

viewpoint 4

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Warners Bay Apartments - Warners Bay

**VIEWPOINT LOCATION**

The intersection of The Esplanade and Lake Street.

COMMENTS:

Driver viewpoint approaching The Esplanade and King Street intersection from the north.

The proposal dominates the view from this location. However the site has been identified as a landmark location and the building type and height is permissible within Lake Macquarie zoning regulations.

The articulated building design complements the existing built form at the lower two levels, which repeats the balance of existing forms and reads as a consistent extension of the existing streetscape. Upper levels are set back from the existing building line to reduce the visual impact.

Proposed street trees along The Esplanade shall provide some softening of the built form as they mature.



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

viewpoint 2

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Warners Bay Apartments - Warners Bay

VIEWPOINT LOCATION

The intersection of King Street and John Street.

COMMENTS:

Pedestrian viewpoint approaching Lake Macquarie foreshore from the east.

The lower two levels provide some visual continuity between the existing and proposed built form, however the set back of the upper levels is not quite as evident from this location.



FOCAL LENGTH: 26mm

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