

plant palette

warners bay apartments

08

april 2017

street tree



Refer to Warners Bay
Streetscape Master
Plan (13.02.2012)

Elaeocarpus reticulatus

lower ground palette



Agave attenuata



Calathea zebrina



Liriope muscari 'Isabella'



Myoporum parvifolium
'Yareena'



Trachelospermum
jasminoides 'Tricolor'



Viola hederacea

streetscape palette

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT x WIDTH
Trees			
Elaeocarpus reticulatus	Blueberry Ash	200L	9m x 4m

lower ground palette

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT x WIDTH
Shrubs & Groundcovers			
Agave attenuata	Century Plant	300mm	1-1.5m x 1m
Ctenanthe 'Grey Star'	Grey Star	300mm	1-1.5m x 1.5m
Liriope muscari 'Isabella'	Liriope Isabella	200mm	0.3-0.4m x 0.4m
Myoporum parvifolium 'Yareena'	Yareena	200mm	0.1-0.15m x 1m
Philodendron 'Xanadu'	Xanadu	300mm	0.75-1m x 1m
Trachelospermum jasminoides 'Tricolor'	Tricolour Star Jasmine	300mm	0.5m x 2m
Viola hederacea	Native Violet	200mm	0.2m x 0.3m

site details:
warners bay
date:
11.04.2017
job number:
11159.5
scale:

drawn:
yy
revision:
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courtyard garden



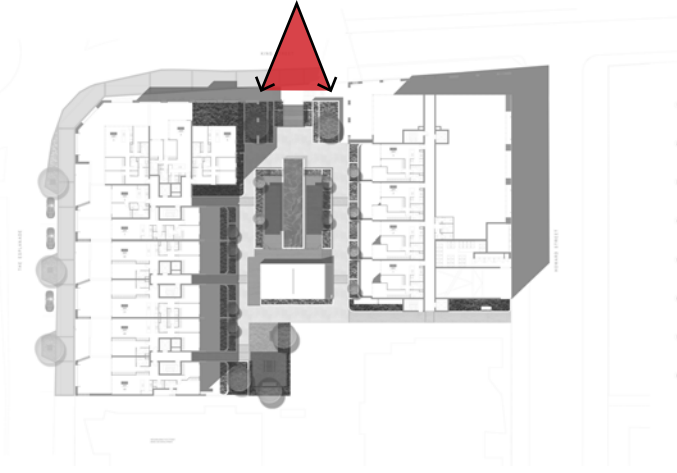
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perspective 1

warners bay apartments

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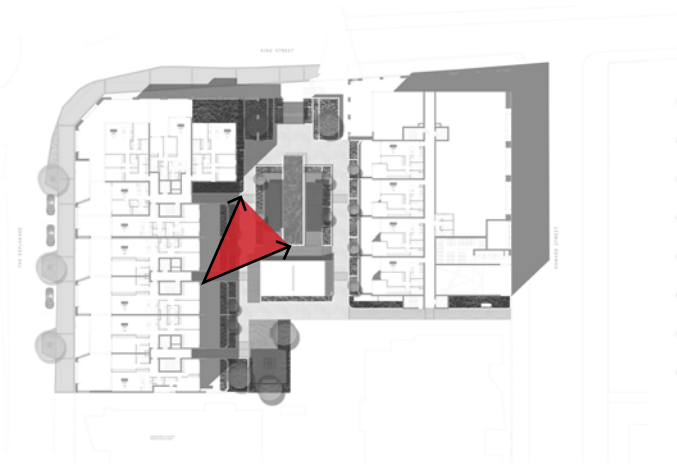

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perspective 2

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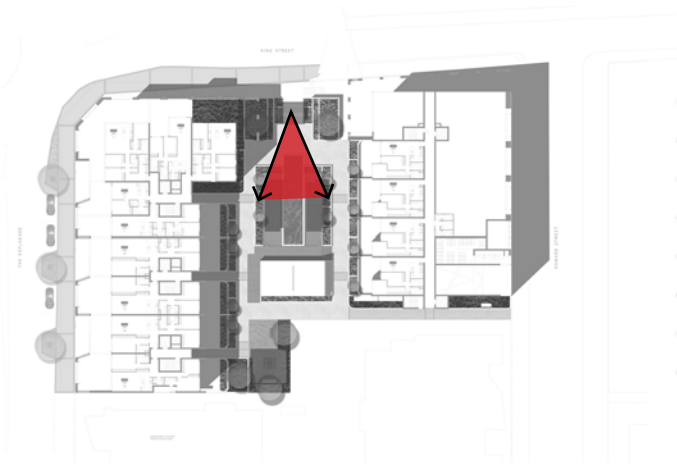

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perspective 3

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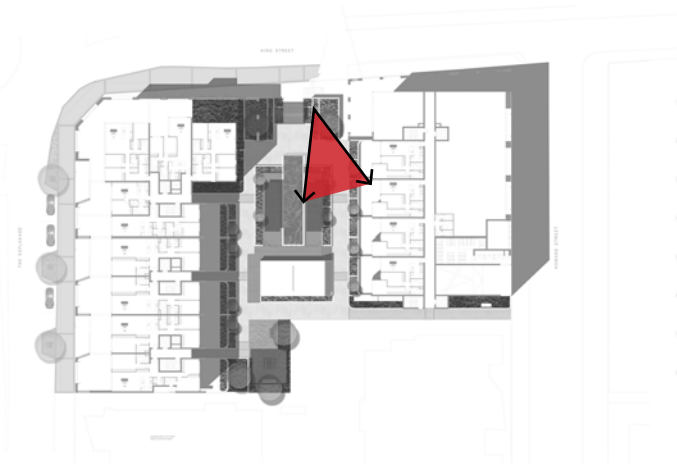
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perspective 4

warners bay apartments

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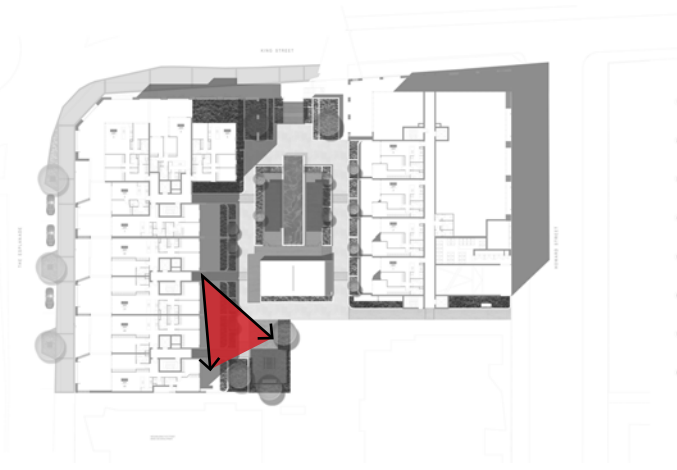
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perspective 5

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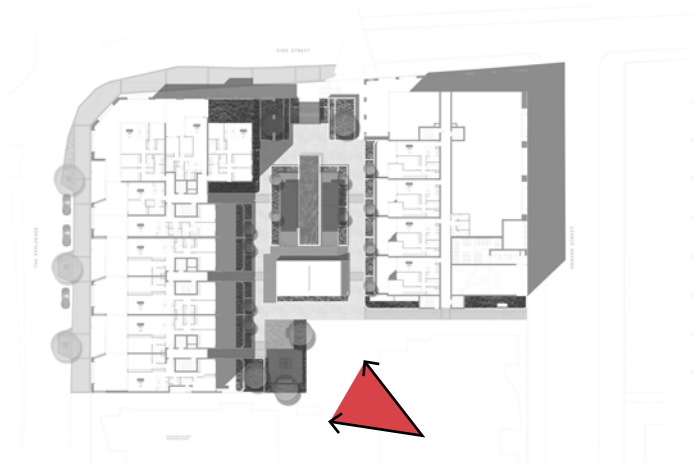

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perspective 6

warners bay apartments

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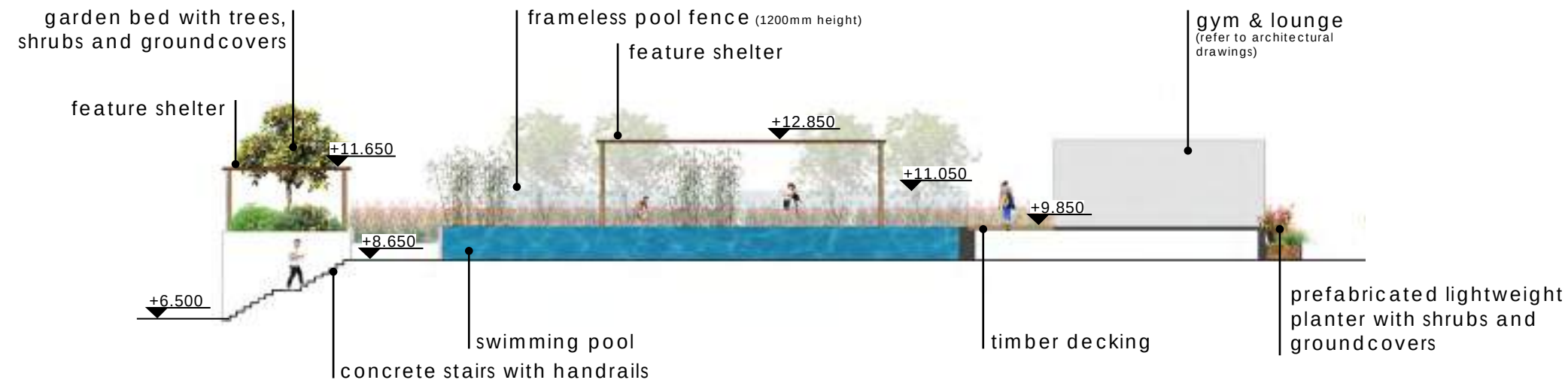

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sections

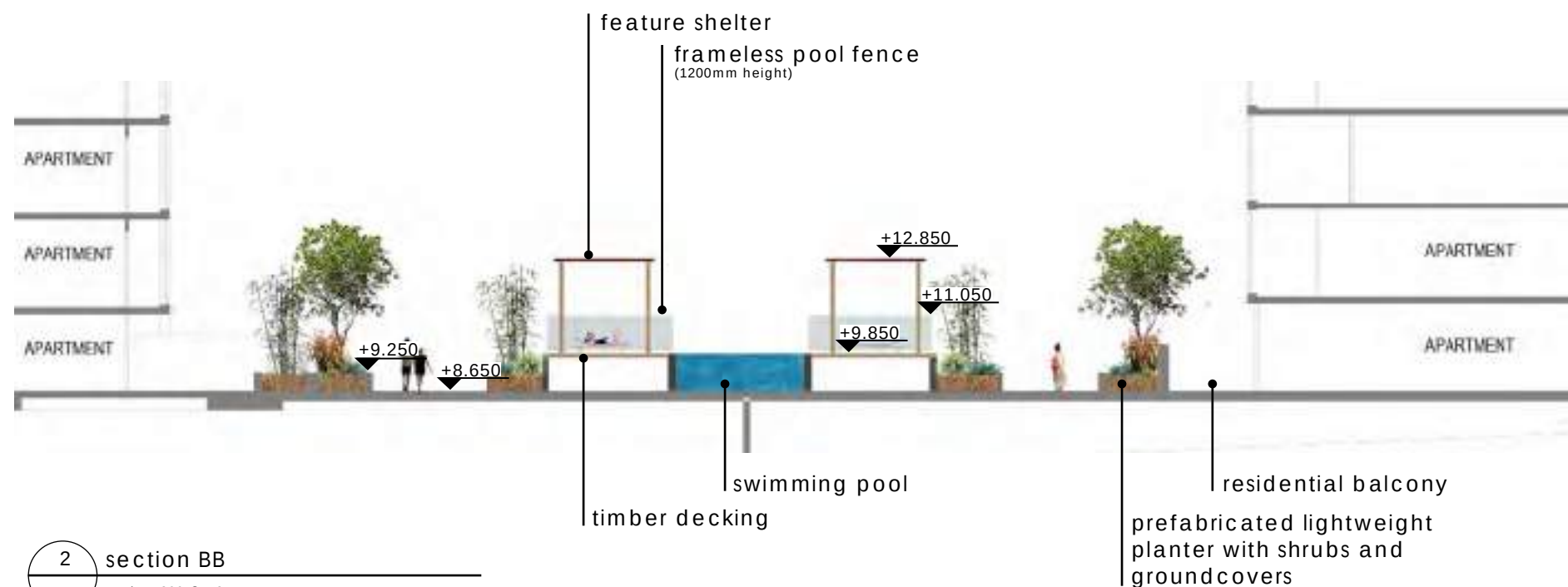
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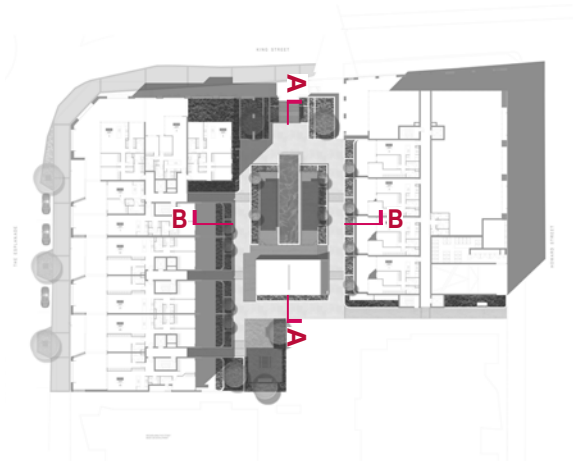
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1 section AA
scale 1:200 @ A3



2 section BB
scale 1:200 @ A3



site details:
warners bay
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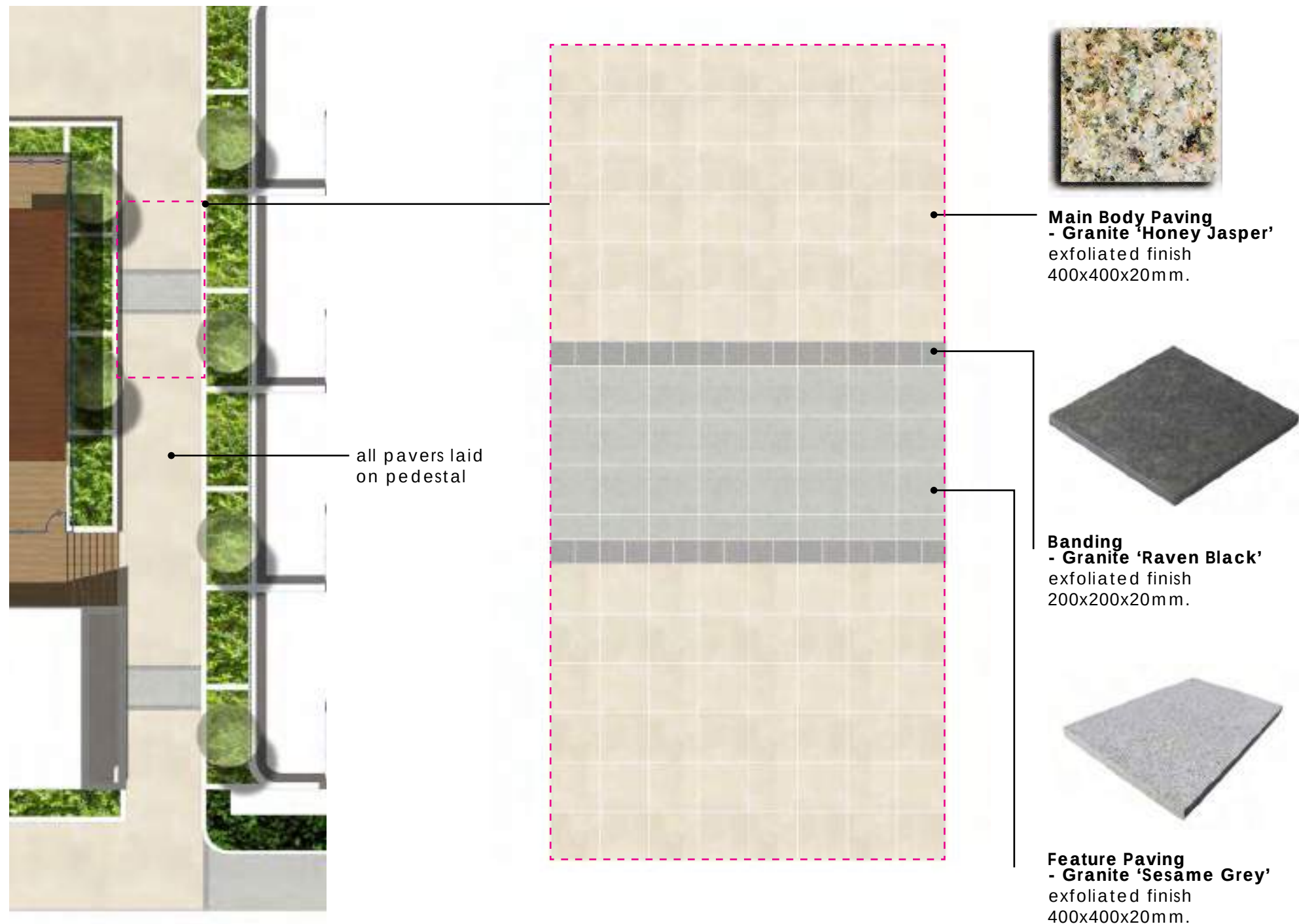
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design elements - pavement

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1 paving design key plan

scale 1:100 @ A3

2 paving detail and materials

scale 1:20 @ A3

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plant palette

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trees



Magnolia grandiflora 'Little Gem'



Frangipani plumeria

shrubs & groundcovers



Agave attenuata



Aspidistra elatior



Beschorneria yuccoides



Ctenanthe 'Grey Star'



Russelia equisetiformis



Liriope muscari 'Isabella'



Banksia spinulosa 'Birthday Candles'



Trachelospermum jasminoides



Dianella 'Silver Streak'



Myoporum parvifolium 'Yareena'



Dichondra repens 'Silver Falls'



Strelitzia juncea

plant palette

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT x WIDTH
Trees			
Frangipani plumeria	Frangipani	200L	2-8m x 2-8m
Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	200L	3-5m x 2-3.5m
Shrubs & Groundcovers			
Agave attenuata	Century Plant	300mm	1-1.5m x 1m
Aspidistra elatior	Cast Iron Plant	300mm	0.5-1.2m x 1.5m
Banksia spinulosa 'Birthday Candles'	Birthday Candles	200mm	0.6m x 1.2m
Beschorneria yuccoides	Maxican Lily	25L	1.5-3m x 1.2-2.0m
Ctenanthe 'Grey Star'	Grey Star	300mm	1-1.5m x 1.5m
Dianella 'Silver Streak'	Flax Lily	200mm	0.5m x 0.4m
Dichondra repens 'Silver Falls'	Silver Falls	300mm	0.3m x 0.9-1.2m
Philodendron 'Xanadu'	Xanadu	300mm	0.75-1m x 1m
Liriope muscari 'Isabella'	Liriope Isabella	200mm	0.3-0.4m x 0.4m
Liriope muscari 'Just Right'	Just Right Liriope	200mm	0.5m x 0.5m
Myoporum parvifolium 'Yareena'	Yareena	200mm	0.1-0.15m x 1m
Rhaphiolepis indica 'Snow'	Indian Hawthorne	25L	0.75-1m x 0.5m
Russelia equisetiformis	Firecracker Plant	200mm	1-1.75m x 4m
Strelitzia juncea	Narrow Leaved Bird of Paradise	25L	1-1.2m x 1m
Trachelospermum jasminoides	Star Jasmine	300mm	Climber
Viola hederacea	Native Violet	200mm	0.2m x 0.3m

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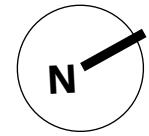
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revision:
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architecture analysis

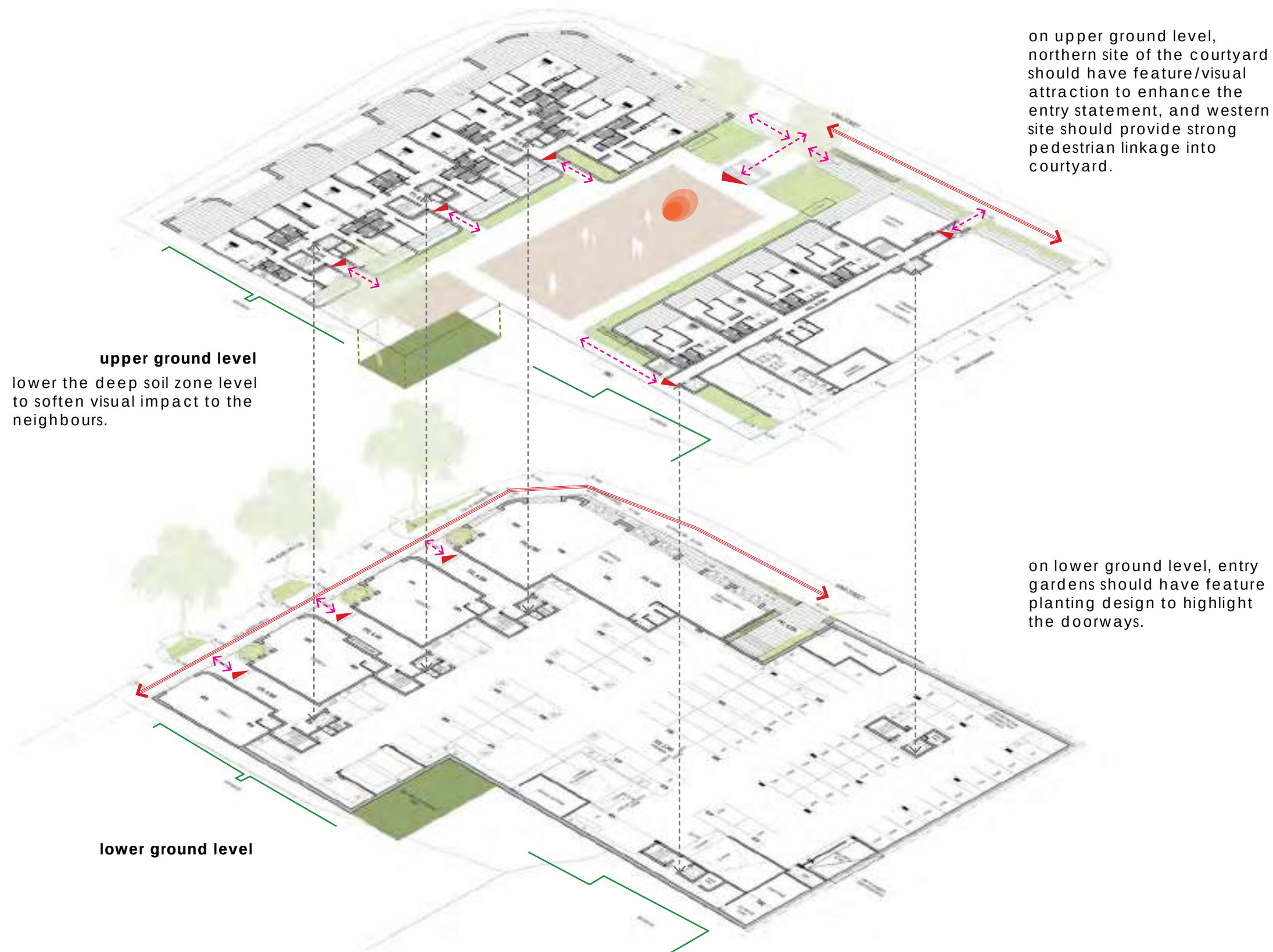
warners bay apartments

04

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**legend**

- ▲ entry/exit point
- ↔ external access
- ↔ internal access
- ↔ street level pedestrian linkage
- neighbour
- garden area
- deep soil zone
- activity zone
- feature/visual attraction



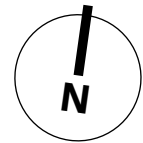
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nts
drawn:
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revision:
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concept plan - upper ground

warners bay apartments

09

april 2017



LEGEND

-  tree
(refer to plant palette)
-  prefabricated lightweight planter
with shrubs/small trees and groundcovers
(refer to plant palette)
-  raised garden bed
with shrubs/small trees and groundcovers
(refer to plant palette)
-  timber decking
-  swimming pool
-  feature shelter
-  pavers laid on pedestal
(refer to paving detail)
-  timber bench
-  frameless pool fence
(1200mm height)

NOTES

- 1 feature shelter
to enhance the entry
- 2 swimming pool
(18m long, 4m wide,
1.2m deep)
- 3 gym & lounge
with decking to over look
the swimming pool
- 4 ramp with handrails
- 5 sitting area
with picnic setting, bbq,
feature shelter and mesh
decking
- 6 feature screen
applies to exhaust riser and
service vents

0 5m 10m

site details:
warners bay
date:
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drawn:
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revision:
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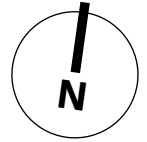
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concept plan - level 02

warners bay apartments

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april 2017

**LEGEND**

-  plant type 1
with shrubs and groundcovers
(refer to plant palette)
-  plant type 2
with shrubs and groundcovers
(refer to plant palette)
-  plant type 3
with shrubs and groundcovers
(refer to plant palette)

0 5m 10m

site details:
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date:
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revision:
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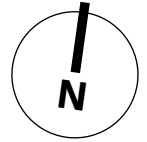
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design elements - lighting

warners bay apartments

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april 2017



LANDSCAPE
LIGHTING DESIGN
- INDICATIVE ONLY



— Pool lighting



— Step lighting



▲ Tree uplight



● Garden lighting

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4 – VISUAL IMPACT ASSESSMENT REPORT



visual impact statement

Warners Bay Apartments - Warners Bay

date: 19.04.2017
job no: 11159.5
issue: client review
revision: B

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Warners Bay Apartments - Warners Bay

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SITE:

Cnr The Esplanade & Howard Street,
Warners Bay

CLIENT:

Bloc

DATE:

19.04.2017

JOB NUMBER:

11159.5

DRAWN:

KM / YY

REVISION:

B

introduction & visual environment

Warners Bay Apartments - Warners Bay

02

01 introduction

preamble

Terras Landscape Architects was commissioned by Bloc to undertake a Visual Impact Statement (VIS) for the proposed construction of two 7 storey towers at the intersection of The Esplanade, King Street and Howard Street, Warners Bay. The proposal consists of commercial premises at ground level and residential apartments above. The VIS has been undertaken in response to a request by Lake Macquarie City Council to address streetscape elements and present montages of the proposal in context of the surrounding environment. It is not a complete Visual Impact Assessment in accordance with Council's guidelines as this is a permissible development within the zoning height limits and shall accompany separate development application documents.

Field work was conducted in April 2017. Following a desktop analysis a visual assessment was undertaken from vantage points surrounding the site within the pre-determined visual catchment area, (refer to site location sheet 03).

terminology

The below meanings for the following terms shall apply to this report:

- The *proposal* is that activity which has the potential to produce a visual impact either during the works or as a result of it. In this case it refers to the construction of two 7 storey towers and associated external landscape works.
- The *subject site* (referred to also as the site) is defined as the land area directly affected by the proposal within defined boundaries.
- The *study area* consists of the subject site plus the immediate surrounding land potentially affected by the proposal during its construction and operation phase.
- The *study locality* is the area of land within the regional visual catchments whereby the proposal can be readily recognised. Generally this is confined to a six-kilometre radius beyond which individual buildings are difficult to discern, especially amongst other development where contrasts are low. Further, visual sensitivity generally declines significantly beyond this range due to the broad viewing range that can be had from vantage points. For this study the locality has been limited to the visual catchments that have distances less than 6 kilometres, however, views beyond this are restricted by the topography and development that bounds the site and adjoining viewpoints.

objectives

The objectives of this report are as follows:

- To identify and describe the existing visual/landscape environment and to evaluate its current qualities.
- Identify prominent viewpoints and view corridors into the site.
- To determine the likely impacts the proposal will have on the visual/landscape quality of the area and to determine its suitability in context with the surrounding existing, approved and future land use.
- Identify areas requiring specific treatment for visual quality and suggest methods where possible, to reduce the visual impact of the proposal or methods to increase the existing scenic quality.

methodology

The methodology applied to this study involved systematically evaluating the visual environment pertaining to the site and using value judgements based on community responses to scenery as outlined in Appendix A (Visual Quality Assessment Table).

The assessment was undertaken in the stages noted below:

- A desktop study to determine the likely extent of the study area.
- A description of the existing visual environment.
- A preliminary assessment of anticipated issues relating to the visual impact of the proposal.
- The undertaking of in-field viewpoint analysis to identify sites likely to be affected by development of the site. Viewpoints are chosen that represent those locations where impacts will affect significant groups within the population (e.g. major roads, community halls, settlements etc.) and any other significant features, viewpoints or ridgelines.
- An assessment of the possible visual impacts of the proposal.

The purpose of the above methodology is to reduce the amount of subjectivity entering into the impact assessment and to provide sufficient data to allow for third party verification of results as well as compliance with the requirements of the scenic quality guidelines.

02 existing visual environment

site character

The subject site occupies a prominent corner position opposite the Lake Macquarie foreshore and within the Warners Bay Town Centre. It is bounded by The Esplanade to the west, King Street to the north and Howard Street to the east with a combination of 3 and 5 storey apartments located adjacent to the southern boundary. It has a regular east-west fall of approximately 1:19.

Existing on site development consists of a BP service station, cafe and three single and double storey residential lots. These occur on individual lots as follows:

Lot 1 DP 90877 The Esplanade
Lots 3 and 4 DP 32518 The Esplanade
Lots 1, 2 and 3 DP 15591 King Street
Lot 122 DP 578045

The proposal includes the consolidation of the above to form a single lot of approximately 5100 square metres.

A stand of established trees located within the south western quadrant of the site provide amenity to the immediate area and assist in screening the multi storey apartments further southward. An avenue of smaller trees occur within the site which also provide some softening to the built form.

local area character

The Esplanade provides the main vehicular connection around eastern Lake Macquarie and the adjoining foreshore is popular for water-based recreation activities. The commercial strip contains a range of cafes and restaurants and is well patronised during both the day and night. The nearby intersection of King and John Streets forms one of the major access points to the local shopping centre and caters to a high volume of daily vehicular and pedestrian traffic.

The area immediately north of the site comprises the main commercial area of Warners Bay and as such is dominated by urban development. This consists of predominantly double storey retail premises and eateries. There is no significant landscaping to soften or improve the visual amenity of the built environment in this area. Some larger tree canopies emerge beyond the building line but their fragmented placement only marginally increase the visual quality. Large and more frequent trees occur within the parkland on the lake foreshore, which accompanied by the lake itself as a backdrop, results in a public area of high visual amenity.

The ground topography gradually rises further east and southward and existing development is generally of an established domestic character. The LMCC Warners Bay Town Centre Area Plan identifies the desired future character as a vibrant mix of high level commercial, retail and residential development. A multi storey apartment complex is currently under construction opposite the site at the Howard and King Street junction. In addition to that existing to the site's south, it provides a second indication of the likely nature of future development in this vicinity.

visual environment of the study area

Warners Bay town centre has a potentially high amenity due to its close proximity to the lake's edge. It presents the opportunity for boutique retail shopping, apartment living and restaurant dining with a lakefront outlook or less formal recreation activities along the cycleway and in the parkland bordering the lake.

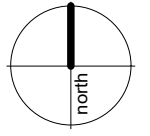
The study area consists of the subject site plus the roads and land that are within the visual catchment and potentially affected by the proposal. The study area for this site includes The Esplanade, King Street and the Lake Macquarie foreshore.

SITE:
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site location

Warners Bay Apartments - Warners Bay

03



SITE:
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the proposal & viewpoint analysis

Warners Bay Apartments - Warners Bay

04

03 the proposal

The development application for the site proposes to demolish all of the existing structures and construct two seven storey buildings. These shall consist of commercial premises at the ground level and residential above. Street trees and mass planting shall constitute the streetscaping along The Esplanade, whilst an internal courtyard containing a pool, shade structures and extensive landscaping shall service the apartment residents.

Stewart Architecture have provided the following statement regarding the building design:

The design seeks to instil the sense of a village' development to this prominent block. As such, it was considered a vital design principle to break down the visual scale of the proposal by instilling distinct and legible zones' of the development which respond to both place and development controls under the Lake Macquarie Development Control Plan (2014).

The street wall binds the base' of the proposal, through a series of double-height masonry frames which step their way along each street interface. Encapsulated within these frames at street level are a series of smaller scaled commercial premises which are afforded the opportunity to activate the public domain. Each premises is designed to be directly accessible from the street; acknowledging the existing topographic conditions. Colours, tones and materials within this base vary to create an interesting and active public domain. The scale of the masonry frames is mitigated by their materiality; providing an appropriately human' scaled textural response to the Street Wall control. Finer vertical elements further break down the scale of this walls whilst also affording opportunities articulate entries.

Commercial and residential entries are located across all street frontages to ensure activation is not condensed to single points'. Often these zones are shared encouraging opportunities for interaction between residents' and the broader public population.

The architecture then lightens' up the building's façade: distinct middle' and upper' languages are developed to aid in the breaking down of the building's scale. It is the proposal's almost complete adherence to the building envelope which aids the creation of these distinct languages. Each building steps appropriately as per this control to effectively minimise apparent bulk whilst also mitigating impact to the neighbouring buildings.

04 viewpoint analysis

[Refer to separate worksheets].

This section of the visual assessment considers the likely impact that the proposed development may have on the local environment. This is done by identifying and selecting particular sites, referred to as viewpoints, conducting inspections and determining the visual impact of the development proposal. In this instance viewpoints were generally selected where it was anticipated that the proposal would have the greatest visual impact.

The viewpoints, as shown on sheet 07 were selected on the basis of where the development would appear to be most prominent either based on degree of exposure or the number of people likely to be affected.

The images were taken using a digital camera with a focal length noted on each individual viewpoint worksheet. A number of photo panoramas have been included to assess the site in context with the surrounding area. The attached landscape format viewpoint worksheets provide analysis data.

This report uses an analytical process to provide an assessment of visual impact. It is not the intent of this assessment to state whether a development proposal is suitable or unsuitable, simply to state the potential visual impact from various viewing points and the likely integration of the proposal with the existing streetscape.

Photographs were taken in the surrounding area to determine a visual catchment for the site, however in this instance they were limited to relatively close proximity viewing (ie: less than 1km). Generally due to the landform, vegetation and existing development there are a few locations where the site is visible and they occur within close proximity to the site.

The seven viewpoints selected were:

1. The intersection of The Esplanade and Howard Street.
2. The intersection of King Street and John Street.
3. The intersection of The Esplanade and King Street.
4. The intersection of The Esplanade and Lake Street.
5. Carpark off The Esplanade.
6. Drone image from Lake Macquarie directly opposite the site.
7. Drone image from Lake Macquarie approximately 100m south of the site.

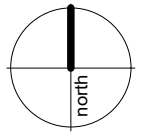
An analysis has been undertaken of the viewpoints to determine the level of impact the proposal may have on existing views.

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REVISION:
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site plan

Warners Bay Apartments - Warners Bay

05



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