



Visual Impact Assessment Report

Macquarie Point Multipurpose Stadium

Macquarie Point Development Corporation

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Basis of Report

This report has been prepared for Macquarie Point Development Corporation (**MPDC**), as part of an integrated assessment by the Tasmanian Planning Commission (the **Commission**) of the Macquarie Point Multipurpose Stadium Project of State Significance (the **PoSS**).

The services undertaken by SLR Consulting (SLR) in connection with preparing this report were limited to those specifically detailed in the report and are based on conditions encountered and information reviewed at the date of preparation of the report. The author has no obligation to update this report to account for changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by the author, as described in this report. The author disclaims liability arising from any of the assumptions being incorrect.

SLR has prepared this report on the basis of information provided by COX Architecture and associated consultants as part of the project. SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

Acknowledgement of Country

SLR Consulting acknowledges the Muwinina people are the traditional custodians of the land and pays respect to Elders past, present and emerging.



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Appendix A **Full Sized Images**

Appendix B **Curriculum vitae**



1.0 Introduction

The following Visual Impact Assessment report (the **VIA**) was prepared by SLR as part of a broader integrated assessment by the **Commission** of the Macquarie Point Multipurpose Stadium (the **Stadium**) having regard to the Stadium located at Macquarie Point Site, Hobart (**the Site**).

SLR was commissioned by Macquarie Point Development Corporation through COX Architecture in May 2024 to provide an objective analysis of the visual impacts of Stadium on the area surrounding the Site. This report primarily focuses on the visual impacts of the Stadium, being a Multipurpose Stadium, on the local character of surrounding context of the Site.

The assessment will also review the Stadium in relation to its appearance, bulk, height, scale and landscaping and whether it creates any adverse visual impacts on the character or values of the immediate context of the subject and the broader character of Sullivans Cove and Hobart.

2.0 Background

The VIA has been prepared by Dean Butcher, a Technical Director of Landscape Architecture and Urban Design at SLR Consulting. Dean is a Registered Landscape Architect and has been practicing as a landscape architect and urban designer for over 30 years. His relevant experience includes both local and international projects focusing on Landscape and Visual Impact Assessment and Visual Amenity Reports for a range of Urban Developments.

Dean acts as an Expert Witness with the Planning and Environment Court of Queensland in the areas of Visual Amenity and Landscape Architecture.

3.0 Intent of this Report

The intent of this VIA report is to review the Stadium and provide commentary on its potential visual impacts on local character. The VIA will address issues around Landscape and Visual Values (*Section 4.1*) as outlined in the **Macquarie Point Multipurpose Stadium Project of State Significance, Guidelines** (*Tasmanian Planning Commission, 16 February 2024*) and in particular the requirements to discuss, identify and assess the likely significance of and the effects of change resulting from the Stadium on the landscape, as a public resource, and on people's views, enjoyment and visual amenity. This includes:

- a) the landscape and townscape values and characteristics of the Site and broader area;
- b) spatial and physical use and enjoyment; and
- c) specific views in to and out of the Site, and the general visual amenity experienced by people and the likely significance of visual effects.

The relevant planning scheme benchmarks of the *Sullivans Cove Planning Scheme* (1997), and the *Planning Scheme Amendments to Macquarie Point Development Plan* Planning report (All Urban Planning 2018) inform the Stadium having regard to its height, bulk, scale and form in relation to key views to and from the city and in relation to key views to and from the Hobart Cenotaph.

In addition, the bulk, height, scale of the Stadium will be assessed with regard to;

- a) the degree of visual change within the surrounding visual environment;
- b) whether this change has an adverse impact on the character of the area within the immediate local context of the Site; and
- c) whether this visual change is acceptable for the location.



4.0 Documents Relied Upon

To assist in preparing the VIA, the following documents have been relied upon, inter alia to assist in reviewing the proposed changes. These include:

- a) **Architectural Plans** (prepared by COX Architecture);
- b) **Urban Design Framework Report** (prepared by COX Architecture & REALM Studios);
- c) **Sullivans Cove Planning Scheme** (1997);
- d) **Planning Scheme Amendments to Macquarie Point Site Development Plan Planning Report** (2018, AllUrban Planning);
- e) **Macquarie Point Multipurpose Stadium Project of State Significance, Guidelines** (2024, Tasmanian Planning Commission); and
- f) **A Site Development Plan for Macquarie Point** (2024, Brian Risby).

5.0 The Site and Visual Context

The following description of the visual baseline outlines the visual characteristics of the Site and its surrounds.

5.1 The Site

Macquarie Point is located between the Hobart CBD, the Domain Headland and Sullivans Cove. Measuring approximately 9.3 hectares, the Site lies predominantly on the reclaimed Cove Floor adjacent to the working port, along the River Derwent at the eastern edge of the city.

The Site has frontages to:

- a) the Hobart Cenotaph and Domain to the north;
- b) Davey Street to the west;
- c) Evans Street to the southwest; and
- d) the Port of Hobart to the south and east.

The Site falls gently from the Davey Street frontage on the northwest side of the Site from approximately 10m AHD down to the TasPorts site adjoining the River Derwent at a level of approximately 3m AHD. At the northern edge of the Site a steeply sloping rock face (the **Escarpment**) separates the lower lying areas from the adjoining Hobart Cenotaph and has a level at the top of the rock face up to 19m AHD.

Whilst the Site has represented a diverse range of uses within its life, the majority of the Site is currently open hardstand used for ancillary uses such as parking, storage and access. An existing road is aligned along the northern end of the Site adjacent the Escarpment.

The Site is currently improved by 2 heritage listed structures:

- a) the "Goods Shed"; and
- b) the Royal Engineers Building.

There is no vegetation of significance on the majority of the Site, however there is existing vegetation along the northern edge of Site on the Escarpment. This vegetation is predominantly regrowth on the exposed rock face and consists mainly of native and non-native shrubs. Whilst it is considered to generally have low visual qualities, it does soften the rock face and reinforces the vertical edge between the Site and The Cenotaph site to the north.



Figures 1 and 2 show the location of the Site in relation to its surrounding context.

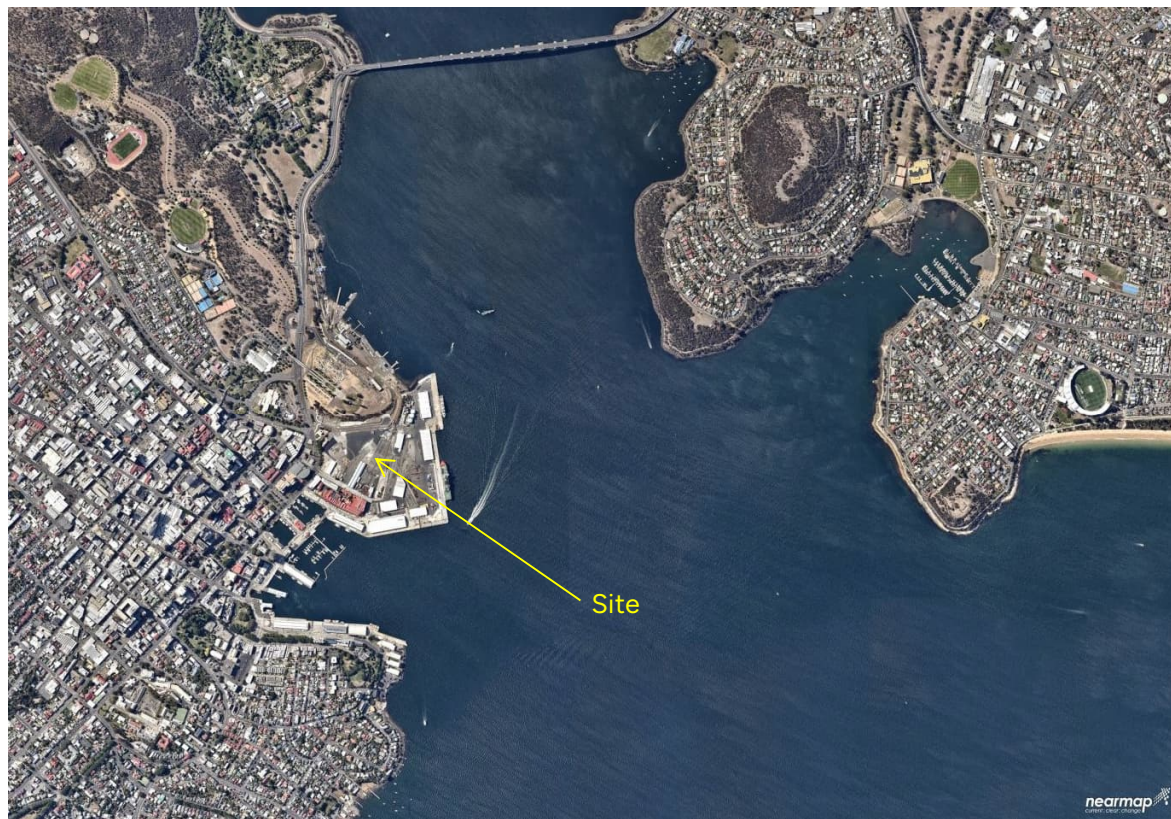


Figure 1 Aerial photo showing the Site

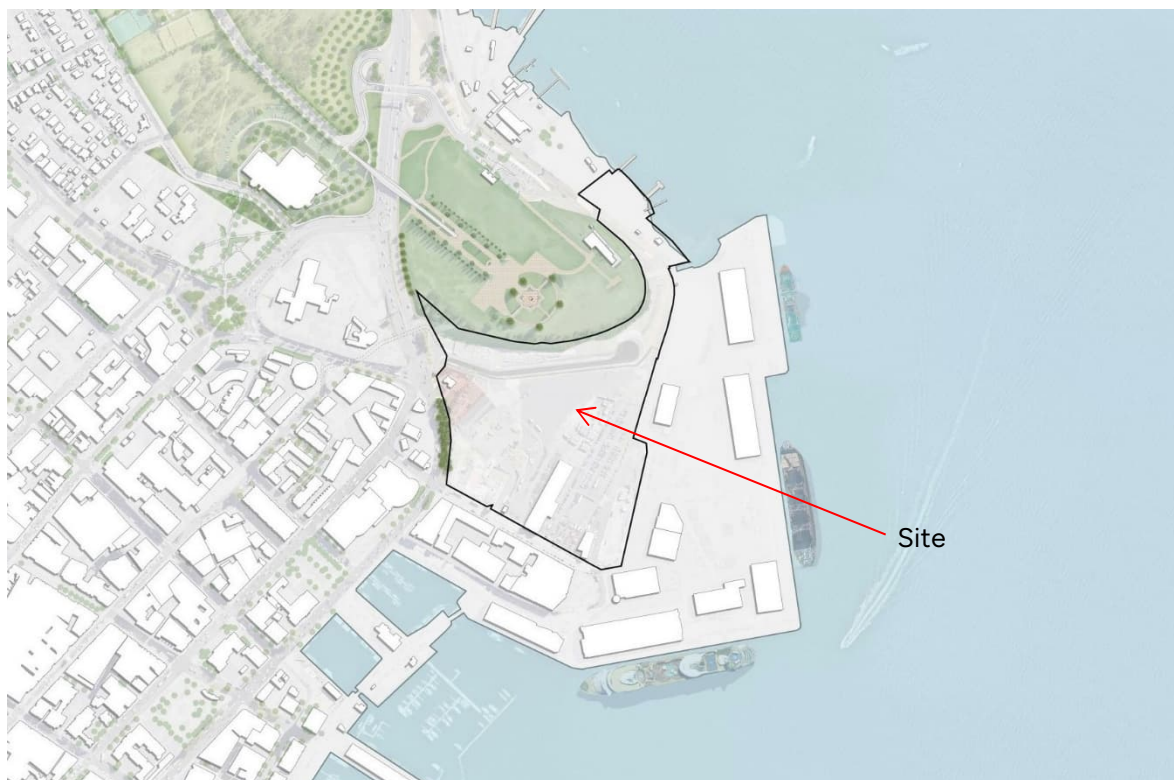


Figure 2 Location of Site (COX Architecture)



Figure 3 Royal Engineers Building on the western edge of the Site



Figure 4 The 'Escarment' along the northern edge of the Site





Figure 5 View from the north-western end of the Site towards the south



Figure 6 View within the Site to the north and The Cenotaph





Figure 7 Vegetated Escarpment along northern boundary of the Site



Figure 8 Existing road within the Site and views toward Kunanyirua / Mt Wellington





Figure 9 View to the south into the Site from The Cenotaph

5.2 Local Character and Values

5.2.1 Spatial and Physical Context

The contextual setting of the Site can be classified into a number of key spatial forms.

The Amphitheatre

The broad conceptual and physical construct of the landform and built form around Hobart.

Several points are relevant to the consideration of landscape values in appreciating and reinforcing the 'amphitheatres': The Urban Amphitheatre and the Cove Amphitheatre.

The Natural Amphitheatre

- a) Hobart is nestled within the lower areas and foothills of the Wellington Range as it meets the River Derwent;
- b) the forested ridges are retained largely as natural elements with scattered development appearing only on a limited number of ridgelines. The vegetated hills are the most prominent landscape element and are typically visible from aspects around Hobart;
- c) the landform rises from the harbour to the horizon of the Wellington Range and kunanyi described as an 'amphitheatre' which is the underlying spatial character that defines Hobart's urban structure and identity;

The Urban Amphitheatre

- d) the visible urban extents of Hobart are draped over the lower undulating hills where the interface between the natural vegetated edge and the urban footprint are clearly evident;
- e) the built form of the Hobart CBD reinforces the urban amphitheatre with its height and location on the edge of the Cove;

The Cove Amphitheatre



- f) the Cove Amphitheatre references the layering of landform up from the waterplane to the Cove Floor and adjacent hills; and
- g) the Cove Amphitheatre is 'bookended' by the two headlands of Macquarie Point and Queens Domain to the east, and Battery Point to the west.

The Domain

The Domain is located on an elevated ridgeline to the north of the Site, that is the remnant of the riverine headland along the River Derwent. Whilst built form in most other parts of the city extends down to meet the edge of the river, the Domain is a visible 'green edge' between the city and the river.

The Escarpment

The Escarpment is a steeply sloping rock face at the southern end of the Domain (and the northern edge of the Site). Whilst a natural form in historical terms, its form and shape have been altered as a result of successive and varying uses within the Sullivans Cove area.

The Cove Floor

The Cove Floor physically represents the lowest parts of the Cove that include the uses and built form adjoining the River Derwent. The Cove Floor represents the interface between land and water and the resultant social interaction that occurs along its edges.

The Cove Wall

The Cove Wall is defined by natural and built form elements that surround the Cove Floor, providing a sense of enclosure and containment. Whilst built form in the Hobart CBD provides an important man-made wall as a result of its building forms, heights and street patterning, the natural 'wall' elements such as the landform further emphasise the visual containment of the Cove.

5.2.2 Site character and values

The landscape values of the Site are generally considered to be low as a result of its current condition which is devoid of any specific activity or focus and its current remedial activities. No vegetation of note is currently on the Site.

5.2.3 Local character and values

Of relevance however to this LVIA, are the values of the Site's contextual setting which is visually complex, involving the interplay between built and natural elements and that contribute to Hobart's character and identity.

The Site is located at the confluence of a number of key physical elements resulting in a high degree of visual and physical containment. The Site however in its current form, and sited below a number of surrounding uses, relies heavily on the visual markers such as The Cenotaph, the Domain, and the built form along Hunter Street and Evans Street to define its position within the city.

The Site whilst located behind the working ports facilities of TasPorts, has strong visual references to the River Derwent, especially when viewed from the Domain (in the vicinity of The Cenotaph) to the east from the River Derwent, or elevated land with clear views to the Site.

The Site's pivotal location and containment is further reinforced by the surrounding roads. As Davey Street and Macquarie Street traverse the Site to the west, the intersection adjacent the Royal Engineers Building is punctuated by Brooker Avenue which meets the western side of the Site and forms an important built form edge that is easily distinguished from the Site.

Queens Domain



To the north of the Site and adjacent the River Derwent, the Queens Domain (the **Domain**) is a major recreational, historical and cultural area within Hobart. The Domain is located on a low ridgeline that is aligned generally northwest from the Site. It forms a prominent part of the lower city landform, and in contrast to other areas of Hobart to the west and south that are largely developed, it maintains a natural visual presence within the city.

The Domain slopes down towards the Site from the northwest, with the higher areas in the north largely vegetated, and the lower areas closer to the Site presenting as more open and expansive spaces, associated with The Cenotaph and Royal Hobart Regatta. This is in direct contrast to the Hobart city centre to the west, which has a predominance of built form.

The Hobart Cenotaph stands at the southern end of the Domain and the open space outlined above. Within the Site's local context, the southern end of the Domain is partially visible and moderately prominent when viewed from the city centre and the Cove.

The Cenotaph itself, whose peak is at a level of approximately 45.90m AHD, is a highly prominent and identifiable visual marker when viewed across the Cove, the Domain and from Hobart CBD down a number of major streets. When viewed from the northern parts of the Domain, The Cenotaph is visible mainly as glimpses from Davies Avenue and a number of the sporting facilities within the Domain.

However, from the Bridge of Remembrance, The Cenotaph is highly prominent as the primary focus around the formal paths and remembrance walks leading up to it.

The formal planting leading up to and surrounding The Cenotaph is an important visual reference to the formality of the space. When viewing The Cenotaph from the Bridge of Remembrance, the avenue of pines reinforces the linearity of the space and the prominence of the monument. However, the trees which are predominantly cedar species, obscure views beyond the extents of the avenue towards parts of the Cove, Macquarie Wharf and the Site.

The Hobart Cenotaph

The Cenotaph as outlined above, is one of Hobart's most prominent landmarks. Its scale alone when compared to other built form elements is not comparative to the scale form and height of other built form elements, however its location on the Domain elevates its form above the surrounding land which includes the Site.

The Cenotaphs' location at the termination point of a number of city centre streets such as Davey Street and Macquarie Street, further accentuates its prominence and form atop the Domain Escarpment. Views along these streets are particularly important to Hobart's character and as wayfinding devices to enhance the legibility and visual importance of the Cove/ Domain interface.

Views to The Cenotaph have been identified in a number of Planning Scheme documents as well as externally prepared reports. Given the significance of its local historical values when combined with its locally prominent position, views to and from The Cenotaph are important having regard to the legibility of Hobart.

Views from The Cenotaph and its immediate elevated surrounds in most cases can be described as panoramic, as a result of its elevated and largely isolated position. Views directly adjacent The Cenotaph have a line-of-sight to and across the Site, however the vegetation on the edge of the "escarpment" obscures this visibility to varying degrees resulting in scattered views or glimpses into the Site.

The Wharf buildings and other built form along Hunter Street and Evans Street are clearly visible in the mid-ground of views from The Cenotaph and almost entirely obscure views of the water within the Cove and out into the River Derwent.

Views from The Cenotaph are also intermittently impacted by Cruise Ships that dock at the Cruise Ship Terminal at the end of Macquarie Point. The Cruise season is between October and April and



some of the Cruise Ships have heights up to 90m. When docked, the Cruise Ships partially obscure views of the River Derwent (including out to the mouth of the river) and views of Mount Nelson Ridge including Porter Hill.

The undulating vegetated hills of Mount Nelson and Mount Wellington whilst in the background of views, are highly visible and prominent features when viewed from The Cenotaph.

The Cove

The historical Sullivans Cove area is located to the west of the Site and *is generally a relatively thin strip of reclaimed land around the edges of the main Cove area punctuated by the enclosed docks*¹.

The Cove generally sits within an amphitheatre defined by both topographic and built forms. Its visual presence is located within and defined by the built and landform "Amphitheatre" and is largely contained by the elements expressed in the "wall" of built form around it.

Views of the Site are typically unavailable as a result of the existing heritage buildings along Hunter Street, Evans Street and the Existing MacPoint Wharf Buildings. Whilst built form on the periphery of the Cove such as the Hobart Convention and Exhibition Centre obscure some views of the Royal Engineers Building and the northern extents of the Site, this generally has little impact with regard to visual obstruction from the Cove.

The Cove is a vibrant community precinct providing a visual transition between maritime and terrestrial uses. While the Cove has a built form consistency defined by its bulk, scale and height, there are limited 'outliers' that are prominent within their own right or that dominate their surrounds. Examples such as the SILOs Apartments stand out above the predominant built forms and heights which are typically up to 4 storeys and have a long linear form.

These prominent and recognisable forms are largely informed by the historical wharf shed forms along the piers and stand in contrast to the built forms around the edges of the Cove and into the Hobart CBD which while varying in height, form, scale and appearance generally take on a more vertical form.

Views from the Cove towards The Cenotaph and other prominent marker points are limited to specific locations along the piers and along roads such as Davey Street and Macquarie Street. The orientation and direction of these streets afford glimpses of the Site or at very least reference marker points such as The Cenotaph.

The visually contained character of the Cove also has a dynamic and changing appearance as a result of the maritime uses. This is both through the vibrancy created by people but also the movement of vehicles (Cars and boats) around the piers.

Along the southern side of the Cove and Salamanca Place, the land gently rises to a localised ridge at Battery Point. From Battery point there are limited but important views to The Cenotaph, however views of the Site proper are largely imperceptible.

River Derwent

Along with the vegetated hills, the River Derwent is the other most prominent natural element within Hobart. It is visible from most locations within the city as a result of the Natural Amphitheatre that defines the general form and character of Hobart.

The proximity and visual relationship of the Site to the River Derwent, is important despite its low levels in relation to the surrounding land. Views of the Site from the River Derwent are prominent,

¹ A Site Development Plan for Macquarie Point (Risby, 2024, p33)



especially from the Cove around to the Domain Shipyards as demonstrated in **Figure 13**, taken from the MONA Ferry.

City Centre

To the west of the Site, the Hobart CBD is a series of built form elements that stand in contrast to the vegetated hills behind. At a local level, the built form typically transitions down in height to the Cove but is still considered to appear as a “wall” within the context of the lower lying Cove uses and built form elements.

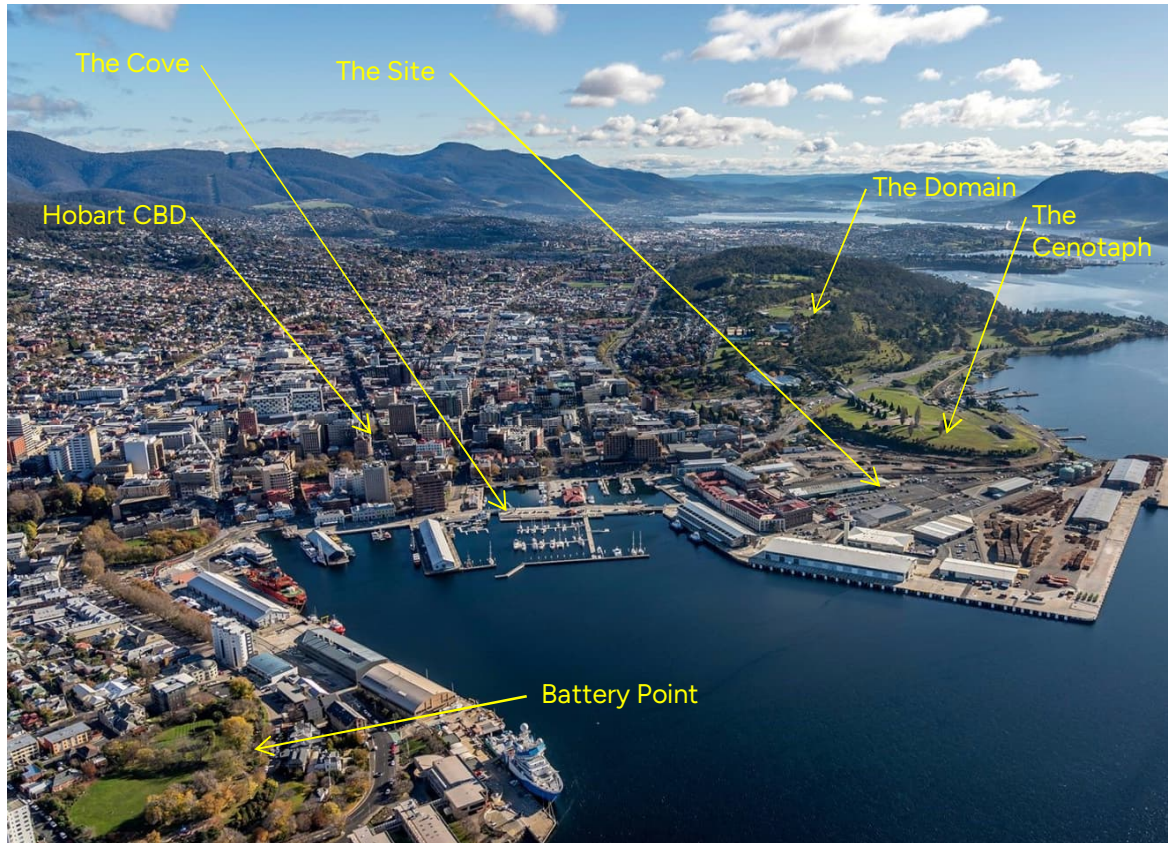


Figure 10 Site within surrounding context





Figure 11 View from Rosny Hill Lookout



Figure 12 The Cenotaph as viewed from the Bridge of Remembrance





Figure 13 The Site as viewed from MONA Ferry (REALM Studios)



Figure 14 The Cenotaph and Site as viewed from Davey Street and Hunter Street



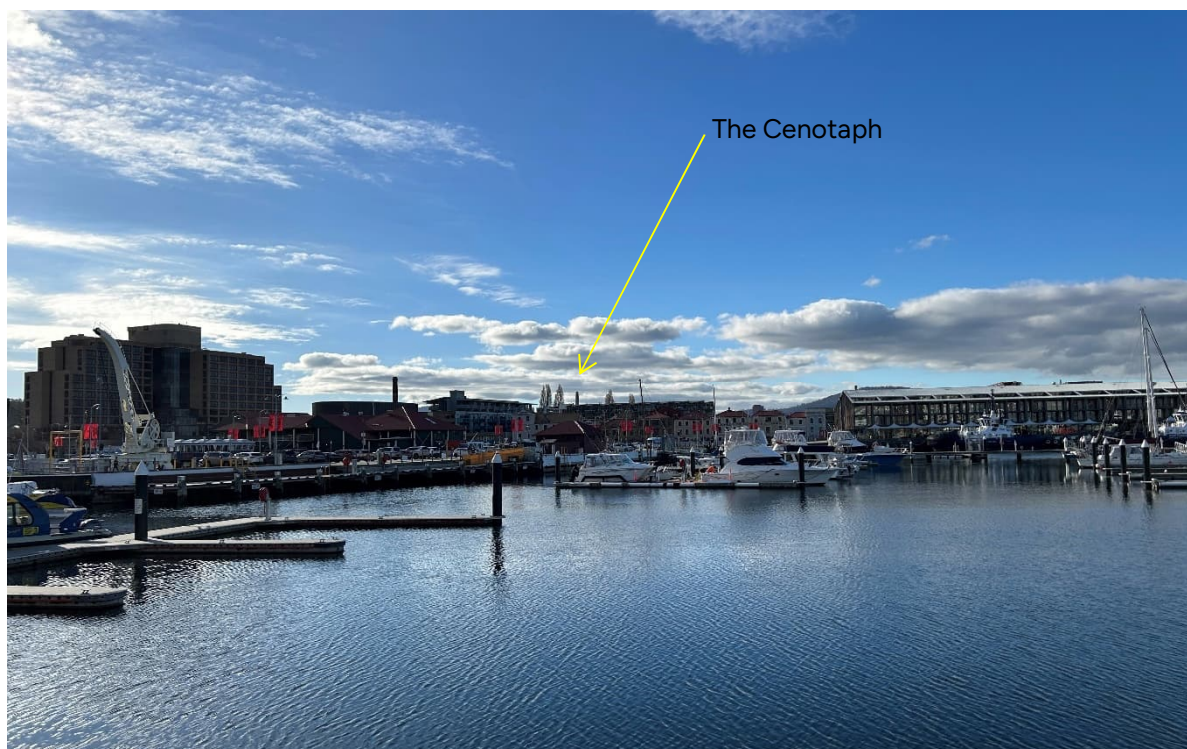


Figure 15 Views of the Cove toward The Cenotaph and Site from the Elizabeth Street Pier



Figure 16 Views to the northwest along Evans Street





Figure 17 Views to kunanyi/ Mt Wellington and Hobart CBD from The Cenotaph concourse area (approximately 55m northwest of The Cenotaph)



Figure 18 Views across Macquarie Point from The Cenotaph with docked cruise liner (Image: Food Trail)





Figure 19 Views across Macquarie Point from The Cenotaph with 2 docked cruise liners (Image: Mercury online, 12 December 2019)

6.0 Relevant Planning Framework

6.1 POSS Guidelines

The framework relevant to the POSS Development Application is contained within the *Guidelines for the Macquarie Point Multipurpose Stadium Project of State Significance* (the **Guidelines**).

Having regard to visual amenity and visual impact assessment matters for the Stadium, Section 4.1 of the Guidelines provides reference to the specific requirements to be considered. These are:

Section 4.1.1

.....identify and assess the likely significance of and the effects of change resulting from the stadium on the landscape, as a public resource, and on people's views, enjoyment and visual amenity.

The landscape is to be assessed in its broadest sense. The area to be included in the assessment is to be the full extent of land and water where there may be an effect. The definition of landscape is to include natural landforms, waters and ecosystems, human settlement and people's association with place.

The landscape assessment is to describe the importance and values attached to elements of the landscape by people and communities.

Section 4.1.2

The reports are to assess the effect the proposed project has on:

- *the landscape and townscape values and characteristics of the project site and broader area;*
- *spatial and physical use and enjoyment; and*
- *specific views in to and out of the Site, and the general visual amenity experienced by people and the likely significance of visual effects.*

Section 4.1.3

.....specific consideration is to be given to:



- *how the historic character of the landscape is incorporated into and shapes the character of the locality. The historic landscape character will be derived from understanding how the long sequence of events and actions are visible in today's landscape and the broad patterns and character that this sequence reveals;*
- *supplementing the assessment of historic and landscape character with information on:*
 - o *the historic cultural heritage significance of registered and listed heritage places and precincts;*
 - o *the cultural significance of known Aboriginal heritage (note: advice from Aboriginal.*
- *the spatial characteristics of the broader area, including the Cove Floor (which incorporates the location of the stadium), the wall of the Cove, the natural enclosure created by The Cenotaph and Battery Point headlands and the Macquarie Street ridge and the amphitheatre formed by its location at the base of kunanyi/Mt Wellington and its foothills;*
- *the existing urban morphology of the broader area (Sullivans Cove planning area through to Inner City), how previously adopted plans and strategies related to future urban form contribute to the landscape character of the area, and the effect that out of scale buildings have on the historic and landscape character of the area;*
- *the area within which the proposed project is visible, the number and range of people and groups who may experience views and viewpoints and where they will be affected, including from on and across the Derwent River and Rose Bay;*
- *the overall significance of visual effects from an understanding of the sensitivity of viewers;*
- *the values of different views and the scale, degree of contrast and magnitude of visual effects;*
- *people's visual and spatial experience of the proposed project incorporating:*
 - o *where people experience the proposed project while moving, for example while walking along Franklin Wharf towards Hunter street, the sequential visual experience is to be assessed; and*
 - o *where the proposed project is to be lit at night, the effects of lighting are to be assessed;*
- *the spatial and location characteristics of the cenotaph headland within the surrounding townscape and landscape at a local and subregional level. The roles, values and landscape significance of the cenotaph headland is to be assessed with respect to views and vistas to and from the cenotaph:*
 - o *as identified by users and managers of the cenotaph;*
 - o *as outlined in section 32.3 and figure 32.2 of the Sullivans Cove Planning Scheme 1997;*
 - o *Planning Scheme Amendments to Macquarie Point Site Development Plan Planning Report, AllUrban Planning, Dec 2018; and*
 - o *as outlined in Macquarie Point Master Plan: Reset – urban design notes, Leigh Woolley, 2019.*



- *the spatial and location characteristics of the surrounding landscapes, and their roles and values.*

Section 4.1.4

The reports are to provide plans, including sections and elevations, maps and graphics that show, illustrate and describe:

- *the landscape character of the area and the significance of effects to landscape values;*
- *the historic character of the area and how layers of history are revealed through visual and spatial indicators;*
- *the historic, existing and planned urban morphology of the area, and how this character is represented in the landscape; the areas within which the proposed project may be viewed and the range and number of people that may be affected; and*
- *key sequential and static viewpoints and the overall significance of visual effects.*

6.2 Sullivans Cove Planning Scheme 1997

The key provisions of the *Sullivans Cove Planning Scheme 1997* (the **Planning Scheme**) relevant to visual amenity and the appearance of the Stadium having regard to its context are:

32.3 Desired Future Character Statements

32.3.3

Not adversely impact on the cultural heritage and reverential ambience of the Hobart Cenotaph and its surrounds.

32.3.7

Require the bulk, siting and height of buildings to be sympathetic to the natural topography of the headland, amphitheatre, and escarpment surrounding the Cenotaph and to reinforce the natural shoreline with freestanding buildings viewed in the round on the Cove Floor.

32.3.8

Not unreasonably impact on important views, including the following shown on Figure 32.2:

- *From the Cenotaph toward the mouth of the Derwent River, including the flat river plane that extends to the horizon;*
- *From the Cenotaph to the horizon of the natural amphitheatre including the Wellington Range descending to the Mount Nelson ridge, then to Porter Hill and down to the water plane at Long Point, Lower Sandy Bay;*
- *From the Cenotaph to St George's Church;*
- *From the Cenotaph to the Parliament House forecourt along Morrison Street;*
- *The views across the Cove toward the Cenotaph, including from Macquarie Street, the forecourt of the Princes Wharf No. 1 Shed; the Paddock between Princes Wharf No. 1 Shed and the Institute for Marine and Antarctic Studies (IMAS), Runnymede Street and the open space at the eastern end of the IMAS building;*
- *The view of the sunrise from the grounds of the Cenotaph on Anzac Day;*
- *To and from Sullivans Cove and the Derwent River aligning NE/SW;*



- From the Royal Engineers Building to Kangaroo Bay;
- Along the Key Public Space;
- To and from the Key Public Space and Cove Floor to the Cenotaph; And
- To and from Davey Street and the entry to the Key Public Space.

6.3 Planning Scheme Amendments 2018

The *Planning Scheme Amendments to Macquarie Point Site Development Plan Planning Report* (the **Planning Scheme Amendments**) are relevant to visual amenity and the appearance of the Stadium as identified in the changes to important views and sightlines outlined in **Figure 18**.

6.3.1 Amendment – 2.26 View and sightlines (replace Figure 32.2)

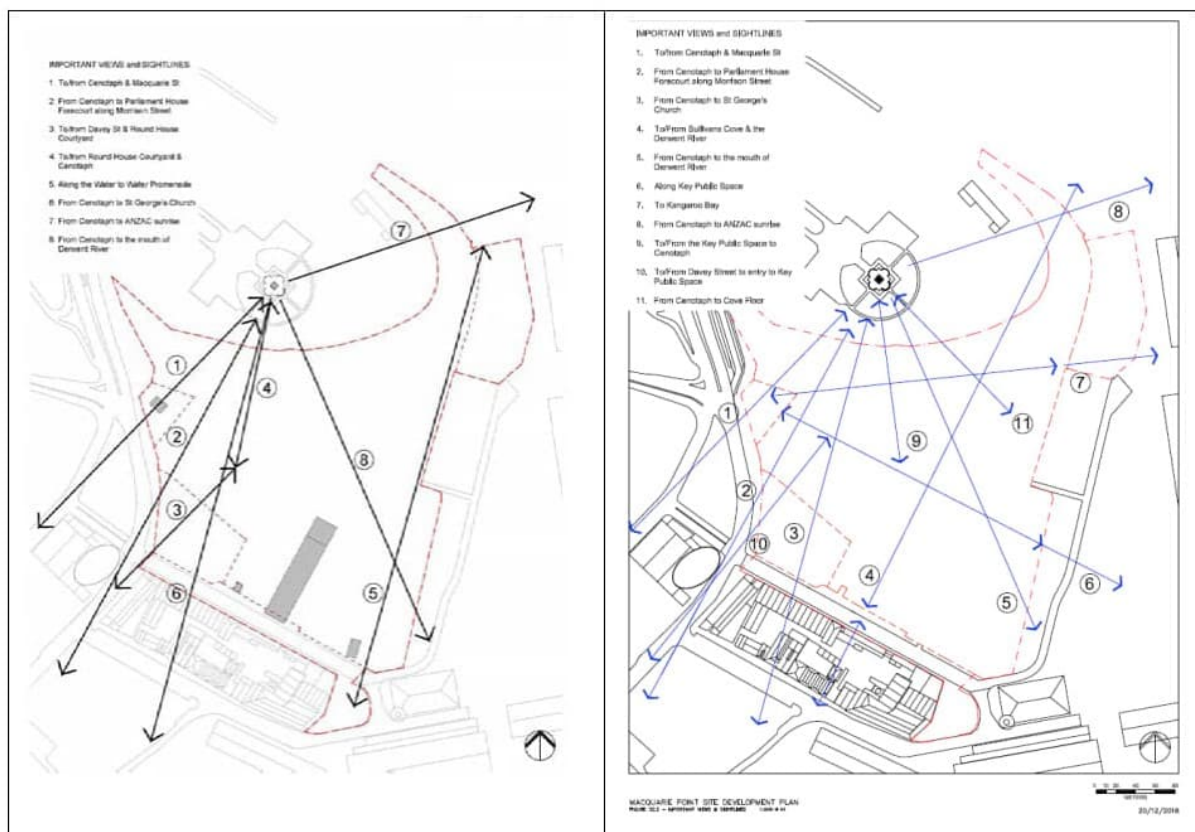


Figure 20 Former viewlines (left image) replaced with amended viewlines (right image), from the *Sullivan's Cove Planning Scheme*



7.0 Description of the Stadium

The proposed development is a Multipurpose Stadium with the following attributes:

- a) 23,000 seated venue, with up to 1,500 additional standing for major sports events;
- b) 31,500 patron capacity for major concert events;
- c) 1,500 person Function Room with views toward kunanyi and the Wellington Range;
- d) 159.5m x 128.5m oval field-of-play;
- e) Fixed dome-shaped roof providing full overall coverage and engineered to incorporate Tasmanian Timber;
- f) Translucent roof cladding;
- g) At the centre of the dome, a maximum roof height externally at RL 54.0, and at RL 25.5 at the perimeter;
- h) Elevated 360 degree internal concourse with service zones underneath;
- i) A serviced grandstand on the western side with three (3) levels of functional space above field; and
- j) Fully accessible external concourse with landscape treatments at entries.

Form and Scale

The defining element of the Stadium is the domed roof that will span 190 metres across the field for weather protection throughout the year. The roof meets a range of design and performance requirements that in turn have driven a responsive architectural and engineering solution. These requirements include:

- a) A form and scale that considers and is informed by views and vistas across Sullivans Cove, as well as sensitive interfaces with adjacent landmarks including, The Cenotaph on Regatta Point and historic Evans Street;
- b) 190 metre clear span over the field and seating areas;
- c) Minimum clear height over the centre of the field of 38 metres, and minimum clear height over the boundary of 32 metres;
- d) Transparency to admit filtered sunlight to support the natural grass surface;
- e) Structural capability to support loads for suspended lighting and speakers; and
- f) Mechanical and passive ventilation for thermal comfort

The design approach has adopted a dome-like, torus form. This allows the maximum height of RL 54.0 to be achieved at a central point from which the roof surface falls in every direction. The result is an overall form that minimises height where not required and establishes a height at street interfaces that is comparable to the scale of existing buildings.

Figures 22, 23 and 24 show the general form of the Stadium in plan and elevation. **Figure 25** shows the maximum height of the domed roof form in relation to other parts of the building. **Figures 62-65** show the articulation, materiality and colouration proposed for the Stadium.

Design Elements

The new Stadium has three design strata which are each distinguished by their own materiality.

The Dome - Timber Shell Roof



The domed roof form is the major element within the built form of the proposed Stadium. The dome form has a maximum height of RL 54.0 achieved at a central point from which the roof surface falls in every direction, resulting in an overall form that minimises height where not required. Contrary to the form of most stadia, the Stadium does not demonstrate 'block' or true geometric form that extends up to its full height around its extremities. Rather, its single highpoint provides a comfortable visual transition down to the surrounding natural and built form elements.

The lowest levels around the outside of the dome establish a height that is comparable with the scale of existing buildings at street interfaces, and which is further reinforced by the height of the external buildings outside of the Stadium which have a height compatible with both.

The dome is also constructed of translucent material with its timber structure expressed on the underside. This allows the dome to appear more transparent, allowing partial visibility of existing natural and built form elements behind the Stadium. The transparency also contributes to the lightweight appearance of the dome which, given its comparative scale in relation to surrounding elements, reduces its overall visual bulk and prominence.

The lower part of the dome is a solid roofed element akin to a 'ring' form that ties the dome into the solid base of the Stadium.

Mid to Lower Stadium – The Woven Screen

The 'woven screen' layer cantilevers over the external concourse on the western side. The primary façade treatment for the 'weave' will be a battened timber screen with variable openings to allow views from glazing behind.

The materiality of this section will present primarily as an articulated timber finish, reflecting important local natural elements and a material that is subtle in its appearance.

Folded Ground Plane

The folded ground plane incorporates all elements of the development beneath the internal concourse at Level 1, as well as the lower seating terraces inside the Stadium. The Cove Floor will fold-up into a podium structure on which the Stadium sits. This maintains the pedestrian scale along Evans Street and allows a consistent expression of materiality at ground level, in keeping with the Cove.

The Public Realm – Landscaping

The landscape and public realm are designed to manage large crowds whilst adding visual appeal to the stadium precinct with native plants, local materials, water features, art, and interpretive elements. There will be a number of plaza areas that will reflect the cultural and historical context of the precinct, celebrating the Site's transformation from natural coastline to a built Cove Floor, supporting intuitive wayfinding and legibility, and providing a platform for cultural expression. The hard and soft landscape elements will provide human scale elements, within the context of a large site and the feature built form element.

While generally not designed for the sole purpose of screening, the landscaping within the public realm will assist in mitigating impacts of the Stadiums bulk and scale. Like the hardscape elements, the landscaping is intended to reflect the natural and cultural values of the Site and its context, and its presence acts to soften and moderate the built form and ground level materials.

The landscape along the western edge of the Site between the stadium and the Historic Royal Engineers Building provides a 'green' backdrop to the historic building that acts to visually separate the two built forms. In doing so the landscape showcases the historic building and softens the built form of the stadium allowing the two buildings to visually 'coexist' within this local viewshed.



Landscaping along the 'Escarpment' is an important element in reinforcing the historical vertical edge of the river in this location. Whilst this edge has been altered by successive activities and uses on the Site, the topographic importance of this edge within the context of Sullivans Cove and the Domain has been retained by the proposed landscape design. Additional vegetation along the base of the 'Escarpment' strengthens the visual edge, and provides further visual separation between the Domain, The Cenotaph and the Stadium.



Figure 21 Proposed elements within the overall site masterplan (COX Architecture)



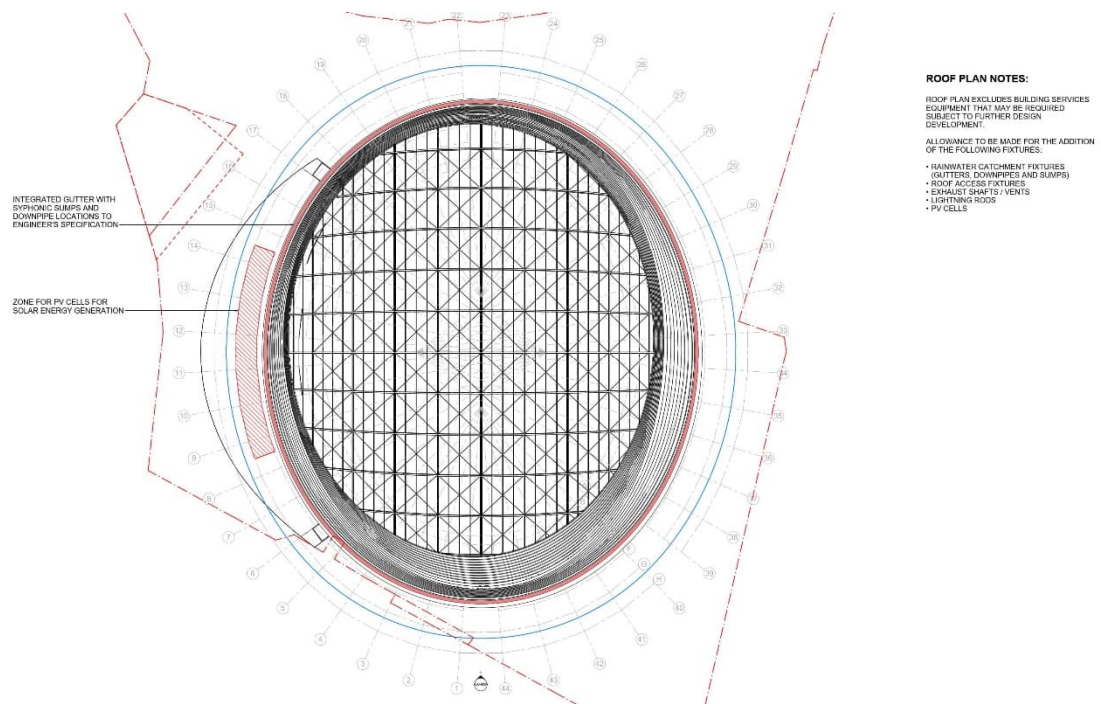


Figure 22 Stadium - Roof Plan (COX Architecture)

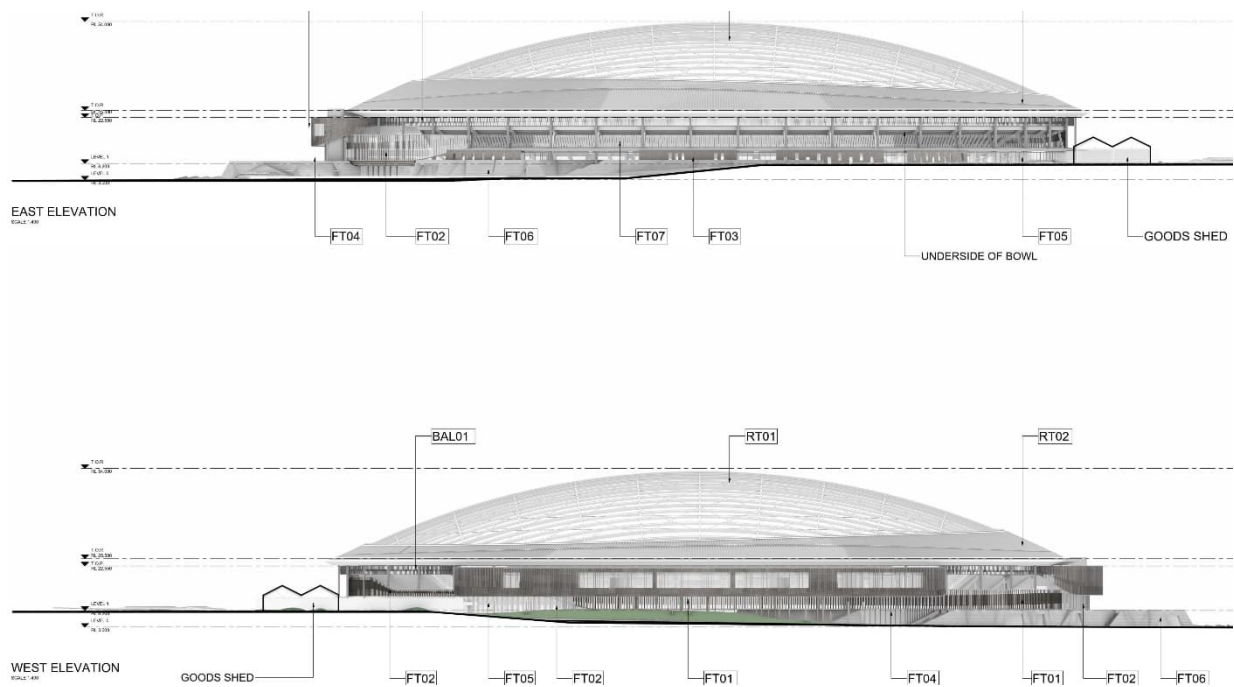


Figure 23 Stadium - Elevations (COX Architecture)



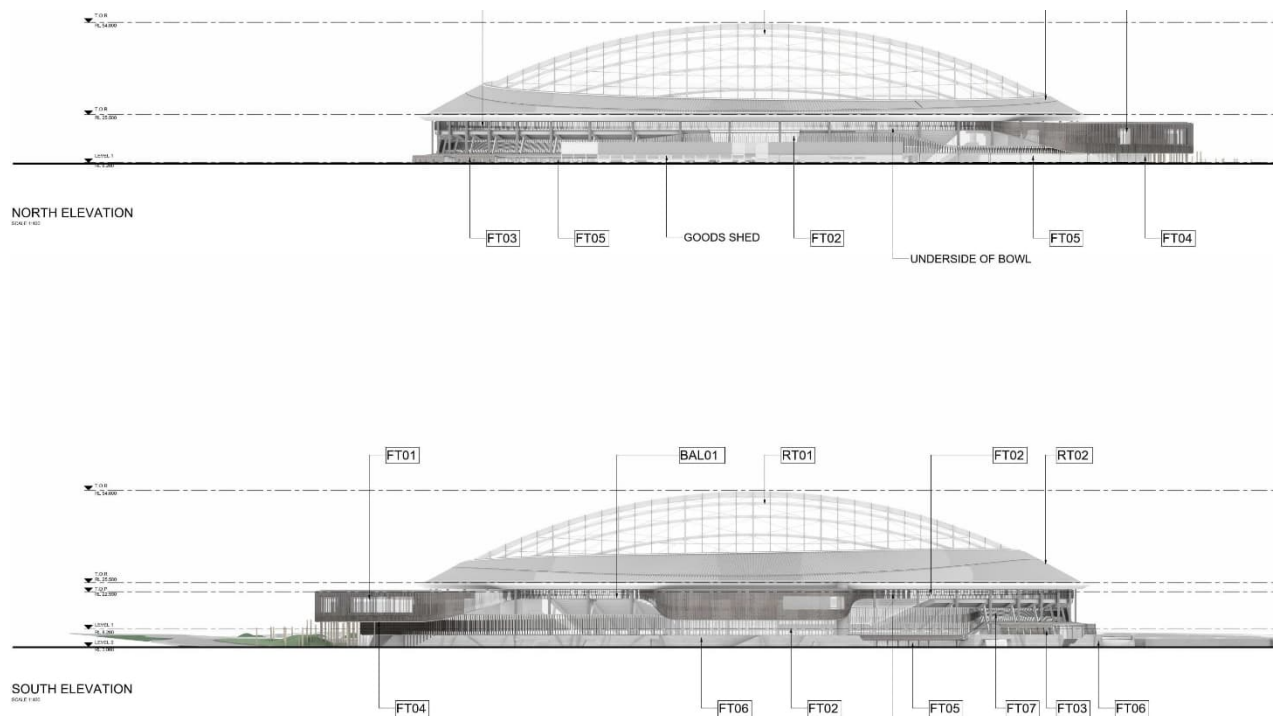


Figure 24 Stadium - Elevations (COX Architecture)

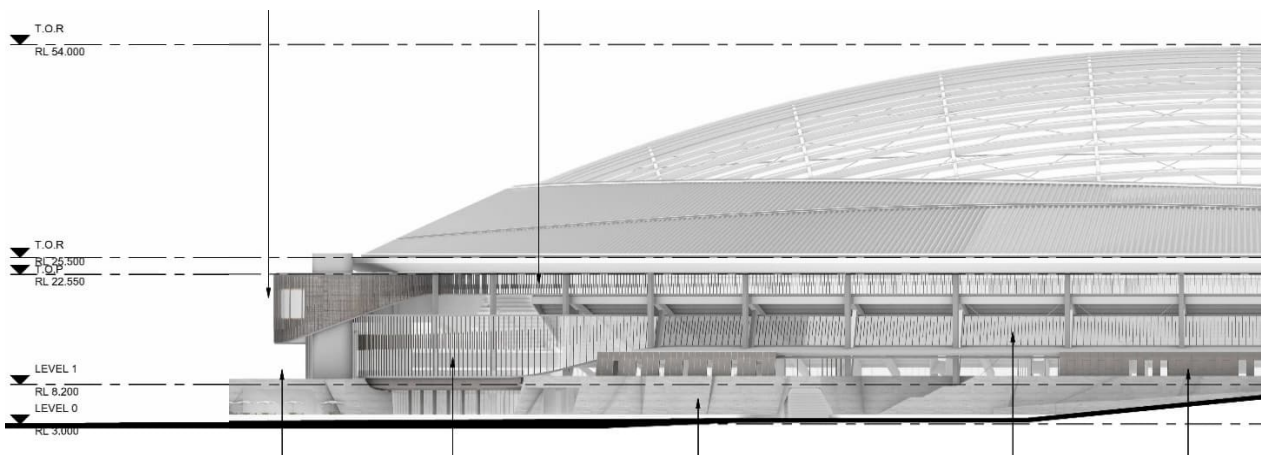


Figure 25 Stadium – Elevations, Maximum Height (COX Architecture)



8.0 Assessment of Visual Impacts

The purpose of this visual amenity report is to investigate and ascertain the visual effects of the proposed development and its impacts on the surrounding visual environment and the character of the immediate and broader context of the Site.

8.1 Process

This Visual Impact Assessment generally applies the assessment techniques set out in the *'Guidelines for Landscape and Visual Impact Assessment, Third Edition' (2013)* prepared by The Landscape Institute and the Institute for Environmental Management and Assessment (UK). The assessment includes the following:

- a) description of existing visual baseline conditions on and surrounding the Site;
- b) determination of the character and values of the Site and its surrounds;
- c) review of the proposal (size and height, of elements and associated landscaping);
- d) analysis of the Site (visual exposure, visual qualities and landscape values);
- e) consideration of, visual receptors and sensitive receptor groups; and
- f) identification of potential impacts on key receptors including rating of the magnitude of change for each receptor group;

The Receptor Sensitivity and Magnitude of Change for each view are determined by:

- a) rating of impact significance for each receptor group. The significance is evaluated as a product of the sensitivity or value of the receptor;
- b) rating the magnitude of impacts/ change on the receptor; and
- c) potential mitigation measures to meet the necessary planning requirements and any community expectations.

8.2 Photography and Viewpoint Images

Photographic imagery was taken of the Site to assist in the assessment of visual impacts. Photos were taken with a *Canon EOS 6D Mark II* Digital SLR Camera with a prime 50mm lens. The 50mm lens is an industry standard for LVIA photography as it is considered to be the closest representation of the human field of view and is widely accepted as the standard focal length when providing expert evidence in court.

A total of 8 viewpoints have been included to demonstrate the potential visibility of the Stadium when viewed by sensitive receptors within its surrounding context. 6 out of 8 viewpoint photographs, as a result of the visible width of the local landscape (in relation to the viewpoints) were taken using a 50mm focal length lens either as single photos (VP1, VP4, VP5) or combined as a panorama (VP2, VP3, VP6). VP7 and VP8 were taken on a camera with a focal length of approximately 28mm (iPhone 14), which provided a wider field of view suitable for the proximity of the Site in relation to the viewpoint. Whilst these locations were not surveyed, the images were georeferenced through the GPS locator in the DSLR camera and crosschecked using LiDAR, which provided reference points with a high level of accuracy when evaluating the likely impacts on sensitive receptors.

The viewpoints/ receptor locations used in the photomontages were selected to represent a range of visual locations and illustrate views from areas of perceived sensitivity. The initial selection of receptor locations was investigated and ground-truthed on site during the Site investigation phase.



The 8 viewpoint coordinate locations and heights (AHD) are as follows. This also includes the final height of the viewpoint based on an eye height of the camera at 1.67m above existing ground line, and the date and time they were taken. These detailed locations and ground heights were obtained using 2022 LiDAR information.

VP	Latitude (GDA2020Z55)	Longitude (GDA2020Z55)	Groundline Height (m AHD)	Height at eye level (GL + 1.67m - AHD)	Date & Time of Photo
VP1	-42.8698	147.3581	90.7806	92.4506	5/06/24 – 11.18am.
VP2	-42.8762	147.3339	20.81982	22.48982	5/06/24 – 12.17pm.
VP3	-42.878	147.3365	22.36145	24.03145	6/06/24 - 9.56am.
VP4	-42.8787	147.3327	3.976851	5.646851	6/06/24 – 10.22am.
VP5	-42.884	147.3287	17.80467	19.47467	6/06/24 – 10.38am.
VP6	-42.8859	147.3353	2.398601	4.068601	6/06/24 – 1.41pm.
VP7	-42.8806	147.3449	0.708745	2.378745	7/06/24 - 9.22am.
VP8	-42.8828	147.332	3.198446	4.868446	12/06/24 - 9.19am.

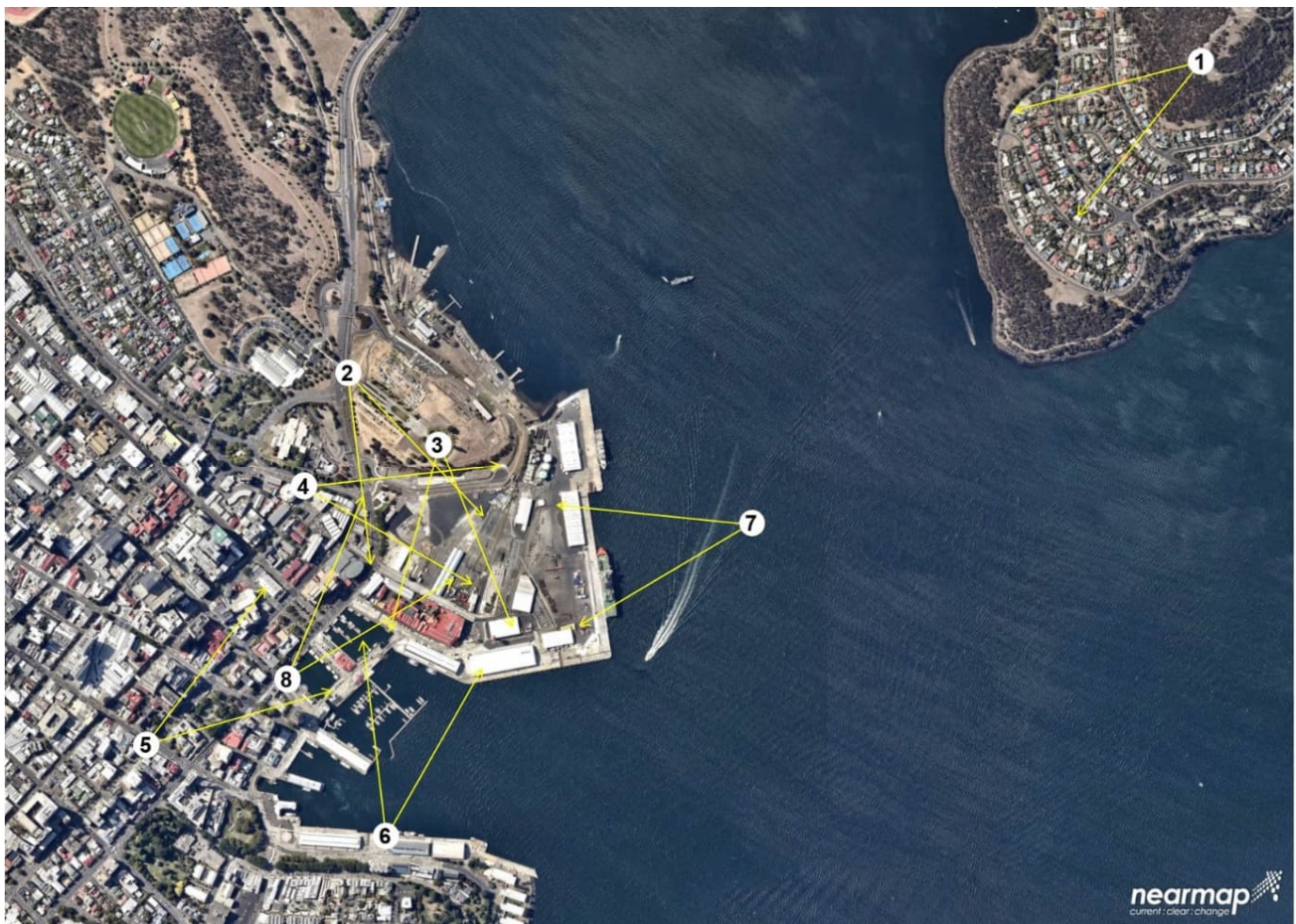


Figure 26 Location of 8 viewpoints



8.2.1 Viewpoint Descriptions

Viewpoint 1

Viewpoint 1 (**Figure 27**) is located at the Rosny Hill Lookout carpark. This viewpoint is a popular local vantage point and is accessed by motorists, pedestrians and cyclists via the local road and paths. This viewpoint is approximately 1.8km northeast of the Site and is at approximately 90m AHD.

This viewpoint demonstrates typical views from the eastern side of the River Derwent from elevated locations. The viewpoint has generally unobstructed views of the Site and its surrounds, as well as broader western development within Hobart and the vegetated hills behind it apart from the adjoining low-level vegetation to the west of the viewpoint which can obscure parts of the Site.



Figure 27 VP1 – Rosny Hill Lookout



Viewpoint 2

Viewpoint 2 (**Figure 28**) is located at the top of the Bridge of Remembrance northwest of the Hobart Cenotaph. This viewpoint is a local vantage point on approach to The Cenotaph from the Domain and views to the east and south are the most common and take in the River Derwent, The Cenotaph, the Cove and the Hobart CBD. The viewpoint is predominantly used by pedestrians (and assumed cyclists) when moving between the Domain (north of the Tasman Highway) and The Cenotaph and adjoining riverside uses. This viewpoint is approximately 250m north of the Site and is at approximately 20m AHD.

This viewpoint demonstrates typical elevated views from the bridge towards to the south and east. The viewpoint has generally unobstructed views of The Cenotaph surrounds in the foreground and Mount Nelson in the Background, but views of the Site are obscured by vegetation between it and the viewpoint.

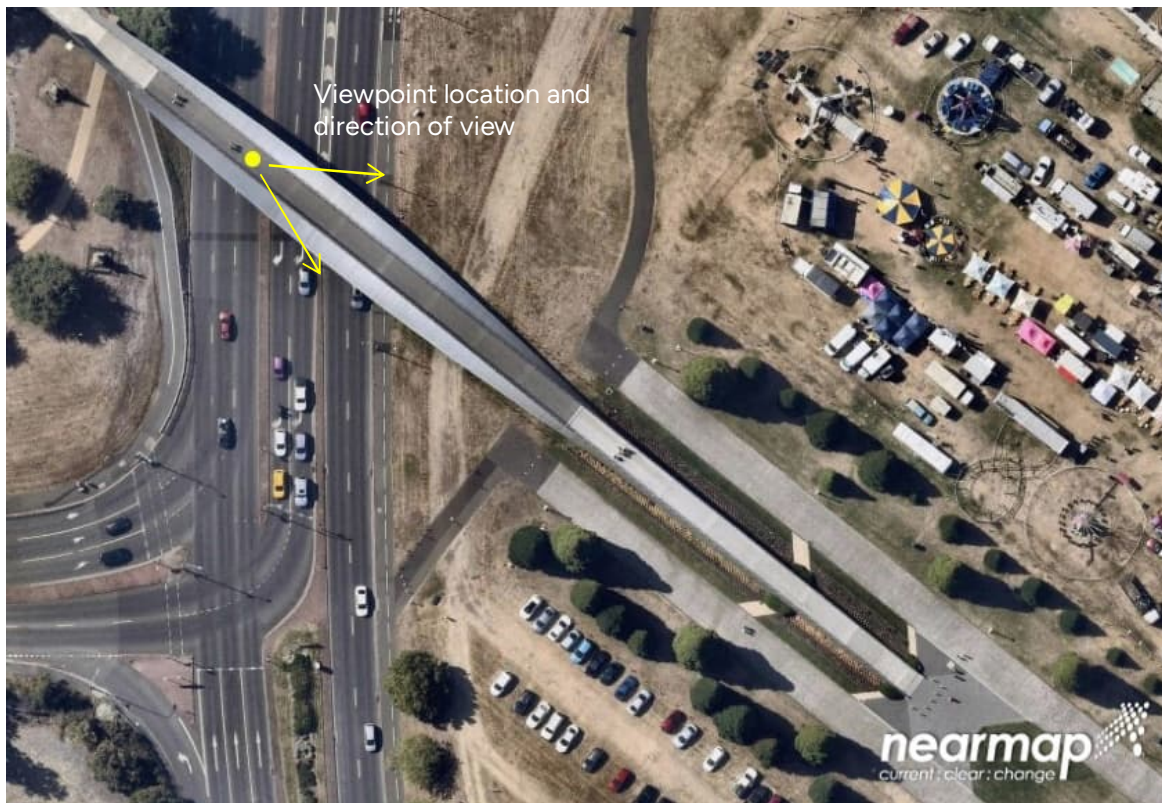


Figure 28 VP2 – Bridge of Remembrance



Viewpoint 3

Viewpoint 3 (**Figure 29**) is located at the top step of the Hobart Cenotaph approximately 75m north of the Site. The viewpoint is a prominent local vantage point both as a tourist attraction and for the purposes of commemorative celebrations. This viewpoint has panoramic views as a result of its elevated and exposed position on the 'headland' of the Domain Parklands. Having regard to views from The Cenotaph to the southeast, south and southwest, these are largely unencumbered, but are obscured by the following:

- a) existing vegetation along The Escarpment; and
- b) by Cruise Ships that dock at the Cruise Ship Terminal at the end of Macquarie Point, and which create intermittent visual impacts as outlined in **Section 5.2.3 - The Hobart Cenotaph**.

The viewpoint is predominantly used by pedestrians when visiting The Cenotaph, although there may be certain use by pedestrian and cyclist commuters past this point.

This viewpoint demonstrates typical elevated views towards to the south of the River Derwent, The Cenotaph, the Cove and the Hobart CBD. The viewpoint has generally unobstructed views of Mount Nelson in the background, however views of the Site are heavily obscured by vegetation along the edge of the Site on the Escarpment.



Figure 29 VP3 – Hobart Cenotaph



Viewpoint 4

Viewpoint 4 (**Figure 30**) is located on the southern side of Brooker Avenue, adjacent to the Sullivans Cove Apartments. The viewpoint at the top step of the Hobart Cenotaph is approximately 75m north of the Site. The viewpoint is a local vantage point used by pedestrians. Whilst motorists closest to the viewpoint are travelling away from the Site it can be reasonably anticipated that motorists in the eastbound lanes would see similar views toward the Site. This viewpoint has contained views as a result of vegetation and built form on either side of Brooker Avenue which limits the visible elements on site to the historic Royal Engineers Building.

This viewpoint demonstrates typical views east towards the Site, for motorists, pedestrians and cyclists. Apart from the historic Royal Engineers Building, no other elements in the view have historical significance. Built form elements and vegetation however contribute to the 'avenue effect' and the focus on the Site while also contributing to the pleasantness of the view.

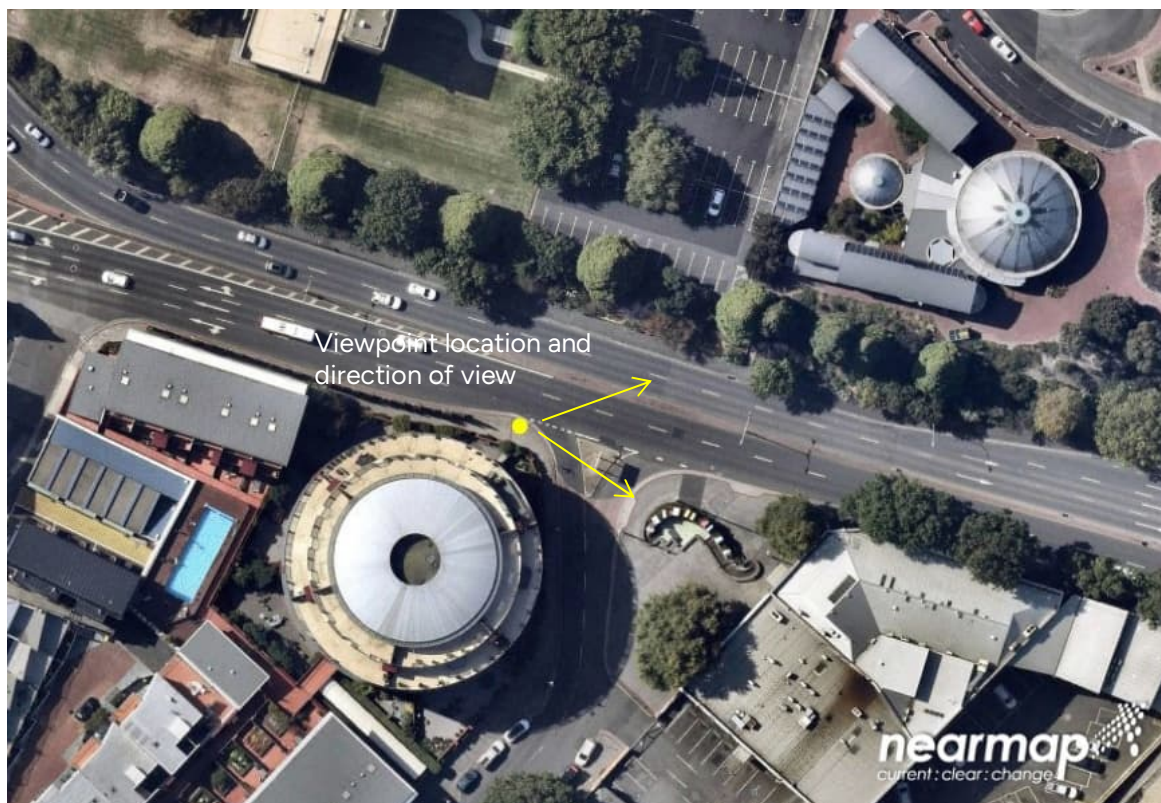


Figure 30 VP4 – Brooker Street



Viewpoint 5

Viewpoint 5 (**Figure 31**) is at the corner of Macquarie Street and Murray Street, adjacent Saint David's Anglican Cathedral and approximately 660m west of the Site. The viewpoint is elevated and shows Macquarie Street dropping in level toward the Site. This viewpoint contains views as a result of the built form along either side of the street. This linear plane of built form is the main focus of the view; however, The Cenotaph and the red brick chimney of the Hobart Gas Company are visible but not prominent in the mid-ground. Distant views of the vegetated hills are also visible in the background.

This viewpoint demonstrates typical views towards the Site as motorists, pedestrians or cyclists travel toward the east. The Site is barely perceptible except for the historic Royal Engineers Building that is positioned at the end of Macquarie Street but as a very small element within the overall view. Views of traffic and vehicles would also be a consideration in the view during certain times of the day.



Figure 31 VP5 – Corner of Macquarie Street & Murray Street



Viewpoint 6

Viewpoint 6 (**Figure 32**) is located Wharf No.1 at the Cove and adjacent the University of Tasmania. This viewpoint is about 550m from the southern side of the Site and is on the edge of the pier adjoining the water. The viewpoint is a local vantage point both as a tourist attraction for residents and members of the university. This viewpoint has panoramic views as a result of its relatively exposed location within the context of surrounding built form which typically has a low height. It is also assisted by the proximity to the Cove entry to the River Derwent which opens to the southeast with relatively few encumbrances. Views of The Cenotaph and historical trees are visible from this viewpoint, as are glimpses of the vegetated hills in the background to the east.

This viewpoint demonstrates views to the north and towards the Site. The Cove built form contains low views however The Cenotaph, and the lookout tower are visible behind. Viewpoint 6 also has views of a more dynamic nature which includes a variety of ships, boats and ferries that move within the space during certain times of the day.



Figure 32 VP6 – Wharf 1 (adjacent University of Tasmania)



Viewpoint 7

Viewpoint 7 (**Figure 33**) is located on the River Derwent on the MONA Ferry. This viewpoint is a typical viewpoint for tourists travelling to or from MONA and the Ferry at this point is approximately 500m from the Site. Views to the Site are towards the west. The viewpoint on the Ferry is a tourist vantage point enroute to MONA and has clear views of the Site, albeit from a low height. This viewpoint has panoramic views of the Site, its surrounds, and generally Hobart and its natural backdrop.

While the Site is in an exposed position along the River Derwent with minimal intermediate encumbrances such as the sheds at the edge of the working port, views from this location are intermittently obscured by Cruise Liners during the cruise season between October and April. By nature of their size (as outlined in **Section 5.2.3 - The Hobart Cenotaph**) and mooring positions at the Cruise Ship Terminal, Cruise Liners obscure views of the Site, Hobart CBD and the parts of the Wellington Range.

Receptors for this viewpoint are limited to visitors to MONA but it could be reasonably assumed that other watercraft along this route would be exposed to similar views of the Site and its surrounds.

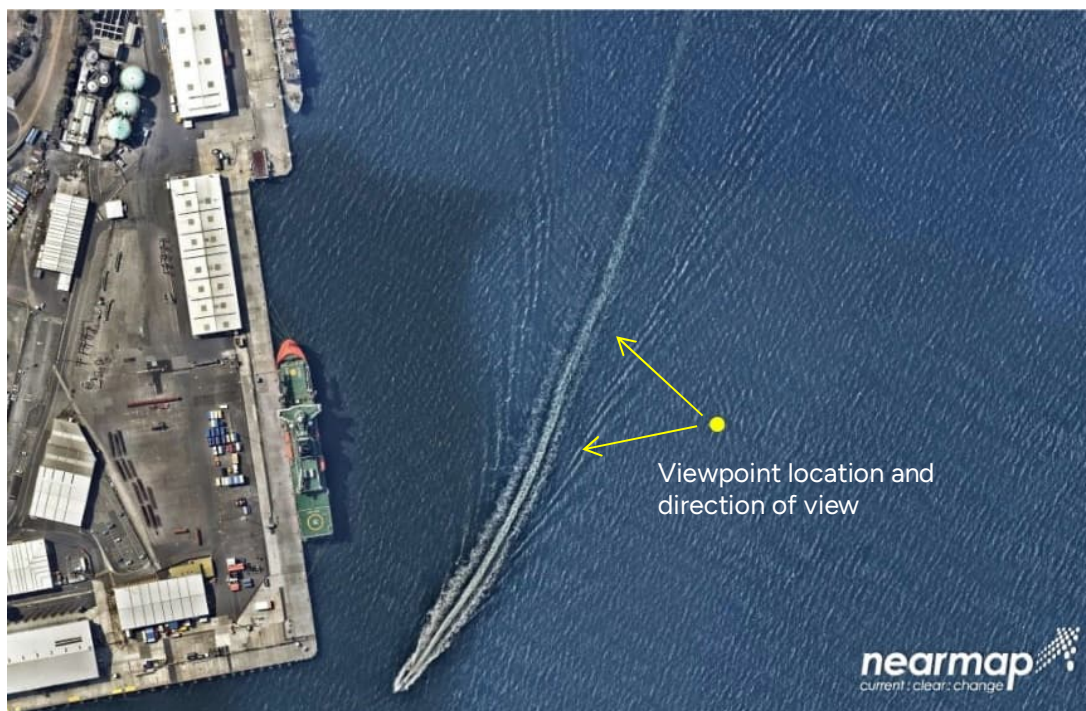


Figure 33 VP7 – MONA Ferry (enroute from Brooke St Pier to MONA)



Viewpoint 8

Viewpoint 8 (**Figure 34**) is located at the corner of Davey Street and Argyle Street at the edge of Constitution Dock. This viewpoint is on the edge of the Argyle Street footpath but is also a representation of the location on the road or within the public realm adjacent to the water. The view is experienced by pedestrians, cyclists and motorists, and the Site is located approximately 360m to the northeast. The viewpoint is a popular local vantage point both as a tourist attraction and for residents commuting or recreating.

This viewpoint has contained views to the west as a result of the adjoining built form, however views to the east and south open up as the Cove meets the River Derwent. While some street trees block views toward The Cenotaph, most of the views of the Cove are largely unencumbered. There are no views of the Site from this viewpoint. This location is predominantly used by motorists, pedestrians and cyclists for a range of uses when either travelling to or moving past the Cove.

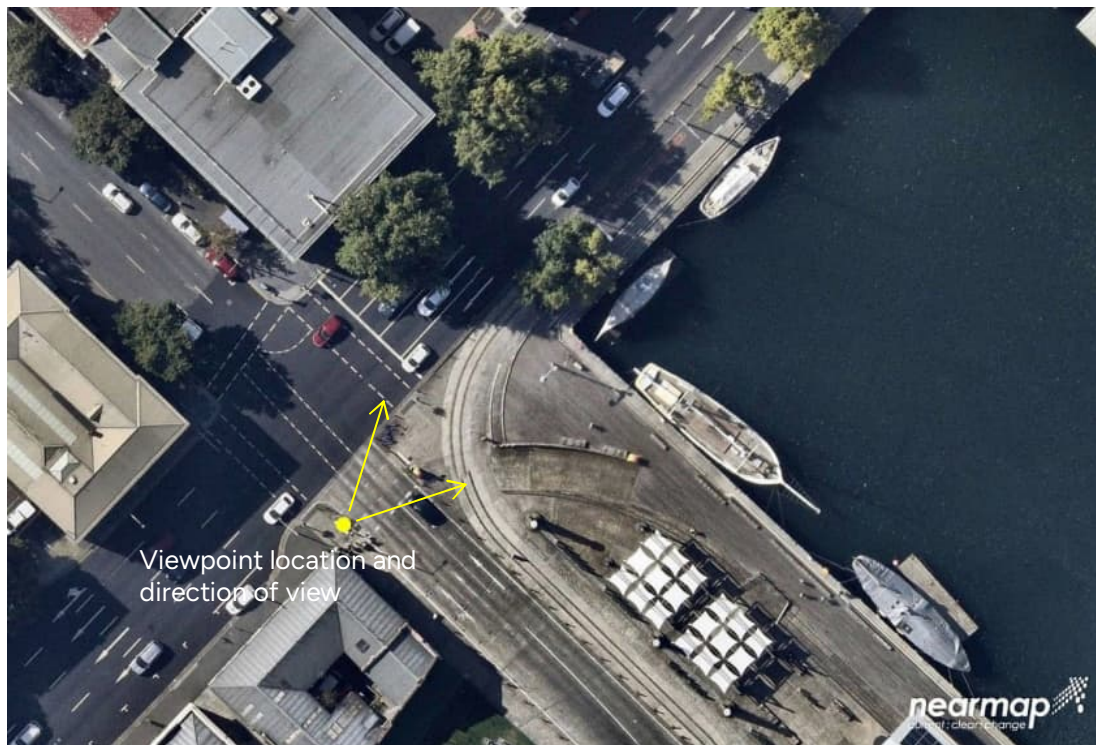


Figure 34 VP8 – Corner of Davey Street & Argyle Street



8.3 Photomontage Images

8 photomontage images have been generated for this LVIA: 1 image per viewpoint. The imagery was generated using the following methodology which aligns with *Best Practice Guide Visual Simulations BPG 10.2* (NZILA, 2010):

- a) Geographic data, textured terrain, building and vegetation forms from LiDAR were imported into 3DsMAX;
- b) 2024 Aerial photography for reference was imported into 3DsMAX;
- c) 3D photogrammetry was imported from Google Earth CAD file (.fbx format);
- d) 3D model of the Stadium (created by COX Architecture) was imported into 3DS MAX and positioned into the 3D terrain model;
- e) Set up 8 camera viewpoints in 3DS MAX to match those outlined in Section 8.2;
- f) Import photos into 3DS MAX to match with each respective viewpoint; and
- g) Import screenshots of views into Adobe Photoshop to generate final images.

The Stadium has been depicted within the photomontage images as a 'block form,' excluding materiality and colours. This has been done deliberately to provide a contrasting appearance within its local context. This also assists in the assessment of the primary criteria by which the visual impacts of the Stadium are rated: bulk, height, scale and form. Materiality and colouration of the Stadium are also considered but have been represented in detail within *Appendix B - Stadium Design Description*. (COX Architecture). **Figures 62-65** show the articulation, materiality and colouration proposed for the Stadium.

A3 images are included within **Appendix A**.

8.4 Assessment of Visual Impacts

The proposed form of the development has been modelled to provide a representation of the bulk, form and height of the built form elements on its surrounds when viewed from nearby visual receivers from the public realm.

The following process was undertaken to understand the significance of the proposed building height and form by identifying sensitive receivers (user groups viewing the Site) and the degree of change caused to the visual environment.

8.4.1 Visual Receptors

Visual receptors are people, or groups of people, that may be affected by the proposal. Described below are a list of potential visual receptors that are often identified based on several key parameters. Depending on the Site, proposed use and future anticipated impacts, the following sensitive receptor groups may be relevant to the Site and the Stadium.

- a) tourist(s) viewing;
- b) drivers or passengers of vehicles travelling past, through or alongside the Site;
- c) workers on or near the Site that visit or work in commercial or residential buildings, or structures;
- d) members of the general public accessing adjoining public areas (parks, open spaces, streets and rivers) for recreational or visual purposes; and
- e) permanent residents living near the Site.



Public receptors (views visible by the general public) are generally accepted as the most suitable for Visual Impact and Amenity Assessments, because they represent the highest number of visitations or views to the nominated site in question. They also are generally using public spaces that are deemed to provide publicly accessible spaces. Private receptors (namely from private residences) in some cases are no less sensitive and can be selected if the views are unique, significant or the combined effects on a group of residents are considered high.

Receptors were initially identified from observations made during the Site inspections as well as from the relevant the relevant Planning Scheme provisions. From this a number of locations in which the Stadium would be seen from both private and public receptor points were collated. The final images were selected to respond to the specific viewpoints within the local area identified within the relevant planning scheme amendments and guidelines and which in turn represented a range of sensitive receivers.

All other views were discounted due to the following reasons:

- a) relative distances from the Site were too great;
- b) views blocked or hindered due to presence of existing vegetation, topography or structures;
- c) private receptors not accessible to the public; and
- d) limited viewing opportunities along roads due to relative road speeds and location of the Site in relation to direction of travel.

8.5 Assessment Methodology

The assessment methodology for this VIA has generally been undertaken in accordance with *'Guidelines for Landscape and Visual Impact Assessment'*; an evidence-based process which assesses the Significance of Effects by combining the assessments of Receptor Sensitivity and the Magnitude of Change.

8.5.1 Receptor Sensitivity

Based on the variability in landscape character and receptor types for each location, the *'Guidelines for Landscape and Visual Impact Assessment'* does not designate a specific numerical rating for assessing receptor sensitivity. This assessment has used a numerical rating outlined in **Tables 1, 2 and 3**, to demonstrate a detailed and objective approach in assessing receptor sensitivity.

The receptor sensitivity is derived from a combination of factors including:

- a) **Site Characteristics** – Values and Visual Prominence
- b) **Viewpoint Characteristics** – Prominence and Visibility; and
- c) **Receptor (sensitive receiver) Characteristics** – Type and Sensitivity, interest in the visual environment and Numbers

The determination of Receptor Sensitivity rating enables a more objective evaluation and comparison of sensitivity of receptors. The receptor sensitivity rating is described as Very High, High, Medium, Low or Very Low/ Negligible for each of 5 criteria as described in **Table 1**. These are averaged to determine an overall Visual Sensitivity Rating to be used in **Table 5** in determining the overall Effects Significance Rating. This process is as follows.

- a) Visual Sensitivity rating is determined by averaging the rating of 5 categories that cover the Site, the viewpoint and receptor (sensitive receiver);
- b) Values for each category are rated from 5 (highest) to 1(lowest) and then given an overall Visual Sensitivity Score as outlined in **Table 2** (average of all 5 numbers);



- c) Using the number generated in **Table 2**, a visual sensitivity rating is based on a Very High to Very Low ranking as outlined in **Table 3**.

Table 1 Receptor Sensitivity Rating Criteria

The following are typical characteristics that they represent (either individually or collectively) the ratings for each criterion.

1. SITE	
a. Values	
Very High (rating of 5)	- Site has visual, cultural, historical or landscape values, which are identified as being of international/ national significance - Site is in a unique location - Site is a highly prominent element within its surrounds - Site is highly significant that define local and regional character of its surrounds - Adjacent uses are highly sensitive, have equally high visual, cultural, historical or landscape values as those of the Site - Adjacent uses are highly dependent on character of the Site
High (rating of 4)	- Site has visual, cultural, historical or landscape values of state significance - Site makes a significant contribution to local character - Site is a prominent element within its surrounds - Adjacent uses are highly sensitive and have high visual or landscape values in their own right - Adjacent uses are visually influenced by the character of the Site
Medium (rating of 3)	- Site has visual, cultural, historical or landscape values which are of local significance/ relevance - Site is not distinguished from, nor prominent within its surrounds - Site contributes to the local character of its immediate surrounds - Adjacent uses are moderately sensitive and have moderate visual and landscape local values - Adjacent uses are not visually dependent on character of the Site
Low (rating of 2)	- Site has visual, or landscape values, of minimal local significance - Adjacent uses are not sensitive, and generally have low visual or landscape values - Adjacent uses are visually independent of the character of the Site
Very Low (rating of 1)	- Site has no local significance and has very low visual landscape values - Character of the Site is typical of the surrounding area and cannot be distinguished between from adjoining areas - Site reinforces the low visual values of its surrounds - Adjacent uses detract from the character of the Site
b. Visual Prominence	
Very High (rating of 5)	The Site is highly visible from a wide range of surrounding vantage points and constitutes the primary element within the overall view
High (rating of 4)	The Site is very visible from a number of surrounding vantage points and constitutes a major element within the overall view
Medium (rating of 3)	The Site is visible from surrounding vantage points and sits within the context of a number of other elements within the overall view
Low (rating of 2)	The majority of the Site has low level of visibility and is a minor element within the overall view
Very Low (rating of 1)	The majority of the Site is barely perceptible/ not visible and is not distinguishable within the overall view



2. Viewpoint	
a. Prominence and Visibility	
Very High (rating of 5)	• Viewpoint is highly elevated • Viewpoint has unobstructed panoramic views of the Site and surrounding landscape • Offers long duration views • Framed views to significant landscape or built form features • eg. Scenic Route, Regional Lookout
High (rating of 4)	• Viewpoint is elevated • Viewpoint has clear unobstructed views of the Site and surrounding landscape • Offers medium duration views • eg. Local Lookout, Road or path, Ferry route • Framed views to local landscape or built form features
Medium (rating of 3)	• Viewpoint has views to site and surrounding area • Offers short duration views • Local road, path or local vantage point
Low (rating of 2)	• Viewpoint has low visibility or short-term views to Site and surrounding area • Local road, path or vantage point
Very Low (rating of 1)	• limited to negligible visibility of Site and surrounds or glimpses to Site • Local road, path or vantage point
3. Receptor	
a. Type & Sensitivity	
Very High (rating of 5)	• Receptors that have a very high site-specific interest in the Site due to unique landscape, visual, cultural or historical elements or views • Receptors are highly sensitive to any change on the Site or its immediate surrounds • eg. Tourists, local visitors and residents
High (rating of 4)	• Receptors have a high interest in the broader contextual views of the Site • Receptors are sensitive to change • eg. Tourists, local visitors and residents
Medium (rating of 3)	• Receptors have a Moderate interest in the Site and the local area • Receptors are aware of change • eg. Local resident, local recreational user
Low (rating of 2)	• Receptors have a Low interest in the Site • Receptors have a low sensitivity to change • eg. Local resident, local recreational user, commuter
Very Low (rating of 1)	• Receptors have a very low/ negligible interest in the Site or its context due to nature of their intended use • Receptors are unaware of any change • eg. Commuters
b. Numbers	
Very High (rating of 5)	• Very high number of users, viewers or visitations • eg. Motorway, major tourist destination or national community destination
High (rating of 4)	• High number of users, viewers or visitations • eg. Major Road, popular tourist destination or regional level community facility, regional lookout



Medium (rating of 3)	- Moderate number of users, viewers or visitations - eg. Road, local tourist destination, district level community facility, local lookout
Low (rating of 2)	- Low number of users, viewers or visitations - eg. Local Road or local community destination
Very Low (rating of 1)	- Very low number of users, viewers or visitations - eg. Rural road or rural community facility

Table 2 Receptor Sensitivity Rating

Visual Sensitivity Score

Criteria	Rating
Site – Values	
Site – Visual Prominence	
Viewpoint – Prominence and Visibility	
Receptor – Type & Sensitivity	
Receptor – Numbers	
Overall Sensitivity Score (Average)	

Table 3 Receptor Sensitivity Rating

Visual Sensitivity Rating

Criteria	Rating
Very High	5 - 4.1
High	4 - 3.1
Medium	3 - 2.1
Low	2 - 1.1
Very Low/ Negligible	1 - 0

8.5.2 Magnitude of change in the visual environment

The Magnitude of Change to the local character depends on the nature, scale, intensity, extent and duration of the impacts/ change due to proposal. The magnitude of change also depends on the loss, change or addition of any feature to the existing local character that is most likely to be impacted by the Stadium prior to the addition of any mitigation measures.

The Magnitude of Change is described as High, Medium, Low or Negligible as described in **Table 4**.

Table 4 Magnitude of Change

The following are typical characteristics that the represent (either individually or collectively) the ratings for each criterion.



Magnitude of Change	Description
Very High (rating of 5)	<i>Dominant and Permanent Change</i> - Significant change in view, affecting substantial parts of the view continuously visible for long durations - Obstruction of a significant part of or primary elements of the view. - Overwhelming loss of key features or introduction of additional features in the view, resulting in the character of the view or landscape to fundamentally change. - Views to key landscape features are significantly impacted, affected or diminished. - Visual contrast of any new feature(s) in the view such that the nature of the view or local character is changed. - Visual amenity of residents or sensitive receivers is substantially impacted or diminished. - Substantial change to the landscape due to loss of and/ or change to elements, features or characteristics of the landscape, creating an overall worsening of landscape quality.
High (rating of 4)	<i>Considerable Change</i> - Change in view, affecting part of the view continuously visible for a moderate duration or obstructing a substantial part or important elements of the view. - Loss of key features or introduction of additional features in the view, resulting in the character of the view or landscape to change. - Views to key landscape features are impacted, affected or diminished. - Visual contrast of any new feature(s) in the view that represents change, but character remains the same. - Visual amenity of residents or sensitive receivers is impacted or diminished. - Change to the landscape due to loss of and/ or change to elements, features or characteristics of the landscape, creating a worsening of landscape quality of specific elements.
Medium (rating of 3)	<i>Moderate Change</i> - Perceptible change impacting parts of the view or a moderate change across a specific area. - Minor Loss of key features or introduction of additional features in the view, resulting in a minor change to the overall character view. - Visually contrast with existing site and surrounding features but the character of the view does not fundamentally change - Views to key landscapes partially obstructed but views remain intact.
Low (rating of 2)	<i>Minimal Change</i> - Minor change to the landscape or views. - Temporary or reversible impact. - Existing elements are retained as the dominant elements within the view and built form/ development is either well integrated within it or does not significantly diminish them. - Minimal contrast of any new elements such that the nature of the view or local character remains relatively unchanged. - Little permanent change or no fundamental change to local character.
Very Low (rating of 1)	<i>Barely perceptible change</i> No memorable or rarely perceptible change to local character or key views



8.5.3 Effect Significance on the Landscape Character

The Effect Significance is evaluated according to 2 key criteria as noted above and is reflected in **Table 5**. The rating is a means of comparing impacts on different receptors. Professional judgement and experience have been applied to identify the level of significance for each character type which has been assessed on its own merits. These include the following:

- the sensitivity of the receptor or existing landscape; and
- the magnitude of the change or impact that is likely to occur.

Table 5 Effect Significance Rating

Receptor Sensitivity		Magnitude of Change in Landscape				
		Very High (Dominant Change)	High (Considerable Change)	Medium (Noticeable Change)	Low (Limited Change)	Negligible (Barely Perceptible Change)
	V High	V High	High - V High	High	Moderate - High	Moderate
	High	High - V High	High	Moderate - High	Moderate	Minor-Moderate
	Medium	High	Moderate - High	Moderate	Minor-Moderate	Minor
	Low	Moderate - High	Moderate	Minor-Moderate	Minor	Minor - Negligible
	V Low/ Negligible	Moderate	Minor-Moderate	Minor	Minor - Negligible	Negligible

8.6 Assessment of Viewpoints

The changes to the visual environment having regard to the height, bulk, scale and form of the Stadium are outlined below in **Sections 8.6.1 – 8.6.2**. The accompanying **Figures 35 – 53** in these sections have been relied on for the purposes of the Visual Impact Assessment.

Each viewpoint assessment includes the following figures:

- Photograph of existing situation (all viewpoints);
- Photomontage Image of the proposed Stadium building (all viewpoints); and
- Photomontage Image of the Stadium including proposed planting within the Site (viewpoints VP2, VP3 and VP4).

Viewpoints have been produced to primarily represent the bulk, height, form and scale of the proposed built form. These images are intended to represent basic finishes, materials and colours to align with those proposed as part of the Stadium design (Stadium Design Description).



8.6.1 Viewpoint 1

Receptor – VP1 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.8698, Lon: 147.3581 Alt 90.7806m AHD</u> Located at Rosny Hill Lookout at Rosny Hill Lookout Road. This viewpoint is a car park but also acts as a popular pedestrian pathway on the western side of Rosny Hill, the viewpoint is approximately 1.8km northeast from the Site. Views to the Site are towards the southwest. (Figures 35 and 36)
Visual Baseline Description	- Views of the vegetated buffer below the lookout in the foreground, the River Derwent, Macquarie Port, Hobart CBD and surrounding Hobart development in the middle ground of the view. Prominent views of kunanyi/ Mt Wellington and the vegetated foothills to the west of Hobart are also visible in the Background - The most prominent elements within the view are the vegetated hills including kunanyi/ Mt Wellington which stand proud above all other elements. Development around Hobart is also a prominent element but typically responds to the topographic features within the views. The finer grained detail of the built form within the CBD stands out behind the Site. - Views of the Cove are barely perceptible from this location however the long form of the heritage and operational sheds is evident along the water's edge - Topography is gently sloping to flat and open up to the vegetated edge in the distance to the west. - This view represents typical views from the Rosny Hill Lookout that highlight the topographic and visual variations in Hobart. Receptors are generally parked motorists and pedestrians
Visibility	The Site is visible but not highly prominent from this viewpoint in its current form.
Sensitivity Rating	- The Site: - adjacent uses are highly sensitive and have high visual or landscape values in their own right, and adjacent uses are visually influenced by the character of the Site - Visual Prominence - is visible from surrounding vantage points and sits within the context of a number of other elements within the overall view - The Viewpoint - is elevated, has clear unobstructed views of the Site and surrounding landscape and is a local lookout - Receptors - Type and Sensitivity - have a high interest in the broader contextual views of the Site, are sensitive to change and comprise typically tourists, local visitors and residents - Numbers - users, viewers or visitations are moderate in number - The overall sensitivity score of the receptors at this viewpoint is 3.6, which is a rating of High
Impact Magnitude Rating	The Stadium: - is likely to represent a perceptible change, but a small part of the overall view. Minimal Impact on the overall view - is likely to result in minor loss of key features and additional minor elements within in the overall view - visual contrast with existing surrounding features but the character of the view does not fundamentally change The Impact Magnitude Rating for this receptor would be Low.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered Moderate





Figure 35 Viewpoint 1 (VP1) – Photograph of the existing view



Figure 36 Viewpoint 1 (VP1) – View of proposed stadium



8.6.2 Viewpoint 2

Receptor – VP2 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.8762, Lon: 147.3339 Alt 20.81982m AHD</u> Located at Bridge of Remembrance, northwest of the Hobart Cenotaph and north of the Site. This viewpoint popular pedestrian pathway linking The Cenotaph and surrounds to the uses on the Domain to the northwest. This viewpoint is approximately 250m north of the subject site and views to the Site are towards the south. (Figures 37-39)
Visual Baseline Description	▪ This viewpoint is an elevated vantage point with axial views toward The Cenotaph in the mid-ground. ▪ The view captures partial views of city skyline and the Cove with built-form elements typical of the height and scale around Sullivans Cove. ▪ Distant views of low-rise development in the locality of Sandy Bay situated on the hillslopes of Mount Nelson. ▪ Partial distant views of the River Derwent and its adjacent headlands. ▪ Intermittent obstruction of views of the Wellington Range as a result of Cruise Liners mooring at the Cruise Liner Terminal
Visibility	▪ The Site is not highly visible from this viewpoint in its current form as a result of its sunken location in relation to the elevated Domain and bridge. Vegetation also obscures views into the Site form this location.
Sensitivity Rating	▪ The Site: - axial promenade is a highly significant view corridor with historic and cultural values. - Adjacent uses in the Cove are also highly sensitive to change - The Site has a low to moderate level of visibility from this location ▪ The Viewpoint - elevated viewpoint offers panoramic views to the south with framed views to significant cultural and valued landscape features. - Views to the mouth of the River Derwent are intermittently obstructed as a result of Cruise Liners mooring at the Cruise Liner Terminal. ▪ Receptors - very high site-specific interest in the location due to its unique historic and cultural elements, although a small number of commuters may utilise this location as well ▪ The overall sensitivity score of the receptors at this viewpoint is 4.2, which is a rating of Very High
Impact Magnitude Rating	The Stadium is likely to: ▪ Introduce additional and noticeable features in the view. ▪ obscure views of some elements adjoining the Site such as the observation tower, built form along Evans Street and Hunter Street The Impact Magnitude Rating for this receptor would be High – Considerable Change.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered High – Very High.





Figure 37 Viewpoint 2 (VP2) – Photograph of the existing view



Figure 38 Viewpoint 2 (VP2) – View of proposed stadium



Figure 39 Viewpoint 2 (VP2) – View of proposed Stadium with planting



8.6.3 Viewpoint 3

Receptor – VP3 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.878, Lon: 147.3365 Alt 22.36145m AHD</u> Located at the Hobart Cenotaph and Memorial precinct. This is a popular viewpoint for locals and tourists as well as a historically significant site. The formal surround of The Cenotaph is approximately 75m north of the Site. Views to the Site are towards the south over the Site generally toward Mount Nelson (Figures 40-42)
Visual Baseline Description	- panoramic views toward the surrounding River Derwent, the Cove and the edge of the city. - distant views of prominent headlands / peninsulas and suburban built form on the vegetated foothills of Mount Nelson. - surrounding built form of the Cove and the Macquarie Port elements are partially evident due to the elevated nature of the viewpoint and the adjoining vegetation. - foreground vegetation and background landform are the predominant visual features. - Intermittent obstruction of views to the Wellington Range and the River Derwent as a result of Cruise Liners mooring at the Cruise Liner Terminal
Visibility	the Site is visually interpreted as part of the Port facilities at Macquarie Wharves No. 2, 3 & 5. This is perceived within a precinct of large warehouse and port shed built-form elements.
Sensitivity Rating	- The Site: - Memorial precinct that is located to afford elevated views to its surroundings - views of the Site are largely obstructed, - The Viewpoint - Memorial precinct reinforces the importance of The Cenotaph however, views of the surrounding precinct are not as easily discernible from terrestrial locations. This is due to reduced visibility when viewed from within the urban streets and distances from across the River Derwent. - more distant views to the River Derwent, the Cove and Mt Nelson are still prominent and sensitive - Views to the mouth of the River Derwent are intermittently obstructed as a result of Cruise Liners mooring at the Cruise Liner Terminal. - Receptors - Memorial precinct forms part of The Cenotaph, therefore many receptor groups have a very high and site-specific interest in the location due to its unique historic and cultural elements. - The overall sensitivity score of the receptors at this viewpoint is 4.2, which is a rating of Very High
Impact Magnitude Rating	The Stadium: is likely to introduce additional features in the view. The Impact Magnitude Rating for this receptor would be Very High – Dominant Change.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered Very High





Figure 40 Viewpoint 3 (VP3) – Photograph of the existing view



Figure 41 Viewpoint 3 (VP3) – View of proposed stadium



Figure 42 Viewpoint 3 (VP3) – View of the proposed Stadium with planting

8.6.4 Viewpoint 4

Receptor – VP4 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.8787, Lon: 147.3327 Alt 3.96785m AHD</u> Located at Brooker Avenue adjacent Sullivans Cove Apartments. This viewpoint is along the footpath and approximately 180m west the Site. Views to the Site are towards the east directly along Brooker Avenue. (Figures 43 - 45)
Visual Baseline Description	▪ Tree-lined Avenue with framed view toward historic Royal Engineers Building. ▪ Highly vegetated with established ornamental trees that create a textured “green” gateway when approaching the city centre from the west. ▪ Heavily trafficked route that meets Davey Street/ Tasman Highway adjacent the Royal Engineers Building ▪ Colonial built form and materiality.
Visibility	▪ Site is visible with Royal Engineers Building as a defining landmark building at the edge of the Site, but at the centre of this viewpoint. Views of future built form are likely to be prominent given the alignment of the road and the level of the Site
Sensitivity Rating	▪ The Site: - Valued landscape and historic character of State significance within a contained view. ▪ The Viewpoint - While the Royal Engineers Building is visible the majority of the Site is not in the background ▪ Receptors - Consist of a moderate range of commuters, tourists and recreators ▪ The overall sensitivity score of the receptors at this viewpoint is 3.0, which is a rating of Medium
Impact Magnitude Rating	The Stadium is likely: ▪ <i>Visual contrast with existing site and surrounding features but the character of the view does not fundamentally change,</i> The Impact Magnitude Rating for this receptor would be Medium – Moderate Change.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered Moderate





Figure 43 Viewpoint 4 (VP4) – Photograph of the existing view



Figure 44 Viewpoint 4 (VP4) – View of the proposed Stadium





Figure 45 Viewpoint 4 (VP4) – View of the proposed Stadium with planting



8.6.5 Viewpoint 5

Receptor – VP5 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.884, Lon: 147.3287 Alt 17.80467m AHD</u> Located at the corner of Macquarie Street and Murray Street, adjacent Saint David's Anglican Cathedral. This viewpoint is on the edge of the footpath and represents typical views experienced by a pedestrian cyclist or motorist. Views to the Site are towards the northeast and this viewpoint is approximately 660m from the western corner of the Site. (Figures 46 and 47)
Visual Baseline Description	▪ Historic precinct with Gothic Revival and Colonial Georgian architecture style of the 19th Century on both sides of the street ▪ Franklin Square is visible to the right of the image but not prominent ▪ Street trees line the street (historically significant species such as Holm Oak) ▪ Views of The Cenotaph and the red brick chimney of the Hobart Gas Company are visible in the background
Visibility	▪ Site has a very low level of visibility from this viewpoint with the historic Royal Engineers Building and the Domain escarpment barely perceptible in the background amongst other built form and natural elements. Macquarie Street forms an important axial view toward The Cenotaph and the valued landscape of the forested hillside beyond. Although this framed view is minimal it does form part of a State significant built-form elements.
Sensitivity Rating	▪ The Site: - Valued landscape and historic character of State significance visible but small part of view. Views of site are imperceptible ▪ The Viewpoint - Viewpoint is elevated and provides framed axial views to State significant landmarks with historic built-form elements. ▪ Receptors - Receptors would consist of a wide range of both pedestrians and motorists (high volumes) with a mixed level of interest in the views. Historic significance of the built-form elements in the foreground of interest to receptors. ▪ The overall sensitivity score of the receptors at this viewpoint is 3.0, which is a rating of Medium
Impact Magnitude Rating	The Stadium: ▪ Has a low level of visibility, and will not change the view or its prominent elements The Impact Magnitude Rating for this receptor would be Very Low/ Negligible – Barely Perceptible Change.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered as Minor





Figure 46 Viewpoint 5 (VP5) – Photograph of the existing view



Figure 47 Viewpoint 5 (VP5) – View of the proposed Stadium



8.6.6 Viewpoint 6

Receptor – VP6 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.8859, Lon: 147.3353 Alt 2.3986m AHD</u> Located at Wharf No.1 at the Cove and adjacent the University of Tasmania. This viewpoint is about 550m from the southern side of the Site and is on the edge of the pier adjoining the water. This location is predominantly a pedestrian viewpoint however similar views are visible to the west by motorists along Castray Esplanade between Princes Wharf No.1 and the University building. Views to the Site are generally towards the north. (Figures 48 and 49)
Visual Baseline Description	- views across Sullivans Cove toward Sullivan Cove Apartments. - Views of The Cenotaph and surrounding significant vegetation are visible but not prominent - partial views toward the historic Hunter Street precinct and the TasPorts observation tower. - partial distant views to Gordons Hill in Lindisfarne.
Visibility	Site is not visible except for minor glimpse between the MACq 1 and 2. High presence of significant built-form elements that define the edge of the Site with uniform heights.
Sensitivity Rating	- The Site: - adjacent uses are sensitive and have a high landscape and visual character values, but the Site is barely perceptible. - The Viewpoint - sits within the context of a number of other elements within the Cove and it has a high overall appreciation of the Site context. - Receptors - high interest in the broader contextual views of the Site, tourists, residents and students experiencing the views, however numbers are considered to be low given - The overall sensitivity score of the receptors at this viewpoint is 3.4, which is a rating of High
Impact Magnitude Rating	The Stadium is likely: Visual contrast of new features in the view represents change however the character remains the same. The Impact Magnitude Rating for this receptor would be High – Considerable Change.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered High.





Figure 48 Viewpoint 6 (VP6) – Photograph of the existing view



Figure 49 Viewpoint 6 (VP6) – View of the proposed stadium



8.6.7 Viewpoint 7

Receptor – VP6 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.8806, Lon: 147.3449 Alt 0.708745m AHD</u> Located on the River Derwent on the MONA Ferry. This viewpoint is a typical viewpoint for tourists travelling to or from MONA and the Ferry at this point is approximately 500m from the Site. Views to the Site are towards the west. (Figures 50 and 51)
Visual Baseline Description	▪ direct views toward Macquarie Wharf No. 5 and the Site. ▪ direct views toward Mt Wellington in the background (obscured by clouds in this photograph) ▪ distant views of Hobart skyline at the foot of the vegetated hills. ▪ partial views of low-rise residential built form of West Hobart.
Visibility	▪ Site is visible although elements are not prominent
Sensitivity Rating	▪ The Site: - The Site is visually influenced by character of adjacent uses such as the Domain, The Cenotaph and the Cove. - The Site is visible from surrounding vantage points but not prominent. It sits within a context of a number of other elements within the overall view, although the visual values of the Site are relatively low. ▪ The Viewpoint - viewpoint has clear unobstructed views of the Site and surrounding landscape. ▪ Receptors - high interest in the broader contextual views and the local area rather than the Site. - moderate number of users, viewers or visitations. ▪ The overall sensitivity score of the receptors at this viewpoint is 3.4, which is a rating of High
Impact Magnitude Rating	The Stadium: ▪ is likely to result in visual contrast and the addition of new features in the view represents change however the character remains the same. The Impact Magnitude Rating for this receptor would be Medium – <i>Moderate Change</i>.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered Moderate-High





Figure 50 Viewpoint 7 (VP7) – Photograph of the existing view



Figure 51 Viewpoint 7 (VP7) – View of the proposed stadium



8.6.8 Viewpoint 8

Receptor – VP6 Summary of Visual Impact Assessment	
Receptor Location	<u>Lat: -42.8828, Lon: 147.332 Alt 3.198446m AHD</u> Located at the corner of Davey Street and Argyle Street at the edge of Constitution Dock. This viewpoint is on the edge of the Argyle Street footpath but is also a representation of the location on the road or within the public realm adjacent the water. The view is experienced by pedestrians, cyclists and motorists, and the Site is located approximately 360m to the northeast. (Figures 52 and 53)
Visual Baseline Description	▪ framed views contained by built form of adjacent buildings along Davey Street ▪ built form within the Cove is of a moderate height and scale, defining the space and its character ▪ Foreground horizontal plane and street furniture and public domain built-form elements dominate the view. ▪ distant partial views of Hunter Street Precinct are evident defining the general edge of the Site.
Visibility	▪ Site is not visible from this viewpoint. Partial presence of significant built-form elements that define the edge of the Site with uniform heights.
Sensitivity Rating	▪ The Site: - Adjacent uses visually influence the character of the site; however, the Site is not visible and is not distinguishable within the overall view ▪ The Viewpoint - Viewpoint is a popular viewing location but and offers view of the Cove but not the Site ▪ Receptors - sensitive to change. - high number of uses, viewers and / or visitations. ▪ The overall sensitivity score of the receptors at this viewpoint is 3.2, which is a rating of High
Impact Magnitude Rating	The Stadium is likely: ▪ Visual contrast of new features in the view represents change however the character remains the same. The Impact Magnitude Rating for this receptor would be Medium – <i>Moderate Change</i>.
Effect Significance	The impact of significance for receptors at this viewpoint would be considered Moderate-High





Figure 52 Viewpoint 8 (VP8) – Photograph of the existing view



Figure 53 Viewpoint 8 (VP8) – View of the proposed Stadium



9.0 Summary of Assessment

The 8 receptors were chosen because they represented a range of available views to the Site or at major viewpoints approaching the Site. **Table 7** provides a summary of the visual assessment for the Stadium outlining the following points.

- a) The sensitivity of 2 receptors was rated **Medium**, 4 rated **High** and 2 rated as **Very High**. This is a result of the receptor points being located in prominent/ significant locations or in close proximity to the Site.
- b) Magnitude of Change rating was determined for the chosen viewpoints. For the 1 viewpoint/receptor the change due the proposed works was rated as **Very Low**, 1 was rated as **Very High**, 2 as **High**, 1 as **Low** and the remaining 3 rated as **Medium**. This was due to the distance from the Site, degree of visual obstruction to the Site, and the impact of the proposed development on its surrounds, visible in each view.
- c) The overall effect significance of the Stadium was rated as **Moderate-High**.

Table 6 Receptor Sensitivity Ratings

	SENSITIVITY RATING CRITERIA					Sensitivity Score (Mean)	Visual Sensitivity Rating
	SITE		VIEWPOINT	RECEPTOR			
	Values	Visual Prominence	Prominence & Visibility	Type & Sensitivity	Numbers		
Viewpoints							
VP1	4	3	4	4	3	3.6	High
VP2	5	2	5	5	4	4.2	Very High
VP3	5	3	5	5	3	4.2	Very High
VP4	3	2	3	3	4	3.0	Medium
VP5	3	1	3	3	5	3.0	Medium
VP6	4	1	4	5	3	3.4	High
VP7	4	2	4	4	3	3.4	High
VP8	4	1	4	4	3	3.2	High

Table 7 Summary of Visual Impact Ratings for each Receptor

Viewpoints	Receptor Sensitivity	Magnitude of Change	Effect Significance
VP1	High	Low	Moderate
VP2	Very High	High	High-Very High
VP3	Very High	Very High	Very High
VP4	Medium	Medium	Moderate
VP5	Medium	Very Low	Minor
VP6	High	High	High
VP7	High	Medium	Moderate-High
VP8	High	Medium	Moderate-High



9.1 Observations

Overall, the built form presence represents a physical and visual change to the Site and the local context as could be reasonably anticipated for a large structure, especially given the existing condition of the Site which is largely cleared and has relatively few uses on it.

The Stadium's form and scale are also a change to the built form within the visual context and which includes The Cenotaph and Domain to the north, the existing low-level buildings of the operational port facility, and the Sullivans Cove built form and landscape. These uses are all smaller in scale than the Stadium. When compared to the built form within the CBD to the west of the Site, the Stadium represents a much larger and broader form than the existing CBD built forms that typically present as a collection of taller, narrower and more diverse elements.

Similarly, the height of the Stadium extends above that of the built form in the surrounding visual context and it presents as a prominent element from most of the viewpoints outlined above. The height of the Hobart CBD built form is relevant to the consideration of visual change represented by the Stadium. The collective height, and cumulative form of the Hobart CBD buildings still present as a prominent element behind the stadium as demonstrated in the VP1 photomontage.

9.2 Iconic Development

Whilst evident that the Stadium represents a visual change, consideration should be given to the iconic value of its form and appearance within this location. The Site is in a pivotal location as previously discussed. Mitigation measures to either conceal or camouflage its form or scale would unlikely result in any substantial change.

As the Stadium is intended to be an iconic building in Hobart, its high-quality design, materiality and appearance are respectful of local visual, landscape, cultural and historical values, while its highly visible form makes a significant contribution to the character and identity of Hobart. Examples of other iconic buildings such as the Sydney Opera House are intended to be 'noticed' and are often located in highly visible and sensitive locations. The contrasting form and appearance of the Stadium, like other iconic buildings, act as a focal point within its local setting.

9.3 Visual relationship with Cenotaph

The visual assessment identified several views where the Stadium would impact The Cenotaph whether it be through the direct obstruction of views or impacting the nature of views in which The Cenotaph is visible. Whilst this may be a consideration from external viewpoints, the development will create other opportunities for views to The Cenotaph and community interaction with the Domain.

For example, crowds entering a number of external concourse areas will be able to clearly see The Cenotaph. This is in contrast to the existing situation where the lack of access to the Site, creates physical and visual separation with The Cenotaph. Entering the Site for a match or game, with the backdrop of The Cenotaph could raise awareness of the two elements together. The association of the stadium and The Cenotaph could reasonably be seen to strengthen the value and meaning of the local context rather than diminishing the relevance of The Cenotaph.

9.4 Mitigation measures

Having regard to mitigation measures, these are considered design inclusions within the building that assist to integrate its form, scale and appearance into the context of its surrounds. The effectiveness of any superficial screening devices would be limited.



As the height, bulk and scale of stadia are, by nature of their use typically large, it could reasonably be anticipated that measures used to mitigate impacts on the visual environment, would not be solely dependent on superficial, supplementary or external elements such as screening devices or landscaping. From specific viewpoints such as VP2, VP3 or VP4 there may be an opportunity to incorporate vegetation around the built form to soften or moderate its size. In most case this is limited to viewpoints in close proximity to the Site.

9.4.1 Building Form and Façade Articulation

The following design elements have been incorporated into the form, materiality and colouration of the built form. These are shown in **Figures 62-65**.

The Dome - Timber Shell Roof

The domed roof form is the major element within the built form of the proposed stadium. The visual effects of the Dome and its sloping form down from a central high point is:

- a) a reduced built form bulk that allows greater visibility of surrounding elements and views past the Stadium;
- b) a resultant lower edge around the outside of the Dome that complements the scale and height of the existing built form around it including along Evans Street; and
- c) a rounded shape that complements the natural forms of the vegetated hills around Hobart.

The translucent material with its timber structure expressed on the underside allows the dome to appear more transparent, allowing partial visibility of existing natural and built form elements behind the stadium. The transparency also contributes to the lightweight appearance of the dome which, given its comparative scale in relation to surrounding elements, reduces its overall visual bulk and prominence.

Mid to Lower Stadium – The Woven Screen

The materiality of this section will present primarily as an articulated timber finish, reflecting important local natural elements and a material that is subtle in its appearance.

The Public Realm – Landscaping

The landscape along the western edge of the Site between the stadium and the Historic Royal Engineers Building provides a 'green' backdrop to the historic building that acts to visually separate the two built forms. In doing so the landscape showcases the historic building and softens the built form of the Stadium allowing the two buildings to visually 'coexist' within this local viewshed.

Additional vegetation along the base of the 'Escarpment' strengthens the visual edge, and provides further visual separation between the Domain, The Cenotaph and the Stadium. Having regard to the mitigation of visual effects as a result of the bulk, scale and form of the Stadium, the landscaping provides partial screening of the lower built form elements, allowing the form of the Dome to be the predominant element visible from important viewpoints such as VP2 and VP3.

9.5 Effect of Mitigation measures

As discussed previously above, the bulk, scale and form of the Stadium, is highly prominent and represents a considerable change within the local visual context. Architectural measures have been adopted within the built form to mitigate impacts around visibility, permeability and retention of existing views.

Whilst acknowledging that landscaping will not substantially reduce the visibility of the Stadium from most external viewpoints, it will have an impact on the integration of the Stadium form when viewed



nearby. As a result, the landscaping is likely to reduce the Magnitude of Change rating from viewpoints VP2, VP3 and VP4 as outlined below in **Table 8**. This is likely to reduce the overall Effect Significance rating to **Moderate**.

Table 8 Summary of Visual Effect Ratings as a result of Mitigation Measures

Viewpoints	Receptor Sensitivity	Magnitude of Change	Effect Significance
VP1	High	Low	Moderate
VP2	Very High	Medium	High
VP3	Very High	High	High-Very High
VP4	Medium	Low	Minor-Moderate
VP5	Medium	Very Low	Minor
VP6	High	High	High
VP7	High	Medium	Moderate-High
VP8	High	Medium	Moderate-High

10.0 Visual Amenity Responses to Guidelines and the Planning Scheme

The following responses outline how the Stadium satisfies the relevant guidelines and planning scheme provisions.

10.1 POSS Guidelines

4.1.1

.....identify and assess the likely significance of and the effects of change resulting from the stadium on the landscape, as a public resource, and on people's views, enjoyment and visual amenity.

The landscape is to be assessed in its broadest sense. The area to be included in the assessment is to be the full extent of land and water where there may be an effect. The definition of landscape is to include natural landforms, waters and ecosystems, human settlement and people's association with place.

The landscape assessment is to describe the importance and values attached to elements of the landscape by people and communities.

Response

Whilst the Stadium represents a change to the visual environment around the Site, it:

- a) Does not impact the visual qualities of the surrounding natural features around the Site such as the River Derwent, the Domain (including the Escarpment) or the vegetated hills to a point where it:
 - i. significantly changes their character; or
 - ii. significantly obscures key views to them;



- b) Does not result in the substantial visual loss or impact on key local built form elements that contribute to the 'Amphitheatre' or the Cove 'Wall' such as:
 - i. the historic and contemporary built form that around Sullivans Cove; or
 - ii. the City Centre built form;
- c) Does not significantly impact elements or areas of high visual, landscape, cultural or historic value such as The Cenotaph and surrounding Domain landscapes, the natural backdrop of the vegetated hills surrounding Hobart, the historic built form around The Cove and the City Centre as a result of its form which:
 - i. As a 'dome', has a maximum height at 1 point falling to the edges and which:
 - A. retain the visibility of important elements behind;
 - B. minimise the appearance of a large bulky form; and
 - C. transition to surrounding natural and built form elements.

4.1.2

The reports are to assess the effect the proposed project has on:

- *the landscape and townscape values and characteristics of the project site and broader area;*
- *spatial and physical use and enjoyment; and*
- *specific views in to and out of the Site, and the general visual amenity experienced by people and the likely significance of visual effects.*

Response

Whilst a prominent feature within the locality, specific landscape, townscape and spatial values are retained within the context of the Stadium as:

- a) The domed building form and its semitransparent materiality;
 - i. reduces the visual bulk and 'weight' of the built form;
 - ii. provide a contrasting form that complements the natural landforms visible from and near the Site;

Whilst the Specific Views (as outlined on the *Important Views and Sightlines* drawings – Planning Scheme Amendment and **Figure 54** below) in and out of the Site are, to varying degrees impacted by the form, scale and bulk of the Stadium, impacts to the views are likely to be perceived:

- a) View 1 – from Macquarie Street the impacts of the Stadium are likely to be imperceptible, while views from The Cenotaph would have clear views up Macquarie Street;
- b) View 2 – views of the Stadium will be evident but will still allow the predominant built form and character of the Cove to be retained;
- c) View 3 - views of the Stadium will be prominent but will still allow views of the Wellington Range in the background to be seen;
- d) View 4 - views of the Stadium will be prominent, as the existing site is currently cleared and the Stadium with its the built form articulation, materiality, urban and landscape outcomes will provide an iconic development, adding visual interest when viewed from The Cenotaph;
- e) View 5 - views of the Stadium will be prominent but will still retain views of the River Derwent, distant hills, port facility behind and across the edge of the Site;



- f) View 6 - views of the Stadium will be prominent, as the existing site is currently cleared and the Stadium with its the built form articulation, materiality, urban and landscape outcomes will provide an iconic development adding visual interest when viewed to and from the River Derwent and the Royal Engineers Building;
- g) View 7 - views of the Stadium will be prominent, as the existing site is currently cleared and the Stadium with its the built form articulation, materiality, urban and landscape outcomes will provide an iconic development adding visual interest when viewed to and from the Kangaroo Bay and the Royal Engineers Building;
- h) View 8 - views of the Stadium will be evident to the periphery of this view but will not obstruct views of the River Derwent, distant hills, port facility built form towards the east.
- i) View 9 - views of the Stadium will be prominent, as the existing site is currently cleared and the Stadium with its the built form articulation, materiality, urban and landscape outcomes will provide an iconic development, adding visual interest when viewed from The Cenotaph;
- j) View 10 - views of the Stadium from Davey Street to The Cenotaph will be retained and views from the Stadium back down Davey Street will be enhanced from its current condition; and
- k) View 11 - views of the Stadium will be prominent but will still retain views of the River Derwent, distant hills, port facility behind and across the edge of the Site.

4.1.3

.....specific consideration is to be given to:

- *how the historic character of the landscape is incorporated into and shapes the character of the locality. The historic landscape character will be derived from understanding how the long sequence of events and actions are visible in today's landscape and the broad patterns and character that this sequence reveals;*
- *supplementing the assessment of historic and landscape character with information on:*
 - o *the historic cultural heritage significance of registered and listed heritage places and precincts*
 - o *the cultural significance of known Aboriginal heritage (note: advice from Aboriginal*
- *the spatial characteristics of the broader area, including the Cove Floor (which incorporates the location of the stadium), the wall of the Cove, the natural enclosure created by The Cenotaph and Battery Point headlands and the Macquarie Street ridge and the amphitheatre formed by its location at the base of kunanyi/Mt Wellington and its foothills;*
- *the existing urban morphology of the broader area (Sullivans Cove planning area through to Inner City), how previously adopted plans and strategies related to future urban form contribute to the landscape character of the area, and the effect that out of scale buildings have on the historic and landscape character of the area;*
- *the area within which the proposed project is visible, the number and range of people and groups who may experience views and viewpoints and where they will be affected, including from on and across the Derwent River and Rose Bay;*
- *the overall significance of visual effects from an understanding of the sensitivity of viewers,*



- *the values of different views and the scale, degree of contrast and magnitude of visual effects;*
- *people's visual and spatial experience of the proposed project incorporating:*
 - o *where people experience the proposed project while moving, for example while walking along Franklin Wharf towards Hunter street, the sequential visual experience is to be assessed; and*
 - o *where the proposed project is to be lit at night, the effects of lighting are to be assessed;*
- *the spatial and location characteristics of the cenotaph headland within the surrounding townscape and landscape at a local and subregional level. The roles, values and landscape significance of the cenotaph headland is to be assessed with respect to views and vistas to and from the cenotaph:*
 - o *as identified by users and managers of the cenotaph;*
 - o *as outlined in section 32.3 and figure 32.2 of the Sullivans Cove Planning Scheme 1997;*
 - o *Planning Scheme Amendments to Macquarie Point Site Development Plan Planning Report, AllUrban Planning, Dec 2018; and*
 - o *as outlined in Macquarie Point Master Plan: Reset – urban design notes, Leigh Woolley, 2019.*
- *the spatial and location characteristics of the surrounding landscapes, and their roles and values.*

Response

Whilst a prominent feature within the locality, specific landscape, townscape and spatial values are retained within the context of the Stadium as:

- a) The domed building form:
 - i. allows views of historic character of the landscape;
 - ii. complements the form and scale of the surrounding built form of the Cove by the creation of differentiating form;
 - iii. retains and enhances significant cultural and historical elements and areas within the Site;
- b) The building form, scale and appearance retains the spatial characteristics of:
 - i. the Cove Floor;
 - ii. the Cove Wall;
 - iii. natural enclosure created by The Cenotaph and Battery Point headlands and Macquarie Street ridge as the domed form;
 - A. creates a comfortable visual interface with the edge of the Escarpment;
 - B. is consistent with the form and appearance of The Cenotaph headland; and
 - C. does not visually impact the Battery Point headlands;



- iv. the Amphitheatre formed by kunanyi/Mt Wellington and its foothills as it complements their shape and character and does not substantially obscure views to them;
- c) whilst the overall significance of visual effects is typically high, this could reasonably be anticipated with a large built form of this nature on a site that is visible and in close proximity to area with high value. The Stadium is considered to be an iconic building within Hobart that respects the adjoining natural and built form elements whilst enhancing the character and identity of its immediate and city-wide setting;
- d) The visual and spatial experience of people/ receptors using areas within the Cove:
 - i. will be enhanced by the form and appearance of the Stadium in complementing the form and articulation of the existing built form;
 - ii. will still retain the contemporary and historical built form around the Cove as the predominant elements experienced; and
- e) The spatial and visual characteristics and focus of The Cenotaph and headland will still be retained and not substantially diminished given the panoramic views to surrounding elements will still be retained.

10.2 Sullivans Cove Planning Scheme 1997

The key provisions of the *Sullivans Cove Planning Scheme 1997* (the **Planning Scheme**) relevant to visual amenity and the appearance of the Stadium having regard to its context are:

32.3 Desired Future Character Statements

32.3.3 Not adversely impact on the cultural heritage and reverential ambience of the Hobart Cenotaph and its surrounds.

Response

Whilst the reverential ambience is a term unlikely to be addressed by matters regarding character and visual amenity, the Stadium retains the prominence of The Cenotaph by protecting and not obscuring the majority of views to it from important local viewpoints. Its spatial characteristics are retained whilst visual and physical links to it will be improved especially from locations in the immediate vicinity of the Site.

32.3.7 Require the bulk, siting and height of buildings to be sympathetic to the natural topography of the headland, amphitheatre, and escarpment surrounding the Cenotaph and to reinforce the natural shoreline with freestanding buildings viewed in the round on the Cove Floor.

Response

The form of the Stadium as a dome lessens its overall visual impacts having regard to bulk, scale and visual dominance. Its maximum height is expressed at one central point at which point it slopes down on all sides to meet a height that is complementary to:

- a) the existing and anticipated built form heights on and around the Site; and
- b) The Cenotaph headland and Escarpment whose form and height are complemented by that of the Stadium.

32.3.8 Not unreasonably impact on important views, including the following shown on Figure 32.2:

- *From the Cenotaph toward the mouth of the Derwent River, including the flat river plane that extends to the horizon;*



- *From the Cenotaph to the horizon of the natural amphitheatre, including the Wellington Range descending to the Mount Nelson ridge, then to Porter Hill and down to the water plane at Long Point, Lower Sandy Bay;*
- *From the Cenotaph to St George's Church;*
- *From the Cenotaph to the Parliament House forecourt along Morrison Street;*
- *The views across the Cove toward the Cenotaph, including from Macquarie Street, the forecourt of the Princes Wharf No. 1 Shed; the Paddock between Princes Wharf No. 1 Shed and the Institute for Marine and Antarctic Studies (IMAS), Runnymede Street and the open space at the eastern end of the IMAS building;*
- *The view of the sunrise from the grounds of the Cenotaph on Anzac Day;*
- *To and from Sullivans Cove and the Derwent River aligning NE/SW;*
- *From the Royal Engineers Building to Kangaroo Bay;*
- *Along the Key Public Space;*
- *To and from the Key Public Space and Cove Floor to the Cenotaph; And*
- *To and from Davey Street and the entry to the Key Public Space.*

Response

Whilst a prominent feature within the locality, specific landscape, townscape and spatial values are retained within the context of the Stadium as the form and appearance of the Stadium allows continued views of the above elements of value to local character. These are outlined as follows.

- a) As Demonstrated in **Figures 55 and 56**, and V3 (**Figures 40 - 42**), from The Cenotaph toward the mouth of the River Derwent (which corresponds to View 5 in the *View and sightlines diagram – Amendment 2.26 replacing figure 32.2*), the Stadium obscures some views of the River Derwent when the viewer is located directly adjacent The Cenotaph. The Cenotaph is located on a localised highpoint on the Domain Headland, and between it and the Bridge of Remembrance, the groundline falls away to the northwest. Views of the mouth of the River Derwent towards the southeast are still visible from The Cenotaph and are more expansive when viewed from northeast within the immediate surrounds of The Cenotaph.
- b) From The Cenotaph, the Stadium obscures a small part of the Wellington Range including Mt Nelson, however the translucent nature of the dome structure still allows some filtered views of the range and the impression of the ridgeline through it. The overall impression of the Wellington Range is not substantially diminished, and views are still available when viewed from within the immediate surrounds of The Cenotaph. This is demonstrated in V3 (**Figures 40 - 42**) which corresponds to View 3 (in the *View and sightlines diagram – Amendment 2.26*).

Long Point and Lower Sandy Bay are obscured by the Stadium when viewed from The Cenotaph. However, this is principally from the elevated position of The Cenotaph and from most areas around The Cenotaph, especially to the north and northwest, views of these areas are minimal due to the elevation of the decreasing elevation of the land around it and the vegetation along the Escarpment that blocks views further. As outlined in Section 8, views from this location are also intermittently impacted by Cruise Liners mooring at the Cruise Liner Terminal.

- c) From The Cenotaph, views of Saint Georges Church (which corresponds to View 3 in the *View and sightlines diagram – Amendment 2.26 replacing figure 32.2*) are partially



obscured by the existing vegetation along the Escarpment when the viewer is located directly adjacent The Cenotaph as shown in V3 (**Figures 40 - 42**) and the zoomed in image shown in **Figure 57** below. Views are still available if the viewer is located to the southwest, where views are also likely to be obscured given the drop in elevation of the ground line and also the presence of the larger existing avenue trees.

The Stadium would also likely partially obscure the church when viewed directly adjacent The Cenotaph however, as this view is at the edge of the Stadium dome there would also likely be retained views when the viewer moves around The Cenotaph and the adjacent concourse area.

- d) The Stadium does not obscure the Parliament House or its forecourt (corresponding with View 2 in the *View and sightlines diagram – Amendment 2.26 replacing figure 32.2*) when viewed from The Cenotaph. These views are already largely obscured by existing built form and vegetation, and these elements are not prominent from this viewpoint. This is demonstrated in **Figure 58**.
- e) As demonstrated in V5 (**Figures 46 and 47**) views from Macquarie Street are not obscured by the Stadium, (corresponding with View 1 in the *View and sightlines diagram – Amendment 2.26 replacing figure 32.2*)
- f) As demonstrated in V6 (**Figures 48 - 49**) views from the Institute for Marine and Antarctic Studies (IMAS), The Cenotaph is partially obscured by the Stadium. However, it is not a prominent element within the view, with the Cove elements and Wharf Sheds being more prominent. That being said, as the viewer moves along the Wharf edge to the west and adjacent Wharf 1, The Cenotaph would likely not be obstructed by the edge of the Stadium.
- g) The Stadium does not obscure views of the sunrise to the east of The Cenotaph as demonstrated in **Figure 59** which corresponds to View 8 in the *View and sightlines diagram – Amendment 2.26 replacing figure 32.2*
- h) Having regard to View 9 (*View and sightlines diagram – Amendment 2.26 replacing figure 32.2*) from the subject site in and around the Stadium to The Cenotaph, views currently exist as the site is open and largely unencumbered with development. The Stadium facilitates opportunities for views to The Cenotaph resulting from its transparent materiality and viewlines through and out of the structure. This is demonstrated in **Figures 60 and 61**
- i) Having regard to View 4 (views to and from Sullivans Cove and the River Derwent), View 6 (views along key public space) and View 7 (views to and from the Royal Engineers Building towards the east) the proposed Stadium would obscure these views. However, these views relate to a specific masterplan layout for the site (*Amendment 2.27 Updated Development Framework, Figure 32.3*).

10.3 Planning Scheme Amendments 2018

The following amendments within the Planning Scheme Amendments to Macquarie Point Site Development Plan Planning Report (the **Planning Scheme Amendments**) are relevant to visual amenity and the appearance of the Stadium.

Response

Having regard to the changes in view and sightlines as outlined below in **Figure 54** the relevant views and the resultant impacts of the Stadium have been addressed above in the responses to the *Sullivans Cove Planning Scheme 1997*.



These views and sightlines were incorporated into the *Sullivans Cove Planning Scheme 1997* via the 2018 planning scheme amendment, prepared by AllUrbanPlanning. The amendment sought to adjust the former viewlines and insert new ones to align with the revised Macquarie Point Reset Masterplan (2017-2030). As part of that process, similar viewlines identified in the Macquarie Point Masterplan: Reset - urban design notes (Leigh Woolley, 2018), were also taken into account and are reflected in Figure 32.2 of the *Sullivans Cove Planning Scheme 1997*.

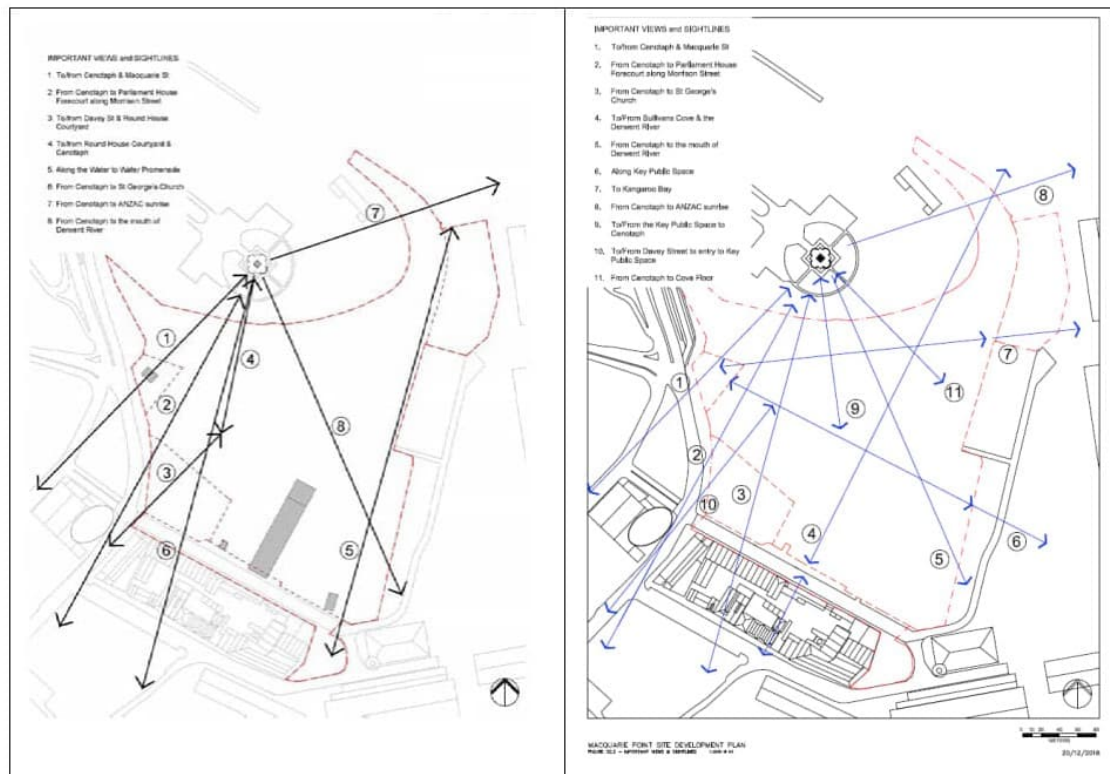


Figure 54 Former viewlines (left image) replaced with amended viewlines (right image), from the *Sullivans Cove Planning Scheme*





Figure 55 View south from The Cenotaph to the River Derwent mouth (View 5 - Figure 2.26 View and sightlines) (COX Architecture)



Figure 56 View south from The Cenotaph to the River Derwent mouth (View 5 - Figure 2.26 View and sightlines) (COX Architecture)



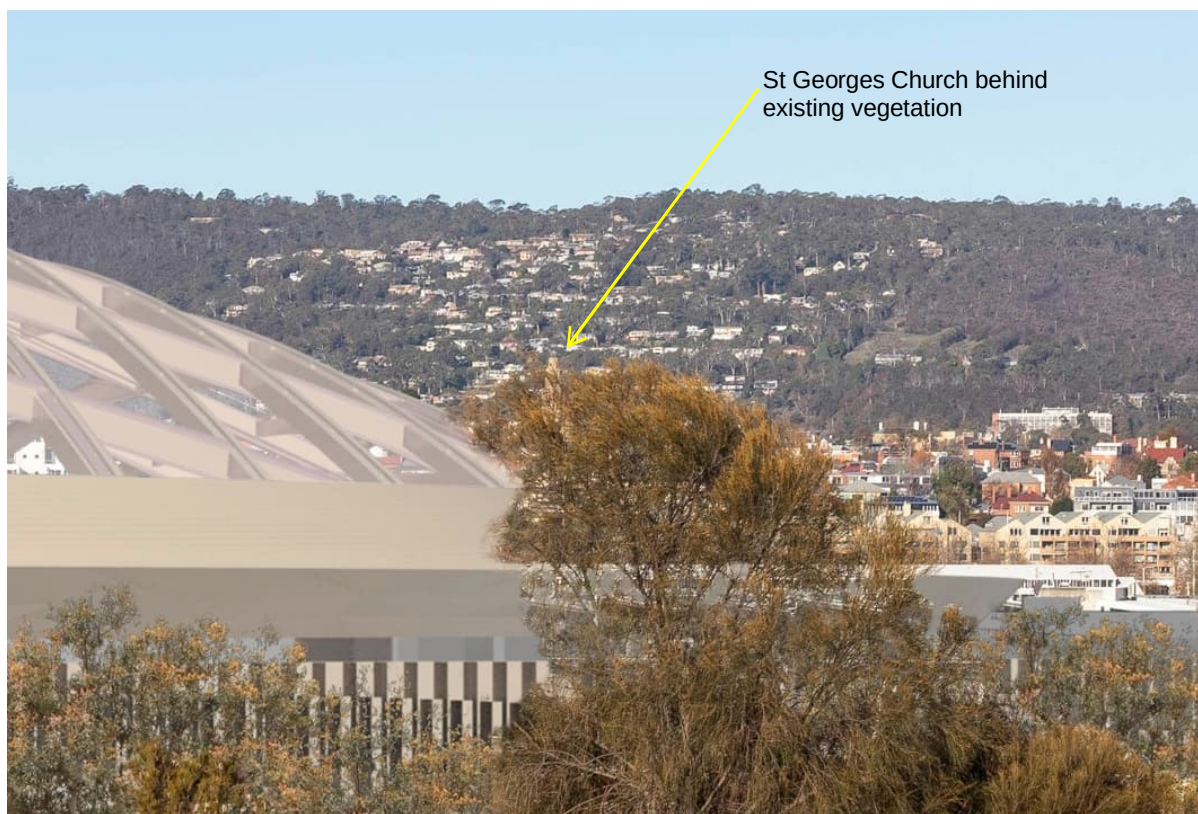


Figure 57 Zoom-in of **Figure 42**, view to St Georges Church (View 3 - *Figure 2.26 View and sightlines*)



Figure 58 Zoom-in of **Figure 42**, view to Parliament House and Forecourt (View 2 - *Figure 2.26 View and sightlines*)





Figure 59 View due east from The Cenotaph (View 8 - Figure 2.26 View and sightlines)



Figure 60 Views from the relocated Goods Shed up to The Cenotaph (COX Architecture)



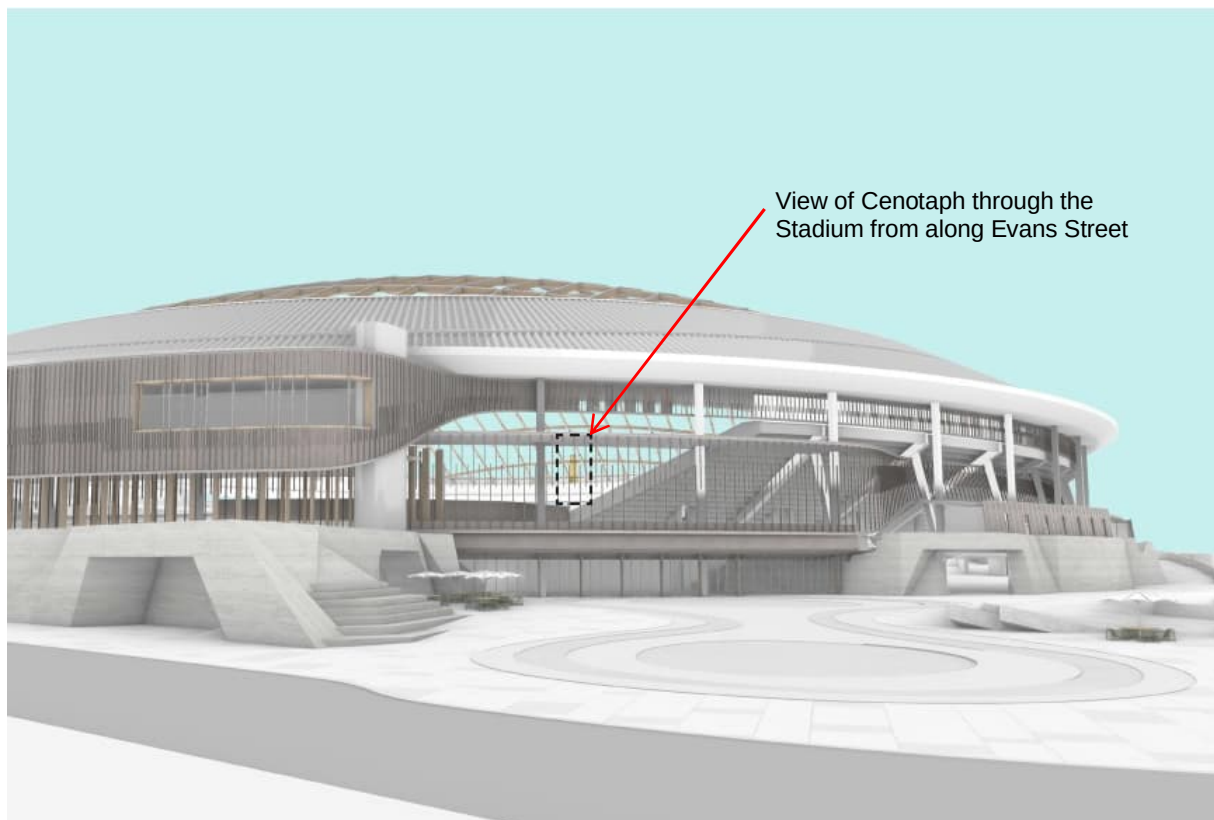


Figure 61 New views through the Stadium from Evans Street to The Cenotaph (COX Architecture)

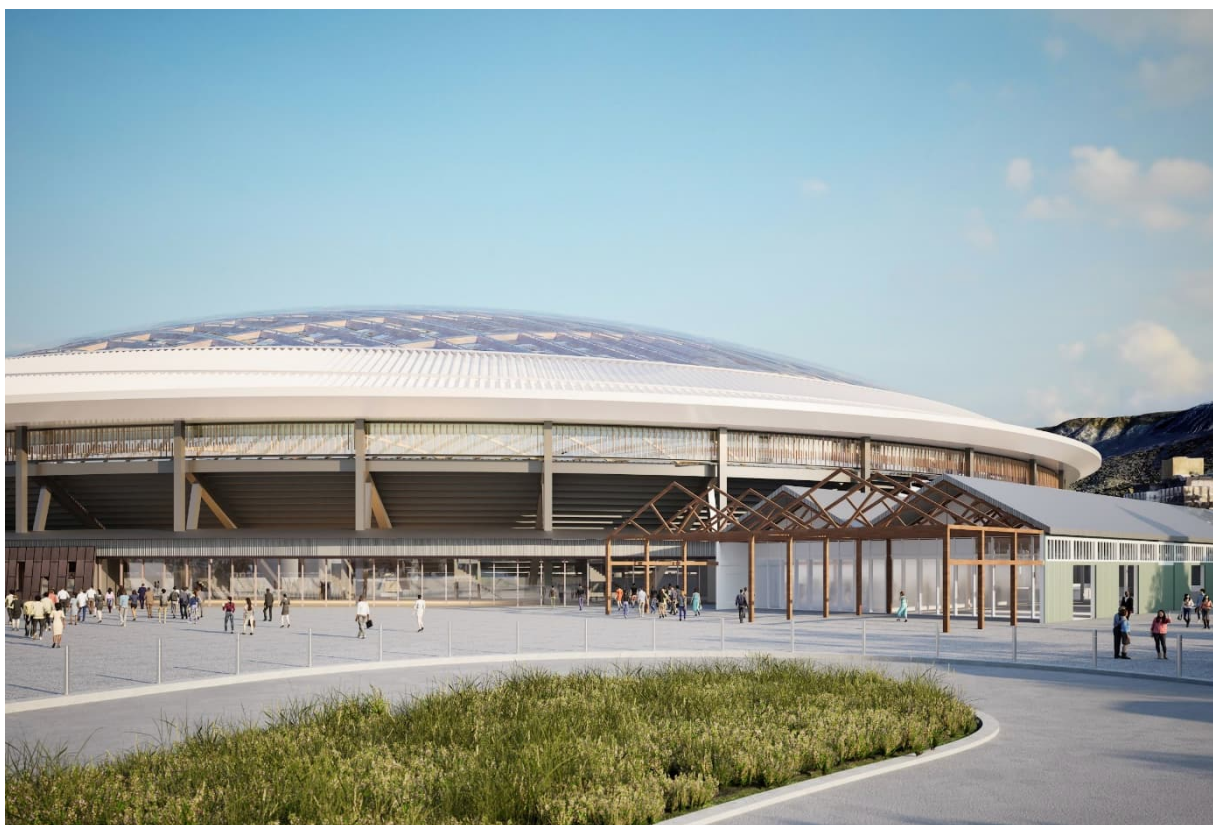


Figure 62 Views of the Stadium to the west from the proposed Bus Plaza (COX Architecture)





Figure 63 Views of the Stadium to the northeast from Davey Street (COX Architecture)



Figure 64 Views of the Stadium to the north from Evans Street (COX Architecture)





Figure 65 Aerial image of the Stadium (COX Architecture)



11.0 Conclusion

The purpose of this report is to determine the potential or likely visual effects of the Stadium on its visual environment which includes the Site and its surrounds.

While the Site itself has limited visual values, the broader contextual landscapes around Hobart are considered to be both sensitive and valued in terms of their historical, cultural and visual characteristics.

The primary built form element of the Stadium is a Multipurpose Stadium, but also includes a number of additional future buildings located on the Site. The Site is currently cleared except for a small number of existing historical buildings. Of these, the Royal Engineers Building is being retained in its current position and the Goods Shed will be relocated within the Stadium layout.

The Stadium varies in scale, bulk, form and appearance from other existing built forms on and surrounding the Site. Based on the eight viewpoints chosen within its local context, the Stadium is highly visible and would be seen within the context of existing views.

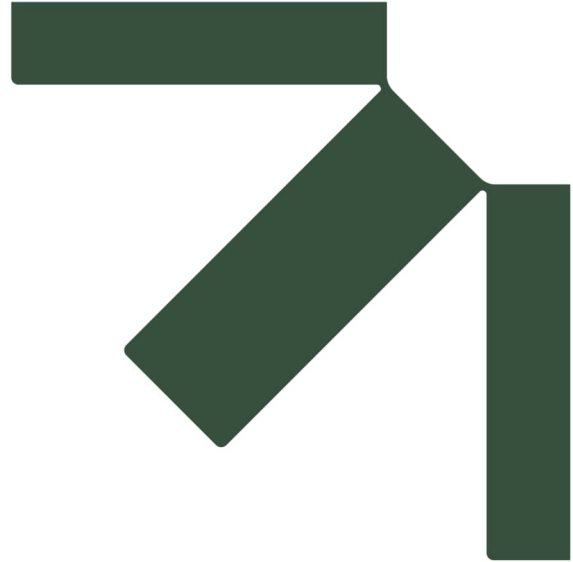
Based on the sensitivity of the local sensitive receivers from these viewpoints and the degree of change experienced as a result of the Stadium, the effect significance is rated as Moderate-High.

Whilst it does represent a change to its visual surrounds, the Stadium incorporates a number of built form and external mitigation measures that assist in the integration of its form and appearance into the surrounding visual landscape. The most prominent of these being the domed roof form with its semi-transparent materiality. Landscaping around external areas also softens and moderates the lower sections of the stadium form especially when viewed nearby.

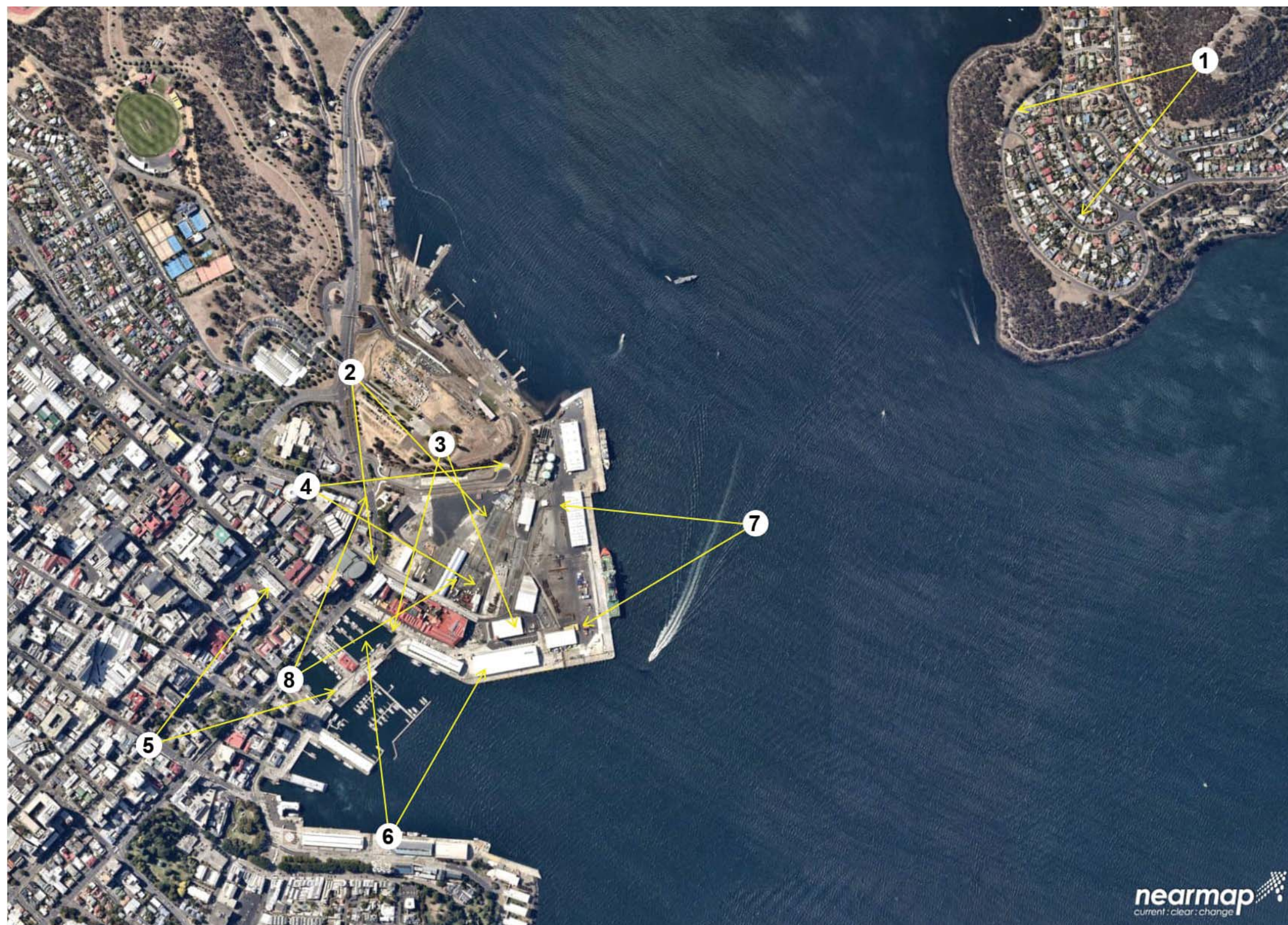
Having regard to addressing the relevant planning scheme provisions, it is considered that the Stadium meets the intended outcomes of the Sullivans Cove Planning Scheme, its Amendments, and the Guidelines for the POSS.

In conclusion all these points can be considered within the context of the Stadium's contribution to the local character of Hobart as an iconic building that creates a balance between a large civic structure, one that is sympathetic to the local values of the city through its design considerations and one that complements local built form and natural elements.





Appendix A Full Sized Images













MAC POINT **VIEW 2 CENOTAPH BRIDGE** PROPOSED STADIUM WITH PLANTING

Date 23.08.2024

Issue Final







MAC POINT **VIEW 3 CENOTAPH BRIDGE** PROPOSED STADIUM WITH PLANTING

Date 23.08.2024

Issue Final



MAC POINT **VIEW 4 BROOKER AVE** EXISTING VIEW

Date 23.08.2024

Issue Final



MAC POINT **VIEW 2 BROOKER AVE** PROPOSED STADIUM

Date 23.08.2024

Issue Final



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

Date 23.08.2024

Issue Final



MAC POINT **VIEW 5 MACQUARIE STREET** EXISTING VIEW

Date 23.08.2024

Issue Final













MAC POINT **VIEW 8 DAVEY ARGYLE** EXISTING VIEW

Date 23.08.2024

Issue Final



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

Date 23.08.2024

Issue Final



Appendix B Curriculum vitae

Overview

Dean has over 33 years industry experience as a landscape architect and has had considerable professional exposure to both public and private sectors in Australia and abroad. He has been instrumental in the success of large-scale urban developments with private development companies as well as public authorities. His local experience has been further strengthened with 5 years spent in the United Kingdom where he adopted innovative solutions to urban development and public realm designs.

Dean works to create innovative, practical and sustainable solutions to his projects ensuring they are functional whilst enhancing the character of their local context and setting. He has particular interest in recognising and retaining the values of the visual environment surrounding each project. He looks for opportunities to create value and authenticity for clients, projects and the end users. Dean has strong design and organisational skills, and his key focus lies in integrating urban and natural environments with sustainable solutions.

Dean has demonstrated experience in the preparation of Landscape and Visual Impact Assessments (LVIA), and Visual Amenity Reports for a wide range of projects including sustainable power (solar farms, battery storage, wind turbines), built form and large-scale development. He utilises the specialist GIS modelling and graphic capabilities of the SLR team to compliment his visual analysis skills and to provide comprehensive reports and recommendations for his client's projects based on proven LVIA methodology.

Dean's experience in landscape architectural, urban design and visual impact assessment has provided him with valuable insights in his role as an Expert Witness (Visual Amenity and Landscape Architecture) in both the Qld Planning and Environment Court and the NSW Land & Environment Court. He has represented Respondents, Co-Respondents and Appellants on matters concerning Visual Amenity and Landscaping.

Education

Diploma of Project Management, UNE (2003)

Graduate Diploma of Landscape Architecture, Queensland University of Technology (1992)

Bachelor of Applied Science (Built Environment), Queensland University of Technology (1989)

Memberships and Associations

Registered Landscape Architect (817)

Australian Institute of Landscape Architects (AILA)

QLD Environmental Law Association (QELA)

Consulting Background

Technical Director, Landscape and Urban Design (2017-Present)

Responsible for overseeing performance, quality and growth of Landscape Architecture and Urban Design within APAC Region.

Business Manager and Senior Principal, Cardno (2012-2017)

Responsible as project Director for major clients such as Stockland, PEET, Lend Lease and AMEX as well as overseeing multiple Landscape Architecture offices within Cardno.

Business Unit Manager and Principal, Cardno S.P.L.A.T (2007-2012)

Major clients include Stockland, PEET, Lend Lease and AMEX and responsible for overall quality outcomes for Landscape and Urban Design.

Associate, S.P.L.A.T (2005-2007)

Responsible for projects under key clients including Stockland, PEET, Urban Pacific Ltd. Project Director on a range of large projects across Queensland.

Senior Landscape Architect, Stephen Pate Landscape Architects (2002-2005)

Major projects under key clients including Stockland, Mirvac, Urban Pacific Ltd (Macquarie). Project Director on a range of large projects including Brisbane Airport Corporation.

Senior Landscape Architect, PLACE Design Group (2001-2002)

Key project for Mirvac and Lend Lease. Project Director overseeing 6 project staff.

Senior Landscape Architect, MacGregor Smith (UK) (1996-2001)

Key projects such as Celtic Manor Resort and Golf Course, Capability Green. Oversaw a number of Business Park Developments.

Landscape Architect, Gold Coast City Council (1994-1996)

Landscape Architect, Gillespies Asia Pacific (1992-1994)

Landscape Architect, Landmark (1990 -1992)

Landscape Architect, Scott Taylor Landscape Architects (1990)

Relevant Experience

Expert Witness/ Court Appeals – Visual Amenity & Landscaping

116 Seagull Avenue, Mermaid Beach – Booth & Ors v GCCC & Anor

2 Springfield Street, Macgregor – AOS Co. Pty Ltd v BCC

Eco Earth Resources – Eco Earth Resources v CEO Dept Environment & Science

30 Station Road, Indooroopilly – (Junico Pty Ltd v BCC & Anor)

Eco Earth Resources (Eco Earth Resources Pty Ltd v Dept EAS)

30 Station Road, Indooroopilly (Junico Pty Ltd v BCC and Anor)

134-136 Aerodrome Road, Maroochydore (Capital 22 Pty Ltd v SCRC & Dept DILGP)

68 Hunter Street, Greenslopes (Ramsay Health Care Pty Ltd v BCC and Anor)

9 Bruce Avenue, Paradise Point (Bridge & Ors v GCCC & Anor)

14-16 Centenary Road, Slack Creek (Novaheat Pty Ltd v LCC)

479-561 David Low Way, Pacific Paradise (Paradise Holdings Pty Ltd v SCC)

190 Eggersdorf Road, Ormeau (KOA Australia Pty Ltd v GCCC)

27 Kinross Road Appeal (Harridan Pty Ltd vs RCC)

Yorkeys Knob Appeal (Yorkeys Knob BP Pty Ltd vs CRC)

The Gap Childcare Appeal (NADI Lane vs BCC)

17 Mile Rocks Road Appeal (17 Mile Rocks Road Pty Ltd vs MBRC)

Vulture St Childcare Appeal (NADI Lane vs BCC)

2 Moray St New Farm Appeal - (Pherous vs BCC)

Palmwoods Appeal - (Optus v SCC)

2 McIlwraith St Appeal - (JSFNQ1 vs TCC)

Lantrak Appeal - (Lantrak vs ICC)

Currumbin Appeal - (Keogh vs GCCC)

Optus Mobile Appeal - (Optus Mobile vs SCC)

Bionic Appeal - (Bionic Self Storage vs SCC)

Manly Village, Visual Amenity Appeal (Village Retirement Group vs BCC)

Bundamba Childcare Appeal (Black Ink Architecture vs ICC)

4364 Warrego Hwy, Plainland, Appeal (Maddison Ridge vs LVRC)

2216 Sandgate Rd Boondall, Visual Amenity Appeal (BCC & Ors vs Austria Potter)

162 Lambert Street Kangaroo Point (Harmon vs BCC)

Gunnedah Solar Farm Appeal (NSW Community Renewables, Gunnedah vs GSC)

Port Douglas Appeal (Chiodo Corp Operations Pty Ltd Pty Ltd vs DSC)

3580 Main Beach Appeal (3580 Main Beach Pde Pty Ltd v GCCC)

Alawara Drive, Tallai Appeal (Casinco Pty Ltd vs GCCC)

North Harbour Appeal (North Harbour Holdings Pty Ltd vs MBRC)

953 Gold Coast Hwy Appeal (Ashley Ruffin & Ors vs GCCC)

NuCrush Quarry Appeal (NuCrush Pty Ltd vs GCCC & Ors)

W&T Enterprises Appeal (W&T Enterprises vs SCC)

102 Ferny Ave, Surfers Paradise (Starbucks Coffee Australia Pty Ltd vs GCCC)

10L Captain Cook Highway, Smithfield (Trinity Park Investments vs CRC)

28 Maxwell Street, New Farm (Daniel Clarry & Sarah Clarry vs BCC and anor)

2/32 Tedder Ave, Main Beach (Thorogood vs GCCC and anor)

64 Godwin Tve, Burleigh Heads (Nicole Archer & ors vs GCCC & JWZ Partners)

798 Pacific Pde, Currumbin (McLucas & ors vs GCCC & Marquee Flora Pty Ltd)

5460 Captain Cook Hwy, Mowbray (Douglas Shire Sustainability Group & ors vs DSC and anor)

117 Kangaroo Gully Rd, Bellbowrie (*Property Projects Australia vs BCC*)

2-30 Noffke Ct, Logan Reserve (*Fabcott Pty Ltd vs LCC & anor*)

466 Chambers Flat Rd, Logan Reserve (*Stephen Family Pastoral Pty Ltd vs LCC*)

Visual Impact Assessment Projects

Noosa Business Centre – *Viewshed Modelling*

Harlin Quarry LVIA Peer Review – *Peer Review*

Mac Point AFL Stadium, Hobart - LVIA

Cape to Cape Study, Busselton WA – *Scenic Amenity Study*

4 MacDonald Street, Kangaroo Point – *Visual Amenity Report*

408-412 Esplanade, Hervey Bay – *Visual Amenity Report & LVIA*

26 Cairns Street, Kangaroo Point – *Visual Amenity Report*

Little Italy Project Newstead – *Visual Amenity Report*

Towards 2050 Cairns Growth Strategy – *Scenic Amenity Study*

21 Pignata Road, Palmview – *Visual Amenity Report*

North Lakes Eco Lifestyle Precinct, Mango Hill – *Visual Amenity Report*

Highlands Estate Masterplanned Community, Walloon – *Visual Amenity Report*

Gunnedah Solar Farm - LVIA

Dubbo Solar Farm - LVIA

Glenn Innes Solar Farm - LVIA

Narrabri Solar Farm - *Visual Assessment Report*

Warral Solar Farm - *Visual Assessment Report*

Moree Solar Farm - *Visual Assessment Report*

Bellettes Landfill - LVIA

Rum Jungle LVIA – *NT Government, LVIA*

Maroota Sands, NSW - LVIA

Yarrabee Solar Farm LVIA – *Solar Reach Energy*

604 Redland Bay Road -*Visual Amenity Appeal*

Providence (Ripley Valley) - *Visual Assessment Report*

Telstra Tower relocation, Paddington - *Visual Analysis*

12 Kyabra St, Newstead QLD - *Visual Assessment Report*

37 Wyandra St, Tenerife QLD - *Visual Assessment Report*

35 Manning St, Milton QLD - *Visual Assessment Report*

Bass Strait Offshore Wind Farm - *Visual Assessment Report*

Masterplanning Projects

Sylvan Beach Masterplan – *Moreton Bay Regional Council*

East Creek Linear Corridor Analysis & Masterplans – *Toowoomba Regional Council*

CREEC Masterplanning Project – *Moreton Bay Regional Council*

East Creek Linear Park Masterplan – *Toowoomba Regional Council*

Emmerson Park Masterplan – *Toowoomba Regional Council*

Lake Annand Masterplan – *Toowoomba Regional Council*

Pebble Creek Estate – *Orchard Property Group*

Petrie Mill Development – *Moreton Bay Regional Council*

Collinsville Town Centre Improvements – *Whitsunday Regional Council*

Riverparks Estate – *Northerly Projects*

Providence (Ripley Valley) - *AMEX Corporation*

Augustine Heights (Masterplanning, Design) - *Stockland*

North Lakes – *Stockland*

Warner Lakes, Warner – *PEET Ltd*

Stradbroke Domain Resort – *Consolidated Properties*

KOKO Riverside Apartments – *Stockland Development Pty Ltd*

Brisbane Airport Parallel Runway – *Brisbane Airport Corporation*

Cutters Landing, Newfarm – *Mirvac*

Urban Design Projects

Mt. Coot-tha Zipline – *Brisbane City Council*

Proserpine Area Masterplan, Townscape Improvements - *Whitsunday Council*

Collinsville Town Centre Improvements – *Whitsunday Regional Council*

Orion on Rowe, Caboolture – *KT Developments*

Beautiful Bowen Project, Townscape Upgrades – *Whitsunday Regional Council*

Margate Village Project, Townscape Upgrades – *MBRC*

South Bank River Quay – *South Bank Corporation*

Warry St Residences – *Brisbane Housing Company*

Cairns Cruise Liner Terminal – *Ports North*

Townsville Cruise Liner Terminal (Inner Harbour Expansion) – *Ports North*

Carnarvon Town Centre and Fascine Wall – *Shire of Carnarvon*

Emporium – *Anthony John Group*

Fernbrook Estate, Redbank Plains – *Urban Pacific Ltd*

Cutters Landing, Newfarm – *Mirvac*

Infrastructure

Brisbane Airport Parallel Runway – *Brisbane Airport Corporation*

Ipswich Motorway Upgrade, Rocklea to Darra - *Department of Transport and Main Roads*

Moreton Drive Upgrade, Brisbane Airport (BAC)

Tiger Brennan Drive Extension, Darwin – *NT Department of Infrastructure*

Bowen Hills PDA Review and Costing – *EDQ*

Hamilton Northshore ICOP Review – *EDQ*

Providence (Ripley Valley), Trunk Infrastructure Masterplan - *AMEX Corporation*

Recreation and Sports Facility Design

Croom Regional Sporting Complex, Albion Park Rail NSW – *RMS*

South Pine Regional Sports Park - *Moreton Bay Regional Council*

Burpengary Regional Sports Park – *Moreton Bay Regional Council*

Mills Park Sports Park, Perth

Providence Ripley Valley Sports Masterplanning – *AMEX*

Health and Education

Redcliffe Hospital, Emergency Extension and Library Facility

Redland Hospital, Renal Unit

Robina Hospital, Entry & Mental Health Facility Extension

Emmaus Aged Care Facility, Nudgee

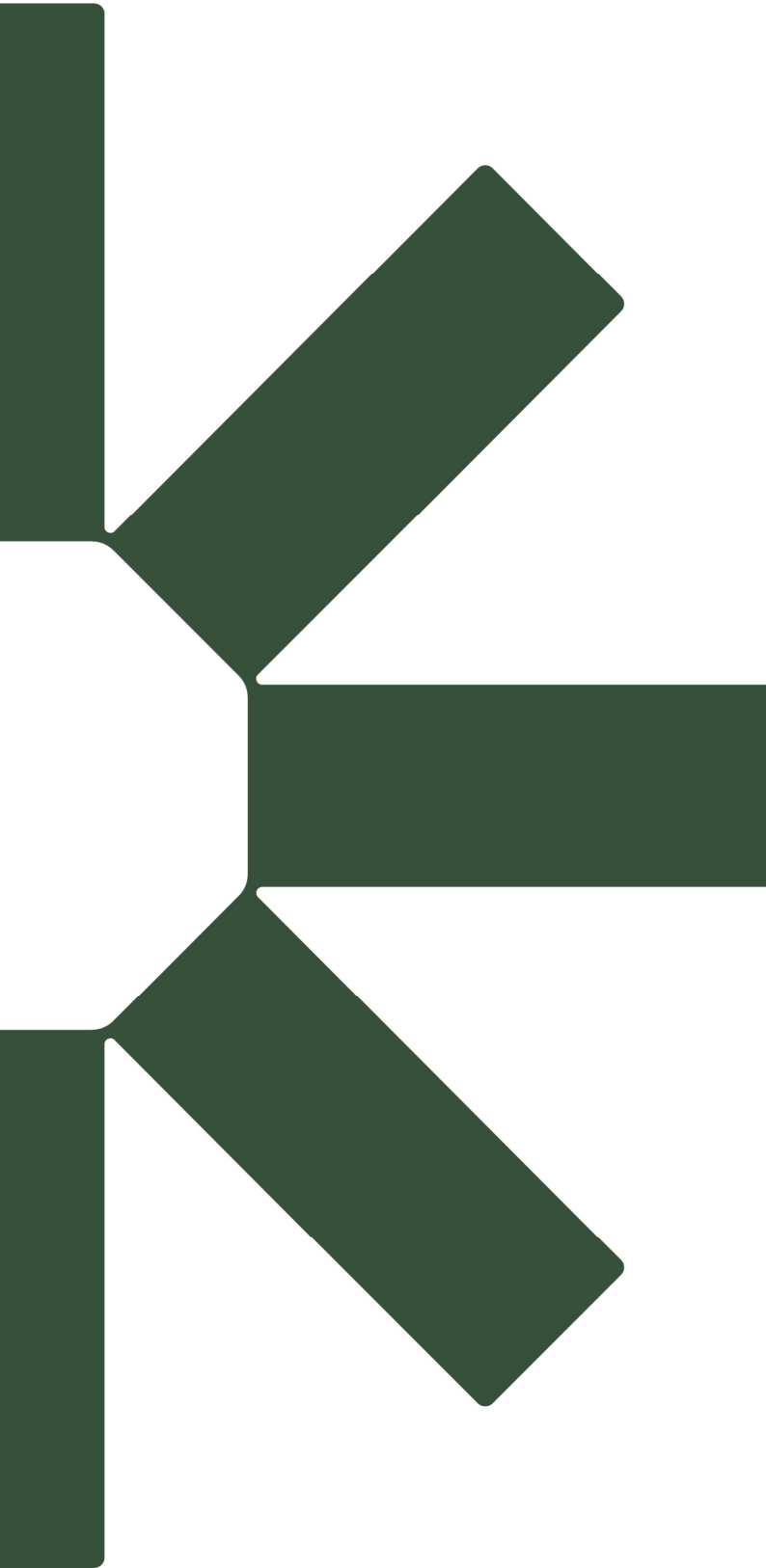
Central Queensland University (CQU) Allied Health Building, Sensory Rehabilitation Garden

Highfields State High School

Yeronga State School Masterplan

Wynnum State School Masterplan

Griffith University Nathan Campus



Making Sustainability Happen