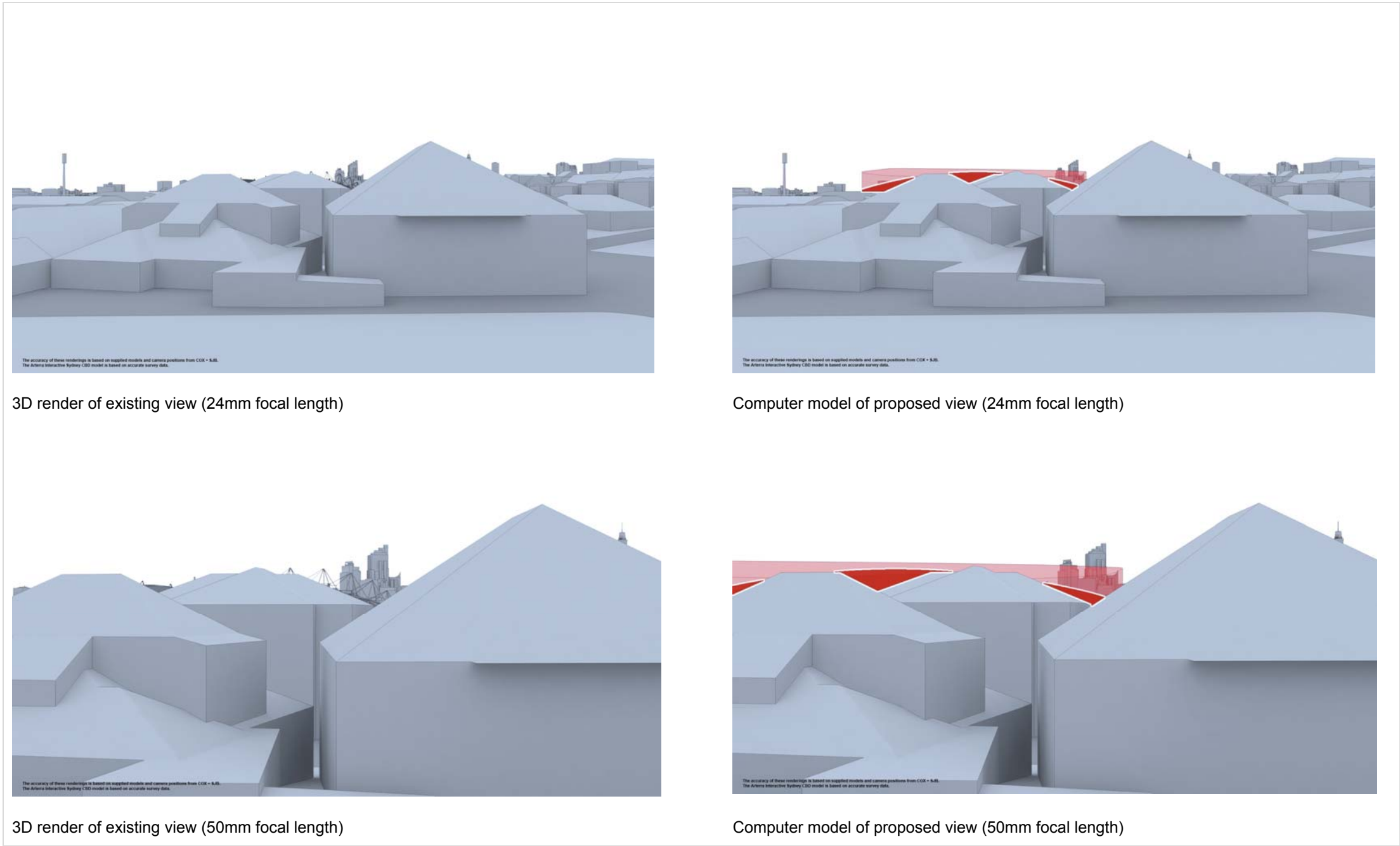
Summary view assessment

Element	Category	Comment
Building classification	Residential Flat Building	The building is a Residential Flat Building that is 2-3 storeys in height. It has frontages to Cook Road and Furber Lane, and forms part of a complex accommodating approximately 12 apartments. The building overlooks both of the road frontages.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">Views of the SFS site are available from the private balconies and habitable rooms of those apartments orientated to overlook Furber Lane.The existing view is primarily of other dwellings to the west of the affected site, located on the western side of Furber Lane, which dominate the foreground. Only very limited views of the roofline of the Stadium, the SCG light poles, and the Sydney CBD skyline are available in the background.
Visual impact	Generally consistent, with some reduction in views	<ul style="list-style-type: none">The maximum building envelope will project further above the Fox Studio buildings in the foreground of this view corridor, reducing the extent of the available district views. The Sydney CBD skyline will remain legible in the background, including views of Centrepont Tower.Both the maximum building envelope and the potential outcome will be visible in the view corridor, projecting above the existing dwellings in the foreground. Whilst the potential outcome shows that there is the opportunity to reduce the visibility of the Stadium from this perspective, neither the maximum or the refined envelope significantly impact on the legibility of the Sydney CBD skyline, which is limited from this perspective.The Stadium will now be partially visible in this view corridor, however, the extent of change is minor.
Change in view	Negligible impact	Existing views from this location are primarily of other dwellings to the west of the affected site. The proposed views are similar in nature to the existing views, and will not result in a reduction of the legibility of the Sydney CBD skyline or obstruct any major landmarks.



View height – RL 64m

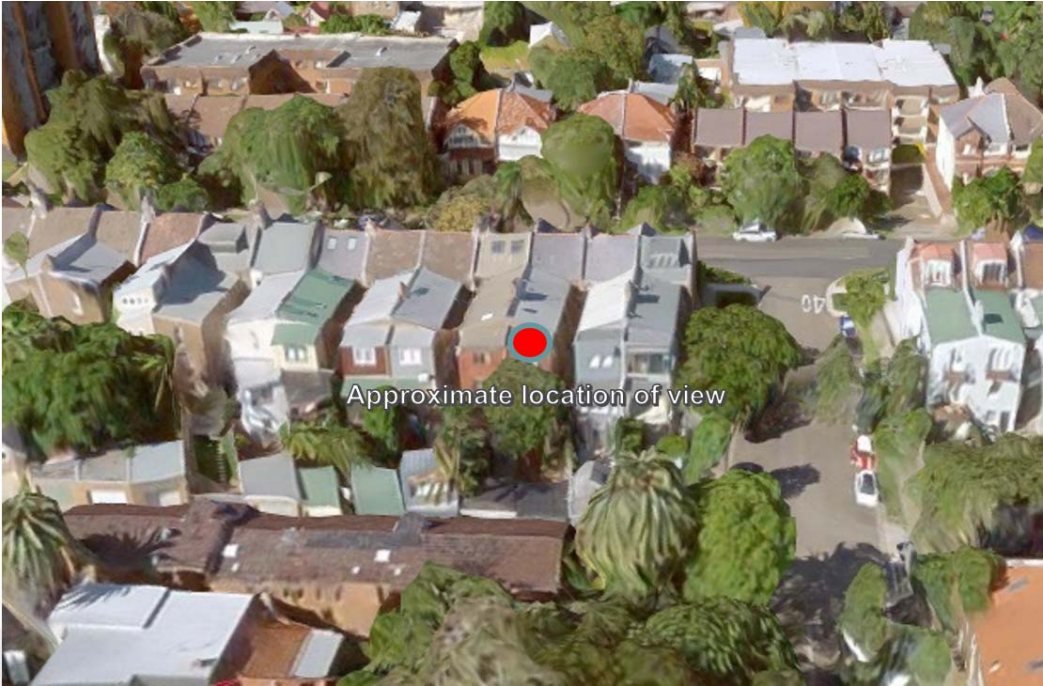




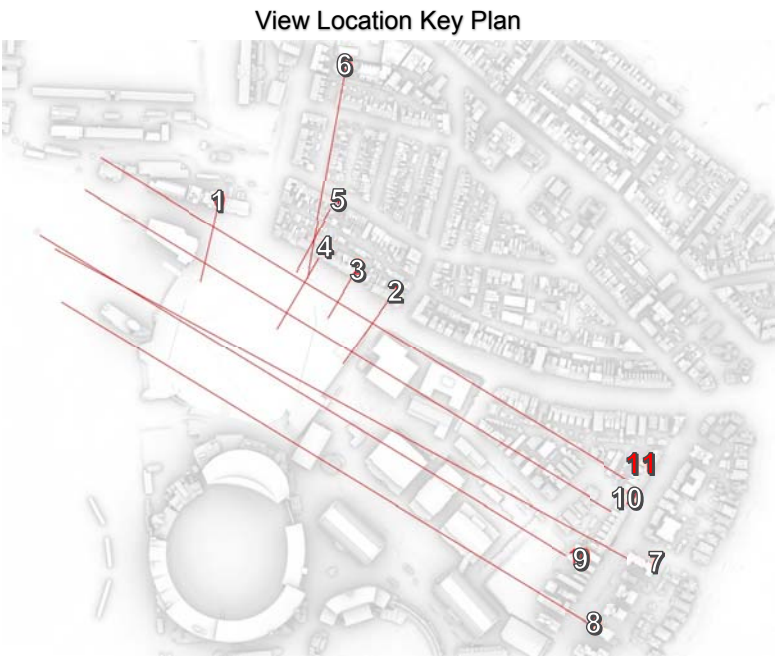
4.11 24 Cook Road

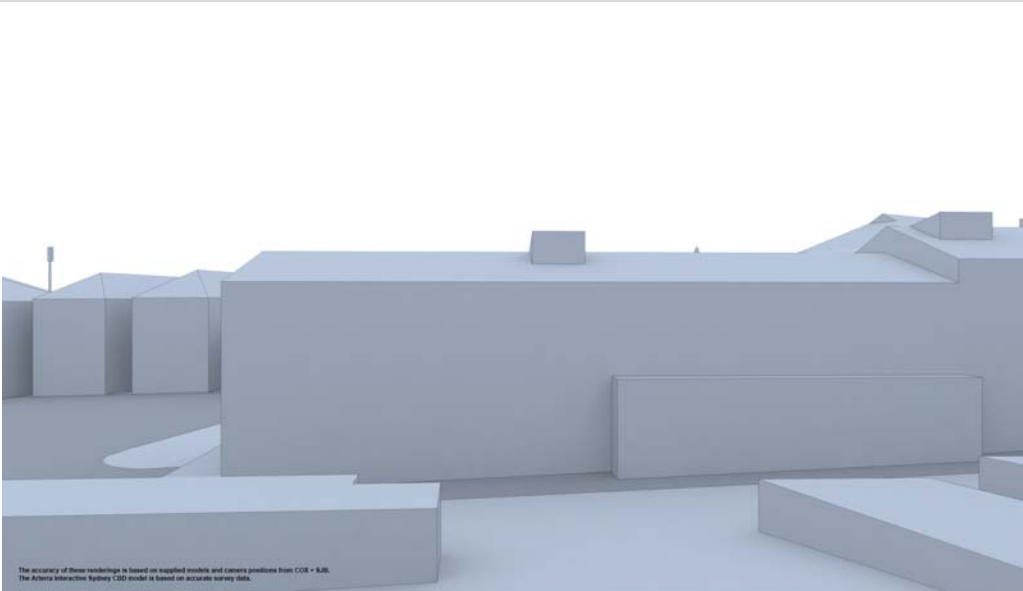
Summary view assessment

Element	Category	Comment
Building classification	Terrace	The building is a single attached dwelling that is 2 storeys in height. The dwelling is orientated to face Cook Road, but includes windows overlooking the rear of the site and to the west.
Nature of views to be affected	Urban views	<ul style="list-style-type: none">Views of the SFS site are available from habitable rooms on the western side of the building.The existing view is almost entirely of other dwellings to the west of the affected site.There are no district views owing to the low-rise nature of the building where views are available from, and the scale and location of existing development to the west. Centrepont Tower is only just visible above the roofline of the existing dwellings in the foreground.
Visual impact	Entirely consistent	There is no change to the existing view as a result of the proposed development.
Change in view	No impact	There is no resultant impact.

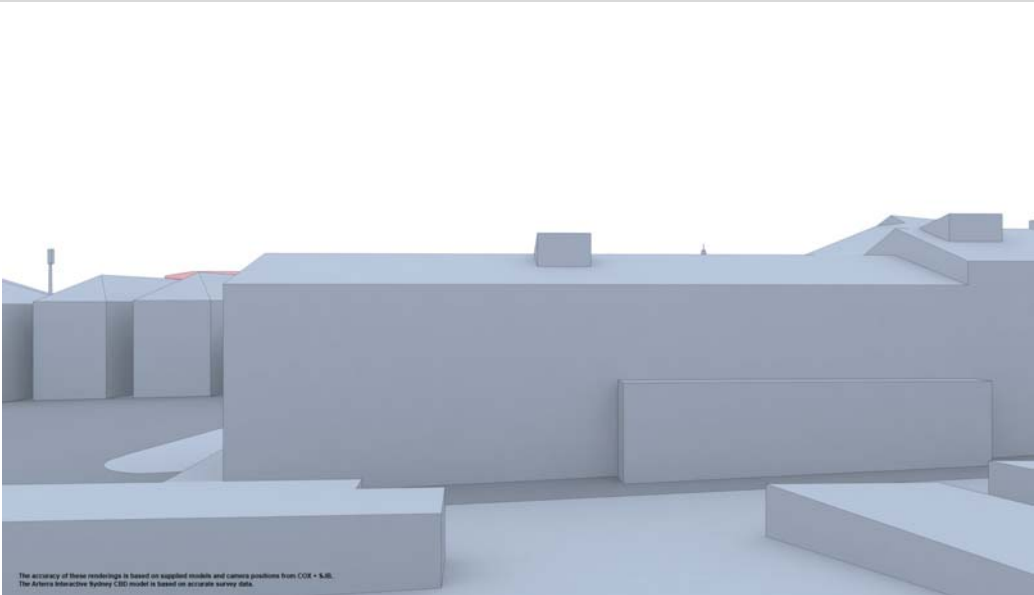


View height – RL 64m

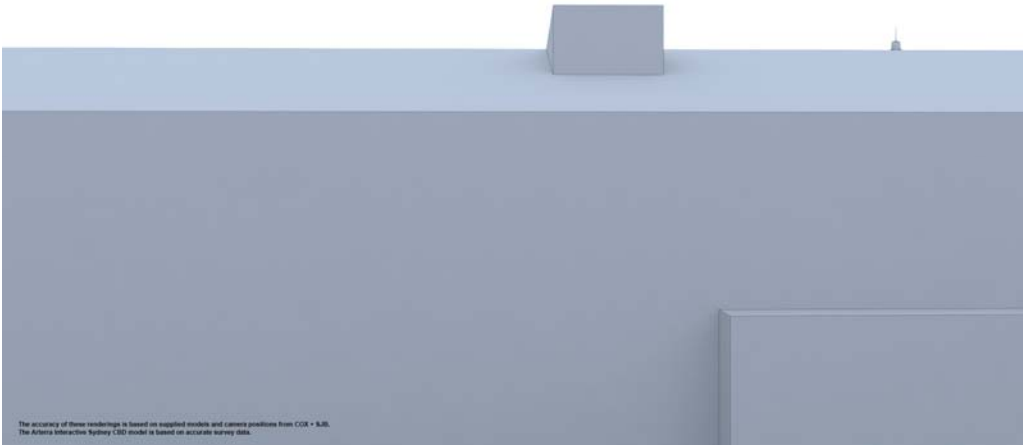




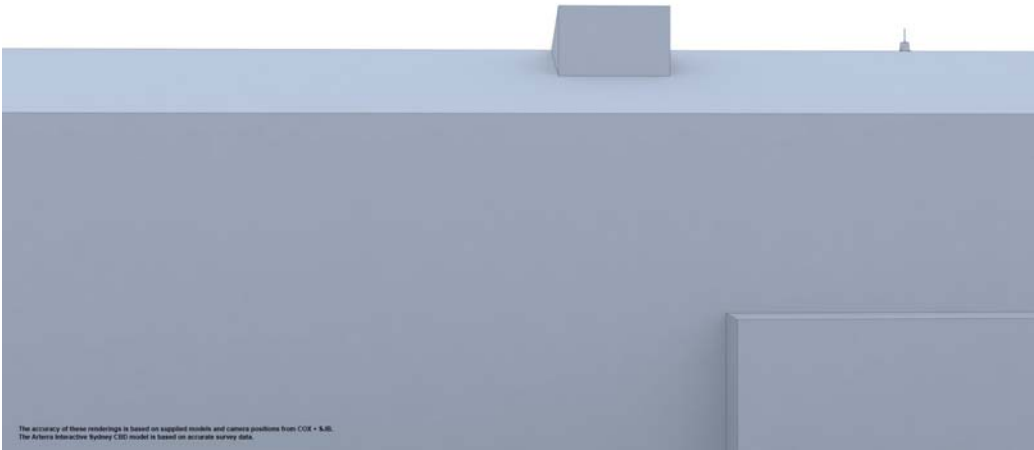
3D render of existing view (24mm focal length)



Computer model of proposed view (24mm focal length)



3D render of existing view (50mm focal length)



Computer model of proposed view (50mm focal length)

 Loose fit envelope
 Potential outcome

5.0 Summary and Conclusion

This View Impact Analysis has been prepared to accompany the Response to Submissions report for the Concept Proposal and Stage 1 Demolition State Significant Development Application for the Sydney Football Stadium Redevelopment (SSD 18_9249). It has been prepared specifically to address comment DPE3 in Attachment 2, in the Response to Submissions.

The VIA assesses 11 key locations considered to be representative of the expected level of potential impacts to be experienced within the immediate locality as a result of the Concept Proposal. The process for selection took into account the characteristics of existing buildings and locations and used 3D modelling to assess the level of impact on available view corridors down streets and/or across the top of foreground development towards the SFS/SCG or Sydney CBD.

The assessment confirmed that the level of impact to private views ranged from no impact to moderate impacts, with no views assessed as being severely or devastatingly impacted as a result of the development. The majority of views considered under this assessment would be subject to a minor to moderate alteration to the character of a view, a partial loss, and/or the introduction of a new visual element that is visible but not necessarily uncharacteristic of the existing landscape.

The overall level of impact is considered to be supportable with consideration of the following:

- The 'loose-fit' maximum building envelope represents the maximum possible extent of the future Stadium, which will occupy a lesser volume than is maximally permitted. This Stadium design will undergo further design development and testing, and be subject to a competitive design process in accordance with the Design Excellence Strategy that accompanied the EIS. This process will generate significant enhancements in the architectural and design quality of the Stadium than what has been assessed under this VIA.
- The potential outcome, being a product of the Reference Design as one possible scenario for how the future Stadium might fit within the maximum building envelope, confirms that the level of impact will be reduced from most perspectives when compared to the maximum building envelope sought under the SSDA.
- The maximum building envelope will not result in a severe or devastating impact on, or a reduction in the legibility of, the Sydney CBD skyline. Views of the iconic Centrepont Tower have been maintained in each instance, and whilst partial long-distance views of the Anzac Bridge pillars could be obscured, this comprises a small component of the overall panorama of the CBD and relies on a view corridor through central Sydney that would be subject to frequent change irrespective of this development.
- The VIA only depicted and analysed the existing and future built forms, and did not address other contributory elements in view corridors such as vegetation. One of the key aspirations of the proposed development is to improve public domain and landscaping, and as such there is the opportunity to provide further landscaping as a visual buffer surrounding and within the SFS site. Notwithstanding this, views from development along the immediate site frontage to Moore Park Road would be partially or fully obstructed by the existing vegetation, as an improvement on what has been considered in this report.
- In each instance, the proposed views are similar in nature to the existing views.