
4.5.2 Perspective Views

A 3-D model has been developed to examine the built form with regards to its urban context as well as impacts such as over shadowing (as described in section 4.5.3 Overshadowing)

Three views as seen by the pedestrian, as well as an overall aerial view are included here.



Views Locations

4. Amended Concept Plan

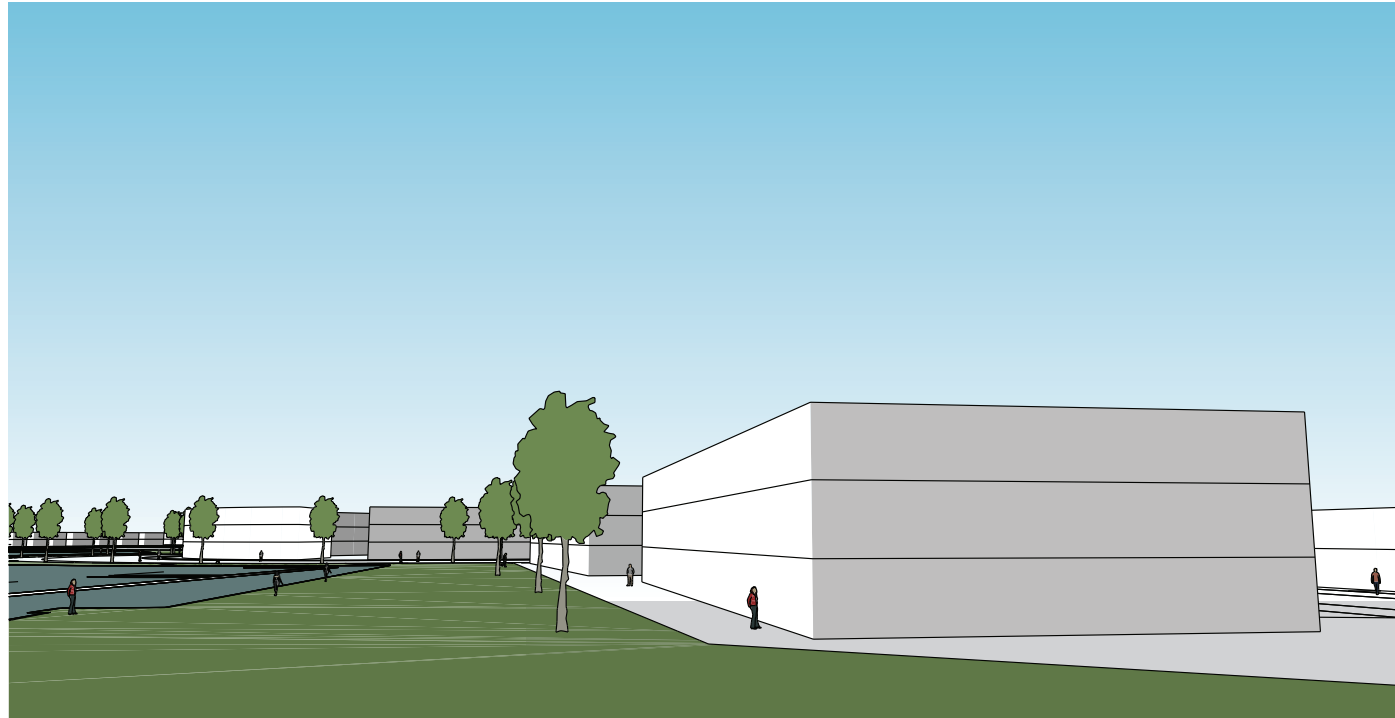


View 1 - Approved DA Massing

View 1 indicates the outlook from Precinct A looking west towards Precinct B. This shows the apartments to the north that have been increased from three storeys in height to five storeys.



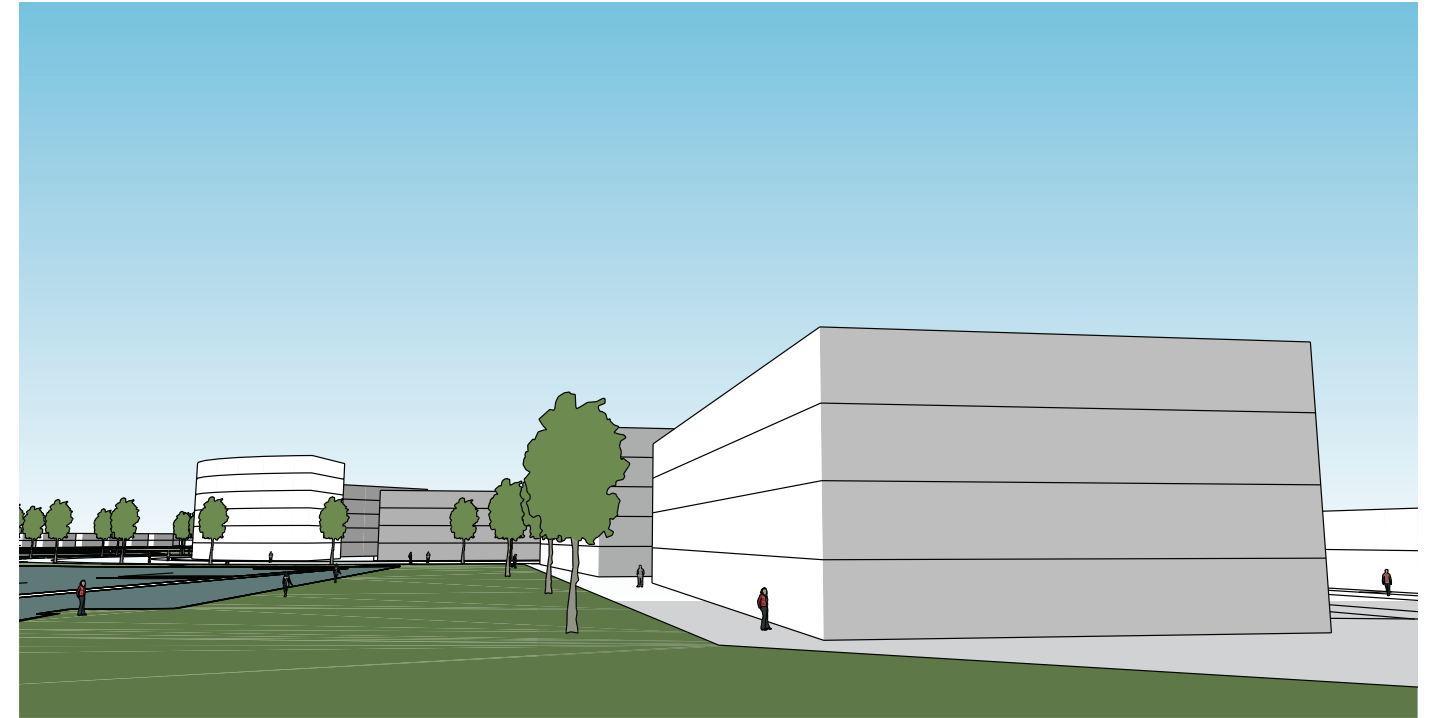
View 1 - Amended Scheme



View 2 - Approved DA Massing

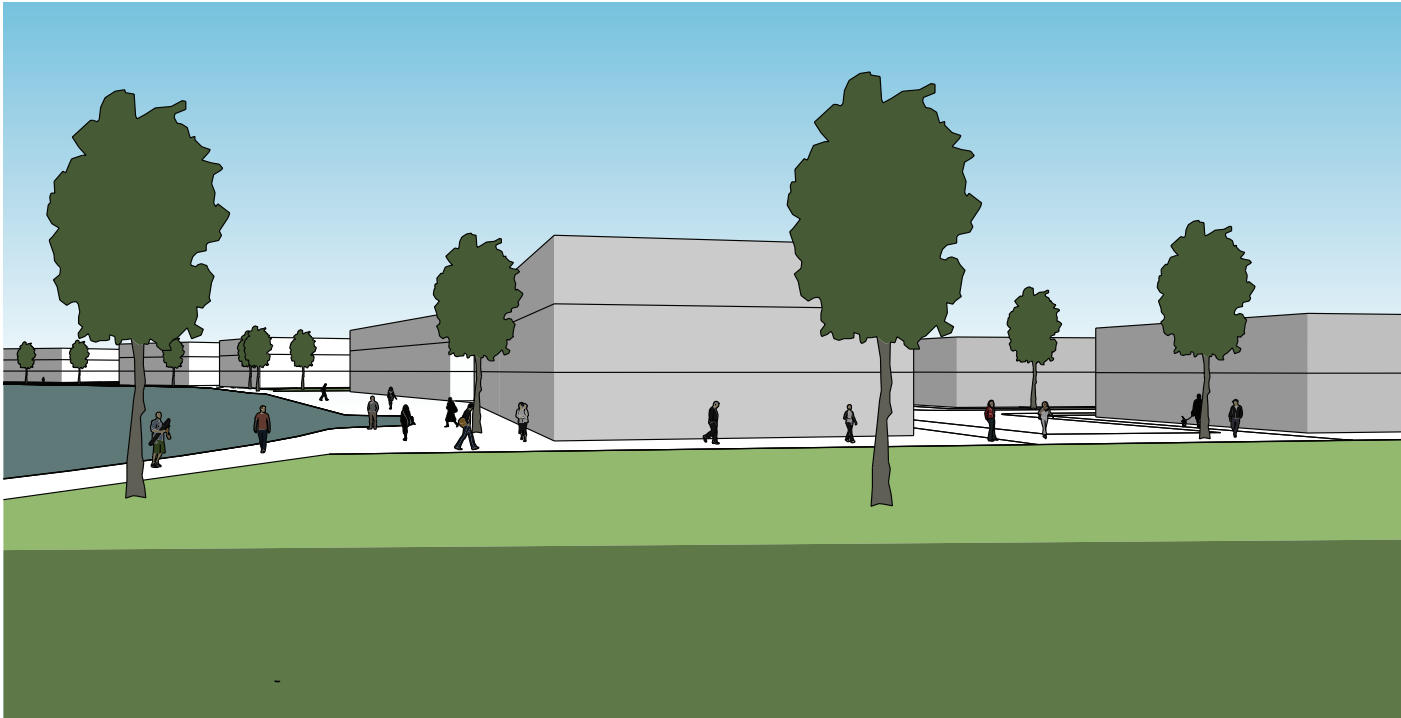
View 2 shows the outlook from the Town Square looking south east towards Precinct B along the Boat Harbour.

The waterfront buildings in the foreground step up progressively from four to six storeys. This is an increase of two to three storeys as indicated in the 3D view.



View 2 - Amended Scheme

4. Amended Concept Plan



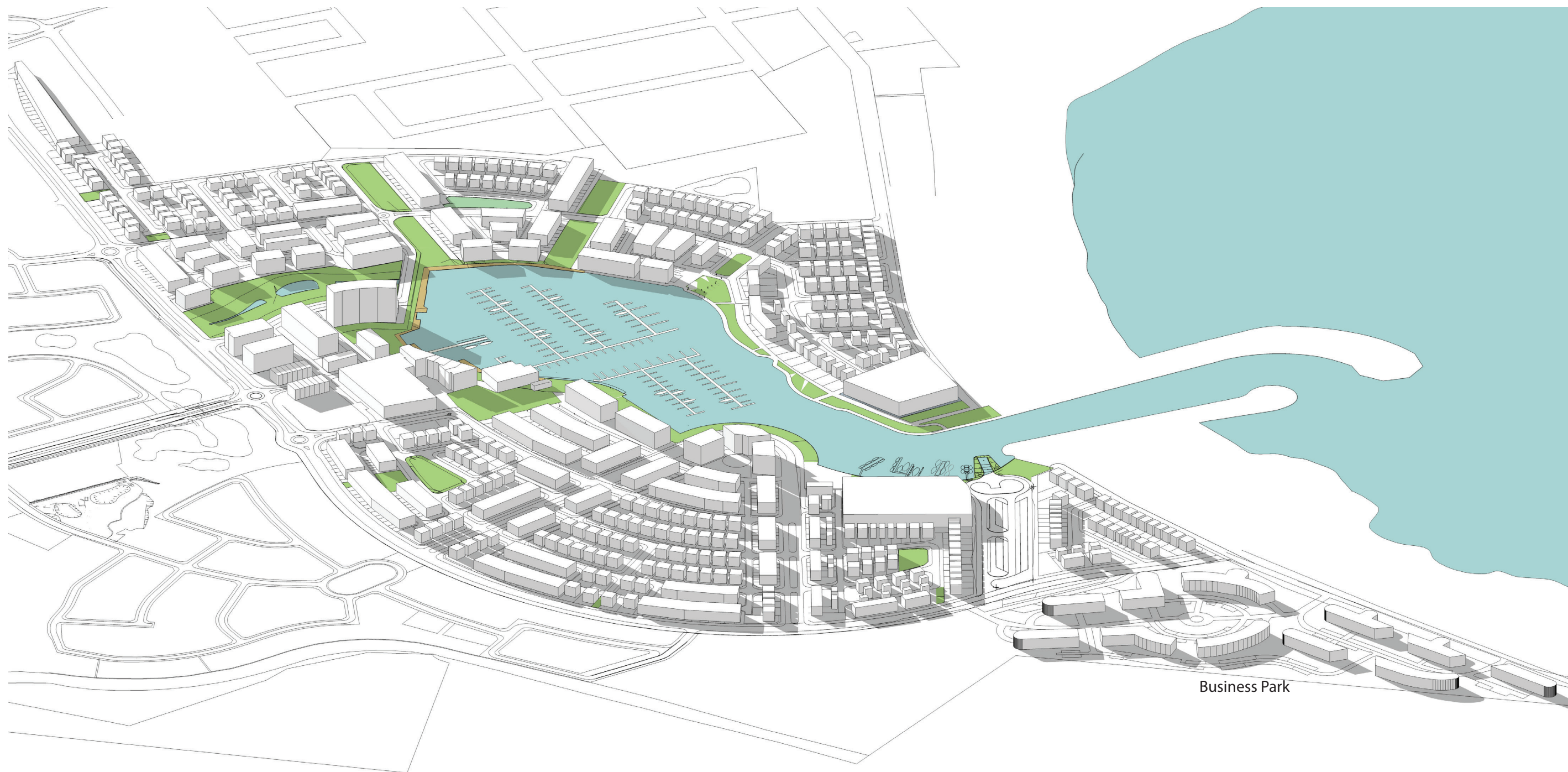
View 3 - Approved DA Massing

View 3 shows the outlook towards Precinct F and G from the harbour foreshore walk.

The built form is unchanged from the approved concept at up to three storeys on the water front.



View 3 - Amended Scheme



Overall Perspective View