

viewpoint 6

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Warners Bay Apartments - Warners Bay

**VIEWPOINT LOCATION**

Drone image from Lake Macquarie directly opposite the site.

COMMENTS:

Relatively close view (approximately 100m) across Lake Macquarie, equivalent to boat users view. Direct view of The Esplanade interface.

Inferior viewer location results in almost complete obstruction of development under construction to the rear of the site. The proposal therefore appears as the dominant structure and the vegetated ridgeline to the distant rear is breached from this location.

Existing foreshore vegetation provides some filtering of the building mass.



FOCAL LENGTH: 9mm

SITE:
Cnr The Esplanade & Howard Street,
Warners Bay
CLIENT:
Bloc
DATE:
19.04.2017
JOB NUMBER:
11159.5
DRAWN:
KM / YY
REVISION:
B



viewpoint 7

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Warners Bay Apartments - Warners Bay

**VIEWPOINT LOCATION**

Drone image from Lake Macquarie approximately 100m south west of the site.

COMMENTS:

Relatively close view (approximately 100m) across Lake Macquarie, equivalent to boat users view.

Inferior viewer location results in almost complete obstruction of development under construction to the rear of the site. The proposal therefore appears as the dominant structure and the vegetated ridgeline to the distant rear is breached from this location.

Articulation of building facade assists in integrating with existing construction, especially providing consistency of built form and colour at the lower levels. Upper level subdued colour selection is not in contrast with surrounding context.

Existing foreshore vegetation provides some filtering of the building mass.



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impact assessment & conclusion

Warners Bay Apartments - Warners Bay

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05 impact assessment & conclusion

The subject site occupies a prominent corner position opposite the Lake Macquarie foreshore and within the Warners Bay Town Centre. It has been identified as a landmark location and is bounded by The Esplanade to the west, King Street to the north and Howard Street to the east. A combination of 3 and 5 storey apartments are located adjacent to the southern boundary.

The proposal seeks to demolish the existing BP service station, cafe and three single and double storey residential lots on site and construct two separate seven storey mixed use commercial and residential premises. The proposed scale a usage is permissible under Lake Macquarie City Council's current zoning and planning guidelines.

This Visual Impact Statement was undertaken by request of Council to assess the visual impact the proposal may have on the existing streetscape. Viewpoints were generally selected from close proximity locations so as to present a "worst case" scenario.

The proposal shall undeniably present a visible difference to that currently present on site as it shall be six storeys higher than the existing single storey structures. Considered building design including articulated frontages addressing The Esplanade and King Street and smaller commercial premises located at the street level provide a human scale at this level.

When observed southward along The Enterprise, the lower levels read as a continuation of the existing streetscape. This is achieved by the use of slightly different building material selection and style and the setting back of the upper levels from the street frontage. The resulting impression is of the upper levels being a separate building, constructed to the rear of the lower levels.

When viewed from the lake the proposal will be visually prominent although not entirely out of context with the existing surrounding development, especially that under construction to the rear of the site. Established vegetation on the lake foreshore shall provide some filtering of views, however the top of the canopy does not conceal the upper levels of the buildings. Subdued colour selections assist in integrating the built form with the surrounding environment.

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