



# **APPENDIX C VISUAL IMPACT ANALYSIS**

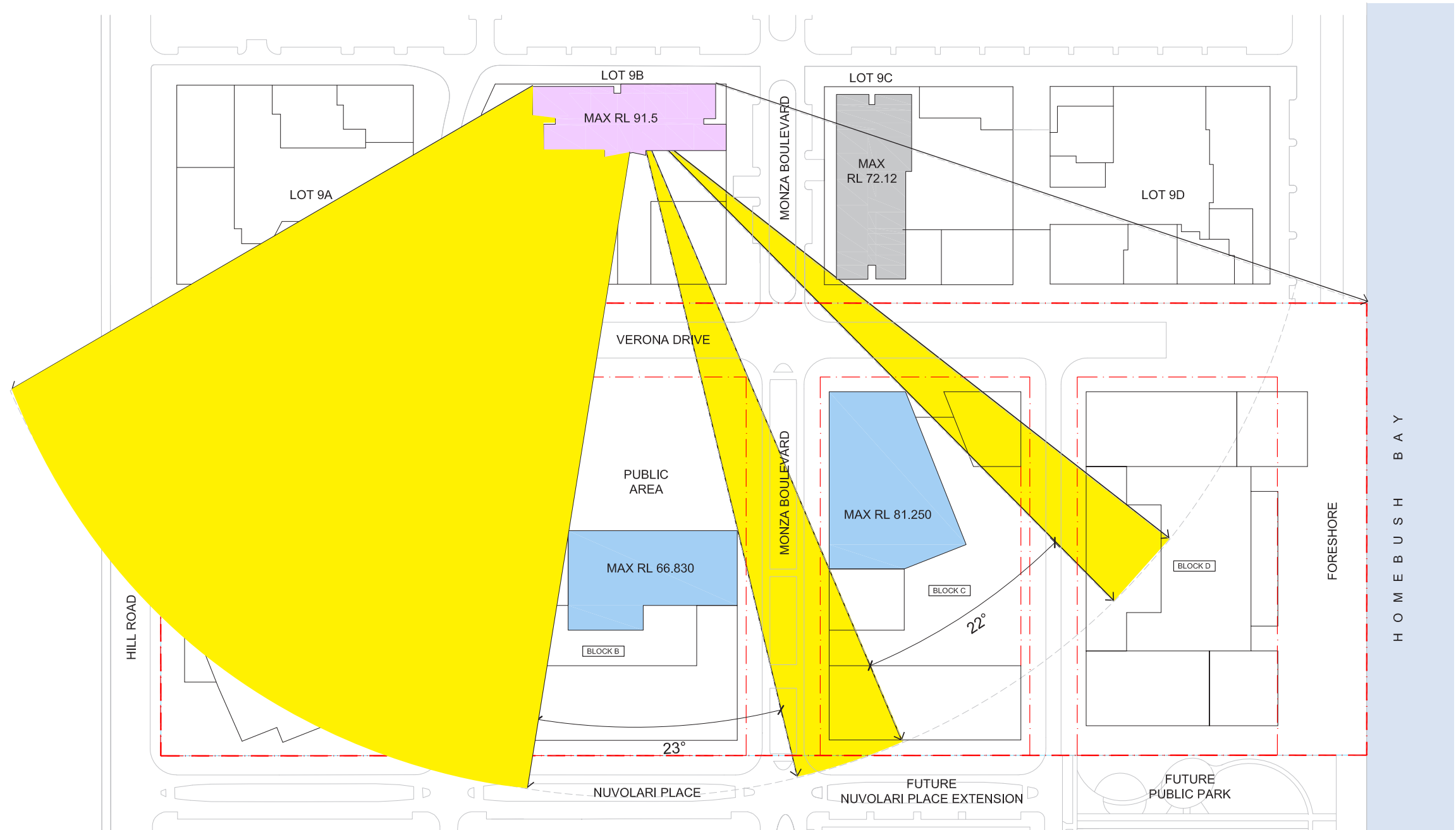


# VISUAL IMPACT ANALYSIS

## APPROVED STAGE 1 MASSING

## LOT 9B MID-RISE VIEWS

/ The stage 1 massing obscures a total of 45° of the views from Lot 9B.



Note: Sectional Diagram based on Lot 9B Turner Architects drawings A-310-001 Rev T1 For Tender

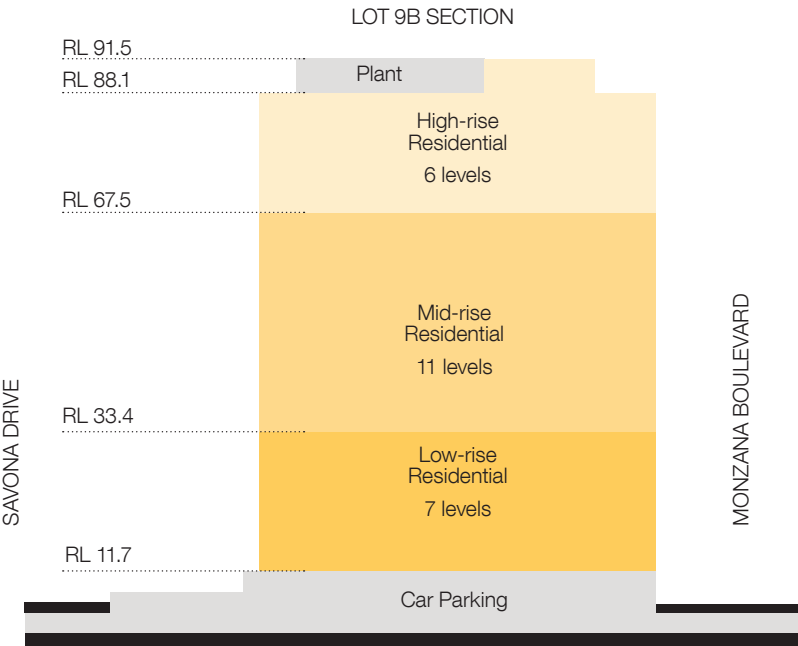
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# VISUAL IMPACT ANALYSIS

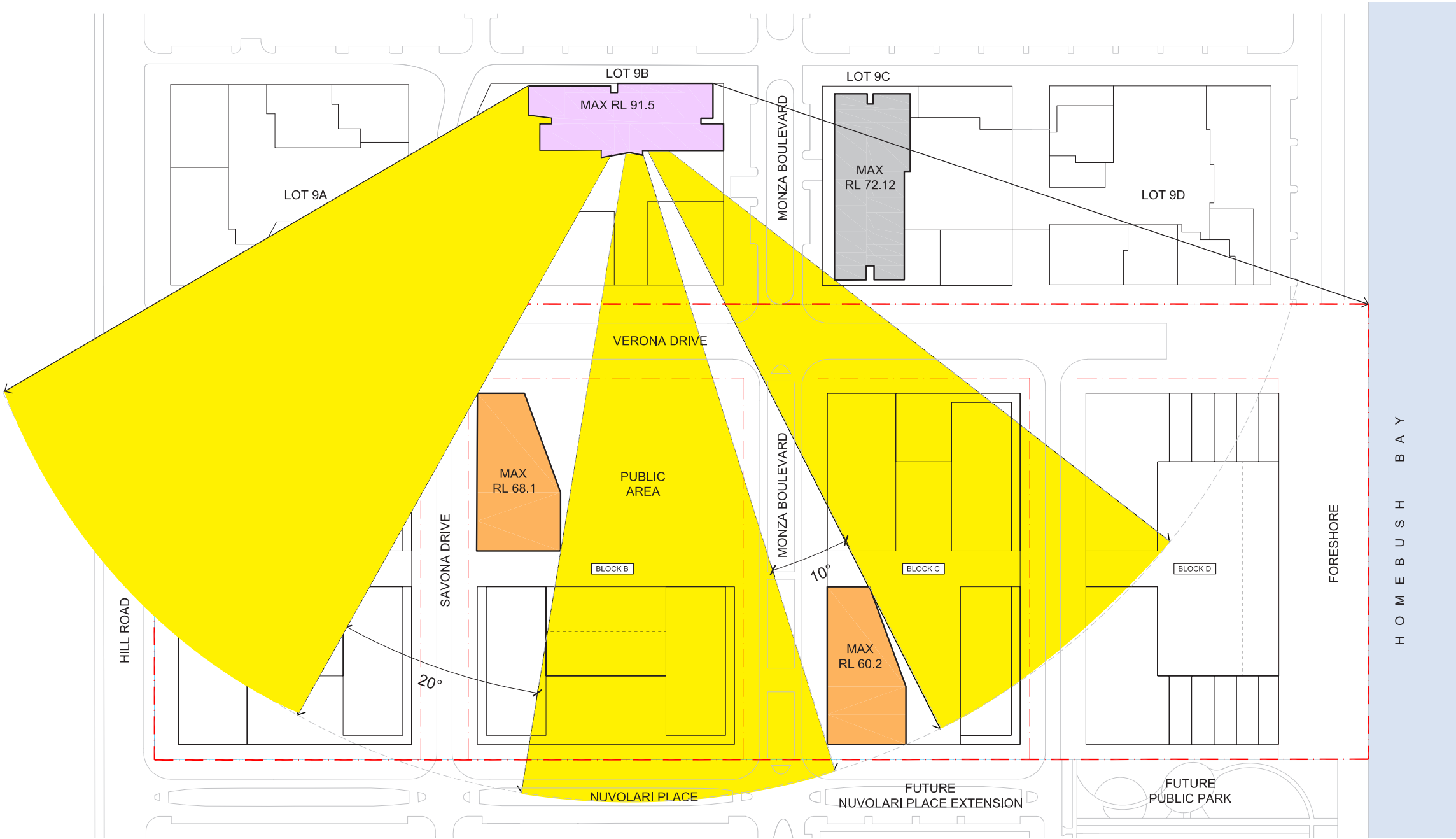
**7.1 INDICATIVE STAGING**

The current staging strategy envisages four stages of development, with Stage 1 commencing in 2019. Stage 1 consists of Block D buildings, the foreshore public space and the associated infrastructure for the masterplan including road access along Verona Drive and Marine Parade. Stage 2 will follow with the development of Block C and Monza Boulevard. Block B and Savona Drive will follow in Stage 3, including development of the public park and finally Block A will be completed in Stage 4.



**PROPOSED MASTERPLAN**

- LOT 9B MID-RISE VIEWS
- / The proposed masterplan obscures a total of 30° of the views from Lot 9B.
  - / View angle improvement = 15°
  - / 11 mid-rise levels will benefit from this improvement.



- Assessed visual cone affected by 37-39 Hill Road
- Unobstructed view
- Assessed building
- Proposed Lot 8 envelopes between RL 34.4 and RL68.1

Note: Sectional Diagram based on Lot 9B Turner Architects drawings A-310-001 Rev T1 For Tender







# VISUAL IMPACT ANALYSIS

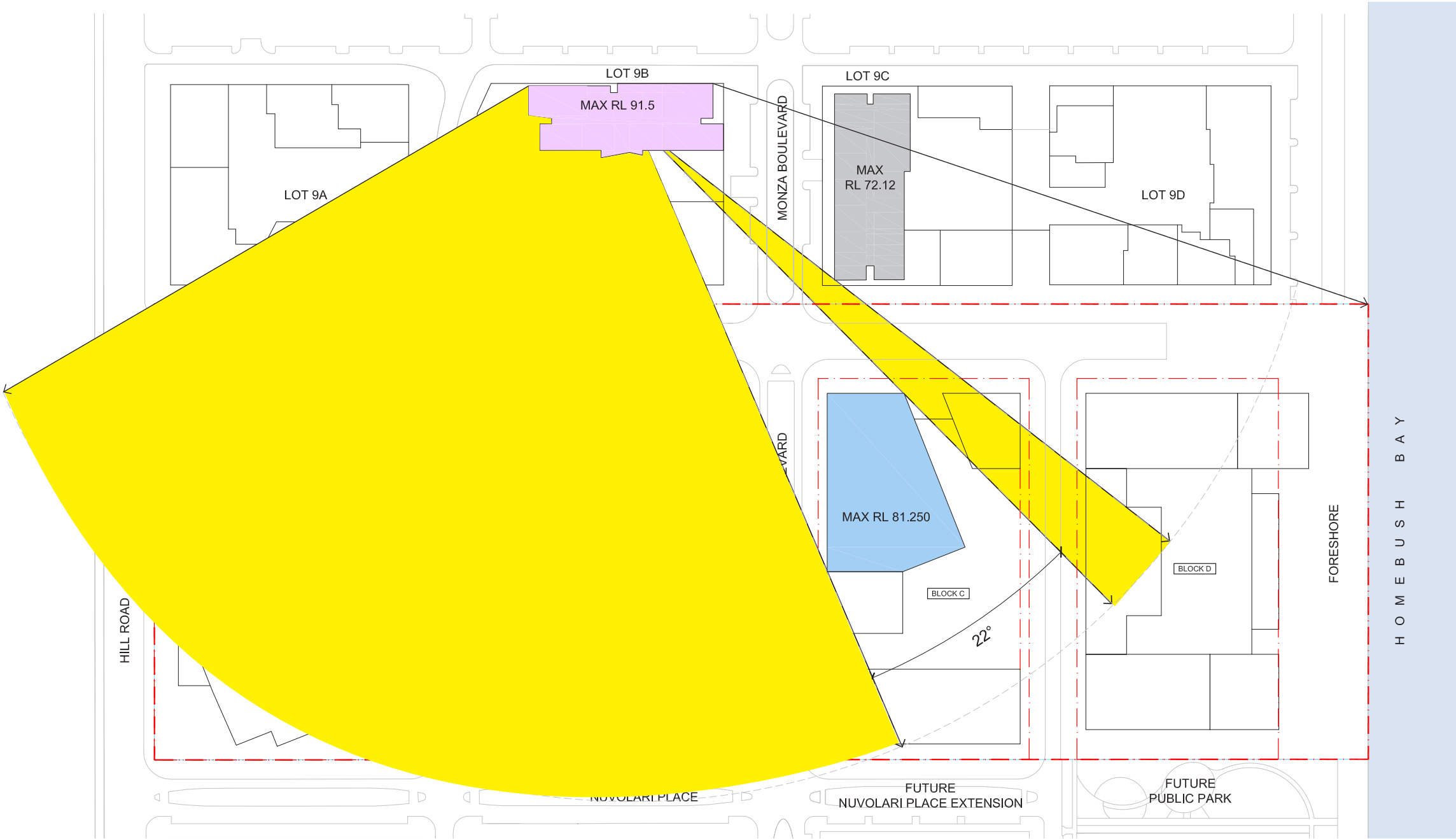
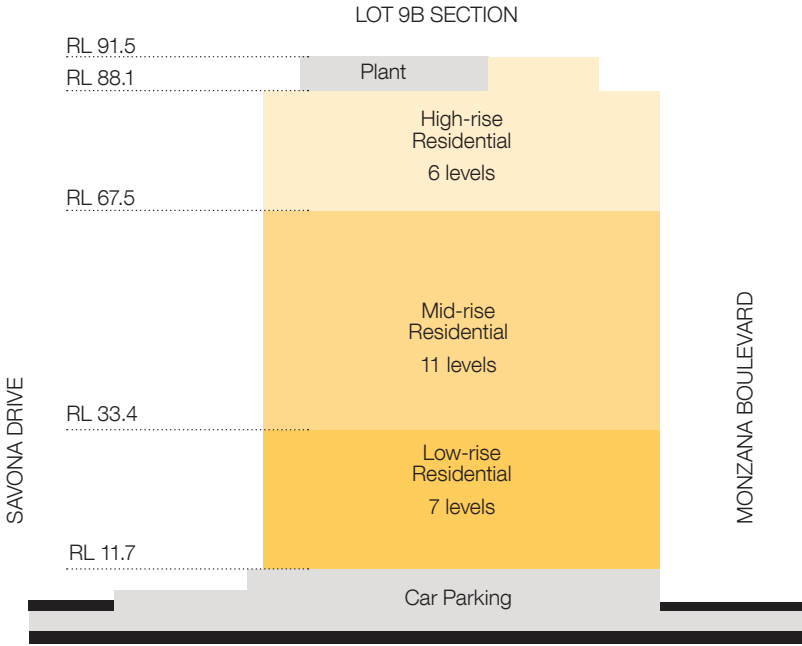
## APPROVED STAGE 1 MASSING

### LOT 9B HIGH-RISE VIEWS

/ The stage 1 massing obscures a total of 22° of the views from Lot 9B.

-  Assessed visual cone affected by 37-39 Hill Road
-  Unobstructed view
-  Assessed building
-  Stage 1 Approved envelope between RL68.1 and RL87.1

Note: Sectional Diagram based on Lot 9B Turner Architects drawings A-310-001 Rev T1 For Tender




# VISUAL IMPACT ANALYSIS

## PROPOSED MASTERPLAN

### LOT 9B HIGH-RISE VIEWS

- / The proposed masterplan obscures a total of 27° of the views from Lot 9B.
- / View angle decrease = 5°
- / 6 mid-rise levels experience a 5° view reduction, but receive increased view permeability.

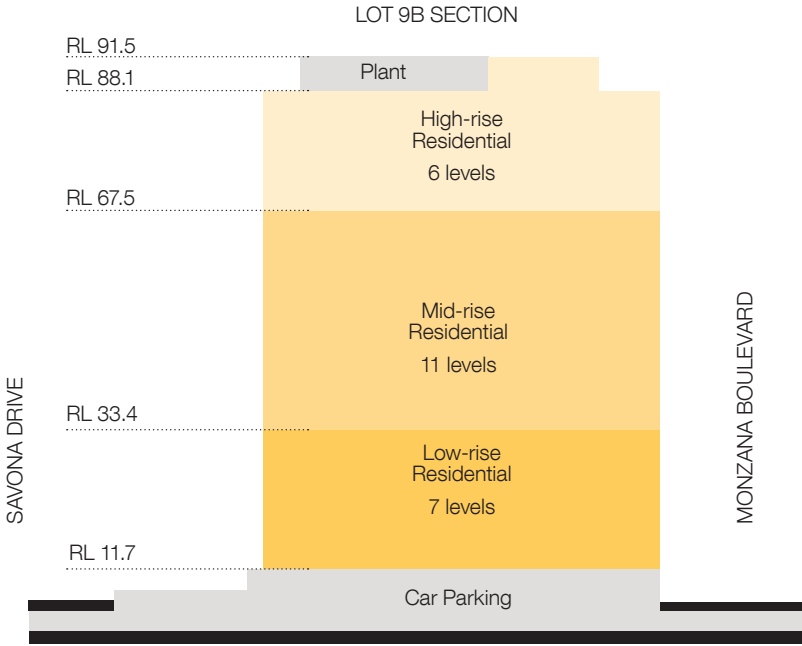
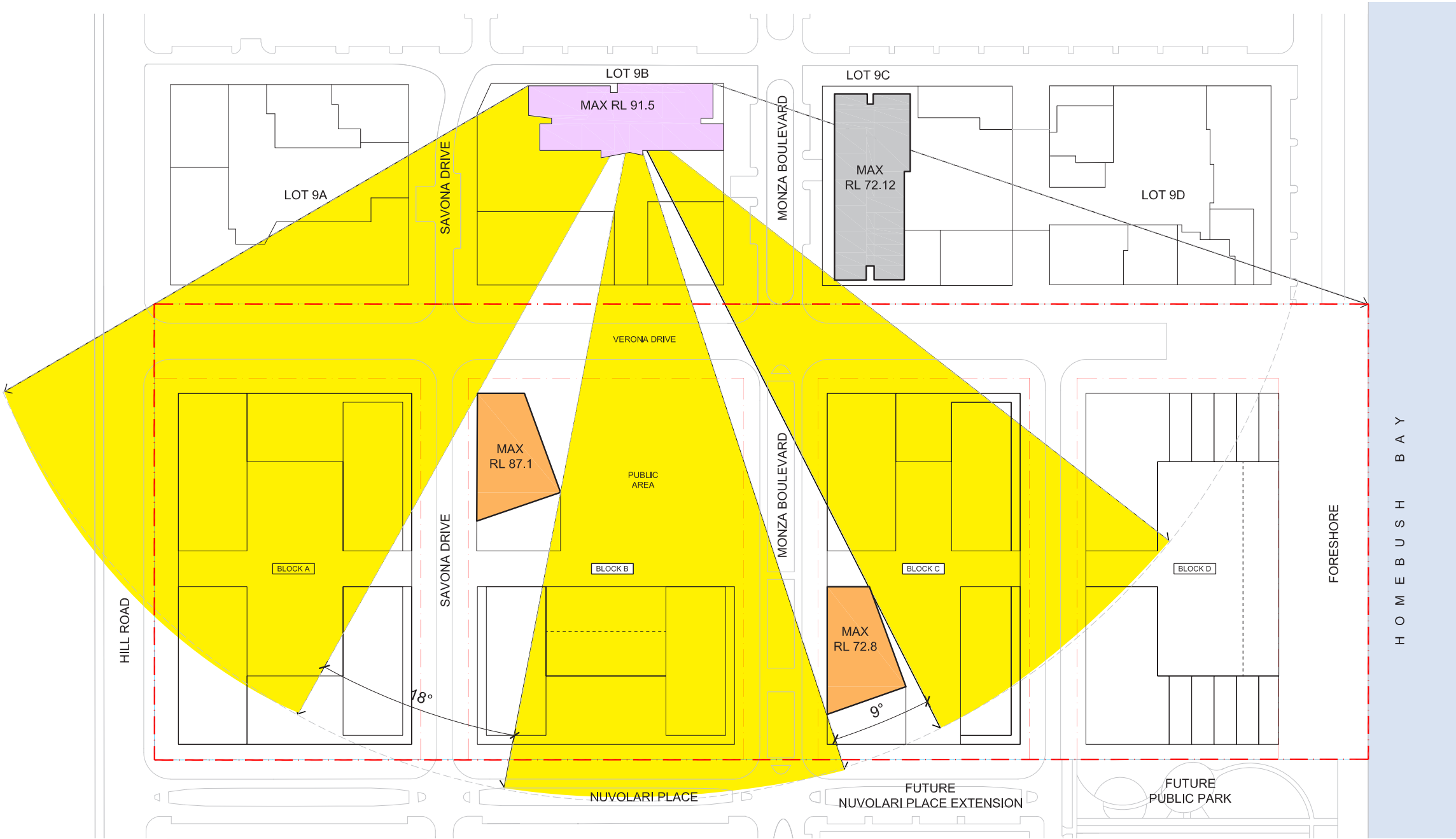
 Assessed visual cone affected by 37-39 Hill Road

 Unobstructed view

 Assessed building

 Proposed Lot 8 envelopes between RL68.1 and RL 87.1

Note: Sectional Diagram based on Lot 9B Turner Architects drawings A-310-001 Rev T1 For Tender







# VISUAL IMPACT ANALYSIS

## APPROVED STAGE 1 MASSING

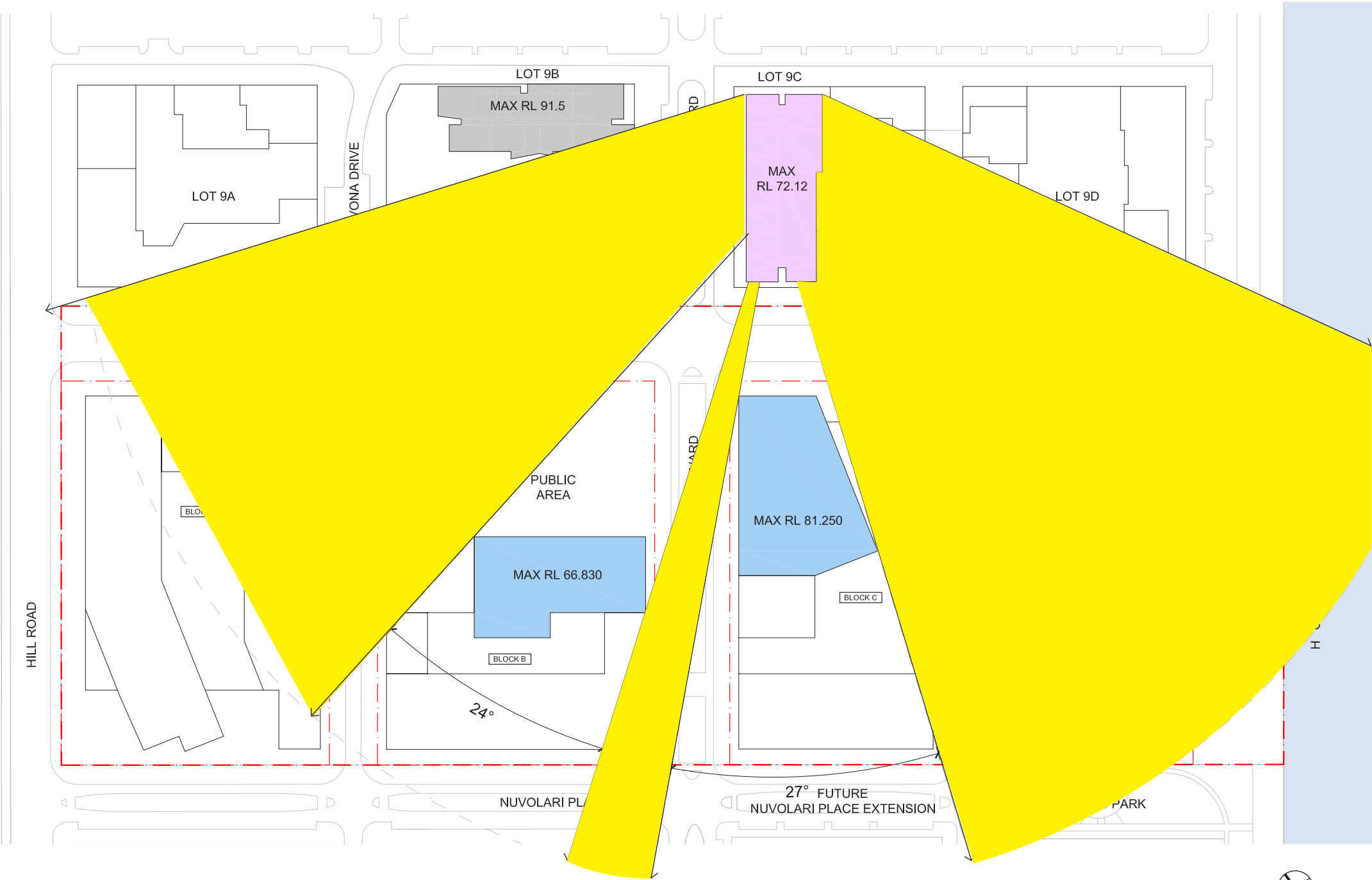
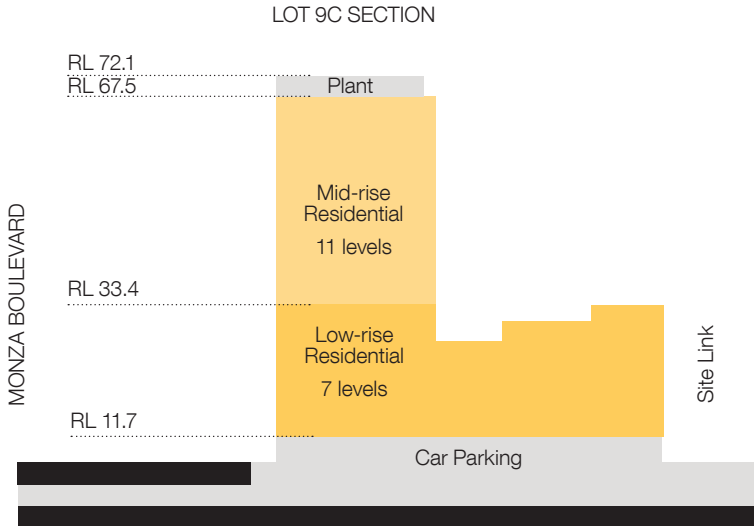
### LOT 9C MID-RISE VIEWS

/ The Stage 1 massing obscures a total of 51° of the views from Lot 9C.

-  Assessed visual cone affected by 37-39 Hill Road
-  Unobstructed view
-  Assessed building
-  Stage 1 Approved envelope between RL 34.4 and RL68.1

Note: Sectional Diagram based on Lot 9C Turner Architects drawings A-210-003 Rev I For Construction





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# VISUAL IMPACT ANALYSIS

## PROPOSED MASTER PLAN

- LOT 9C MID-RISE VIEWS
- / The proposed masterplan obscures a total of 33° of the views from Lot 9C.
  - / View angle improvement = 18°
  - / 11 mid-rise levels with benefit from this improvement.
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- / Lot 9C top residential floor is at RL64.4 and therefore has no levels to assess at high-rise (between RL68.1 and RL 87.1)

-  Assessed visual cone affected by 37-39 Hill Road
-  Unobstructed view
-  Assessed building
-  Proposed Lot 8 envelopes between RL 34.4 and RL68.1

Note: Sectional Diagram based on Lot 9C Turner Architects drawings A-210-003 Rev I For Construction

