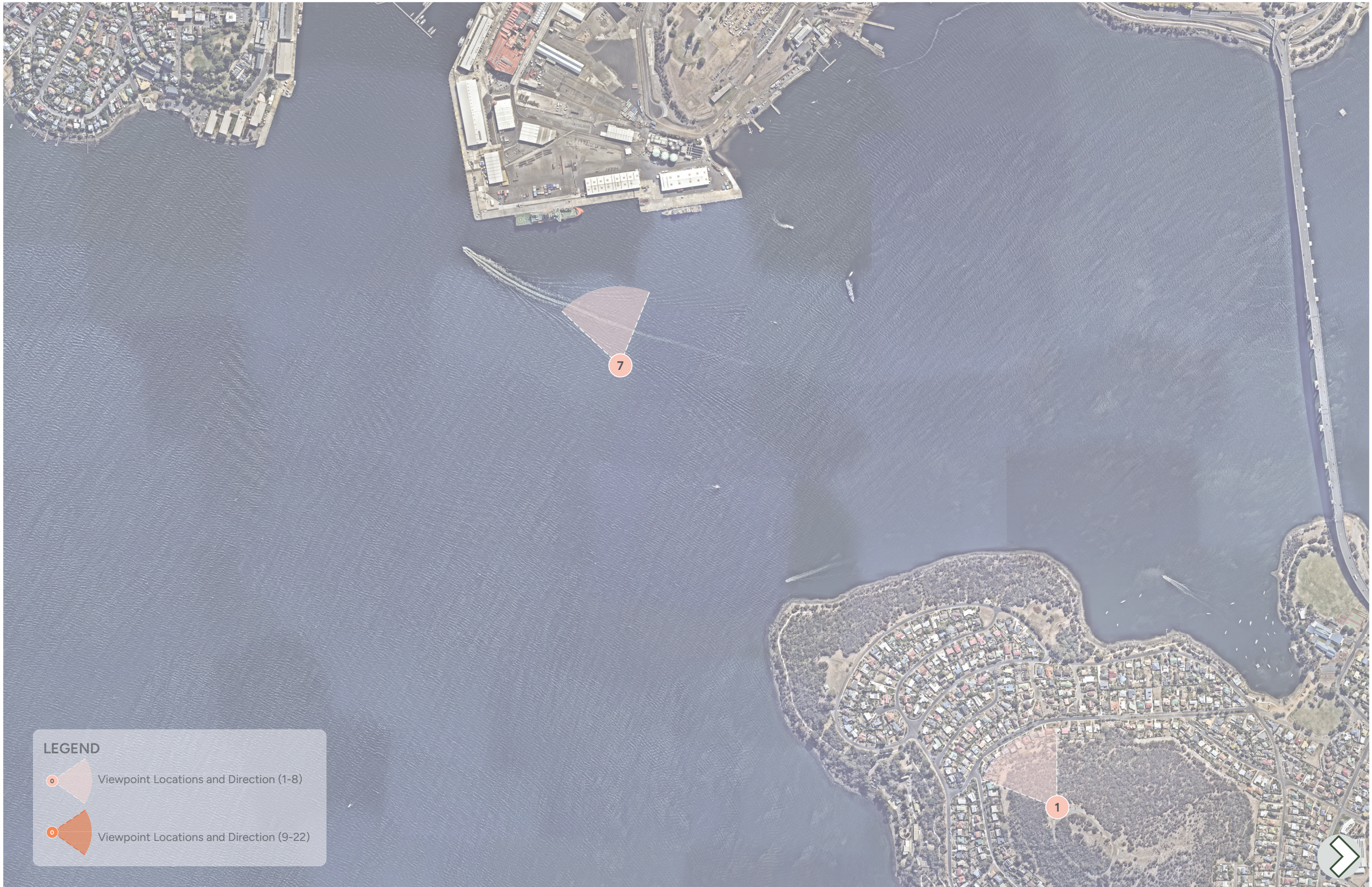
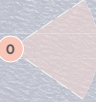






LEGEND

 Viewpoint Locations and Direction (1-8)

 Viewpoint Locations and Direction (9-22)

VIEW POINT LOCATIONS

VP	LATITUDE (GDA2020Z55)	LONGITUDE (GDA2020Z55)	GROUNDLINE HEIGHT (m AHD)	HEIGHT AT EYE LEVEL (GL + 1.67m - AHD)	DATE & TIME OF PHOTO
VP1	-42.8698	147.3581	90.7806	92.4506	5/06/24 – 11.18am.
VP2	-42.8762	147.3339	20.81982	22.48982	5/06/24 – 12.17pm.
VP3	-42.878	147.3365	22.36145	24.03145	6/06/24 - 9.56am.
VP4	-42.8787	147.3327	3.976851	5.646851	6/06/24 – 10.22am.
VP5	-42.884	147.3287	17.80467	19.47467	6/06/24 – 10.38am.
VP6	-42.8859	147.3353	2.398601	4.068601	6/06/24 – 1.41pm.
VP7	-42.8806	147.3449	0.708745	2.378745	7/06/24 - 9.22am.
VP8	-42.8828	147.332	3.198446	4.868446	12/06/24 - 9.19am.

VIEW POINT LOCATIONS

VP	LATITUDE (GDA2020Z55)	LONGITUDE (GDA2020Z55)	GROUNDLINE HEIGHT (m AHD)	HEIGHT AT EYE LEVEL (GL + 1.67m - AHD)	DATE & TIME OF PHOTO
VP9	147.33196	-42.88466	2.147	3.817	13/01/2025 - 10:29am.
VP10	147.332169	-42.882717	2.777	4.447	12/01/2025 - 10:57am.
VP11	147.333624	-42.883845	2.324	3.994	13/01/2025 - 10:25am.
VP12	147.334267	-42.882312	2.204	3.874	12/01/2025 - 12:25pm.
VP13	147.33393	-42.882094	2.170	3.840	12/01/2025 - 12:29pm.
VP14	147.335027	-42.885889	2.381	4.051	12/01/2025 - 2:17pm.
VP15	147.334931	-42.882268	2.285	3.955	12/01/2025 - 12:44pm.
VP16	147.335384	-42.882011	2.423	4.093	12/01/2025 - 12:47pm.
VP17	147.338072	-42.881677	2.918	4.588	13/01/2025 - 10:48am
VP18	147.334731	-42.880489	3.200	4.870	13/01/2025 - 10:57am.
VP19	147.333764	-42.879844	3.001	4.671	13/01/2025 - 11:07am.
VP20	147.333238	-42.878772	3.942	5.612	12/01/2025 - 1:32pm.
VP21	147.334657	-42.879264	6.080	7.750	12/01/2025 - 1:44pm.
VP22	147.33345	-42.873733	34.517	36.187	13/01/2025 - 9:25am.

VIEW POINT DESCRIPTIONS - VIEWPOINTS 9-22

VP	Description of Viewpoint	Corresponding Image (and page) in Heritage Impact Assessment (where requested)
VP9	View northeast towards the Site from Franklin Wharf to adjacent Brooke Street Pier.	
VP10	View northeast toward the Site from the corner of Argyle and Davey Street. View encompasses Customs House and Constitution Dock in the foreground.	
VP11	View northeast toward the Site from Elizabeth Street Pier. View encompasses Constitution and Victoria Docks, MACq 01 Hotel, and heritage buildings along Hunter Street. (Requested by THC)	Figure 68 (page 145)
VP12	View northeast towards the Site across Victoria Dock (adjacent Mures Building), and including the MACq 01 Hotel, and heritage buildings along Hunter Street. (Requested by THC)	Figure 69 (page 145)
VP13	View east towards the MACq 01 Hotel across Victoria Dock. Heritage buildings along Hunter Street frame the edge of the dock area. (Requested by THC)	Figure 26 (page 62)
VP14	View north towards the Site from Princes Wharf, incorporating views of the MACq 01 Hotel across Sullivans Cove. (Requested by THC)	Figure 27 (page 62)
VP15	View northeast towards the Site across Victoria Dock and the Victoria Dock Bridge, with heritage buildings along Hunter Street in the foreground.	Figure 42 (page 91)
VP16	View northeast towards the Site from the Victoria Dock Bridge with heritage buildings along Hunter Street in the foreground. (Requested by THC)	Figure 70 (page 145)
VP17	View northwest along Evans Street from Tasmanian Ports Corporation building with the Site located to the east.	
VP18	View north toward the Hobart Gas Company building along Davey Street and from the corner of Davey Street and Evans Street. The Site is located to the northeast of the viewpoint. (Requested by THC)	Figure 47 (page 100)
VP19	View east toward the Site adjacent the Hobart Gas Company building at the intersection of Evans Street and Macquarie Street. (Requested by THC)	Figure 46 (page 100)
VP20	View east along Brooker Avenue towards the intersection with Davey Street and towards the Site. This viewpoint is representative of a major vehicular entry point toward Davey Street and Macquarie Point. (Requested by HCC)	Figure 56 (page 121)
VP21	View northeast towards the Site from the corner of Davey Street and Brooker Avenue in front of the Royal Engineers Building. (Requested by THC)	Figure 57 (page 121)
VP22	View south towards Sullivan's Cove along the Soldiers Memorial Avenue. The Hobart Gasworks Complex and the Bridge of Remembrance are visible in the middle ground. (Requested by THC)	Figure 59 (page 126)

TASMANIAN PLANNING COMMISSION - RFI RESPONSE REVIEW

Response to RFI 52

Refer Viewpoint Description Schedule – This outlines the description of viewpoints 9 – 22 including their direction and contextual elements.

The additional 14 photomontages (viewpoints 9 – 22) respond primarily to the queries arising from the Tasmanian Heritage Council (THC) and specifically around the bulk, scale and appearance of the Stadium in relation to heritage listed buildings within its immediate visual context. The views outlined by THC in response to the Heritage Impact Assessment are outlined in the Viewpoint Location Schedule.

The methodology used in the photomontages was the same used for the Landscape and Visual Impact Assessment which is outlined as:

- Geographic data, textured terrain, building and vegetation forms from LiDAR were imported into 3DsMAX;
- Reference points from nearby prominent built form and natural elements located in 2024 Aerial photography were identified in AutoCAD Map3D and imported into 3DsMAX;
- 3D photogrammetry was imported from Google Earth CAD file (.fbx format);
- Camera viewpoints were set up in 3DS MAX to match those outlined in Section 8.3 of the LVIA;
- Photos were imported into 3DS MAX to match with each respective viewpoint; and align with each camera view;
- Camera views were rendered as .tiff files with inclusion of a channel layer and output to match the physical dimensions and resolution of each photo; and
- Render layer was imported into the viewpoint photo in Adobe Photoshop to generate the final images

Response to RFI 53

Viewpoints 1-8 respond primarily to the specific views outlined within Sullivans Cove Planning Scheme, in addition to the specific matters outlined in Section 4.1 of the Guidelines.

The additional photomontages (viewpoints 9 – 22), address views raised in the Tasmanian Planning Commission RFI Response Review. The queries relate mostly to the appearance of the Stadium in relation to heritage building within its immediate contextual setting.

All of these viewpoints demonstrate a range of public realm views typically experienced by pedestrians, cyclists or motorists.

TASMANIAN PLANNING COMMISSION - RFI RESPONSE REVIEW

Response to RFI 54

It is likely that the Stadium will be visible and perceived by the public from the Eastern Shore of the River Derwent. From Rosny Esplanade, the majority of views toward the Site are obstructed or blocked by vegetation along the river edge. From more elevated streets such as Balaka Street, Ninda Street and Kellatie Road, intervening residential built form creates a substantial obstruction to clear views of the subject site. Views along these streets toward the Site are limited to glimpses only.

Whilst this does not account for views from private dwellings across the River Derwent to the Site, views from the public realm are typically considered to represent a varied range of public activities. Unobstructed views do generally not occur in this vicinity until viewed from Rosny Lookout Road, which is substantially elevated and does not have the same degree of visual obstruction from either vegetation or built form.

Views of the Site from the eastern shore along the Clarence Foreshore Trail are available but are relatively low along the edge of the River Derwent. The trail also weaves in and out between areas of existing vegetation and therefore the degree of visual obstruction is varied. Within the context of the views from this location across the River Derwent to the Site in the west, the Stadium is likely to be visible and is also likely to stand in contrast to other existing built forms within the context of Sullivans Cove and the City Centre. However, within the context of the overall view which includes both natural and built form elements, the appearance of the Stadium would not substantially change its nature or character.

Comparatively, Victoria Esplanade, located approximately 2km to the east of the Site within Bellerive, has a more open character along the edge of the River Derwent. Its narrow band of open parkland adjoining the river has relatively unobstructed views of the western shoreline including the City Centre and Sullivans Cove. Similarly Kangaroo Bluff Historic Site also has views to these elements along the western shoreline of the River Derwent. While acknowledging a change to the visual environment along the edge of the River Derwent as a result of the Stadium, it is not considered that this would substantially change the overall nature or character of the view.

Response to RFI 55

The visualizations of the Stadium were intended to investigate potential impacts of its height, bulk, scale and form within its surrounding visual context. At the time of undertaking the visualizations, the nature, location, size and scale of the Name Sign had not been determined. The visual impact of the Name Sign would be most impactful at night when the illuminated nature of the sign would be most visible and potentially have the greatest impact on its surrounds. However, night-time views have not been modelled as part of the visual amenity visualizations and any visibility or visual impacts of the Name Sign would need to be considered within the context of other lighting on Site in addition to lighting of the surrounding streets, city centre and Sullivans Cove.























MAC POINT **VIEW 2 BROOKER AVE** PROPOSED DEVELOPMENT WITH PLANTING















MAC POINT VIEW 8 DAVEY ARGYLE EXISTING VIEW



MAC POINT **VIEW 8 DAVEY ARGYLE** PROPOSED DEVELOPMENT



EXISTING VIEW



PROPOSED VIEW WITH STADIUM BUILT FORM



EXISTING VIEW



PROPOSED VIEW WITH STADIUM BUILT FORM



EXISTING VIEW



PROPOSED VIEW WITH STADIUM BUILT FORM



EXISTING VIEW



PROPOSED VIEW WITH STADIUM BUILT FORM



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