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# Visual and View Impact Assessment

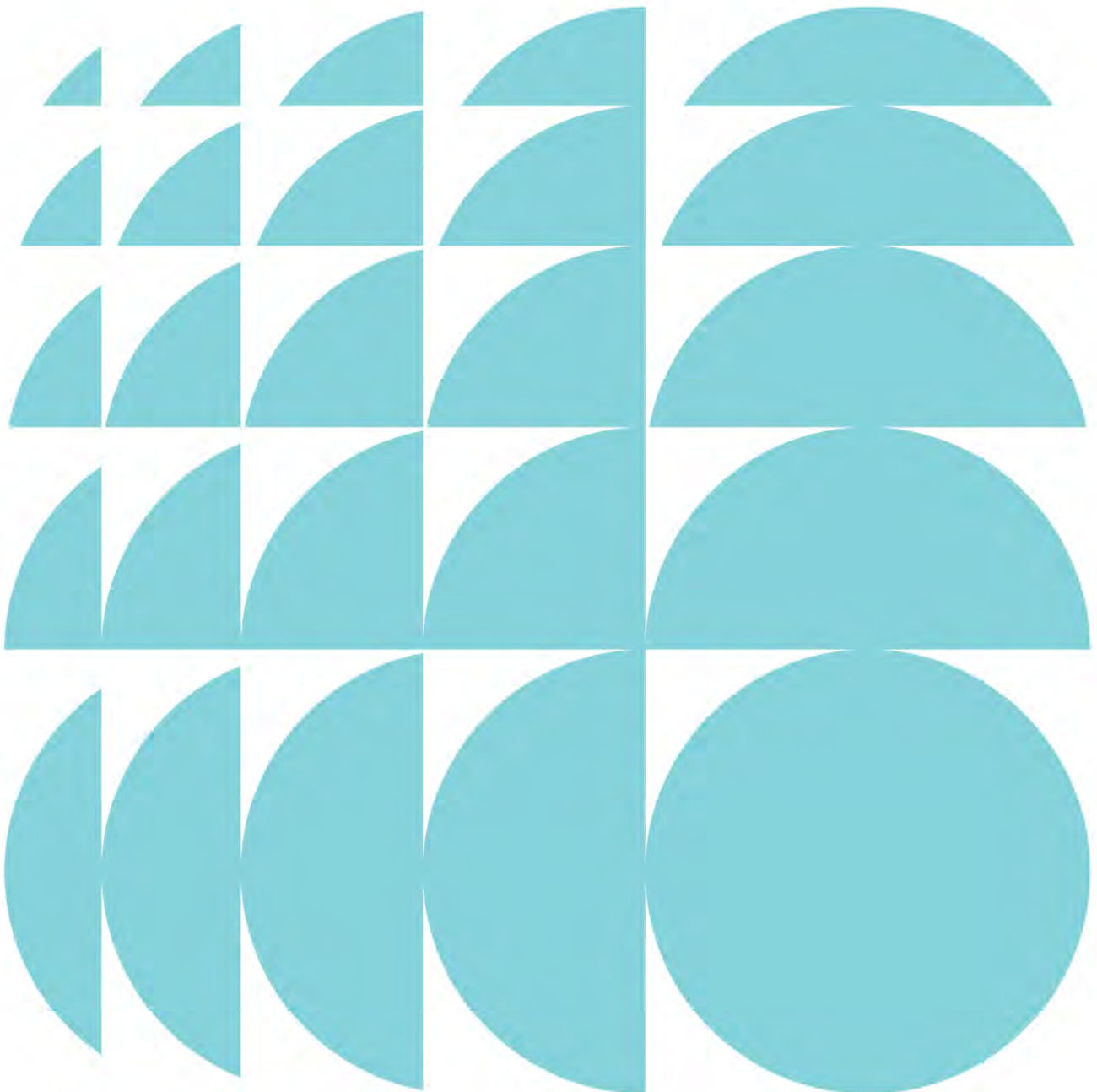
Ethos Urban

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

Submitted to NSW Department of Planning,  
Industry and Environment

On behalf of Infrastructure NSW

31 May 2019 | 218948



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- A** View Analysis Photomontages  
*SJB Architects*

## 1.0 Introduction

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

This Stage 2 proposal involves construction of a new stadium with approximately 42,500 seats (plus an additional 10,000 person capacity in concert-mode), including playing pitch, grandstands, sports and stadium administration areas, food and drink kiosks, corporate facilities and all other aspects of a modern stadium.

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

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

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

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

## 2.0 Terminology

This Section sets out the definitions of key terms used within this report to assist the reader with the understanding of this report.

**Table 1 Definition of Terminology**

Term	Definition
'Low impact'	Minor loss or alteration to the character of the view obtained prior to development, or introduction of new visual elements that are not uncharacteristic with the existing visual features of the landscape.
'Medium impact'	Partial loss or alteration to the character of the view obtained prior to development, or introduction of new visual elements that are prominent but not necessarily uncharacteristic with the existing visual features of the landscape.
'High impact'	Total loss or alteration to the character of the view obtained prior to development, or introduction of new visual elements which are uncharacteristic of the existing visual features of the landscape.
'Iconic view'	In the context of visual impact assessment, the term 'iconic view' arises principally from two decisions of the NSW Land and Environment Court. In the decision of (former) Senior Commissioner Roseth in <i>Tenacity Consulting v Warringah</i> [2004] NSWLEC 140 at [26], " <b>iconic views</b> (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons". In the joint decision of (former) Senior Commissioner Moore and Acting Commissioner Adam in <i>Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor</i> [2013] NSWLEC 1046, and making reference to <i>Tenacity</i> , further examples of 'iconic views' are provided: " <b>major landmarks such as the Opera House or the Three Sisters, for example, or physical features such as land/water interfaces</b> ". It is clear from the examples provided in <i>Tenacity</i> and <i>Rose Bay</i> that iconic views include landmarks that are of the highest significance which enjoy national or international prominence as prominent, widely recognisable and culturally/ aesthetically important features of the visual landscape.
'Loose Fit Envelope'	The maximum building envelope identified in the EIS and Urban Design Guidelines.

Term	Definition
'Proposed Outcome'	A reference scheme for a detailed stadium design. The term 'potential outcome' is also used, and has the same meaning.
SEARs	Secretary Environmental Assessment Requirements
SEPP	State Environmental Planning Policy. Under this assessment report, SEPP is used interchangeably with State Environmental Planning Policy No 47—Moore Park Showground.
LEP	Local Environmental Plan. Under this assessment report, LEP is used interchangeably with Sydney Local Environmental Plan 2012.
DCP	Development Control Plan. Under this assessment report, DCP is used interchangeably with Sydney Development Control Plan 2012.

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

### 3.0 Background

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

In 2012, the NSW Government released the NSW Stadia Strategy 2012, which set out the future vision for Stadia within NSW. A key component of the strategy included development of master plans for Tier 1 stadia. SFS is one of three Tier 1 stadia within NSW, the others being Stadium Australia (Olympic Park) and the Sydney Cricket Ground. In accordance with the NSW Stadia Strategy 2012, a Concept SSDA (SSDA 9842) for redevelopment of the SFS into a Tier 1 world class stadium was prepared and submitted to the Department of Planning and Environment. A Stage 1 VIA, assessing potential view impacts of the concept development was submitted with the Stage 1 SSDA.

The Stage 1 VIA considered a total of 12 public views. Following this, an assessment of an additional 10 public views were undertaken. The 10 additional views were identified as a result of submissions received during the public exhibition period. Overall a total of 22 public viewpoints were assessed as part of the Stage 1 VIA. A Stage 1 View Impact Assessment was also prepared and submitted with the Stage 1 SSDA. A total of 13 private views were assessed and considered as part of the assessment.

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

### 4.0 The Site

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

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

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

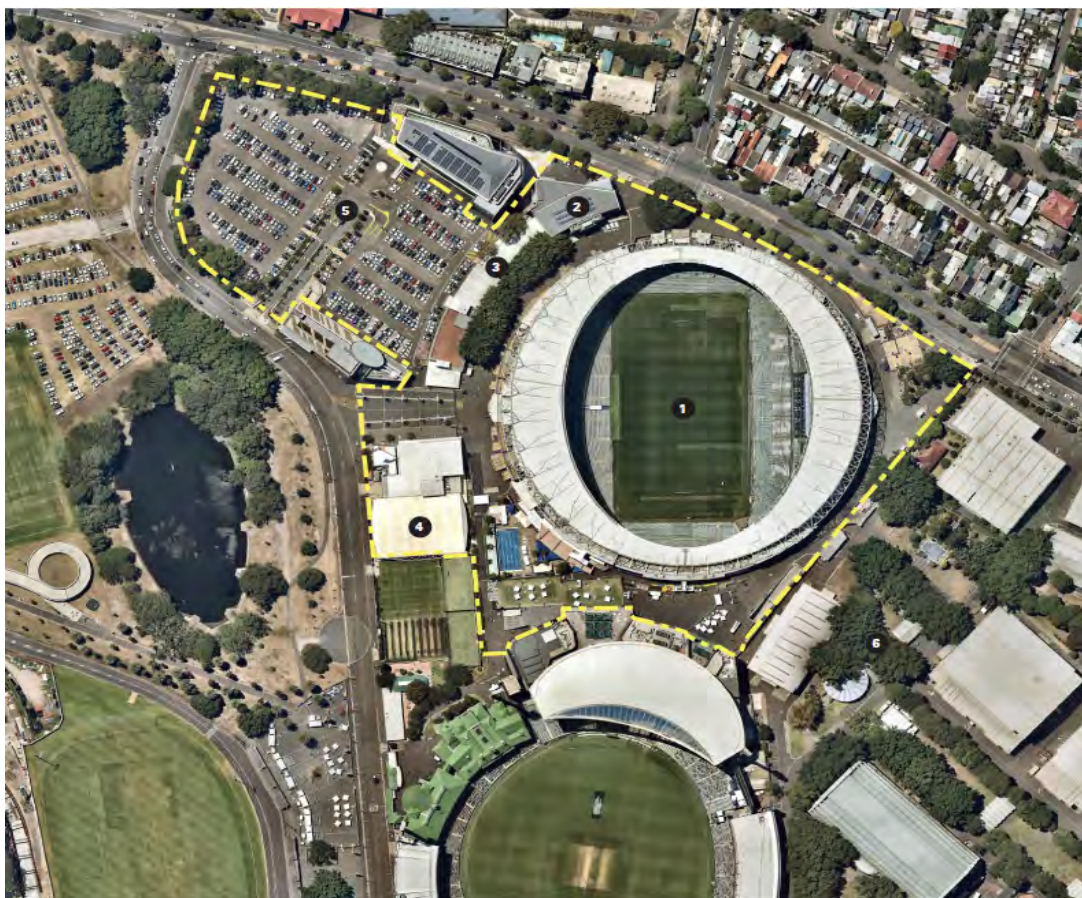
The site is located within the City of Sydney local government area. Location and site plans are included below as **Figures 1** and **2** respectively.

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





**Figure 1** Location context plan



**Figure 2** Aerial photograph of the site

Source: SJB

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



## 5.0 Overview of Proposed Development

The proposed development, consistent with the Concept Proposal, comprises a new stadium with approximately 42,500 seats (plus an additional 10,000 person capacity in concert-mode), including playing pitch, grandstands, sports and stadium administration areas, food and drink kiosks, corporate facilities and all other aspects of a modern stadium. Specifically, consent is sought for the following:

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

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

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



**Figure 3** The stadium looking towards the Sydney CBD

Source: COX Architecture

## 6.0 Visual Impact

### 6.1 Methodology

This VIA follows the methodology developed and adopted for the concept development visual impact assessment. The core methodology follows six key steps:

1. Visual Character – what is the character of the proposals visual catchment
2. Planning Framework – identification of relevant planning instruments against which visual impact is to be assessed
3. Visual Effect – assessment of the nature and scale of the proposal on the existing visual catchment
4. Visual Impact – assessment of the impact of the visual effect following application of other, relevant considerations
5. Acceptability of Visual Impact – assessment of the visual impact against the planning framework
6. Mitigation – what measures are needed to ensure acceptability of impact
7. Recommendation – can the proposal be supported in its current form based on a balance of considerations relevant to visual impact.

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

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

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

An assessment of the resulting visual impact is discussed in **Section 7.0**. Mitigation measures as necessary and the discussion overview are addressed in **Sections 8.0** and **9.0** of this report.

#### 6.1.1 Viewpoint Selection

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

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

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

- Number of people likely to be affected
- Social and cultural value of receptor
- Visual characteristics of the existing views (nature of view, composition, foci and scale).

The viewpoints to be used in this assessment were selected to form a representative sample of the range of typical views and visual receptors with priority given to the more sensitive viewpoints. As required by the SEAR's, the view



locations and the method have been prepared in consultation with the Department and has been discussed and the agreed beforehand with the Department.

It is also worth noting that the selected viewpoints are predominantly public domain views such as from surrounding streets and parks, with some semi-public domain views, being views which are restricted such as views from inside the Sydney Cricket Grounds.

### 6.1.2 Imagery

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

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

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



**Figure 4** View locations map (immediate views)

Source: SJB





**Figure 5 View location map (distant views)**

Source: SJB

### 6.1.3 Viewpoint 1: Sydney Cricket Ground Gate A

This viewpoint is representative of the view towards the site upon entry to the Sydney Cricket Ground from one of the gates on Driver Avenue, Gate A, which accesses the historic Members and Ladies Pavilions. Typical views from this location are short range, directed to the historic pavilions in the immediate foreground upon entry, or the historic gate upon exit. The viewpoint is accessed by a high number of people on days of events, and is of high cultural and social value given the historic value of the gate and pavilions. Given this the sensitivity of Viewpoint 1 is High.

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

**Table 2 View location 1 assessment**

Element	Category	Comment	Level of effect
Category of view	Semi-public	The view location is within the members entry forecourt of the SCG. While on private land, public access is available to the public for a fee when the SCG is in use	N/a
View composition type	Restricted	The SCG Members Pavilion in the foreground, and trees in the foreground and midground restrict views of the development	Medium
Relative viewing level	Level with the site	N/a	Low



Element	Category	Comment	Level of effect
Viewing period	Short, with opportunities for regularity	Most people using the forecourt would be passing through it briefly, from the entrance to the Members Pavilion and Stand and / or elsewhere within the SCG. It is possible that on occasional events, or food / beverage / merchandise sellers may use the forecourt, in which case viewing periods may be extended	Medium
Viewing distance	Medium range	The view point would be located approximately 120m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Medium



**Figure 6** View location 1: SCG members entrance forecourt, original view including Allianz Stadium



**Figure 7** View location 1: SCG members entrance forecourt, approved concept envelope view



**Figure 8** View location 1: SCG members entrance forecourt, proposed detailed design view

### 6.1.4 Viewpoint 2: Albert ‘Tibby’ Cotter Bridge

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

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

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

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

**Table 3 View location 2 assessment**

Element	Category	Comment	Level of effect
Category of view	Public, main road	N/a	N/a
View composition type	Restricted	Trees in the mid ground restrict views of the proposal	Medium
Relative viewing level	Above the site	N/a	Low
Viewing period	Short, with opportunities for regularity	The Albert ‘Tibby’ Cotter Bridge forms a key part of central Sydney’s cycling and pedestrian infrastructure, providing the only grade separated crossing of Anzac Parade. In this regard, it also functions as the main pedestrian and cyclist from the west to the SCG. People will travel through the viewpoint as cyclists or pedestrians for general recreational or commuting purposes, or for event specific access. There is opportunity for repeated viewing period events	Medium
Viewing distance	Medium range	The view point would be located approximately 270m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
<b>Overall</b>			<b>Medium</b>





**Figure 9** View location 2: Albert 'Tibby' Cotter Bridge apex, original view including Allianz Stadium



**Figure 10** View location 2: Albert 'Tibby' Cotter Bridge apex, approved concept envelope view



**Figure 11 View location 2: Albert 'Tibby' Cotter Bridge apex, proposed detailed design view**

#### 6.1.5 Viewpoint 3: Memorial Obelisk - Moore Park Road

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

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

**Table 4 View location 3 assessment**

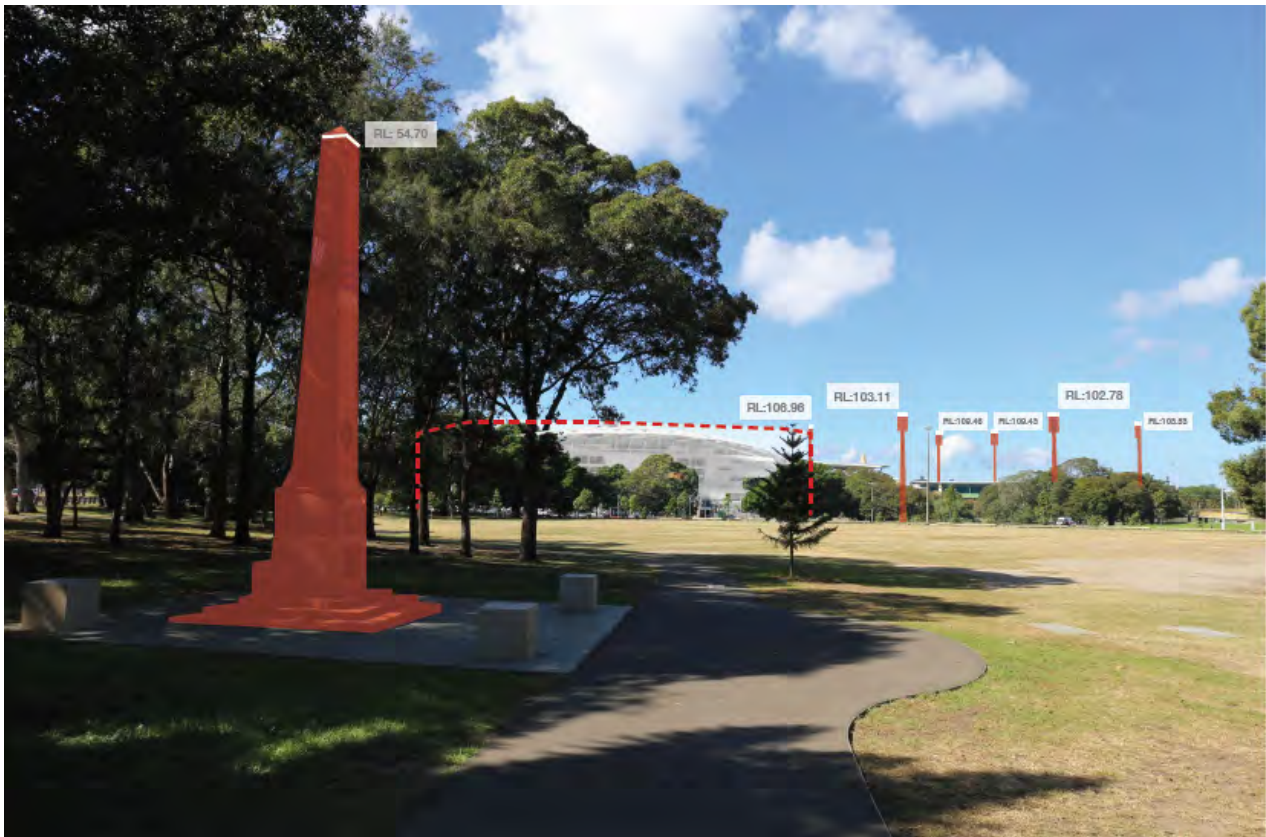
Element	Category	Comment	Level of effect
Category of view	Public, pedestrian path	N/a	N/a
View composition type	Restricted	Trees in the mid ground restrict views of the proposal	Low
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately level with the site	Low



Element	Category	Comment	Level of effect
Viewing period	Short, with opportunities for regularity	Pedestrians passing through; users of the ANZAC memorial	Low-medium
Viewing distance	Medium range	The view point would be located approximately 420m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low



**Figure 12** View location 3: Memorial Obelisk - Moore Park Road, original view including Allianz Stadium



**Figure 13** View location 3: Memorial Obelisk - Moore Park Road, approved concept envelope view



**Figure 14** View location 3: Memorial Obelisk - Moore Park Road, proposed detailed design view

### 6.1.6 Viewpoint 4: Junction of Oatley Road and Renny Street

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

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

**Table 5 View location 4 assessment**

Element	Category	Comment	Level of effect
<b>Category of view</b>	Public, local road	N/a	N/a
<b>View composition type</b>	Restricted feature	Built form (terrace housing and walls) and trees in the mid ground restrict views of the proposal. Nonetheless, compared to other viewpoints, the proposal will appear as a more dominant part of the visual landscape, mainly due to the focussing effect of the Oatley Street streetscape and the proposal occupying almost the full width of the view	Medium – high
<b>Relative viewing level</b>	Above the site	The elevation of the viewpoint is slightly above the site	Low
<b>Viewing period</b>	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of Oatley Road, primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
<b>Viewing distance</b>	Medium range	The view point would be located approximately 230m from the closest edge of the proposal	Medium
<b>View loss or blocking</b>	Nil	N/a	Low
<b>Overall</b>			Medium





**Figure 15** View location 4: Junction of Oatley Road and Renny Street, original view including Allianz Stadium





**Figure 16** View location 4: Junction of Oatley Road and Renny Street, concept envelope view



**Figure 17** View location 4: Junction of Oatley Road and Renny Street, proposed detailed design view

### 6.1.7 Viewpoint 5: Junction of Moore Park Road and Poate Road

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

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

**Table 6 View location 5 assessment**

Element	Category	Comment	Level of effect
Category of view	Public, main road	N/a	N/a
View composition type	Restricted	Built form (walls) and trees in the mid ground restrict views of the proposal	Low
Relative viewing level	Above the site	The elevation of the viewpoint is slightly above the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of Oatley Road primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Medium range	The view point would be located approximately 230m from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low





**Figure 18** View location 5: Junction of Moore Park Road and Poate Road, original view including Allianz Stadium



**Figure 19** View location 5: Junction of Moore Park Road and Poate Road, concept envelope view





**Figure 20 View location 5: Junction of Moore Park Road and Poate Road, proposed detailed design view**

#### 6.1.8 Viewpoint 6: Junction of Anzac Parade and Lang Road Bikeway

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

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

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

**Table 7 View location 6 assessment**

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

Element	Category	Comment	Level of effect
		development of the CBD and SE light rail, further restricts the view	
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately level with the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of ANZAC Parade and Lang Road primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Medium range	The view point would be located approximately 640m from the closest edge of the proposal	Medium
View loss or blocking	Nil	Nil	Low
Overall			Low – medium



**Figure 21** View location 6: Junction of Anzac Parade and Lang Road Bikeway, original view including Allianz Stadium





Figure 22 View location 6: Junction of Anzac Parade and Lang Road Bikeway, concept envelope view



Figure 23 View location 6: Junction of Anzac Parade and Lang Road Bikeway, proposed detailed design view

### 6.1.9 Viewpoint 7: Mount Steel Lookout

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

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

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

**Table 8 View location 7 assessment**

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





**Figure 24** View location 7: Mount Steel Lookout, original view including Allianz Stadium (not visible)



**Figure 25** View location 7: Mount Steel Lookout, concept envelope view



**Figure 26 View location 7: Mount Steel Lookout, proposed detailed design view**

#### 6.1.10 Viewpoint 8: Grand Drive at Duck Pond

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

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

**Table 9 View location 8 assessment**

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

Element	Category	Comment	Level of effect
Viewing period	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
Viewing distance	Long range	The view point would be located approximately 1.8km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low – the proposal is completely obscured from view



**Figure 27** View location 8: Grand Drive at Duck Pond, original view including Allianz Stadium (not visible)





**Figure 28** View location 8: Grand Drive at Duck Pond, concept envelope view



**Figure 29** View location 8: Grand Drive at Duck Pond, proposed detailed design view

### 6.1.11 Viewpoint 9: Junction of Robertson Road and Oxley Lane

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

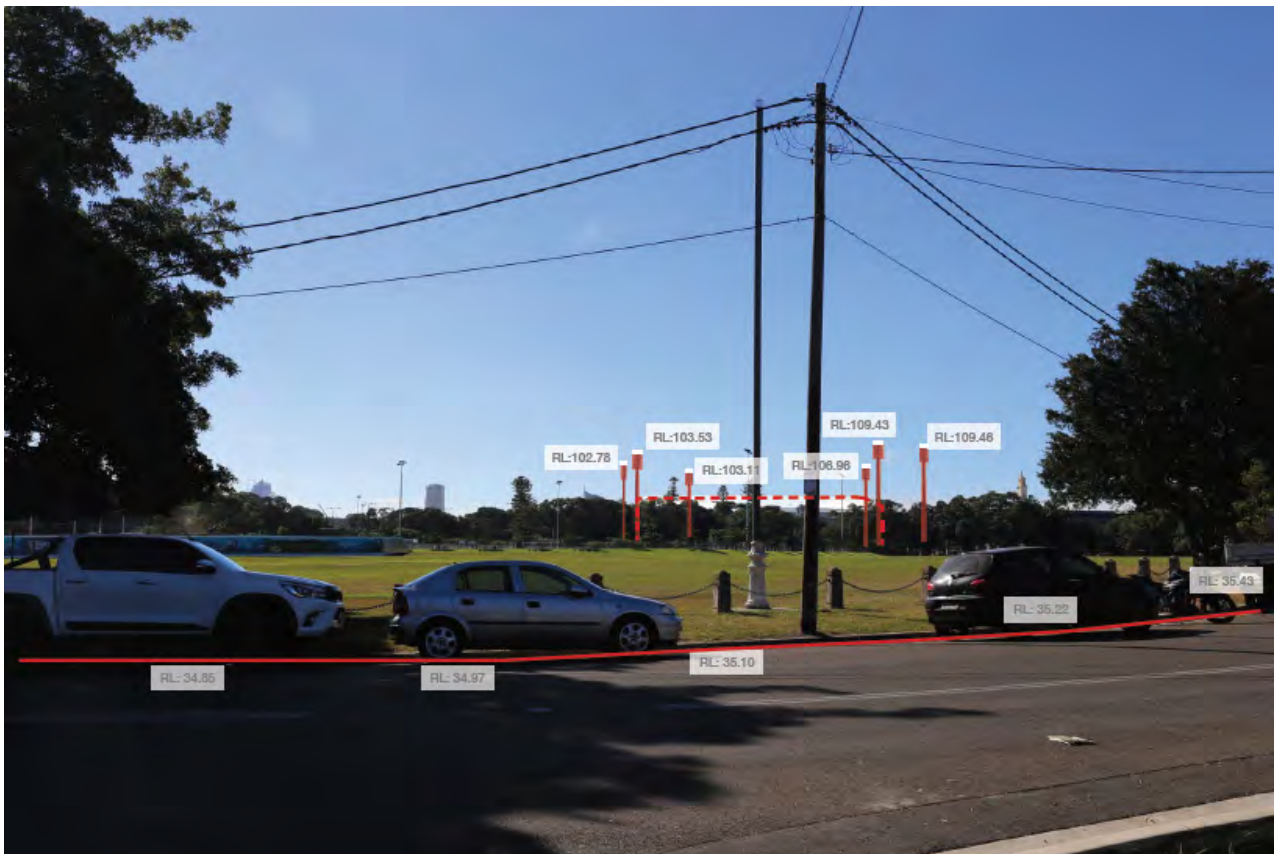
The viewpoint is on a local road, adjacent fields that at times host local sporting events, and as such caters for a medium number of viewers. The view takes in the significant community infrastructure of the sporting grounds with recreational facilities in the foreground, and is considered to be of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

**Table 10 View location 9 assessment**

Element	Category	Comment	Level of effect
Category of view	Public, local road	N/a	N/a
View composition type	Restricted	Trees and the SCG in the background restrict view of the proposal	Low
Relative viewing level	Level with the site	The elevation of the viewpoint is approximately 87m AHD, compared to the site which is approximately 80m AHD	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the nature of Robertson Road and Oxley Street primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Long range	The view point would be located approximately 1.1km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low



**Figure 30** View location 9: Junction of Robertson Road and Oxley Lane, original view including Allianz Stadium



**Figure 31** View location 9: Junction of Robertson Road and Oxley Lane, concept envelope view





**Figure 32 View location 9: Junction of Robertson Road and Oxley Lane, proposed detailed design view**

#### 6.1.12 Viewpoint 10: Parade Grounds Centennial

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

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

**Table 11 View location 10 assessment**

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

Element	Category	Comment	Level of effect
Viewing period	Short, with opportunities for regularity	Being located within a park, there are opportunities for longer period viewing	Low-medium
Viewing distance	Long range	The view point would be located approximately 1.3km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low – the proposal is completely obscured from view



**Figure 33** View location 10: Parade Grounds Centennial, original view including Allianz Stadium (not visible)





**Figure 34** View location 10: Parade Grounds Centennial, concept envelope view



**Figure 35** View location 10: Parade Grounds Centennial, proposed detailed design view

### 6.1.13 Viewpoint 11: Junction of Darley Road and Carrington Road

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

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

The proposed scheme is not discernible from this viewpoint.

**Table 12 View location 11 assessment**

Element	Category	Comment	Level of effect
Category of view	Public, park	N/a	N/a
View composition type	Restricted	Trees in the background restrict view of the proposal	Low
Relative viewing level	Above the site	The elevation of the viewpoint is substantially above the site	Low
Viewing period	Short, with opportunities for regularity	Being located within a road reserve, most people will be travelling through the viewpoint either in vehicles or as cyclists or pedestrians. Due to the presence of traffic lights, this short length will be extended on occasions. Due to the nature of Darley Road and Carrington Road primarily for commuting and general access purposes (as opposed to tourist routes), there is opportunity for repeated viewing period events	Low-medium
Viewing distance	Long range	The view point would be located approximately 2.9km from the closest edge of the proposal	Medium
View loss or blocking	Nil	N/a	Low
Overall			Low



**Figure 36** View location 11: Junction of Darley Road and Carrington Road, original view including Allianz Stadium



**Figure 37** View location 11: Junction of Darley Road and Carrington Road, concept envelope view





**Figure 38 View location 11: Junction of Darley Road and Carrington Road, proposed detailed design view**

#### **6.1.14 Viewpoint 12: Sydney Park Lookout**

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

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

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

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

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

**Table 13 View location 12 assessment**

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

**Figure 39 View location 12: Sydney Park Lookout, original view including Allianz Stadium**



**Figure 40** View location 12: Sydney Park Lookout, concept envelope view



**Figure 41 View location 12: Sydney Park Lookout, proposed detailed design view**



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

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

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

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

**Table 14 View location 13 assessment**

Element	Category	Comment	Level of effect
Category of view	Semi-public	The view location is within the Member's entry forecourt of the SCG. While on private land, public access is available to SCSGT Member's during sporting events hosted at the SCG	N/A
View composition type	Restricted	Built form and structures associated with practice wickets restrict views.	Low
Relative viewing level	Level/ slightly lower than site	N/A	Low
Viewing period	Short, with opportunities for regularity, and long periods during some sporting events	Most people using the Members' Lawn do so for only a short period prior to a match commencing. Viewing periods may be extended during longer sporting matches such as Test cricket, when Members are more likely to use the area to observe activity on the practice wickets or when there are breaks in play.	Medium
Viewing distance	Mid-range	The viewpoint would be located approximately 100 m from the proposal.	Medium
View loss or blocking	Nil	N/A	Low
<b>Overall</b>			<b>Medium</b>