

Macquarie Point Multipurpose Stadium Project of State Significance

Landscape Architecture Evidence

Prepared by:
Barry Murphy
Murphy Landscape Consultancy

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1.1 Montages – viewpoint selection

Viewpoint Selection

Criteria for selection:

- Represent range of possible views;
- Prioritise high visual sensitivity;
- Unobstructed views;
- Range of distances and angles;
- Key public routes;
- Represent context;
- Accessible viewpoints;
- Allow for cumulative effects.

1.1 Montages – viewpoint selection



KOP 07 – vegetation obstructing views of site



1.1 Montages – viewpoint selection



KOP 08 – signage obstructing views of site

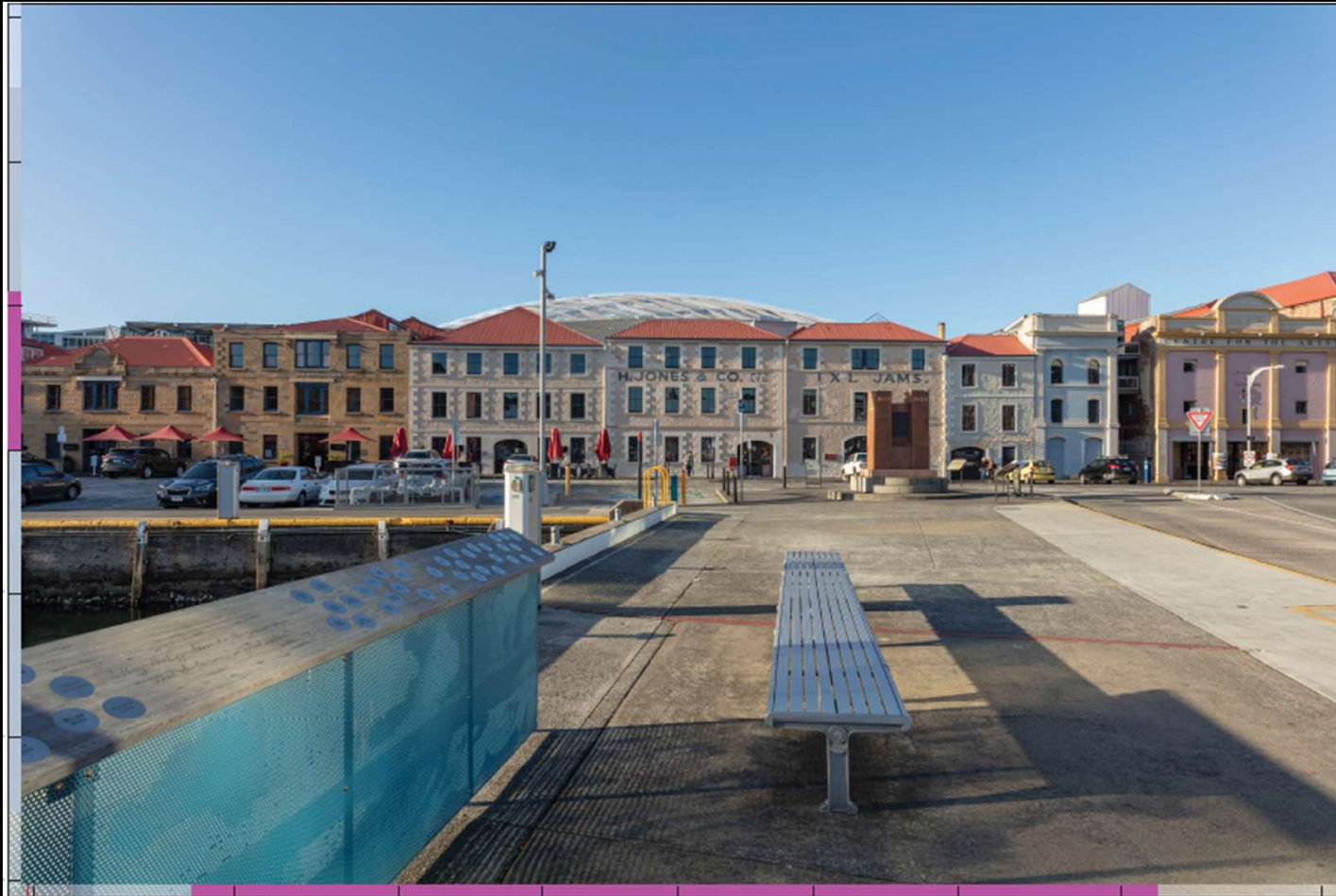
1.1 Montages – viewpoint selection



KOP 10 – shrouded boat and rigging diminish visual impact clarity



1.1 Montages – viewpoint selection

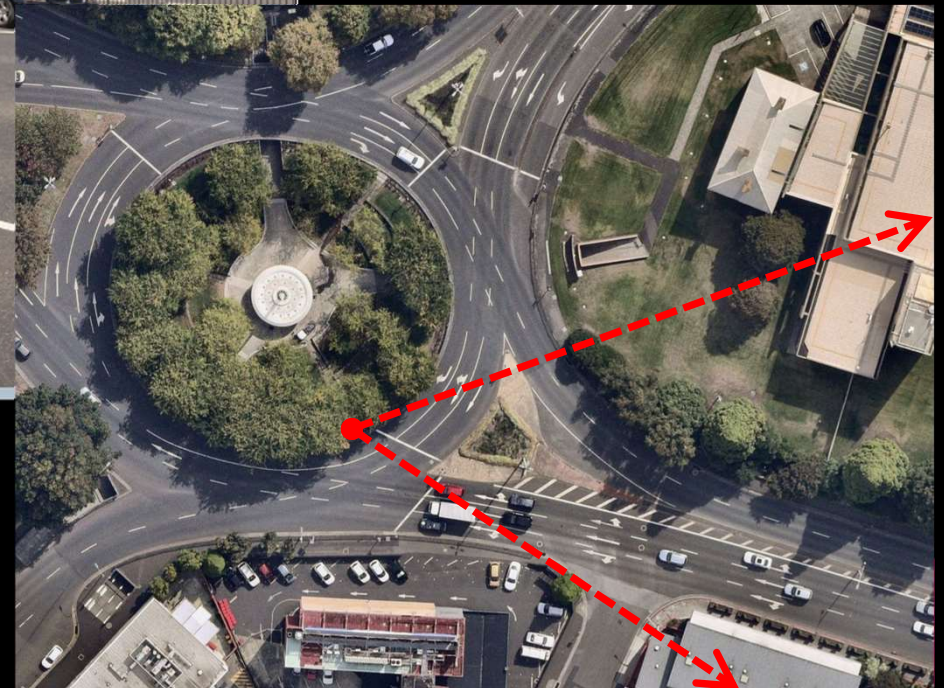


KOP 11 – foreground buildings obscure views of the site

1.1 Montages – viewpoint selection



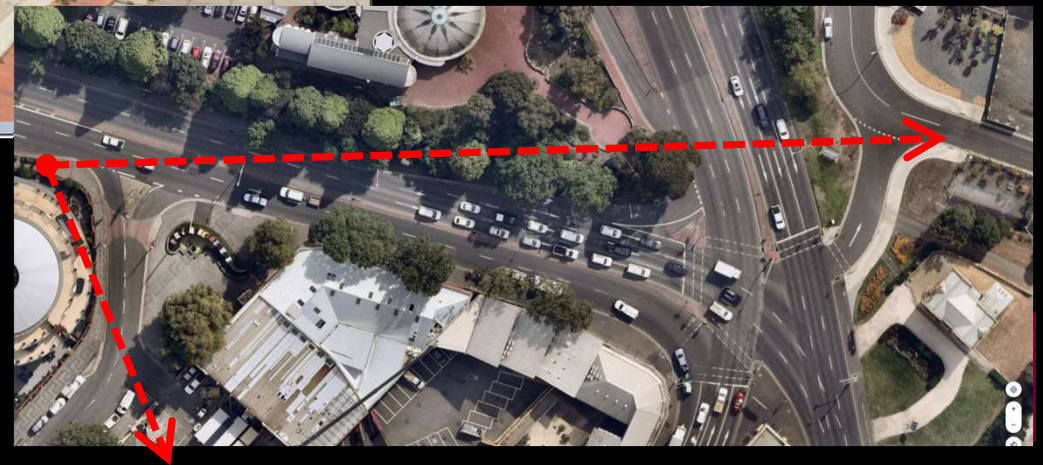
KOP 13 –extremely difficult to access and very low user viewpoint



1.1 Montages – viewpoint selection



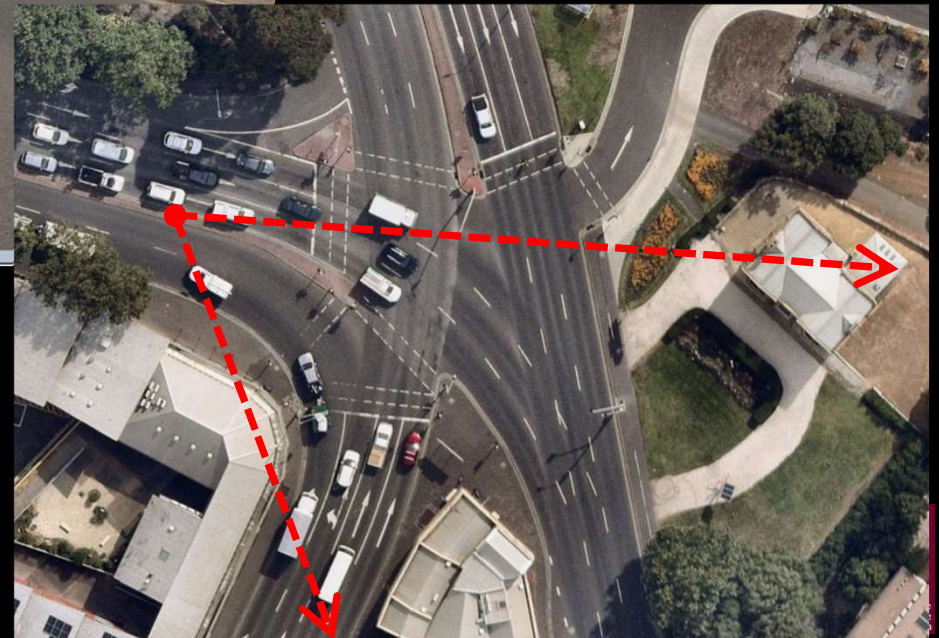
KOP 14 – viewpoint from vehicles moving away from stadium



1.1 Montages – viewpoint selection



KOP 16 – stadium off-centre and not from the more highly trafficked Tasman Highway



1.1 Montages – viewpoint selection



Hobart's "arrival" point on Tasman Highway



High pedestrian use area on Davey Street

Some of the "missing" views that would better inform the LVIA

1.1 Montages – viewpoint selection



Monna Ferry arrival area at Brooke St pier



High pedestrian use area of Elizabeth St pier

Some of the “missing” views that would better inform the LVIA

1.1 Montages – viewpoint selection



Highly perceived by motorists and pedestrians – Morrison St



High use area at Argyle/Davey cnr without shrouded boat in foreground

Some of the “missing” views that would better inform the LVIA.

1.1 Montages – viewpoint selection



Impact on ceremonial space that currently commands views across the city and the Derwent

1.2 Montages – roof rendition



Reflectivity and transparency of ETFE roofing (*marketing image from Fabritecture*)

1.2 Montages – roof rendition

Reflectivity & transparency of ETFE roofing

ETFE Roof Benchmarks



Forsyth Barr Stadium – Dunedin NZ

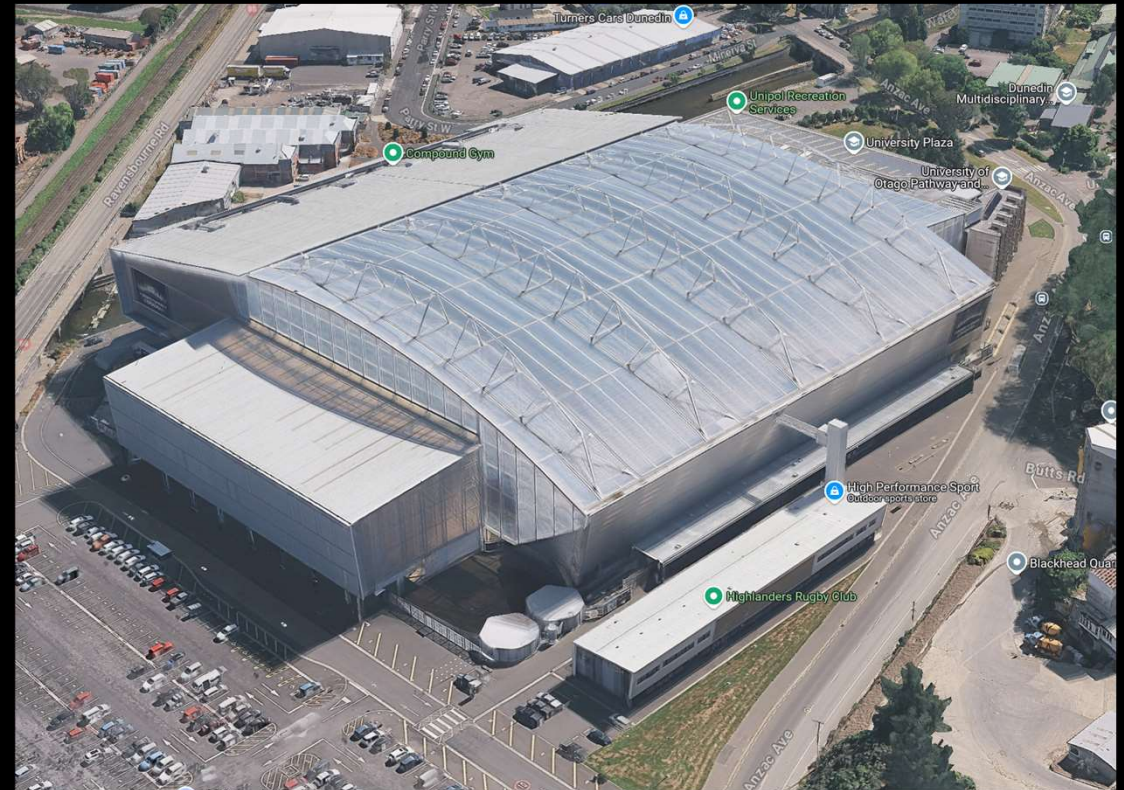
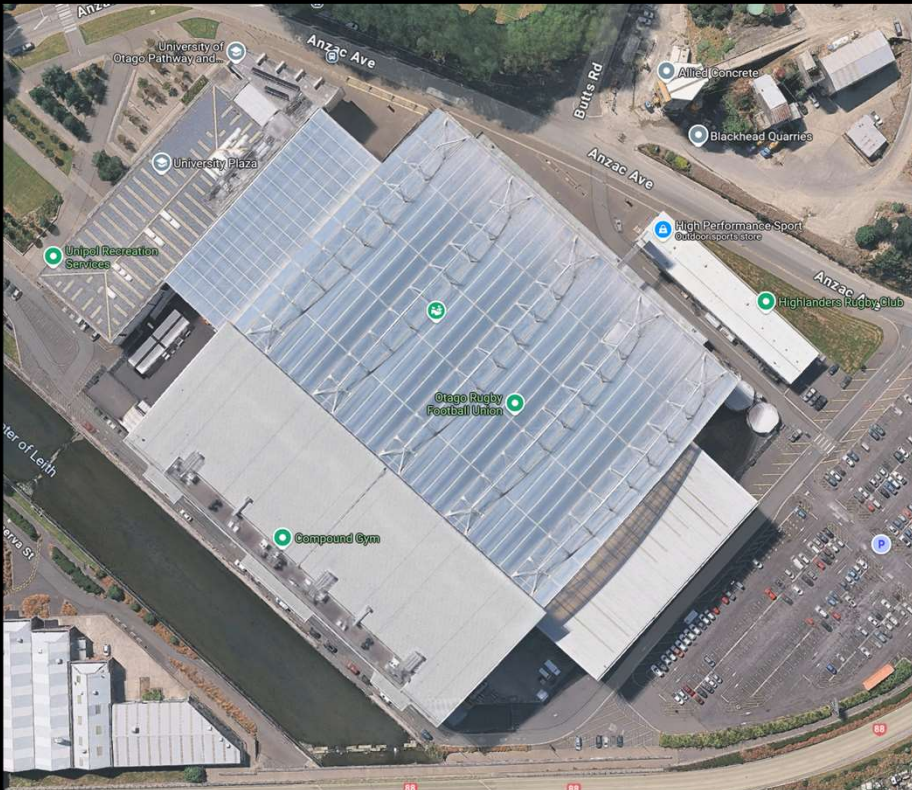


Eden Project, Cornwall UK

ETFE roofing images (*Richardson-Cox-Architecture-presentation-2-3.pdf, p65 of 75*)

1.2 Montages – roof rendition

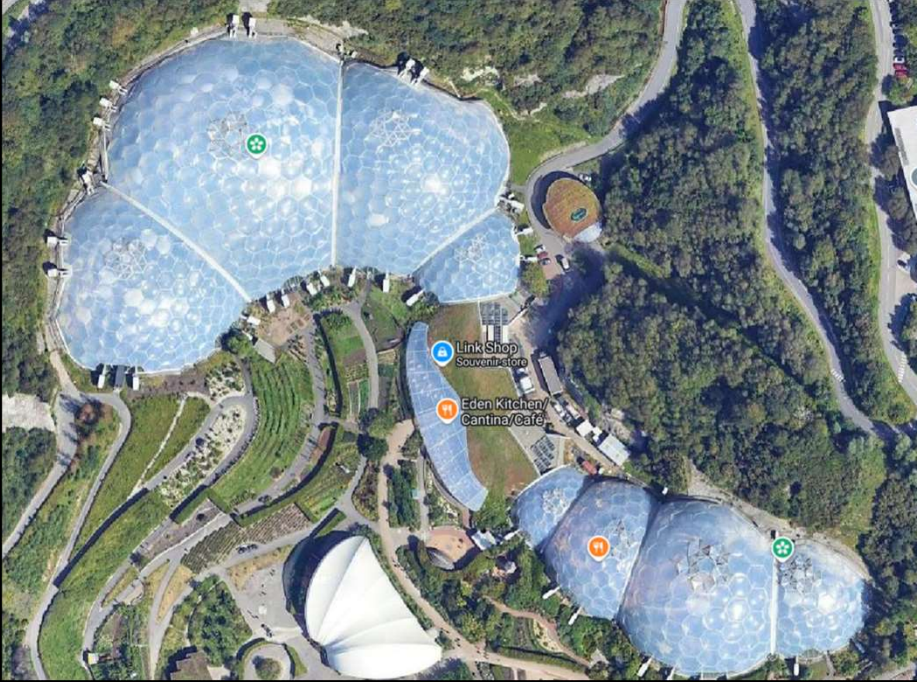
Reflectivity & transparency of ETFE roofing



Forsyth Barr Stadium, Dunedin (*Google maps*)

1.2 Montages – roof rendition

Reflectivity & transparency of ETFE roofing



Eden Project, Cornwall, UK (*Google maps*)



Reflectivity & transparency of Eden Project, Cornwall, UK (*Google images*)

1.2 Montages – roof rendition

Reflectivity & transparency of ETFE roofing



Reflectivity & transparency of Eden Project, Cornwall – Barry Murphy, 2014

1.2 Montages – roof rendition

Reflectivity & transparency of ETFE roofing



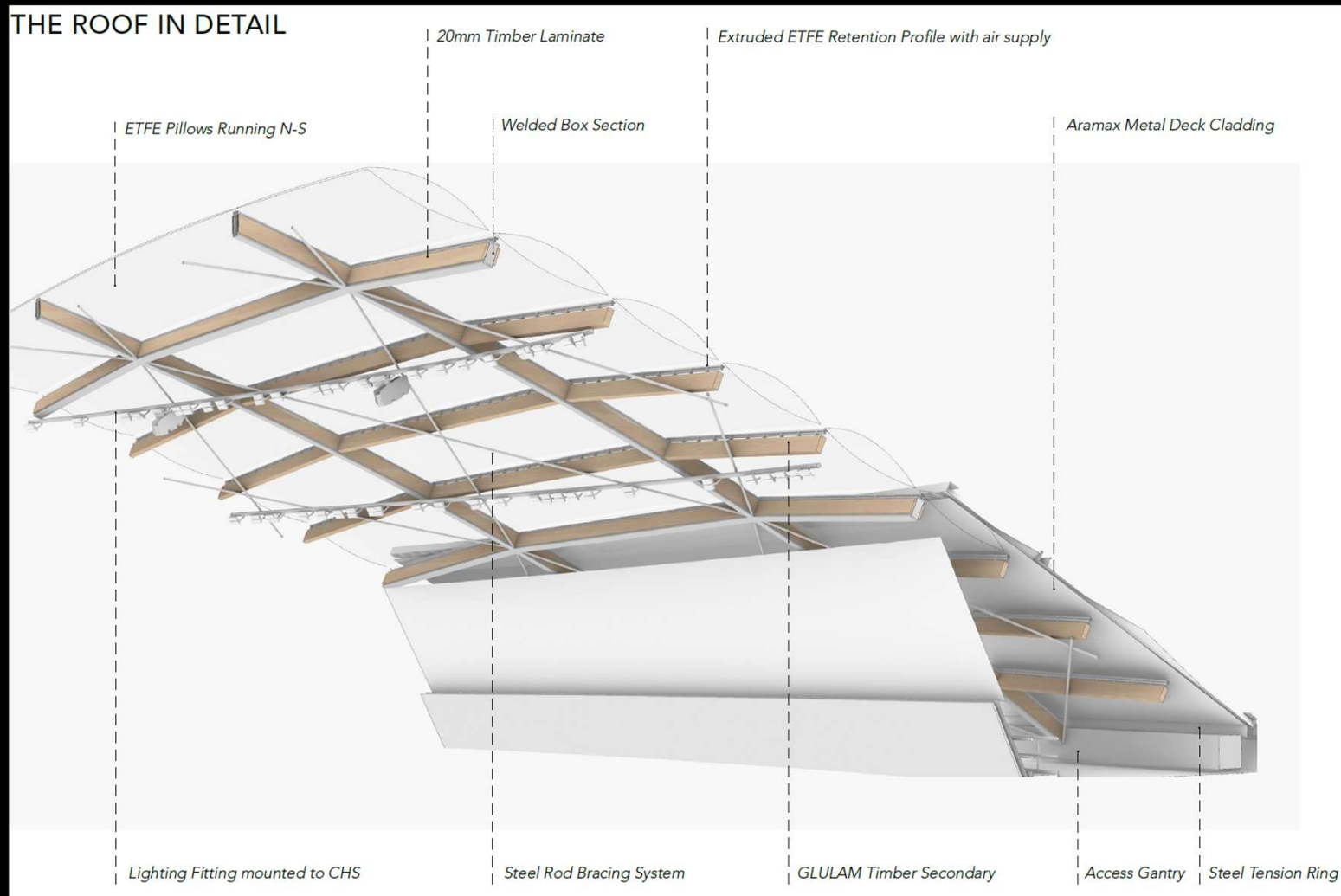
Reflectivity & transparency represented by
Cox Architecture (cover page of TPC presentation)



Reflectivity & transparency represented by
Orbit Solutions (extract from KOP 03 montage, above and below)

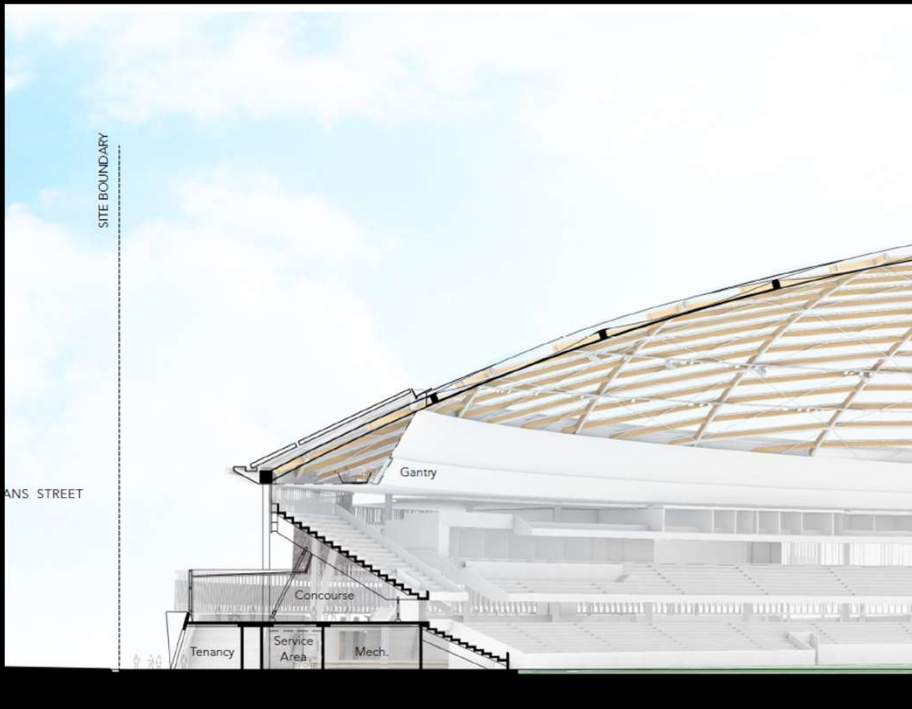


1.2 Montages – roof rendition



Roof structure

1.2 Montages – roof rendition



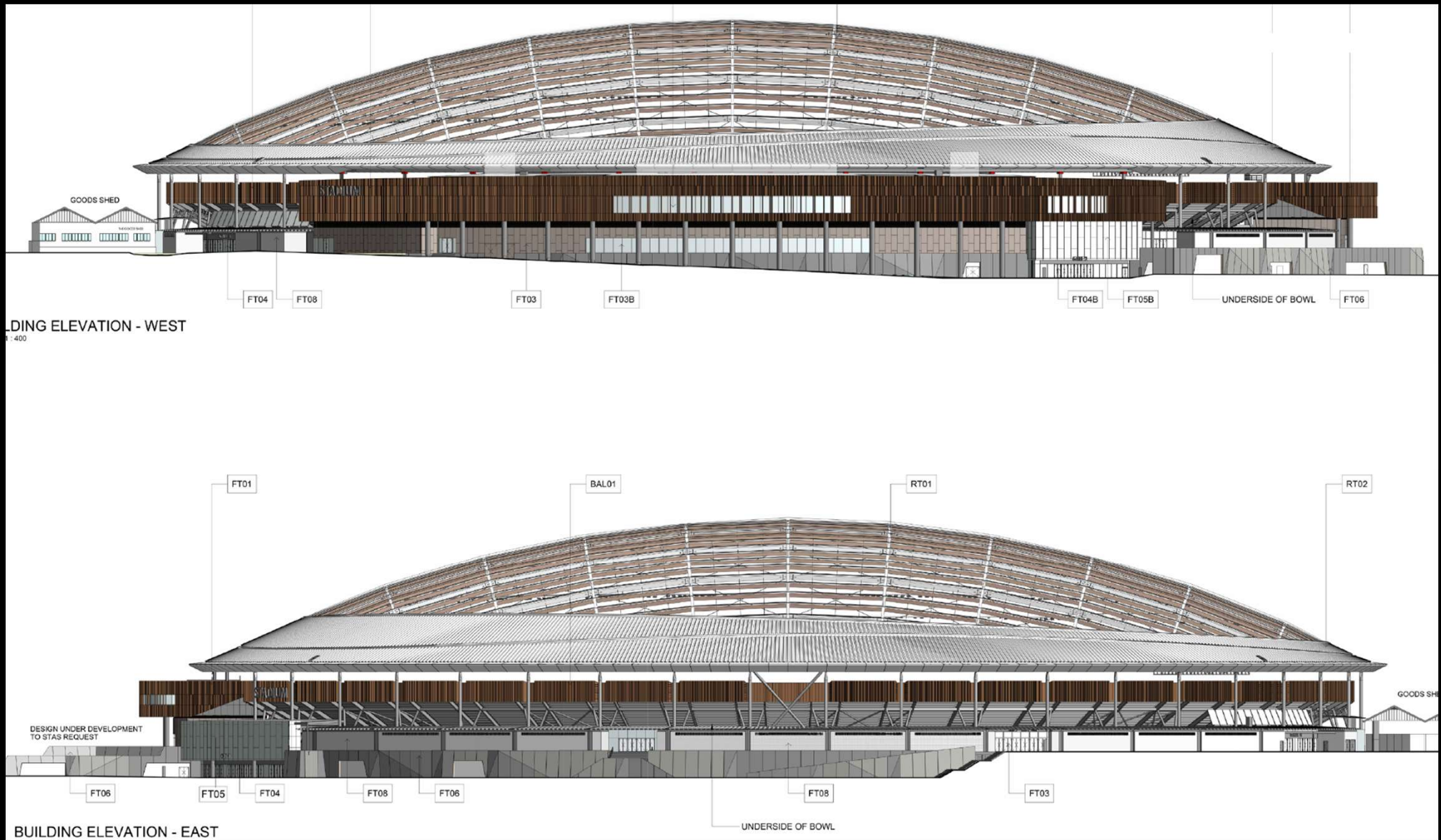
nd and Evans Street



Section through Northern Stand and the Goods Shed

Roof structure – beam density

1.2 Montages – roof rendition



Roof structure – beam density

East & west building elevations (*Richardson-Cox-Architecture-presentation-2-3.pdf, p67 of 75*)

1.2 Montages – roof rendition

Roof structure – beam density



“Timber Shell Roof” (*Richardson-Cox-Architecture-presentation-2-3.pdf, p9 of 75*)



View from west (KOP 13 zoom extract)

1.2 Montages – roof rendition

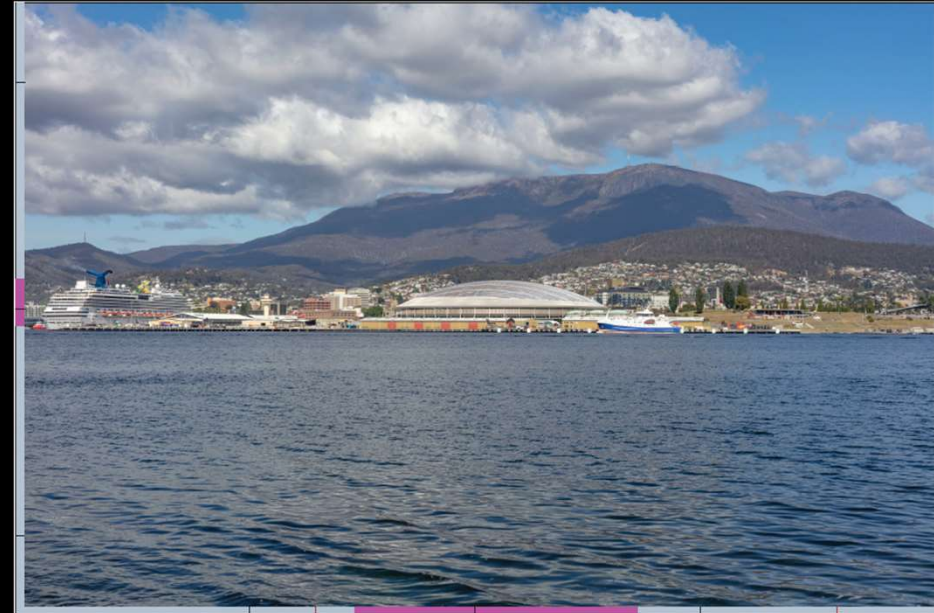


- KOP 03 – *transparent* (not just translucent) roof;
- roof structure at its least dense orientation

1.2 Montages – roof rendition



KOP 04



KOP 05

ETFE roof with little or no reflectivity

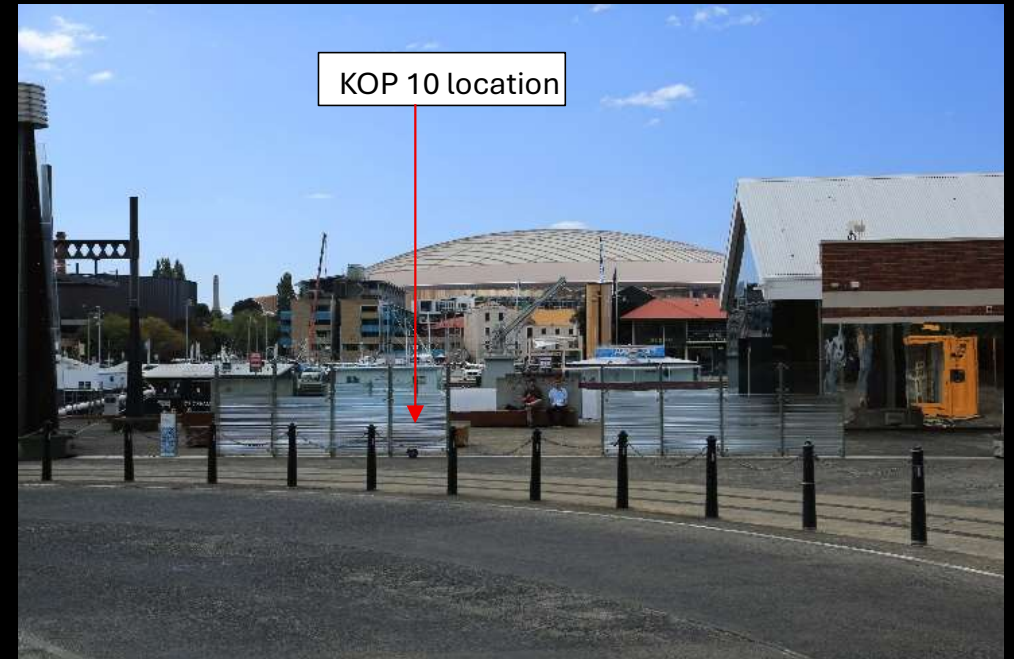


KOP 12

1.3 Montages – focal length



KOP 10 - Mawson Place – 20mm focal length



Morrison St, approx. 25m SW of KOP 10 – 50mm focal length

“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.” (SLR VIA Report, page 25.)

2 Objectivity

Descriptive language:

- ...considered gradient....
- ...thoughtful distribution....
- ...meticulously arranged....
- ...profound visual resonance....
- ...gracefully absorbs....
- ...harmonises exquisitely....
- ...carefully crafted....
- ...masterfully deploys....
- ...meticulously crafted...
- ...meticulously designed....

2 Objectivity



Contrary descriptions:

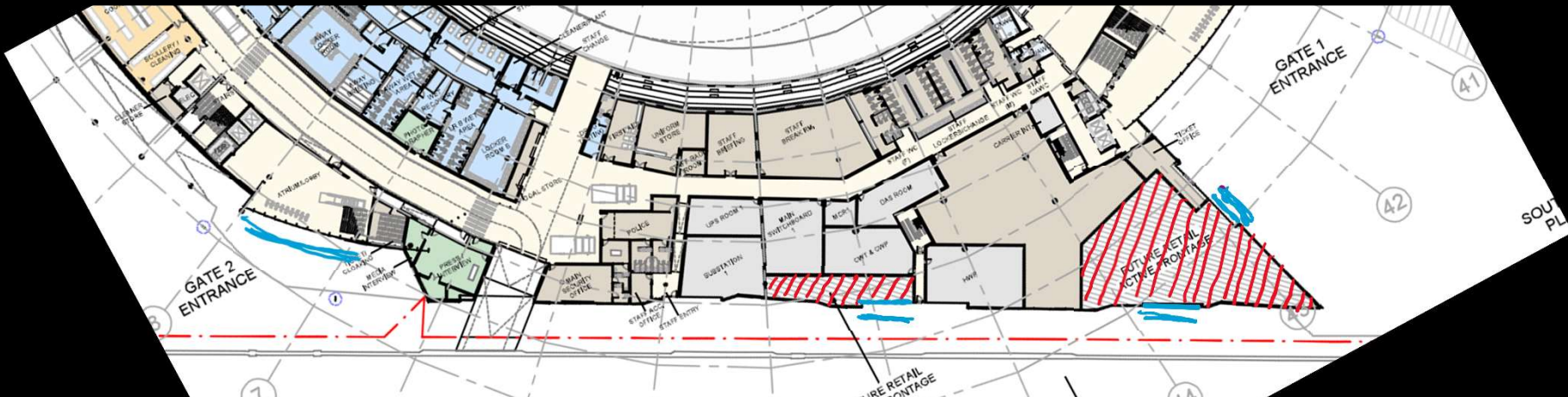
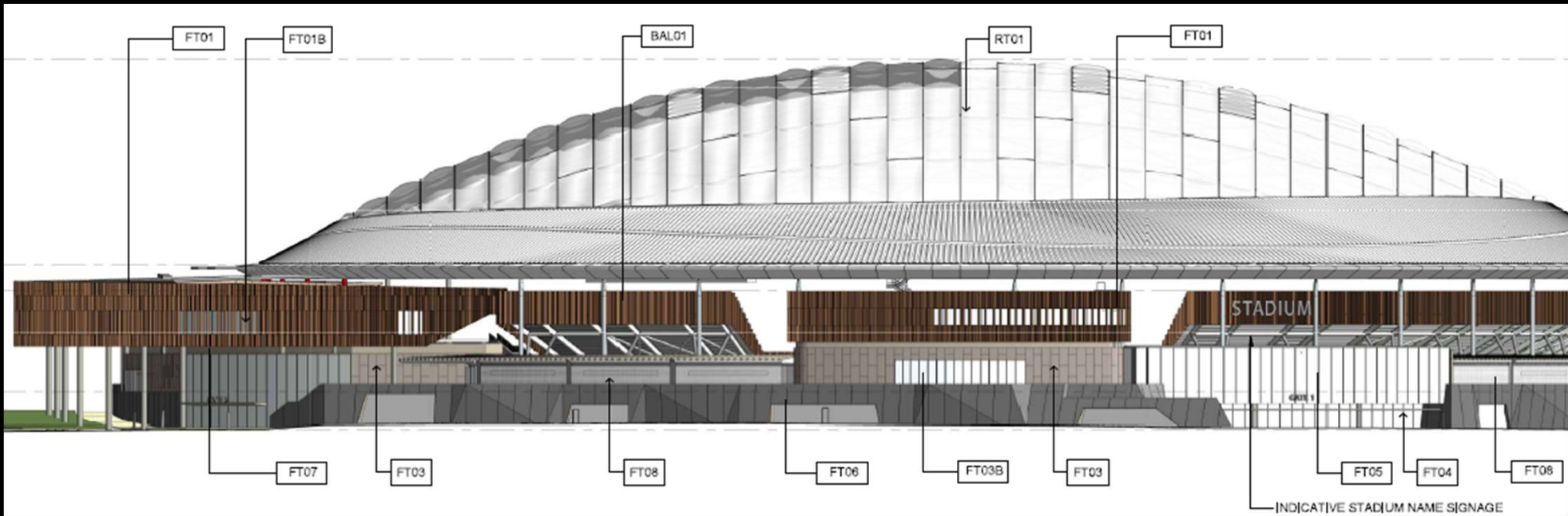
“activated built wall edge to Evans Street”;

“an airy, verdant embrace around the stadium”;

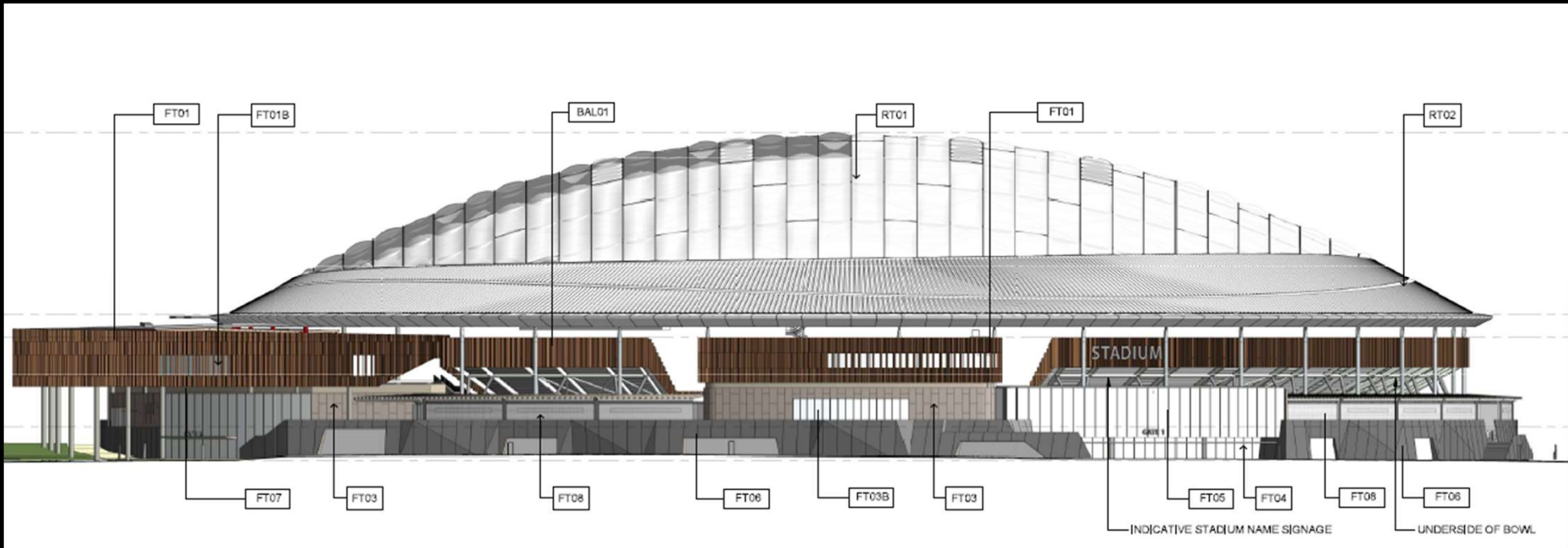
“careful articulation of lower levels”;

“varied façade treatments at pedestrian eye-level”.

2 Objectivity



2 Objectivity



Contrary descriptions:

“activated built wall edge to Evans Street”;

“an airy, verdant embrace around the stadium”;

“careful articulation of lower levels”;

“varied façade treatments at pedestrian eye-level”.

2 Objectivity

The proposed stadium's length and width, when framed by its minimum bounding box, align within the typical range of existing footprints along the Derwent River. While it might be longer or wider than certain buildings along a specific axis—particularly those with elongated designs like the Cadbury factory—its overall dimensions are quite similar to these established built forms. (LVIA PDF p.46)



2 Objectivity



Macquarie Point Stadium



West Point Hobart Convention & Entertainment Centre



Cadbury Factory



Macquarie Point Stadium



Eastlands Shopping Centre



MyState Bank Arena



Macquarie Point Stadium



Ninja Stadium



Risdon Wharf

2 Objectivity



*Classification of Landscape Components
o This phase involves methodically classifying fundamental visual attributes of the landscape that contribute to its overall character and sensitivity. (LVIA PDF p.106)*

LANDFORM CLASSIFICATION			
	Proposed Site		Very High
	Water Body or Watercourse		High
			Moderate
			Low
			Very Low

Landform Classification:

"This means the majority of the site is rated as 'Low' as it is generally lacking prominent landform features in and around the proposed site." (PDF p.110)

2 Objectivity



Rosny Hill lower slopes - 'Low'?

Domain - 'Low'?

Cenotaph curtilage - 'Low'?

Mac 1 - 'Low'?

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

Scenic Landscape Sensitivity (PDF p.119)

3 ETFE roof material

Transparent?

Translucent?

Affects:

- Patron comfort;
- Turf growth;
- Air conditioning load;
- Other?

4 Section 5 - Analysis

“The DOC measures the difference in Visual Impact between elements in a landscape from a KOP. It evaluates the significance and potential effect of a proposal on both the VCU and CVI by examining the contrast between them within their respective categories. The DOC for the overall project is then determined by averaging the rating of all categories for each KOP.”

RATING	DEGREE OF CONTRAST
	The DOC measures the difference in Visual Impact between elements in a landscape from a KOP. It evaluates the significance and potential effect of a proposal on both the VCU and CVI by examining the contrast between them within their respective categories. The DOC for the overall project is then determined by averaging the DOC rating of all categories for each KOP.
5	VERY HIGH The visual contrast is considered to be very high.
4	HIGH The visual contrast is considered to be high.
3	MODERATE The visual contrast is considered to be moderate.
2	LOW The visual contrast is considered to be low.
1	VERY LOW The visual contrast is considered to be very low.
0	NA Not Applicable

DOC for Scale:

VH – overwhelmingly dominant

H – noticeably larger than surrounding elements

M – somewhat larger than surrounding elements

L – generally sympathetic to existing elements

VL – perfectly consistent with or subtly complimentary

4 Section 5 - Analysis

KOP: 16		
VISUAL SITUATION		RATING
VS1	DISTANCE	Very High
VS2	VISUAL EXTENT	High
VS3	RELATIVE ELEVATION	Moderate
VS4	INFLUENCE OF ADJACENT SCENERY	Moderate
VS5	FREQUENCY	High
VS6	DURATION	Low
VS7	LIGHTING SEASONS	Moderate
VISUAL SITUATION RATING		Moderate

Table 16 KOP 16: Visual Situation

RATING	DEGREE OF CONTRAST
	The DOC measures the difference in Visual Impact between elements in a landscape from a KOP. It evaluates the significance and potential effect of a proposal on both the VCU and CVI by examining the contrast between them within their respective categories. The DOC for the overall project is then determined by averaging the DOC rating of all categories for each KOP.
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1	VERY LOW The visual contrast is considered to be very low.
0	NA Not Applicable

5.8.6 Landscape Character Zone 8: SULLIVAN COVE MIXED USE

KEY OBSERVATION POINT	MAGNITUDE OF CHANGE OF PROPOSED BUILT FORM		
	VISUAL SITUATION	DEGREE OF CONTRAST	RATING
KOP 08	MODERATE	LOW	MODERATE
KOP 09	MODERATE	LOW	MODERATE
KOP 10	MODERATE	LOW	MODERATE
KOP 15	MODERATE	LOW	MODERATE
KOP 16	MODERATE	LOW	MODERATE
MOC	MODERATE	LOW	MODERATE

4 Section 5 - Analysis



A “moderate” Magnitude of Change

4 Section 5 - Analysis



A “moderate” Magnitude of Change

5 Conclusion

While providing some understanding, the LVIA is severely compromised as an evaluation tool:

- subjective perspective;
- limited representation of visual impact
 - limited / obscured / unrepresentative view locations;
 - lack of clarity re transparency/translucency and reflectivity;
- lack of views from important or highly used locations.