



**Orbit Solutions Pty Ltd**

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 Australian  
Institute of  
Architects

 Victorian Planning &  
Environmental Law Association

# Visual Amenity Evidence

TPC Reference No:  
**POSS**

Site Address:  
**Macquarie Point,  
Hobart TAS**

For:  
**Macquarie Point Development  
Corporation (MPDC)**

Authored by:  
Chris Goss  
Architect (ARBV)  
B.Arch, B.Env.Des

Date:  
24 June 2025

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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

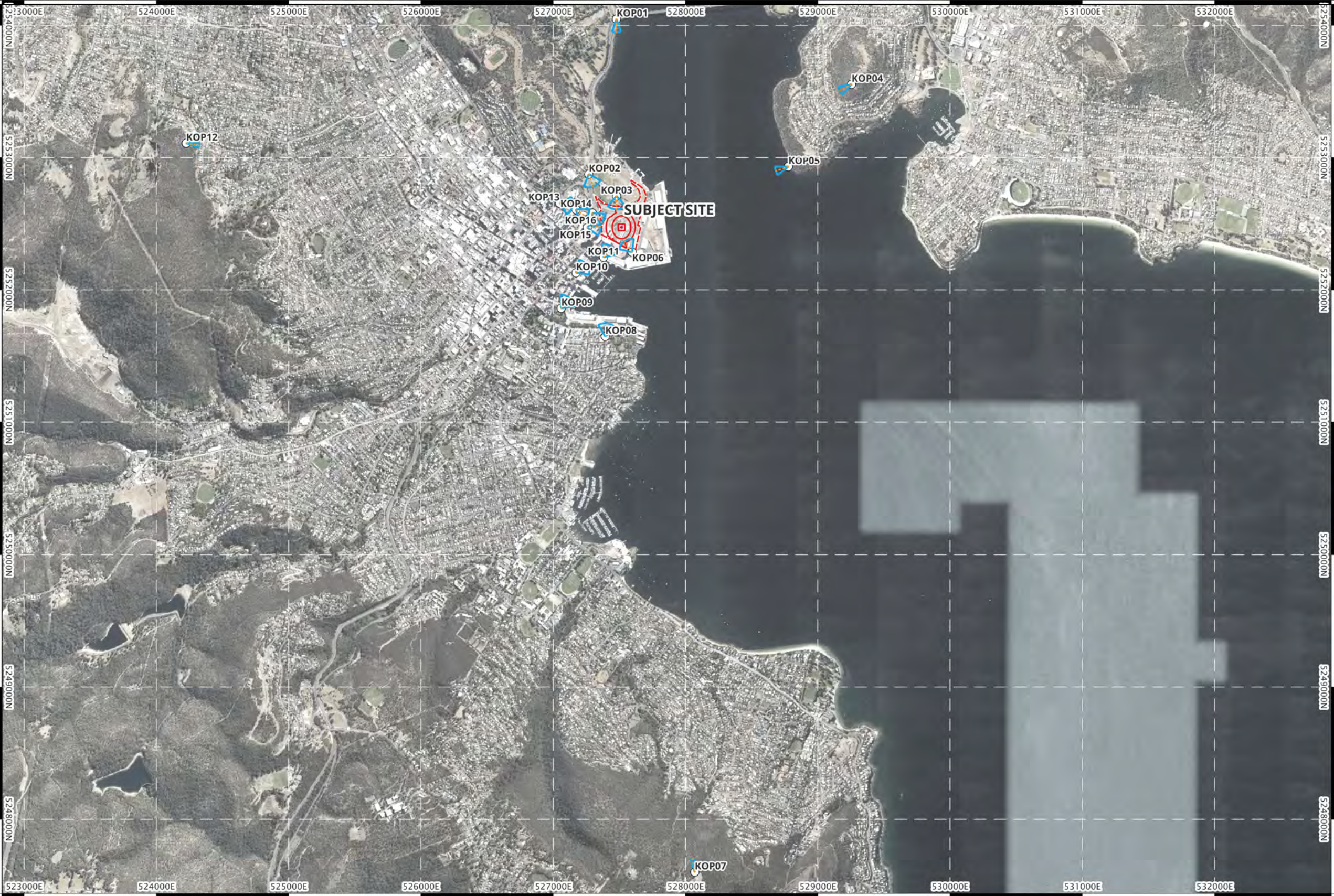
Section: VAE01-00.01 CONTENTS

Date Issued: 24 June 2025

Project No: V24071

Revision: -

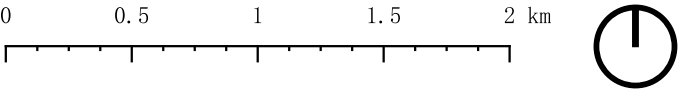




Camera Locations

- Subject Site
- Proposed Stadium
- Field Of View
- Viewing Direction

Note: View Cones are a representation of camera locations & indicative view directions only



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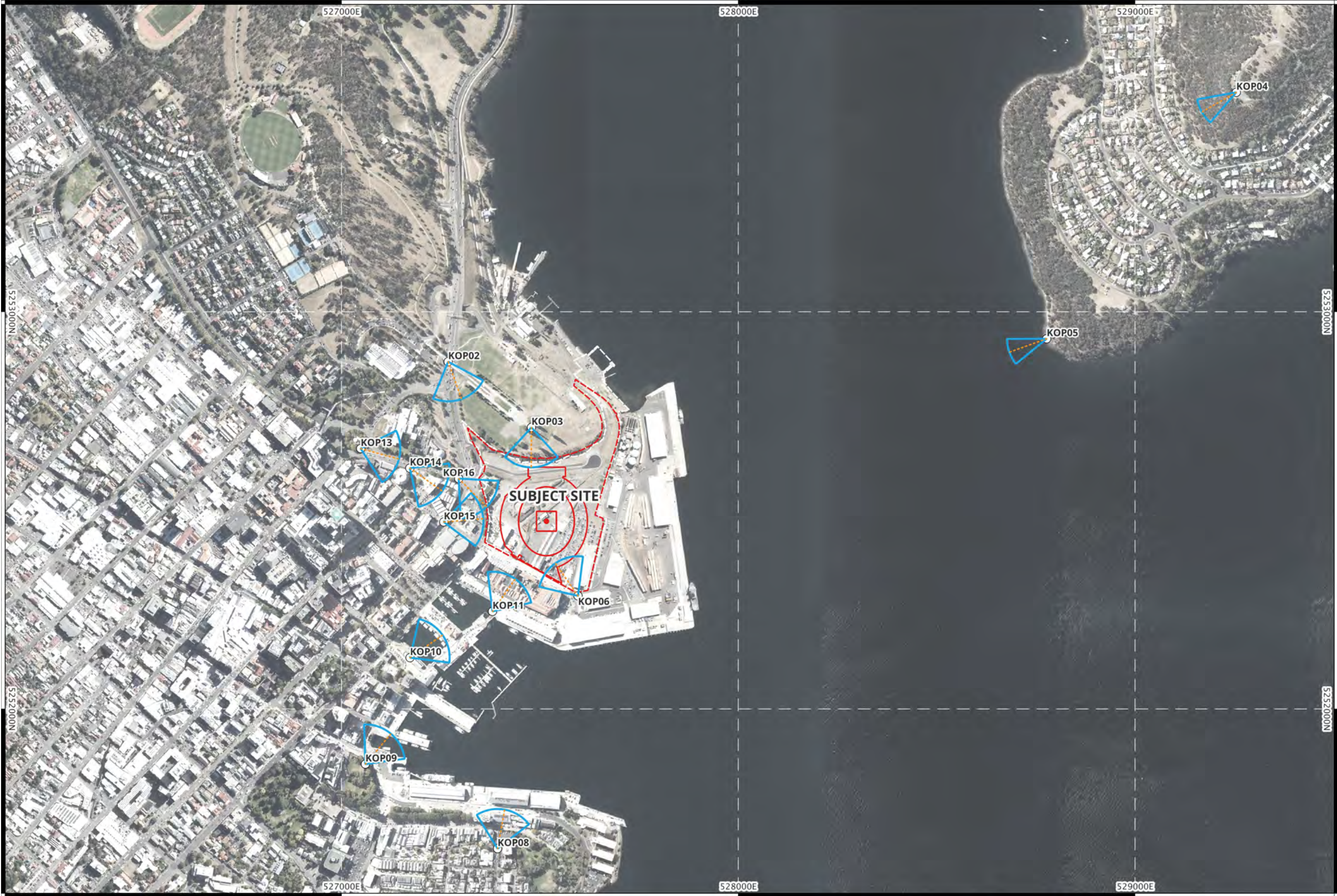
Section: VAE01-00.02  
LOCATION MAP01

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Enlarged Camera Locations

- Subject Site
- Proposed Stadium
- Field Of View
- Viewing Direction

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TPC Ref No: **POSS**  
  
Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **VAE01-00.03 LOCATION MAP02**

Date Issued: 24 June 2025  
  
Project No: V24071  
  
Revision: -





KOP 01 - QUEENS DOMAIN TASMAN BRIDGE



KOP 02 - BRIDGE OF REMEMBRANCE



KOP 03 - HOBART CENTOPATH



KOP 04 - ROSNY HILL LOOKOUT



KOP 05 - ROSNY HILL COASTAL RESERVE



KOP 06 - EVANS STREET



KOP 07 - MOUNT NELSON LOOKOUT



KOP 08 - BATTERY POINT HEADLAND



KOP 09 - PARLIAMENT GARDENS (SALAMANCA)



KOP 10 - WATERSIDE PAVILLION CONSTITUTION DOCK



KOP 11 - VICTORIA DOCK BRIDGE



KOP 12 - MOUNT STUART LOOKOUT



KOP 13 - RAILWAY ROUNDABOUT BROOKER AVENUE



KOP 14 - COLLINS STREET / BROOKER AVENUE



KOP 15 - MACQUARIE STREET / EVANS STREET



KOP 16 - TASMAN HIGHWAY / BROOKER AVENUE







KOP 01 - QUEENS DOMAIN TASMAN BRIDGE



KOP 02 - BRIDGE OF REMEMBRANCE



KOP 03 - HOBART CENTOPATH



KOP 04 - ROSNY HILL LOOKOUT



KOP 05 - ROSNY HILL COASTAL RESERVE



KOP 06 - EVANS STREET



KOP 07 - MOUNT NELSON LOOKOUT



KOP 08 - BATTERY POINT HEADLAND



KOP 09 - PARLIAMENT GARDENS (SALAMANCA)



KOP 10 - WATERSIDE PAVILLION CONSTITUTION DOCK



KOP 11 - VICTORIA DOCK BRIDGE



KOP 12 - MOUNT STUART LOOKOUT



KOP 13 - RAILWAY ROUNDABOUT BROOKER AVENUE



KOP 14 - COLLINS STREET / BROOKER AVENUE



KOP 15 - MACQUARIE STREET / EVANS STREET



KOP 16 - TASMAN HIGHWAY / BROOKER AVENUE

16 KOP's Proposed Built Form with Landscaping





LANDSCAPE CHARACTER ZONE  
SCENIC LOOKOUT / DISTANT RESIDENTIAL  
CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION    | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|----------------------|---------------|----------------------------------------------------------|----------|
| SCENIC LOOKOUT / DISTANT RESIDENTIAL | LCZ01-01.00 |                      | BOOKLET       | SCENIC LOOKOUT / DISTANT RESIDENTIAL                     | -        |
| SCENIC LOOKOUT / DISTANT RESIDENTIAL | LCZ01-01.01 | ROSNY HILL LOOKOUT   | KOP 04        | Original Photograph @ 50mm                               | -        |
|                                      | LCZ01-01.02 |                      | KOP 04        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ01-01.03 |                      | KOP 04        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ01-01.04 |                      | KOP 04        | Proposed Built Form                                      | -        |
|                                      | LCZ01-01.05 |                      | KOP 04        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ01-01.06 |                      | KOP 04        | Proposed Built Form with Landscaping & Building Outlines | -        |
| SCENIC LOOKOUT / DISTANT RESIDENTIAL | LCZ01-02.01 | MOUNT NELSON LOOKOUT | KOP 07        | Original Photograph @ 135mm                              | -        |
|                                      | LCZ01-02.02 |                      | KOP 07        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ01-02.03 |                      | KOP 07        | Photograph with Proposed Building Outlines               | -        |
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|                                      | LCZ01-03.02 |                      | KOP 12        | AlignView with Point Cloud Dataset                       | -        |
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For:  
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Corporation (MPDC)**

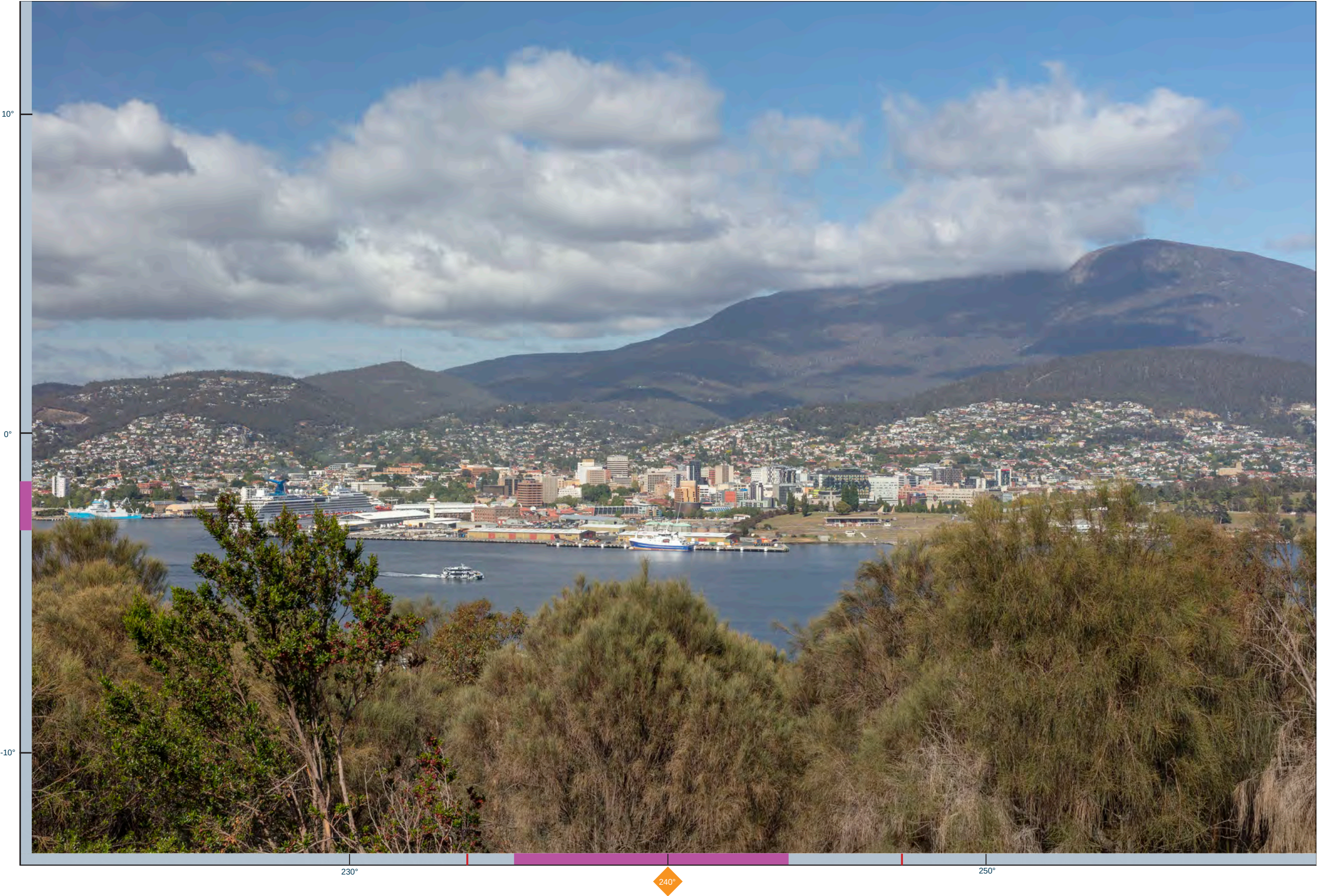
Section:  
**LCZ01-01.00  
BOOKLET**

Date Issued:  
24 June 2025

Project No:  
V24071

Revision:  
-





Original Photograph @50mm

PHOTOGRAPH DETAILS

|                       |                                         |
|-----------------------|-----------------------------------------|
| Location description: | Rosny Hill Lookout, facing East to Site |
| Date & time taken:    | 8:24am EDST On 11/11/2024               |
| Height from ground:   | 1.65m                                   |
| Distance to site:     | 2.04kms                                 |

EQUIPMENT SPECIFICATIONS

|                      |                                    |
|----------------------|------------------------------------|
| Camera:              | Canon 5DSR Full Frame              |
| Lens:                | Sigma 50mm f 1 / 4 DG HSM Art Lens |
| Focal length:        | 50mm                               |
| Field of view (FOV): | 39.0 deg (horizontal)              |



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Site Address: **Macquarie Point,  
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For: **Macquarie Point Development  
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Section: **LCZ01-01.01  
KOP 04**

|              |              |
|--------------|--------------|
| Date Issued: | 24 June 2025 |
| Project No:  | V24071       |
| Revision:    | -            |



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THIS IS NOT A PHOTOGRAPH

It is a Point Cloud Survey of the camera position by the licensed land surveyor.

This is used to precisely locate and orient the 3D camera to match the photograph.

See Statement of Evidence.

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Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ01-01.02 KOP 04

Date Issued: 24 June 2025

Project No: V24071

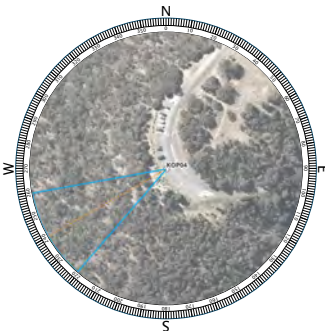
Revision: -



AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 529253.84                    |
| Northing:           | 5253551.33                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 89.90m                       |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

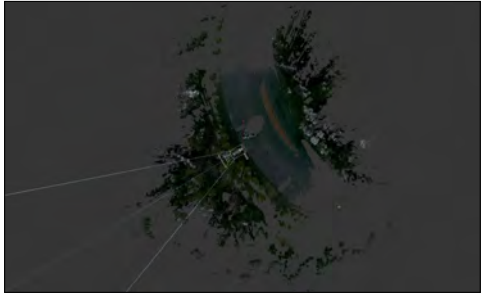


LEGEND

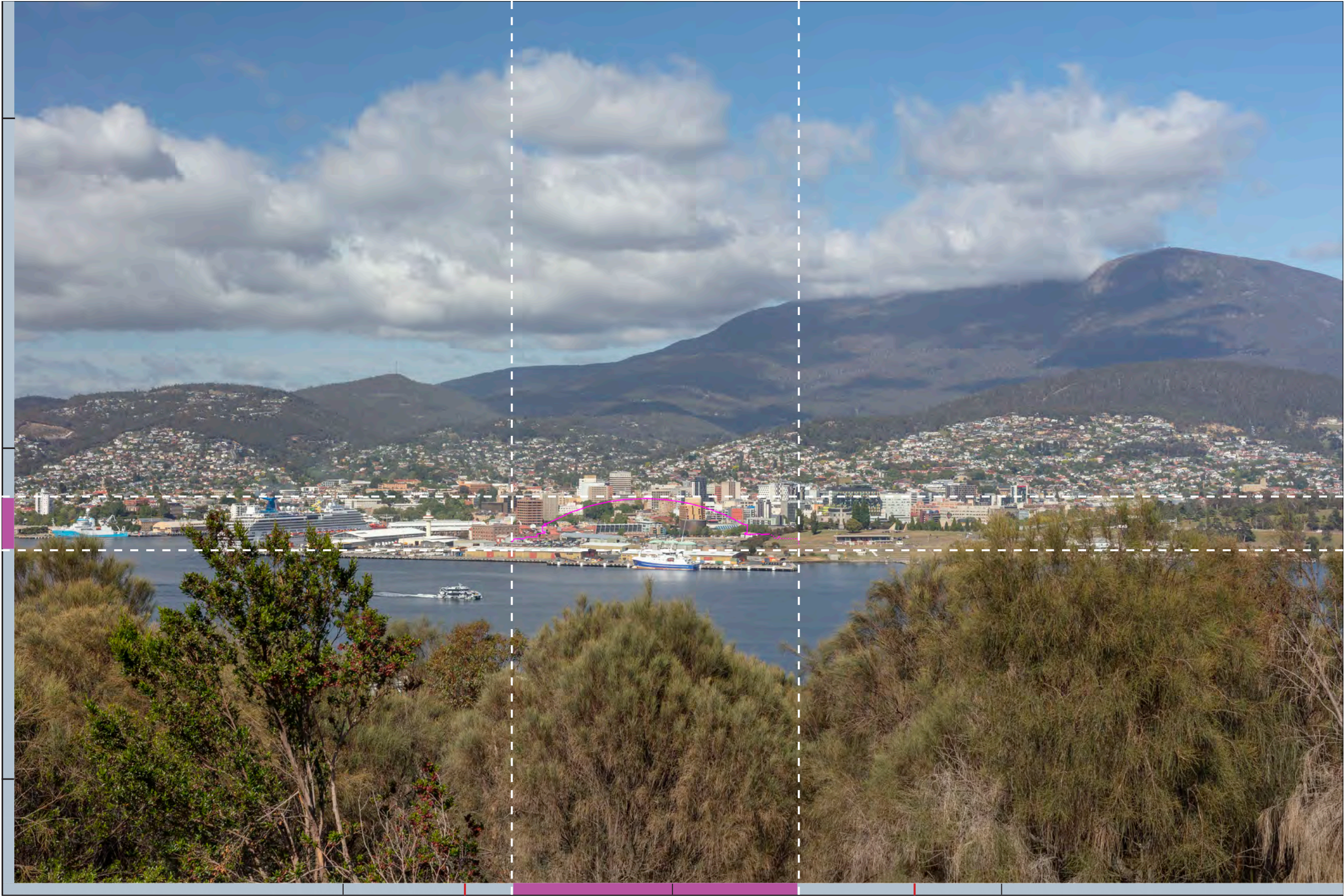
Field of view

Viewing direction

Point Cloud Survey Top View







Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 8°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.19% |
| Vertical CVA Occupied (%)    | 5.83%  |



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Macquarie Point,  
Hobart TAS

For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ01-01.03  
KOP 04

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 8°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.19% |
| Vertical CVA Occupied (%)    | 5.83%  |



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ01-01.04 KOP 04

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 8°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.19% |
| Vertical CVA Occupied (%)    | 5.83%  |



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For:

Macquarie Point Development  
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Section:

LCZ01-01.05  
KOP 04

Date Issued:

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Project No:

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Site Address: **Macquarie Point,  
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For: **Macquarie Point Development  
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Section: **LCZ01-01.06  
KOP 04**

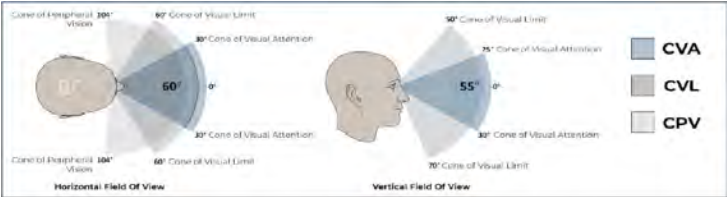
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 8°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.19% |
| Vertical CVA Occupied (%)    | 5.83%  |







Original Photograph @135mm

PHOTOGRAPH DETAILS

|                       |                                                          |
|-----------------------|----------------------------------------------------------|
| Location description: | Mount Nelson Signal Station Lookout, facing West to Site |
| Date & time taken:    | 7:38am EDST On 11/11/2024                                |
| Height from ground:   | 1.65m                                                    |
| Distance to site:     | 4.90kms                                                  |

EQUIPMENT SPECIFICATIONS

|                      |                              |
|----------------------|------------------------------|
| Camera:              | Canon 5DSR Full Frame        |
| Lens:                | Canon EF 70–200 F2.8 L IS II |
| Focal length:        | 135mm                        |
| Field of view (FOV): | 15.0 deg (horizontal)        |



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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-02.01 KOP 07**

Date Issued: 24 June 2025

Project No: V24071

Revision: -



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Site Address: Macquarie Point, Hobart TAS

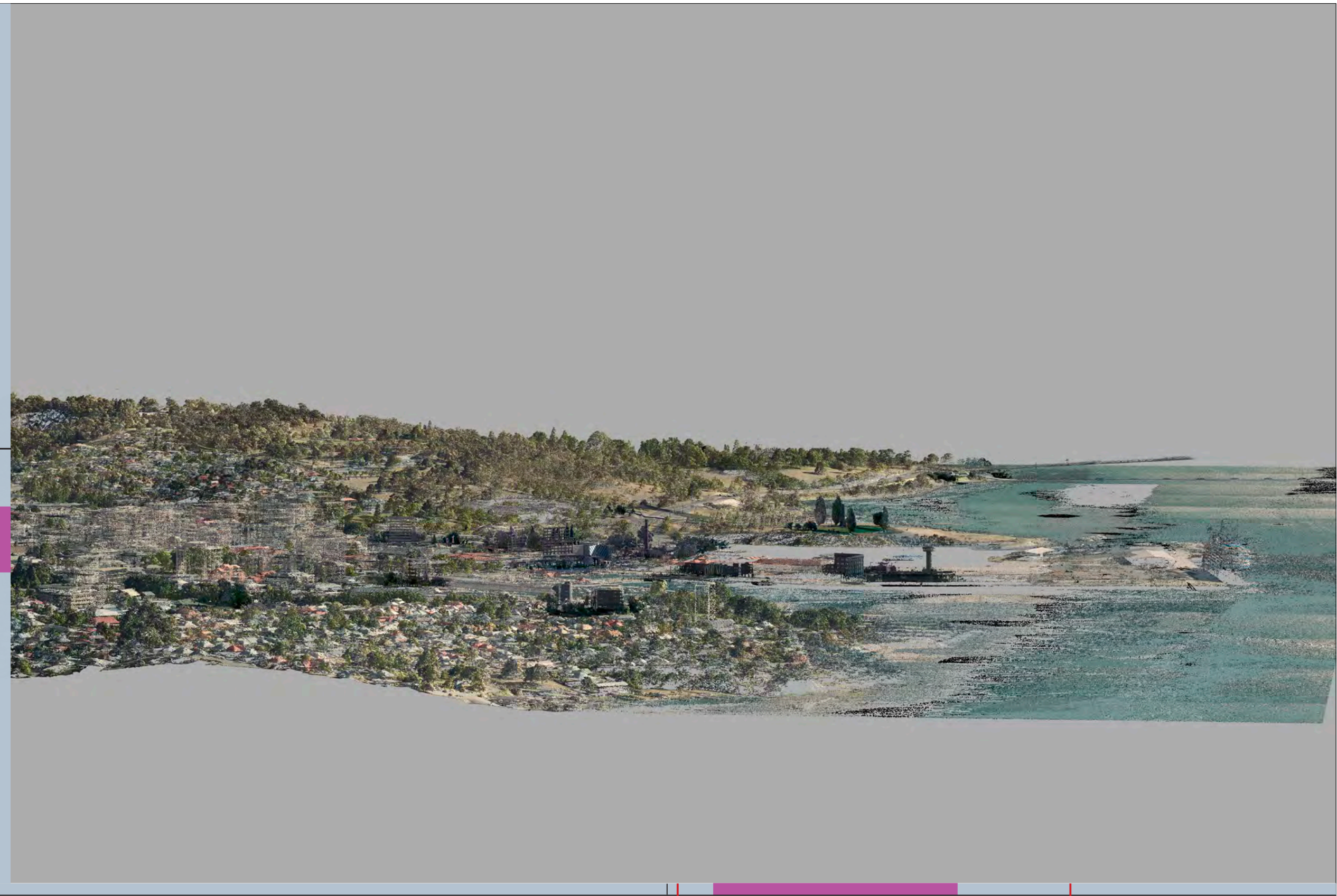
For: Macquarie Point Development Corporation (MPDC)

Section: LCZ01-02.02 KOP 07

Date Issued: 24 June 2025

Project No: V24071

Revision: -



AlignView with Point Cloud Dataset

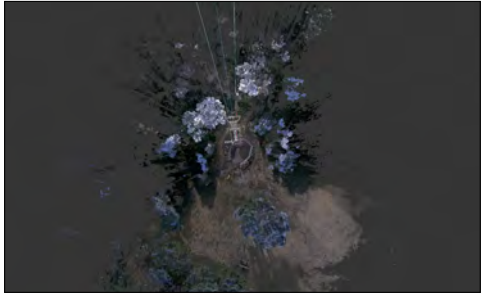
FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 528069.87                    |
| Northing:           | 5247600.86                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 334.32m                      |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

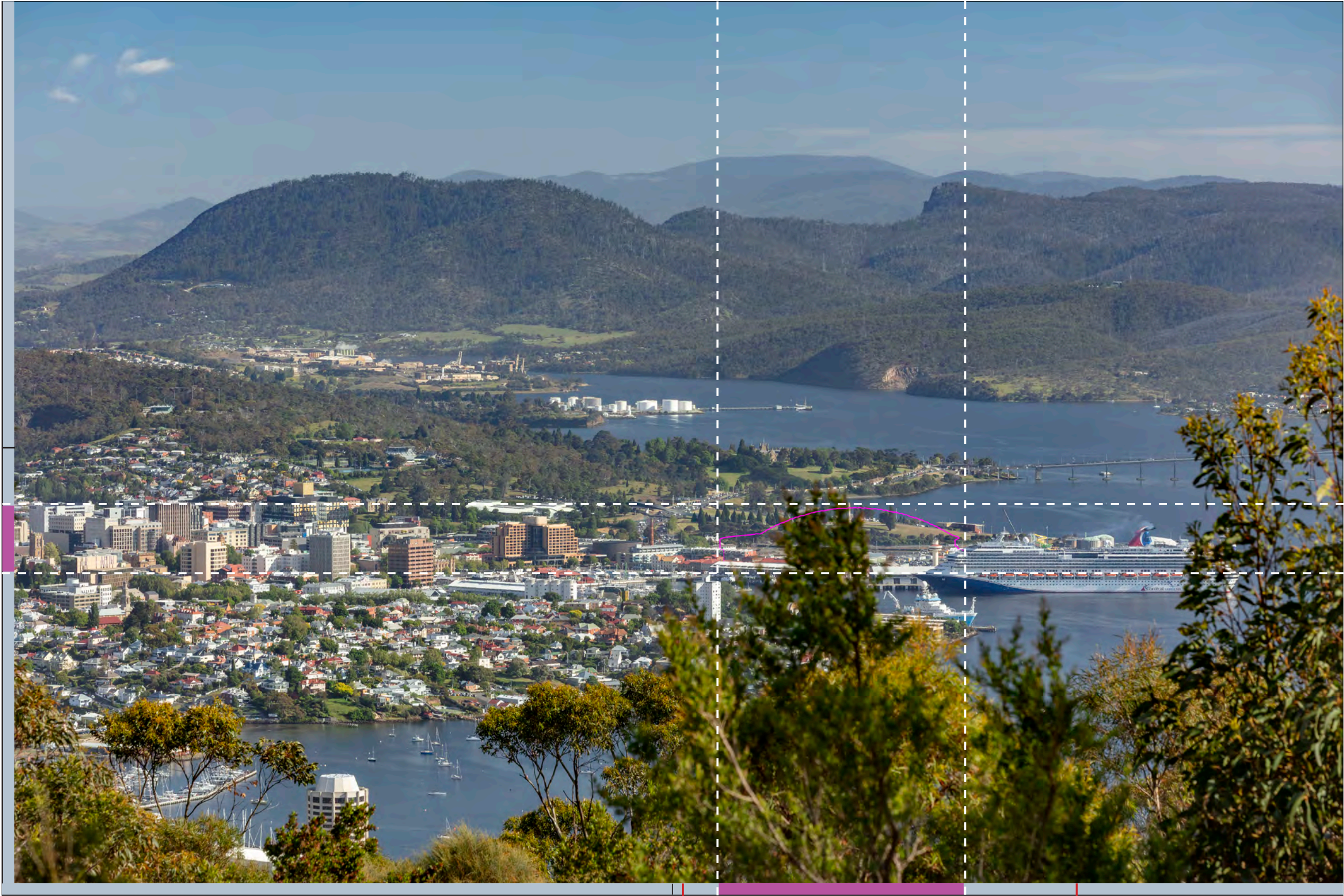


LEGEND  
Field of view  
Viewing direction

Point Cloud Survey Top View







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Section: **LCZ01-02.03  
KOP 07**

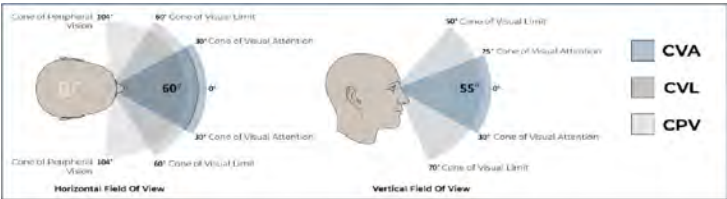
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 3°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 18.21% |
| Vertical CVA Occupied (%)    | 8.07%  |







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For: Macquarie Point Development Corporation (MPDC)

Section: LCZ01-02.04 KOP 07

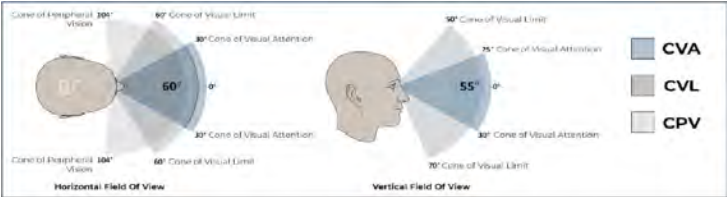
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Revision: -

Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 3°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 18.21% |
| Vertical CVA Occupied (%)    | 8.07%  |







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TPC Ref No: **POSS**

Site Address: **Macquarie Point,  
Hobart TAS**

For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ01-02.05  
KOP 07**

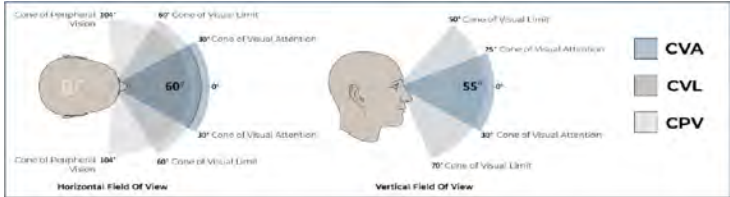
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 3°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 18.21% |
| Vertical CVA Occupied (%)    | 8.07%  |







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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-02.06 KOP 07**

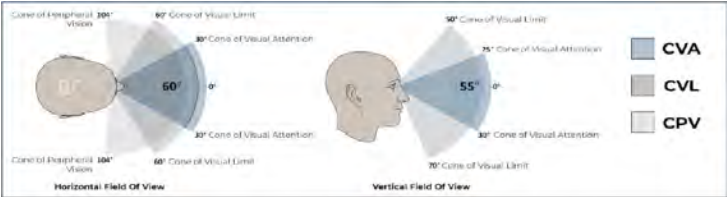
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 3°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 18.21% |
| Vertical CVA Occupied (%)    | 8.07%  |







N

100°

Original Photograph @100mm

PHOTOGRAPH DETAILS

|                       |                                           |
|-----------------------|-------------------------------------------|
| Location description: | Mount Stuart Lookout, facing West to Site |
| Date & time taken:    | 12:58pm EDST On 10/11/2025                |
| Height from ground:   | 1.65m                                     |
| Distance to site:     | 3.35kms                                   |

EQUIPMENT SPECIFICATIONS

|                      |                              |
|----------------------|------------------------------|
| Camera:              | Canon 5DSR Full Frame        |
| Lens:                | Canon EF 70–200 F2.8 L IS II |
| Focal length:        | 100mm                        |
| Field of view (FOV): | 20.0 deg (horizontal)        |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-03.01 KOP 12**

Date Issued: 24 June 2025

Project No: V24071

Revision: -



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THIS IS NOT A PHOTOGRAPH

It is a Point Cloud Survey of the camera position by the licensed land surveyor.

This is used to precisely locate and orient the 3D camera to match the photograph.

See Statement of Evidence.

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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-03.02 KOP 12**

Date Issued: 24 June 2025

Project No: V24071

Revision: -



N

AlignView with Point Cloud Dataset

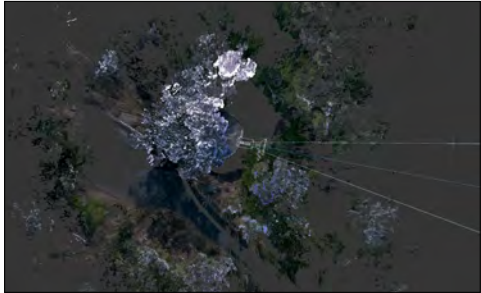
FIELD WORK DETAILS

Easting: 524225.01  
Northing: 5253107.12  
Date taken: 14&15/04/2025  
Ground (RL): 228.53m  
Height from ground: 1.65m  
LIDAR Scanner: Leica Cyclone Register 360  
Software: Autodesk ReCap, CloudCompare



LEGEND  
Field of view  
Viewing direction

Point Cloud Survey Top View





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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-03.03 KOP 12**

Date Issued: 24 June 2025

Project No: V24071

Revision: -

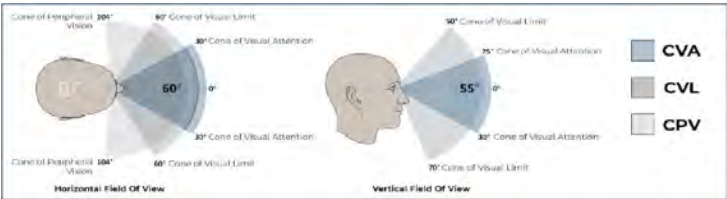


N

100°

Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



QUANTITATIVE CALCULATIONS

|                              |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 5°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 24.18% |
| Vertical CVA Occupied (%)    | 6.73%  |







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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-03.04 KOP 12**

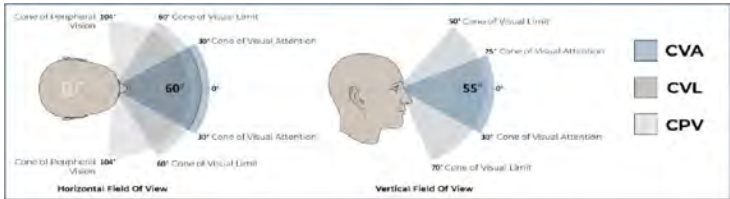
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 5°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 24.18% |
| Vertical CVA Occupied (%)    | 6.73%  |







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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-03.05 KOP 12**

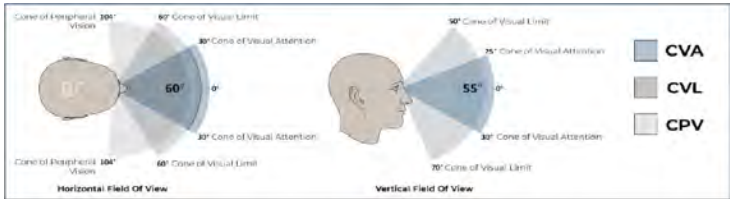
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 5°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 24.18% |
| Vertical CVA Occupied (%)    | 6.73%  |







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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ01-03.06 KOP 12**

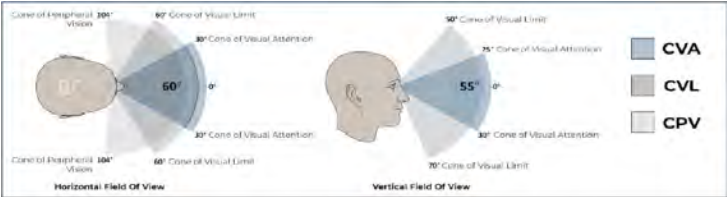
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
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| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 5°     |
| Vertical Field Of View (°)   | 1°     |
| Horizontal CVA Occupied (%)  | 24.18% |
| Vertical CVA Occupied (%)    | 6.73%  |





LANDSCAPE CHARACTER ZONE  
WATERBODIES & COASTLINE  
CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION          | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|----------------------------|---------------|----------------------------------------------------------|----------|
| WATERBODIES & COASTLINE              | LCZ02-01.00 |                            | BOOKLET       | WATERBODIES & COASTLINE                                  | -        |
| WATERBODIES & COASTLINE              | LCZ02-01.01 | ROSNY HILL COASTAL RESERVE | KOP 05        | Original Photograph @ 50mm                               | -        |
|                                      | LCZ02-01.02 |                            | KOP 05        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ02-01.03 |                            | KOP 05        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ02-01.04 |                            | KOP 05        | Proposed Built Form                                      | -        |
|                                      | LCZ02-01.05 |                            | KOP 05        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ02-01.06 |                            | KOP 05        | Proposed Built Form with Landscaping & Building Outlines | -        |



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TPC Ref No:  
**POSS**

Site Address:  
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Hobart TAS**

For:  
**Macquarie Point Development  
Corporation (MPDC)**

Section:  
**LCZ02-01.00  
BOOKLET**

Date Issued:  
24 June 2025

Project No:  
V24071

Revision:  
-





Original Photograph @50mm

PHOTOGRAPH DETAILS

Location description: Rosny Point at Coastal Reserve, facing East to Site

Date & time taken: 8:48am EDST On 11/11/2024

Height from ground: 1.65m

Distance to site: 1.34kms

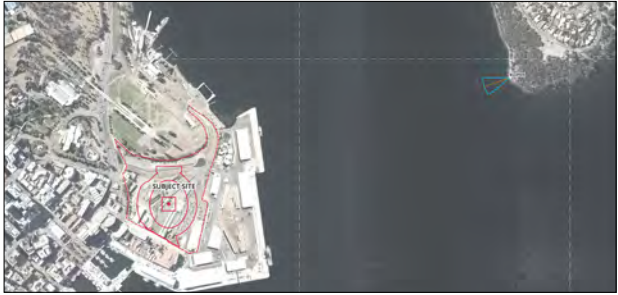
EQUIPMENT SPECIFICATIONS

Camera: Canon 5DSR Full Frame

Lens: Sigma 50mm f 1 / 4 DG HSM Art Lens

Focal length: 50mm

Field of view (FOV): 39.0 deg (horizontal)



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

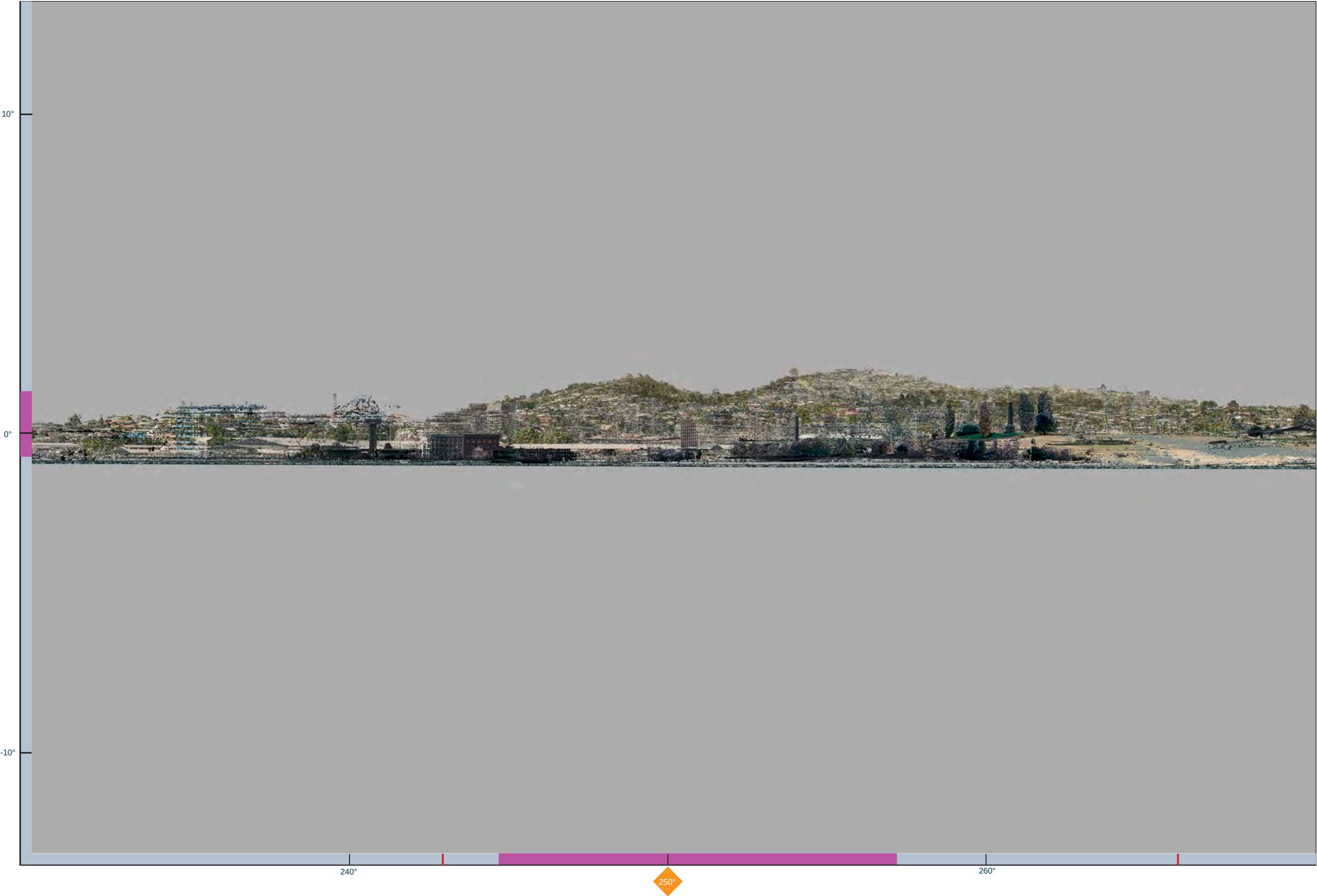
Section: LCZ02-01.01 KOP 05

Date Issued: 24 June 2025

Project No: V24071

Revision: -

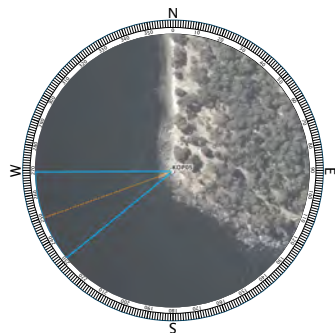




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 528775.63                    |
| Northing:           | 5252930.90                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 0.71 m                       |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

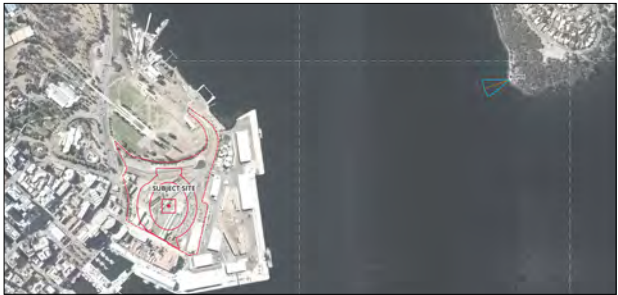
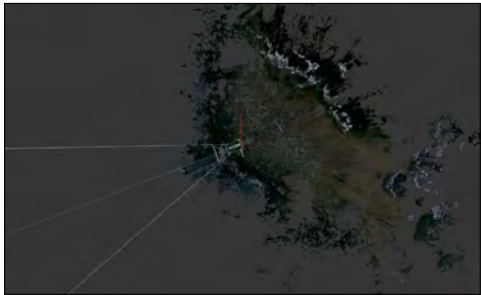


LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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TPC Ref No:

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Site Address:

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Hobart TAS

For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ02-01.02  
KOP 05

Date Issued:

24 June 2025

Project No:

V24071

Revision:

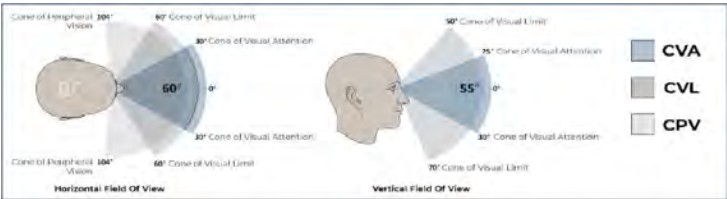
-



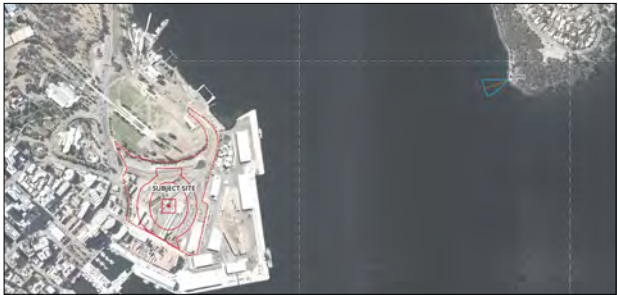


Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 12°    |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 31.04% |
| Vertical CVA Occupied (%)    | 7.17%  |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ02-01.03 KOP 05**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ02-01.04 KOP 05

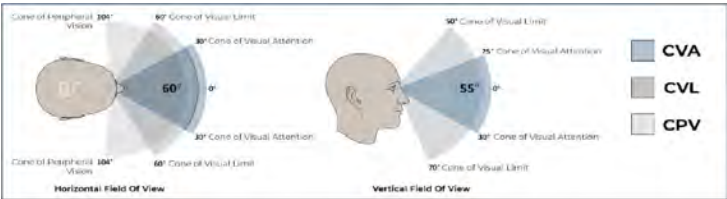
Date Issued: 24 June 2025

Project No: V24071

Revision: -

Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 12°    |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 31.04% |
| Vertical CVA Occupied (%)    | 7.17%  |





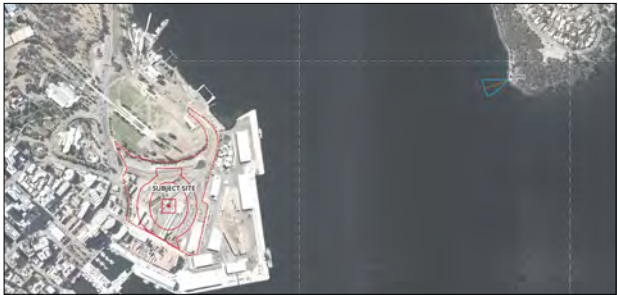


Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 12°    |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 31.04% |
| Vertical CVA Occupied (%)    | 7.17%  |



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Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ02-01.05  
KOP 05

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
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- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
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| Horizontal Field Of View (°) | 12°    |
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| Horizontal CVA Occupied (%)  | 31.04% |
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Hobart TAS

For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ02-01.06  
KOP 05

Date Issued:

24 June 2025

Project No:

V24071

Revision:



LANDSCAPE CHARACTER ZONE  
QUEENS DOMAIN  
CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION           | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|-----------------------------|---------------|----------------------------------------------------------|----------|
| QUEENS DOMAIN                        | LCZ03-01.00 |                             | BOOKLET       | QUEENS DOMAIN                                            | -        |
| QUEENS DOMAIN                        | LCZ03-01.01 | QUEENS DOMAIN TASMAN BRIDGE | KOP 01        | Original Photograph @ 50mm                               | -        |
|                                      | LCZ03-01.02 |                             | KOP 01        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ03-01.03 |                             | KOP 01        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ03-01.04 |                             | KOP 01        | Proposed Built Form                                      | -        |
|                                      | LCZ03-01.05 |                             | KOP 01        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ03-01.06 |                             | KOP 01        | Proposed Built Form with Landscaping & Building Outlines | -        |



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For:  
**Macquarie Point Development  
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Section:  
**LCZ03-01.00  
BOOKLET**

Date Issued:  
24 June 2025

Project No:  
V24071

Revision:  
-





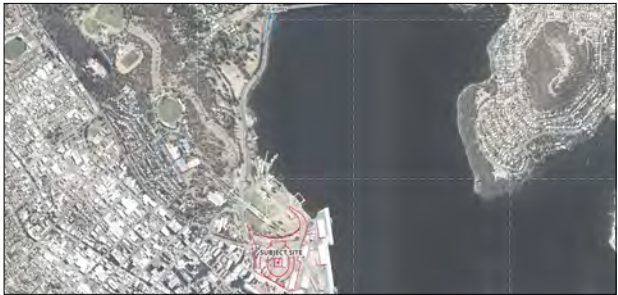
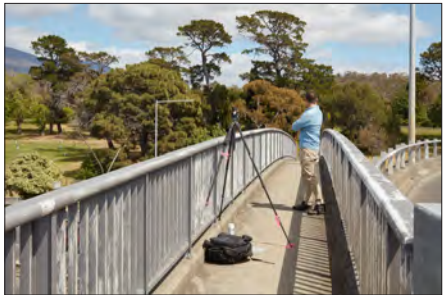
Original Photograph @50mm

PHOTOGRAPH DETAILS

|                       |                                                   |
|-----------------------|---------------------------------------------------|
| Location description: | Queens Domain Tasman Bridge, facing North to Site |
| Date & time taken:    | 10:15am EDST On 10/11/2024                        |
| Height from ground:   | 1.65m                                             |
| Distance to site:     | 1.57kms                                           |

EQUIPMENT SPECIFICATIONS

|                      |                                    |
|----------------------|------------------------------------|
| Camera:              | Canon 5DSR Full Frame              |
| Lens:                | Sigma 50mm f 1 / 4 DG HSM Art Lens |
| Focal length:        | 50mm                               |
| Field of view (FOV): | 39.0 deg (horizontal)              |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ03-01.01 KOP 01**

Date Issued: 24 June 2025

Project No: V24071

Revision: -



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Institute of  
Architects



Victorian Planning &  
Environmental Law Association

THIS IS NOT A PHOTOGRAPH

It is a Point Cloud Survey of the camera position by the licensed land surveyor.

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TPC Ref No: POSS

Site Address: Macquarie Point,  
Hobart TAS

For: Macquarie Point Development  
Corporation (MPDC)

Section: LCZ03-01.02  
KOP 01

Date Issued: 24 June 2025

Project No: V24071

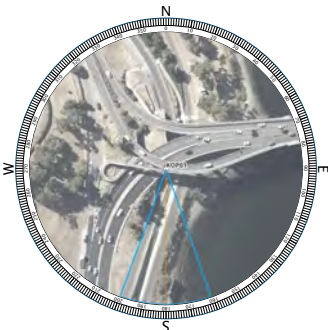
Revision: -



AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527478.88                    |
| Northing:           | 5254045.25                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 18.39m                       |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

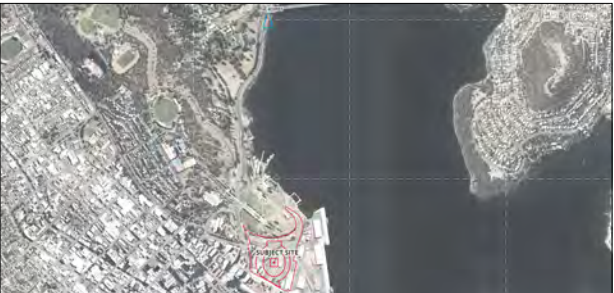


LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View





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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ03-01.03 KOP 01

Date Issued: 24 June 2025

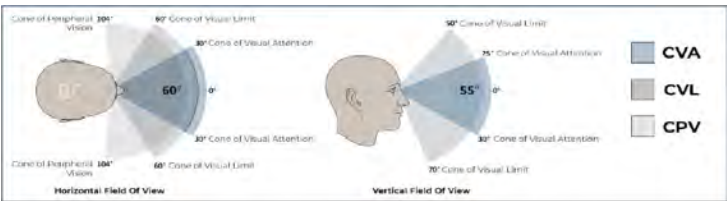
Project No: V24071

Revision: -

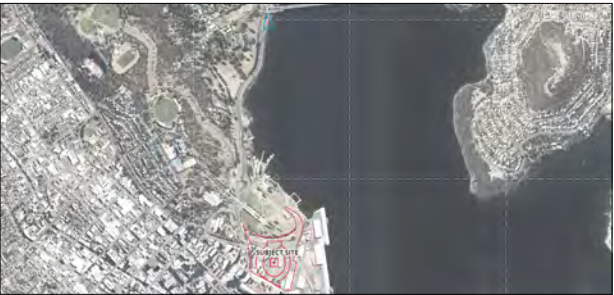


Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 9°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.49% |
| Vertical CVA Occupied (%)    | 6.28%  |





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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ03-01.04 KOP 01

Date Issued: 24 June 2025

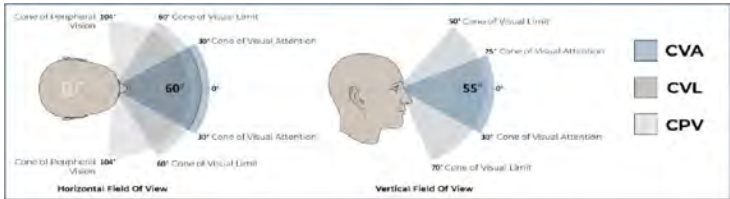
Project No: V24071

Revision: -

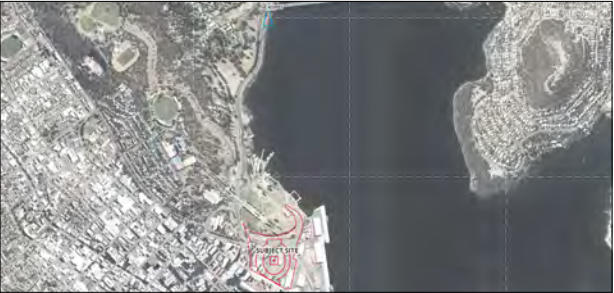


Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 9°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.49% |
| Vertical CVA Occupied (%)    | 6.28%  |





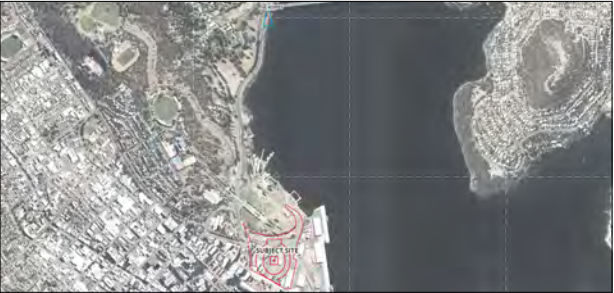


Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 9°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.49% |
| Vertical CVA Occupied (%)    | 6.28%  |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ03-01.05 KOP 01**

Date Issued: 24 June 2025

Project No: V24071

Revision: -



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ03-01.06 KOP 01

Date Issued: 24 June 2025

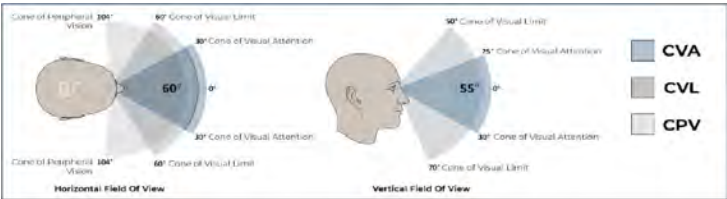
Project No: V24071

Revision: -

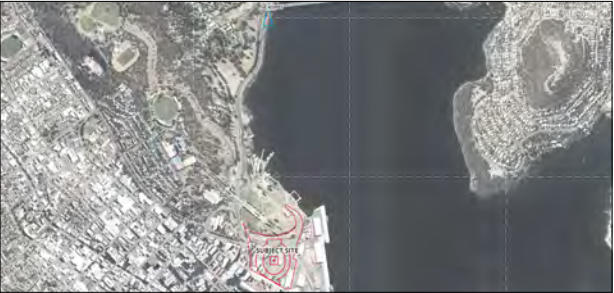


Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 9°     |
| Vertical Field Of View (°)   | 2°     |
| Horizontal CVA Occupied (%)  | 21.49% |
| Vertical CVA Occupied (%)    | 6.28%  |





LANDSCAPE CHARACTER ZONE  
CENOTAPH  
CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION     | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|-----------------------|---------------|----------------------------------------------------------|----------|
| CENOTAPH                             | LCZ04-01.00 |                       | BOOKLET       | CENOTAPH                                                 | -        |
| CENOTAPH                             | LCZ04-01.01 | BRIDGE OF REMEMBRANCE | KOP 02        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ04-01.02 |                       | KOP 02        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ04-01.03 |                       | KOP 02        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ04-01.04 |                       | KOP 02        | Proposed Built Form                                      | -        |
|                                      | LCZ04-01.05 |                       | KOP 02        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ04-01.06 |                       | KOP 02        | Proposed Built Form with Landscaping & Building Outlines | -        |
| CENOTAPH                             | LCZ04-02.01 | HOBART CENTOPATH      | KOP 03        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ04-02.02 |                       | KOP 03        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ04-02.03 |                       | KOP 03        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ04-02.04 |                       | KOP 03        | Proposed Built Form                                      | -        |
|                                      | LCZ04-02.05 |                       | KOP 03        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ04-02.06 |                       | KOP 03        | Proposed Built Form with Landscaping & Building Outlines | -        |



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Site Address: **Macquarie Point,  
Hobart TAS**

For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ04-01.00  
BOOKLET**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Original Photograph @20mm

PHOTOGRAPH DETAILS

Location description: Bridge of Remembrance Tasman Hwy, facing North to Site

Date & time taken: 9:41am EDST On 11/11/2024

Height from ground: 1.65m

Distance to site: 0.47kms

EQUIPMENT SPECIFICATIONS

Camera: Canon 5DSR Full Frame

Lens: Sigma 20mm f 1 / 4 DG HSM Art Lens

Focal length: 20mm

Field of view (FOV): 84.0 deg (horizontal)



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-01.01 KOP 02

Date Issued: 24 June 2025

Project No: V24071

Revision: -





AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527269.01                    |
| Northing:           | 5252875.40                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 27.85m                       |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |



LEGEND

 Field of view

 Viewing direction

Point Cloud Survey Top View



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-01.02 KOP 02

Date Issued: 24 June 2025

Project No: V24071

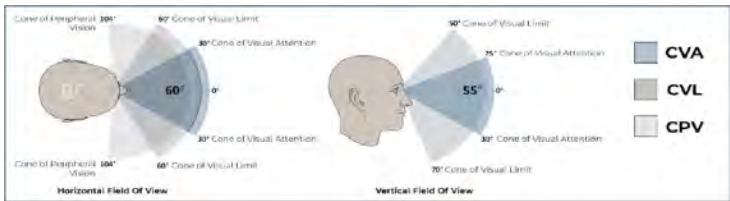
Revision: -





Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 30°    |
| Vertical Field Of View (°)   | 7°     |
| Horizontal CVA Occupied (%)  | 35.82% |
| Vertical CVA Occupied (%)    | 12.11% |



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-01.03 KOP 02

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-01.04 KOP 02

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 30°    |
| Vertical Field Of View (°)   | 7°     |
| Horizontal CVA Occupied (%)  | 35.82% |
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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-01.05 KOP 02

Date Issued: 24 June 2025

Project No: V24071

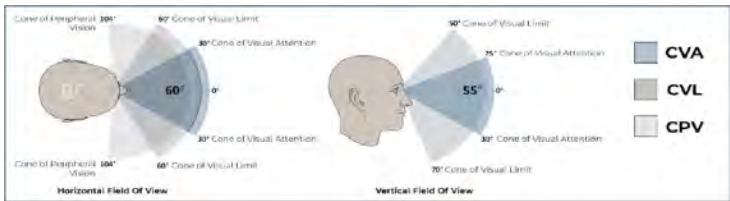
Revision: -





Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
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| QUANTITATIVE CALCULATIONS    |        |
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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-01.06 KOP 02

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Original Photograph @20mm

| PHOTOGRAPH DETAILS    |                                                     |
|-----------------------|-----------------------------------------------------|
| Location description: | Hobart Cenotaph Queens Domain, facing North to Site |
| Date & time taken:    | 12:41pm EDST On 11/11/2024                          |
| Height from ground:   | 1.65m                                               |
| Distance to site:     | 0.24kms                                             |

| EQUIPMENT SPECIFICATIONS |                                    |
|--------------------------|------------------------------------|
| Camera:                  | Canon 5DSR Full Frame              |
| Lens:                    | Sigma 20mm f 1 / 4 DG HSM Art Lens |
| Focal length:            | 20mm                               |
| Field of view (FOV):     | 84.0 deg (horizontal)              |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ04-02.01 KOP 03**

Date Issued: 24 June 2025  
Project No: V24071  
Revision: -

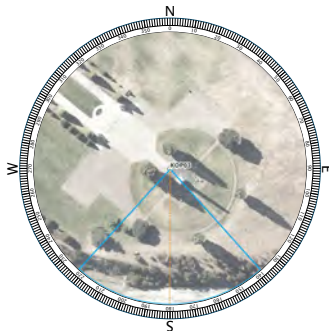




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527477.71                    |
| Northing:           | 5252708.24                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 22.94m                       |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |



LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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TPC Ref No:

POSS

Site Address:

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Hobart TAS

For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ04-02.02  
KOP 03

Date Issued:

24 June 2025

Project No:

V24071

Revision:

-

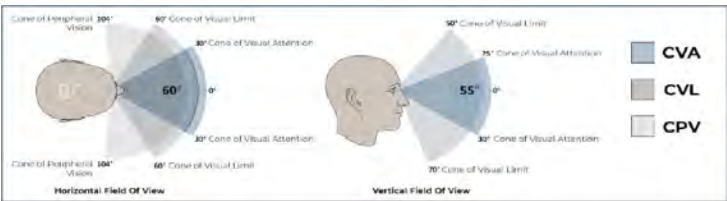






Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 61°    |
| Vertical Field Of View (°)   | 12°    |
| Horizontal CVA Occupied (%)  | 72.54% |
| Vertical CVA Occupied (%)    | 20.18% |



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Site Address: **Macquarie Point,  
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For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ04-02.03  
KOP 03**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
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| QUANTITATIVE CALCULATIONS    |        |
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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-02.04 KOP 03

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
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| Vertical Field Of View (°)   | 12°    |
| Horizontal CVA Occupied (%)  | 72.54% |
| Vertical CVA Occupied (%)    | 20.18% |



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For: **Macquarie Point Development  
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Section: **LCZ04-02.05  
KOP 03**

Date Issued: 24 June 2025

Project No: V24071

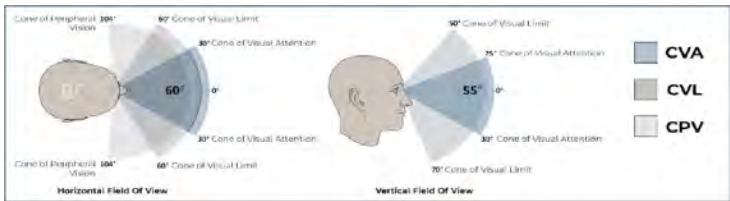
Revision: -





Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 61°    |
| Vertical Field Of View (°)   | 12°    |
| Horizontal CVA Occupied (%)  | 72.54% |
| Vertical CVA Occupied (%)    | 20.18% |



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ04-02.06 KOP 03

Date Issued: 24 June 2025

Project No: V24071

Revision: -



LANDSCAPE CHARACTER ZONE  
HOBART CIVIC AND CULTURAL PRECINT  
CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION                 | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|-----------------------------------|---------------|----------------------------------------------------------|----------|
| HOBART CIVIC AND CULTURAL PRECINT    | LCZ05-01.00 |                                   | BOOKLET       | HOBART CIVIC AND CULTURAL PRECINT                        | -        |
| HOBART CIVIC AND CULTURAL PRECINT    | LCZ05-01.01 | RAILWAY ROUNDABOUT BROOKER AVENUE | KOP 13        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ05-01.02 |                                   | KOP 13        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ05-01.03 |                                   | KOP 13        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ05-01.04 |                                   | KOP 13        | Proposed Built Form                                      | -        |
|                                      | LCZ05-01.05 |                                   | KOP 13        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ05-01.06 |                                   | KOP 13        | Proposed Built Form with Landscaping & Building Outlines | -        |
|                                      | LCZ05-02.01 | COLLINS STREET / BROOKER AVENUE   | KOP 14        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ05-02.02 |                                   | KOP 14        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ05-02.03 |                                   | KOP 14        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ05-02.04 |                                   | KOP 14        | Proposed Built Form                                      | -        |
|                                      | LCZ05-02.05 |                                   | KOP 14        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ05-02.06 |                                   | KOP 14        | Proposed Built Form with Landscaping & Building Outlines | -        |



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TPC Ref No:  
**POSS**

Site Address:  
**Macquarie Point,  
Hobart TAS**

For:  
**Macquarie Point Development  
Corporation (MPDC)**

Section:  
**LCZ05-01.00  
BOOKLET**

Date Issued:  
24 June 2025

Project No:  
V24071

Revision:  
-





Original Photograph @20mm

PHOTOGRAPH DETAILS

Location description: Railway Roundabout Brooker Ave, facing West to Site

Date & time taken: 1:04pm EDST On 11/11/2024

Height from ground: 1.65m

Distance to site: 0.50kms

EQUIPMENT SPECIFICATIONS

Camera: Canon 5DSR Full Frame

Lens: Sigma 20mm f 1 / 4 DG HSM Art Lens

Focal length: 20mm

Field of view (FOV): 84.0 deg (horizontal)



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ05-01.01 KOP 13

Date Issued: 24 June 2025

Project No: V24071

Revision: -





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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ05-01.02 KOP 13**

Date Issued: 24 June 2025

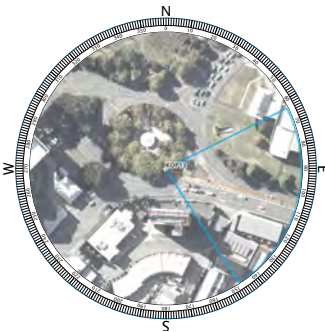
Project No: V24071

Revision: -

AlignView with Point Cloud Dataset

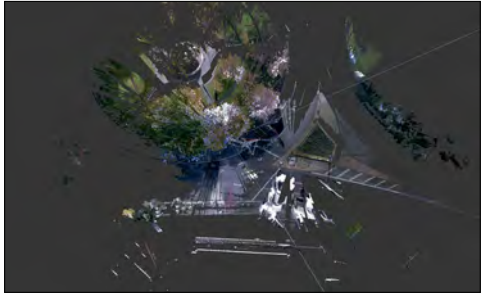
FIELD WORK DETAILS

Easting: 527047.74  
Northing: 5252653.13  
Date taken: 14&15/04/2025  
Ground (RL): 5.98m  
Height from ground: 1.65m  
LIDAR Scanner: Leica Cyclone Register 360  
Software: Autodesk ReCap, CloudCompare



**LEGEND**  
  
— Field of view  
--- Viewing direction

Point Cloud Survey Top View

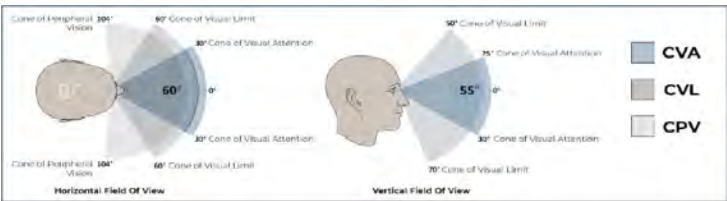






Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 26°    |
| Vertical Field Of View (°)   | 6°     |
| Horizontal CVA Occupied (%)  | 31.04% |
| Vertical CVA Occupied (%)    | 9.42%  |



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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ05-01.03 KOP 13**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 26°    |
| Vertical Field Of View (°)   | 6°     |
| Horizontal CVA Occupied (%)  | 31.04% |
| Vertical CVA Occupied (%)    | 9.42%  |



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TPC Ref No:

POSS

Site Address:

Macquarie Point,  
Hobart TAS

For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ05-01.04  
KOP 13

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 26°    |
| Vertical Field Of View (°)   | 6°     |
| Horizontal CVA Occupied (%)  | 31.04% |
| Vertical CVA Occupied (%)    | 9.42%  |



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For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ05-01.05 KOP 13**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 26°    |
| Vertical Field Of View (°)   | 6°     |
| Horizontal CVA Occupied (%)  | 31.04% |
| Vertical CVA Occupied (%)    | 9.42%  |



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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ05-01.06 KOP 13**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Original Photograph @20mm

PHOTOGRAPH DETAILS

Location description: Collins Street and Brooker Ave, facing West to Site

Date & time taken: 1:48pm EDST On 14/04/2025

Height from ground: 1.65m

Distance to site: 0.37kms

EQUIPMENT SPECIFICATIONS

Camera: Canon 5DSR Full Frame

Lens: Sigma 20mm f 1 / 4 DG HSM Art Lens

Focal length: 20mm

Field of view (FOV): 84.0 deg (horizontal)



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ05-02.01 KOP 14

Date Issued: 24 June 2025

Project No: V24071

Revision: -

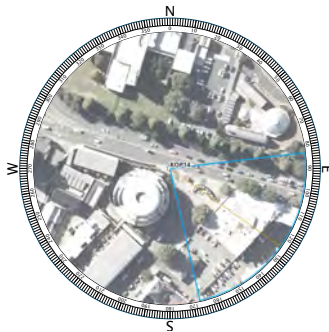




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527171.34                    |
| Northing:           | 5252605.76                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 4.19m                        |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

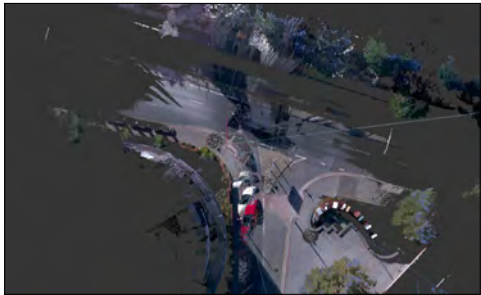


LEGEND

— Field of view

--- Viewing direction

Point Cloud Survey Top View



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TPC Ref No: **POSS**

Site Address: **Macquarie Point,  
Hobart TAS**

For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ05-02.02  
KOP 14**

Date Issued: 24 June 2025

Project No: V24071

Revision: -



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TPC Ref No:

## POSS

Site Address:

## Macquarie Point, Hobart TAS

For:

**Macquarie Point Development Corporation (MPDC)**

Section:

**LCZ05-02.03**  
**KOP 14**

Date Issued:

24 June 2025

Project No:

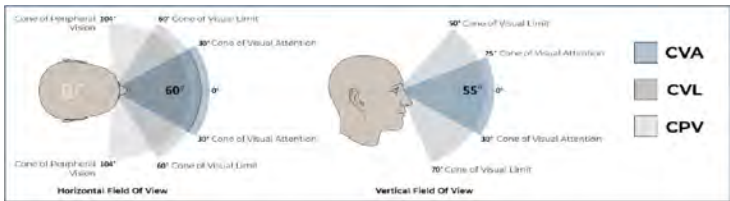
V24071

Revision:



### Photograph with Proposed Building Outlines

-  Unoccluded silhouette of proposed built form (excludes vegetation)
-  Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
-  The extent of the site (boundaries)
-  Cone of Visual Attention
-  Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 40°    |
| Vertical Field Of View (°)   | 8°     |
| Horizontal CVA Occupied (%)  | 47.46% |
| Vertical CVA Occupied (%)    | 12.56% |







Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 40°    |
| Vertical Field Of View (°)   | 8°     |
| Horizontal CVA Occupied (%)  | 47.46% |
| Vertical CVA Occupied (%)    | 12.56% |



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ05-02.04 KOP 14

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 40°    |
| Vertical Field Of View (°)   | 8°     |
| Horizontal CVA Occupied (%)  | 47.46% |
| Vertical CVA Occupied (%)    | 12.56% |



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Site Address:

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For:

Macquarie Point Development  
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Section:

LCZ05-02.05  
KOP 14

Date Issued:

24 June 2025

Project No:

V24071

Revision:



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Section: **LCZ05-02.06  
KOP 14**

Date Issued: 24 June 2025

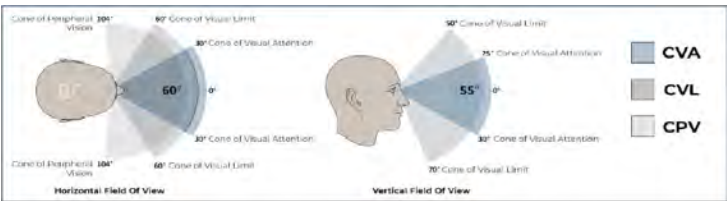
Project No: V24071

Revision: -



Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 40°    |
| Vertical Field Of View (°)   | 8°     |
| Horizontal CVA Occupied (%)  | 47.46% |
| Vertical CVA Occupied (%)    | 12.56% |





LANDSCAPE CHARACTER ZONE  
MACQUARIE POINT WHARF  
CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|-------------------|---------------|----------------------------------------------------------|----------|
| MACQUARIE POINT WHARF                | LCZ06-01.00 |                   | BOOKLET       | MACQUARIE POINT WHARF                                    | -        |
| MACQUARIE POINT WHARF                | LCZ06-01.01 | EVANS STREET      | KOP 06        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ06-01.02 |                   | KOP 06        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ06-01.03 |                   | KOP 06        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ06-01.04 |                   | KOP 06        | Proposed Built Form                                      | -        |
|                                      | LCZ06-01.05 |                   | KOP 06        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ06-01.06 |                   | KOP 06        | Proposed Built Form with Landscaping & Building Outlines | -        |



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For:  
**Macquarie Point Development  
Corporation (MPDC)**

Section:  
**LCZ06-01.00  
BOOKLET**

Date Issued:  
24 June 2025

Project No:  
V24071

Revision:  
-





Original Photograph @20mm

PHOTOGRAPH DETAILS

Location description: Evans Street (lxl James H. Jones & Co) U.D, facing South to Site

Date & time taken: 11:08am EDST On 14/04/2025

Height from ground: 1.65m

Distance to site: 0.20kms

EQUIPMENT SPECIFICATIONS

Camera: Canon 5DSR Full Frame

Lens: Sigma 20mm f 1 / 4 DG HSM Art Lens

Focal length: 20mm

Field of view (FOV): 84.0 deg (horizontal)



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Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ06-01.01 KOP 06

Date Issued: 24 June 2025

Project No: V24071

Revision: -

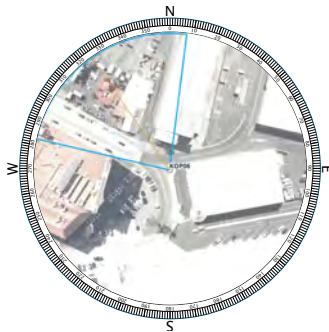




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527595.17                    |
| Northing:           | 5252282.10                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 3.25m                        |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

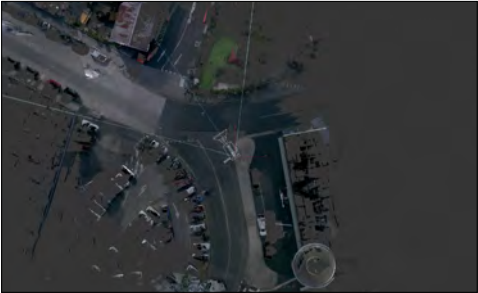


LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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For: **Macquarie Point Development  
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Section: **LCZ06-01.02  
KOP 06**

Date Issued: 24 June 2025

Project No: V24071

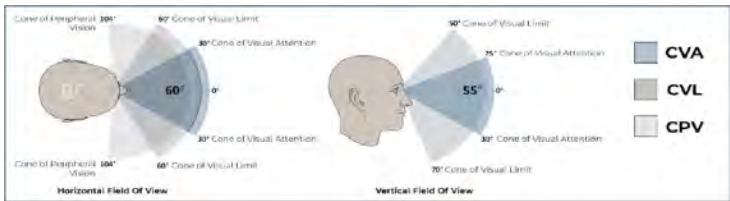
Revision: -





Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 63°    |
| Vertical Field Of View (°)   | 22°    |
| Horizontal CVA Occupied (%)  | 74.63% |
| Vertical CVA Occupied (%)    | 35.87% |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point,  
Hobart TAS**

For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ06-01.03  
KOP 06**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 63°    |
| Vertical Field Of View (°)   | 22°    |
| Horizontal CVA Occupied (%)  | 74.63% |
| Vertical CVA Occupied (%)    | 35.87% |



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ06-01.04 KOP 06

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 63°    |
| Vertical Field Of View (°)   | 22°    |
| Horizontal CVA Occupied (%)  | 74.63% |
| Vertical CVA Occupied (%)    | 35.87% |



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Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ06-01.05 KOP 06

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 63°    |
| Vertical Field Of View (°)   | 22°    |
| Horizontal CVA Occupied (%)  | 74.63% |
| Vertical CVA Occupied (%)    | 35.87% |



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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ06-01.06 KOP 06**

Date Issued: 24 June 2025

Project No: V24071

Revision: -



LANDSCAPE CHARACTER ZONE  
SULLIVAN COVE WORKING PORT  
CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION    | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|----------------------|---------------|----------------------------------------------------------|----------|
| SULLIVAN COVE WORKING PORT           | LCZ07-01.00 |                      | BOOKLET       | SULLIVAN COVE WORKING PORT                               | -        |
| SULLIVAN COVE WORKING PORT           | LCZ07-01.01 | VICTORIA DOCK BRIDGE | KOP11         | Original Photograph @ 20mm                               | -        |
|                                      | LCZ07-01.02 |                      | KOP11         | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ07-01.03 |                      | KOP11         | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ07-01.04 |                      | KOP11         | Proposed Built Form                                      | -        |
|                                      | LCZ07-01.05 |                      | KOP11         | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ07-01.06 |                      | KOP11         | Proposed Built Form with Landscaping & Building Outlines | -        |



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For:  
**Macquarie Point Development  
Corporation (MPDC)**

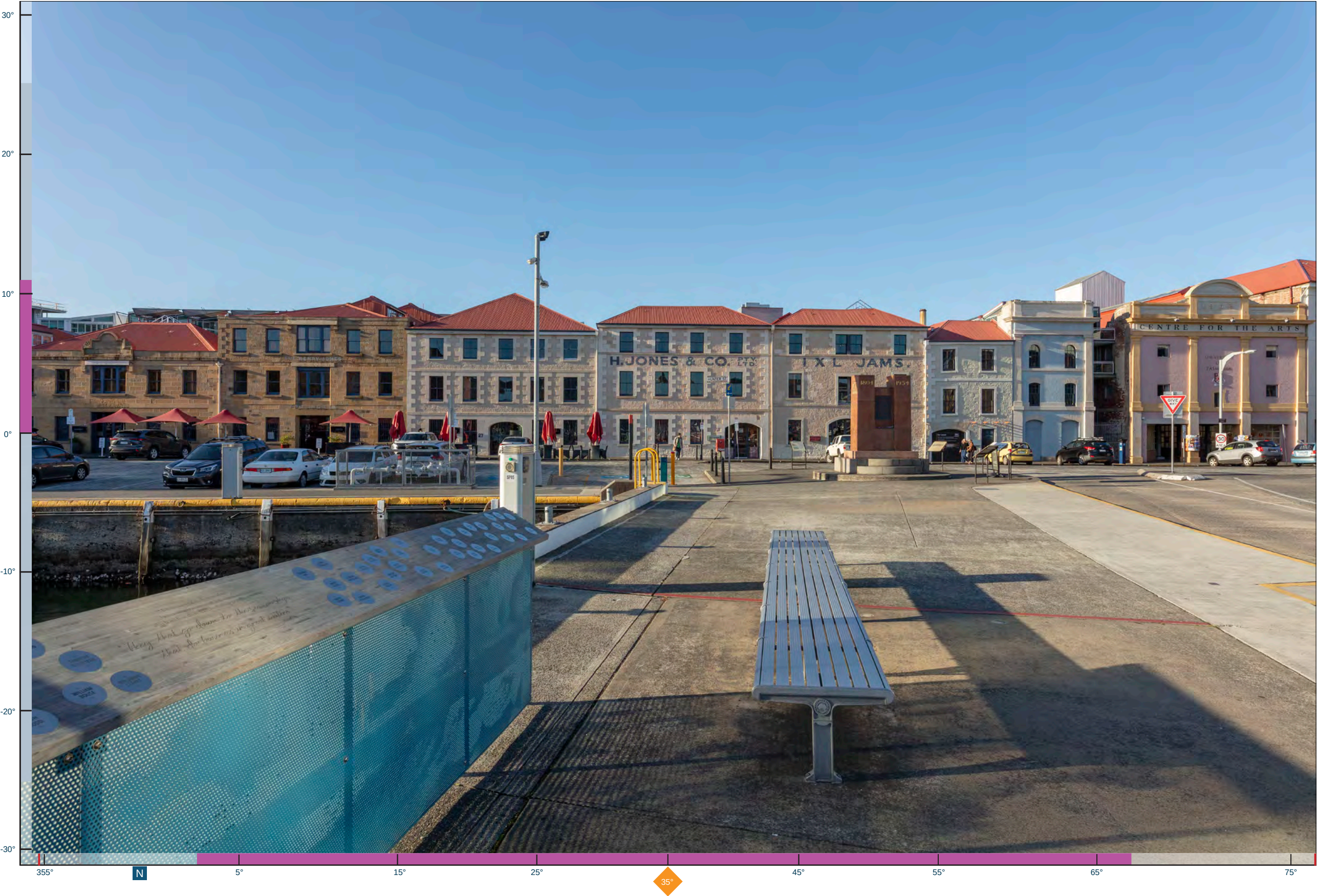
Section:  
**LCZ07-01.00  
BOOKLET**

Date Issued:  
24 June 2025

Project No:  
V24071

Revision:  
-





Original Photograph @20mm

| PHOTOGRAPH DETAILS    |                                            | EQUIPMENT SPECIFICATIONS |                                    |
|-----------------------|--------------------------------------------|--------------------------|------------------------------------|
| Location description: | Victoria Dock Bridge, facing South to Site | Camera:                  | Canon 5DSR Full Frame              |
| Date & time taken:    | 4:11pm EDST On 14/04/2025                  | Lens:                    | Sigma 20mm f 1 / 4 DG HSM Art Lens |
| Height from ground:   | 1.65m                                      | Focal length:            | 20mm                               |
| Distance to site:     | 0.26kms                                    | Field of view (FOV):     | 84.0 deg (horizontal)              |



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ07-01.01 KOP 11

Date Issued: 24 June 2025  
Project No: V24071  
Revision: -





AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527379.81                    |
| Northing:           | 5252245.13                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 2.41m                        |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |



LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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Corporation (MPDC)

Section:

LCZ07-01.02  
KOP 11

Date Issued:

24 June 2025

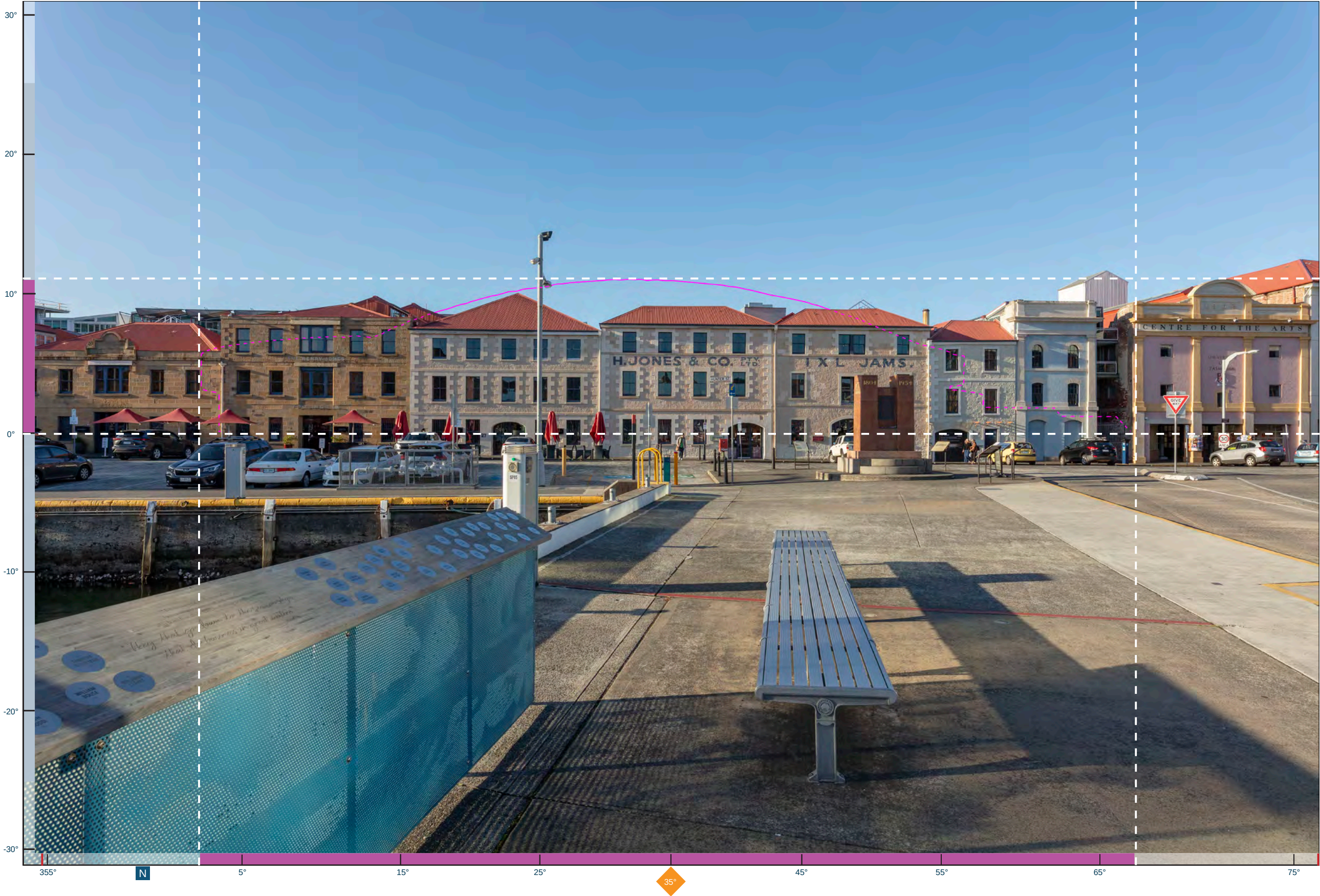
Project No:

V24071

Revision:

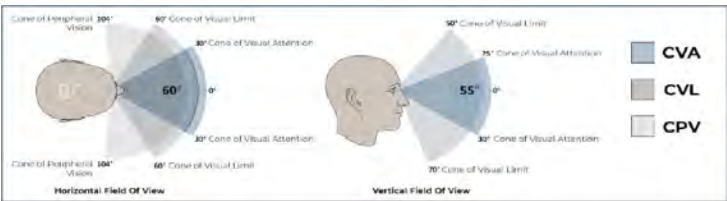
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Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 61°    |
| Vertical Field Of View (°)   | 11°    |
| Horizontal CVA Occupied (%)  | 72.24% |
| Vertical CVA Occupied (%)    | 17.94% |



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TPC Ref No:

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Site Address:

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For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ07-01.03  
KOP 11

Date Issued:

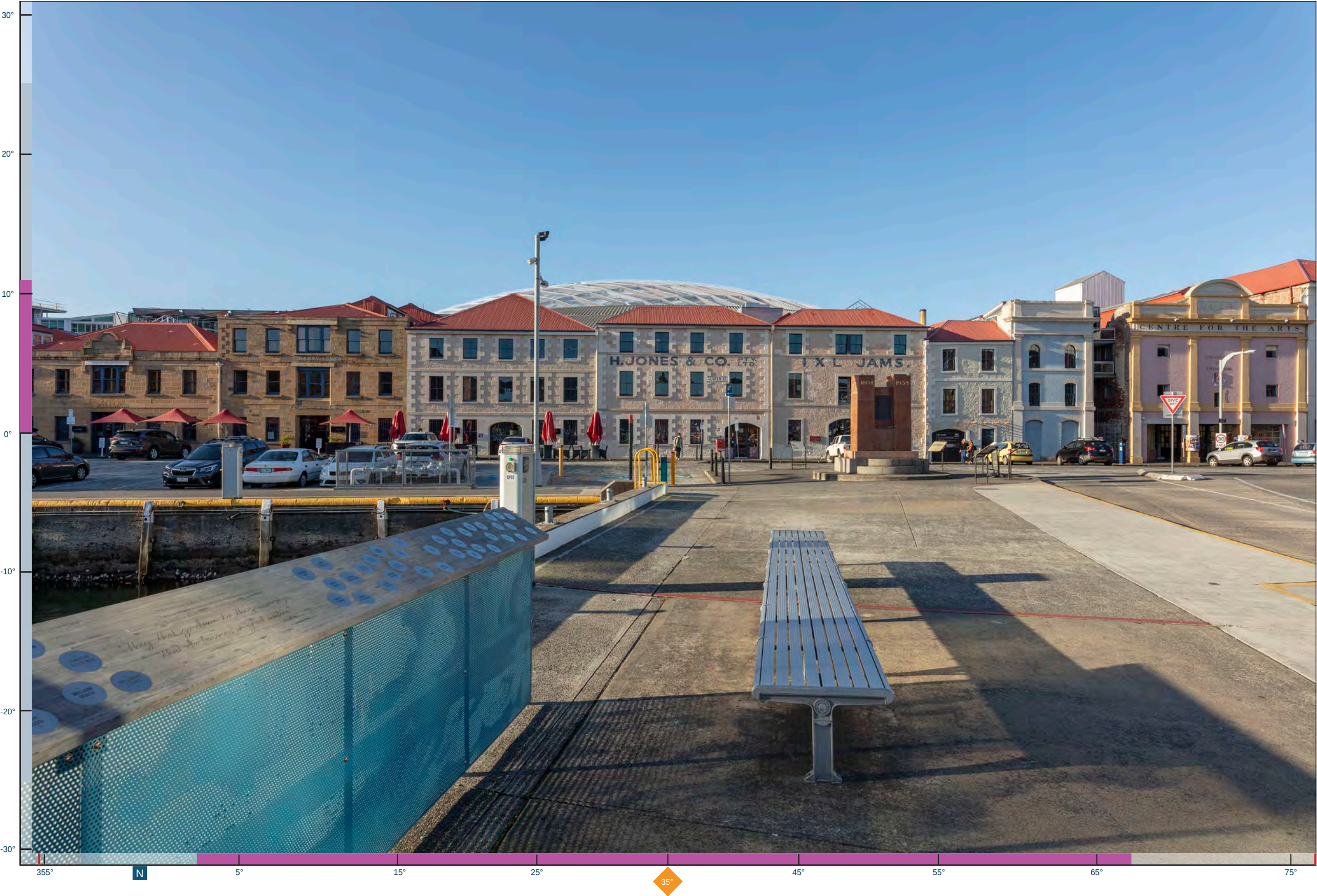
24 June 2025

Project No:

V24071

Revision:





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
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TPC Ref No: POSS

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For: Macquarie Point Development Corporation (MPDC)

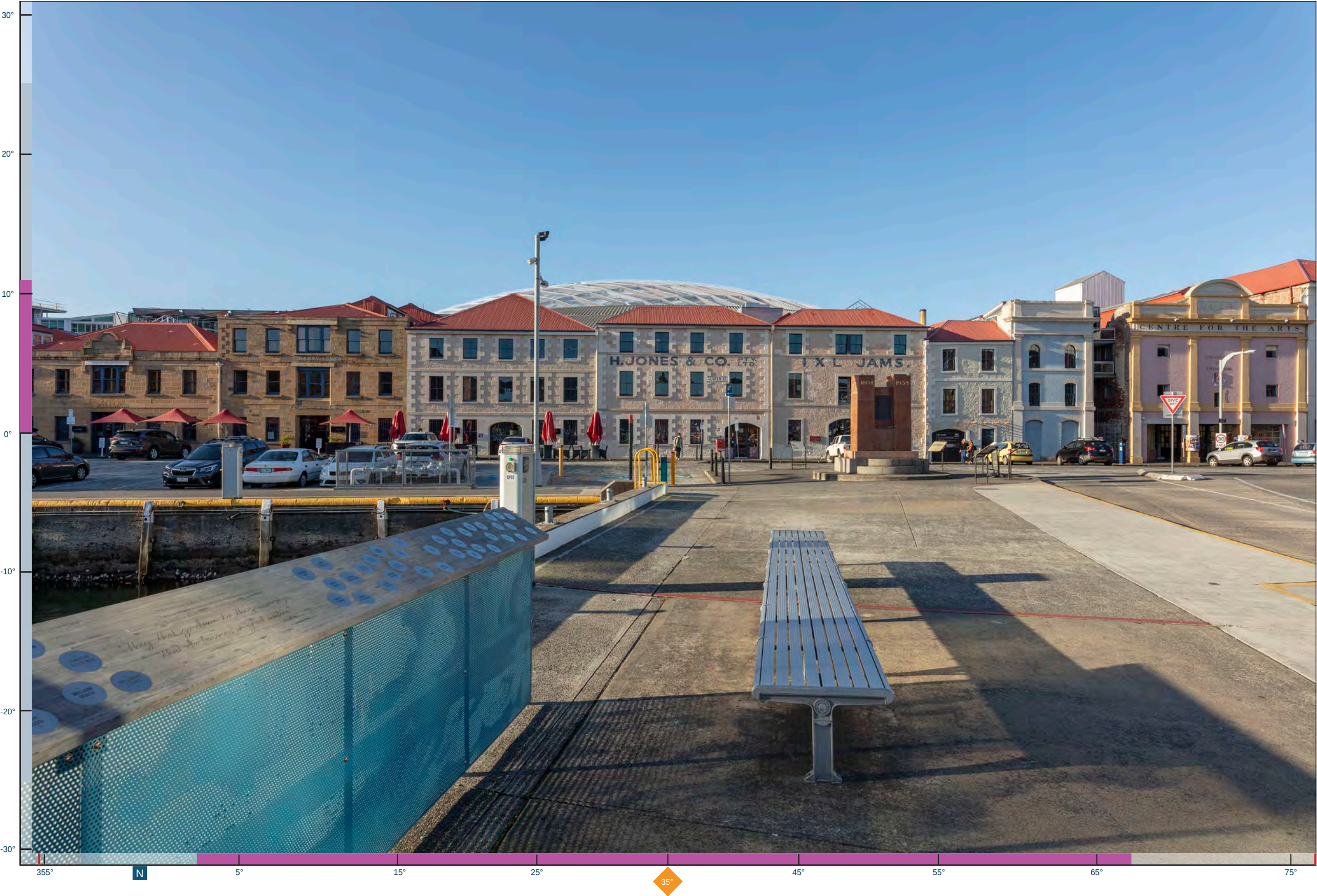
Section: LCZ07-01.04 KOP 11

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
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| Vertical Field Of View (°)   | 11°    |
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| Vertical CVA Occupied (%)    | 17.94% |



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For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ07-01.05  
KOP 11

Date Issued:

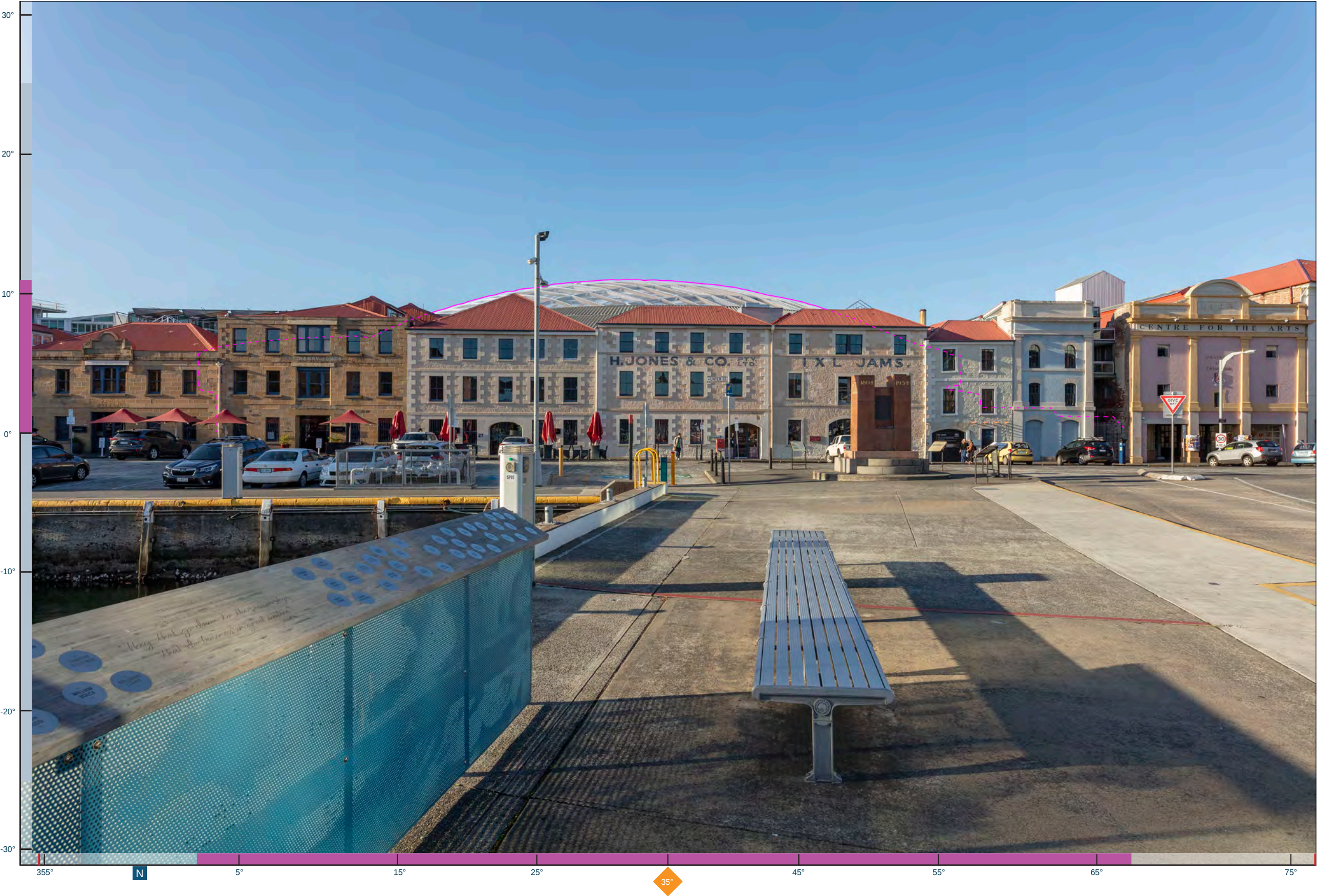
24 June 2025

Project No:

V24071

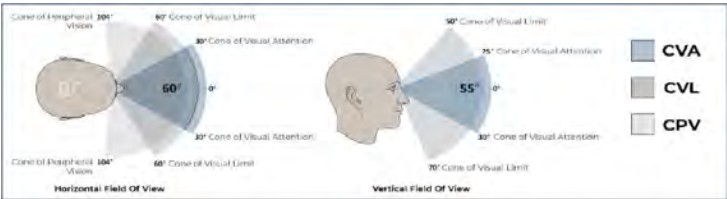
Revision:





Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 61°    |
| Vertical Field Of View (°)   | 11°    |
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| Vertical CVA Occupied (%)    | 17.94% |



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TPC Ref No:

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Site Address:

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Hobart TAS

For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ07-01.06  
KOP 11

Date Issued:

24 June 2025

Project No:

V24071

Revision:



LANDSCAPE CHARACTER ZONE  
SULLIVAN COVE MIXED USE  
CONTENTS



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| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION                     | SECTION TITLE | PAGE TITLE                                               | REVISION |
|--------------------------------------|-------------|---------------------------------------|---------------|----------------------------------------------------------|----------|
| SULLIVAN COVE MIXED USE              | LCZ08-01.00 |                                       | BOOKLET       | SULLIVAN COVE MIXED USE                                  | -        |
| SULLIVAN COVE MIXED USE              | LCZ08-01.01 | BATTERY POINT HEADLAND                | KOP 08        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ08-01.02 |                                       | KOP 08        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ08-01.03 |                                       | KOP 08        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ08-01.04 |                                       | KOP 08        | Proposed Built Form                                      | -        |
|                                      | LCZ08-01.05 |                                       | KOP 08        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ08-01.06 |                                       | KOP 08        | Proposed Built Form with Landscaping & Building Outlines | -        |
| SULLIVAN COVE MIXED USE              | LCZ08-02.01 | PARLIAMENT GARDENS (SALAMANCA)        | KOP 09        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ08-02.02 |                                       | KOP 09        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ08-02.03 |                                       | KOP 09        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ08-02.04 |                                       | KOP 09        | Proposed Built Form                                      | -        |
|                                      | LCZ08-02.05 |                                       | KOP 09        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ08-02.06 |                                       | KOP 09        | Proposed Built Form with Landscaping & Building Outlines | -        |
| SULLIVAN COVE MIXED USE              | LCZ08-03.01 | WATERSIDE PAVILLION CONSTITUTION DOCK | KOP 10        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ08-03.02 |                                       | KOP 10        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ08-03.03 |                                       | KOP 10        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ08-03.04 |                                       | KOP 10        | Proposed Built Form                                      | -        |
|                                      | LCZ08-03.05 |                                       | KOP 10        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ08-03.06 |                                       | KOP 10        | Proposed Built Form with Landscaping & Building Outlines | -        |
| SULLIVAN COVE MIXED USE              | LCZ08-04.01 | MACQUARIE STREET / EVANS STREET       | KOP 15        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ08-04.02 |                                       | KOP 15        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ08-04.03 |                                       | KOP 15        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ08-04.04 |                                       | KOP 15        | Proposed Built Form                                      | -        |
|                                      | LCZ08-04.05 |                                       | KOP 15        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ08-04.06 |                                       | KOP 15        | Proposed Built Form with Landscaping & Building Outlines | -        |
| SULLIVAN COVE MIXED USE              | LCZ08-05.01 | TASMAN HIGHWAY / BROOKER AVENUE       | KOP 16        | Original Photograph @ 20mm                               | -        |
|                                      | LCZ08-05.02 |                                       | KOP 16        | AlignView with Point Cloud Dataset                       | -        |
|                                      | LCZ08-05.03 |                                       | KOP 16        | Photograph with Proposed Building Outlines               | -        |
|                                      | LCZ08-05.04 |                                       | KOP 16        | Proposed Built Form                                      | -        |
|                                      | LCZ08-05.05 |                                       | KOP 16        | Proposed Built Form with Landscaping                     | -        |
|                                      | LCZ08-05.06 |                                       | KOP 16        | Proposed Built Form with Landscaping & Building Outlines | -        |

TPC Ref No: **POSS**

Site Address: **Macquarie Point,  
Hobart TAS**

For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ08-01.00  
BOOKLET**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Original Photograph @20mm

| PHOTOGRAPH DETAILS    |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| Location description: | Battery Point Headland Runnymede at Lenna of Hobart, facing South to Site |
| Date & time taken:    | 9:23am EDST On 11/11/2024                                                 |
| Height from ground:   | 1.65m                                                                     |
| Distance to site:     | 0.83kms                                                                   |

| EQUIPMENT SPECIFICATIONS |                                    |
|--------------------------|------------------------------------|
| Camera:                  | Canon 5DSR Full Frame              |
| Lens:                    | Sigma 20mm f 1 / 4 DG HSM Art Lens |
| Focal length:            | 20mm                               |
| Field of view (FOV):     | 84.0 deg (horizontal)              |



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ08-01.01 KOP 08

Date Issued: 24 June 2025  
Project No: V24071  
Revision: -

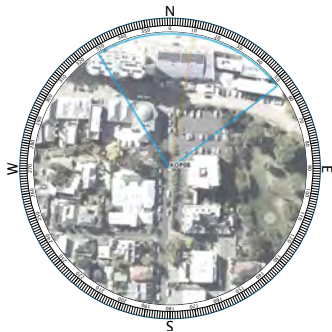




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527394.32                    |
| Northing:           | 5251649.51                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 16.16m                       |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |



LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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For: **Macquarie Point Development  
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Section: **LCZ08-01.02  
KOP 08**

Date Issued: 24 June 2025

Project No: V24071

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For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ08-01.03 KOP 08**

Date Issued: 24 June 2025

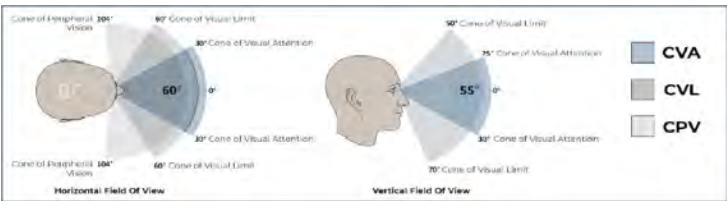
Project No: V24071

Revision: -



Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 14°    |
| Vertical Field Of View (°)   | 4°     |
| Horizontal CVA Occupied (%)  | 16.72% |
| Vertical CVA Occupied (%)    | 5.83%  |







Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 14°    |
| Vertical Field Of View (°)   | 4°     |
| Horizontal CVA Occupied (%)  | 16.72% |
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TPC Ref No:

POSS

Site Address:

Macquarie Point,  
Hobart TAS

For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ08-01.04  
KOP 08

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 14°    |
| Vertical Field Of View (°)   | 4°     |
| Horizontal CVA Occupied (%)  | 16.72% |
| Vertical CVA Occupied (%)    | 5.83%  |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ08-01.05 KOP 08**

Date Issued: 24 June 2025

Project No: V24071

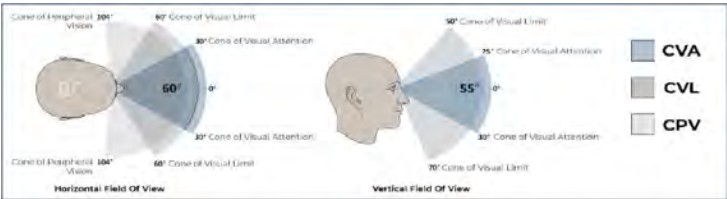
Revision: -





Proposed Built Form with Landscaping & Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
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TPC Ref No: **POSS**

Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ08-01.06 KOP 08**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Original Photograph @20mm

| PHOTOGRAPH DETAILS    |                                                           | EQUIPMENT SPECIFICATIONS |                                    |
|-----------------------|-----------------------------------------------------------|--------------------------|------------------------------------|
| Location description: | Parliament Gardens (Salamanca Area), facing South to Site | Camera:                  | Canon 5DSR Full Frame              |
| Date & time taken:    | 3:52pm EDST On 10/11/2024                                 | Lens:                    | Sigma 20mm f 1 / 4 DG HSM Art Lens |
| Height from ground:   | 1.65m                                                     | Focal length:            | 20mm                               |
| Distance to site:     | 0.76kms                                                   | Field of view (FOV):     | 84.0 deg (horizontal)              |



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TPC Ref No: **POSS**

Site Address: **Macquarie Point,  
Hobart TAS**

For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ08-02.01  
KOP 09**

Date Issued: 24 June 2025  
Project No: V24071  
Revision: -

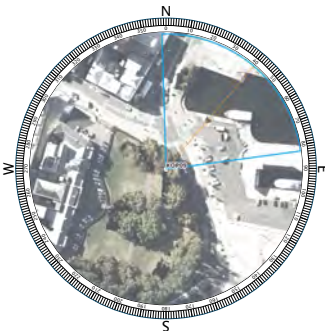




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

Easting: 527060.68  
Northing: 5251861.11  
Date taken: 14&15/04/2025  
Ground (RL): 1.99m  
Height from ground: 1.65m  
LIDAR Scanner: Leica Cyclone Register 360  
Software: Autodesk ReCap, CloudCompare

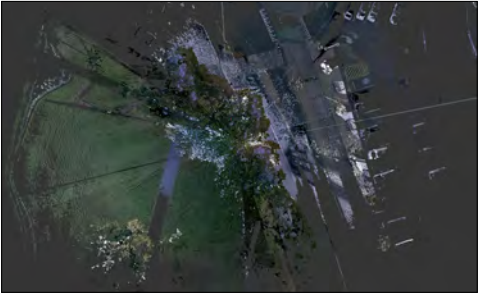


LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ08-02.02  
KOP 09

Date Issued:

24 June 2025

Project No:

V24071

Revision:

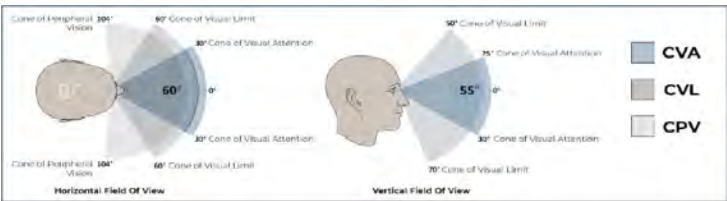
-





Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 19°    |
| Vertical Field Of View (°)   | 4°     |
| Horizontal CVA Occupied (%)  | 22.39% |
| Vertical CVA Occupied (%)    | 6.28%  |



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Corporation (MPDC)

Section:

LCZ08-02.03  
KOP 09

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
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For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ08-02.04  
KOP 09

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
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| Vertical Field Of View (°)   | 4°     |
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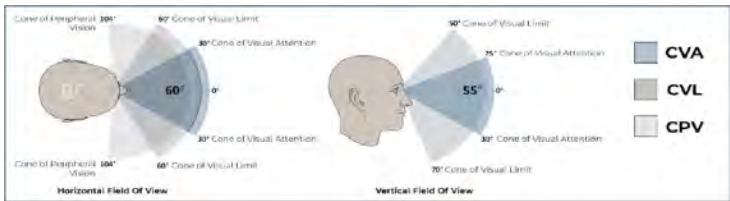
Revision: -





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For:

Macquarie Point Development  
Corporation (MPDC)

Section:

LCZ08-02.06  
KOP 09

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Original Photograph @20mm

PHOTOGRAPH DETAILS

Location description: Waterside Pavilion Constitution Dock, facing South to Site

Date & time taken: 1:32pm EDST On 11/11/2024

Height from ground: 1.65m

Distance to site: 0.49kms

EQUIPMENT SPECIFICATIONS

Camera: Canon 5DSR Full Frame

Lens: Sigma 20mm f 1 / 4 DG HSM Art Lens

Focal length: 20mm

Field of view (FOV): 84.0 deg (horizontal)



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Section:

LCZ08-03.01  
KOP 10

Date Issued:

24 June 2025

Project No:

V24071

Revision:

-

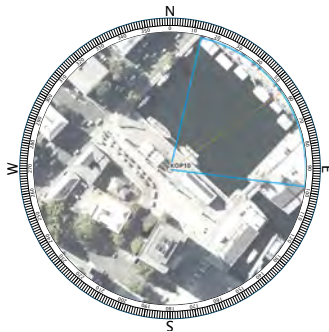




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527172.12                    |
| Northing:           | 5252129.44                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 2.31m                        |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

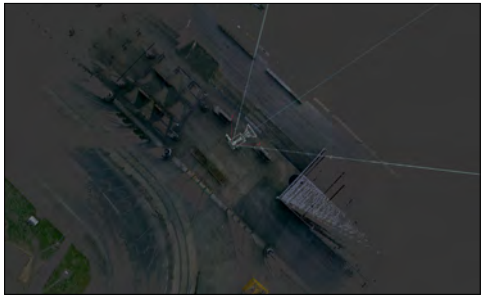


LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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Section:

LCZ08-03.02  
KOP 10

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Revision:

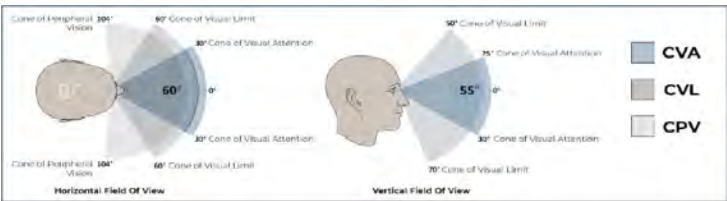
-





Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 29°    |
| Vertical Field Of View (°)   | 6°     |
| Horizontal CVA Occupied (%)  | 34.93% |
| Vertical CVA Occupied (%)    | 8.97%  |



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Hobart TAS**

For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ08-03.03  
KOP 10**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
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Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ08-03.04 KOP 10

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
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For: Macquarie Point Development Corporation (MPDC)

Section: LCZ08-03.05 KOP 10

Date Issued: 24 June 2025

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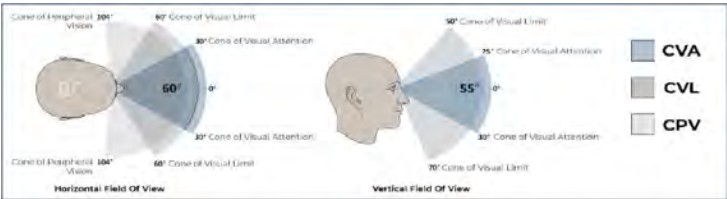
Revision: -





Proposed Built Form with Landscaping & Building Outlines

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For: **Macquarie Point Development  
Corporation (MPDC)**

Section: **LCZ08-03.06  
KOP 10**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Original Photograph @20mm

PHOTOGRAPH DETAILS

Location description: Macquarie St and Evans St, facing West to Site

Date & time taken: 2:07pm EDST On 14/04/2025

Height from ground: 1.65m

Distance to site: 0.26kms

EQUIPMENT SPECIFICATIONS

Camera: Canon 5DSR Full Frame

Lens: Sigma 20mm f 1 / 4 DG HSM Art Lens

Focal length: 20mm

Field of view (FOV): 84.0 deg (horizontal)



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TPC Ref No: POSS

Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ08-04.01 KOP 15

Date Issued: 24 June 2025

Project No: V24071

Revision: -

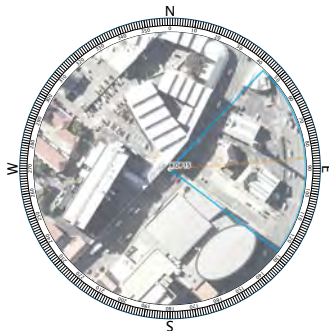




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527255.81                    |
| Northing:           | 5252470.71                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 2.81m                        |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |

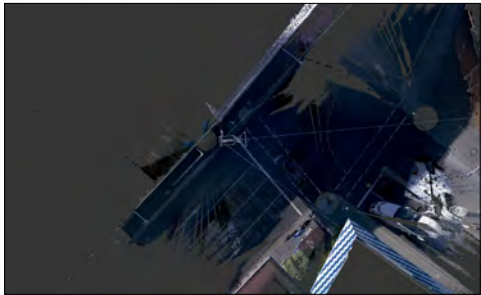


LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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Section: LCZ08-04.02 KOP 15

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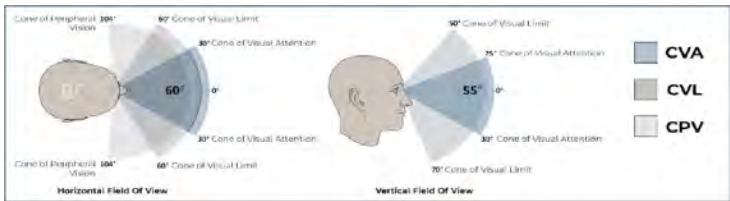
Revision: -





Photograph with Proposed Building Outlines

- Unoccluded silhouette of proposed built form (excludes vegetation)
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- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 56°    |
| Vertical Field Of View (°)   | 11°    |
| Horizontal CVA Occupied (%)  | 66.27% |
| Vertical CVA Occupied (%)    | 17.94% |



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For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ08-04.03 KOP 15**

Date Issued: 24 June 2025

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Revision: -





Proposed Built Form

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Site Address: **Macquarie Point, Hobart TAS**

For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ08-04.04 KOP 15**

Date Issued: 24 June 2025

Project No: V24071

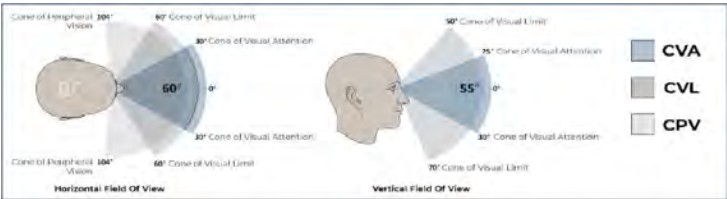
Revision: -





Proposed Built Form with Landscaping

- Unoccluded silhouette of proposed built form (excludes vegetation)
- Silhouette of proposed built form that is occluded by existing built form (excludes vegetation)
- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 56°    |
| Vertical Field Of View (°)   | 11°    |
| Horizontal CVA Occupied (%)  | 66.27% |
| Vertical CVA Occupied (%)    | 17.94% |



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For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ08-04.05 KOP 15**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form with Landscaping & Building Outlines

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- Visual Extent of the proposal



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For: **Macquarie Point Development Corporation (MPDC)**

Section: **LCZ08-04.06 KOP 15**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Original Photograph @20mm

| PHOTOGRAPH DETAILS    |                                                 |
|-----------------------|-------------------------------------------------|
| Location description: | Tasman Hwy and Brooker Ave, facing West to Site |
| Date & time taken:    | 3:17pm EDST On 14/04/2025                       |
| Height from ground:   | 1.65m                                           |
| Distance to site:     | 0.25km                                          |

| EQUIPMENT SPECIFICATIONS |                                    |
|--------------------------|------------------------------------|
| Camera:                  | Canon 5DSR Full Frame              |
| Lens:                    | Sigma 20mm f 1 / 4 DG HSM Art Lens |
| Focal length:            | 20mm                               |
| Field of view (FOV):     | 84.0 deg (horizontal)              |



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For: Macquarie Point Development Corporation (MPDC)

Section: LCZ08-05.01 KOP 16

Date Issued: 24 June 2025  
Project No: V24071  
Revision: -

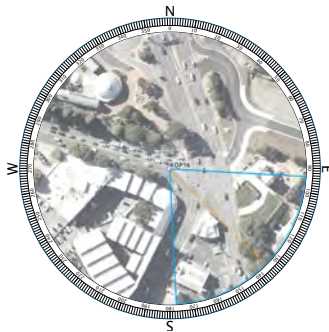




AlignView with Point Cloud Dataset

FIELD WORK DETAILS

|                     |                              |
|---------------------|------------------------------|
| Easting:            | 527294.02                    |
| Northing:           | 5252581.03                   |
| Date taken:         | 14&15/04/2025                |
| Ground (RL):        | 5.89m                        |
| Height from ground: | 1.65m                        |
| LIDAR Scanner:      | Leica Cyclone Register 360   |
| Software:           | Autodesk ReCap, CloudCompare |



LEGEND

Field of view

Viewing direction

Point Cloud Survey Top View



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Institute of  
Architects



Victorian Planning &  
Environmental Law Association

**THIS IS NOT A PHOTOGRAPH**

It is a Point Cloud Survey of the camera position by the licensed land surveyor.

This is used to precisely locate and orient the 3D camera to match the photograph.

See Statement of Evidence.

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Section: **LCZ08-05.02  
KOP 16**

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Photograph with Proposed Building Outlines

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- The extent of the site (boundaries)
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- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
| Horizontal Field Of View (°) | 51°    |
| Vertical Field Of View (°)   | 12°    |
| Horizontal CVA Occupied (%)  | 61.19% |
| Vertical CVA Occupied (%)    | 20.18% |



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Site Address: Macquarie Point, Hobart TAS

For: Macquarie Point Development Corporation (MPDC)

Section: LCZ08-05.03 KOP 16

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Proposed Built Form

- The extent of the site (boundaries)
- Cone of Visual Attention
- Visual Extent of the proposal



| QUANTITATIVE CALCULATIONS    |        |
|------------------------------|--------|
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Corporation (MPDC)

Section:

LCZ08-05.04  
KOP 16

Date Issued:

24 June 2025

Project No:

V24071

Revision:





Proposed Built Form with Landscaping

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- Cone of Visual Attention
- Visual Extent of the proposal



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LCZ08-05.05  
KOP 16

Date Issued:

24 June 2025

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Section: LCZ08-05.06 KOP 16

Date Issued: 24 June 2025

Project No: V24071

Revision: -



LANDSCAPE & VISUAL IMPACT ASSESSMENT

LVIA MAPS

CONTENTS

| LANDSCAPE CHARACTER ZONE DESCRIPTION | SECTION NO. | KOP'S DESCRIPTION | SECTION TITLE             | PAGE TITLE                                                        | REVISION |
|--------------------------------------|-------------|-------------------|---------------------------|-------------------------------------------------------------------|----------|
| LVIA MAPS                            | VIA01-00.00 |                   | BOOKLET                   | LVIA MAPS                                                         | -        |
| LVIA MAPS                            | VIA01-00.01 |                   | Review                    | Geography Map                                                     | -        |
|                                      | VIA01-00.02 |                   | Review                    | Study Area                                                        | -        |
|                                      | VIA01-00.03 |                   | Review                    | Planning Scheme Overlay Map                                       | -        |
|                                      | VIA01-00.04 |                   | Review                    | Planning Scheme Zones Map                                         | -        |
|                                      | VIA01-00.05 |                   | Review                    | Elevation Map                                                     | -        |
|                                      | VIA01-00.06 |                   | Review                    | Slope Map                                                         | -        |
|                                      | VIA01-00.07 |                   | Review                    | Waterform Feature Map                                             | -        |
|                                      | VIA01-00.08 |                   | Review                    | Vegetation Feature Map                                            | -        |
|                                      | VIA01-00.09 |                   | Review                    | Landform Feature Map                                              | -        |
|                                      | VIA01-00.10 |                   | Review                    | Location of Building Footprints for comparison                    | -        |
|                                      | VIA01-00.11 |                   | Review                    | Land Use Map                                                      | -        |
|                                      | VIA01-00.12 |                   | Review                    | Cultural Heritage Feature Map                                     | -        |
|                                      | VIA01-00.13 |                   | Landscape Character Areas | Fieldwork Map                                                     | -        |
|                                      | VIA01-00.14 |                   | Landscape Character Areas | LCA Map                                                           | -        |
|                                      | VIA01-00.15 |                   | Landscape Character Areas | LCZ Map                                                           | -        |
|                                      | VIA01-00.16 |                   | Landscape Character Areas | LCZ Map Close                                                     | -        |
|                                      | VIA01-00.17 |                   | Establishment             | Landform Classification Map                                       | -        |
|                                      | VIA01-00.18 |                   | Establishment             | Vegetation Classification Map                                     | -        |
|                                      | VIA01-00.19 |                   | Establishment             | Waterform Classification Map                                      | -        |
|                                      | VIA01-00.20 |                   | Establishment             | Cultural Heritage Classification Map                              | -        |
|                                      | VIA01-00.21 |                   | Establishment             | Scenic Landscape Sensitivity Map                                  | -        |
|                                      | VIA01-00.22 |                   | Analysis                  | Key Observation Point Map                                         | -        |
|                                      | VIA01-00.23 |                   | Analysis                  | Key Observation Point Map close up with Landscape Character Zones | -        |



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Section:

VIA01-00.00  
BOOKLET

Date Issued:

24 June 2025

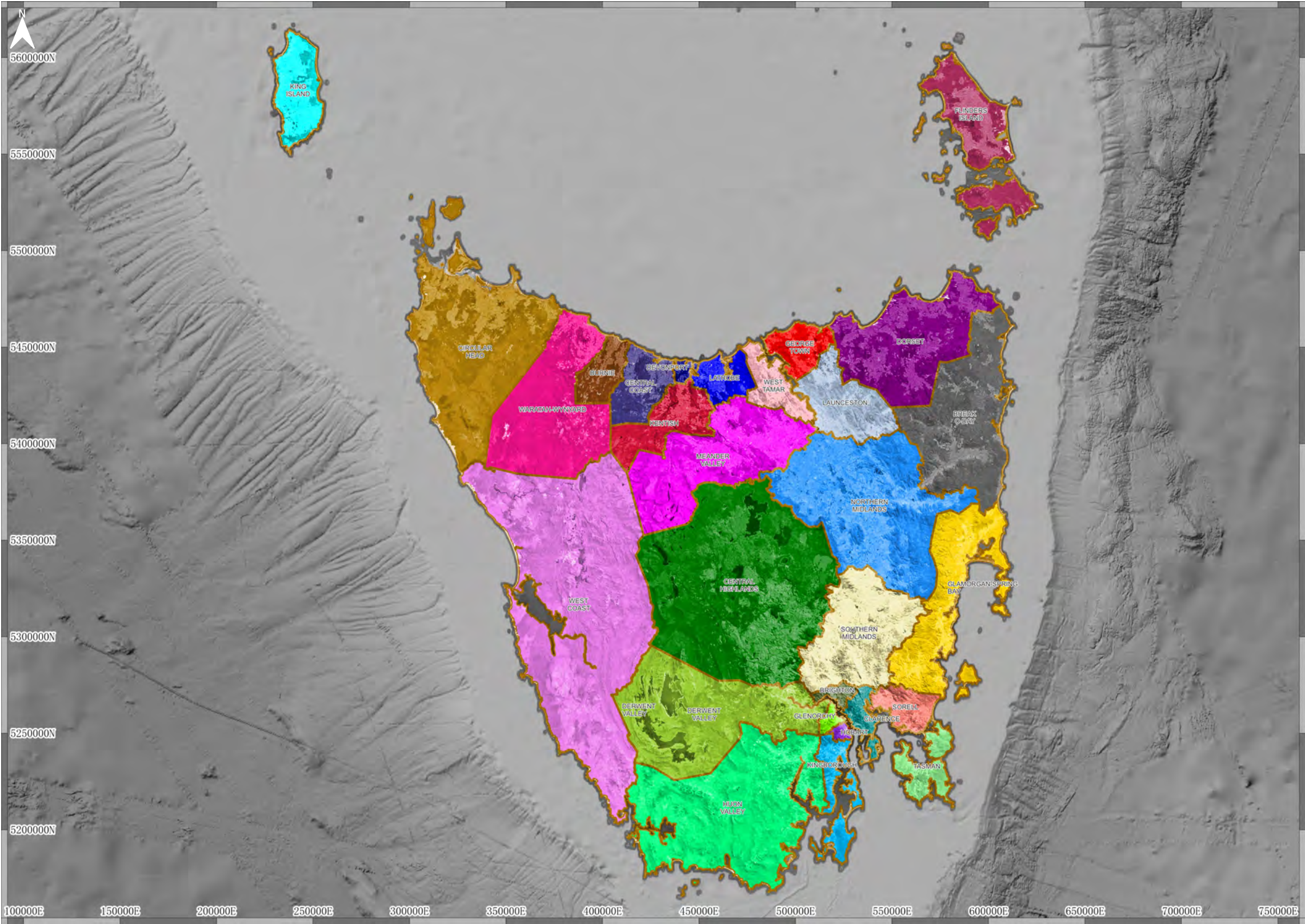
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Section: **VIA01-00.01  
REVIEW**

Date Issued: 24 June 2025

Project No: V24071

Revision: -

Geography Map

| GEOGRAPHY KEY (MUNICIPALITIES LGA GDA 2020) |                   |  |              |  |                      |  |                   |  |                |
|---------------------------------------------|-------------------|--|--------------|--|----------------------|--|-------------------|--|----------------|
|                                             | BREAK O-DAY       |  | HUON VALLEY  |  | DERWENT VALLEY       |  | NORTHERN MIDLANDS |  | CLARENCE       |
|                                             | BRIGHTON          |  | KENTISH      |  | DEVONPORT            |  | SORELL            |  | MEANDER VALLEY |
|                                             | BURNIE            |  | KING ISLAND  |  | DORSET               |  | SOUTHERN MIDLANDS |  | GLENORCHY      |
|                                             | CENTRAL COAST     |  | KINGSBOROUGH |  | FLINDERS ISLAND      |  | TASMAN            |  | WEST TAMAR     |
|                                             | CENTRAL HIGHLANDS |  | LATROBE      |  | GEORGE TOWN          |  | WARATAH-WYNYARD   |  | HOBART         |
|                                             | CIRCULAR HEAD     |  | LAUNCESTON   |  | GLAMORGAN-SPRING BAY |  | WEST COAST        |  | Proposed Site  |





Study Area

| STUDY AREA KEY |                          |
|----------------|--------------------------|
| <div></div>    | Zone of Theoretical View |
| <div></div>    | Proposed Site            |
| <div></div>    | Lookout                  |



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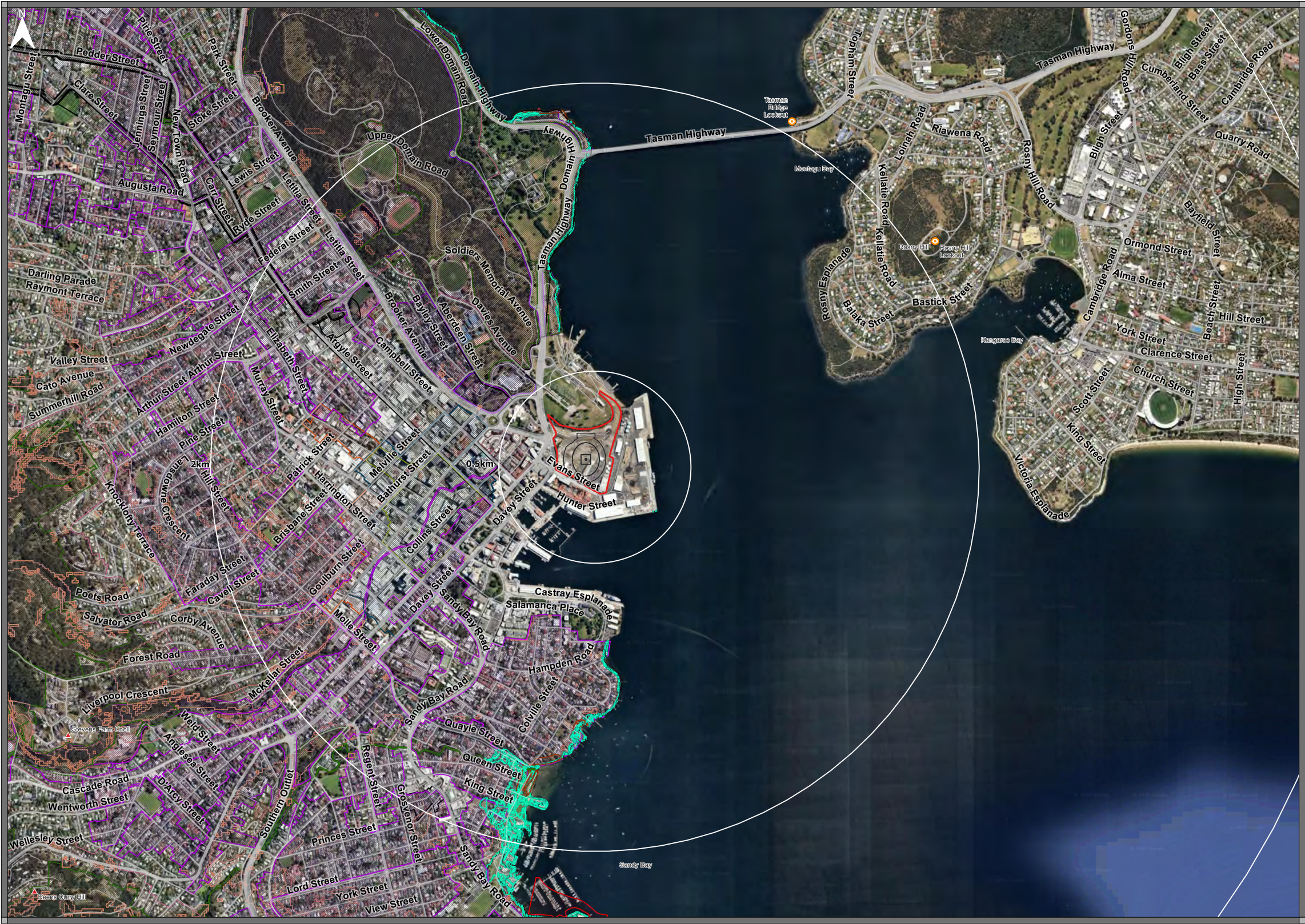
Section: VIA01-00.02 REVIEW

Date Issued: 24 June 2025

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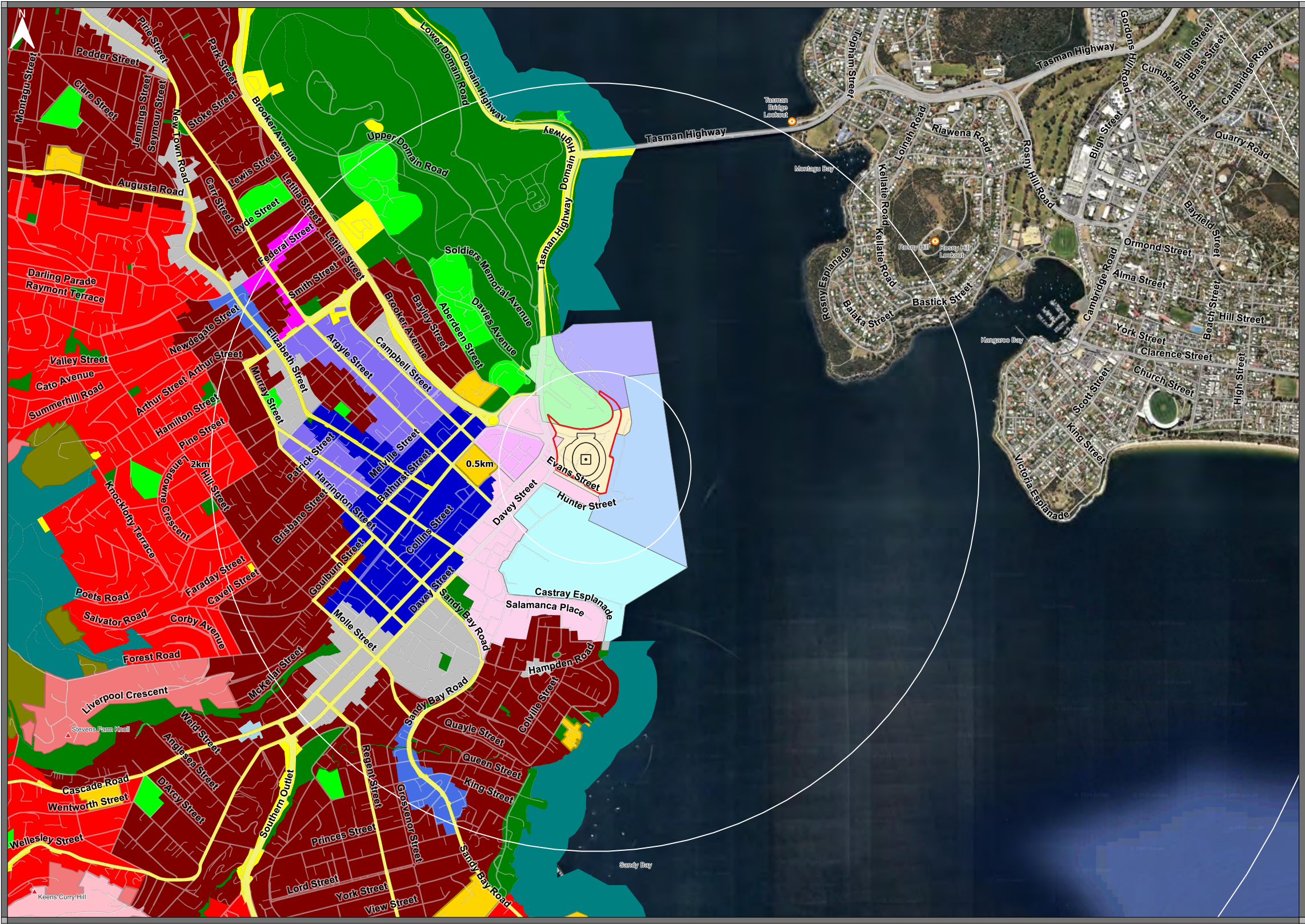
Project No: V24071

Revision: -

Planning Scheme Overlay Map

| PLANNING SCHEME OVERLAY KEY |                              |  |                                                    |  |                        |
|-----------------------------|------------------------------|--|----------------------------------------------------|--|------------------------|
|                             | Wrapping Local Area Plan     |  | Coastal Erosion Inundation Hazard Areas            |  | Specific Area Plan     |
|                             | Active Frontage              |  | Cultural Landscape Areas                           |  | University of Tasmania |
|                             | Biodiversity Protection Area |  | Electricity Transmission Infrastructure Protection |  | Proposed Site          |
|                             | Bushfire Prone Areas         |  | Heritage Area / Precinct                           |  |                        |
|                             | Central Business Fringe Area |  | Landslide Hazard Area                              |  |                        |
|                             | Coastal Erosion Hazard Areas |  | Potential Acide Sulfate Soils                      |  |                        |





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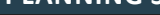
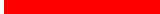
Section: **VIA01-00.04  
REVIEW**

Date Issued: 24 June 2025

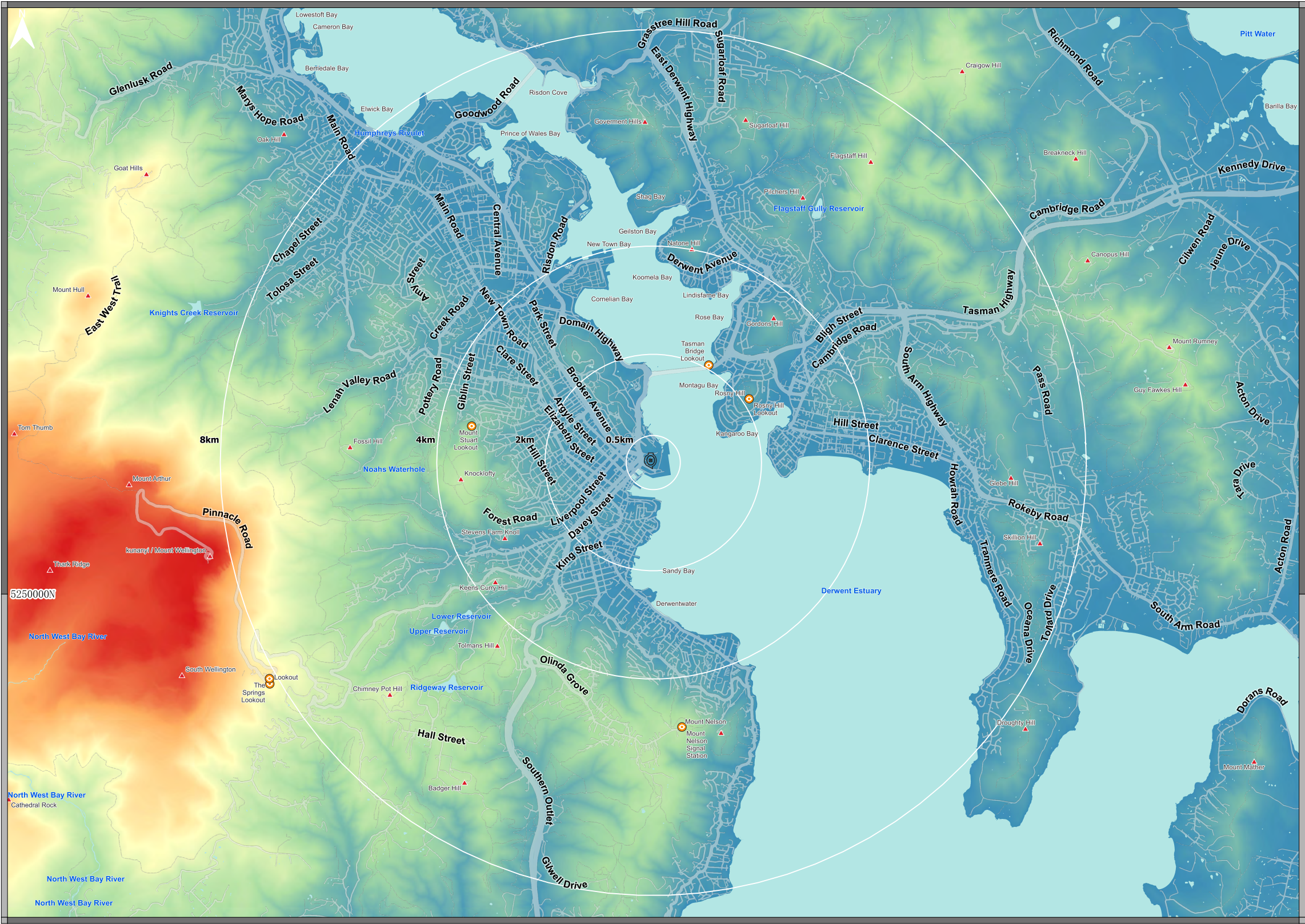
Project No: V24071

Revision: -

Planning Scheme Zones Map

| PLANNING SCHEME ZONES KEY                                                          |                         |                                                                                     |                                   |                                                                                       |                          |                                                                                       |                             |
|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|-----------------------------|
|  | General Residential     |  | Particular Purpose                |  | General Business         |  | Recreation                  |
|  | Inner Residential       |  | Inner City Residential (Wrapping) |  | Central Business         |  | Open Space                  |
|  | Low Density Residential |  | Sullivan Cove Mixed Use           |  | Commercial               |  | Local Business              |
|  | Rural Living            |  | Domain Open Space                 |  | Light Industrial         |  | Regatta Point               |
|  | Environmental Living    |  | Sullivan Cove Gateway & Trans.    |  | Utilities                |  | Sullivans Cove Working Port |
|  | Urban Mixed Use         |  | Macquarie Point Wharf             |  | Environmental Management |  | Proposed Site               |





Elevation Map

| ELEVATION KEY          |                           |
|------------------------|---------------------------|
| <div></div>            | Proposed Site             |
| <div></div>            | Peak                      |
| <div></div>            | Lookout                   |
| <div></div>            | Water Body or Watercourse |
| <div>LowerHigher</div> | Elevation                 |



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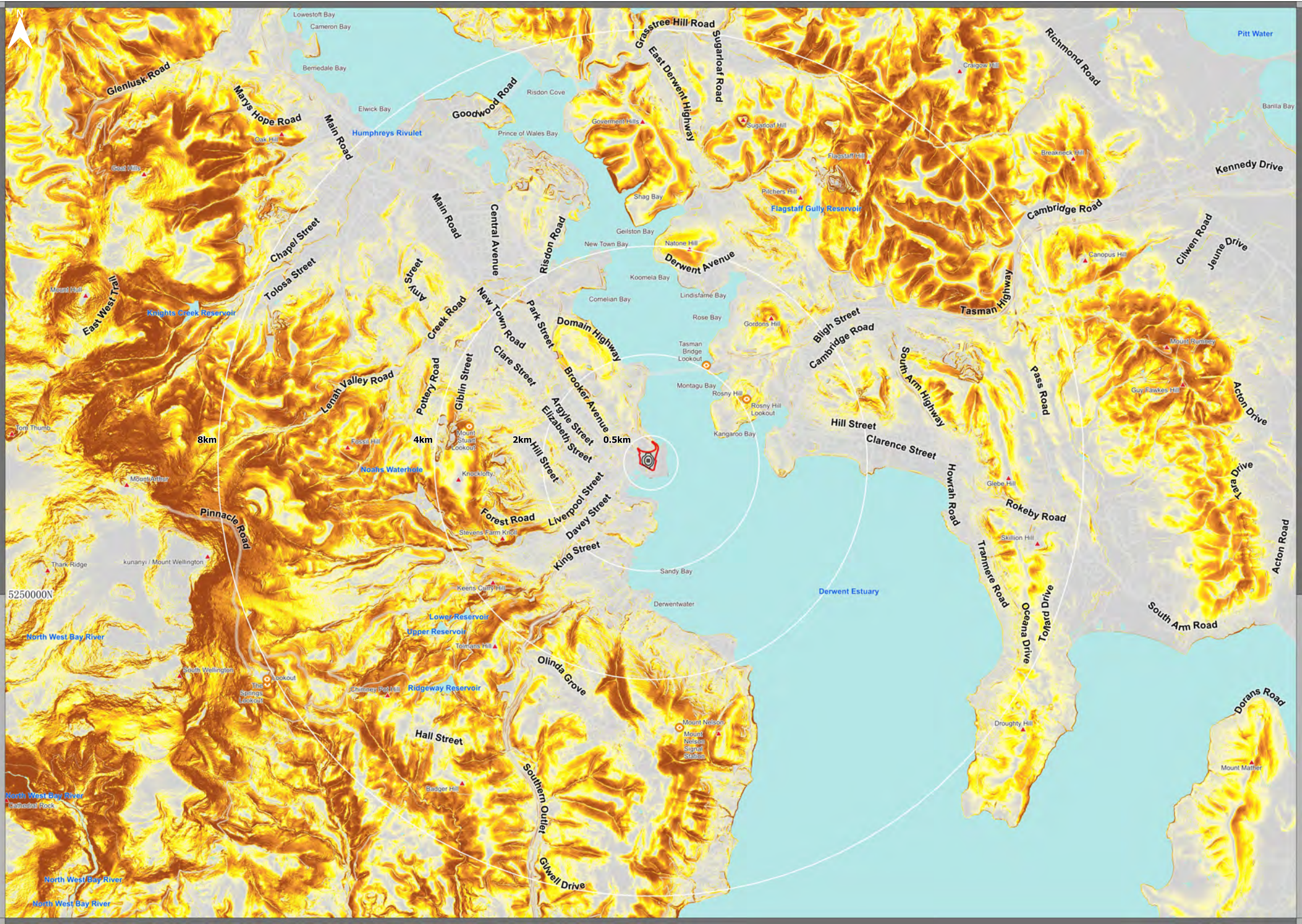
Section: VIA01-00.05 REVIEW

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Project No: V24071

Revision: -





Slope Map

| SLOPE KEY |                                |  |                                  |  |                           |
|-----------|--------------------------------|--|----------------------------------|--|---------------------------|
|           | Flat (0 Degrees)               |  | Gently Steep (11-15 Degrees)     |  | Proposed Site             |
|           | Nearly Level (1 Degrees)       |  | Moderately Steep (16-20 Degrees) |  | Peak                      |
|           | Gently Level (2 Degrees)       |  | Steep (21-30 Degrees)            |  | Lookout                   |
|           | Gently Sloping (3-5 Degrees)   |  | Steep (31-90 Degrees)            |  | Water Body or Watercourse |
|           | Strongly Sloping 6-10 Degrees) |  |                                  |  |                           |



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Section: VIA01-00.06 REVIEW

Date Issued: 24 June 2025

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Revision: -





Waterform Feature Map

| WATERFORM FEATURE KEY |                           |
|-----------------------|---------------------------|
| <div></div>           | Water Body or Watercourse |
| <div></div>           | Proposed Site             |
| <div></div>           | Peak                      |
| <div></div>           | Lookout                   |



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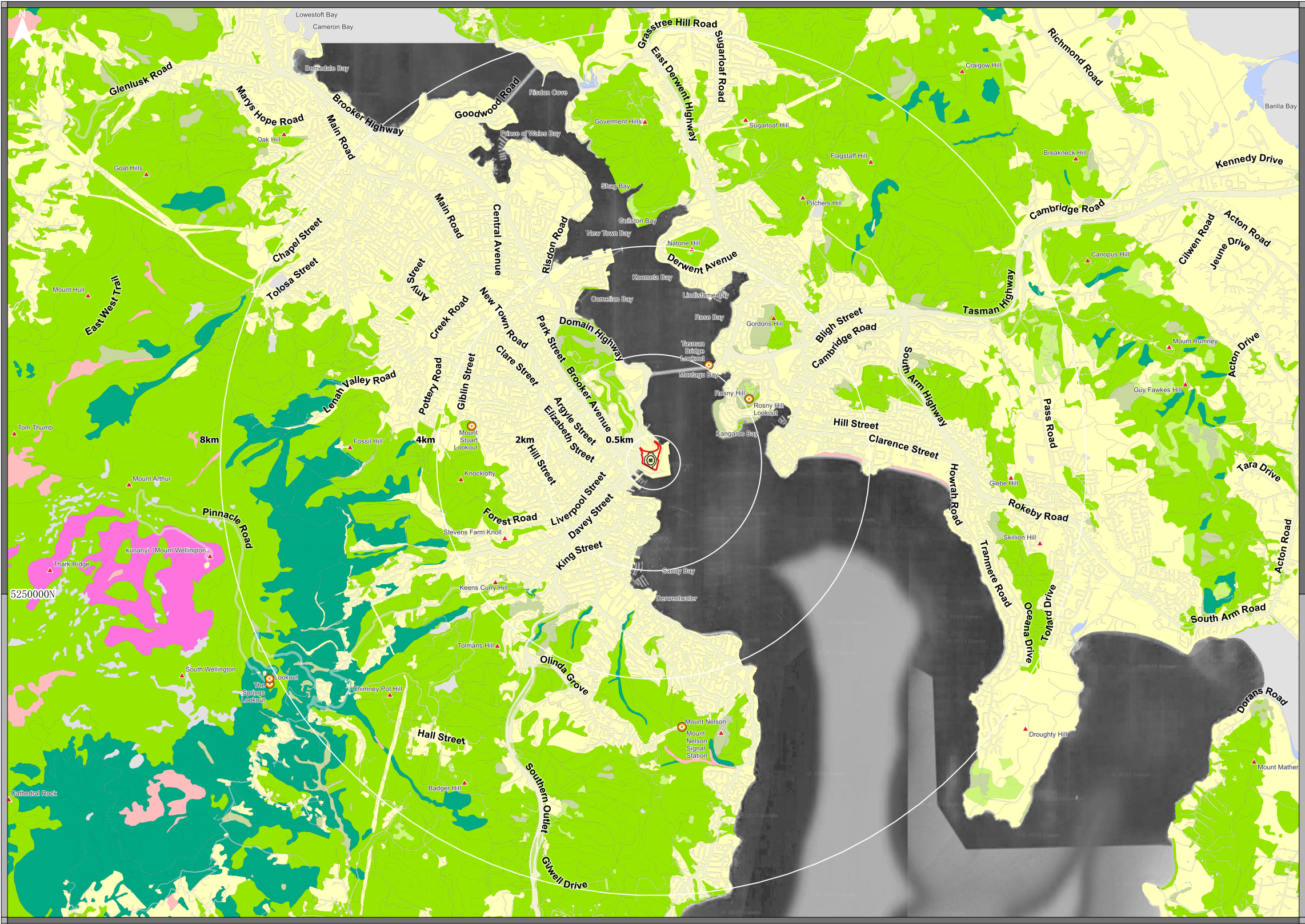
Section: VIA01-00.07 REVIEW

Date Issued: 24 June 2025

Project No: V24071

Revision: -





Vegetation Feature Map

| VEGETATION FEATURE KEY |                                  |  |                                        |  |                           |
|------------------------|----------------------------------|--|----------------------------------------|--|---------------------------|
|                        | Dry eucalypt forest and woodland |  | Non eucalypt forest and woodland       |  | Proposed Site             |
|                        | Highland and treeless vegetation |  | Other natural environments             |  | Peak                      |
|                        | Modified land                    |  | Rainforest and related scrub           |  | Lookout                   |
|                        | Moorland, sedgeland and rushland |  | Scrub, heathland and coastal complexes |  | Water Body or Watercourse |
|                        | Native grassland                 |  | Wet eucalypt forest and woodland       |  |                           |



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Section:

VIA01-00.08  
REVIEW

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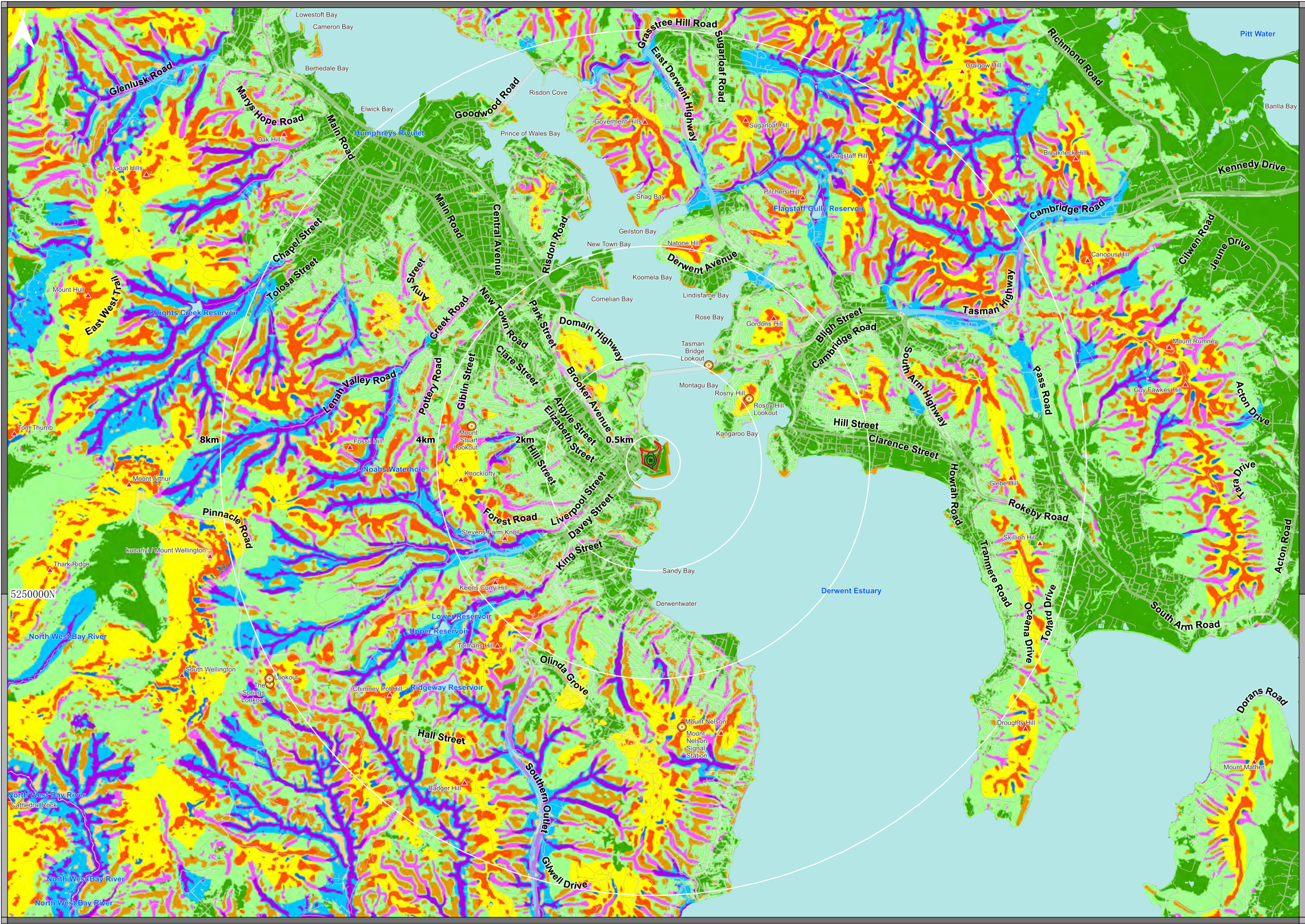
Project No:

V24071

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Landform Feature Map

| LANDFORM FEATURE KEY |                                     |             |                                        |             |                           |
|----------------------|-------------------------------------|-------------|----------------------------------------|-------------|---------------------------|
| <div></div>          | Canyons, deeply incised streams     | <div></div> | Open slopes                            | <div></div> | Proposed Site             |
| <div></div>          | Midslope drainages, shallow valleys | <div></div> | Upper slopes, mesas                    | <div></div> | Peak                      |
| <div></div>          | Upland drainages, headwaters        | <div></div> | Local ridges/ hills in valleys         | <div></div> | Lookout                   |
| <div></div>          | U-shaped valleys                    | <div></div> | Midslope ridges, small hills in plains | <div></div> | Water Body or Watercourse |
| <div></div>          | Plains                              | <div></div> | Mt tops, high ridges                   |             |                           |



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Location of Building Footprints for comparison



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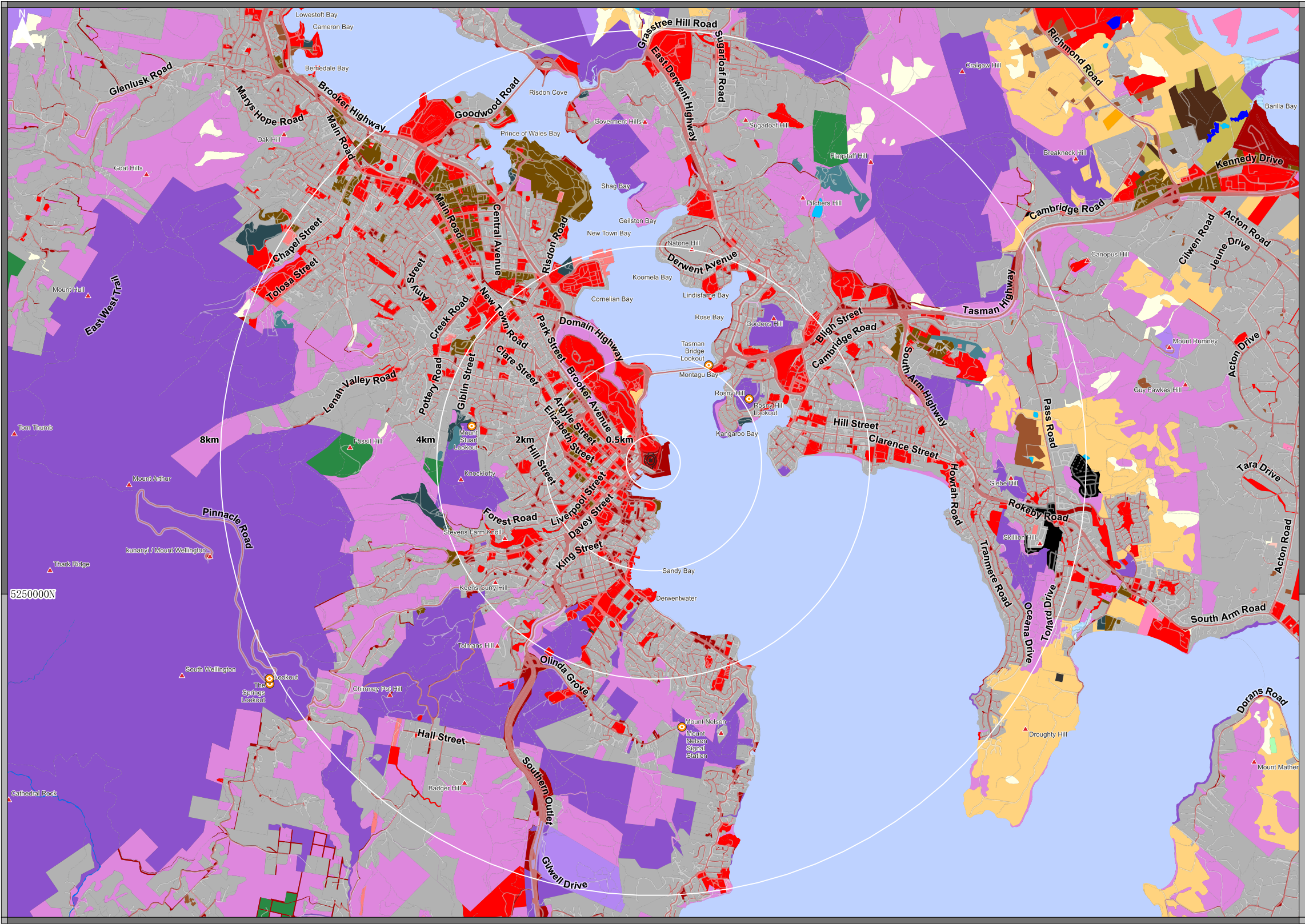
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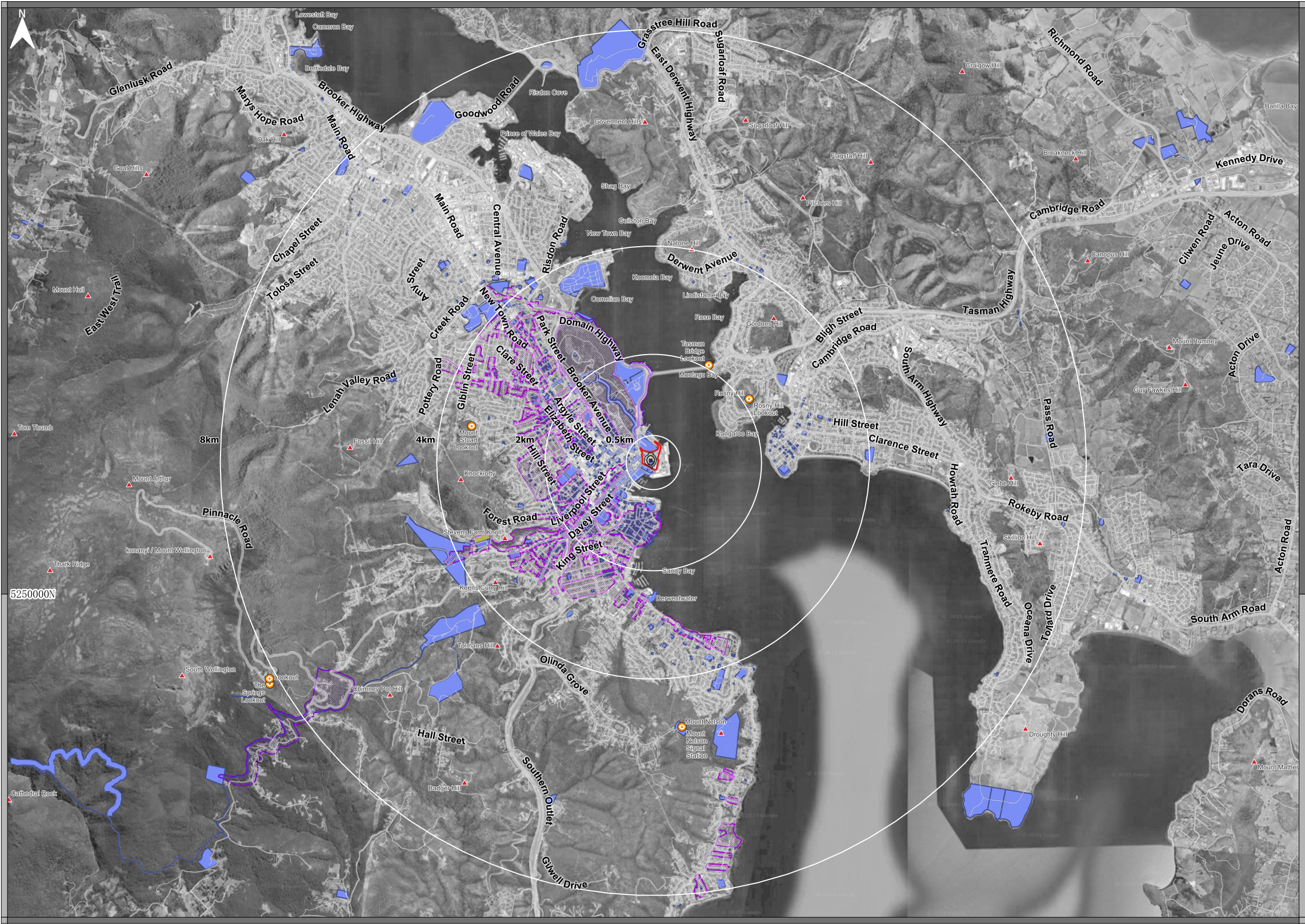
Project No: V24071

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Land Use Map

| LAND USE KEY |                                   |  |                                           |  |                                           |  |                                    |
|--------------|-----------------------------------|--|-------------------------------------------|--|-------------------------------------------|--|------------------------------------|
|              | 1.1.0 Nature conservation         |  | 3.4.0 Perennial Horticulture              |  | 5.1.0 Intensive Horticulture              |  | 5.5.0 Services                     |
|              | 1.2.0 Managed Resource protection |  | 3.6.0 Land In Transition                  |  | 4.5.0 Irrigated Seasonal Horticulture     |  | 5.6.0 Utilities                    |
|              | 1.3.0 Other Minimal Use           |  | 4.2.0 Grazing Irrigated Modified Pastures |  | 4.6.0 Irrigated Land In Transition        |  | 5.7.0 Transport and communication  |
|              | 2.1.0 Grazing native vegetation   |  | 4.3.0 Irrigated Cropping                  |  | 5.1.0 Intensive Horticulture              |  | 5.8.0 Mining                       |
|              | 2.2.0 Production Native Forests   |  | 4.4.0 Irrigated Perennial Horticulture    |  | 15.2.0 Intensive Animal Production        |  | 5.9.0 Waste Treatment and Disposal |
|              | 3.1.0 Plantation Forests          |  | 4.5.0 Irrigated Seasonal Horticulture     |  | 5.3.0 Manufacturing and Industrial        |  | Proposed Site                      |
|              | 3.2.0 Grazing Modified Pastures   |  | 4.6.0 Irrigated Land In Transition        |  | 5.4.0 Residential and farm infrastructure |  | Lookout                            |





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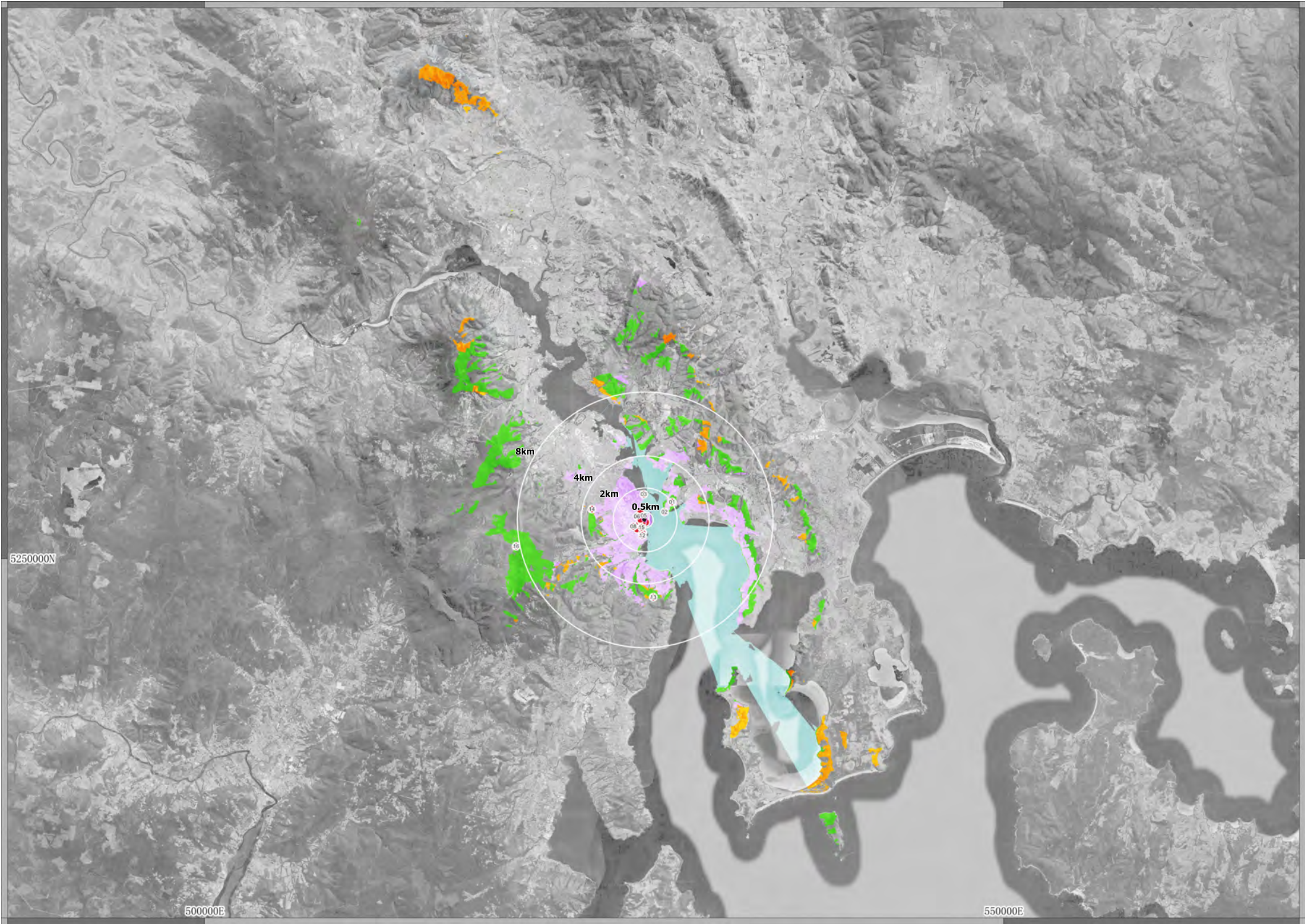
Project No: V24071

Revision: -

Cultural Heritage Feature Map

| CULTURAL HERITAGE FEATURE KEY |                           |  |                                        |
|-------------------------------|---------------------------|--|----------------------------------------|
|                               | Water Body or Watercourse |  | Australian World Heritage Area MGA2020 |
|                               | Cultural Landscape Area   |  | Proposed Site                          |
|                               | Heritage Area / Precinct  |  | Peak                                   |
|                               | Confirmed Boundary        |  | Lookout                                |
|                               | Unconfirmed Boundary      |  |                                        |





Fieldwork Map

| LANDSCAPE CHARACTER AREA KEY |               |             |                 |
|------------------------------|---------------|-------------|-----------------|
| <div></div>                  | Proposed Site | <div></div> | LCA Urban       |
| <div></div>                  | LCA Natural   | <div></div> | LCA Waterbodies |
| <div></div>                  | LCA Modified  | <div></div> | Viewpoint       |



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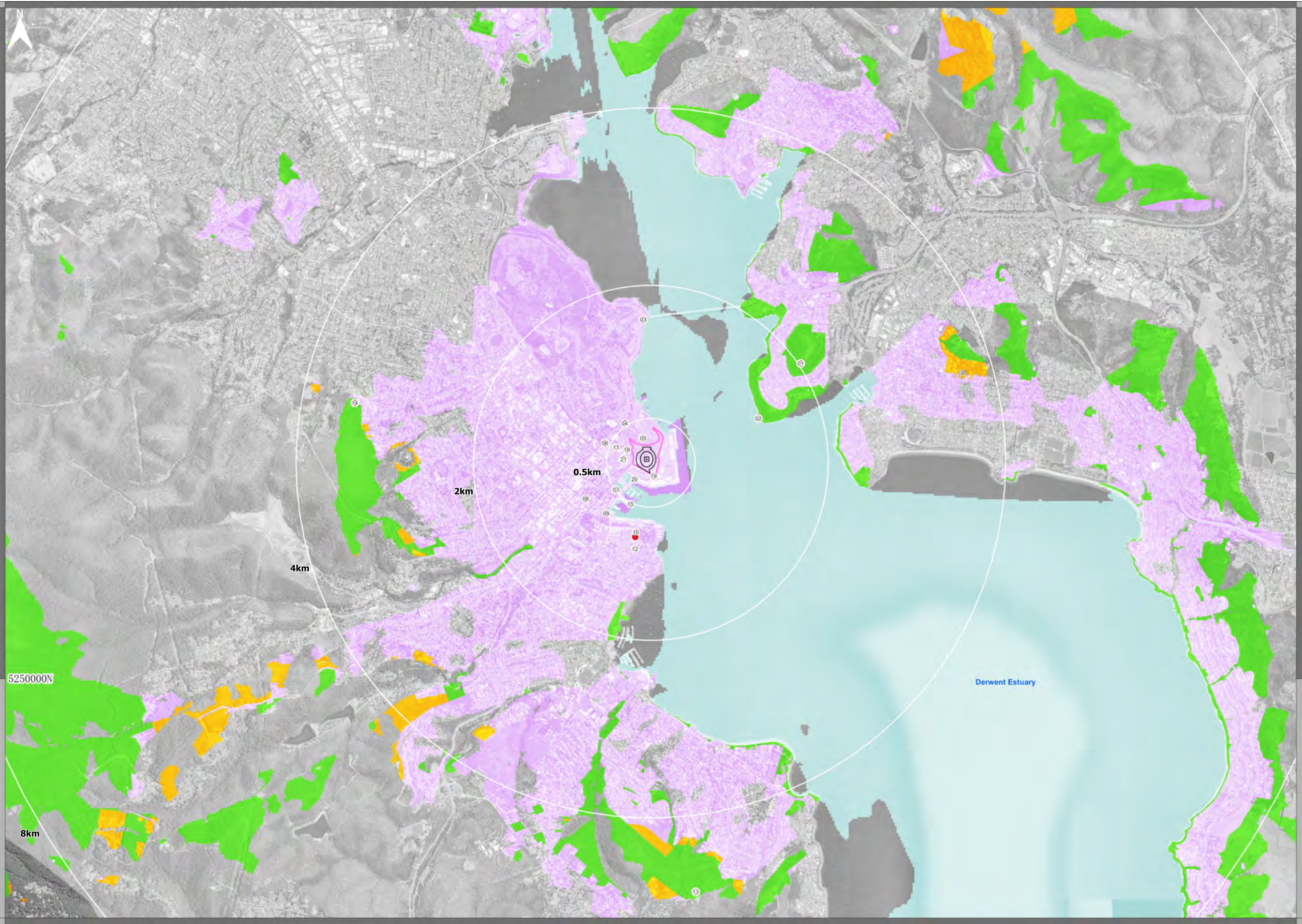
Section: **VIA01-00.13 LANDSCAPE CHARACTER AREAS**

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LCA Map

| LANDSCAPE CHARACTER AREA KEY |               |             |                 |
|------------------------------|---------------|-------------|-----------------|
| <div></div>                  | Proposed Site | <div></div> | LCA Urban       |
| <div></div>                  | LCA Natural   | <div></div> | LCA Waterbodies |
| <div></div>                  | LCA Modified  | <div></div> | Viewpoint       |



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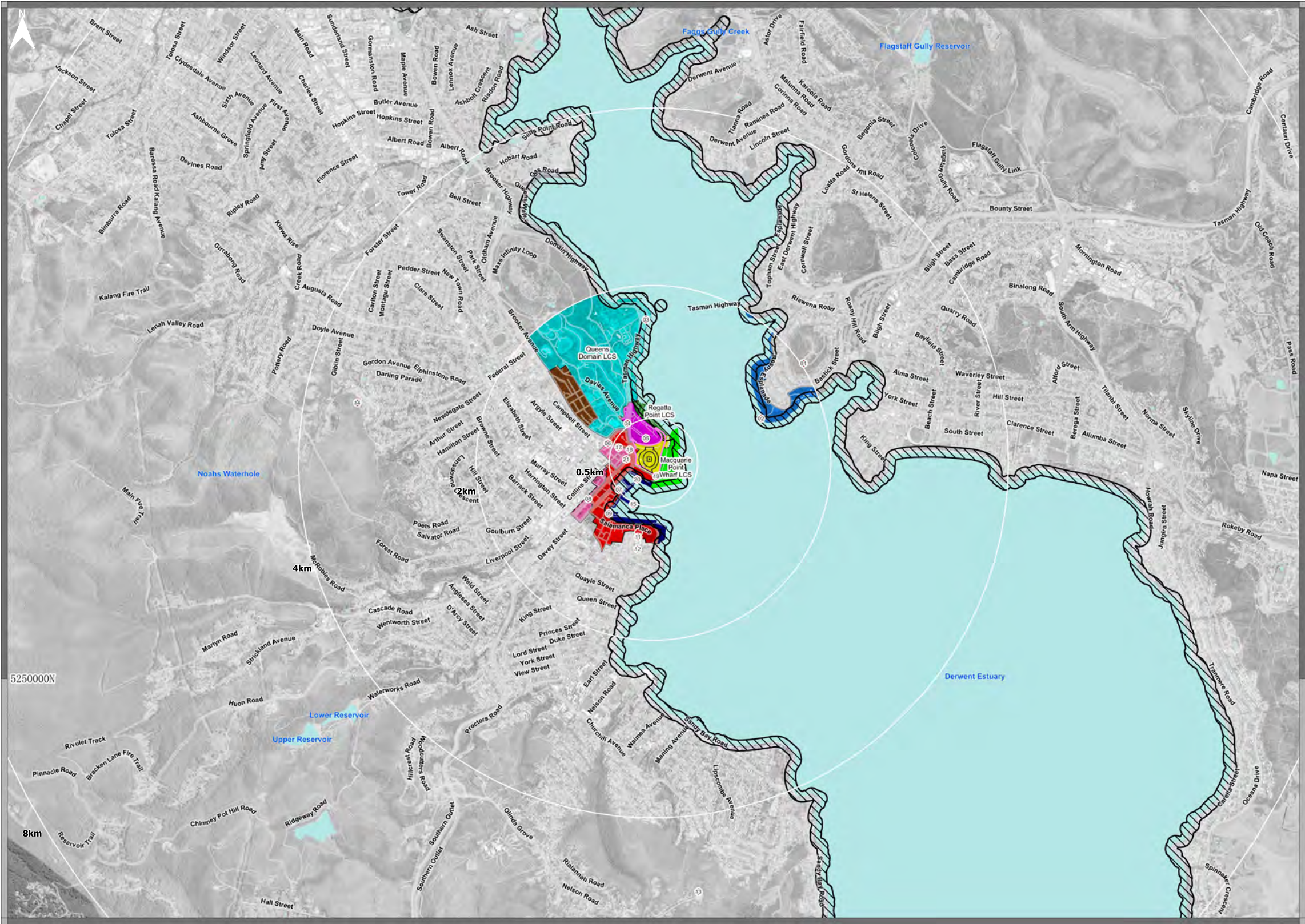
Section: **VIA01-00.14  
LANDSCAPE CHARACTER AREAS**

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Project No: V24071

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LCZ Map

| LANDSCAPE CHARACTER ZONE KEY |                             |  |                                        |  |                                    |
|------------------------------|-----------------------------|--|----------------------------------------|--|------------------------------------|
|                              | Proposed Site               |  | Cenotaph LCZ                           |  | Sullivan Cove Mixed Use LCZ        |
|                              | Viewpoint                   |  | Hobart Civic and Cultural Precinct LCZ |  | Sullivan Cove Gateway & Trans. LCZ |
|                              | Waterbodies                 |  | Macquarie Point Wharf LCZ              |  | Glebe Inner Residential LCZ        |
|                              | Waterbodies & Coastline LCZ |  | Sullivan Cove Working Port LCZ         |  | Regatta Point LCZ                  |
|                              | Queens Domain LCZ           |  |                                        |  |                                    |



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VIA01-00.16  
LANDSCAPE CHARACTER AREAS

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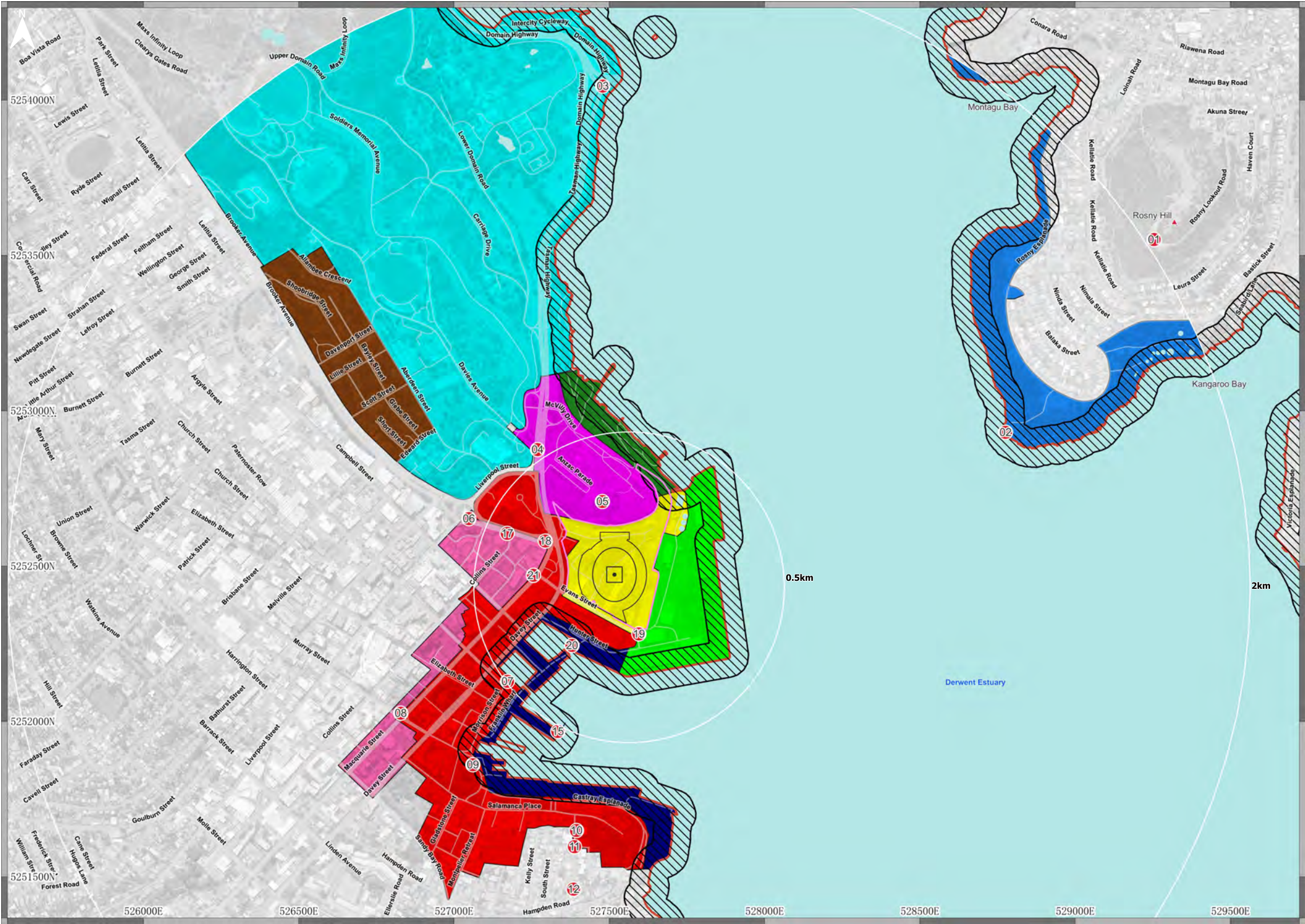
24 June 2025

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Revision:

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LCZ Map Close

| LANDSCAPE CHARACTER ZONE KEY |                             |  |                                        |
|------------------------------|-----------------------------|--|----------------------------------------|
|                              | Proposed Site               |  | Hobart Civic and Cultural Precinct LCZ |
|                              | Viewpoint                   |  | Macquarie Point Wharf LCZ              |
|                              | Waterbodies                 |  | Sullivan Cove Working Port LCZ         |
|                              | Waterbodies & Coastline LCZ |  | Sullivan Cove Mixed Use LCZ            |
|                              | Queens Domain LCZ           |  | Sullivan Cove Gateway & Trans. LCZ     |
|                              | Cenotaph LCZ                |  | Glebe Inner Residential LCZ            |
|                              |                             |  | Regatta Point LCZ                      |





Landform Classification Map

| LANDFORM CLASSIFICATION |                           |             |          |
|-------------------------|---------------------------|-------------|----------|
| <div></div>             | Proposed Site             | <div></div> | Moderate |
| <div></div>             | Water Body or Watercourse | <div></div> | Low      |
| <div></div>             | Very High                 | <div></div> | Very Low |
| <div></div>             | High                      |             |          |



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Vegetation Classification Map

| VEGETATION CLASSIFICATION KEY |               |             |           |
|-------------------------------|---------------|-------------|-----------|
| <div></div>                   | Proposed Site | <div></div> | Very High |
|                               |               | <div></div> | High      |
|                               |               | <div></div> | Moderate  |
|                               |               | <div></div> | Low       |
|                               |               | <div></div> | Very Low  |



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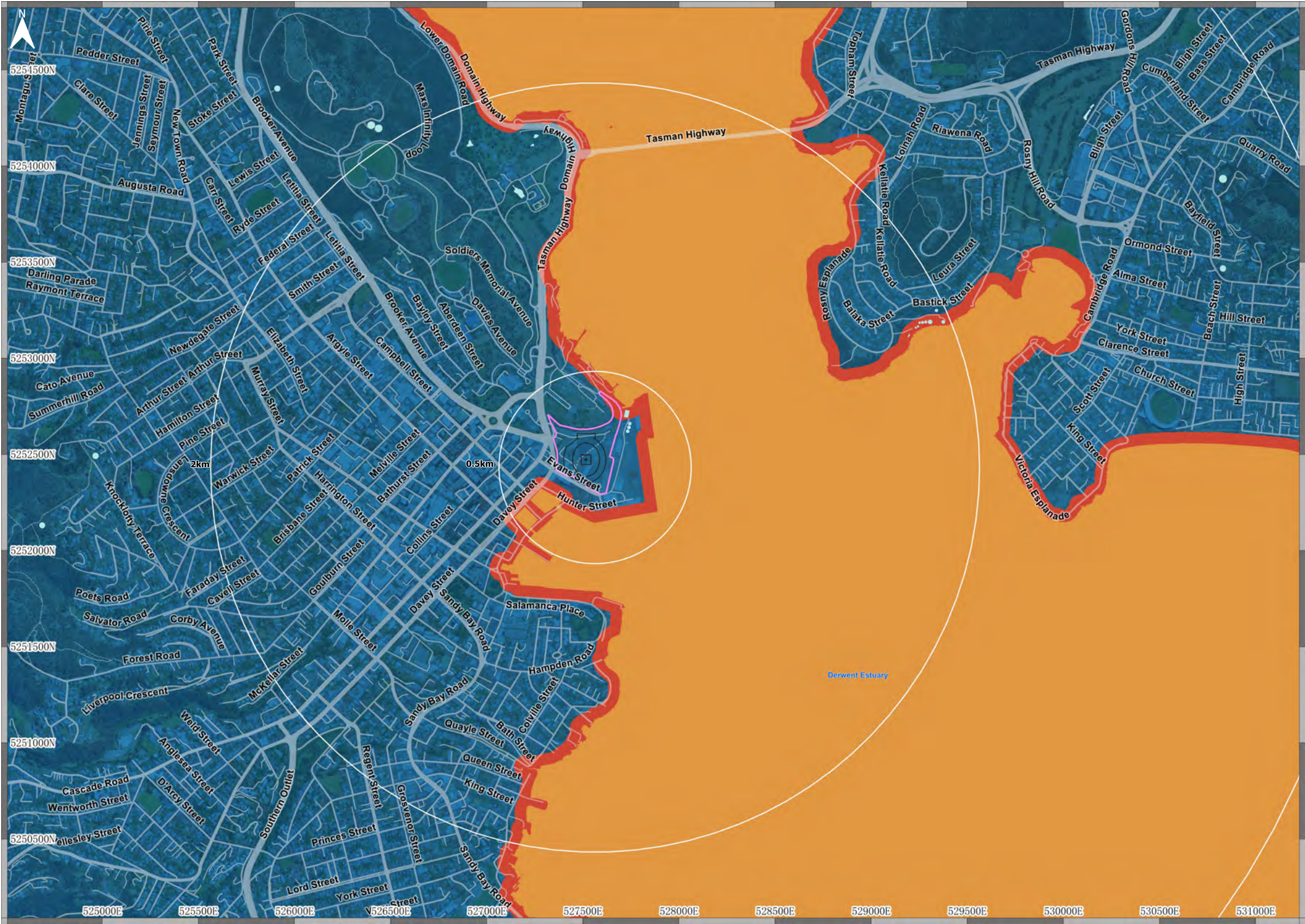
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Waterform Classification Map

| WATERFORM CLASSIFICATION KEY |               |  |           |
|------------------------------|---------------|--|-----------|
|                              | Proposed Site |  | Very High |
|                              |               |  | High      |
|                              |               |  | Moderate  |
|                              |               |  | Low       |
|                              |               |  | Very Low  |



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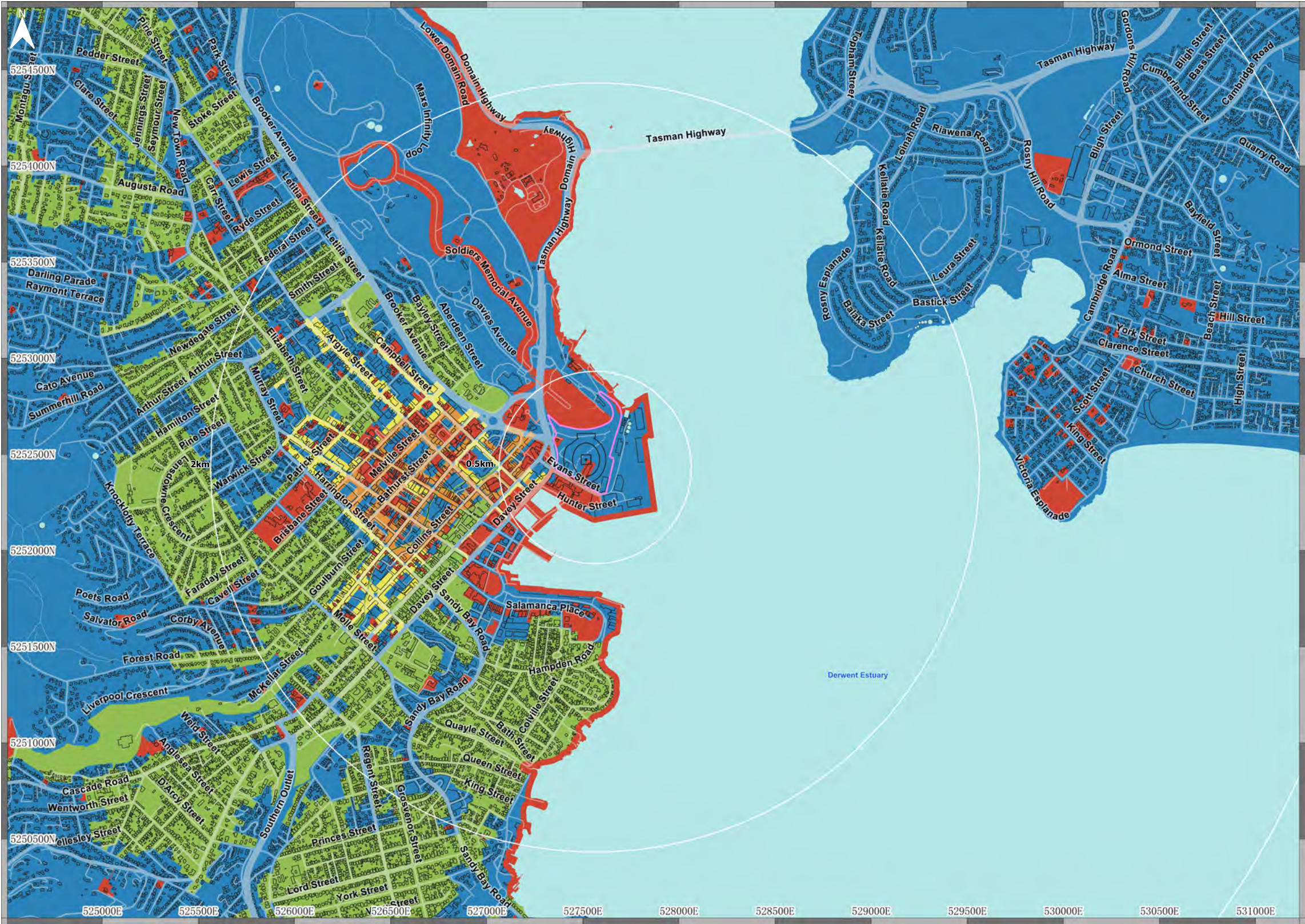
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Cultural Heritage Classification Map

| CULTURAL HERITAGE CLASSIFICATION |                           |             |           |
|----------------------------------|---------------------------|-------------|-----------|
| <div></div>                      | Proposed Site             | <div></div> | Very High |
| <div></div>                      | Water Body or Watercourse | <div></div> | High      |
|                                  |                           | <div></div> | Moderate  |
|                                  |                           | <div></div> | Low       |
|                                  |                           | <div></div> | Very Low  |



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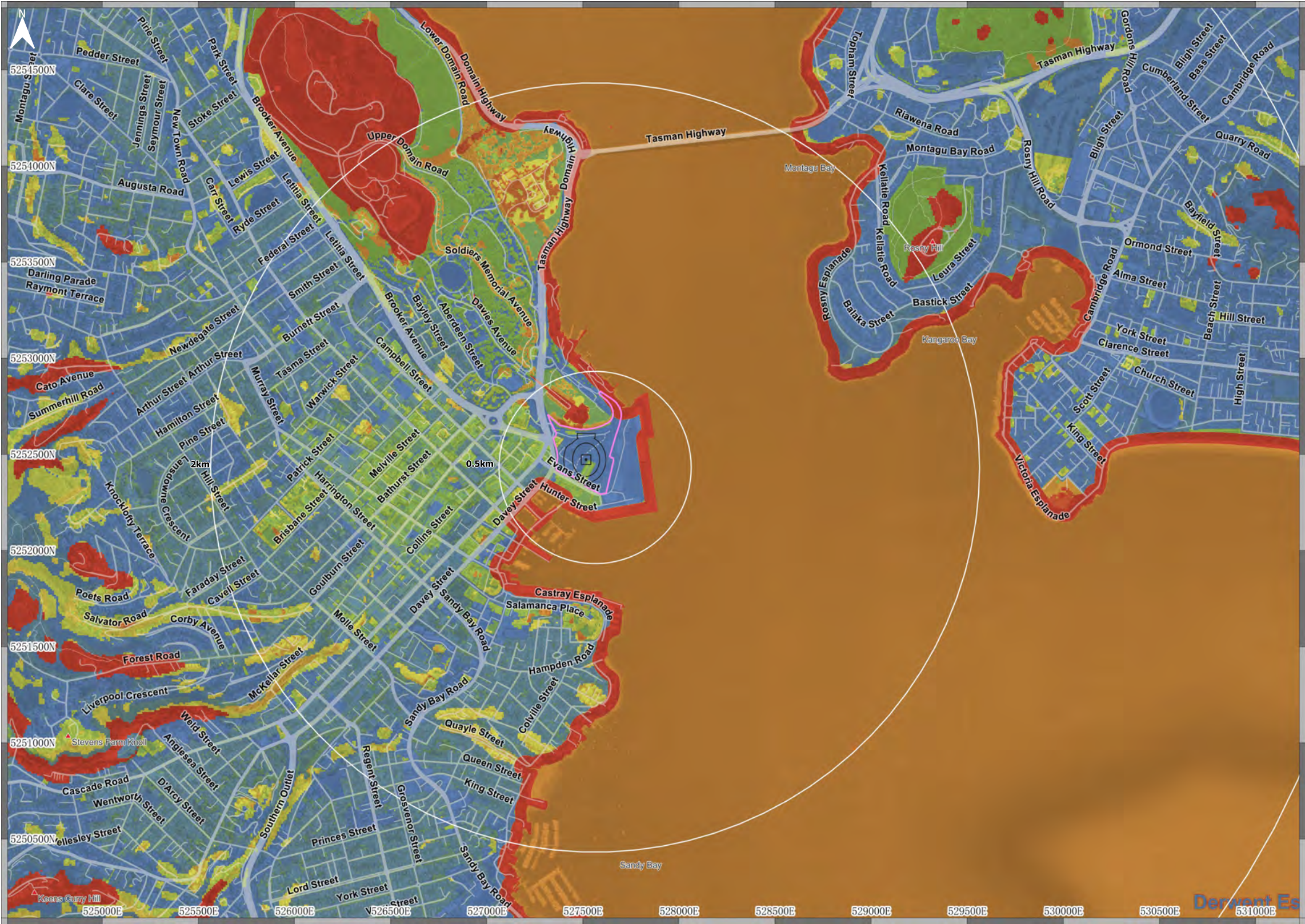
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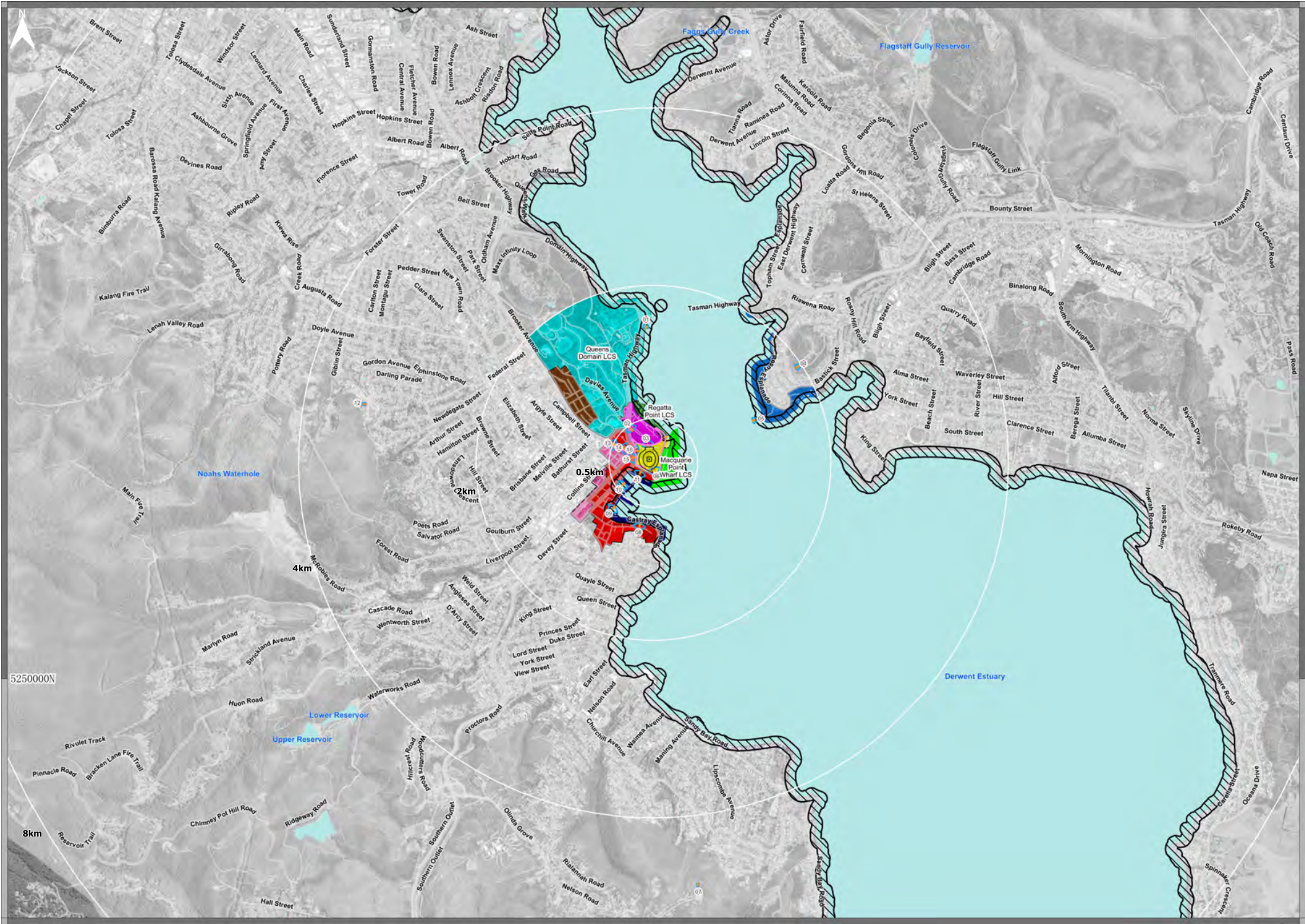
Project No: V24071

Revision: -

Scenic Landscape Sensitivity Map

| SCENIC LANDSCAPE SENSITIVITY                                                       |               |                                                                                     |           |
|------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|-----------|
|  | Proposed Site |  | Very High |
|                                                                                    |               |  | High      |
|                                                                                    |               |  | Moderate  |
|                                                                                    |               |  | Low       |
|                                                                                    |               |  | Very Low  |





Key Observation Point Map

| LANDSCAPE CHARACTER ZONE KEY |                             |             |                                        |             |                                    |
|------------------------------|-----------------------------|-------------|----------------------------------------|-------------|------------------------------------|
| <div></div>                  | Proposed Site               | <div></div> | Cenotaph LCZ                           | <div></div> | Sullivan Cove Mixed Use LCZ        |
| <div></div>                  | Key Observation Point       | <div></div> | Hobart Civic and Cultural Precinct LCZ | <div></div> | Sullivan Cove Gateway & Trans. LCZ |
| <div></div>                  | Waterbodies                 | <div></div> | Macquarie Point Wharf LCZ              | <div></div> | Glebe Inner Residential LCZ        |
| <div></div>                  | Waterbodies & Coastline LCZ | <div></div> | Sullivan Cove Working Port LCZ         | <div></div> | Regatta Point LCZ                  |
| <div></div>                  | Queens Domain LCZ           |             |                                        |             |                                    |



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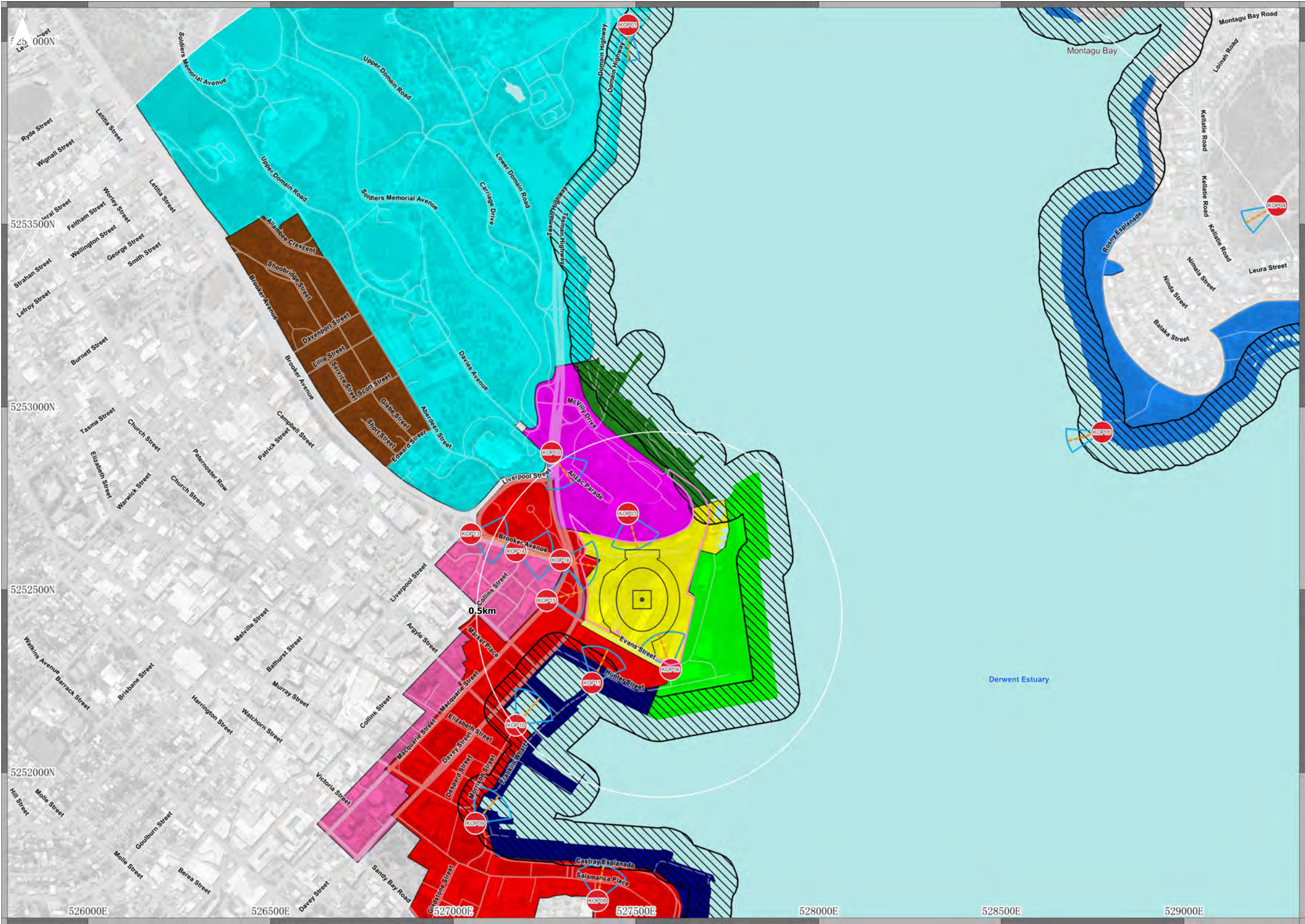
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Key Observation Point Map close up with Landscape Character Zones

| LANDSCAPE CHARACTER ZONE KEY                                                        |                             |                                                                                     |                                        |                                                                                       |                                    |
|-------------------------------------------------------------------------------------|-----------------------------|-------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------|------------------------------------|
|   | Proposed Site               |  | Cenotaph LCZ                           |  | Sullivan Cove Mixed Use LCZ        |
|  | Key Observation Point       |  | Hobart Civic and Cultural Precinct LCZ |  | Sullivan Cove Gateway & Trans. LCZ |
|   | Waterbodies                 |  | Macquarie Point Wharf LCZ              |  | Glebe Inner Residential LCZ        |
|   | Waterbodies & Coastline LCZ |  | Sullivan Cove Working Port LCZ         |  | Regatta Point LCZ                  |
|   | Queens Domain LCZ           |                                                                                     |                                        |                                                                                       |                                    |



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