

VISUAL IMPACT ASSESSMENT

20 HERADALE PARADE, BATEMANS BAY

PLACE STUDIO | JANUARY 2024 | REVISION 2

VIEW ASSESSMENT VIEW 01
22 BAVARDE AVENUE - FOOTPATH VIEW AT TERRACE LEVEL



1.1 EXISTING



1.2 MODEL VIEW ALIGNMENT



1.3 PROPOSED



VIEW ASSESSMENT VIEW 01
22 BAVARDE AVENUE - FOOTPATH VIEW AT TERRACE LEVEL

1.3 PROPOSED

Image taken at approximate eye level of level 01 terrace, adjacent to private property.

(Approximately 4.5 metres above s street level)



WHITE MASSING VIEW - ARTISTS IMPRESSION ONLY, NO MATERIALITY APPLIED

VIEW ASSESSMENT VIEW 01
22 BAVARDE AVENUE - FOOTPATH VIEW AT TERRACE LEVEL

1.4 LEP HEIGHT LIMIT ENVELOPE



1.3 PROPOSED



WHITE MASSING VIEW - ARTISTS IMPRESSION ONLY, NO MATERIALITY APPLIED

VIEW ASSESSMENT VIEW 02
19 BAVARDE AVENUE - FOOTPATH VIEW AT TERRACE LEVEL



2.1 EXISTING



2.2 MODEL VIEW ALIGNMENT



2.3 PROPOSED



VIEW ASSESSMENT VIEW 02
19 BAVARDE AVENUE - FOOTPATH VIEW AT TERRACE LEVEL

2.3 PROPOSED

Image taken at approximate eye level of level 01 terrace, adjacent to private property.

(Approximately 4.5 metres above s street level)



WHITE MASSING VIEW - ARTISTS IMPRESSION ONLY, NO MATERIALITY APPLIED

VIEW ASSESSMENT VIEW 02
19 BAVARDE AVENUE - FOOTPATH VIEW AT TERRACE LEVEL

2.4 LEP HEIGHT LIMIT ENVELOPE



2.3 PROPOSED



WHITE MASSING VIEW - ARTISTS IMPRESSION ONLY, NO MATERIALITY APPLIED

WHITE MASSING VIEW - ARTISTS IMPRESSION
ONLY, NO MATERIALITY APPLIED