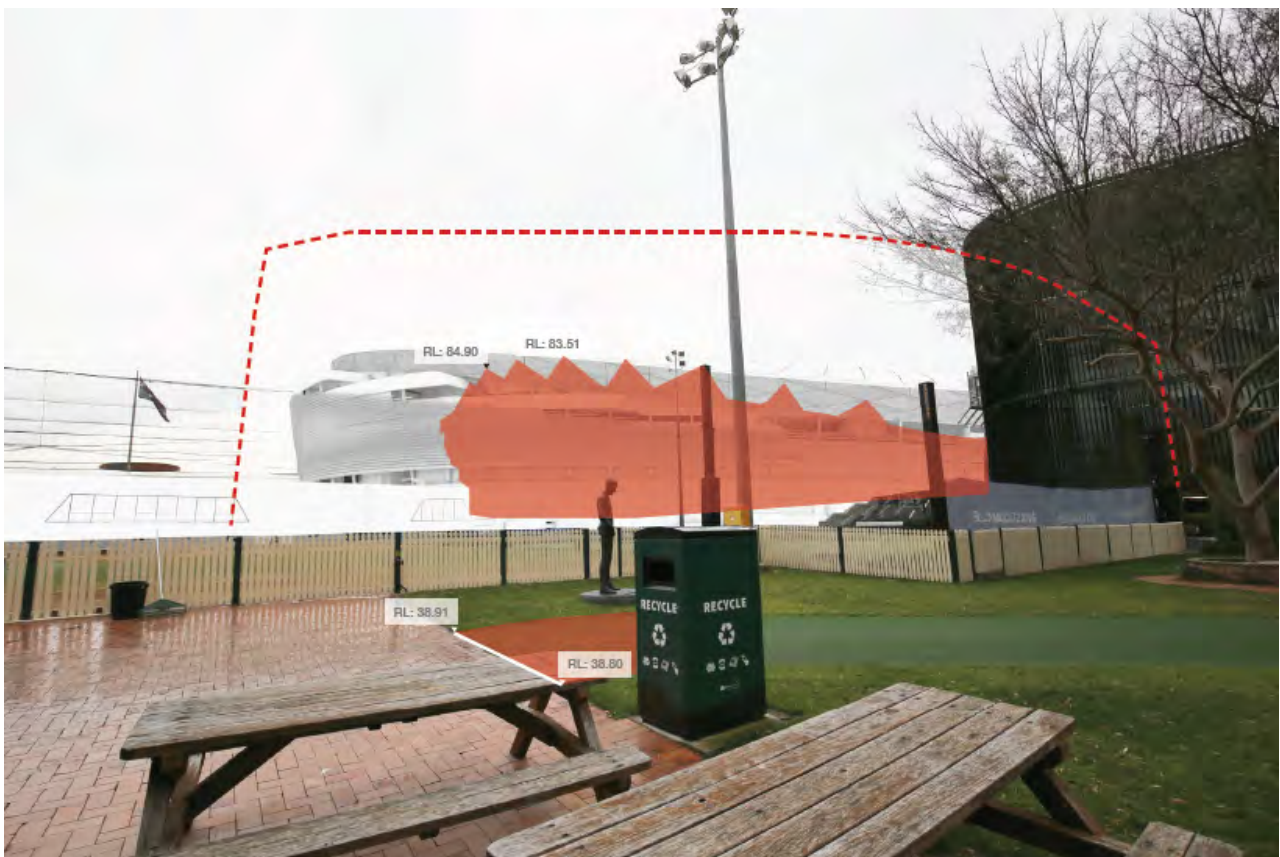




**Figure 42** View location 13: SCG Forecourt to North-West of Member's Stand, original view including Allianz Stadium



**Figure 43** View location 13: SCG Forecourt to North-West of Member's Stand, concept envelope view



**Figure 44 View location 13: SCG Forecourt to North-West of Member's Stand, proposed detailed design view**

#### **6.1.16 Viewpoint 14: SCG forecourt to north of Member's Stand**

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

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

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

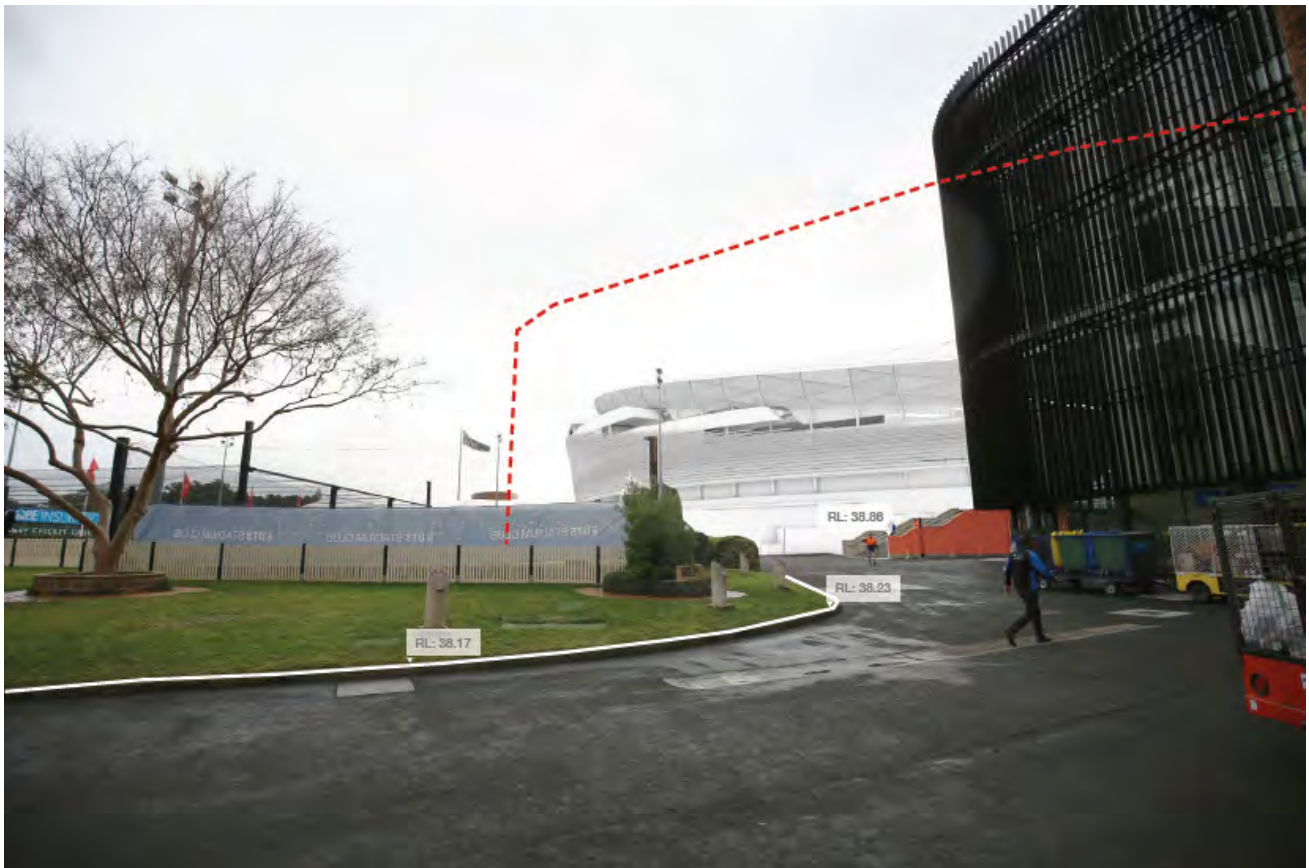
While the approved envelope height appears as a similar height to the MA Noble Stand entrance located to the left of this view, the detailed design scheme presents a built form of comparable form and massing to the Allianz Building. The proposed footprint has moved further left, reducing the amount of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



**Table 15 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
<b>Overall</b>			Low-Medium

**Figure 45 View location 14: SCG Forecourt to North of Member's Stand, original view including Allianz Stadium**



**Figure 46** View location 14: SCG Forecourt to North of Member's Stand, concept envelope view



**Figure 47** View location 14: SCG Forecourt to North of Member's Stand, proposed detailed design view

### 6.1.17 Viewpoint 15: Driver Avenue to north of Kippax Lake

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

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

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

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

**Table 16 View location 15 assessment**

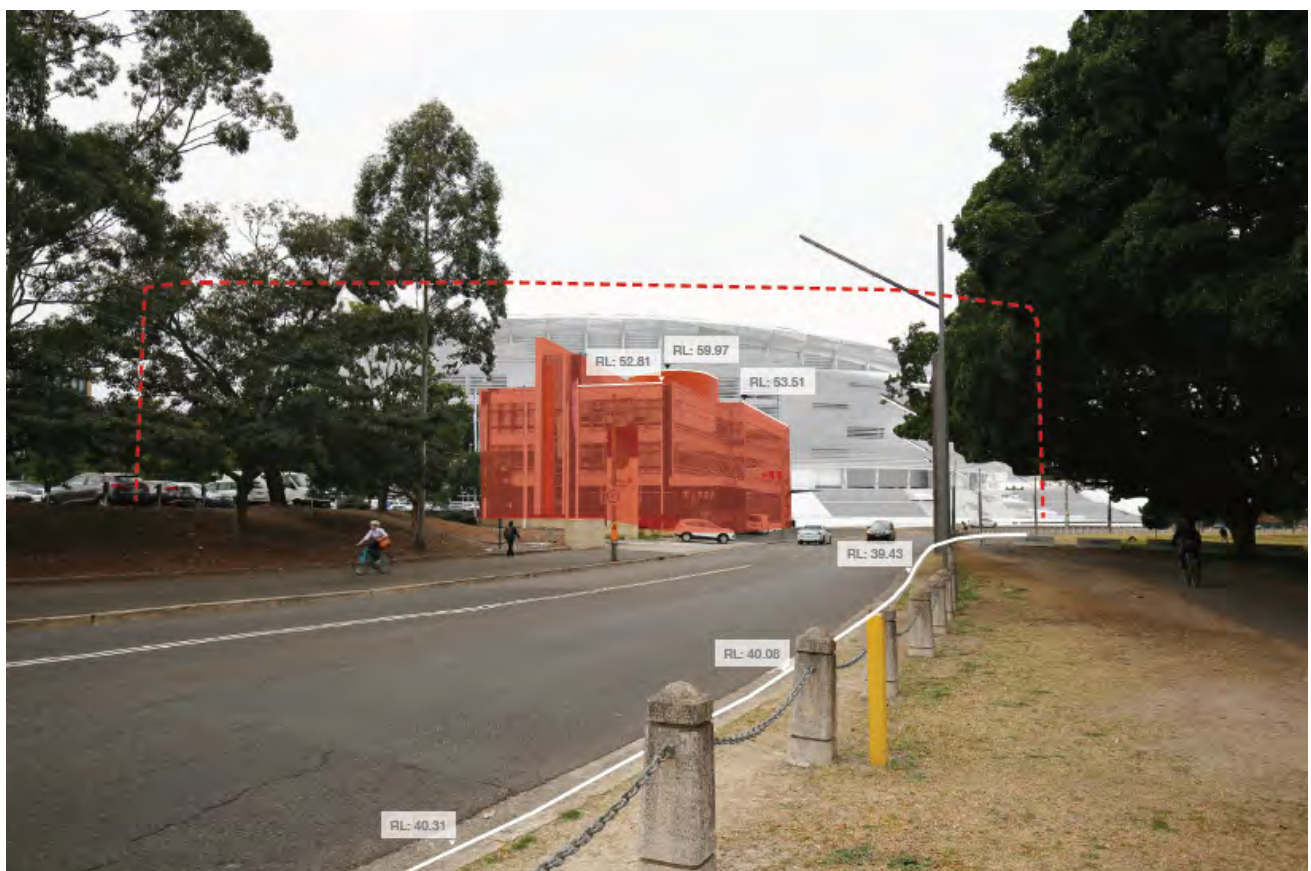
Element	Category	Comment	Level of effect
Category of view	Public, local road <sup>1</sup>	N/A	N/A
View composition type	Restricted	Built form and trees in the mid-ground restrict views of the proposal	Low
Relative viewing level	Level with site	The elevation is generally level with the forecourt of the 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
<b>Overall</b>			<b>Low</b>

<sup>1</sup> 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 48** View location 15: Driver Avenue to north of Kippax Lake, original view including Allianz Stadium



**Figure 49** View location 15: Driver Avenue to north of Kippax Lake, concept envelope view



**Figure 50 View location 15: Driver Avenue to north of Kippax Lake, proposed detailed design view**

#### **6.1.18 Viewpoint 16: Driver Avenue, to east of SCG Brewongle Stand**

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

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

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

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



**Table 17 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
<b>Overall</b>			Low

**Figure 51 View location 16: Driver Avenue, to east of SCG Brewongle Stand, original view including Allianz Stadium**





**Figure 52** View location 16: Driver Avenue, to east of SCG Brewongle Stand, concept envelope view



**Figure 53** View location 16: Driver Avenue, to east of SCG Brewongle Stand, proposed detailed design view

### 6.1.19 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 18 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
<b>Overall</b>			<b>Low</b>





**Figure 54** View location 17: Gregory Avenue below Tibby Cotter Bridge, original view including Allianz Stadium



**Figure 55** View location 17: Gregory Avenue below Tibby Cotter Bridge, concept envelope view



**Figure 56 View location 17: Gregory Avenue below Tibby Cotter Bridge, proposed detailed design view**

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

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



**Table 19 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
<b>Overall</b>			Low-Medium

**Figure 57 View location 18: Footpath in front of 254-262 Moore Park Road, original view including Allianz Stadium**

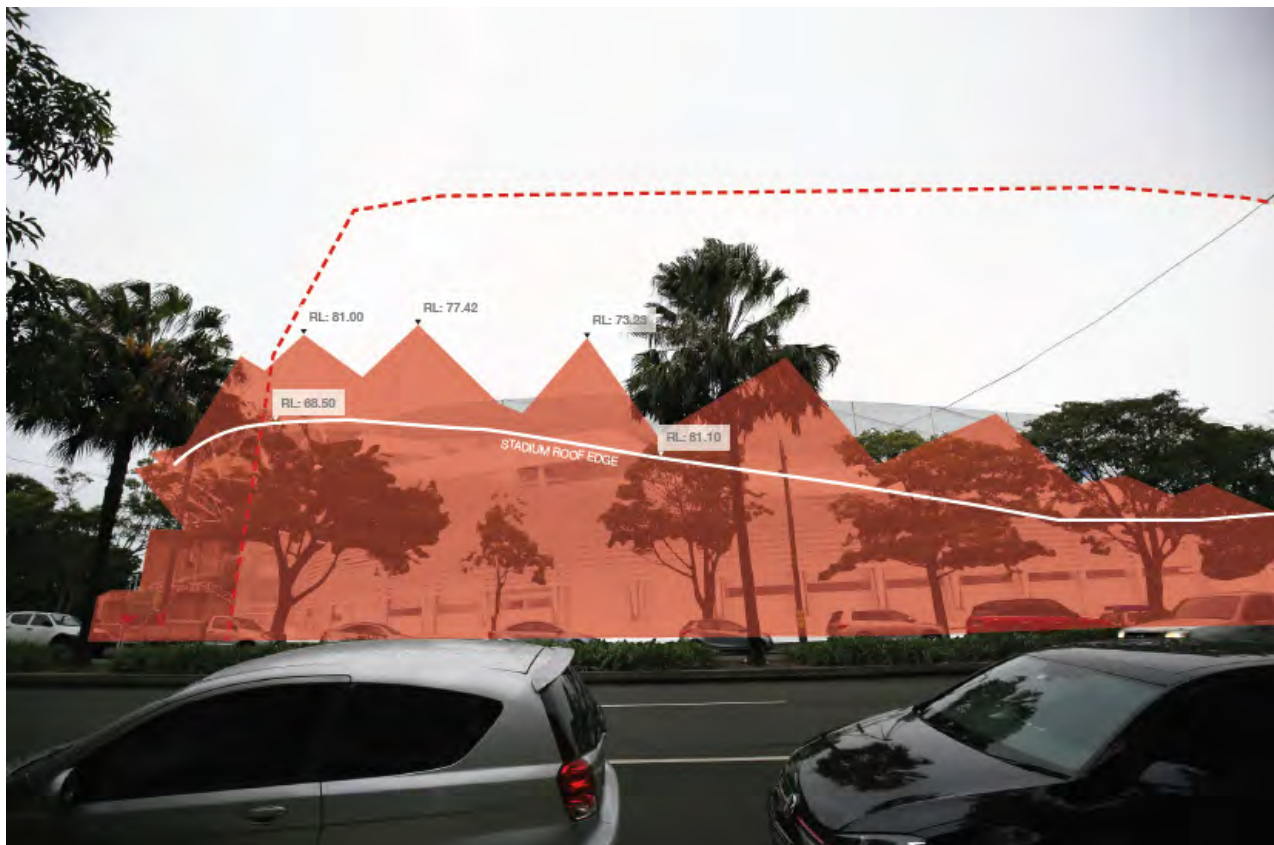


Figure 58 View location 18: Footpath in front of 254-262 Moore Park Road, concept envelope view



Figure 59 View location 18: Footpath in front of 254-262 Moore Park Road, proposed detailed design view



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

**Table 20 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
<b>Overall</b>			<b>Low-Medium</b>



**Figure 60** View location 19: Footpath in front of 228 Moore Park Road, original view including Allianz Stadium



**Figure 61** View location 19: Footpath in front of 228 Moore Park Road, concept envelope view





**Figure 62 View location 19: Footpath in front of 228 Moore Park Road, proposed detailed design view**

#### **6.1.22 Viewpoint 20: Footpath in front of 34 Moore Park Road**

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

This viewpoint shares a number of similar visual and functional characteristics with those of Viewpoints 18 and 19 in terms of the location and visual presence of Moore Park Road. In this vantage point, the Australian Rugby Development Centre (ARDC) building is a prominent and central feature, comprising a modern building of glass and a dark steel exoskeleton which rises above the tree line. The building is rectangular, with slighting rounded edges. A row of street trees located along the southern side of Moore Park Road runs continuously along the front of the ARDC building, screening potential views to the building as well as longer-distance views into the MP1 car park. To the right of the ARDC building, heavily screened views to the rear of the Rugby League Central building provide an urban background. A single lighting mast associated with the SCG is visible through a narrow aperture to the right of the ARDC building. Potential views to the 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 to the left of the ARDC building. While the approved envelope height aligned with the ARDC building from this perspective, the detailed design scheme is well below the ARDC building and appears as a less prominent built form.

**Table 21 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
<b>Overall</b>			<b>Low</b>

**Figure 63 View location 20: Footpath in front of 34 Moore Park Road, original view including Allianz Stadium**





**Figure 64** View location 20: Footpath in front of 34 Moore Park Road, concept envelope view



**Figure 65** View location 20: Footpath in front of 34 Moore Park Road, proposed detailed design view

### 6.1.23 Viewpoint 21: SCG Victor Trumper Stand

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

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

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

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

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

**Table 22 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
<b>Overall</b>			<b>Medium</b>





**Figure 66** View location 21: SCG Victor Trumper Stand, original view including Allianz Stadium



**Figure 67** View location 21: SCG Victor Trumper Stand, concept envelope view



**Figure 68 View location 21: SCG Victor Trumper Stand, proposed detailed design view**

#### **6.1.24 Viewpoint 22: SCG Clive Churchill Stand**

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

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

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

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

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

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



**Table 23 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
<b>Overall</b>			<b>Medium</b>

**Figure 69 View location 22: SCG Clive Churchill Stand, original view including Allianz Stadium**



**Figure 70** View location 22: SCG Clive Churchill Stand, concept envelope view



**Figure 71** View location 22: SCG Clive Churchill Stand, proposed detailed design view



### 6.1.25 Viewpoint 23: Kippax Lake, Moore Park

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

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

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

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

Element	Category	Comment	Level of effect
Category of view	Semi-public, general admission during events	N/A	N/A
View composition type	Restricted	Landscaping and vegetation obstruct view of the parklands	Medium
Relative viewing level	Level	The elevation of the viewpoint is generally level with the ground level of Kippax Lake surrounds.	Low
Viewing period	Short and medium to long, depending on the viewers preference to enjoy the scenic and restful qualities of Kippax Lake and its surrounds		Medium-High
Viewing distance	Mid-range	The viewpoint would be located approximately 250 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
<b>Overall</b>			Medium



**Figure 72** View location 23: Kippax Lake, Moore Park, original view including Allianz Stadium



**Figure 73** View location 23: Kippax Lake, Moore Park, concept envelope view





**Figure 74** View location 23: Kippax Lake, Moore Park, proposed detailed design view

## 7.0 Assessment of acceptability of visual impact

Visual impact from Viewpoints 1 to 23 are assessed against the six (6) criteria discussed in **Section 6.1** 'Methodology' of this report. The criteria have been developed with regard to relevant planning framework and is set out in **Table 24** below.

**Table 24** Assessment against planning framework considerations

Planning instrument	Requirement	Assessment
<b>Criteria 1: Scenic and cultural landscapes</b>		
<ul style="list-style-type: none"> <li>- A Metropolis of Three Cities - the Greater Sydney Region Plan</li> <li>- The Eastern District Plan</li> </ul>	Identify and protect scenic and cultural landscapes. The District Plan identifies that the Eastern Districts urban landscapes sit within a natural setting. While cultural landscapes are not specifically identified, due to its listing on the NSW State Heritage Register, the Centennial Parklands can be regarded as a cultural landscape to be protected	<p>The Moore Park sporting and entertainment complex, and in particular the SCG and the SFS, form an integral part of eastern Sydney's scenic and cultural landscape and view composition.</p> <p>The proposal does not impede or significantly alter this view composition. While the architecture of the new and original stadium differs, the built form and massing is largely comparable. While the built form is more pronounced along certain views, such as views, no key defining element or feature is obstructed and the overall visual character of the landscape remains unchanged. The proposal also continues to maintain existing views to and connections with the Sydney CBD skyline from the semi-public domain views of the SCG stands.</p>
<ul style="list-style-type: none"> <li>- A Metropolis of Three Cities - the Greater Sydney Region Plan</li> <li>- The Eastern District Plan</li> </ul>	Enhance and protect views of scenic and cultural landscapes from the public realm. For this project, this means retaining an urban landscape within a natural setting, and enhancing and protecting views of the Centennial Parklands and the Sydney CBD skyline	<p>Further, the detailed design scheme sits entirely within the approved concept envelope. In a majority of viewpoints, the detailed scheme presents a significantly reduced bulk and scale to the concept</p>

Planning instrument	Requirement	Assessment
		envelope and in this regard offers an improved outcome from a visual impact perspective.
- Centennial Park Master Plan 2040	The character of the Park remains unchanged by preserving the existing vistas and unique landscape precincts within the Park	The proposal is not visible from Centennial Park.
<b>Criteria 2: Height, scale and bulk</b>		
State Environmental Planning Policy No 47—Moore Park Showground	As are in the consent authority's opinion of relevance to the development, consider height, scale and bulk of the development	The proposal is for metropolitan scale sporting and entertainment infrastructure. Larger scale, bulk and height is therefore inherent in this building typology, and constrains what can be done and still deliver on its intended function. Considering this as well as the physically constrained nature of the site where its footprint cannot be moved to any significant degree, the proposal using skilful design ameliorates the impact of visual bulk and scale. Building height has intentionally been lowered along the northern and southern interfaces in response to the Moore Park residences (north) and the scenic views from Sydney Cricket Grounds (south). To this end, the proposal is considered to be of an appropriate height, scale and bulk.
Concept Approval SSD 9249	Is the proposal consistent with the maximum building envelope approved by the Minister.	The proposal is entirely consistent with the building envelopes previously considered and determined as being appropriate in the Concept Approval.
<b>Criteria 3: Heritage</b>		
State Environmental Planning Policy No 47—Moore Park Showground	As are in the consent authority's opinion of relevance to the development, consider whether development maintains the original road layout and vistas	Consistent with approved concept SSDA, the proposal does not alter the existing layout of existing public roads such as Driver Avenue. While vistas are not identified in the SEPP, the proposal will not obstruct any existing key vista obtained from the ground level public domain.  The proposal also preserves the iconic 'gap' / vista between the old and the new SCG stands (refer to the semi-public domain views, being viewpoints 21 and 22)
Sydney Local Environmental Plan 2012	To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views	The site is included within a heritage conservation area (although it is not identified as a contributing, detracting or neutral building), and is surrounded to the north by a heritage conservation area.
Sydney Development Control Plan 2012	Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to views to and from the site	The proposal, consistent with the approved concept SSDA will be replacing an existing stadium within the heritage conservation. In this case, the main consideration is not the heritage conservation area within which the proposal sits, but rather impact on the adjoining heritage conservation area to the north. To this end, the stadium height is reduced towards the north, significantly reducing visual bulk and scale impacts when viewed from the public realm of the Paddington conservation area.  The detailed design is also well-articulated. Sympathetic materials and finishes are proposed to further ameliorate visual impact and offer a complimentary edge to the heritage surrounds.



Planning instrument	Requirement	Assessment
<b>Criteria 4: Amenity</b>		
SEARS	Assess amenity impacts on the surrounding locality, including solar access, visual privacy, overshadowing and acoustic impacts.	The detailed design scheme presents a reduced volume, bulk and scale relative to the approved concept envelope. In this regard, the proposal presents an overall improved outcome from a solar access, visual privacy, overshadowing and acoustic impacts.
State Environmental Planning Policy No 47—Moore Park Showground	Consider the impact of the development on the amenity of the adjoining residential areas	<p>The direct interface to residential dwellings is limited to Moore Park Road residences. Due regard is given to ameliorate impact along this interface. In addition to reducing the stadium height along the northern elevation, the stadium is also designed to reduce opportunities of direct passive surveillance of dwellings through fixed external louvers and other screening devices</p> <p>The stadium footprint has been shifted to the south west away from these dwellings, providing additional setback and visual buffer.</p>
<b>Criteria 5: View sharing</b>		
Sydney Local Environmental Plan 2012	Height of buildings promotes the sharing of views	<p>The detailed scheme presents a more modest bulk, scale and form relative to the approved concept envelope. The height has been reduced along the northern and southern interfaces to promote view sharing and create additional view gains along some viewpoints.</p> <p>Refer to section 8.0 of this report for a more detailed exploration of view sharing.</p>
Concept Approval SSD 9249	Is the proposal consistent with the maximum building envelope approved by the Minister.	The proposal is entirely consistent with the building envelopes previously considered and determined as being appropriate in the Concept Approval.
<b>Criteria 6: Significant views and view corridors</b>		
Sydney Local Environmental Plan 2012	Whether the proposed development detrimentally impacts on view corridors	The proposal does not impact on any view corridors identified in relevant planning instruments
Sydney Development Control Plan 2012	Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art	The proposal does not impact these views. While the Sydney DCP 2012 does not identify the SCG as a contributing or neutral heritage item, the proposal will not impede or substantially modify existing views to the heritage parts of the SCG.
Sydney Development Control Plan 2012	Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views.	<p>The proposal will continue to preserve the existing semi-public domain views towards Sydney CBD, framed by the old and the new stands of the SCG.</p> <p>Importantly, relative to the approved concept envelope, the detailed design scheme improves public views from the adjoining Moore Park. The proposal is not visible from the viewpoints within Centennial Park.</p>
Sydney Development Control Plan 2012	Low level views of the sky along streets and from locations in parks are to be maintained	Relative to the approved concept envelope, the detailed design scheme significantly improves sky views from the public realm and adjoining parks.

Planning instrument	Requirement	Assessment
Sydney Development Control Plan 2012	<p>New development is to protect the views (refer to Figure 5.130 View Corridors from Sydney Park) to the following locations:</p> <ul style="list-style-type: none"> <li>- the eastern and western knoll in Sydney Park to the City skyline</li> <li>- the King Street ridgeline</li> <li>- the saw tooth roofline of the Eveleigh Rail Sheds towards the railway</li> <li>- clock at Central Station; and</li> <li>- district views towards the eastern suburbs</li> </ul>	As can be seen in viewpoint 12, the proposal does not obscure views obtained from Sydney Park to the Sydney CBD skyline or eastern suburbs.
Moore Park Master Plan 2040	Consider panoramic views from Mt Steel towards the Sydney CBD skyline	As can be seen in viewpoint 7, the proposal does not impact panoramic views from Mt Steel towards the Sydney CBD skyline
Centennial Parklands Conservation Management Plan	Conserve the significance of the Parklands, including functional relationships, spaces, vistas and fabric	The proposal does not fundamentally alter, obscure or detract from existing views across Moore Park. As observed in the case of viewpoint 23, the proposed scheme reduces the amount of visual impact anticipated compared to the approved concept scheme. In this regard, the proposal is seen to offer an improved outcome.
Centennial Parklands Conservation Management Plan	Enhance significant visual links between the Centennial Parklands and Botany Bay, the Blue Mountains, the City and the surrounding heritage conservation areas obtained from Mt Steele, the Queens Park cliffs and Reservoir No. 2	The proposal is not visible from Mt Steele or Reservoir No. 2. As can be seen in viewpoint 11, the proposal does not alter the nature of views obtained from the Queens Park cliffs to the existing landscape
Queens Park Master Plan	Consider views currently obtained from Darley Road and the intersection of Darley Road and Carrington Road. Note that in the context of this master plan, this refers to the impact of vegetation	
Centennial Parklands Tree Management Plan	Views from Anzac Parade to the SCG are an essential view / vista	The proposal does not impede these views. Being for a similar use and scale, the proposal will compliment the SCG.
Concept Approval SSD 9249	Is the proposal consistent with the maximum building envelope approved by the Minister.	The proposal is entirely consistent with the building envelopes previously considered and determined as being appropriate in the Concept Approval.

## 7.1 Mitigation Measures

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

### Within the site

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



## External to the site

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

## 7.2 Discussion and Recommendation

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

In essence, the proposal replaces the Allianz Stadium with a contemporary, globally competitive, Tier 1 stadium facility of largely comparable bulk and scale.

In terms of comparison to the approved concept envelope, from a visual impact perspective, the proposal offers an improved outcome, presenting a more modest, sculpted and finessed scheme.

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

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

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

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

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

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

## 8.0 Private View Assessment

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

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

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

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

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

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

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





**Figure 75** Aerial photograph identifying location of key residences for private view impacts

## 8.1 Planning Principles for View Assessment

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

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

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

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

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

### 1. What are the views that would be affected?

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

### 2. Where are views obtained from?

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

### 3. What is the extent of the impact?

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

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

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

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

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

### Step 1: Nature of the affected view

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

### Step 2: Location of the view

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

### Step 3: Visual Impact

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





Figure 76 Original view from 70/39-43 Cook Road including Allianz Stadium (partially demolished)



Figure 77 Proposed view against the approved concept envelope



**Figure 78** Proposed view from 70/39-43 Cook Road

### 8.1.2 Viewpoint 25: 300 Moore Park Road, Paddington

#### Step 1: Nature of the affected view

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

#### Step 2: Location of the view

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

#### Step 3: Visual Impact

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

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

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





**Figure 79** Original view from 300 Moore Park Road



**Figure 80** Proposed view against the approved concept envelope





**Figure 81** Proposed view from 300 Moore Park Road

### **8.1.3 Viewpoint 26: 278 Moore Park Road**

#### **Step 1: Nature of the affected view**

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

#### **Step 2: Location of the view**

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

#### **Step 3: Visual Impact**

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

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

The overall visual impact is considered to be negligible.





**Figure 82** Original view from 278 Moore Park Road including Allianz Stadium (partially demolished)



**Figure 83** Proposed view against the approved concept envelope



**Figure 84** Proposed view from 278 Moore Park Road

#### **8.1.4 Viewpoint 27: 35 Alexander Street, Paddington**

##### **Step 1: Nature of the affected view**

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

##### **Step 2: Location of the view**

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

##### **Step 3: Visual Impact**

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

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

The overall visual impact is thereby considered to be negligible.





**Figure 85** Original view from 35 Alexander Street, Paddington including Allianz Stadium (partially demolished)



**Figure 86** Proposed view against the approved concept envelope





**Figure 87** Proposed view from 35 Alexander Street

### 8.1.5 Viewpoint 28: 264 Moore Park Road, Paddington

#### Step 1: Nature of the affected view

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

#### Step 2: Location of the view

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

#### Step 3: Visual Impact

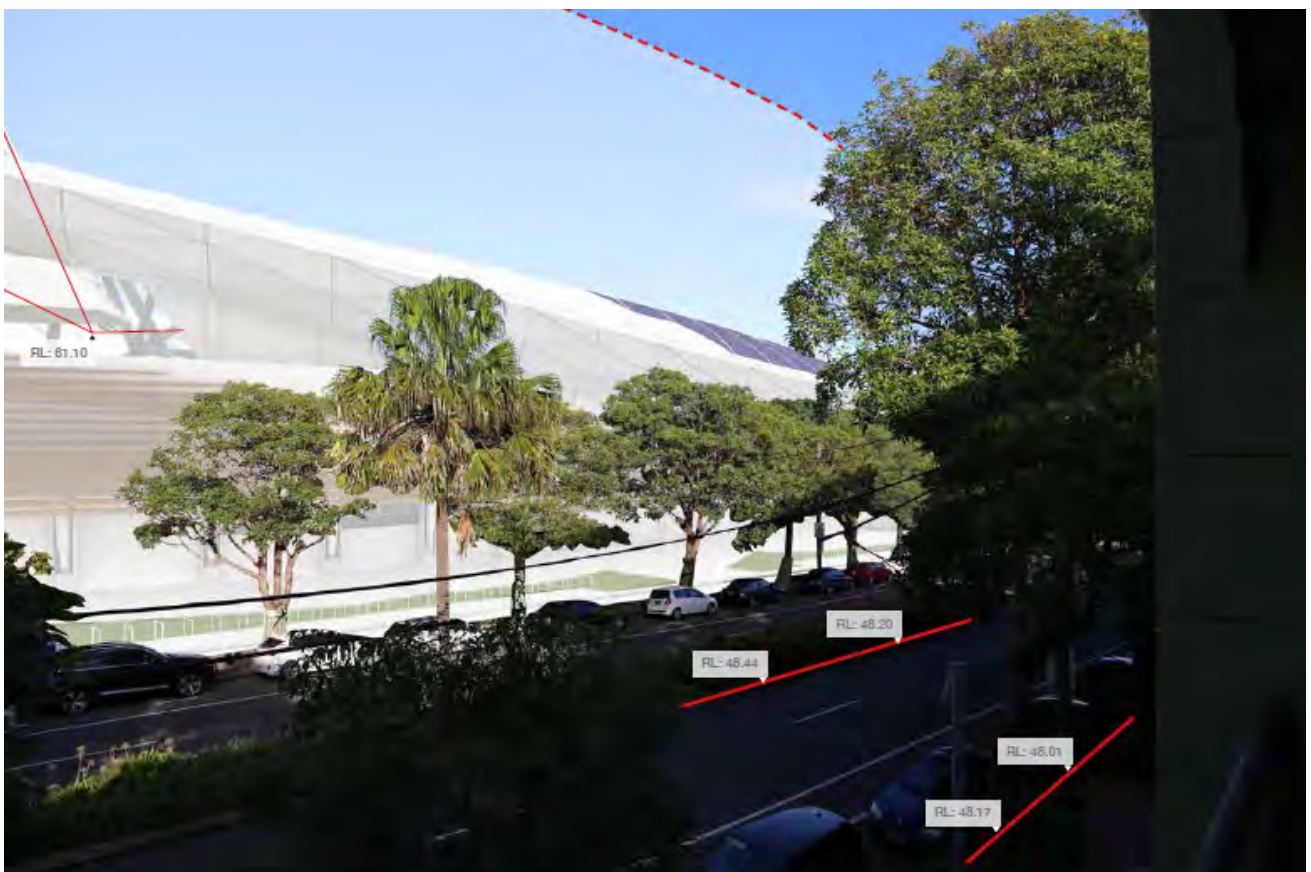
The new SFS development generally replaces the Allianz Stadium. The new stadium scheme is taller than the existing building within the left half of this view and therefore some additional visual loss is evident. The roof of the new development will be quite prominent and visible and breaks the composition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

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

The overall visual impact at this viewpoint is therefore moderate.



**Figure 88** Original view from 264 Moore Park Road including Allianz Stadium (partially demolished)



**Figure 89** Proposed view against the approved concept envelope





**Figure 90** Proposed view from 264 Moore Park Road

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

#### Step 1: Nature of the affected view

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

#### Step 2: Location of the view

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

#### Step 3: Visual Impact

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

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

In this regard, the overall view impact is negligible.





**Figure 91** Original view from 49 – 51 Cook Road including Allianz Stadium (partially demolished)



**Figure 92** Proposed view against the approved concept envelope



**Figure 93** Proposed view from 49 – 51 Cook Road

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

#### Step 1: Nature of the affected view

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

#### Step 2: Location of the view

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

#### Step 3: Visual Impact

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

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

The overall visual impact is therefore categorised as minor.





**Figure 94** Original view from 57- 67 Cook Road including Allianz Stadium (partially demolished)



**Figure 95** Proposed view against the approved concept envelope