



Junction Oval  
**Visual Impact Assessment Short Form**

Site:  
**Lakeside Drive,  
St Kilda VIC 3182**

For:  
**CME Group Pty Ltd**

Date:  
7 April 2025



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Authored by  
Christopher Goss  
B.Env.Des, B.Arch  
ARBV, VPELA FELLOW  
Director

**Orbit Solutions Pty Ltd**  
PO Box 736  
Port Melbourne  
VIC 3207  
  
vic@orbitsolutions.com.au  
www.orbitsolutions.com.au  
+61 3 9690 4488

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PURPOSE

The purpose of this Short Form VIA for the ‘Junction Oval’ is to assist stakeholders, designers and authorities. The assessment informs you, and other readers, of how the proposed development performs through an objective framework that has set out the fair and reasonable expectations for developing in this context.

APPROACH

This Short Form Visual Impact Assessment (VIA) integrates best practices from international and national guidelines. It aims to provide a qualitative evaluation of the project's visual impact. By examining relevant policies, identifying affected people, and assessing the project’s location, we establish the visual sensitivity of the environment. Australia has benefited from some excellent contributions by other allied professionals, and this report has iterated upon aspects of these in evolving the methodology. This assessment utilises qualitative methods, including advanced mapping and modelling tools, to objectively analyse the project’s potential impact on the landscape.

PROJECT SUMMARY

The proposed Tapered Pole Lighting (TPL) at "Junction Oval" focuses on enhancing the functionality and usability of the site for sports, recreation, and events. This Short Form VIA evaluates the installation’s potential landscape and visual impacts, ensuring it integrates with the site’s context and minimises scenic & visual landscape impacts.

The primary objective is to provide a safe, functional, and visually appropriate outdoor environment for the local community and broader stakeholders. The development aims to:

- **Enhance usability:** Improve evening sports and event opportunities.
- **Promote community engagement:** Provide enhanced facilities for recreational and community users.
- **Ensure safety:** Offer adequate lighting to create a secure environment for evening activities.

POLICY SUMMARY

The Short Form VIA has used relevant policies and legislation, including local council provisions and Victorian planning guidelines, to ensure the project aligns with broader environmental and social objectives.

Relevant Policies, Legislation and Acts have been addressed in detail in the Assessment Section.

- **Clause 2.03 Municipal Planning Strategy - Strategic Direction**
  - Clause 02.02-2 Environmental and Landscape Values
  - Clause 02.03-4 Built Environment and Heritage
  - Clause 02.03-9 Open Space
- **Clause 13.07 – Amenity, Human Health and Safety**
  - Clause 13.07-1L-03 Interfaces and Amenity
- **Clause 15 – Built Environment and Heritage**
  - Clause 15.01-1L-02 Urban Design
- **Clause 36.02 - Public Parks and Recreational Zone**
- **Clause 43.01 - Heritage Overlay**
- **Clause 65.01 - Decision Guidelines**

PLACE SUMMARY

Landscape Character:

- "Junction Oval" is situated in an Urban Parkland characterised by its expansive green spaces, mature trees, and a variety of facilities, including the main cricket ground, practice nets, pavilions, spectator seating, and multi-use community spaces, making it a hub for recreation and sport.
- **Visual Sensitivity:** The proposed tapered pole lighting (TPL) design respects the area’s visual qualities, with considerations for the surrounding landscape character and built form.

View Shed Analysis:

- **Key Observation Points:** The analysis identifies key locations where the lighting may be visible, such as nearby residences, roads, and community pathways.

**Visual Impact Assessment:** The visual impact was assessed based on distance, topography, and existing infrastructure, ensuring minimised disruption.

CONCLUSION:

The Short Form VIA has demonstrated that the proposed development can be integrated into the landscape in a manner that minimises visual impact. By considering the unique characteristics of the site and implementing appropriate location siting and design measures, the project can be developed sustainably.

PEOPLE SUMMARY

The primary groups potentially affected by the proposed lighting installation include:

- **General Public:** The diverse groups, encompassing people of different ages, backgrounds, abilities, and levels of familiarity with the landscape who appreciate the amenity of the Landscape within the visual catchment of the proposed development.
- **Local Residents:** Those living near "Junction Oval", who value its historical and recreational significance.
- **Recreational Users:** Individuals engaging in sports, walking, and other leisure activities in and around the site.

The Short Form VIA considers the environmental and cultural significance of the proposed lighting project, and aims to contribute to the long-term functionality and sustainability of "Junction Oval".

## 1.1. ABOUT THIS VIA REPORT

- 1.1.1. This report is a Short Form Visual Impact Assessment (VIA).
- 1.1.2. Employees and contractors of Orbit Solutions have assisted with the preparation of this Short Form VIA.
- 1.1.3. This Short Form VIA is approached from an empirical evidence basis; the focus is information received via the senses, particularly by observation and documentation of patterns and behaviour. Professional judgments are made based on objective research outcomes from this and other Short Form VIAs that have been undertaken. Policy that is relevant to the proposal provide the framework against which this project is assessed. The purpose of this Short Form VIA is to provide a merits-based assessment of the proposal to determine if the proposal is considered as satisfying the pertinent regulations.
- 1.1.4. Orbit Solutions draws upon over two decades of experience in Architecture and providing Expertise in Visual Amenity Evidence. The authoring of this report is founded upon the processes and learnings from matters delivered in Victoria, Tasmania and New South Wales. Landscape and Visual Impact Assessment methodologies provided in the United Kingdom and the United States of America as well as Australian State Authorities and Institutions have been synthesised in the development and implementation of this Short Form VIA.
- 1.1.5. Orbit Solutions have been engaged to prepare this Short Form VIA for Junction Oval. Direction has been provided on the scope of this report by the client.

## 1.2. LIMITATIONS

- 1.2.1. This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and their consultants.
- 1.2.2. The advice herein relates only to this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.
- 1.2.3. Unless expressly set out in this report, Orbit Solutions has not verified that the client's information is accurate, exhaustive or current and the validity and accuracy of any aspect of the report including, or based upon, any part of the client's information is contingent upon the accuracy, exhaustiveness and currency of the client's information. Orbit Solutions accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by Orbit Solutions, and should not be relied upon by other parties, who should make their own enquiries.
- 1.2.4. Certain aspects of the model aim to quantify variables that are subjective in nature. The modelling aims to derive from data and observations that are professionally reviewed to inform the expressed opinions.
- 1.2.5. Maps are generated from Geographic Information System (GIS) databases. While every reasonable effort is made to ensure the accuracy and completeness of the data, Orbit Solutions makes no warranties, expressed or implied, concerning the accuracy, completeness, or suitability of its data, and it should not be construed or used as a legal description.



1.3. THE PROPOSAL

1.3.1. The proposed development is for the installation of sports lighting at Junction Oval, Lakeside Drive, St Kilda, VIC 3182. The proposal anticipates:

- Trees:** Preserving existing trees where possible and enhancing natural shade and aesthetic greenery surrounding the site.
- Grass Areas:** Maintaining soft landscape areas to complement the urban environment.
- Pedestrian Traffic:** Ensuring accessibility.
- Vehicular Areas:** Parking areas and associated access roads remain within the boundaries of the Junction Oval precinct.

1.3.2. In preparing this Short Form VIA all enquiries which are believed to be desirable and appropriate have been considered, and no matters of significance regarded as relevant have, to the author’s knowledge, been withheld. The opinions expressed are professional opinions and are honestly held.

1.3.3. PROJECT

By locating the site and reviewing the development documentation the proposed inventory an objective empirical visual inventory is generated for the purpose of further evaluation. This initial quantitative list is the basis against which the potential magnitude of proposed effects can be understood on the site and surroundings. This is further evaluated through a qualitative analysis of the impacts.

1.3.4. POLICY

A review of the relevant intersubjective criteria of policy and provisions that require a response is undertaken. This ensures that the assessment will be made against the appropriate Planning Policy, Provisions and/or Management Plans and Guidelines that are considered applicable.

1.3.5. PLACE

Develop a broad profile of the place based on the visual situation. This allows a focused study area to be determined against which the project parameters are used to assess the project. This quantitative data is further informed by the expert’s fieldwork and qualitative analysis.

1.3.6. PEOPLE

Reviewing who the affected people are is crucial in a Short Form Visual Impact Assessment for the following reasons:

- **Understanding People’s Values:** People have different values and attachments to landscapes. Identifying the affected people allows the Short Form VIA to consider the perspectives of those who use and appreciate the existing landscape. This includes residents, recreational users, tourists, and anyone who might have a view of the project.
- **Understanding People’s Attributes:** People’s Attributes encompass a range of considerations aimed at understanding the qualities and features that characterise the affected people. These considerations include the type of Users, Amount of Use, Public Interest, Adjacent Land Uses, Special Areas, Travel Routes, and Observation Points.
- **Impact Assessment Accuracy:** Knowing who the affected people are helps determine the People’s Sensitivity. This factor considers how much people value the visual qualities of the landscape and how sensitive they might be to changes caused by the project. An accurate assessment of receptor sensitivity is essential for calculating the overall overshadowing impact.

In short, reviewing the affected people helps the Short Form VIA process go beyond a purely objective assessment of landscape change. The collation and analysis of these in a structured way provides an objective framework of what are sets of inter-subjective values and attributes that are valued and prioritised in this process. It considers the human element - how people experience and value the landscape, ultimately leading to a more comprehensive and socially responsible evaluation of the project’s visual impact.

‘People’ is a broad term encompassing everyone who might be affected by the project.

‘Receptor’ in Short Fom VIA refers specifically to people who experience the overshadowing impact of the project. This could be people who live nearby, use the area for recreation, or simply have a view of the project from a particular location.

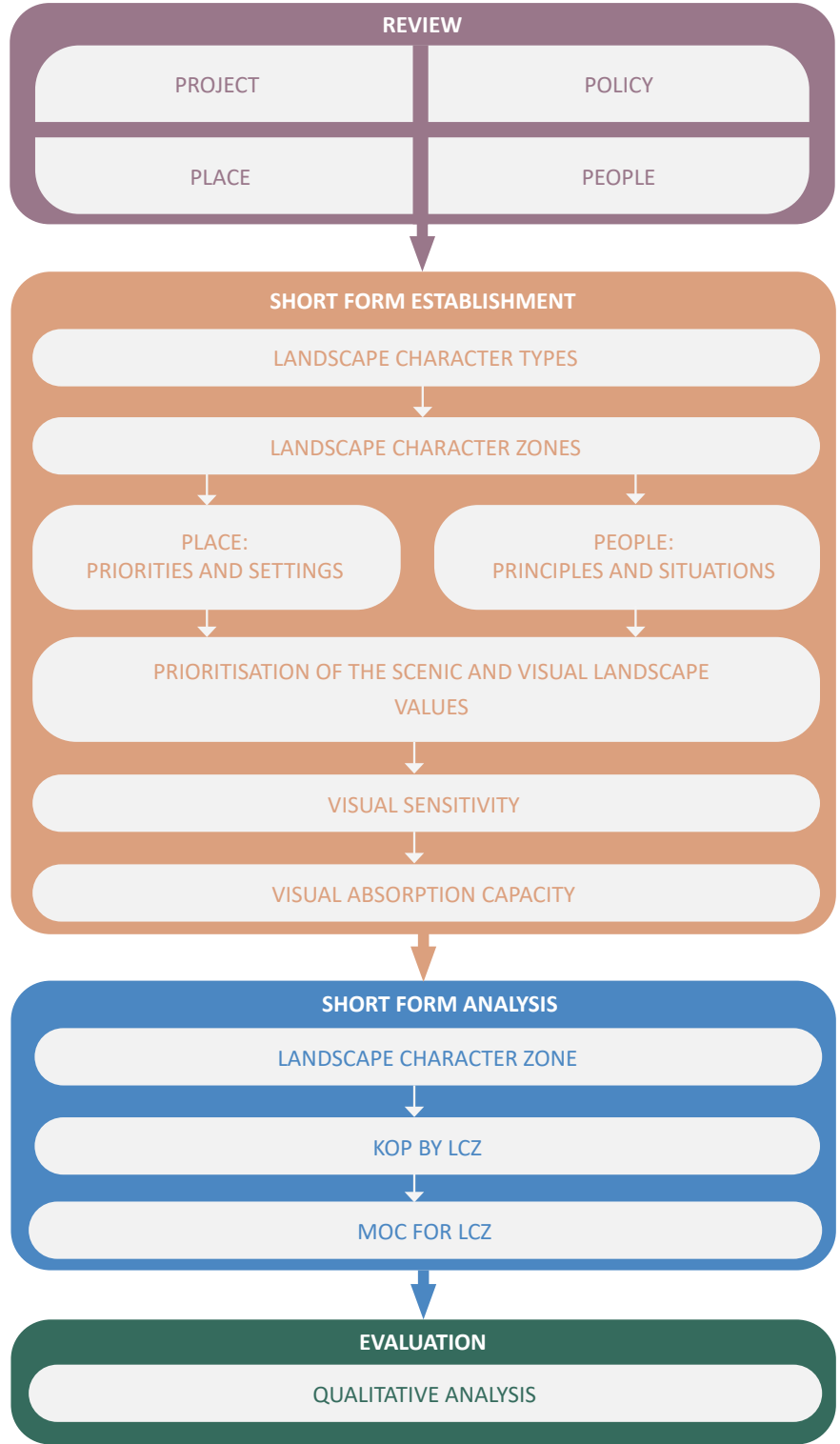


Figure 2 - Flowchart of the Short Form VIA Process.

## 1.4. PROCESS

### 1.4.1. REVIEW: THE PROPOSAL

**Goal:** This stage reviews project, policy, place and people related to the proposed development by comprehensively outlining the project, the relevant policy context, the existing environment, and identifying the amount of receptor and receptor types.

**Method:** This section involves a detailed examination of pertinent documents and background materials to provide crucial information that shapes the application's provisions and directly informs the selection of optimal viewpoint locations for the subsequent fieldwork phase. The fieldwork allows for on-site assessment of the proposal's potential visual impact and the existing site context from surrounding viewpoints to assist in the establishment of class and analysing the magnitude of change in later sections of the report.

### 1.4.2. SHORT FORM ESTABLISHMENT

**Goal:** This stage establishes the Visual sensitivity and Visual Absorption Capacity of the proposed site considering both Place's Sensitivity and People's Sensitivity for each Landscape Character Zone. This creates an understanding of how the landscape is perceived, valued, and potentially impacted by change.

**Method:** Scenic and visual landscape values within each LCZ are identified and prioritised in (Primary, Secondary, or Tertiary values) based on the attributes of Visual Magnitude, Contribution, Prominence, and Permanence. The Primary values are rated using these same four attributes, each using a five-point scale ranging from Very High to Very Low. These attribute ratings are averaged separately for "People" (relating to scenic landscape value sensitivity) and "Place" (relating to visual landscape sensitivity), resulting in a "People's Sensitivity" score and a "Place Sensitivity" score. These interim scores are further averaged to determine the overall Visual Sensitivity for each LCZ. To determine Visual absorption capacity, the Visual Sensitivity ratings are converted to a scale of I to V. This conversion acknowledges the inverse relationship between Visual Sensitivity and VAC: LCZs with higher scenic and visual values (and thus higher sensitivity) have a lower capacity to absorb change, while those with lower values (and lower sensitivity) have a higher capacity. This VAC scale serves as a baseline for evaluating visual compatibility later in this report.

### 1.4.3. SHORT FORM ANALYSIS: DETERMINING MAGNITUDE OF CHANGE

**Goal:** The stage determines the Magnitude Of Change of the proposal within each LCZ.

**Method:** This is achieved by analysing the Visual Impact of the project from Key Observation Points. The qualitatively analyses the Degree of Contrast between the existing conditions and the proposed conditions which are categorised through a list of Visual Character Units and analysed with the Critical Visual Influencers: Colour, texture, Scale, Line, Form/Shape, and Spatial Character.

### 1.4.4. EVALUATION: COMPATIBILITY AND LIFECYCLE IMPACTS

**Goal:** The Evaluation Stage synthesises results for each KOP.

**Method:** Having established the Visual Absorption Capacity (VAC) for each Landscape Character Zone (LCZ) and analysed the Magnitude of Change (MOC) resulting from the proposed development, this section determines Visual Compatibility. This is achieved by directly comparing the MOC within each LCZ to its corresponding VAC. Both MOC and VAC are rated on a five-point scale: Very Low, Low, Moderate, High, and Very High. The proposed changes are considered visually compatible and acceptable only when the MOC within an LCZ does not exceed that LCZ's VAC.



2.1. PROJECT

2.1.1. PROPOSAL DEVELOPMENT

The following drawings have been referenced:

Junction Oval				
DWG NO.	REVISION	DRAWING TITLE	TYPE	DATE
LCE101565-E000	P1	COVER SHEET, DRAWING INDEX AND LOCALITY PLAN	PDF	MAY 2024
LCE101565-E100	P2	PROPOSED SITE PLAN ARRANGEMENT	PDF	MAY 2024
S1000	P1	FOUNDATION PLAN	PDF	JUNE 2024
LCE101565-E003	P1	LIGHT TOWER DETAILS	PDF	MAY 2024

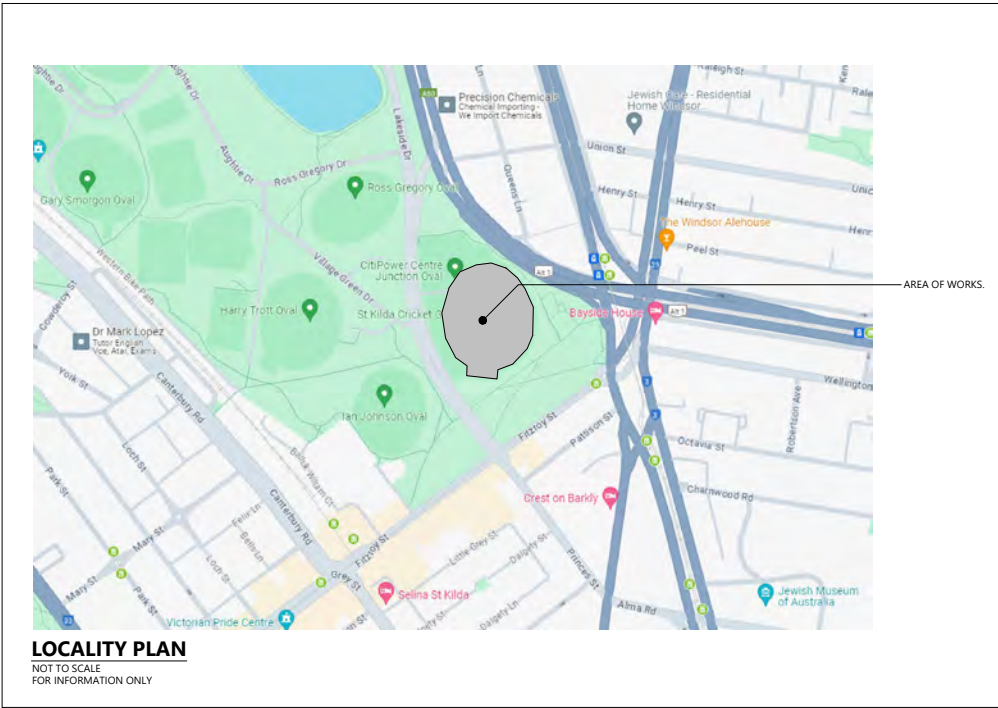


Figure 4 - Junction Oval, St Kilda - LCE101565-E000 - 05/2024 BY LUCID CONSULTING AUSTRALIA

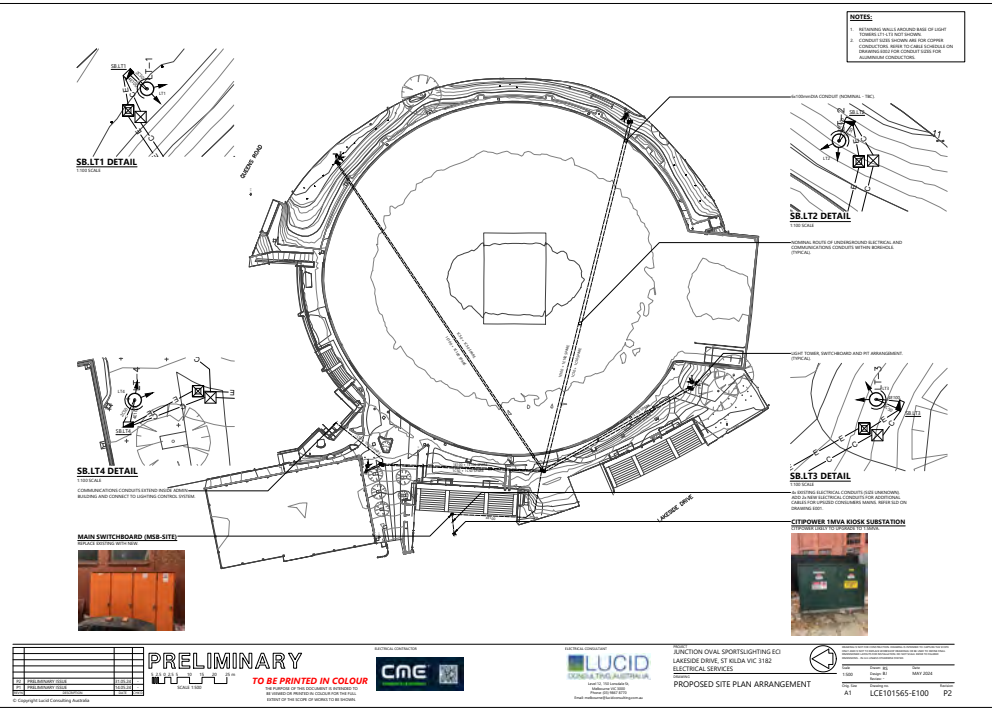


Figure 7 - Junction Oval, St Kilda - LCE101565-E100 - 05/2024 BY LUCID CONSULTING AUSTRALIA

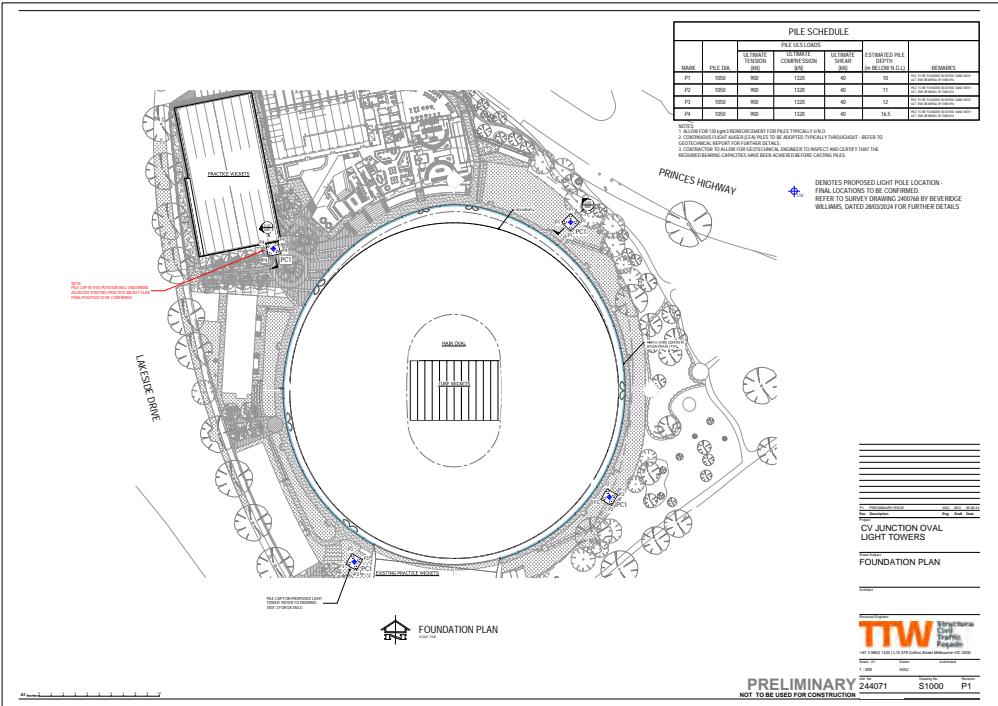


Figure 5 - Junction Oval, St Kilda - S1000 - 05/06/2024 BY TTW

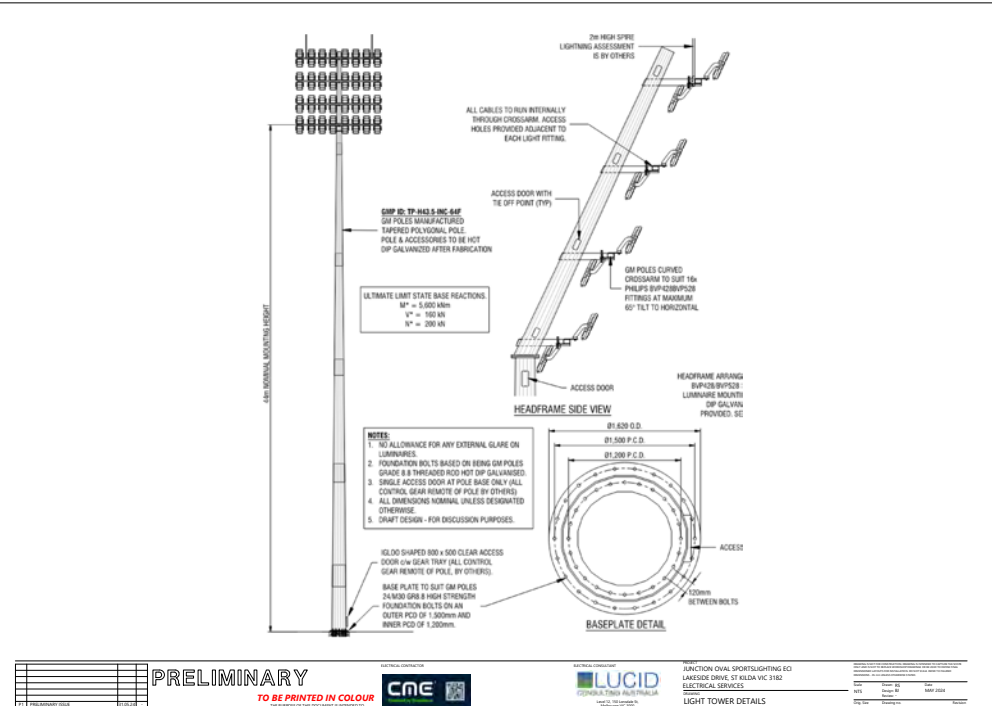


Figure 6 - Junction Oval, St Kilda - LCE101565-E003 - 05/2024 BY LUCID CONSULTING AUSTRALIA

Table 1 Design Proposal Title Information

2.2. THE PLANNING SCHEME

2.2.1. PORT PHILIP PLANNING SCHEME

The 'Junction Oval' in St Kilda, Victoria, is subject to the Port Phillip Planning Scheme, which governs land use and development within the City of Port Phillip. The key planning schemes and controls affecting Junction Oval include:<sup>1</sup>

1. PLANNING ZONES

Public Park and Recreation Zone (PPRZ) Port Philip:

Junction Oval is zoned for public park and recreation purposes. This zone allows the use and development of land for sports and recreational facilities while ensuring public access and maintaining the site’s amenity.<sup>2</sup>

2. PLANNING OVERLAYS

Heritage Overlay (HO463):

Junction Oval is covered by a Heritage Overlay, recognising its historical and cultural significance. Developments or changes to the site require permits to ensure they respect the heritage values of the area. Victorian Heritage Number: VHR Number H2234 - St Kilda Cricket Ground.<sup>3</sup>

Special Controls Overlay (SCO19):

Junction Oval is covered by a Special Controls Overlay. According to the Port Philip Scheme 45.12-1, land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay). The specific control may:

- 1. Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.
- 2. Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.
- 3. Exclude any other control in this scheme.<sup>4</sup>

There are no further overlays on the Junction Oval site which regulates building heights, setbacks, and design to maintain visual amenity and ensure compatibility with the surrounding area.

4 Victoria State Government. Accessed January 16, 2025. <https://api.app.planning.vic.gov.au/planning/v2/generate/port/ordinanceNumber/45.12>.

1 Victoria State Government. Accessed January 16, 2025. <https://planning-schemes.app.planning.vic.gov.au/Port%20Phillip/maps>

2 Victoria State Government. Accessed January 16, 2025. <https://planning-schemes.app.planning.vic.gov.au/PORT%20PHILLIP/ordinance/36.02>

3 Victorian Heritage Database. Accessed January 16, 2025 <https://vhd.heritagecouncil.vic.gov.au/places/117260#statement-significance>

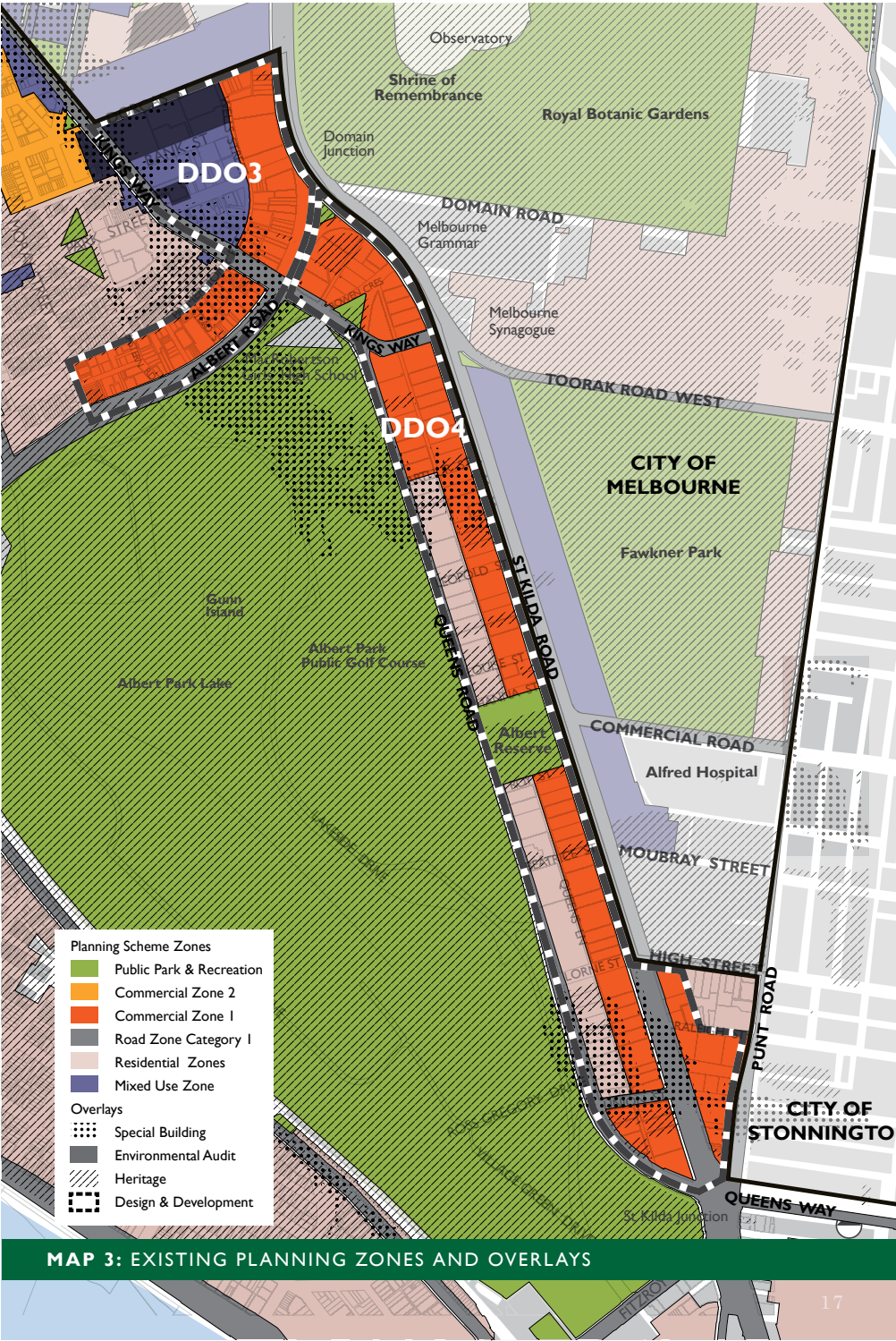


Figure 8 - St Kila Road North Precinct Plan - Page 23 - 35 - \_St\_kilda\_rd\_north\_precinct\_plan\_2013\_ updated\_2015\_\_mddmvdhw.pdf



2.2.2. Clause 02.03 – MUNICIPAL PLANNING STRATEGY

Clause 02.03-2 – Environmental and landscape values

Port Phillip is a highly modified urban environment with remnant areas of indigenous vegetation confined to the Port Phillip Bay foreshore and Ripponlea area. Replanting efforts have led to a number of significant sites of indigenous vegetation.

The foreshore is Port Phillip’s most outstanding natural and cultural asset and provides a number of functions including providing habitat for local flora and fauna and managing stormwater. Environmental management is essential in supporting the health of the Port Phillip Bay and ensuring that the foreshore remains an attractive destination that continues to support local biodiversity.

The City’s public open spaces and landscaping within road reserves, transport corridors and on private land provide an essential balance to Port Phillip’s urban environment and have a positive impact on the liveability and biodiversity of the City.

Council supports:

- Protecting Port Phillip’s natural environment and landscape values.
- Protecting and enhancing Port Phillip’s urban forest, including large canopy trees and vegetation.
- Protecting and enhancing Port Phillip’s green spaces and corridors to provide habitat to native flora and fauna.
- Reducing the environmental impact of urban areas on waterways and receiving bodies by managing stormwater quality and quant

2.2.3. Clause 02.03-4 – Built environment and heritage

The Victorian Aboriginal Heritage Council have advised that they consider that the traditional owners of the land of Port Phillip are represented by the Bunurong Land Council Aboriginal Corporation (BLCAC) and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWWCHAC). The traditional owners’ continued connection to the land is reflected through intangible cultural heritage values and in sacred sites.

Port Phillip’s built and natural heritage places are among the earliest and most significant in Melbourne, including buildings and structures, landscapes, streetscapes, precincts, subdivision patterns (comprising the layout of streets, lanes and boulevards) and cultural heritage.

Protecting, revealing and embracing the valued heritage and character of the City is a priority for Port Phillip.

The diversity of built form and valued elements of Port Phillip’s urban structure and character make a valuable contribution to the attractiveness of the City as a place to live, work and visit.

A key challenge for Port Phillip is to enable development that responds to the context of the area, including its valued heritage and character, and that positively contributes to the public realm. A high quality, liveable and inclusive urban environment is critical to support the vitality and wellbeing of the City.

The character of areas planned for substantial growth will significantly change, being the FBURA urban renewal areas, parts of the Major Activity Centres and along St Kilda Road. Development in these areas needs to be managed to achieve a high-quality public realm to support the new higher-density mixed-use environment.

Development within Major Activity Centres needs to be managed to ensure that the unique and valued character of each centre is retained and enhanced.

The established residential areas and lower order activity centres are distinguished by their low-rise urban form and highly valued character.

Development within and adjoining these areas needs to be managed to ensure that the existing neighbourhood character and amenity is not eroded.

Port Phillip also has a role in providing a setting for significant heritage buildings located in adjoining municipalities, including the Shrine of Remembrance.

Council supports:

- Protecting and enhancing the varied, distinctive and valued character of neighbourhoods across Port Phillip, and the physical elements therein.
- A new built form character within FBURA that transitions to surrounding established areas.
- Supporting development along the foreshore that enhances its significance as a natural, recreational and tourism asset by reinforcing the predominately low-rise scale of development (except where directed by a Design and Development Overlay) and avoids overshadowing the foreshore.
- Protecting Aboriginal cultural heritage and incorporating interpretive elements into built form and the public realm.
- Protecting and conserving valued heritage places and precincts by:
  - Retaining and conserving heritage places.
  - Development that respects and complements heritage places by using a contextual design approach that retains and enhances the significance of a heritage place.
  - Supporting adaptive reuse of heritage places that are no longer used for their original purpose, such as industrial buildings.
- Balancing sustainability outcomes and heritage conservation.

**2.2.5. Clause 02.03-9 – Open space**

There are a range of open space areas in Port Phillip, including parks, gardens, beach and Port Phillip Bay foreshore. Many of Port Phillip's parks and gardens are of heritage significance, particularly those with formal landscapes such as St Kilda Botanical Gardens and St Vincent Gardens in South Melbourne.

The foreshore and Albert Park reserve are significant public open space assets and host a wide range of entertainment, sport and recreational activities. This influences the infrastructure needs of these areas and can impact public access and use.

The demand for existing open space in Port Phillip from residents, visitors and workers is increasing as the population grows and the provision of private open space declines.

Council supports:

- Establishing and improving open space linkages to connect public open space throughout Port Phillip and to the wider regional open space network.
- Pursuing opportunities to increase the amount of useable open space particularly in neighbourhoods identified as being deficient of open space.
- Ensuring the heritage significance of parks and gardens is protected and balanced with their role as places for leisure.
- Ensuring open spaces are safe, inclusive and accessible to all users.
- Maintaining the foreshore as an important social and recreational destination without diminishing its environmental conservation.
- Ensuring development on or adjacent to the foreshore is sympathetic to the surrounding coastal landscape and does not diminish its environmental, amenity, social or recreational values.
- Ensuring development does not detrimentally impact on the amenity, landscape and environmental values of public open space.

**2.2.4. Clause 13.07 – AMENITY, HUMAN HEALTH AND SAFETY****Clause 13.07-1L-03 - Interfaces and amenity****Policy application**

This policy applies to:

- Non-residential use and development.
- Residential use and development on land:
  - In a Mixed Use, Commercial 1 or Industrial 1 Zone.
  - In a Residential Zone within 30 metres of a Commercial 1 Zone.
  - On land adjacent to an industrial area, main road or rail line.

**Objectives**

To manage amenity conflicts between commercial, industrial and residential activities while maintaining the viability of commercial or industrial activities.

To minimise the detrimental impacts of non-residential uses on residential amenity.

To ensure that non-residential uses in residential zones are compatible with the surrounding residential context and serve the local community.

**Non-residential use and development strategies**

In residential zones, support the establishment of non-residential uses that will address local demand and provide local resident and community benefits.

- Encourage non-residential uses in residential zones to locate:
- In buildings with a historic non-residential use.
- On corner sites that have direct access to a road in a Road Zone.
- On sites adjacent to the boundary of a non-residential zone.
- Close to public transport.

Ensure reasonable amenity for existing residential uses are maintained, including privacy, access to sunlight to existing habitable rooms and private open space, and adequate open space.

Address possible impacts on residential amenity from established and future non-residential uses through appropriate design and management measures that:

- Provide acoustic protection to adjoining residential properties.
- Minimise noise transmission within the building, including from machinery and ventilation systems, between floors or separate units and to adjoining residential properties.
- Minimise the opportunity for views from adjoining residential properties into the site, especially where the storage, preparation, business or industrial activity could present an unsightly appearance.
- Minimise the opportunity for light spill due to fixed or vehicular lights, outside the perimeter of the site and on to habitable room windows of nearby residential properties.

For new industrial use and development:

- Support new industrial uses in the Mixed Use Zone provided there are no adverse residential amenity impacts.
- Discourage industrial or warehouse uses with adverse amenity impacts on surrounding residential uses (including if the subject site is currently used for a dwelling), in activity centres and mixed use areas.
- Provide buffer distances between industrial and non-industrial land uses to minimise the potential for conflict.
- Ensure new industrial and commercial uses provide storage and loading facilities.
- Incorporate measures to minimise environmental impacts including air, water, noise and soil pollution in industrial use and development.
- Encourage all industrial uses to adopt Environmental Management Plans.

Establish how proposed uses respond to the existing conditions and features of the site including surrounding residential properties and public areas outside the site such as footpaths and open space.

Establish the scale of proposed uses, including total floor area, number of operators, hours of operation, practitioners, staff, seats, patrons and type of any liquor licence to be sought.

**Non-residential use and development policy guidelines**

Consider as relevant:

- Designing non-residential development adjacent to existing residential properties to:



- Locate plant and other service infrastructure (including automatic garage doors) in discrete locations including screening from neighbouring properties, streets and laneways.
- Include masonry wall construction rather than curtain walling or other similar construction.
- Incorporate effective acoustic insulation in the building.
- Have regard to the locations of existing doors, habitable room windows and open space areas.
- Locate and design vehicle access, car parking, loading and unloading areas to minimise noise and traffic impacts on adjoining residential uses.
- Providing facilities and incorporating measures to manage any impacts associated with general rubbish, specialised wastes, bottle and other recyclable material storage and removal arrangements including hours of pick up would be managed.
- Providing appropriately managed storage and loading facilities for new industrial and commercial uses.
- Designing non-residential use and development to reduce the impact of any proposed plant equipment, external lighting, signage and landscaping associated with the proposed use.

#### 2.2.6. Clause 15 – BUILT ENVIRONMENT AND HERITAGE

##### Clause 15.01-1L-02 – Urban design

##### Landmarks, views and vistas

##### Objective

Maintain the visual prominence of and protect primary views to valued landmarks in Port Phillip.

##### Strategies

Support development that protects and enhances views of key landmarks from the public realm, including (but not limited to):

- The Shrine of Remembrance.
- Port Phillip Bay, the coastline and maritime structures such as St Kilda Pier, Kerferd Road Pier and Station Pier.
- High rise buildings in the Melbourne Central Activities District, Southbank and parts of the Fishermans Bend Urban Renewal Area, including views from Port Phillip Bay foreshore and piers.

Support development that protects and enhances view corridors along key boulevards and promenades when viewed from the public realm, including (but not limited to):

- St Kilda Road, Bay Street Port Melbourne, Victoria Avenue Albert Park, Kerferd Road Albert Park, Beaconsfield Parade through various suburbs, Fitzroy Street St Kilda, The Esplanade St Kilda, Marine Parade St Kilda, Glen Huntly Road Elwood, Brighton Road Elwood, Ormond Esplanade Elwood.

Support development that retains and enhances the visual prominence of key landmarks that terminate important vistas, accentuate corner sites and provide points of interest and orientation, including (but not limited to):

- Landmarks of cultural or heritage significance such as the Shrine of Remembrance, town halls, clock towers, church spires, synagogues, grandstands and hotels.
- Public gardens and other key public open spaces, including Albert Park, Alma Park, St Kilda Botanical Gardens and the Port Phillip Bay foreshore.
- Along Bank Street between the South Melbourne Town Hall and the Shrine of Remembrance.

Ensure that development will not have a detrimental impact upon the setting or views of a memorial or monument.

##### Building form

##### Objective

To facilitate high quality urban design and architecture that integrates with the prevailing neighbourhood character and contributes to the amenity and vitality of the area.

##### Strategies

Support development that:

- Respects and enhances places with significant heritage, architectural, scientific and cultural significance.
- Maintain the existing or preferred grain and block pattern.
- Provide façade articulation to break up the mass of blank walls.
- Uses a 3D massing model to understand how the development integrates within the prevailing neighbourhood character and contributes to the amenity and vitality of the area.

Avoid concealed areas along exterior walls abutting the public realm and internal walkways.

Interfaces between commercial and residential uses should be designed and managed to protect residential amenity and improve the interface with established residential areas through a transition in the scale of development.

##### Public realm

##### Strategies

Encourage buildings that present a human scale and visual interest to the street frontage.

Support the design of buildings as well as public and communal spaces that are safe, inclusive, functional, flexible, legible and provide dignified access for all.

Encourage the integration, treatment and siting of ancillary structures such as substations, fire booster cupboards and gas metres as part of the building

design strategy to minimise their visual impact.

Encourage developments to contribute towards streetscape improvements, such as weather protection in retail and commercial areas, urban art and improved pedestrian amenity.

Provide opportunities for social interaction at interfaces between the public and private realms, and within multi-storey residential developments.

Improve the quality, consistency, efficiency and application of lighting in the public realm.

Facilitate solar panels, satellite dishes, air conditioning units and other building equipment in areas that are as visually unobtrusive in the public realm as possible.

Protect and enhance pedestrian spaces and amenity in all streets, squares, parks, walkways and public spaces.

Minimise adverse micro-climatic impacts created by development such as overshadowing of the public realm (footpaths, open space) and wind tunnelling.

Avoid excessive visual bulk and massing that create unsafe and negative amenity impacts in pedestrian and communal areas.

Avoid development that dominates or implies private ownership of public spaces or impedes access for all.

**Policy guidelines**

Consider as relevant:

- Projections outside the site boundary should be limited to no more than 500 millimetres beyond the property line, and be no more than 2.5 metres in length.
- Buildings immediately adjacent to a public space, including a footpath, should have a maximum building height of 3 storeys (unless otherwise specified in a DDO).
- Building levels immediately adjacent to public space should be set back above the third storey (unless otherwise specified in a DDO).

**Street level frontages**

**Strategies**

Design building frontages at footpath level to support visual interest, transparency, interaction with the street, safety, shelter and convenience.

Promote pedestrian entrances to buildings that:

- Are safe, secure and legible from streets and other public areas.
- Provide shelter, a sense of address and a transitional space between the public and private realms.

Support windows, door openings, terraces and balconies at lower building levels to offer surveillance of and visual connections to surrounding public areas.

Avoid blank walls, services, vents and plant equipment in primary frontage and key pedestrian spaces.

Define corners at street intersections by addressing both street frontages and the surrounding context.

Create continuous active frontages and streetscapes within core retail areas of Major Activity Centres and Neighbourhood Activity Centres by encouraging:

- A diverse range of ground level retail and complementary commercial uses, with office and other non-core retail uses located above or behind ground floor frontages.
- The provision and extension of canopies to offer weather protection and preserve footpath space for pedestrians throughout retail cores.
- Outdoor living and dining.
- ‘Wrapping’ the edges of larger retail premises with smaller scale uses that have active frontages.
- Ground level floor-to-ceiling heights that allow for current or future commercial land uses.

**Landscape**

**Strategies**

Minimise hard paved areas to limit surface flows, where possible.

Locate vehicle access to avoid the removal of existing street trees and public

landscape elements and to ensure their ongoing survival and health.

Support innovative approaches to landscape design and construction that:

- Supports food growing and urban agriculture.
- Includes species that benefit biodiversity.
- Uses recycled materials.

**Foreshore environs**

**Strategies**

Encourage designs that respect the established cultural, heritage, recreational and environmental values of the foreshore public realm.

Encourage innovative approaches to development, landscape design and construction, including greater use of indigenous plant species, plant species responsive to climate and conditions and structures and furniture using recycled materials.

**Streets and laneways**

**Strategies**

Encourage developments that protect and enhance the appearance and function of streets and laneways by:

- Maintaining the existing or preferred scale and rhythm of streets and laneways using articulation, fenestrations and entry points.
- Contributing visual interest, activation, amenity, public art and landscaping in streets and laneways, as appropriate.
- Avoiding conflict between vehicle access along laneways and any other identified laneway functions, where appropriate.

**Large sites**

**Strategies**

Create well-articulated development on larger or consolidated sites (with a frontage over 10 metres) through:

- Variations in form and materials.
- Openings.
- Vertical design elements.



2.2.7. Clause 36 - PUBLIC LAND ZONES

Clause 36.02 – Public Park and Recreation Zone

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas for public recreation and open space

To protect and conserve areas of significance where appropriate.

To provide for commercial uses where appropriate. Clause 36.02-1 Table of uses

Clause 36.02-1 – Table of uses

Section 1 - Permit not required	
Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation	
Open sports ground	Must be conducted by or on behalf of the public land manager. Must not be on coastal Crown land under the Marine and Coastal Act 2018.
	The gross floor area of all buildings must not exceed 50 square metres.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Contractor’s depot	Must be either of the following:  A use conducted by or on behalf of a public land manager, Parks Victoria or the Great Ocean Road Coast and Parks Authority, under the relevant provisions of the Local Government Act 2020, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995,
Heliport	
Office	
Retail premises	
Automated collection point	
Informal outdoor recreation	
Open sports ground	

	the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Safety Act 2010, the Port Management Act 1995, or the Crown Land (Reserves) Act 1978.
Any use listed in Clause 62.01	A use specified in an Incorporated plan in a schedule to this zone.
Contractor’s depot	
Heliport	
Office	
Retail premises	

Section 2 - Permit required	
Use	Condition
Contractor’s depot - if the Section 1 condition is not met	Must be associated with the public land use.
Heliport - if the Section 1 condition is not met	Must be associated with the public land use.
Office - if the Section 1 condition is not met	Must be associated with the public land use.
Retail premises - if the Section 1 condition is not met	Must be associated with the public land use.
Store - if the Section 1 condition is not met	Must be associated with the public land use.

Section 2 - Prohibited	
Use	
Cinema based entertainment facility	
Corrective institution	
Display home centre	
Funeral parlour	
Industry (other than Automated collection point)	
Saleyard	
Transport terminal (other than Heliport)	
Veterinary centre	
Warehouse (other than Store)	

Clause 36.02-2 – Permit Requirement

Permit Requirement

- A permit is required to:
- Construct a building or construct or carry out works. This does not apply to:
    - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
    - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
    - Navigational beacons and aids.
    - Planting or landscaping.
    - Fencing that is 1 metre or less in height above ground level.
    - A building or works shown in an Incorporated plan which applies to the land.
    - A building or works carried out by or on behalf of a public land manager, Parks Victoria or the Great Ocean Road Coast and Parks Authority, under the Local Government Act 2020, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Safety Act 2010, the Port Management Act 1995 or the Crown Land (Reserves) Act 1978.
  - Subdivide land.

2.2.8. Clause 43 – HERITAGE AND BUILT FORM OVERLAYS

Clause 43.01 – Heritage Overlay

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Clause 43.01-1 Permit requirement

A permit is required to

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
  - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
  - A solar energy facility attached to a building that primarily services the land on which it is situated if the services are visible from a street (other than a lane) or public park.
  - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
  - A fence, if the fence is visible from a street (other than a lane) or public park.
  - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
  - Buildings or works associated with a railway, railway station

or tramway constructed or carried out by or on behalf of the Head, Transport for Victoria.

- Street furniture other than:
  - \* Traffic signals, traffic signs, bus shelters, fire hydrants, parking meters, post boxes and seating.
  - \* Speed humps, pedestrian refuges and splitter islands.
- A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park
- Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.
- An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
- Services normal to a building other than a dwelling or small second dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Carry out works, repairs and routine maintenance which change the

appearance of a heritage place or which are not undertaken to the same details, specifications and materials.

- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
  - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the Electricity Safety Act 1998.
  - If the tree presents an immediate risk of personal injury or damage to property.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change.	Clause 59.07
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"><li>• The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</li><li>• An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</li></ul>	



Class of application	Information requirements and decision guidelines
<div>Subdivide land into 2 lots if:<ul style="list-style-type: none"><li>The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.</li><li>The construction or carrying out of the approved building or works on the land has started lawfully.</li><li>The subdivision does not create a vacant lot.</li></ul></div> <div>Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay.</div> <div>Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay.</div> <div>Externally alter a non-contributory building.</div> <div>External painting.</div> <div>Construct a fence.</div> <div>Construct a carport, garage, pergola, verandah, deck, shed or similar structure.</div> <div>Construct and install domestic services normal to a dwelling.</div> <div>Construct and install a non-domestic disabled access ramp.</div> <div>Construct a vehicle crossover.</div>	Clause 59.07

Class of application	Information requirements and decision guidelines
<div>Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing.</div> <div>Construct a rainwater tank.</div> <div>Construct or display a sign.</div> <div>Lop a tree.</div> <div>Construct or install a solar energy system attached to a dwelling or small second dwelling.</div> <div>Construct and install an electric vehicle charging station.</div> <div>Construct and install services normal to a building other than a dwelling or small second dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.</div>	Clause 59.07

Clause 43.01-2 – Places in the Victorian Heritage Register

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the Heritage Act 2017.

Permit requirement

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

Referral of applications

An application to subdivide a heritage place which is included in the Victorian Heritage Register must be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.

Clause 43.01-3 – No permit required

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the Cemeteries and Crematoria Act 2003.
- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.
- To construct a building or construct or carry out works for a small second dwelling if all the following requirements are met:
  - The building height must not exceed 5 metres.
  - The building must be finished using muted tones and colour

**Clause 43.01-4 – Exemption from notice and review**

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle crossover.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.
- An electric vehicle charging station.
- Services normal to a building other than a dwelling or a small second dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

**Clause 43.01-5 – Statements of significance**

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the Heritage Act 2017.
- A heritage place included in the schedule to this overlay on an interim basis.

**Clause 43.01-6 – Heritage design guidelines**

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

**Clause 43.01-7 – Application requirements**

An application must be accompanied by any information specified in the schedule to this overlay.

**Clause 43.01-8 – Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed

- building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

**Clause 43.01-9 – Use of a heritage place**

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

**Clause 43.01-10 – Aboriginal heritage places**

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the Aboriginal Heritage Act 2006.

**2.2.9. Clause 65 – DECISION GUIDELINES****Clause 65.01 – APPROVAL OF AN APPLICATION OR PLAN**

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.

This clause does not apply to a VicSmart application.



2.3. PEOPLE

2.3.1. TRADITIONAL CUSTODIANS:

The Wurundjeri Woi-wurrung and Bunurong/ Boon Wurrung peoples of the Kulin are the traditional and ongoing custodians of the land within Melbourne.<sup>1</sup>

2.3.2. CENSUS DATA:

Based on the 2021 Census data by the Australian Bureau of Statistics, St Kilda has an estimated population of 19,490. With 4,075 families and 14,906 private dwellings.



Figure 15 - Australian Bureau of Statistics. Accessed December 16, 2024. <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL22343>

1 2024. Participate Melbourne. July 24, 2024. <https://participate.melbourne.vic.gov.au/neighbourhoods/southbank/aboriginal-melbourne#:~:text=The%20City%20of%20Melbourne%20respectfully,and%20Bunurong%20Boon%20Wurrung%20peoples..>

2.3.3. USER GROUPS

1. Joggers

- **Definition:** Individuals running for exercise along pathways or open areas within and around the Junction Oval.
- **Observation:** Joggers maintained consistent activity levels, utilising open pathways with minimal disruption.

2. Families with Children

- **Definition:** Parents or guardians visiting the site with children for recreational purposes.
- **Observation:** Families used open areas for play, while children enjoyed shaded sections for rest and play.

3. Cyclists

- **Definition:** Individuals commuting or engaging in recreational cycling within and around the site.
- **Observation:** Cyclists adjusted speed in high-traffic areas but navigated pathways with ease.

4. Sports Teams and Athletes

- **Definition:** Organised groups or individual athletes using the oval for training, practice, or matches.
- **Observation:** Athletes utilised designated facilities and open spaces.

5. Spectators and Event Attendees

- **Definition:** Visitors attending matches, events, or other gatherings at Junction Oval.
- **Observation:** Spectators congregated in seating areas, with shaded spaces providing comfort during warmer conditions.

6. Dog Walkers

- **Definition:** Individuals walking dogs in designated pet-friendly areas around the site.
- **Observation:** Dog walkers moved comfortably through pathways, occasionally using shaded areas for rest.

7. Local Residents

- **Definition:** People living nearby who use the oval as part of their daily routine, including walking, jogging, or relaxing.
- **Observation:** Residents frequently accessed open and shaded spaces,

appreciating the site’s greenery and amenities.

8. Event Staff and Maintenance Workers

- **Definition:** Staff involved in event organisation, ground maintenance, or facility management.
- **Observation:** Workers operated efficiently, using shaded areas for brief breaks during tasks.

9. Tourists and Visitors

- **Definition:** Individuals visiting the area to explore Junction Oval or its surroundings.
- **Observation:** Visitors engaged in sightseeing or photography, with shaded spots providing relief during warm weather.

10. School and Community Groups

- **Definition:** Students or community members participating in organised activities, such as sports programs or events.
- **Observation:** Groups utilised the oval’s facilities and open spaces for coordinated activities with minimal hindrance.

11. Commuters and Passersby

- **Definition:** Individuals using pathways around Junction Oval for transit or as part of their commute.
- **Observation:** Passersby continued their journeys through the area, with little interaction with site-specific features.

12. Coffee Shop Visitors

- **Definition:** Individuals visiting nearby cafes or food vendors for relaxation or socialising.
- **Observation:** Cafe-goers enjoyed shaded seating and open areas for casual interaction.



2.4. PLACE


2.4.1. LOCATION OF THE PROPOSED SITE

The proposed site for the sports lighting installation is located at Junction Oval, nestled within St Kilda, Melbourne, Victoria, Australia. This iconic site blends historic charm with its role as a vibrant hub for sports and recreation. Surrounded by Lakeside Drive, Fitzroy Street, and St Kilda Road, the area benefits from excellent accessibility and connectivity.

The oval’s heritage-listed pavilion highlights classic Melbourne sporting architecture while offering modernised facilities to enhance the experience for players and spectators alike. As part of a dynamic urban precinct, the site plays a vital role in fostering community engagement and preserving its legacy as a premier sporting venue.



Figure 16 - Proposed Site Map

LOCATION MAP	
	Outline of the proposed site



2.4.2. THE PROPOSED SITE

The existing subject site or oval comprises of a historic cricket ground and sports facilities, and features a heritage-listed pavilion (Victorian Heritage Register (VHR) Number: H2234; Heritage Overlay Numbers HO463) reflecting the classic architecture of early Melbourne sporting venues. The pavilion has been modernised to include player and spectator amenities while preserving its historical charm.

The subject site has a road abuttal to Lakeside Drive, Fitzroy Street, Queens Road and St Kilda Road. All are registered on the Port Phillip Road Register and are considered to be public highways.

The map illustrations show the site boundary and its integration within the surrounding urban context, emphasising its accessibility and prominent location.



Figure 17 - Google Map View of Proposed Site



Figure 18 - Access Plan - Junction Oval Access Map v1\_ADE\_Optimized.pdf



KEY	
	Proposed Site Boundary



2.4.3. THE EXISTING NEIGHBOURING BUILDINGS

The map provides a broad overview of the existing neighbouring buildings.

	ADDRESS	LEVELS
1	636 St Kilda Road	18
2	635 St Kilda Road	20
3	632 St Kilda Road	13
4	The Icon Lego Tower, 2 St Kilda Road	17
5	1 St Kilda Road	8
6	201 Fitzroy Street	6
7	181 Fitzroy Street	9
8	83 Queens Lane	18
9	82 Queens Road	17
10	81 Queens Road	17
11	13 Queens Road	13



Figure 19 - Google Map View - Location of Existing Neighbouring Buildings





2.4.4. THE PROPOSED LIGHT TOWER LOCATIONS

The proposed sports lighting at Junction Oval, located on Lakeside Drive, St Kilda, VIC 3182, has been designed with careful consideration to enhance the functionality of the study area while ensuring minimal disruption to the surrounding area. The plan includes the installation of four strategically positioned light towers (LT1 to LT4), equipped to provide optimal lighting coverage across the oval for both day and night activities.

The lighting design adheres to regulatory standards for sports facilities and incorporates features to minimise light spill into neighboring areas. Additionally, the underground conduit arrangement has been planned to streamline the electrical infrastructure, with all connections routed discreetly to maintain the aesthetic integrity of the study area. These improvements aim to support Junction Oval’s use as a professional-grade sports venue while balancing the needs of the surrounding community



Figure 20 - Proposed Light Tower Locations - Surveyor Reference 2400768 -21.06.2024 - Beveridge Williams



2.4.5. VIEWSHED FROM NORTH EAST TAPERED POLE LIGHT (TPL)

The map illustrates the potential visibility of the proposed North East Tapered Pole Light (TPL) from surrounding areas, accounting for variation of the terrain height. A more detailed analysis is conducted using photomontage in later sections of this report.

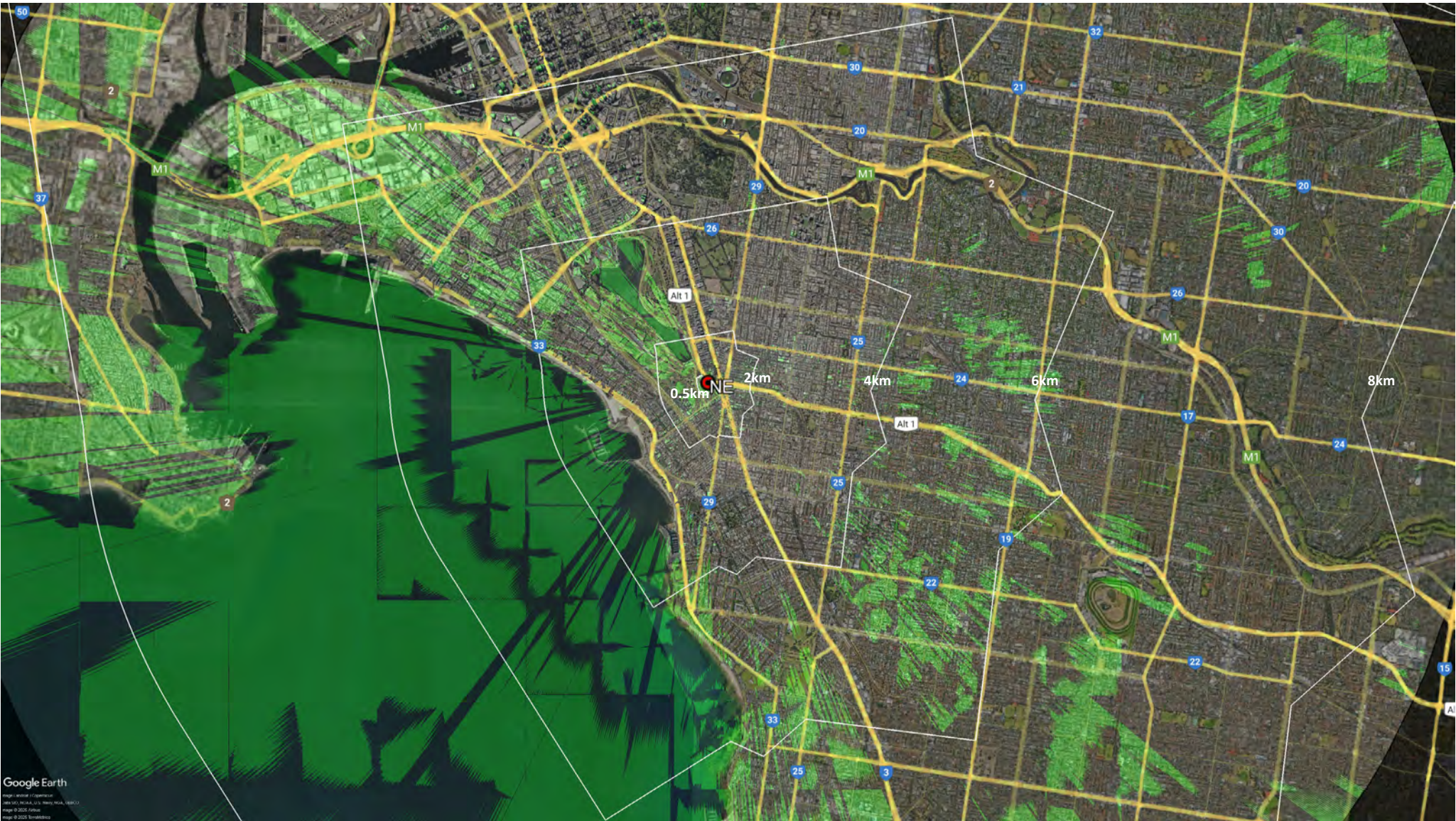


Table 4 Viewshed From North East Tapered Pole Light (TPL)

DISTANCES
IMMEDIATE FOREGROUND: 0 — 0.5km
FOREGROUND: 0.5km — 2km
MID GROUND: 2km — 4km
BACKGROUND: 4km — 8km
DISTANT BACKGROUND > 8km

Table 3 Distances

LAYER NAME	SOURCE
Viewshed generated in Google Earth Pro	Google

Table 2 Viewshed From North East Tapered Pole Light (TPL) Sources

KEY	
	Zone of Theoretical View
	Main Roads
	Tapered Pole Light (TPL)



2.4.6. VIEWSHED FROM NORTH WEST TAPERED POLE LIGHT (TPL)

The map illustrates the potential visibility of the proposed North West Tapered Pole Light (TPL) from surrounding areas, accounting for variation of the terrain height. A more detailed analysis is conducted using photomontage in later sections of this report.

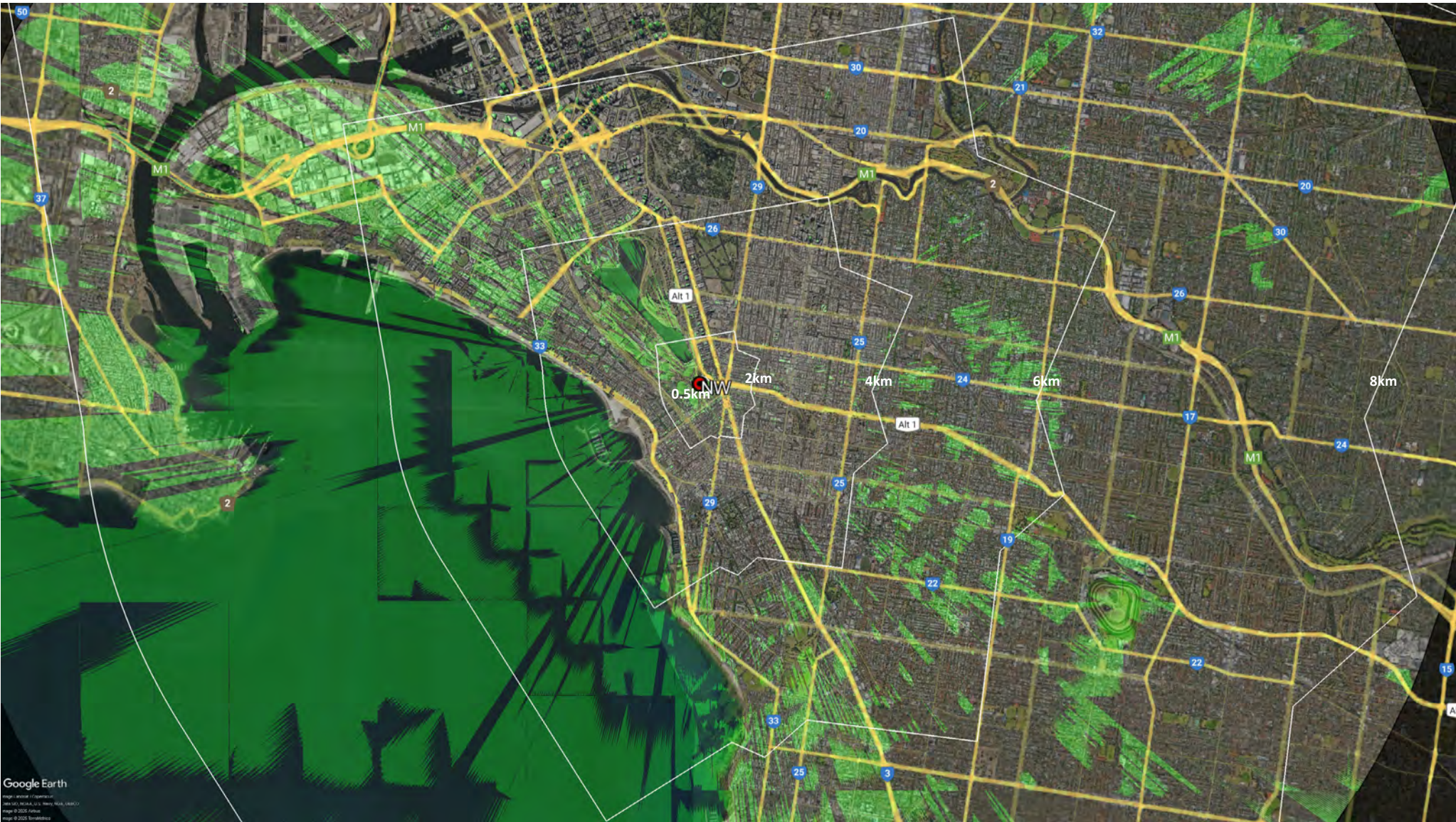


Table 7 Viewshed From North West Tapered Pole Light (TPL)

DISTANCES
IMMEDIATE FOREGROUND: 0 — 0.5km
FOREGROUND: 0.5km — 2km
MID GROUND: 2km — 4km
BACKGROUND: 4km — 8km
DISTANT BACKGROUND > 8km

Table 6 Distances

LAYER NAME	SOURCE
Viewshed generated in Google Earth Pro	Google

Table 5 Viewshed From North West Tapered Pole Light (TPL) Sources

KEY	
	Zone of Theoretical View
	Main Roads
	Tapered Pole Light (TPL) Tapered Pole Light (TPL)



2.4.7. VIEWSHED FROM SOUTH EAST TAPERED POLE LIGHT (TPL)

The map illustrates the potential visibility of the proposed South East Tapered Pole Light (TPL) from surrounding areas, accounting for variation of the terrain height. A more detailed analysis is conducted using photomontage in later sections of this report.

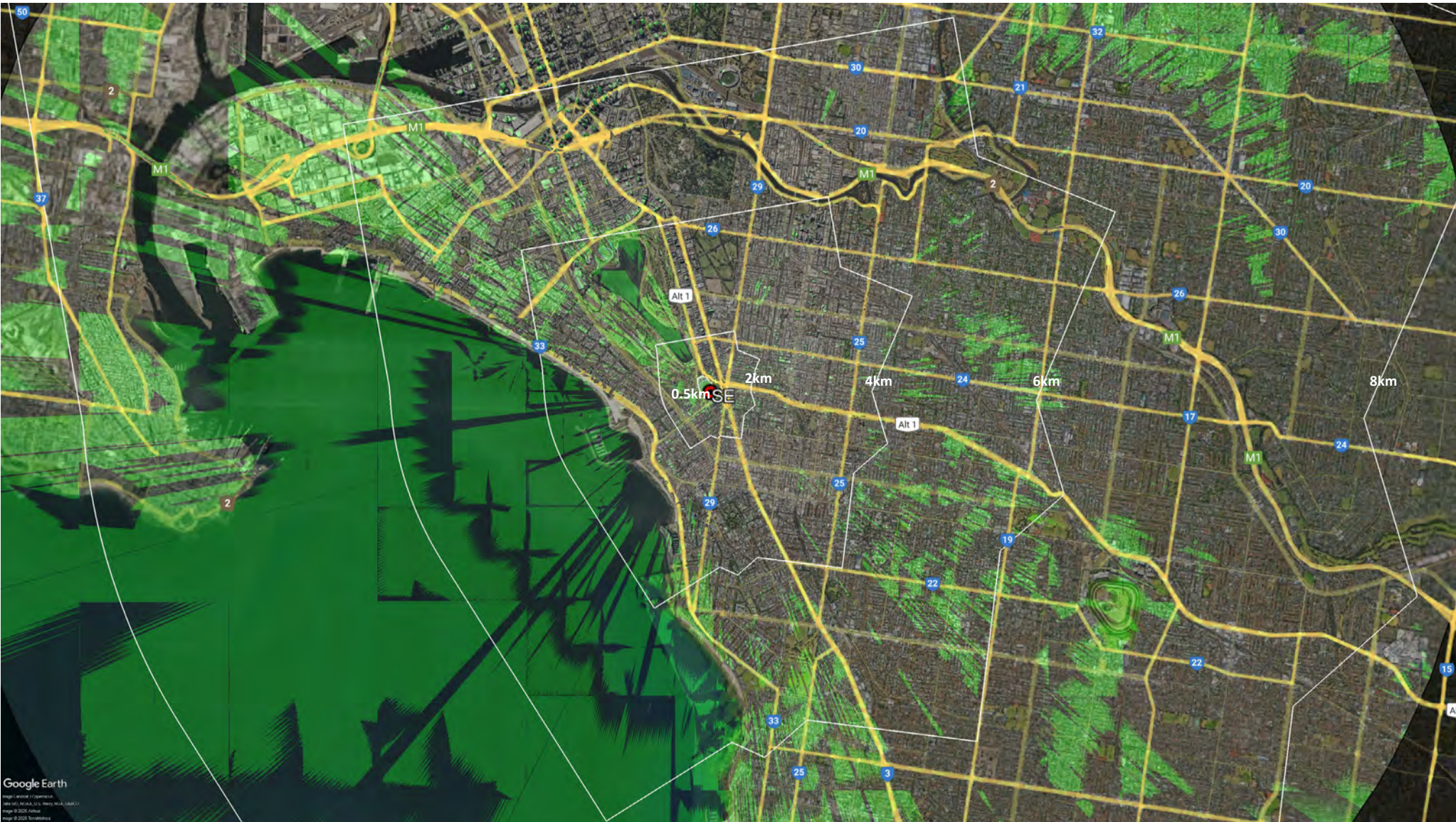


Table 10 Viewshed From South East Tapered Pole Light (TPL)

DISTANCES
IMMEDIATE FOREGROUND: 0 — 0.5km
FOREGROUND: 0.5km — 2km
MID GROUND: 2km — 4km
BACKGROUND: 4km — 8km
DISTANT BACKGROUND > 8km

Table 9 Distances

LAYER NAME	SOURCE
Viewshed generated in Google Earth Pro	Google

Table 8 Viewshed From South East Tapered Pole Light (TPL) Sources

KEY	
	Zone of Theoretical View
	Main Roads
	Tapered Pole Light (TPL)



2.4.8. VIEWSHED FROM SOUTH WEST TAPERED POLE LIGHT (TPL)

The map illustrates the potential visibility of the proposed South West Tapered Pole Light (TPL) from surrounding areas, accounting for variation of the terrain height. A more detailed analysis is conducted using photomontage in later sections of this report.

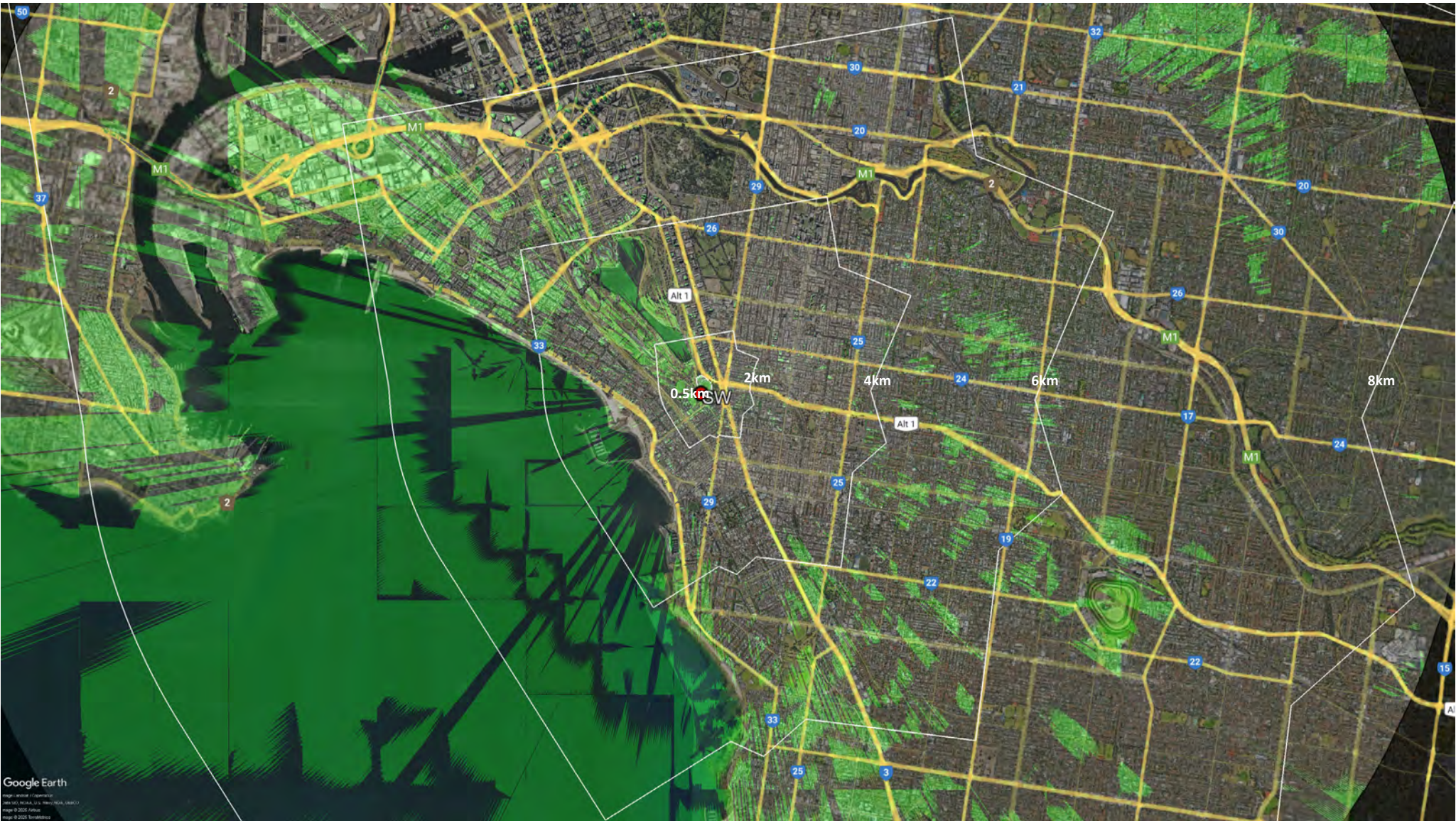


Table 13 Viewshed From South West Tapered Pole Light (TPL)

DISTANCES
IMMEDIATE FOREGROUND: 0 — 0.5km
FOREGROUND: 0.5km — 2km
MID GROUND: 2km — 4km
BACKGROUND: 4km — 8km
DISTANT BACKGROUND > 8km

Table 12 Distances

LAYER NAME	SOURCE
Viewshed generated in Google Earth Pro	Google

Table 11 Viewshed From South West Tapered Pole Light (TPL) Sources

KEY	
	Zone of Theoretical View
	Main Roads
	Tapered Pole Light (TPL)



2.4.9. HERITAGE ZONE MAP

ABORIGINAL CULTURAL HERITAGE SENSITIVITY:

Green area shown on map represents “Areas of Cultural Heritage Sensitivity” as specified in Division 3, Part 2 of the Aboriginal Heritage Regulations 2018.

*‘Areas of cultural heritage sensitivity are areas that are either known to contain, or are likely to contain Aboriginal cultural heritage places and objects.’<sup>1</sup>*

- Aboriginal Cultural Heritage Sensitivity covers the majority of Albert Park; and it extends towards Hobson Bay.
- A circular area positioned towards the southeastern corner of Albert Park covering ‘Ngargee Tree’ - a Red Gum Tree thought to be 300-500 years old, marking a historic aboriginal meeting spot.

HERITAGE INVENTORY:

Victorian Heritage Register is ‘a statutory list of the state’s most significant heritage places, objects and historic shipwrecks protected under the Heritage Act 2017.’<sup>2</sup> Areas of Albert Park are listed below with their Victorian Heritage Inventory Number:

- **H7822-0144 - Albert Park Lake**
- **H7822-2345 - Former Albert Park Barracks and Tip Site** (comprising of two areas.)

HERITAGE REGISTER:

The Victorian Heritage Register is ‘a statutory list of all known historical archaeological sites in Victoria, under the Heritage Act 2017.’<sup>3</sup> Areas of Albert Park are listed below with their Victorian Heritage Register Number:

- **H2234 - St Kilda Cricket Ground:** The subject site near the southeastern corner of the site
- **H1637 - St Kilda Primary School (#2460):** located near the southwestern corner of the site.
- **H1913 - St Kilda Bowling Club:** located near the southwestern corner of the site.



Figure 21 - Heritage Map

1 <https://discover.data.vic.gov.au/dataset/areas-of-cultural-heritage-sensitivity>

2 <https://vhd.heritagecouncil.vic.gov.au/>

3 <https://vhd.heritagecouncil.vic.gov.au/>

LAYER NAME	SOURCE
Google Satellite	<a href="https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}">https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}</a>
Heritage Inventory	<a href="https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/VicPlan_Heritage/MapServer/1">https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/VicPlan_Heritage/MapServer/1</a>
Heritage Register	<a href="https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/VicPlan_Heritage/MapServer/2">https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/VicPlan_Heritage/MapServer/2</a>
Aboriginal Cultural Heritage Sensitivity	<a href="https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/VicPlan_Heritage/MapServer/3">https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/VicPlan_Heritage/MapServer/3</a>

Table 14 Heritage Map Sources

HERITAGE ZONE KEY	
	Heritage Inventory
	Heritage Register
	Aboriginal Cultural Heritage Sensitivity
	Subject Site
	Tapered Pole Light (TPL)



2.4.10. PUBLIC PARKS AND RECREATION ZONE MAP

The Public Park and Recreation Zone is designated to protect and enhance open spaces for public use, promoting recreation, leisure, and community well-being. This zone supports a range of activities, including both passive and active recreation, while ensuring the conservation of natural and cultural features. The planning and management of this zone aim to maintain its accessibility, environmental sustainability, and amenity value, providing a balance between community needs and the preservation of open space resources.



Table 16 Public Park and Recreation Zone Map

LAYER NAME	SOURCE
Google Satellite	<a href="https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}">https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}</a>
Parks_UB	<a href="https://services6.arcgis.com/GB33F62SbDxJwEL/ArcGIS/rest/services/Parks_UB/FeatureServer/0">https://services6.arcgis.com/GB33F62SbDxJwEL/ArcGIS/rest/services/Parks_UB/FeatureServer/0</a>

Table 15 Public Park and Recreation Zone Sources

PUBLIC PARKS AND RECREATION ZONE KEY			
	Coastal Reserve		Services and Utilities
	Community Use Area		Uncategorised Public Land
	Metropolitan Park		Subject Site
	Natural Features Reserve		Tapered Pole Light (TPL)
	Port and Coastal Facility		



2.4.11. VEGETATION MAP

The Vegetation Map provides a broad overview of the vegetation features which are one of the attributes contributing to the Landscape Character Type.



Table 18 Vegetation Map

LAYER NAME	SOURCE
Google Satellite	<a href="https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}">https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}</a>
ESO - Environmental Significance Overlay	<a href="https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/Vicplan_PlanningSchemeOverlays/MapServer/3">https://plan-gis.mapshare.vic.gov.au/arcgis/rest/services/Planning/Vicplan_PlanningSchemeOverlays/MapServer/3</a>
Vegetation Cover	<a href="https://ows.dea.ga.gov.au/wms?version=1.3.0">https://ows.dea.ga.gov.au/wms?version=1.3.0</a>

Table 17 Vegetation Map Sources

VEGETATION MAP KEY			
	Scattered Vegetation - (1 to 4%)		ESO - Environmental Significant Overlay
	Sparse Vegetation - (4 to 15%)		Subject Site
	Open Vegetation - (15 to 40%)		Tapered Pole Light (TPL)
	Open Vegetation - (40 to 65%)		
	Closed Vegetation - (> 65%)		



2.4.12. SLOPE MAP

The slope map provides a general understanding of the terrain’s steepness, which is measured and classified into nine levels ranging from flat (0 degrees) to steep (31-90 degrees). However, it’s important to note that slope alone does not account for the presence of vegetation or existing buildings, which can impact visual perception.

The centre of the study area is generally classified as a mixture of Nearly Level (1 Degrees) and Gently Sloping (3-5 Degrees). It is generally flatter towards the north eastern side of the study area near the Albert Road as there is a larger area of Gently Sloping (3-5 Degrees) relative to the rest of the study area.



Figure 22 - Slope Map

LAYER NAME	SOURCE
Google Satellite	<a href="https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}">https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}</a>

Table 19 Slope Map Sources

SLOPE MAP KEY			
	Flat (0 Degrees)		Gently Steep (11-15 Degrees)
	Nearly Level (1 Degrees)		Moderately Steep (16-20 Degrees)
	Gently Level (2 Degrees)		Steep (21-30 Degrees)
	Gently Sloping (3-5 Degrees)		Steep (31-90 Degrees)
	Strongly Sloping (6-10 Degrees)		Subject Site



2.4.13. WATERBODIES MAP

The waterbodies map provides a broad overview of the identified water features within the study area, including their locations, extents, and proximity to key locations. It highlights significant water elements such as bays, lakes, and other bodies of water that may influence the visual landscape and environmental planning of the proposed development.



Figure 23 - Waterbodies Map

LAYER NAME	SOURCE
Google Satellite	<a href="https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}">https://mt1.google.com/vt/lyrs=s&amp;x={x}&amp;y={y}&amp;z={z}</a>
Water_Clip	<a href="https://services6.arcgis.com/GB33F62SbDxJwEL/ArcGIS/rest/services/Water_Clip/FeatureServer/0">https://services6.arcgis.com/GB33F62SbDxJwEL/ArcGIS/rest/services/Water_Clip/FeatureServer/0</a>
Water Areas with fuzzy boundaries - Vicmap Hydro (HY_WATER_AREA_FUZZY)	<a href="https://services6.arcgis.com/GB33F62SbDxJwEL/ArcGIS/rest/services/Vicmap_Hydro/FeatureServer/8">https://services6.arcgis.com/GB33F62SbDxJwEL/ArcGIS/rest/services/Vicmap_Hydro/FeatureServer/8</a>

Table 20 Waterbodies Map Sources

WATERBODIES MAP KEY	
	Waterbodies
	Subject Site
	Tapered Pole Light (TPL)



2.4.14. FIELDWORK

VIEWPOINT LOCATIONS

In reviewing the surrounding context twelve View Points were photographed in November 2024. Of these locations, three were selected as Key Observation Points to be assessed for its Visual Situation and Degree of Contrast to find the Magnitude of Change of the overall project. AlignView Photomontages were prepared for these three Key Observation Positions (KOP). The KOPs are considered representativity of the potential landscape and visual character effects within this broader Urban Parkland Landscape Character Type.

The majority of documented Viewpoints are distributed around the Junction Oval site. The full extent of the photomontage locations span from Lakeside Drive on the north-west of the proposal; to Fitzroy Street & Princess Street on the south-west of the proposal.

LAYER NAME	SOURCE
Google Satellite	<a href="https://www.google.com/maps/d/viewer?mid=1_UxA5Y65BF4XEK-b0Y7ByeBltbTeGSs&amp;ll=-37.85085284158928%2C144.97732705&amp;z=15">https://www.google.com/maps/d/viewer?mid=1_UxA5Y65BF4XEK-b0Y7ByeBltbTeGSs&amp;ll=-37.85085284158928%2C144.97732705&amp;z=15</a>

Table 21 Viewpoint Map Sources

LOC NUMBER	KOP NUMBER	DESCRIPTION
VP1	-	-
VP2	KOP 2	Lakeside Drive, grassed area adjacent to first parking meter travelling north passed Albert Park Playground, above electrical Pits & adjacent to Albert Park Lake Walking track, facing approx South to target
VP3	-	-
VP4	-	-
VP5	-	-
VP6	-	-
VP7	KOP 3	Clark Shields Pavillion, on bitumen access Road / parking area to Gary Smorgon oval & Lindsay Hassett Oval, facing approx East to target
VP8	-	-
VP9	-	-
VP10	-	-
VP11	KOP 1	Corner of Fitzroy ST & Princess St, on footpath/curb adjacent to electrical boxes, facing approx West to target
VP12	-	-

Table 22 Viewpoint Locations



Figure 24 - Camera positions for observations (not to scale)

KEY	
	Viewpoint Location
	Key Observation Point
	Subject Site
	Tapered Pole Light (TPL)



2.4.15. VIEWPOINTS



Figure 25 - VP01 View- 12:13pm EST on 27/11/2024, Canon EOS 5D Mark III at 35mm



Figure 26 - VP02 View - 12:22pm EST on 27/11/2024, Canon EOS 5D Mark III at 35mm



Figure 27 - VP03 View - 12:27pm EST on 27/11/2024, Canon EOS 5D Mark III at 20mm



Figure 28 - VP04 View - 12:32pm EST on 27/11/2024, Canon EOS 5D Mark III at 21mm



Figure 29 - VP06 View- 12:38pm EST on 27/11/2024, Canon EOS 5D Mark III at 20mm



Figure 30 - VP07 View- 12:40pm EST on 27/11/2024, Canon EOS 5D Mark III at 20mm



Figure 31 - VP08 View - 1:10pm EST on 27/11/2024, Canon EOS 5D Mark III at 21mm



Figure 32 - VP09 View - 12:52pm EST on 27/11/2024, Canon EOS 5D Mark III at 20mm



Figure 33 - VP10 View - 1:08pm EST on 27/11/2024, Canon EOS 5D Mark III at 21mm



Figure 34 - VP11 View - 1:03pm EST on 27/11/2024, Canon EOS 5D Mark III at 21mm



Figure 35 - VP12 View (Alternate) - 1:20pm EST on 27/11/2024, Canon EOS 5D Mark III at 35mm



Figure 36 - VP12 View - 1:20pm EST on 27/11/2024, Canon EOS 5D Mark III at 35mm



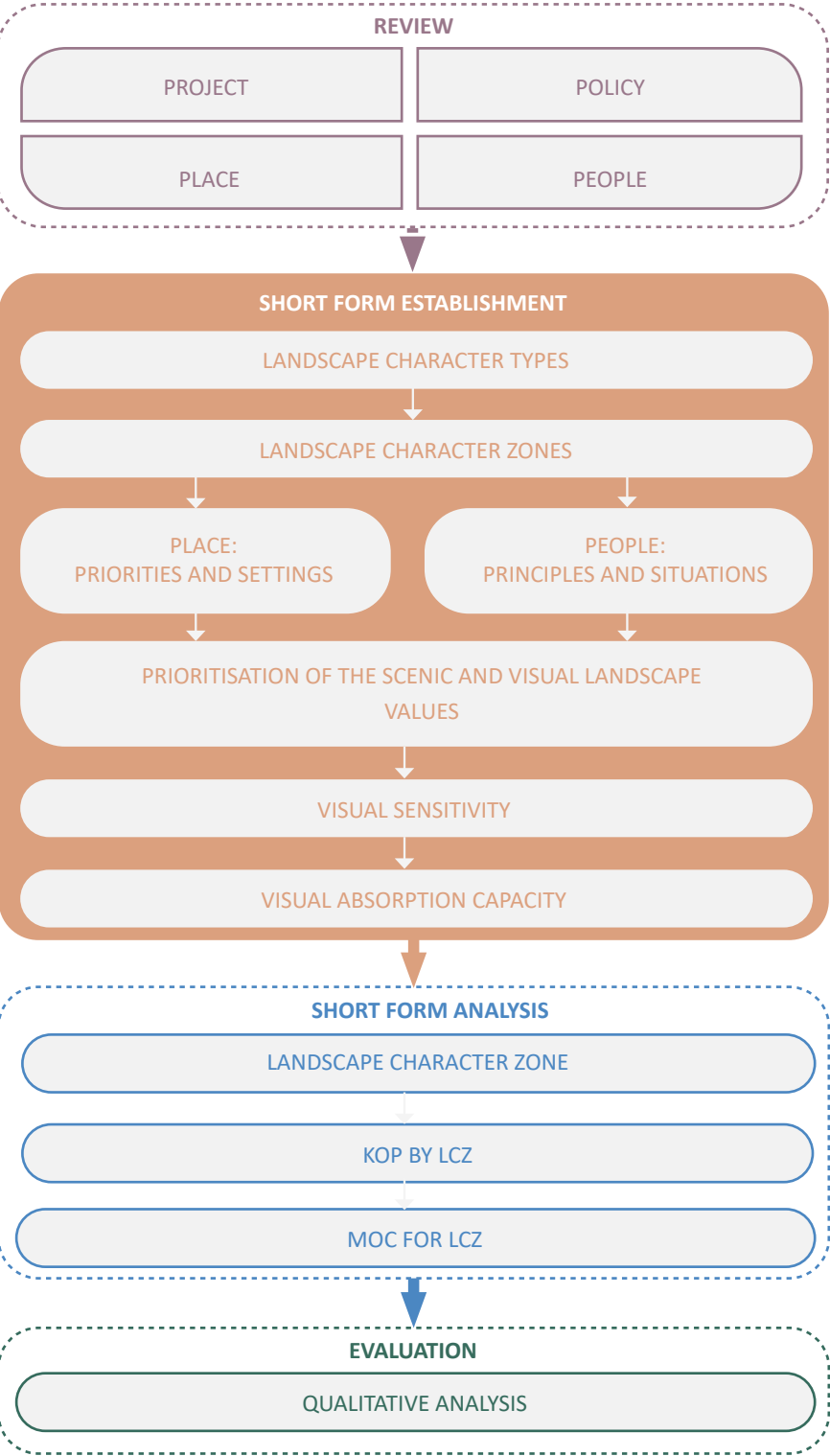


Figure 37 - Flowchart indicating the position of the Short Form Establishment Stage within the overall process.

3.1. PROCESS

3.1.1. PURPOSE OF THE SHORT FORM ESTABLISHMENT

The purpose of this short form establishment section is to determine, using qualitative methods<sup>1</sup>, the Visual Absorption Capacity (VAC) of each Landscape Character Zone (LCZ) potentially affected by the proposed development. The VAC is the amount of visual change considered to be acceptable, taking into account relevant ‘Priorities’ and ‘Settings’ related to ‘Place’, and the ‘Principles’ and ‘Situations’ related to ‘People’. These are then prioritised into categories ranging from ‘very high’ to ‘very low’ priority for each LCZ.

3.1.2. LANDSCAPE CHARACTER TYPE

The process of establishing the VAC is achieved by first identifying the Landscape Character Types (LCTs) describing the context for the location within a broad context. This describes the area which will be looked at in more detail as it is identified by the Zone of Theoretical View (ZTV) generated from the proposed four Tapered Pole Lights (TPL)<sup>2</sup>.

3.1.3. LANDSCAPE CHARACTER ZONE

The LCT is further refined into Landscape Character Zones (LCZ), taking a multi-faceted approach that looks at the combination of natural and human influenced features distinguishing the scenic landscape and visual amenity of each zone from other surrounding areas.

3.1.4. PLACE’S PRIORITIES AND SETTINGS

Place’s Sensitivity plays an important role in establishing Visual Sensitivity, particularly for developments that may impact the character and values of a given location. “Place,” in this context, encompasses both the broader regional location and the immediate surroundings of the proposed development site. Viewpoints identified in the visual catchment across the

1 and excluding the long form quantitative methods.  
2 The method utilised Google Earth 3D model as it takes into account height information for high ‘level of detail’ buildings and vegetation, which is particularly suitable to urban areas with a lot of built form. This is instead of using typical viewsheds generated from topographic ‘Digital Elevation Models’ in GIS applications that would have had lower levels of available detail.

various Landscape Character Subzones are visited and photographs are taken to capture the observations. Each LCZ that is potentially affected by the site are investigated, including LCZ that containing the proposed site Key Observation Points (KOPs) are identified for more detailed analysis, these are selected for being representative of the most prioritised scenic and visual landscape values. In the review section, the landscape features have been identified, they are subsequently evaluated based on various factors that are categorised in order from ‘Very High’ priority to ‘Very Low’ priority, this includes:

- **Place’s Priorities:** These reflect the subjective ‘Visual Landscape Values’ associated with the place such as:
  - **Environmental:** This place is valued because it helps produce, preserve, and renew air, soil and water or it contributes to healthy habitats for plants and animals
  - **Intrinsic:** This place is valued as it is essential or inherent and not merely apparent, referring to substance as distinguished from attributes; originating, or due to causes or factors within a body; and being good in itself or desired for its own sake without regard to anything else.
  - **Subsistence:** This place is valued because it provides food and other products to sustain people and fauna.
  - **Naturalness:** This place is valued because its unmodified condition.
  - **Economic:** This place is valued because it provides resources for industries such as forest products, mining, tourism, agriculture, shellfish, or other commercial activities..
  - **Conservation:** This place is to be conserved not only for its intrinsic environmental and Place’s Priorities but also as a recreational resource.
  - **Physiological:** This place is valued for its varied topographical forms and features.
- **Place’s Settings:** These refer to the objective attributes of the place, including its such as:
  - **Landform:** A Landform is a natural feature on the Earth’s surface that shapes the terrain. These diverse elements make up the landscapes we see around us. Landforms are either major or minor attributes or features that make up the Earth’s surface. Consideration of the interest and importance



is essential for managing natural resources, mitigating environmental hazards, and planning for sustainable development such as a plain, mountain, or valley, as defined by its particular combination of bedrock and soils, erosion processes, and climatic influences.

- **Vegetation:** Vegetation encompasses trees, shrubs, grasses, and other plants in a specific area. The patterns, forms, and textures of plant life should be considered; whether short-lived displays are recurring; and also if smaller features like gnarled or wind-beaten trees add interesting details to the landscape.
- **Waterbodies:** Waterbodies are natural or artificial bodies of water, such as oceans, lakes, rivers, streams, ponds, and wetlands that impact the visual quality of a scene by adding movement, serenity, or reflective qualities. They can also be a vital resource for human activities and the ecosystem. The size, shape, depth, flow, and quality of waterbodies can vary.
- **Colouration:** Colouration in the landscape refers to the overall phenomena related to the perception of colour, hue and tonality of the natural elements present, such as soil, rock, vegetation, and other features. Variety, contrast, and harmony are key factors in evaluating the quality of colouration in a landscape, and it can vary depending on the season or period of high use.
- **Adjacent Scenery:** Adjacent scenery includes the surrounding landscape visible from the area being rated which affects the overall visual impression. It may consist of natural or man-made elements such as hills, mountains, or bodies of water.
- **Scarcity:** Scarcity refers to the rarity or uniqueness of a specific scenic feature or combination of features within a region, which can add importance to its rating. In some cases, the combination of several less striking features can produce a more pleasing overall effect than a single spectacular element.
- **Cultural Modifications:** Cultural modification refers to changes made to the landscape or waterbodies by human activities. When rating the area, it should be considered whether these changes enhance or detract from the natural scenery of an area.

### 3.1.5. PEOPLE'S PRINCIPLES AND SITUATION

People's Sensitivity plays an important role in assessing Visual Sensitivity, particularly for individuals or groups of receptors that have potential to be visually impacted by the proposal.

"People," in this context refers to a diverse range of receptors that are potentially affected by the proposal. In the review section, the affected receptors have been identified and in this section, they are subsequently evaluated based on 'Scenic Values' and 'Visual Landscape Values' that are organised from 'Very High' priority to 'Very Low' priority, these include:

- **People's Principles:** The attitude toward how a proposal is viewed is shaped by 'Scenic Values' which are a collection of ideas or beliefs held by those who would be impacted by the proposal. These include:
  - **Aesthetic:** This place is valued for the scenery, sights, smells or sounds.
  - **Economic:** This place is valued because it provides income and employment opportunities through industries such as forest products, mining, tourism, agriculture, shellfish, or other commercial activities.
  - **Education:** This place is valued because it allows future generations to know and experience what it is now and/or provides a place to learn, teach, or explore the natural environment.
  - **Heritage:** This place is valued because it has a natural and human history that matters to people and it allows them to pass down the wisdom, knowledge, traditions, or way of life of their ancestors.
  - **Home:** This place is valued because it is where people live.
  - **Health & Recreation:** This place is valued for its provision of outdoor recreation opportunities, serving as a hub for individuals' preferred leisure activities and/or as a space where people can experience physical and/or mental rejuvenation.
  - **Social:** This place is valued due to its significance as a site for traditional activities and its sacred, religious, or spiritual importance to people who are connected to it.

- **People's Situations:** A set of circumstances and conditions of various receptor groups, these include:
  - **Types of Users:** Types of Users is a classification system used to group individuals based on their needs, characteristics, behaviors, or other relevant factors related to their use of a particular place.
  - **Amount of Users:** The Amount of Users refers to the demand and/or frequency at which individuals use or visit a particular environment
  - **Public Interest:** Public interest refers to the concerns of the general public, community, or society as a whole, rather than the interests of a specific individual or group. This can encompass concerns at the local, state, or national level.
  - **Adjacent Land Uses:** Adjacent Land Uses consider the interrelation and the degree to which various activities or developments that are in close proximity to a particular site affect or influence each other.
  - **Special Areas:** Special Areas are geographic locations designated for specific management objectives, which may include the protection of natural resources, preservation of naturalness, or conservation of critical environmental concerns.
  - **Travel Routes:** Travel Routes are paths taken by individuals to move between locations, which may include various forms of transportation infrastructure such as roads, highways, railways, airways, and waterways. These routes can impact the mobility, accessibility, and overall user experience of travel.
  - **Observation Points:** Observation Points are locations where an observer can view and assess the surrounding landscape, including natural vantage points, elevated platforms, or designated viewing areas.



For each LCZ, the values worth preserving or enhancing are informed by a combination of factors previously reviewed, including:

- **Policy:** regulatory framework.
- **Place:** valued visual landscapes.
- **People:** valued scenic landscapes.

The decision to preserve or enhance hinges on the degree to which a proposed development alters the LCZ and the preferred visual outcome. The interplay between the potential for the Magnitude of Change that will be analysed further on in this report, the sensitivity of the landscape and its viewers and the chosen strategy of preservation or enhancement that have been established, ultimately determines the overall reasonableness of the visual impact for the LCZ.

3.1.6. VISUAL SENSITIVITY

The scenic and visual landscape values considered for preservation and enhancement, determine the overall Visual Sensitivity of each potentially affected LCZ by providing a basis for understanding which elements of the landscape are most valued and therefore most susceptible to negative visual impact or alternatively, which areas are most valued and therefore can be improved to emphasise its importance and could be improved by introducing elements which support what is already on site. Areas with highly valued and sensitive landscapes will be considered to have higher visual sensitivity.

3.1.7. VISUAL ABSORPTION CAPACITY

The Visual Absorption Capacity (VAC) considers the visual sensitivity which was derived by the ‘Scenic Values’ and ‘Visual Landscape Values’ to establish a threshold for the magnitude of change (MOC) that can be reasonably accepted within each LCZ. The VAC is described qualitatively as ‘Very High’ to ‘Very Low’. For example, a VAC of ‘Very High’ means the proposed LCZ can absorb a very high MOC.

3.2. LANDSCAPE CHARACTER TYPES

3.2.1. The Visual Assessment Context is established by identifying the relevant Landscape Character Type (LCT) within the broader landscape. The LCT of the proposed site and its surroundings have been identified as ‘Urban Parkland’

Nestled just south of the bustling St Kilda Junction, the colloquially know ‘Junction Oval’ occupies a prime position within the expansive Albert Park sporting precinct, roughly five kilometres from the heart of Melbourne. This southernmost corner of the precinct now serves as the administrative hub of Cricket Victoria, following a significant redevelopment between 2015 and 2018. As the cornerstone of the precinct, it is an appropriate location for consideration for further enhancement of the facilities being located close to the denser urban areas serviced by public transport , and links from inside and outside Albert Park for cycling, jogging and walking paths, private vehicle roads and parking, There is an abundance of other utilities and services.

This Urban Parkland LCT encompasses several Landscape Character Zones (LCZs), which will be defined and mapped in the next stage. These LCZs include:

- Parkland: Sports, Recreation, Leisure
- Urban: Education, High-rise, Low-rise

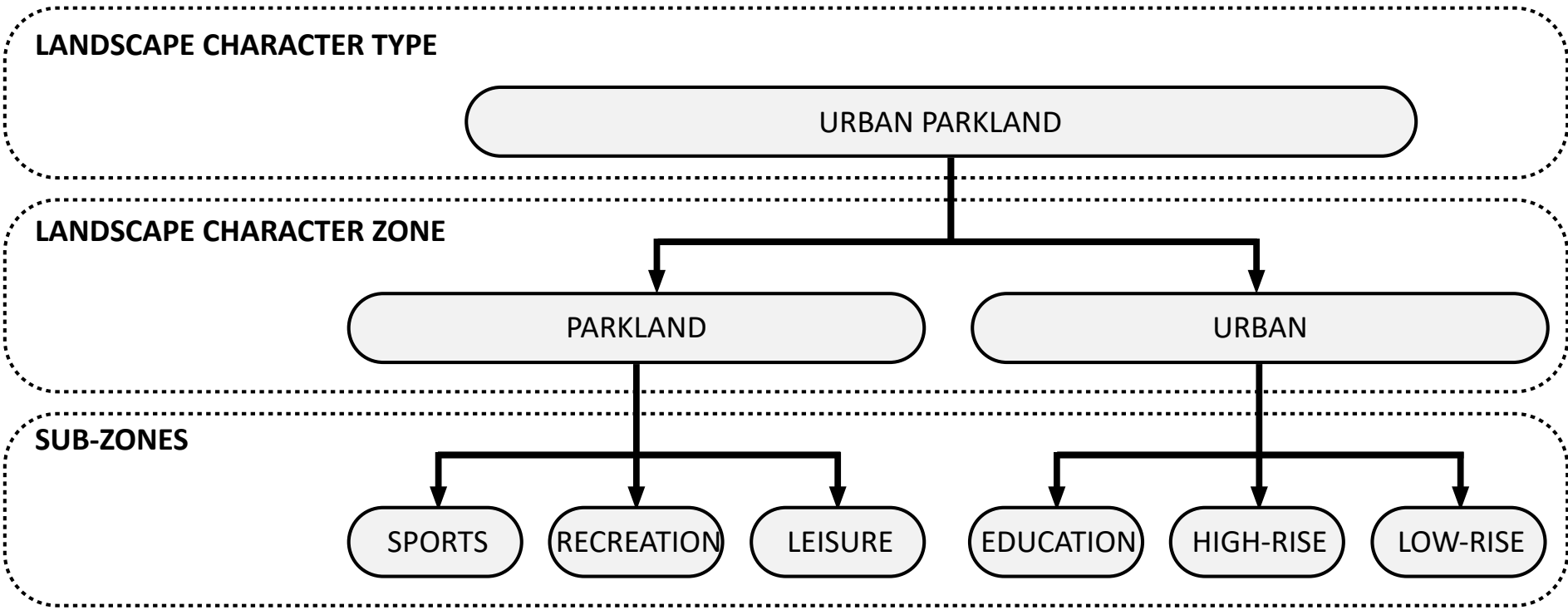


Figure 38 - Landscape Character Hierarchy



3.3. LANDSCAPE CHARACTER ZONES

The Landscape Character Type (LCT) is derived from Landscape Character Zones (LCZs), using a multifaceted approach that considers the combination of natural and human-influenced landscape and built form features distinguishing each zone. Within the LCT of ‘Urban Parkland’, two principle LCZ have been identified as ‘Parkland’ and ‘Urban’. Furthermore, within each principle LCZ three subzones<sup>1</sup> described below:

The LCZ that will be the focus of establishing Visual Absorption Capacity are those covering the proposed site and KOPs described below:

- Parkland Landscape Character Subzone:
  - Proposed site (Parkland - Sports)
  - KOP 2 (Parkland - Sports)
  - KOP 3 (Parkland - Recreation)
- Urban LCZ:
  - KOP 1 (Urban - High-rise)

The subsequent stage will qualitatively rate and prioritise these two LCZ by taking into account ‘Priorities’ and ‘Settings’ related to ‘Place’, and the ‘Principles’ and ‘Situations’ related to ‘People’.

1 Key Characteristics of Subzones:

- **Part of a larger zone:** Subzones are always contained within a larger zone.
- **Specific characteristics:** Each subzone has unique features that distinguish it from other subzones within the same zone.
- **Specific regulations or management:** Subzones have their own set of requirements, regulations, or management strategies that apply particularly to that area.

Benefits of Using Subzones:

- **Granular control:** Subzones allow for more precise management and consideration of the study area.
- **Flexibility:** They can be tailored to address specific needs or conditions within a larger zone.
- **Clarity:** Dividing a zone into subzones can make it easier to understand visual sensitivities and apply established VAC or management of Magnitude of Change.



Figure 39 - Landscape Character Zone Map

LANDSCAPE CHARACTER ZONE KEY			
<div></div>	Parkland Leisure	<div></div>	Urban Low-rise
<div></div>	Parkland Recreation	<div></div>	Water
<div></div>	Parkland Sports	<div></div>	Tapered Pole Light (TPL)
<div></div>	Urban Education	<div></div>	Viewpoint Location
<div></div>	Urban High-rise	<div></div>	Key Observation Point



3.4. PRIORITISATION OF SCENIC AND VISUAL LANDSCAPE VALUES

3.4.1. Scenic and Visual Landscape Values

Significant scenic and visual landscape values are identified and prioritised based on the Visual Magnitude, Contribution, Prominence, and Permanence of each LCZ. This prioritisation process considers the potential magnitude of visual impact of development on specific values, the tangibility of that impact, its specificity to the site, and the extent of people and places likely to be affected. These values are then categorised into three tiers of priority. The values in this report are:

- **Place’s Priorities:** Place’s Priorities are the relative value or importance attached to different landscapes by society on account of their landscape characteristics. These may be reflected in local, state or federal planning regulations, other published documents or be established through community consultation and engagement, or as professionally assessed. Place’s Priorities comprise of; Environmental, Intrinsic, Subsistence, Naturalness, Economic, Conservation, Physiological.
- **Place’s Settings:** Place Settings describes the arrangement and composition of interacting landscape elements that create a location's unique and recognisable visual character, framing the scenery and distinguishing it from others. Place Settings comprise of; Landform, Vegetation, Waterbodies, Colouration, Adjacent Scenery, Scarcity, Cultural Modification.
- **People’s Principles:** People’s Principles refer to the attitude toward how a proposal is viewed is shaped by People’s Principles which are a collection of ideas or beliefs held by those who would be impacted by the proposal which comprise of: Aesthetic, Economic, Education, Heritage, Home, Health & Recreation, Social.
- **People’s Situation:** People's Situation focuses on how people perceive, experience, and interact with their surroundings. These elements are inherently human-centric, subjective, and dynamic, reflecting the varying needs, values, and evolving relationships between people and place. People's Situation comprise of: Types of users, Amount of users, public interest, adjacent land uses, Special Areas, Travel Routes, Observation Points.

3.4.2. Scenic and Visual Landscape Attributes

This assessment of scenic and visual landscape sensitivities considers four key attributes to establish the overall vulnerability and value of the landscape: Visual Magnitude, Contribution, Prominence, and Permanence. These attributes, while distinct, interrelate to create a comprehensive understanding of how the landscape is perceived, valued, and potentially impacted by change. Each attribute will be evaluated across a spectrum of levels set out in the reference tables, allowing for a nuanced and objective assessment of sensitivity. The combined establishment of these factors will inform the overall sensitivity rating and guide further analysis of the proposal. Specifically:

- **Visual Magnitude:** This refers to how readily apparent, immediate, and directly experienced the scenic or visual aspects of a landscape are. It addresses the initial impression and how easily the features are perceived by the viewer.
- **Contribution:** This measures how much specific features immediately capture attention and contribute in a significant way to the landscape's overall character and appeal. It assesses the importance of individual elements to the overall aesthetic value.
- **Prominence:** This considers how prominent and/or foundational in nature an attribute is, such that its loss or degradation would have a substantial and readily perceivable impact. It focuses on the importance of the attribute to the landscape's identity and function.
- **Permanence:** This describes how permanent the attribute is, ranging from irreversible changes to fleeting, temporary occurrences. It considers the timescale over which impacts might occur and the potential for reversibility

By evaluating each of these attributes for key landscape features, a holistic understanding of the landscape's sensitivity to visual change will be developed. This approach allows for a more robust and objective assessment, enabling informed decision-making regarding potential impacts and appropriate mitigation measures.

3.4.3. Primary Values: Highest Priority for Preservation or Enhancement.

Primary values are the most readily apparent, immediate, and directly experienced scenic or visual aspects of a landscape that are permanent. These features immediately capture attention and contribute significantly to the landscape's overall character and appeal. Their prominence and foundational nature mean that their loss or degradation would have a substantial and readily perceivable impact, affecting numerous users across the site and its surroundings, potentially from various viewpoints over extended periods and

3.4.4. Secondary Values: Medium Priority for Preservation or Enhancement

Secondary values are less immediately apparent than primary values, and play a crucial role in enriching and supporting the overall landscape experience in the long-term. They add layers of meaning and context that underscore the visually dominant primary values. These values may not be instantly perceived or as visually prominent, potentially affecting a smaller number of people, being perceptible from fewer locations, or permanent impact than primary values. Although changes to secondary values may not be immediately tangible or readily visible, it is important to understand the complete appreciation of the landscape.

3.4.5. Tertiary values: Lowest Priority for Preservation or Enhancement

Tertiary values encompass general scenic or visual qualities that have limited relevance to the specific site, not essential or are short-term. They are the least visually perceptible of the three value tiers. These tertiary values relate to broader aesthetic preferences or regional landscape characteristics and may contribute to a general understanding of the site, but they lack the specific connection that distinguishes primary and secondary values. Unlike primary values, they do not typically capture immediate visual attention or define the core character of a specific landscape. And unlike secondary values, they do not provide specific layers of meaning or context tied to the site itself. Consequently, their potential impact is often limited in scope, affecting fewer people, being perceptible from fewer locations, and potentially having a more temporary effect.



3.4.6. ESTABLISHING SCENIC AND VISUAL LANDSCAPE VALUES PRIORITY

Considering its prominence, immediacy of perception, contribution to the landscape's character and appeal, permanence, and the scale and duration of impact from its potential loss or degradation, how essential is this value to the overall landscape experience, affecting whom, from where, and for how long?

This question prompts the user to consider all the key factors that distinguish the three categories:

- **Prominence/Immediacy:** Is it immediately and easily perceived, or more subtle?
- **Contribution:** Does it define the landscape's character, or does it play a supporting role?
- **Permanence:** Is it a long-lasting feature, or is it temporary?
- **Impact (Scale & Duration):** Would its loss have a significant, widespread, and long-lasting impact, or would the impact be limited?

By carefully considering these aspects in relation to the specific value, the user can determine whether it aligns best with the characteristics of a Primary, Secondary, or Tertiary value.

	VALUES	PARKLAND LCZ	URBAN LCZ
PLACE 'S PRIORITY	<b>Environmental:</b> This place is valued because it helps produce, preserve, and renew air, soil and water or it contributes to healthy habitats for plants and animals	Primary	Tertiary
	<b>Intrinsic:</b> Intrinsic value, in the context of place, is the inherent worth of a place for its own sake, irrespective of its utility to humans. It recognises the inherent right of a place to exist and thrive, independent of any benefits it may provide to us.	Secondary	Tertiary
	<b>Subsistence:</b> This place is valued because it provides food and other products to sustain people.	Tertiary	Tertiary
	<b>Naturalness:</b> Naturalness describes the extent to which a place resembles its pre-settlement, reflecting the degree of human influence on a landscape or ecosystem. It's a measure of how close a place is to its "original" condition, considering minimal human intervention and healthy, functioning ecosystems.	Secondary	Tertiary
	<b>Economic:</b> This place is valued because it provides resources for industries such as forest products, mining, agriculture, fishing, or other resource extraction.	Tertiary	Tertiary
	<b>Conservation:</b> Conservation is the protection, preservation, and responsible management of natural resources and ecosystems for present and future generations, balancing human needs with the long-term health and sustainability of the environment. It involves preventing depletion or degradation, and often includes restoration and enhancement efforts.	Primary	Tertiary
	<b>Physiological:</b> Physiological landscape values relate to the direct effects that natural environments have on physical health and well-being. These benefits arise from sensory experiences and interactions with nature, contributing to overall physical health.	Primary	Secondary

Table 23 Place's Priority Values

	VALUES	PARKLAND LCZ	URBAN LCZ
PLACE 'S SETTINGS	<b>Landform:</b> One of the attributes or features that make up the Earth's surface such as a plain, mountain, or valley, as defined by its particular combination of bedrock and soils, erosion processes, and climatic influences.	Secondary	Secondary
	<b>Waterbodies:</b> Waterbodies are natural or artificial bodies of water, such as oceans, lakes, rivers, streams, ponds, and wetlands that impact the visual quality of a scene by adding movement, serenity, or reflective qualities. They can also be a vital resource for human activities and the ecosystem. The size, shape, depth, flow, and quality of waterbodies can vary.	Primary	Tertiary
	<b>Vegetation:</b> encompasses trees, shrubs, grasses, and other plants in a specific area. The patterns, forms, and textures of plant life should be considered; whether short-lived displays are recurring; and also if smaller features like gnarled or wind-beaten trees add interesting details to the landscape.	Primary	Secondary
	<b>Colour:</b> Vegetation encompasses trees, shrubs, grasses, and other plants in a specific area. The patterns, forms, and textures of plant life should be considered; whether short-lived displays are recurring; and also if smaller features like gnarled or wind-beaten trees add interesting details to the landscape.	Tertiary	Primary
	<b>Adjacent Scenery:</b> Adjacent scenery includes the surrounding landscape visible from the area being rated that affects the overall visual impression. It may consist of natural or man-made elements such as hills, mountains, or bodies of water.	Primary	Primary
	<b>Scarcity:</b> Scarcity refers to the rarity or uniqueness of a specific scenic feature or combination of features within a region, which can add importance to its rating. In some cases, the combination of several less striking features can produce a more pleasing overall effect than a single spectacular element	Secondary	Tertiary
	<b>Cultural Modifications:</b> Cultural modification refers to changes made to the landscape or waterbodies by human activities. When rating the area, it should be considered whether these changes enhance or detract from the natural scenery of an area."	Primary	Primary

Table 24 Place's Settings Values



	VALUES	PARKLAND LCZ	URBAN LCZ
PEOPLE'S PRINCIPLES	<b>Aesthetic:</b> This place is valued for the scenery, sights, smells or sounds.	Primary	Secondary
	<b>Economic:</b> This place is valued because it provides income and employment opportunities through industries such as tourism, sporting, entertainment, or other commercial events.	Primary	Primary
	<b>Education:</b> This place is valued because it allows future generations to know and experience as it is now and/or provides a place to learn, teach, or explore the natural environment.	Secondary	Secondary
	<b>Heritage:</b> This place is valued because it has natural and human history that matters to people and it allows them to pass down the wisdom, knowledge, traditions, or way of life of their ancestors.	Primary	Tertiary
	<b>Home:</b> This place is valued because it is where people live.	Tertiary	Primary
	<b>Health &amp; Recreation:</b> This place is valued for its provision of outdoor recreation opportunities, serving as a hub for individuals' preferred leisure activities and/or as a space where people can experience physical and/or mental rejuvenation.	Primary	Tertiary
	<b>Social:</b> Social values of a place encompass its significance for community activities, traditions, spiritual or religious connections, and other social customs that foster a sense of belonging and cohesion, reflecting its importance to people's shared identity, cultural practices, and community well-being.	Primary	Primary

Table 25 People's Principles Values

	VALUES	PARKLAND LCZ	URBAN LCZ
PEOPLE'S SITUATIONS	<b>Types of Users:</b> Receptors have a variety of different scenic values. The aesthetic qualities of a landscape contribute to their enjoyment and appreciation of this environment. The prioritisation of the receptor group can be considered as reflecting their needs, activities, and relationships with this LCZ.	Primary	Primary
	<b>Amount Of Users:</b> The Amount of Users refers to the demand and/or frequency at which individuals use or visit a particular environment.	Primary	Primary
	<b>Public Interest:</b> Public interest refers to the concerns of the general public, community, or society as a whole, rather than the interests of a specific individual or group. This can encompass concerns at the local, state, or national level.	Primary	Secondary
	<b>Adjacent Land Uses:</b> Adjacent Land Uses considers the interrelation and the degree to which various activities or developments that are in close proximity to a particular site affect or influence each other.	Secondary	Primary
	<b>Special Areas:</b> Special Areas are geographic locations designated for specific management objectives, which may include the protection of natural resources, preservation of naturalness, or conservation of critical environmental concerns.	Tertiary	Tertiary
	<b>Travel Routes:</b> Travel Routes are paths taken by individuals to move between locations, which may include various forms of transportation infrastructure such as roads, highways, railways, airways, and waterways. These routes can impact the mobility, accessibility, and overall user experience of travel.	Tertiary	Primary
	<b>Observation Points:</b> Observation Points are locations where an observer can view and assess the surrounding landscape, including natural vantage points, elevated platforms, or designated viewing areas.	Primary	Tertiary

Table 26 People's Situations Values



3.5. VISUAL SENSITIVITY

3.5.1. The Short Form VIA process takes the primary scenic and visual landscape values that have been identified. These primary values that were prioritised will now further consider the key attributes to determine the visual sensitivity. This step establishes the level of the following four attributes:

- **Prominence:** Is it immediately and easily perceived, or more subtle?
- **Contribution:** Does it define the landscape's character, or does it play a supporting role?
- **Permanence:** Is it a long-lasting feature, or is it temporary?
- **Impact (Scale):** Would its loss have a significant and widespread, or would the impact be limited?

For each of the four attributes, a level is determined from five possible levels ranging from very high to very low. These levels are defined for each attribute in the appended tables.<sup>1</sup>

For each of the four attributes, a level is determined from five possible levels ranging from very high to very low. These levels are defined for each attribute in the appended tables.

For each Landscape Character Zone, the following tables have been organised into columns which describe the Scenic and visual landscape values into the categories of *‘People Principles and Situations’* and *‘Place Priorities and Settings’*. In the short form VIA the established primary values are collectively rated using the four attributes <sup>2</sup>:

- Prominence/Immediacy,
- Contribution
- Permanence
- Impact (Scale)

The average of the attributes for the specific value are combined for ‘People’; as they relate to scenic landscape value sensitivity and ‘Place’; as they relate to visual landscape sensitivity. This early step can assist of informing the evaluation of the proposal.

Next, the average attribute sensitivity is calculated to provide ‘People’s Sensitivity’ and ‘Place Sensitivity’. This interim step can assist with informing the evaluation of the proposal.

The final step, takes the average of ‘People’s Sensitivity’ and ‘Place Sensitivity’ and combines these to establish the Visual Sensitivity for the ‘Landscape Character Zone’.

1 Refer to Appendix.

2 The short form LLVIA establishment focuses only on the primary scenic and visual landscape values and does not have further regard beyond identifying secondary and tertiary values.



3.5.2. PARKLAND LCZ VISUAL SENSITIVITY

PARKLAND LCZ		PLACE		PEOPLE	
		PRIORITIES	SETTINGS	PRINCIPLES	SITUATIONS
PRIORITIES	PRIMARY	Environmental, Conservation, Physiological	Waterbodies, Vegetation, Adjacent Scenery, Cultural Modifications	Aesthetic, Economic, Heritage, Health & Recreation, Social	Types of Users, Amount Of Users, Public Interest, Observation Points
	SECONDARY	Intrinsic, Naturalness	Landform, Scarcity	Education	Adjacent Land Uses
ATTRIBUTES	TERTIARY	Subsistence, Economic	Colour	Home	Special Areas, Travel Routes
RATINGS	Prominence/Immediacy: Are they immediately and easily perceived, or more subtle?	High	High	Moderate	Low
	Contribution: Do they define the scenic landscape's character, or does it play a supporting role?	Moderate	Moderate	Moderate	Moderate
	Permanence: Are they well-established values, or are they new?	High	High	High	High
	Impact (Scale): Would their loss be significant and widespread or would the impact be limited??	Moderate	Moderate	Moderate	Moderate
	Average Attribute Sensitivity	High	High	Moderate	Moderate
	People & Place Sensitivity	High		Moderate	
	Visual Sensitivity	High			
	VISUAL ABSORPTION CAPACITY	Low			

Table 27 Parkland LCZ Visual Sensitivity

3.5.3. URBAN LCZ VISUAL SENSITIVITY

URBAN LCZ		PLACE		PEOPLE	
		PRIORITIES	SETTINGS	PRINCIPLES	SITUATIONS
PRIORITIES	PRIMARY		Colour, Adjacent Scenery, Cultural Modifications	Economic, Home, Social	Types of Users, Amount Of Users, Adjacent Land Uses, Travel Routes
	SECONDARY	Physiological	Landform, Vegetation	Aesthetic, Education	Public Interest
	TERTIARY	Environmental, Intrinsic, Subsistence, Naturalness, Economic, Conservation	Waterbodies, Scarcity	Heritage, Health & Recreation	Special Areas, Observation Points
ATTRIBUTES	Prominence/Immediacy: Are they immediately and easily perceived, or more subtle?	Very Low	Low	High	Very High
	Contribution: Do they define the scenic landscape's character, or does it play a supporting role?	Very Low	Moderate	Moderate	High
	Permanence: Are they well-established values, or are they new?	Very Low	Moderate	Moderate	Moderate
	Impact (Scale): Would their loss be significant and widespread or would the impact be limited?	Very Low	Low	Low	Low
RATINGS	Average Attribute Sensitivity	Very Low	Moderate	Moderate	High
	People & Place Sensitivity	Low		High	
	Visual Sensitivity	Moderate			
	VISUAL ABSORPTION CAPACITY	Moderate			

Table 28 Urban LCZ Visual Sensitivity



3.6. VISUAL ABSORPTION CAPACITY

3.6.1. Visual Absorption Capacity (VAC) describes the degree to which a landscape can tolerate visual change from a proposed development. Landscapes with higher scenic and visual values, and those prioritized for preservation or enhancement, are inherently more sensitive to visual change and thus have a lower capacity to absorb it. Conversely, landscapes with lower scenic and visual values have a higher capacity to absorb change.

To determine VAC, the previously established Visual Sensitivity ratings are converted to a scale from I to V, with each level corresponding to general and site-specific objectives. These VAC and its objectives then serve as a baseline for evaluating Visual Compatibility later in this report. The conversion process follows the table below:

VISUAL SENSITIVITY SCORE		VISUAL ABSORPTION CLASS		VISUAL ABSORPTION CAPACITY
VERY LOW	→	I	→	VERY HIGH
LOW	→	II	→	HIGH
MODERATE	→	III	→	MODERATE
HIGH	→	IV	→	LOW
VERY HIGH	→	V	→	VERY LOW

Table 29 Conversion table of Visual Sensitivity to Visual Absorption Class

3.6.2. VISUAL ABSORPTION CAPACITY FOR PARKLAND LCZ

The Visual sensitivity of the Parkland Landscape LCZ was established as having a High Visual Sensitivity based on its level of Prominence, Contribution, Permeance, and Impact. This High Visual Sensitivity translates to a Visual Absorption Capacity that can reasonably absorb a Magnitude of Change of Low.

3.6.3. VISUAL ABSORPTION CAPACITY FOR URBAN LCZ

The Visual sensitivity of the Urban Landscape LCZ was established as having a Moderate Visual Sensitivity based on its level of Prominence, Contribution, Permeance, and Impact. This High Visual Sensitivity translates to a Visual Absorption Capacity that can reasonably absorb a Magnitude of Change of Moderate.



4.1. PROCESS

4.1.1. PURPOSE OF THE SHORT FORM ANALYSIS

The project's Magnitude of Change (MOC) is determined by analysing its visual impact from key observation points. This focuses on the Degree of Contrast, a comparison of existing and proposed conditions analysed through critical visual influencers (CVI): colour, texture, scale, line, form/ shape, and spatial character. An objective framework consisting of these CVI are utilised in the analysis to determine the overall MOC. This MOC will then be compared against the VAC in the evaluation section of this report to determine if visual compatibility has been satisfied between the proposed development and each LCZ.

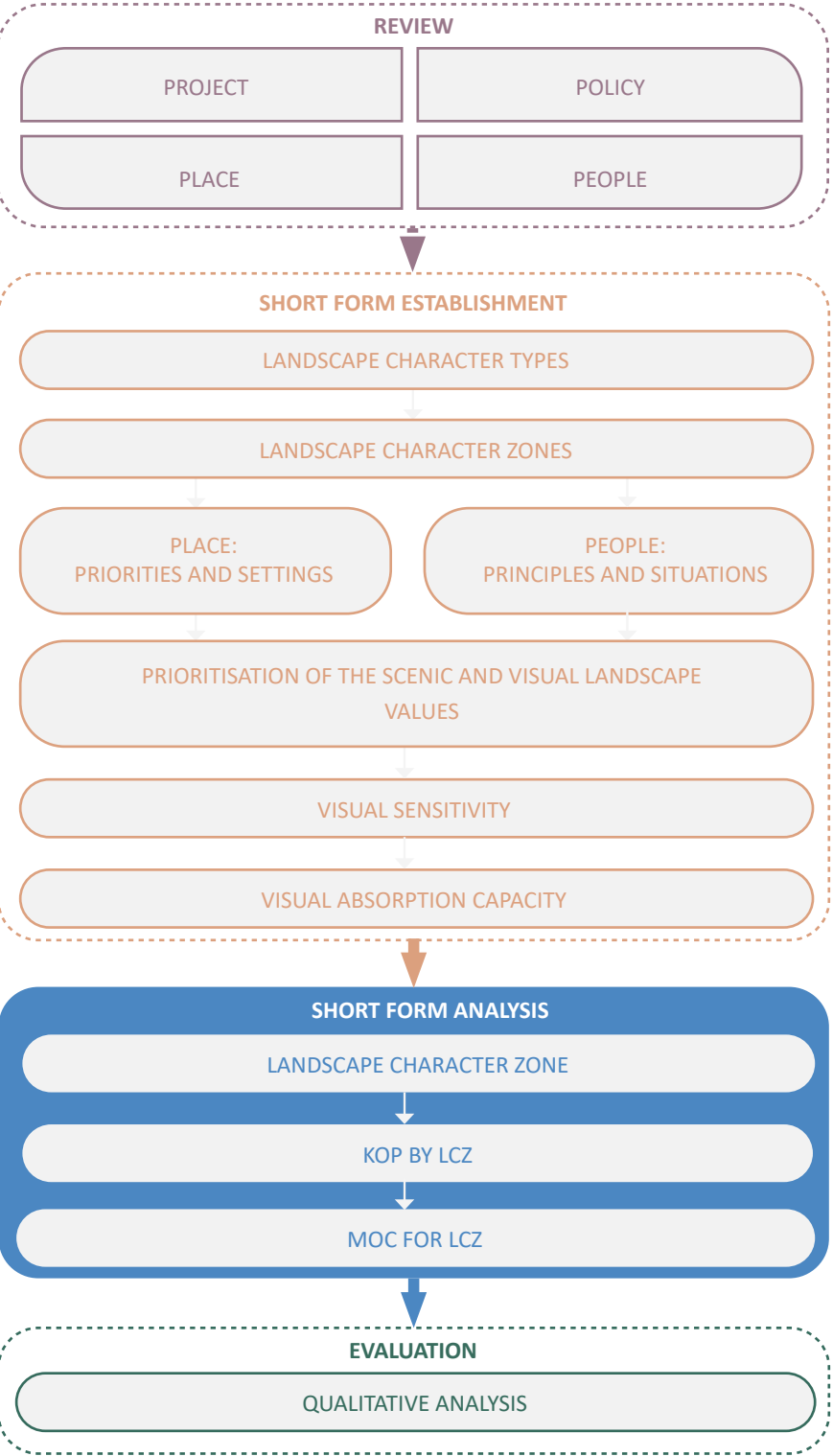


Figure 40 - Flowchart indicating the position of the Short Form Analysis Stage within the overall process.



## 4.2. ANALYSIS OF PARKLAND LCZ

### 4.2.1. COLOUR

#### Landform / water

**KOP 2:** Presents a landscape dominated by muted greens in the open grassy areas, interspersed with patches of dry, sandy-coloured landform beneath. Walking paths share this sandy hue, while the reflections in the water of Albert Lake provides a contrasting element unique to this view. The overall colour palette is low in saturation and relatively consistent, lacking significant contrast between landform features.

**KOP 3:** Presents a similarly flat landscape, uniformly covered in predominantly green grass, with no single area offering a strong colour contrast. Grey paths in the foreground create a hard edge to the expansive green fields beyond.

#### Vegetation

**KOP 2:** Features a variety of trees, with green as the dominant colour. Subtle variations exist, but individual trees within clusters lack visual distinction. The most prominent vegetation consists of the palm trees lining Albert Park, characterised by dark brownish trunks and greenish fronds. These trees share a similar green hue to the grassy areas of the landform VCU.

**KOP 3:** Shows clumped vegetation forming a line of trees along the horizon. While these trees are a slightly darker green than the surrounding grassy areas, the similar hue between these landscape features results in minimal colour contrast. The trees appear uniform, with individual trees being indistinguishable within the clustered growth.

#### Structural

**KOP 2:** The built environment makes a minimal contribution to the foreground scenery, limited to small, unobtrusive shelters with dull grey roofs and green supports. These structures blend visually with the surrounding vegetation and terrain, failing to create any focal points. The primary built form consists of distant high-rises, which, with their muted colouring of facades of varying hues and brighter glass panels they provide some contrast against the skyline and above the parkland.

**KOP 3:** In the immediate foreground, small, evenly painted green fence posts and low mesh fencing is consistent with the colour of the adjacent grassy fields and vegetation, though in a slightly darker shade. Scattered greyish light poles punctuate the scene. These elements are repeated along

footpaths receding into the distance, creating a faint silhouette against the fields. However, their perceived spacing and diminutive size at this distance prevent them from forming significant focal points, however they do provide a sense of spatial definition. The distant skyline buildings exhibit an unsaturated colour palette. Their facades, composed of dark to light grey bands or glass panels, lack significant contrast with each other and tend to reflect the sky's colour, further reducing their visual impact. While the iconic 'Lego tower' is visible from this viewpoint, its perceived scale is small, occupying a limited portion of the overall view. Its uppermost levels blend chromatically with the surrounding buildings. Although the tower features more colourful and saturated blue, red, green, and yellow levels with slight value contrast, their impact is diminished by the distance.

#### Degree of Contrast of the Colour of Proposed built form:

Situated within Albert Park, both KOPs share similar visual characteristics. The dominant visual elements are the landform and vegetation, overshadowing the structural components of the built environment. Structures are most prominent in the distant skyline, where greyish high-rise buildings define the cityscape. Foreground structures are generally smaller in scale and less noticeable, as their dull grey or greenish hues blend seamlessly with the surrounding landform and vegetation. The proposed TPLs, with their dull grey finish, are consistent with the existing light poles, particularly evident in KOP 2. Their slender profile and wide spacing prevent visual clutter and avoid introducing new colours to the site. Consequently, the overall change in area and colour within the view caused by the TPLs resulting in a Degree of Contrast of Low.

### 4.2.2. TEXTURE

#### Landform / water:

**KOP 2:** The terrain presents a flat, even plane, lacking any prominent landform features such as jagged ridgelines. The surface appears smooth and lacks a distinct silhouette. The paths have a matte finish and a relatively even texture, free of large, embedded elements. The grassy fields, while comprising a large portion of the view, consist of low-cut grass of fairly uniform height. Small, grainy patches of dry areas reveal the underlying landform, creating a subtle, fine-grained internal contrast. However, this texture lacks major elements that would create significant focal points. Albert Lake exhibits subtle ripples across its surface, without notable textural

elements.

**KOP 3:** Similar to KOP 2, the terrain in KOP 3 exhibits a flat, even elevation, devoid of noticeable landform features like prominent ridgelines. The surface appears smooth and lacks a distinct silhouette. The paths have a matte finish and even texture and fields are well-maintained with consistent grass coverage in both height and colour creating a uniform, fine-grained texture compared to the slightly patchier appearance in KOP 2.

#### Vegetation

**KOP 2:** The palm trees lining Albert Lake are spaced to allow individual trees to be distinguished. Their distinctive silhouette—tall trunks topped with dense, radiating fronds—are clearly visible. These fronds create a course, irregular texture against the skyline, providing strong contrast. The trunks themselves exhibit a rough, ridged texture. Other trees in the scene are clustered, forming dense layers of vegetation. Their leaves, relatively consistent in size and colour, create a fine-grained texture. These trees, situated lower in the view and often in front of taller high-rise buildings, offer less textural contrast than the palm trees against the open sky.

**KOP 3:** Vegetation in KOP 3 is primarily contained within a clustered band of trees extending across the horizon. These trees form dense layers of foliage with a consistent size and colour, resulting in a fine-grained texture. The tree line, with its natural variation in canopy heights, creates a rough silhouette. Areas of the tree line contrasted against the sky exhibit higher visual contrast, while those backed by high-rise buildings have less.

#### Structure:

**KOP 2:** The limited built structure contributes minimally to the overall texture of the scene. The path side shelters have narrow, straight legs and simple geometric roofs. Distant buildings, particularly along the skyline, vary in height and overlap, creating stepped silhouettes. These background buildings feature geometric panels and regularly spaced openings, resulting in a banded appearance on their facade. The Lakeside Pavilion, with its distinctive curved roofline, is diminished by its small scale relative to surrounding buildings. Its greyish colour and backdrop of other structures cause it to blend into the overall texture rather than stand out. Similarly, the spire of St. Andrews Presbyterian Church, while distinctive in shape is narrow and low compared to the surrounding buildings, making it less perceptible. Secondary elements, such as rooftop antennas, are not readily noticeable. The dense cluster of panels, varying heights, and contrasting dark and light



greys on building facades, create the greatest textural contrast in the scene.

**KOP 3:** TPL visible throughout the scene have straight, narrow profiles and lack of clustering preventing them from creating significant textural contrast, despite being visible against the sky. The distant high-rise buildings, visible above the tree line, generally exhibit geometric rectangular silhouettes with straight or tiered profiles. Their facades panels with contrasting dark and light grey areas, creating the greatest textural contrast within the view.

#### Degree of Contrast of the Texture of Proposed built form:

The densely clustered structural elements, with their multi-directional panels and openings, varying heights, and contrast against the skyline, remain the areas of highest textural contrast. The proposed TPLs, consistent with the existing pole lights' straight and narrow silhouettes, do not significantly detract from the more prominent high-rise buildings. Therefore, the degree of textural contrast introduced by the TPLs is Moderate.

#### 4.2.3. SCALE

##### Landform /Water form

**KOP 2:** The site is generally flat, lacking prominent landform features like ridgelines or valleys. Albert Lake dominates the scenic character, extending along a north-south axis and occupying a significant portion of the scene from the viewing point to the horizon. Its continuous, unbroken surface, without complex inlets or tributaries, makes it a singularly contained, prominent element.

**KOP 3:** Similar to KOP 2, the terrain is flat. While Albert Lake is not visible, the large expanse of grassy fields in the foreground forms a prominent visual element, especially in the immediate foreground.

##### Vegetation

**KOP 2:** The palm trees in the foreground appear tall due to their proximity to the viewer and the absence of other tall elements nearby. They are perceived as individual trees set in a line around the lake rather than a dense cluster. In contrast, the trees along the horizon form a continuous band of full canopies.

**KOP 3:** Vegetation rises above the flat landform, forming a clustered band along the horizon. This dense, continuous line of trees spans much of the view. Their distance from the footpath reduces their perceived scale. While light poles and high-rise buildings are taller, the rounded canopies and dense foliage make the trees appear substantial.

##### Structural

**KOP 2:** Foreground structural elements are small, such as the low shelters along the footpath. The distant high-rise buildings, forming the skyline, are the tallest and widest elements, appearing large due to their broad bases and clustered arrangement. The windows and panels on their facades provide scale cues, enhancing the perception of their overall size.

**KOP 3:** Foreground structural elements are also small, consisting of low fences along the footpaths. While the existing light poles are the tallest elements in the foreground, their narrow profile makes them appear less visually weighty than the clustered high-rise buildings in the distance.

#### Degree of Contrast of the Scale of Proposed built form:

The proposed TPLs, with their similar narrow profile and wide spacing, will have a similar visual effect to the existing light poles, not detracting significantly from the prominence of the high-rise buildings. From this distance, the TPLs' perceived height aligns with the tree canopies along the horizon, and much of the proposed infrastructure is obscured by these trees resulting in a degree of contrast rating of Very Low.

#### 4.2.4. LINE

##### Landscape / Waterform:

**KOP 2:** The relatively flat landform lacks prominent ridgelines that would create a sharp edge against the sky. Paths extending into the distance form linear bands. Albert Lake creates a distinct, curvilinear edge against the footpaths in the foreground and the grassy areas further away, extending across the horizon and curving back.

**KOP 3:** The similarly flat landform also lacks significant ridgelines. However, it provides a relatively uninterrupted view extending across the park to a straight horizon line. The paths in the foreground create a sharp, straight edge against the adjacent grassy areas.

##### Vegetation

**KOP 2:** he palm trees create narrow, vertical elements with straight trunks, repeating along the edge of Albert Lake like parallel lines and easily discernible against the sky. The tree line along the horizon, formed by clustered vegetation, is less distinct due to its complex, jagged edge and the

backdrop of high-rise buildings.

**KOP 3:** The cluster of trees along the horizon forms a complex, jagged tree line. Variations in foliage density create discontinuities, making this line less bold. Individual tree trunks are difficult to discern due to distance, visual obstruction, and clustering, preventing them from forming distinct linear elements as seen with the palm trees in KOP 2.

##### Structural:

**KOP 2:** Foreground elements, such as the path side shelters, have narrow, thin structures with a small perceived scale. Their colour blends with the surrounding vegetation, making them inconspicuous and contributing minimally to any linear effect. The high-rise buildings in the background have straight, hard, vertical edges against the sky. Their facades feature straight panels forming parallel stripes. However, the varying heights of these buildings create a stepped skyline, resulting in a staggered horizontal linear effect.

**KOP 3:** Foreground structural elements consist of small fences. Despite their small scale relative to the surroundings, their proximity to the viewing point makes them easily visible. The fence poles and railings are clearly discernible and are prevalent in this LCS. The fence mesh, with its diamond-shaped pattern of straight lines, contributes minimally to the overall linear effect. These lines are thin and less visually prominent than the linear effects created by other structural elements. Scattered light poles, discernible against the sky with their narrow, straight edges, appear as parallel vertical lines. The more distant high-rises have straight, hard, vertical edges seen against the sky. Their facades feature straight panels forming a pattern of parallel stripes. However, the varying heights of these buildings create a stepped skyline, resulting in a staggered horizontal linear effect.

#### Degree of Contrast of Line of Proposed built form:

The complex linear effect is created by the varying building heights, linear facade panels of different widths and orientations. The existing light poles, set against the background elements and sky, have straight edges that are generally discernible as they contrast against the complex background pattern. However, their thin, simple profile and lack of clustering make them appear less substantial than the wider, thicker buildings along the skyline. The proposed tapered light poles will with the the existing light poles and vertical lines of the adjacent high-rise buildings in the Urban LCZ resulting in a degree of contrast rating of very Low.



## 4.2.5. FORM/ SHAPE

**Landform / Waterbodies:**

**KOP 2:** Albert Park's distinct, simple shape is easily recognisable due to its sharp, defined edge and uniform texture. The consistently wide paths bordering the lake create a continuous band that traces the shoreline. The flat terrain allows for clear views across the open grassy areas, footpaths, and water.

**KOP 3:** The flat grassy fields transition seamlessly into the footpaths. The landform's edges are simple and lack sharp angles or irregularities.

**Vegetation**

**KOP 2:** The tree canopy, composed of various heights, creates an irregular, textured shape that extends across the horizon. The palm trees in the foreground stand out due to their distinct silhouettes—slender trunks topped with feathery fronds.

**KOP 3:** Vegetation dominates the horizon, creating a complex and dynamic edge. The varying canopy heights contribute to this intricate profile, avoiding a uniform line. Although individual trees vary, they are perceived as a unified, continuous band of foliage defining the horizon. The tree lines that border the sporting fields reinforce the recognition of the LCS.

**Structural:**

**KOP 2:** Individual structures, like the high-rise buildings, exhibit regular, geometric forms with straight edges. Their substantial width gives them a blocky appearance. The varying heights of these buildings create a staggered skyline. Vegetation obscures the base of the buildings, creating a varying transition to the tree line and visually disconnecting them from the ground plane.

**KOP 3:** Individual structures, such as the high-rise buildings, have regular, geometric forms with straight edges, their substantial width makes them appear blocky. The varying heights of these structures create a staggered, stepped skyline. Vegetation obscures the base of these buildings, visually separating them from the landform and creating a varying transition to the tree line. The light poles are narrow and simple in form. The fences, both in the foreground and beyond the path, follow the line of the footpaths and consist of simple, evenly spaced vertical posts and horizontal rails. Albert Park's easily discernible shape and clear transitions between land, paths, and water define its landscape. Vegetation plays a prominent role, with a

diverse tree canopy creating a textured horizon, punctuated by distinct palm silhouettes.

**Degree of Contrast of the form/scale of Proposed built form:**

Structures, primarily blocky high-rise buildings, form a staggered skyline, their bases obscured by vegetation, creating a disconnect from the ground. Simple elements like light poles and fences, following the lines of the paths, add to the overall scene, which is characterized by both natural complexity and geometric forms. As the proposed TPL fits into the overall shape/form already present on site it has a form/shape contrast that results in Low.

## 4.2.6. SPATIAL CHARACTER

**Landform / Waterbodies:**

**KOP 2:** The spatial character of a park primarily composed of flat sports fields, walking paths, and a central lake is defined by a strong horizontal emphasis. The flat landform creates a sense of openness and accessibility, visually expanding the space and allowing for long, uninterrupted views across the fields and towards the lake. The lake acts as a central focal point, organizing the surrounding spaces and providing a visual counterpoint to the flatness of the fields. The walking paths, following the lake's edge or connecting different areas of the park, create curvilinear elements that guide movement and define circulation patterns. The contrast between the open, expansive fields and the contained space around the lake creates a varied spatial experience within the overall flat landscape. The lack of significant vertical landform features emphasises the horizontal plane, making the park feel expansive and visually open, while the lake offers a point of visual interest and spatial definition within this broad, flat context.

**KOP 3:** A park dominated by flat sports fields and walking paths, lacking a central lake, presents a distinctly open and horizontal spatial experience. The expansive, level terrain creates a continuous plane that visually extends the park's boundaries. This inherent flatness promotes easy access and unobstructed views across the fields, highlighting the park's overall scale. While the walking paths crisscrossing the level ground provide structure and guide movement, they do little to disrupt the prevailing flatness. Without any prominent vertical features or a central point of focus, the horizontal dimension is accentuated. Consequently, the park's character is defined by its openness, the absence of a strong visual hierarchy beyond the paths

themselves, and the feeling of vast, uninterrupted space. The landform serves primarily as a backdrop for activities on the fields, rather than a defining element that creates distinct spaces or a sense of enclosure.

**Vegetation:**

**KOP 2:** The park's spatial character is defined by a dynamic interplay of dense and open vegetation, creating a rich tapestry of experiences. Footpaths weave through these varying zones, often following the contours of landscape features like Albert Lake, integrating the vegetation with the park's design. This combination fosters an expansive spatial character, with views stretching across the lake and culminating in a dense cluster of trees along the horizon.

**KOP 3:** The spatial character of the park's vegetation presents a dynamic interplay between open and dense areas, creating a sense of depth and perspective. The observation that vegetation appears more open closer to the viewer suggests a deliberate design or natural occurrence where the density of planting increases with distance. The effect of this arrangement is to draw the eye into the landscape, creating a sense of journey and encouraging exploration. The more open foreground allows for clear views and a feeling of spaciousness, while the gradually increasing density in the midground and background adds visual complexity and a sense of mystery, hinting at areas yet to be discovered. This combination of open and dense vegetation contributes to a richer and more engaging experience for visitors, offering both immediate visual interest and the promise of further discoveries within the park.

**Structural:**

**KOP 2 & KOP 3:** The park's structural character is most strikingly defined by the adjacent dense cluster of high-rise buildings that punctuate the skyline. These structures, with their sharp edges, varied heights, and diverse façade designs create a distinct visual contrast. This urban backdrop is clearly separated from the more open foreground of the park by a verdant buffer of trees. This deliberate planting acts as a transitional element, softening the stark geometry of the buildings and creating a visual and spatial division between the natural landscape of the park and the built environment beyond. The trees not only frame the cityscape but also offer a sense of enclosure and tranquillity within the park itself, enhancing the experience of moving outside the urban environment.



**Degree of Contrast of the Spatial Character of Proposed built form:**

The existing spatial character of the park, defined by its expansive horizontal openness, simple circulation, and distant views, contributes to the impact assessment of the proposal. The dominant horizontal emphasis and vast scale of the open fields mean that small additions or modifications are less visually prominent and easily absorbed by the existing context. Established circulation patterns and the existing urban backdrop also play a role, as the proposal respects these existing features and doesn't introduce any substantially competing or foreign elements. Essentially, the park's inherent openness and lack of strong visual hierarchy create a context where the four proposed TPL have a minimal effect on the overall spatial experience, resulting in Degree of contrast of Very Low.



### 4.3. ANALYSIS OF URBAN LCZ

#### 4.3.1. COLOUR

##### Landform / water

**KOP 1:** The dominant visual element is the paved, dull greyish surface of the street, there are contrasting road markings and lines. This expanse of uniform colour creates a monotonous foreground with punctuations of contrasting colour from the line markings. The green fields of Albert Park are visible beyond, but largely obscured by vegetation, resulting in a clear transition between the grey pavement and the green parkland.

##### Vegetation

**KOP 1:** The vegetation, a darker green than the Albert Park grass, appears as a relatively uniform mass. The trees, clustered together, exhibit consistent colouring with no individual trees standing out as significantly lighter or darker than the others. This uniformity simplifies the visual legibility of the vegetation. The trunks and substantial limbs of the trees are a contrasting palette of lighter tones that contrast with the darker foliage and emphasise the vertical.

##### Structural

**KOP 1:** The foreground structures primarily consist of dull grey light poles and transmission lines. Small sections of some light poles are painted yellow, and the traffic light displays changing illuminated colours. However, these areas of colour are minimal and confined to narrow elements. Further back, the 'Consulate General of the Republic of Korea' building is visible, displaying a muted light grey facade.

##### Degree of Contrast of the Colour of Proposed built form:

The proposed built form, with its dull grey colour, shares similar hues with the existing streetlights and tram poles and lines in the foreground and the high-rise buildings in the background creating visual continuity. The northwest and southwest TPL structures sit against the skyline, yet their colour integrates with the existing palette. The northeast TPL is hidden by trees, while the southeast TPL blends with greyish existing buildings behind and the lighter hues of the tree trunks, therefore the Degree of Contrast for colour has been rated as Low.

#### 4.3.2. TEXTURE

##### Landform / water

**KOP 1:** The overall landform presents an even, smooth texture. The paved road exhibits a rough, granular texture, appearing uniform rather than patchy. Beyond the road, the grassy fields of Albert Park display a dense, fine-grained texture that is consistent across the surface.

##### Vegetation

**KOP 1:** The vegetation along the nature strips and within Albert Park, while exhibiting subtle natural variations, creates a dense, fine-grained texture due to the layered foliage. The edges of the foliage create a rough, jagged silhouette, especially against the sky.

##### Structural

**KOP 1:** The foreground structures consist primarily of light poles with a smooth, matte surface. Sections of these poles are painted yellow, showing signs of wear where the underlying surface has been exposed. These thin, narrow light poles and transmission lines create a sinuous or angular appearance as they cross, intersect, and cluster together.

##### Degree of Contrast of the Texture of Proposed built form:

The proposed built form's narrow profile and placement, avoiding direct alignment with existing light structures, minimises visual clutter and complex textural relationships. The TPLs have a smooth, even texture that does not attract immediate attention. The evenly spaced lights at the top of the TPL, arranged in a rectangular grid, create a texture similar to existing structures, such as the gridded facade of the 'Consulate General of the Republic of Korea' building. Therefore, the proposed built form's texture integrates harmoniously with the existing environment and is rated as Low.

#### 4.3.3. SCALE

##### Landform /water form

**KOP 1:** The landform at KOP 1 is relatively flat, lacking prominent ridgelines or other significant vertical features. This openness allows for expansive views across the intersection of Fitzroy Street and Princess Street, extending into Albert Park. No waterforms are present in the view.

##### Vegetation

**KOP 1:** Dense, foliated vegetation dominates the view. Trees within Albert Park are perceived as a continuous mass, creating a broad horizontal band across the horizon. These trees also protrude vertically, partially defining the skyline and obscuring some of the built environment behind. While there is some natural variation in tree height, no single tree stands out as a focal point.

##### Structural

**KOP 1:** Existing structures and infrastructure contribute to the scene's vertical elements. Light poles and utility and transmission lines, being closer to the viewer, appear more prominent to the viewer, becoming the most visually dominant elements in the immediate foreground. Beyond these, the 'Consulate General of the Republic of Korea' building projects above the Albert Park tree line, acting as a key focal point against the sky.

##### Degree of Contrast of the Scale of Proposed built form:

The proposed TPL structures do not exceed the height of the immediate light and utility poles, appearing comparatively less visually dominant due to their greater distance from the viewer. Their slender profiles are similar to the existing light and utility poles. The 'Consulate General of the Republic of Korea' building, with its broader profile, remains the dominant structure in terms of scale. Therefore, the degree of scale contrast introduced by the proposed TPLs is considered Low.

#### 4.3.4. LINE

##### Landscape / Waterform:

**KOP 1:** The immediate foreground at KOP 1 includes street curbs, road markings painted on the pavement, and tram lines. Beyond these immediate features, pathways leading into Albert Park are discernible, although their visibility is reduced due to their distance from the viewer.

##### Vegetation

**KOP 1:** The trees within Albert Park present as a cohesive mass of foliage. The tree line's edge against the sky is irregular, a result of varying canopy heights and the staggered distances of individual trees, which create a layered effect and the effect of differing heights within the overall tree line.



**Structural:**

**KOP 1:** The dominant structural elements at KOP 1 are primarily linear. Light poles are scattered throughout the foreground, extending vertically and then curving outward at their tops in a distinctive "T" shape. Transmission and utility lines stretch horizontally across the sky, running parallel to one another. Further back, the 'Consulate General of the Republic of Korea' building rises vertically, its rectangular grid of windows creating a dashed linear pattern on its facade. Smaller secondary elements, such as antennas, are less noticeable due to their shorter length and thin profile.

**Degree of Contrast of the Line of Proposed built form:**

The proposed TPL structures possess a narrow and simple linear profile, similar to the existing light poles visible in the foreground. Therefore, the proposed Degree of Contrast for the Line of Proposed built form is rated as Very Low.

**4.3.5. FORM/ SHAPE****Landform / Waterbodies:**

**KOP 1:** The landform at KOP 1 exhibits a clear division between the paved surfaces of the road and footpath and the open, grassy areas of Albert Park. The terrain is generally flat, lacking prominent ridgelines, valleys, or other significant topographic features. These areas appear as essentially flat planes extending to the horizon. Painted road markings further delineate the paved road surfaces, stretching across the road and intersections.

**Vegetation**

**KOP 1:** The vegetation at KOP 1 consists primarily of clustered trees, perceived as a unified mass with a complex, irregular silhouette. This complexity arises from variations in canopy height, foliage density, planting patterns, and the individual silhouettes of each tree within the group. This combined silhouette extends across the horizon.

**Structure**

**KOP 1:** The structures in the foreground are scattered throughout the view, allowing for the recognition of individual shapes. The existing light poles are characterized by their distinctive "T" shape and thin, narrow, and simple profiles. The 'Consulate General of the Republic of Korea' building features a semicircular ornament on its parapet, while its main body presents straight,

geometric lines.

**Degree of Contrast of the Form/Shape of Proposed built form:**

The proposed TPL structures have a narrow, tapering shape, similar to the nearby light poles. Their taper results in a less pronounced silhouette than a uniformly thick pole would create. The simple, rectangular light arrays attached to the TPL avoid visual clutter through their paired back design. The existing light poles in the foreground and the 'Consulate General of the Republic of Korea' building remain the dominant forms/shapes in the view. Therefore, the Degree of Contrast of the Form/Shape of Proposed built form is rated as Very Low.

**4.3.6. SPATIAL CHARACTER****Landform:**

**KOP 1:** The gentle slope of the topography defines the spatial character of the scene. The lack of prominent landforms allows views to extend across the intersection and into Albert Park, although the horizon is ultimately obscured by the park's vegetation. This topography creates a sense of openness in the immediate foreground, yet the view into the park feels somewhat contained due to the limited depth of field.

**Vegetation:**

**KOP 1:** A contrast exists between the sparse vegetation along the road (primarily nature strips) and the dense canopy of Albert Park visible beyond the intersection. This juxtaposition highlights the park as a distinct, enclosed space. The park's dense canopy acts as a visual barrier, defining the limits of the immediate foreground and shaping the overall composition of the view.

**Structure**

**KOP 1:** The scattered, angular arrangement of thin, linear structures in the foreground—vertical light poles and horizontal transmission lines—creates a sense of visual fragmentation. This contrasts with the more cohesive, unified visual mass of Albert Park beyond. The skyline, primarily defined by the Albert Park tree line, is punctuated by the 'Consulate General of the Republic of Korea' building, which rises above the trees to become a dominant focal point. This single, prominent building against the backdrop of the park's vegetation creates a visual hierarchy, drawing the eye and establishing a clear point of interest.

**Degree of Contrast of the Spatial character of Proposed built form:**

The proposed TPL, with their narrow silhouettes and even spacing, integrate seamlessly into the existing context and landscape character. Their slender profiles echo the existing light poles, maintaining the visual lightness and shape of the foreground structures. The even spacing of the TPL reinforces existing linear elements (paths, roads and tree lines) without introducing a competing visual rhythm. This subtle, non-intrusive siting allows the TPL to blend into the background, minimising their visual impact and preserving the prominence of key landscape features like Albert Park's dense tree canopy and the surrounding high-rise building. The TPL enhance functionality without disrupting the established visual hierarchy or altering the landscape's essential character. Therefore, the Degree of Contrast of the Spatial Character of Proposed built form is rated as Very Low.



4.4. KEY OBSERVATION POINTS

4.4.1. KEY OBSERVATION POINTS

Key Observation Points are viewpoints where there is public sensitivity to visual change due to the type of user, level of use, orientation to the proposed project, etc., such as points or a series of points on a travel route, or at a use area or a potential use area.

Three photomontage locations have been prepared by Orbit Solutions. These are created from Key Observation Points that are used to assess Visual Situation and Degree of Contrast to find the Magnitude of Change of the overall project.

The description of these photomontage locations is described below:

LAYER NAME	SOURCE
Google Satellite	<a href="https://www.google.com/maps/d/viewer?mid=1_UxAY65BF4XEK-b0Y7BteG5s&amp;ll=-37.85085284158928%2C144.97732705&amp;z=15">https://www.google.com/maps/d/viewer?mid=1_UxAY65BF4XEK-b0Y7BteG5s&amp;ll=-37.85085284158928%2C144.97732705&amp;z=15</a>

Table 30 Viewpoint Map Sources

LOC NUMBER	KOP NUMBER	DESCRIPTION
VP1	-	-
VP2	KOP 2	Lakeside Drive, grassed area adjacent to first parking meter travelling north passed Albert Park Playground, above electrical Pits & adjacent to Albert Park Lake Walking track, facing approx South to target
VP3	-	-
VP4	-	-
VP5	-	-
VP6	-	-
VP7	KOP 3	Clark Shields Pavillion, on bitumen access Road / parking area to Gary Smorgon oval & Lindsay Hassett Oval, facing approx East to target
VP8	-	-
VP9	-	-
VP10	-	-
VP11	KOP 1	Corner of Fitzroy ST & Princess St, on footpath/curb adjacent to electrical boxes, facing approx West to target
VP12	-	-

Table 31 Viewpoint Locations

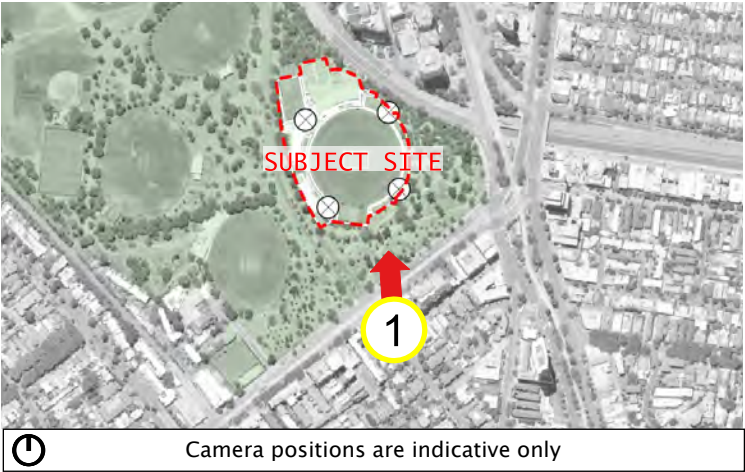


Figure 41 - Viewpoint Locations

KEY	
	Key Observation Point
	Subject Site
	Tapered Pole Lighting (TPL)



4.5. KOP 1 - ORIGINAL PHOTOGRAPH



Tripod Location

PHOTOGRAPH DETAILS	
Location description:	Corner of Fitzroy ST & Princess St, on footpath/curb adjacent to electrical boxes, , facing approx West to target
Date & time taken:	09:26am EDST On 29/11/2024
Height from ground:	1.65m
Distance to site:	730m

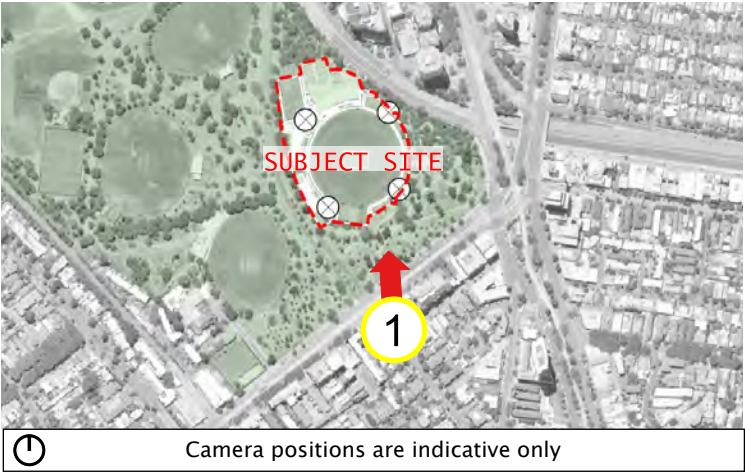
EQUIPMENT SPECIFICATIONS	
Camera:	Canon 5DSR Full Frame
Lens:	50.6 MGPXL Full Frame
Focal length:	20mm
Field of view (FOV):	84.0 deg (horizontal)



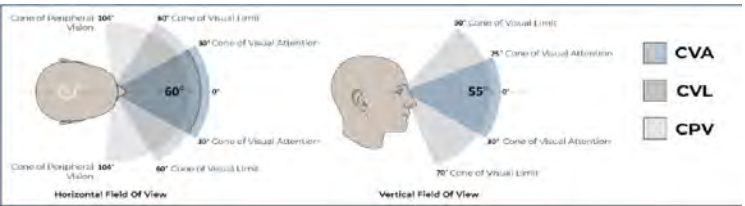
Figure 42 - KOP 1 - Original Photograph



KOP 1 - POINT CLOUD



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



QUANTITATIVE CALCULATIONS

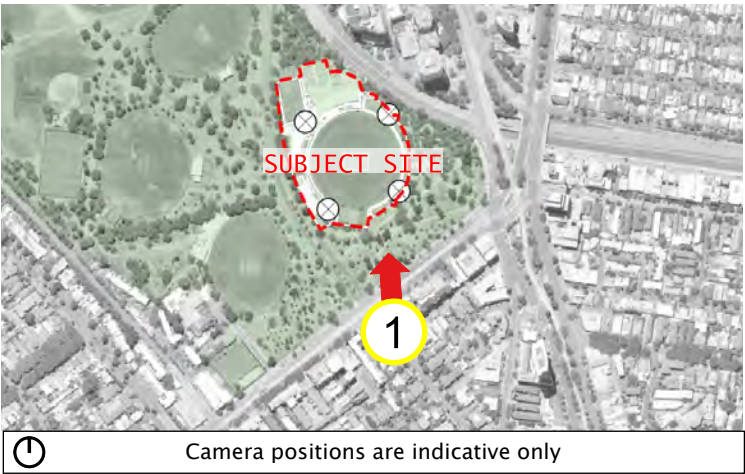
Horizontal CVA Occupied (%)	34.67%
Vertical CVA Occupied (%)	23.26%



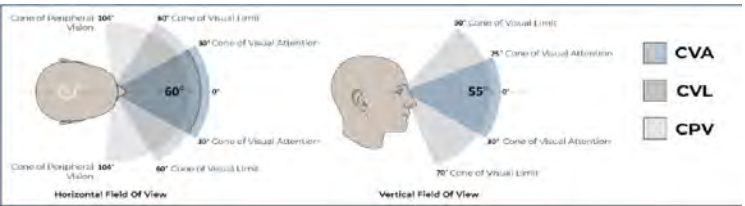
Figure 43 - KOP 1 - Point Cloud



KOP 1 - PROPOSED BUILDING OUTLINES



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



QUANTITATIVE CALCULATIONS

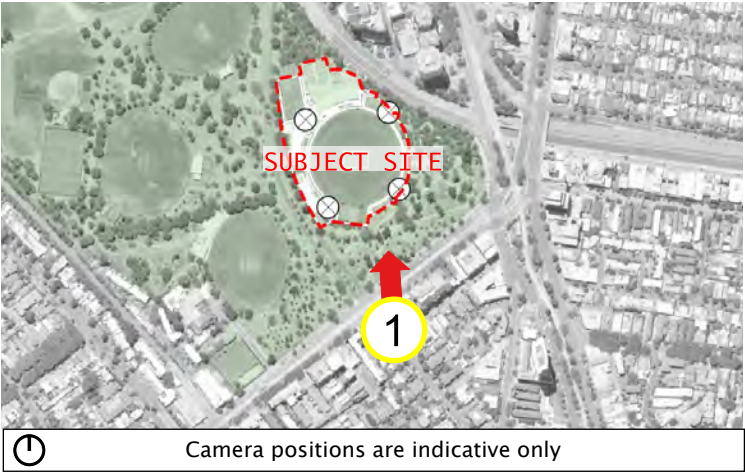
Horizontal CVA Occupied (%)	34.67%
Vertical CVA Occupied (%)	23.26%



Figure 44 - KOP 1 - Proposed Building Outlines



KOP 1 - PROPOSED BUILT FORM



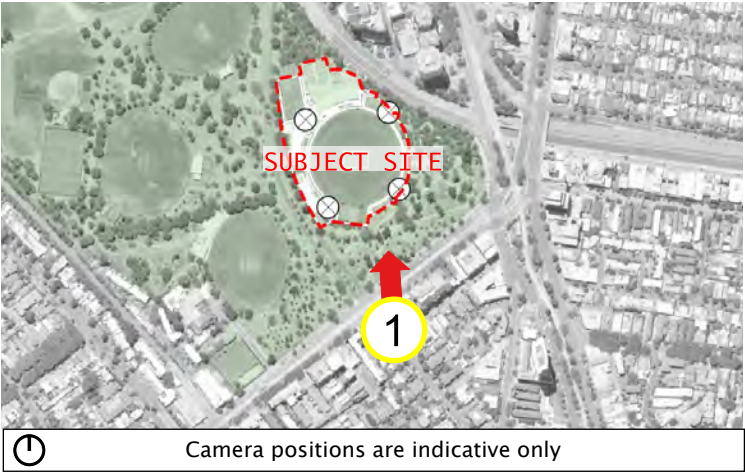
FIELD WORK DETAILS	
Easting:	322330.30
Northing:	5808001.50
Date taken:	05/12/2024
Ground (RL):	13.18m
Height from ground:	1.65m
EQUIPMENT SPECIFICATIONS	
LiDAR Scanner:	Leica Cyclone Register 360
Software:	Autodesk ReCap, CloudCompare



Figure 45 - KOP 1 - Proposed Built Form



KOP 1 - PROPOSED BUILT FORM AT 50MM EQUIVALENT



20mm v 50mm

FIELD WORK DETAILS

Easting:	322330.30
Northing:	5808001.50
Date taken:	05/12/2024
Ground (RL):	13.18m
Height from ground:	1.65m

EQUIPMENT SPECIFICATIONS

LiDAR Scanner:	Leica Cyclone Register 360
Software:	Autodesk ReCap, CloudCompare



Figure 46 - KOP 1 - Proposed Built Form At 50mm Equivalent



4.6. KOP 2 - ORIGINAL PHOTOGRAPH



Tripod Location

PHOTOGRAPH DETAILS

Location description:	Lakeside Drive, grassed area adjacent to first parking meter travelling north passed Albert Park Playground, above electrical Pits & adjacent to Albert Park Lake Walking track, facing approx South to target
Date & time taken:	11:31am EDST On 29/11/2024
Height from ground:	1.65m
Distance to site:	980m

EQUIPMENT SPECIFICATIONS

Camera:	Canon 5DSR Full Frame
Lens:	50.6 MGPXL Full Frame
Focal length:	35mm
Field of view (FOV):	84.0 deg (horizontal)



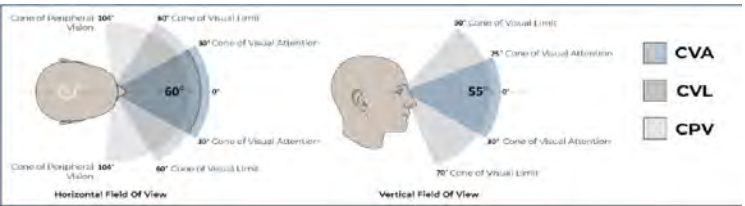
Figure 47 - KOP 2 - Original Photograph



KOP 2 - POINT CLOUD



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



QUANTITATIVE CALCULATIONS	
Horizontal CVA Occupied (%)	14.67%
Vertical CVA Occupied (%)	7.38%

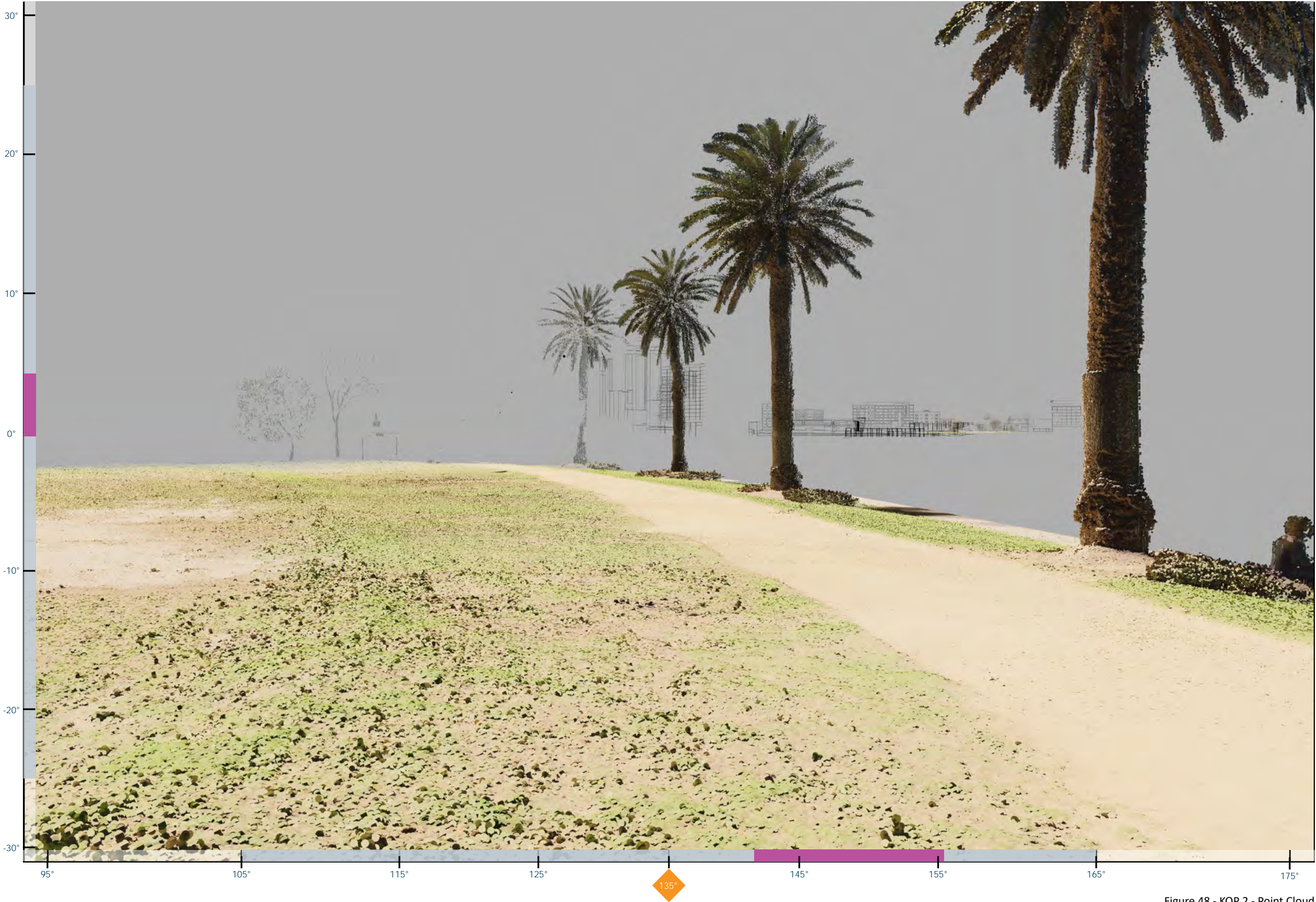


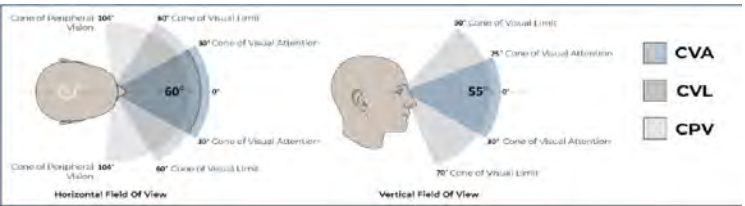
Figure 48 - KOP 2 - Point Cloud



KOP 2 - PROPOSED BUILDING OUTLINES



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



QUANTITATIVE CALCULATIONS	
Horizontal CVA Occupied (%)	14.67%
Vertical CVA Occupied (%)	7.38%



Figure 49 - KOP 2 - Proposed Building Outlines



KOP 2 - PROPOSED BUILT FORM



Tripod Location

FIELD WORK DETAILS

Easting:	321683.71
Northing:	5809093.07
Date taken:	05/12/2024
Ground (RL):	4.32m
Height from ground:	1.65m

EQUIPMENT SPECIFICATIONS

LiDAR Scanner:	Leica Cyclone Register 360
Software:	Autodesk ReCap, CloudCompare



Figure 50 - KOP 2 - Proposed Built Form



KOP 2 - PROPOSED BUILT FORM AT 50MM EQUIVALENT



35mm v 50mm

FIELD WORK DETAILS

Easting:	321683.71
Northing:	5809093.07
Date taken:	05/12/2024
Ground (RL):	4.32m
Height from ground:	1.65m

EQUIPMENT SPECIFICATIONS

LiDAR Scanner:	Leica Cyclone Register 360
Software:	Autodesk ReCap, CloudCompare



Figure 51 - KOP 2 - Proposed Built Form At 50mm Equivalent



4.7. KOP 3 - ORIGINAL PHOTOGRAPH



Tripod Location

PHOTOGRAPH DETAILS

Location description:	Clark Shields Pavillion, on bitumen access Road / parking area to Gary Smorgon oval & Lindsay Hassett Oval, facing approx East to target
Date & time taken:	12:13pm EDST On 29/11/2024
Height from ground:	1.65m
Distance to site:	165m

EQUIPMENT SPECIFICATIONS

Camera:	Canon 5DSR Full Frame
Lens:	50.6 MGPXL Full Frame
Focal length:	20mm
Field of view (FOV):	84.0 deg (horizontal)



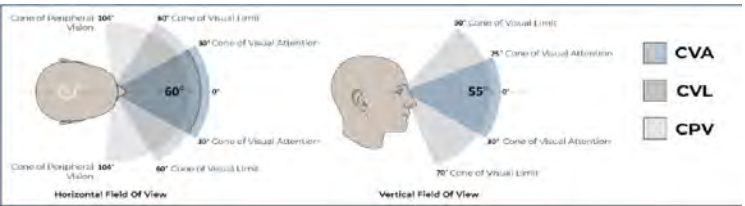
Figure 52 - KOP 3 - Original Photograph



KOP 3 - POINT CLOUD



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



QUANTITATIVE CALCULATIONS	
Horizontal CVA Occupied (%)	12.61%
Vertical CVA Occupied (%)	6.10%



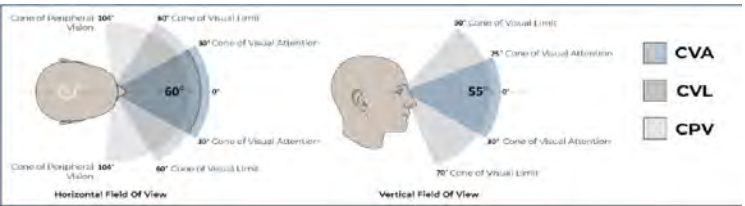
Figure 53 - KOP 3 - Point Cloud



KOP 3 - PROPOSED BUILDING OUTLINES



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



QUANTITATIVE CALCULATIONS

Horizontal CVA Occupied (%) 12.61%

Vertical CVA Occupied (%) 6.10%





KOP 3 - PROPOSED BUILT FORM



Tripod Location

FIELD WORK DETAILS

Easting:	321572.26
Northing:	5808502.81
Date taken:	05/12/2024
Ground (RL):	3.12m
Height from ground:	1.65m

EQUIPMENT SPECIFICATIONS

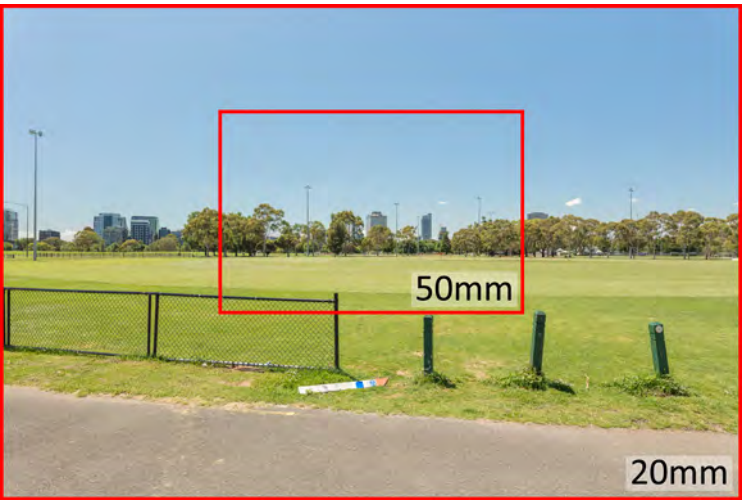
LiDAR Scanner:	Leica Cyclone Register 360
Software:	Autodesk ReCap, CloudCompare



Figure 55 - KOP 3 - Proposed Built Form



KOP 3 - PROPOSED BUILT FORM AT 50MM EQUIVALENT



20mm v 50mm

FIELD WORK DETAILS	
Easting:	321572.26
Northing:	5808502.81
Date taken:	05/12/2024
Ground (RL):	3.12m
Height from ground:	1.65m

EQUIPMENT SPECIFICATIONS	
LiDAR Scanner:	Leica Cyclone Register 360
Software:	Autodesk ReCap, CloudCompare

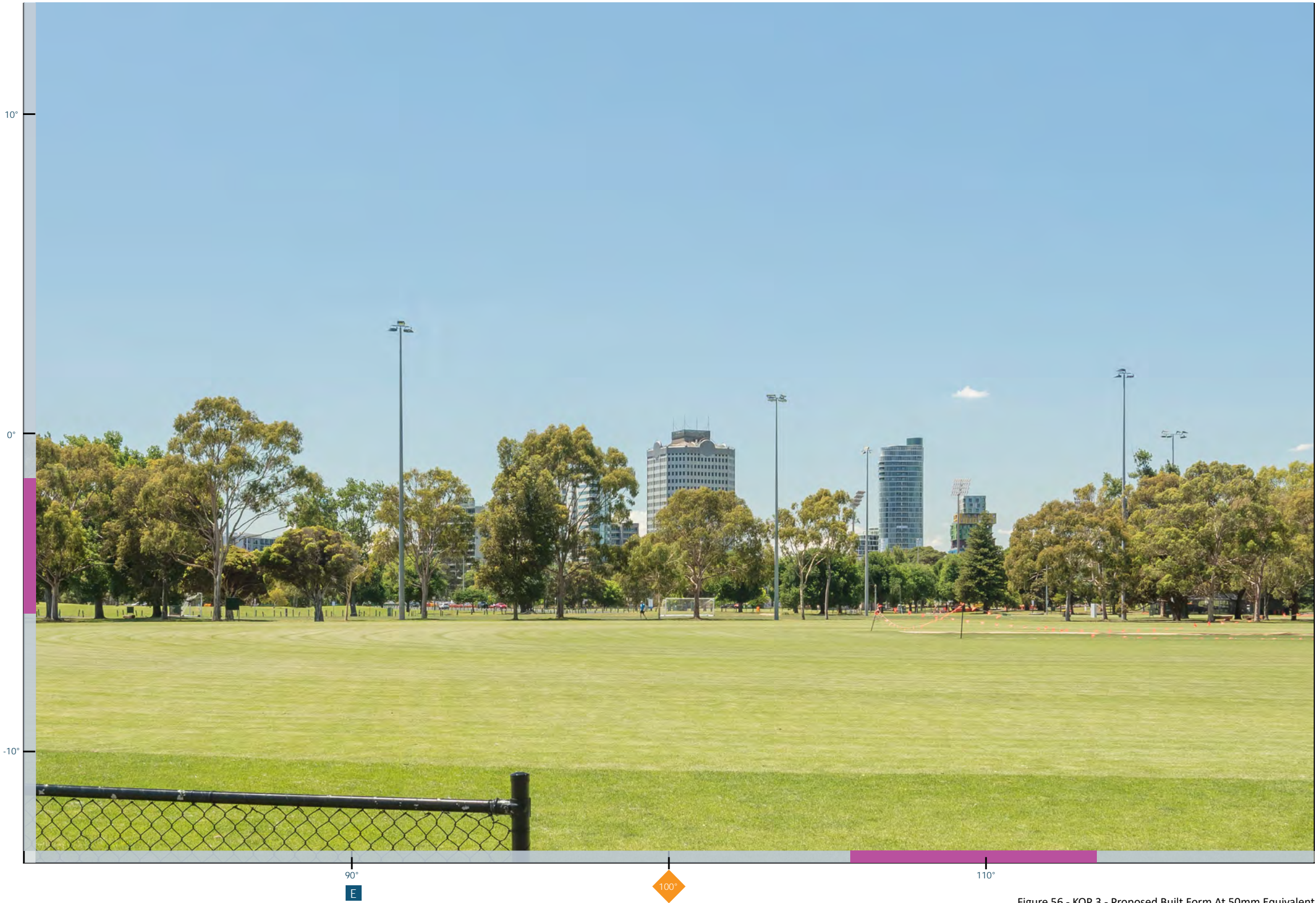


Figure 56 - KOP 3 - Proposed Built Form At 50mm Equivalent



4.8. MAGNITUDE OF CHANGE

4.8.1. MAGNITUDE OF CHANGE RATING DEFINITIONS

The magnitude of change describes the degree or extent of alteration to the landscape, considering attributes of Visual Magnitude, Contribution, Prominence, and Permanence. It's crucial for assessing visual impacts in landscape assessments. These are the rating levels used in this analysis:

- **Very High:** This represents a fundamental alteration of the landscape character. The change is dominant, pervasive, and affects a large area or a key feature. It is immediately noticeable and likely to be widely perceived. The change may be irreversible or long-term.
- **High:** This signifies a substantial alteration of the landscape character. The change is readily apparent and affects a significant area or multiple features. It is likely to be easily noticed by most viewers. The change may be long-term or potentially reversible with significant effort.
- **Moderate:** This indicates a noticeable alteration of the landscape character. The change is visible and affects a moderate area or some features. It is likely to be noticed by many viewers. The change may be medium-term or reversible.
- **Low:** This describes a minor alteration of the landscape character. The change is partially visible and affects a small area or a few minor features. It may not be immediately noticed by all viewers. The change is typically short-term or easily reversible.
- **Very Low:** This represents a barely perceptible alteration of the landscape character. The change is subtle, affecting a very small area or only minor details. It is unlikely to be noticed by most viewers unless specifically looked for. The change is typically transient or easily reversible.

In summary, the magnitude of change reflects the extent and impact of an alteration on the landscape, ranging from fundamental and highly noticeable changes to barely perceptible and transient ones. This is a critical consideration in assessing visual impacts.

CVI	PARKLAND LCZ RATING	URBAN LCZ RATING
COLOURS	Low	Low
TEXTURE	Moderate	Low
SCALE	Very Low	Low
LINE	Very Low	Very Low
FORM/ SHAPE	Low	Very Low
SPATIAL CHARACTER	Very Low	Very Low
MAGNITUDE OF CHANGE	Low	Low

Table 33 Magnitude of Change Parkland and Urban LCZ Rating



5.1. PROCESS

5.1.1. PURPOSE OF THE SECTION

This evaluation section synthesizes the results of the establishment and evaluation to determine the visual compatibility between the proposal and each LCZ.

In previous stages of this report, Visual sensitivity was converted into a Visual Absorption Capacity in the establishment section for each LCZ. Similarly, the Magnitude of Change of the proposed development within each LCZ has been done in the analysis section.

The Visual Compatibility is achieved by comparing the Magnitude of Change (MOC) within each Landscape Character Zone (LCZ), to the Visual Absorption Capacity (VAC) of each LCZ.

Both the MOC and VAC are rated on a five-level scale of: *Very Low, Low, Moderate, High and Very High.*

Visual compatibility is achieved when the MOC is less than or equal to the VAC. Conversely, if the MOC exceeds the VAC, visual compatibility is not satisfied.

Following this, the proposal is qualitatively evaluated against the enhancement and preservation strategies that were determined in the establishment section.

5.2. VISUAL COMPATIBILITY

5.2.1. VISUAL COMPATIBILITY FOR PARKLAND LCZ

The Parkland LCZ represented with KOP 2 and 3, possesses a VAC of Low. The proposed development's Magnitude of Change within this LCZ is Low. As the proposal's Magnitude of Change does not exceed the VAC and Visual compatibility is Satisfied.

PARKLAND LCZ	
MAGNITUDE OF CHANGE	VISUAL ABSORPTION CAPACITY
Low	Low

Visual Compatibility	Satisfied
----------------------	-----------

5.2.2. VISUAL COMPATIBILITY FOR URBAN LCZ

The Parkland LCZ represented by KOP 1, possesses a VAC of Moderate. The proposed development's Magnitude of Change within this LCZ is Low. As the proposals Magnitude of change does not exceed the VAC and Visual compatibility is Satisfied.

URBAN LCZ	
MAGNITUDE OF CHANGE	VISUAL ABSORPTION CAPACITY
Low	Moderate

Visual Compatibility	Satisfied
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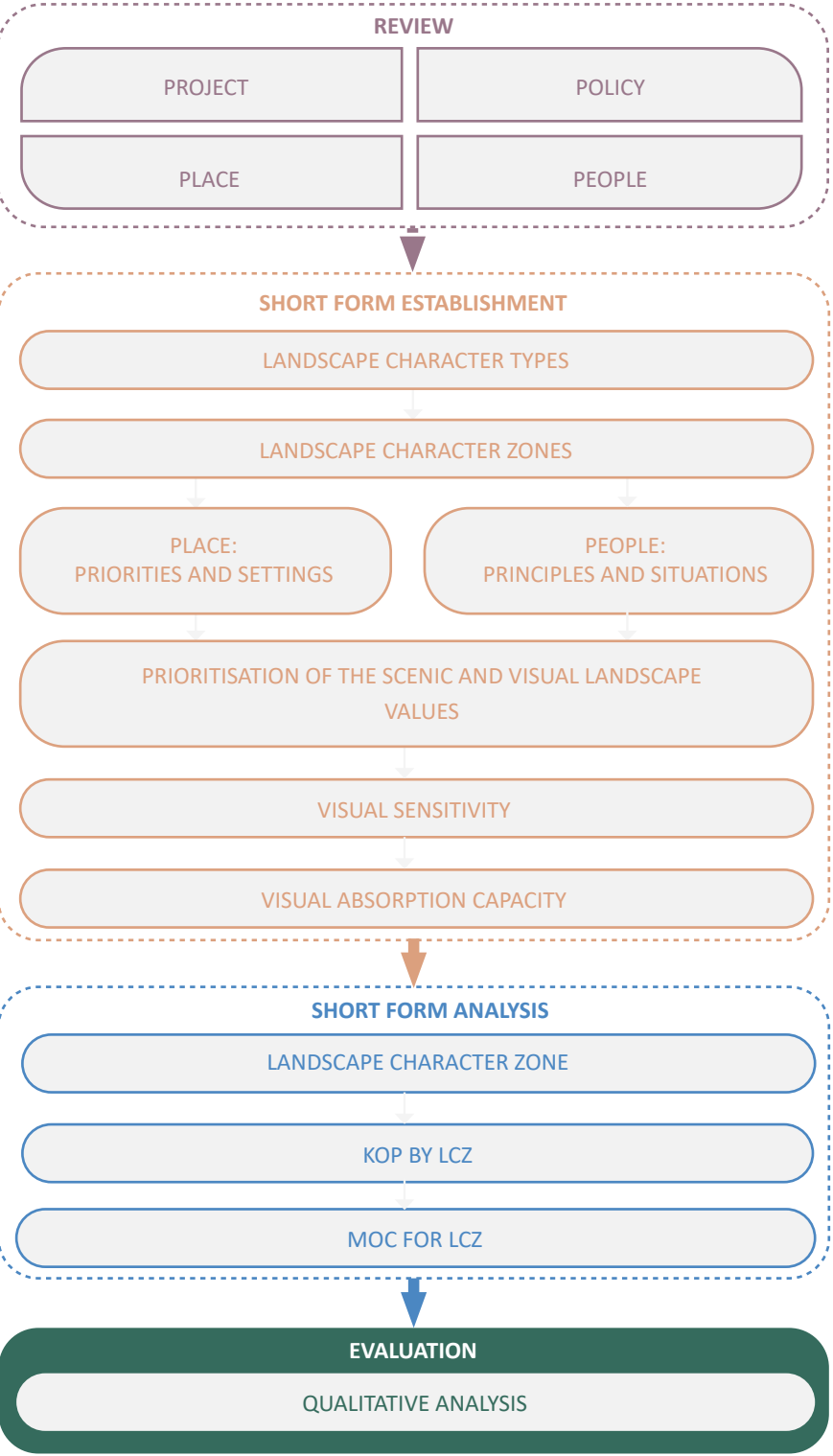


Figure 57 - Flowchart indicating the position of the Evaluation Stage within the overall process.



### 5.3. QUALITATIVE DESIGN EVALUATION

#### 5.3.1. EXPERIENCING TAPERED POLE LIGHT (TPL) IN THE LANDSCAPE

How have other TPL been developed in this context?

The way that other TPL have been established over time has set the expectation of this typology and use within the Location. 'Junction oval' is in close proximity to the 'Urban high-rise' LCZ and the 'Parkland' LCZ, and parts of the subject site can be seen from these surrounding visual catchments, so it is a reasonable summation to describe them as being in the same visual character area.

The TPL share a similar design language to other light poles servicing sports fields and road networks, though the siting strategies have been predicated by different parameters, and the vertical scale and material palette are responding to a different set of parameters. The response to landscape features and building massing of the TPL provides consistency between them and the surrounding context.

#### 5.3.2. TPL SITING AND DESIGN IN RELATION TO LANDSCAPE AND VISUAL CHARACTERISTICS

Exiting development patterns have been analysed and it can be seen that there are consistent clusters of TPL that are smaller in scale, though more numerous in arrangement, to the proposed TPL. The proposed TPL has setbacks based on shifting alignment with existing adjacent built form and circulation infrastructure that also ensure uninterrupted view lines to the heritage structures.

Minimising site cut and fill have been achieved through the design of the proposed TPL resulting in insignificant cut and fill arrangement. The TPL have footprints for the foundations requiring the least amount for grading.

This section delves into relevant landscape aspects in detail. The following are the main design elements considered:

- **Layout and Number of TPL:**
  - The optimal arrangement and number of TPL for the sports field, considers the site's characteristics and the facilities functional needs. This has resulted in the consolidation of

the TPL into four units, arranged around the oval and set away from the heritage structures.

- **Size, Design, and Proportion of TPL:**  
The TPL massing and arrangement are appropriate in scale and proportion to the surrounding landscape, avoiding overwhelming or dominating the environment. This has been achieved by considering the following:
  - Careful planning of the location and design around features like roads and paths, built form and vegetation ensure minimal visual impact.
  - The integration of the footings following the natural contours of the site reduces the need for site disturbance.
  - The location and size of the necessary utilities' equipment will be consistent with the other types of adjacent uses.
- **Landscape and visual pattern:**
  - Landscape pattern is the result of the presence and arrangement of various elements and features within this surrounding landscape. These elements are heavily influenced by factors like land use and how they interact with each other. Regard has been given to Visual Character Units including surrounding buildings, vegetation and infrastructure, the land and water formations.
  - The TPL integrates with existing preferred landscape patterns, especially where these contribute to the overall character and visual composition of the area. The relative scale of the TPL and particularly the aspect from the Park and adjacent Urban Areas has significantly influenced which specific elements should be considered. These include the setback of the TPL footprint from each boundary, the visual separation of the TPL between distinct heritage structures, the grouping of TPL as a distinct feature creating a discernible whole that is consistent with the scale of the surrounding Urban Parkland Character.
  - In this landscape, there are distinct groupings of TPL with other lighting and vertical utilities that are utilitarian. Where Junction Oval has introduced the new TPL that are also of utilitarian nature this is consistent with the prevailing character.

- **Focal features:**
  - This area consists of flat parklands with a central lake in a modified urban landscape. Elevated views from the St Kilda Junction look over the subject site toward Melbourne CBD.
  - Existing TPL in this location are not focal points. These existing TPL features, form part of the landscape pattern rather than being seen as isolated elements, contributing in a tertiary manner to a hierarchy of visual focus based on their size, distribution, position, prominence, and cultural significance.
  - TPL, due to their scale and potential location on open land, can become significant focal points. When siting the TPL, consideration has been given to the interaction with existing focal points in the landscape specifically the heritage listed structures, ensuring it complements and respects the established visual hierarchy.
- **Relationship and experience from adjacent uses:**
  - Albert Park is home to a variety of uses and the adjacency to this site is inclusive of commercial buildings, residential dwellings, recreational use and commercial operations. This variety of uses enhances the opportunity for enhanced sporting facilities in this location.



5.3.3. LOCATION

The four proposed TPLs will be the largest within Albert Park. Though that being said Greater Melbourne hosts other notable examples at other locations that are at similar scale sporting facilities where these have TPL of a similar scale that are proposed here. A variety of design solutions have been applied relating to the siting and design that are dependent on those situations. In preparing this assessment field work investigations have been undertaken at Port Melbourne Oval, Frankston Oval and Whitten Oval Footscray to observe TLP's of similar scale and design.

The first consideration to evaluate is whether this is an appropriate location that has the visual absorption capacity to integrate four light poles. Following the consideration of the 'Location' the 'Siting' and 'Design' of the poles has been evaluated in determining the success of the visual absorption of these new elements.

5.3.4. HERITAGE WITHIN THIS LOCATION

Information provided by Heritage Victoria pertaining to "ST KILDA CRICKET GROUND, QUEENS ROAD AND FITZROY STREET AND LAKESIDE DRIVE ST KILDA, PORT PHILLIP CITY".<sup>1</sup>

The St Kilda Cricket Ground, established in 1856, holds significant historical, architectural, and social value to Victoria.

- **Historical Significance:** As the original and long-time home of the St Kilda Cricket Club and the St Kilda Football Club, it has witnessed the rise of major sporting clubs in Victoria. It has hosted prominent matches including Sheffield Shield games, VFL Grand Finals, and has been associated with legendary players like Bill Ponsford and Shane Warne.
- **Architectural Significance:** The ground features the Kevin Murray Stand and the Don Blackie Bert Ironmonger Stand, notable examples of early 20th-century grandstand architecture. The manually operated scoreboard is a unique and historically significant feature.
- **Social Significance:** The ground has served as a gathering place for generations of cricket and football fans, fostering a strong sense of community and tradition associated with the St Kilda and Fitzroy

- clubs.
- **Recreation (sport):**
    - The surrounding area has twenty-one sports fields<sup>2</sup>, many of which have existing artificial lighting infrastructure.

2 Albert Park Visitor Guide

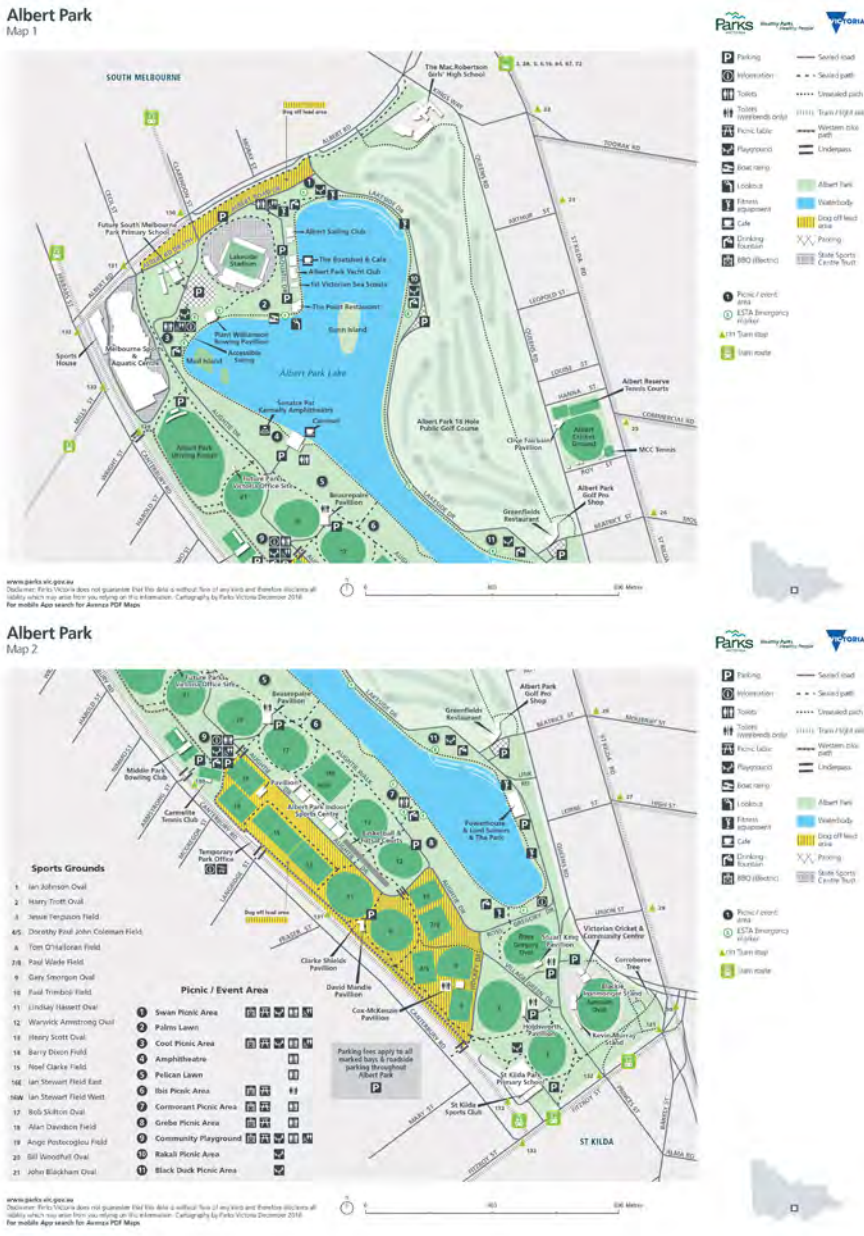


Figure 59 - Source : <https://www.parks.vic.gov.au/-/media/project/pv/main/parks/documents/visitor-guides-and-publications/albert-park/albert-park-visitor-guide.pdf?rev=a640fccdba164b79acfabf33eb54f02f> accessed 30/01/25



Figure 61 - VP07 View- 12:40pm EST on 27/11/2024, Canon EOS 5D Mark III at 20mm

- The location and surrounding landscape provide for an array of activities . The closest of these include; Ross Gregory Oval, Ian Johnson Oval, Harry Trott Oval, Tom O'Halloran Field, Paul Trimboli Field, Paul Wade Field, Dorothy Paul John Coleman Field, and Gary Smorgon Oval.



Figure 60 - VP02 View - 12:22pm EST on 27/11/2024, Canon EOS 5D Mark III at 35mm

<sup>1</sup> Source <https://vhd.heritagecouncil.vic.gov.au/index.php/places/117260> accessed 30/01/25



- **Parkland Recreation**

- Walking, Jogging, Cycling and a host of recreational pursuits including water activities are undertaken at this location. The open landscape qualities of grass playing fields, tree lined paths and lake are enjoyed within the urban context of high-rise development. The modifications to the landscape from the original
- Tracks provide an ability for people to move all the way around Junction Oval whilst within Albert Park's boundary. Views and vistas are available toward Junction Oval from outside of Albert Park, principally from Fitzroy Street, St Kilda Road (Junction), Queens Road/ Princess Highway.
- The array of lighting that already exist to provide artificial lighting to the sports facilities and roadways sit unobtrusively within the canopied trees and against the skyline when looking towards the higher urbanised built form immediately outside the perimeter.

- **Recreation (leisure)**

- People in this location value individual features such as the heritage structures at the cricket ground pavilions, water and park vistas from within Albert Park as well as streetscapes in St Kilda.
- As people are known to become emotionally attached and enjoy the amenity afforded them because of their appreciation of some or all of these features it is a valid consideration to assess the proposal to determine if the potential visual impacts can be absorbed into this location.
- The location of the proposed light poles is within the grounds of 'Junction Oval' which has been in this location since 1856.<sup>1</sup> Seen in the context of the broader location in and around Albert Park; alongside the largest pavilions well established in this location, and adjacent to the established high rise built form of St Kilda Road and Fitzroy Street the proposed light poles will be visually integrated within the visual character that includes many similar features and elements of significantly larger scale.

- The location of 'Junction Oval' does not have any specifically registered vistas or views toward it as a focal point. As such the selection of the KOP's has been determined by their representational criteria of a variety of user activities and distances from the site.
- The enhancement of the facilities to provide more extended usage is consistent with the developing demands of a growing population in a location that has a long history as a key sporting and recreational location.

### 5.3.5. SITING & DESIGN

The TPL design avoids significantly impacting the surrounding landscape to minimise negative visual impacts and create a harmonious integration with the environment. Here are key aspects that have been considered:

- **TPL Massing:**

TPL massing has been strategically separated to minimise the overall silhouette against the skyline, this is especially important in the Parkland setting where the character in open landscapes with adjacent built forms that are predominantly high-rise typologies. The overall silhouette is reduced.

- **Material and Colour Selection:**

Materials and colours have been selected that are neutral when seen within the surrounding natural palette and prevailing built form, minimising visual contrast and promoting a sense of belonging. Use of highly reflective surface finishes has been recommended. As a result, there would be no significant glint or glare that would distract from the surrounding environment.

- **Enhancing Visual Harmony:**

The tapering pole forms that have been designed are visually harmonious with the surrounding built utility styles, reducing any sense of incongruity. Excessive ornamentation or complex designs have been avoided to reduce any perception of visual clutter that might have otherwise been perceived as overwhelming in the landscape.

<sup>1</sup> Source <https://vhd.heritagecouncil.vic.gov.au/index.php/places/117260> accessed 30/01/25




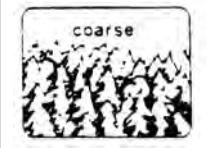
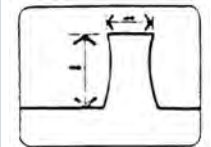



CRITICAL VISUAL INFLUENCES (CVI)	
CVI are a set of design principles for assessing a proposal’s Visual Impact on a landscape. The following descriptions are adapted from the <i>BLM Manual 8431 - Visual Resource Contrast Rating</i> .	
	<p><b>COLOUR:</b> The property of reflecting light of a particular intensity and wavelength (or mixture of wavelengths) to which the eye is sensitive. It is the major visual property of surfaces. Other relevant terms are:</p> <ul style="list-style-type: none"><li>• Hue: the aspect of colour which we know by particular names, e.g., red, blue, orange, and which forms the visible spectrum. A given hue or colour tint is caused by a particular wavelength.</li><li>• Value: the degree of lightness or darkness, caused by the intensity of light being reflected, ranging from black to white.</li><li>• Chroma: the degree of colour saturation or brilliance, determined by the mixture of light rays. It is the degree of grayness in a colour, ranging from pure (high chroma) to dull (low chroma).</li></ul>
	<p><b>TEXTURE:</b> The aggregation of small forms or colour mixtures into a continuous surface pattern; the aggregated parts are enough that they do not appear as discrete objects in the composition of the scene. Other relevant terms are:</p> <ul style="list-style-type: none"><li>• Colour Mixture (mottling): intrinsic surface colour contrasts of very small scale in relation to the perceived may be due to hue, chroma, or value, alone or in combination.</li><li>• Light and Shade: the colour contrast particularly in value, created by differences in lighting on a varied surface or repeated forms. It consists of the repetition of a lit side, shaded side, and the shadow cast.</li><li>• Grain: the relative dimensions of the surface variations, ranging from large (coarse texture, e.g., coniferous forest) to small (fine texture, e.g., grassland).</li><li>• Density: the spacing of surface variations creating the texture</li><li>• Regularity: the degree of uniform recurrence and symmetrical arrangement of the surface variation. Based on density distribution (uniform vs. variable) and spatial arrangement (ordered vs. random).</li><li>• Internal Contrast: the Degree Of Contrast in colours or values creating the texture.</li></ul>
	<p><b>SCALE:</b> The proportionate size relationship between an object and the surroundings in which it is placed. Other relevant terms are:</p> <ul style="list-style-type: none"><li>• Absolute Scale: the absolute size of an object obtained by relating the size of the object to a definitely designated standard, (i.e., measurements).</li><li>• Relative Scale: the relative size of objects, the apparent size relationship between landscape components and their surroundings.</li><li>• Proportion of landscape setting (scale dominance) - the scale of an object relative to the visible expanse of the landscape which forms its setting.</li><li>• Scale contrast: the scale of an object relative to other distance objects or areas in the landscape</li><li>• Proportion of field-of-view: the scale of an object relative to the total field-of-view accepted by the human eye or camera.</li></ul>
	<p><b>LINE:</b> The path, real or imagined, that the eye follows when perceiving abrupt differences in form, colour, or texture or when objects are aligned in a one-dimensional sequence. Usually evident as the edge of shapes or masses in the landscape. Other relevant terms are:</p> <ul style="list-style-type: none"><li>• Butt Edge: the simple sharp edge between two contrasting areas</li><li>• Digitate Edge: the complex indented edge between two interlocking and contrasting areas.</li><li>• Transitional Edge: the presence of one or more band(s) connecting two contrasting areas, forming a transitional stage between the two.</li><li>• Diffuse Edge: soft edge formed by a gradation between two contrasting areas.</li><li>• Band: contrasting linear form with two roughly parallel edges dividing an area in two.</li><li>• Silhouette-line: the outline of a mass seen against a backdrop. The skyline is the silhouette-line of the land against the sky.</li><li>• Boldness: the visual strength of a line. Smooth, long and sweeping lines are stronger than lines formed by the overlapping of numerous forms, e.g., treetops; edges between strongly contrasting colours, e.g., skylines are bolder than those between similar colours.</li><li>• Complexity: the degree of simplicity or intricacy of a line, determined by the variety of directions it follows: skylines in ruffed terrain are more complex than on flat plains.</li><li>• Orientation: the overall relationship of the line to the (horizontal) axis of the landscape or to compass bearings.</li></ul>
	<p><b>FORM / SHAPE:</b> The mass or shape of an object or of objects which appear unified. Other relevant terms are:</p> <ul style="list-style-type: none"><li>• 2-Dimensional Shape: the presence of an area or areas which contrast in colour and/or texture from adjacent areas creating a two-dimensional shape in the landscape.</li><li>• 3-Dimensional Mass: the volume of a landform, natural object, or manmade structure in the landscape.</li><li>• Geometry: the extent to which a form approaches a standard geometrical figure of two or three dimensions e.g., square, circle, triangle, cube, sphere, cone, etc.</li><li>• Complexity: the degree of simplicity or intricacy of a form, Simpler forms tend to be regular, and complex forms to be irregular.</li><li>• Orientation: the relationship of the form to the horizontal axis of the landscape (e.g., vertical, horizontal, diagonal, non-directional), or to the points of the compass (e.g., north-south, ENE WSW).</li></ul>
	<p><b>SPATIAL CHARACTER:</b> The spatial qualities of a landscape are determined by the three-dimensional arrangement of objects and voids. Other relevant terms are:</p> <ul style="list-style-type: none"><li>• Landscape Composition: the arrangement of objects and voids in the landscape can be categorised by their spatial composition:</li><li>• Panoramic: a broad horizontal composition, with no apparent limits to the view. Includes plains, expanses of water, and distant mountain ranges. Sky and foreground elements may occupy much of the scene.</li><li>• Feature: a composition dominated by a distance object or cluster of objects such as a waterfall, prominent landform, or tree.</li><li>• Focal: converging lines in the landscape or progressions of aligned objects lead the eye to a focal area in the scene.</li><li>• Canopied: the scene within or at the edge of a forest, where branches and foliage above eyelevel create a canopy or ‘ceiling.’</li><li>• Spatial Position: the elevation and location of objects in the landscape relative to topography affect their prominence: high and exposed positions are more prominent than low obscured positions.</li></ul>

Table 34 Critical Visual Influences (CVI) TABLE Adapted from BLM Manual 8431 - Visual Resource Contrast Rating.



LEVEL OF PROMINENCE

This table describes how prominent and foundational landscape attributes are, focusing on the impact their loss or degradation would have. It ranges from attributes whose loss would be devastating to those whose loss would be barely noticeable.

Level of Prominence	Description	Experiential Impact	Impact Level
Very High (Foundational/Essential)	These attributes are fundamental to the landscape's existence and character. Their loss or degradation would have a devastating and readily perceivable impact, fundamentally altering the landscape.	Profound and devastating: The loss would be deeply felt and widely mourned. It would fundamentally change how people experience and understand the place, creating a sense of loss and irreparable damage.	Catastrophic change; Loss of core identity; Irreversible damage; High public concern.
High (Critical/Key)	These attributes are crucial to the landscape's character and function. Their loss or degradation would have a substantial and readily perceivable negative impact.	Significant and distressing: The loss would be readily apparent and cause considerable distress. It would diminish the character and appeal of the landscape, leaving a noticeable void.	Major negative change; Significant loss of character; Difficult to mitigate; Likely public concern.
Moderate (Important/Contributing)	These attributes contribute significantly to the landscape's character and function. Their loss or degradation would have a noticeable and readily perceivable negative impact.	Noticeable and concerning: The loss would be clearly visible and cause some concern. It would detract from the overall quality and enjoyment of the landscape.	Noticeable negative change; Diminished character; Possible to mitigate; Some public concern.
Low (Minor/Supporting)	These attributes play a supporting role in the landscape's character and function. Their loss or degradation would have a minor and less readily perceivable impact.	Subtle and often overlooked: The loss might not be immediately noticed by everyone. It would have a minor impact on the overall experience, perhaps only appreciated by those familiar with the details of the landscape.	Minor negative change; Limited impact on overall character; Easy to mitigate; Low public concern.
Very Low (Negligible/Background)	These attributes have minimal impact on the landscape's overall character and function. Their loss or degradation would be barely noticeable or not readily perceived.	Negligible and Inconsequential: The loss would likely go entirely unnoticed by most observers. Its impact on the overall experience would be virtually nonexistent, discernible only to those possessing extensive knowledge of the landscape's subtleties.	Negligible change; No noticeable impact on overall character; No mitigation needed; No public concern.

Table 35 Level of Prominence



LEVEL OF CONTRIBUTION

This table describes how strongly landscape features capture attention and contribute to the overall character and appeal of a landscape, ranging from dominant and defining to barely perceptible.

Level of Contribution	Description	Experiential Impact	Impact Level
<b>Very High</b> (Dominant/Defining)	These features immediately capture attention and are essential to the landscape's identity. They define the character and are crucial to its appeal. Their removal or significant alteration would drastically change the landscape.	Overwhelming and immersive: The feature dominates the senses, creating a powerful and lasting impression. It evokes strong emotions and a deep sense of connection to the place.	Fundamental to the landscape's character and appeal; high visual impact; Strong emotional connection for viewers.
<b>High</b> (Significant/Prominent)	These features readily capture attention and play a major role in the landscape's character and appeal. They are important elements that contribute significantly to the overall aesthetic.	Strong and memorable: The feature is easily noticed and appreciated, contributing significantly to the overall enjoyment of the landscape. It creates a clear and lasting impression.	Strongly contributes to the landscape's character and appeal; high visual impact; memorable and recognisable elements.
<b>Moderate</b> (Notable/Contributory)	These features are noticeable and contribute to the landscape's character and appeal, but they are not dominant or defining. They add to the overall visual interest and experience.	Pleasant and enriching: The feature adds to the visual interest and complexity of the landscape, enhancing the overall experience without being overwhelming.	Moderately contributes to the landscape's character and appeal; noticeable visual impact enhances the overall experience.
<b>Low</b> (Minor/Supporting)	These features are present and contribute subtly to the landscape's character and appeal, but they do not necessarily stand out or capture immediate attention. They provide background or supporting detail.	Subtle but appreciable: The feature contributes to the overall texture and detail of the landscape, adding depth and complexity for those who take the time to notice.	Subtly contributes to the landscape's character and appeal; Background and visual interest; adds detail and complexity.
<b>Very Low</b> (Minimal/Background)	These features have minimal impact on the landscape's overall character and appeal. They may be barely noticeable or only perceived upon closer inspection. They form the backdrop or context.	Unconscious or subliminal: The feature may contribute to the overall ambiance or context, but it is not consciously perceived as a distinct element.	Minimal contribution to the landscape's character and appeal; Background visual elements; often unnoticed unless specifically sought out.

Table 36 Level of Contribution



LEVEL OF PERMANENCE

This table describes the permanence of landscape attributes, ranging from those that are essentially irreversible to those that are fleeting and temporary.

Level of Permanence	Description	Experiential Impact	Impact Level
<b>Very High</b> (Irreversible/Permanent)	Changes that are essentially impossible to reverse or would take centuries to naturally restore.	Centuries or longer.	Profound and lasting alteration of the landscape; Potential for irreversible ecological damage.
<b>High</b> (Long-Term/ Semi-Permanent)	Changes that persist for a very long time (decades to centuries) but may eventually be reversed or mitigated.	Decades to a century	Significant alteration of the landscape; Potential for long-term ecological shifts.
<b>Moderate</b> (Medium-Term)	Changes that last for a considerable period (several years to decades) but are expected to be reversed or mitigated within a foreseeable timeframe.	Several years to a decade	Noticeable alteration of the landscape; Potential for moderate-term ecological effects.
<b>Low</b> (Short-Term)	Changes that are relatively short-lived (months to a few years) and are expected to be reversed naturally or through human intervention.	Months to a few years	Minor and temporary alteration of the landscape; Minimal lasting ecological effects.
<b>Very Low</b> (Transient)	Fleeting or very temporary changes that have minimal lasting impact.	Days to Months	Negligible lasting impact on the landscape or ecology.

Table 37 Level of Permanence



LEVEL OF IMPACT (SCALE)

This table describes how readily apparent, immediate, and directly experienced the scenic or visual aspects of a landscape are, ranging from very high visibility to practically imperceptible.

Level of Impact (Scale)	Description	Experiential Impact	Impact Level
<b>Very High</b> (Immediately Apparent/Dominant)	The visual aspects are immediately and overwhelmingly noticeable, dominating the viewer's experience. They are the primary focus of attention.	Instant and powerful visual impact; Shapes perception and creates a strong sense of place.	Profound and lasting alteration of the landscape; Potential for irreversible ecological damage.
<b>High</b> (Readily Apparent/Prominent)	The visual aspects are easily seen and recognised, playing a significant role in the overall visual experience. They contribute substantially to the landscape's character.	Clear and memorable visual impression; Contributes significantly to the aesthetic experience.	Significant alteration of the landscape; Potential for long-term ecological shifts.
<b>Moderate</b> (Moderately Apparent/Noticeable)	The visual aspects are visible and discernible but do not necessarily stand out. They contribute to the overall visual character but may not be the primary focus.	Subtle but noticeable contribution to the visual landscape; Adds detail and interest.	Noticeable alteration of the landscape; Potential for moderate-term ecological effects.
<b>Low</b> (Subtly Apparent/Perceptible)	The visual aspects are present but not immediately noticeable. They require closer observation or specific attention to be perceived.	Enhances the visual experience for those who take the time to observe; Adds depth and complexity.	Minor and temporary alteration of the landscape; Minimal lasting ecological effects.
<b>Very Low</b> (Barely Apparent/Imperceptible)	The visual aspects are difficult or impossible to perceive directly through normal observation. They may only be inferred or require specialised tools or knowledge to detect.	Minimal direct visual impact; May contribute to a deeper understanding of the landscape but not readily apparent.	Negligible lasting impact on the landscape or ecology.

Table 38 Level of Impact (Scale)



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