

View Analysis

4



View Analysis

4.1 Locality Plan

The diagram opposite indicated views through the subject land to the broader area, including Corio Bay, the Geelong city centre and waterfront, Eastern Park, Point Henry.




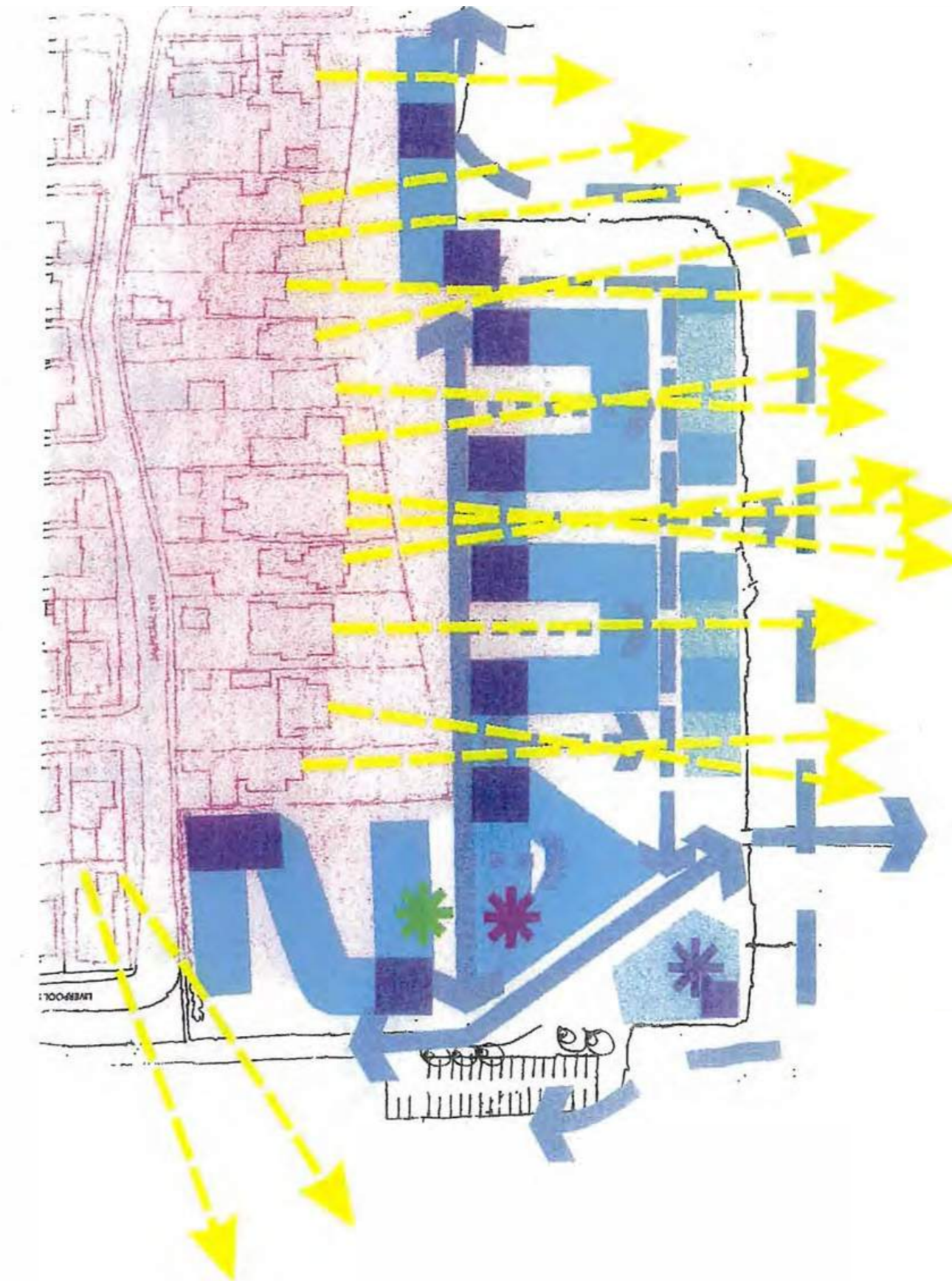
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4.2 Masterplanning Principles

The Urban Design Guidelines set the framework to which a proposed development should adhere to. This 'rule-book' outlines the principles required to be met.

An extract of the Urban Design Guidelines is opposite showing the key views envisaged to be obtained from the adjacent properties. These views are between and around built form, and take into account the potential construction of a multi-level proposal on 'Site 5'.

 Indicative alignment of view corridors for residential properties to the west



Extract of Urban Design Guidelines.

View Analysis

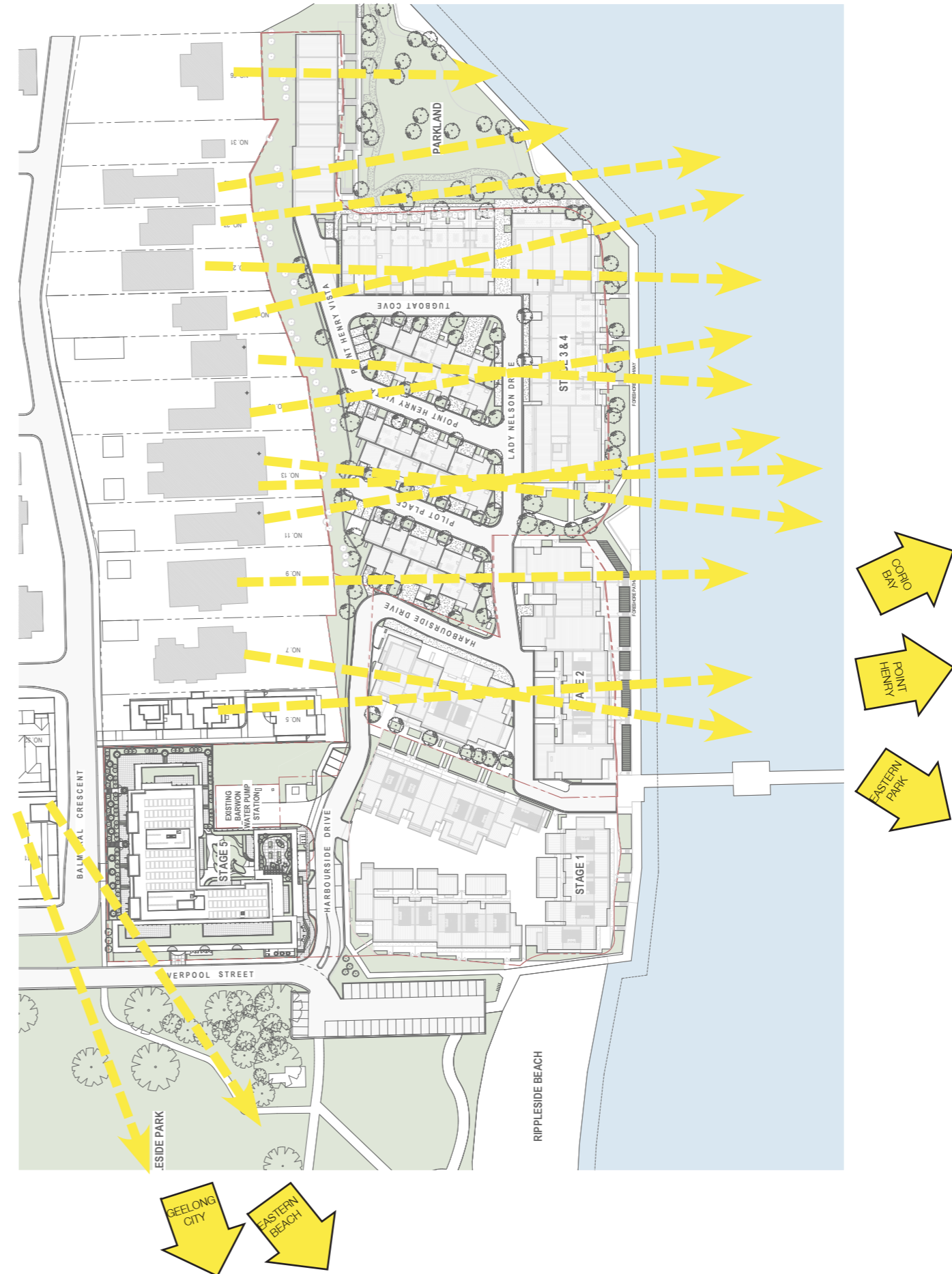
4.3 Site Context Plan - Proposed

The massing and building orientation have been configured to respect view sharing of surrounding properties.

The view lines from the Urban Design Guidelines are superimposed on the masterplan opposite.

Views to key features are overlaid around the masterplan. The direction of views to key features aligns closely with the views previously portrayed in the Urban design guidelines.

-  Indicative alignment of view corridors for residential properties to the west (overlaid from Urban Design Guidelines)
-  Views to significant landscape features






Site Context Plan - Viewlines

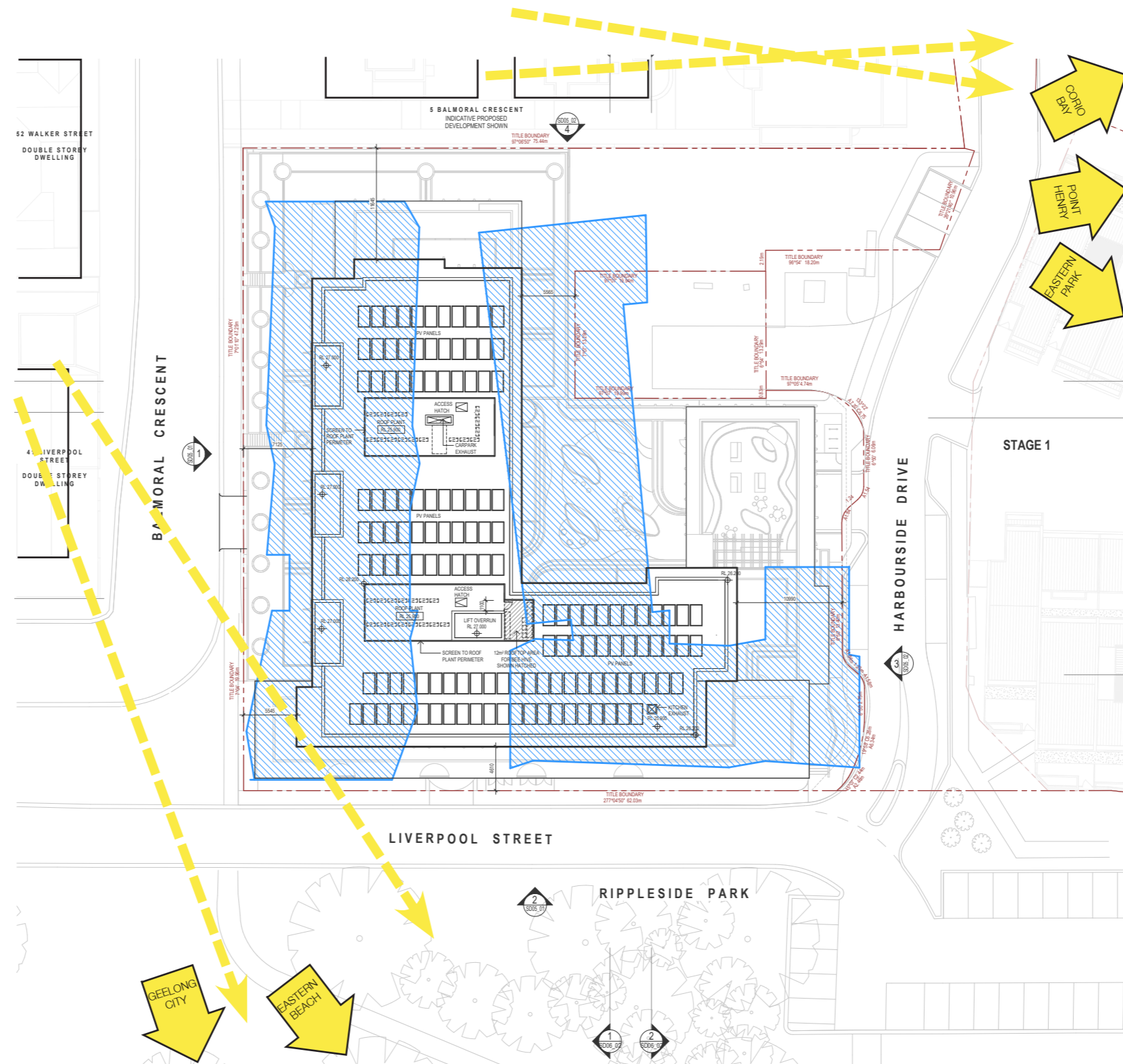
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4.4 View Sharing and Orientation

The massing and building orientation have been configured to respect view sharing of surrounding properties.

The setbacks and corners of the proposed building respect the previously approved envelope.

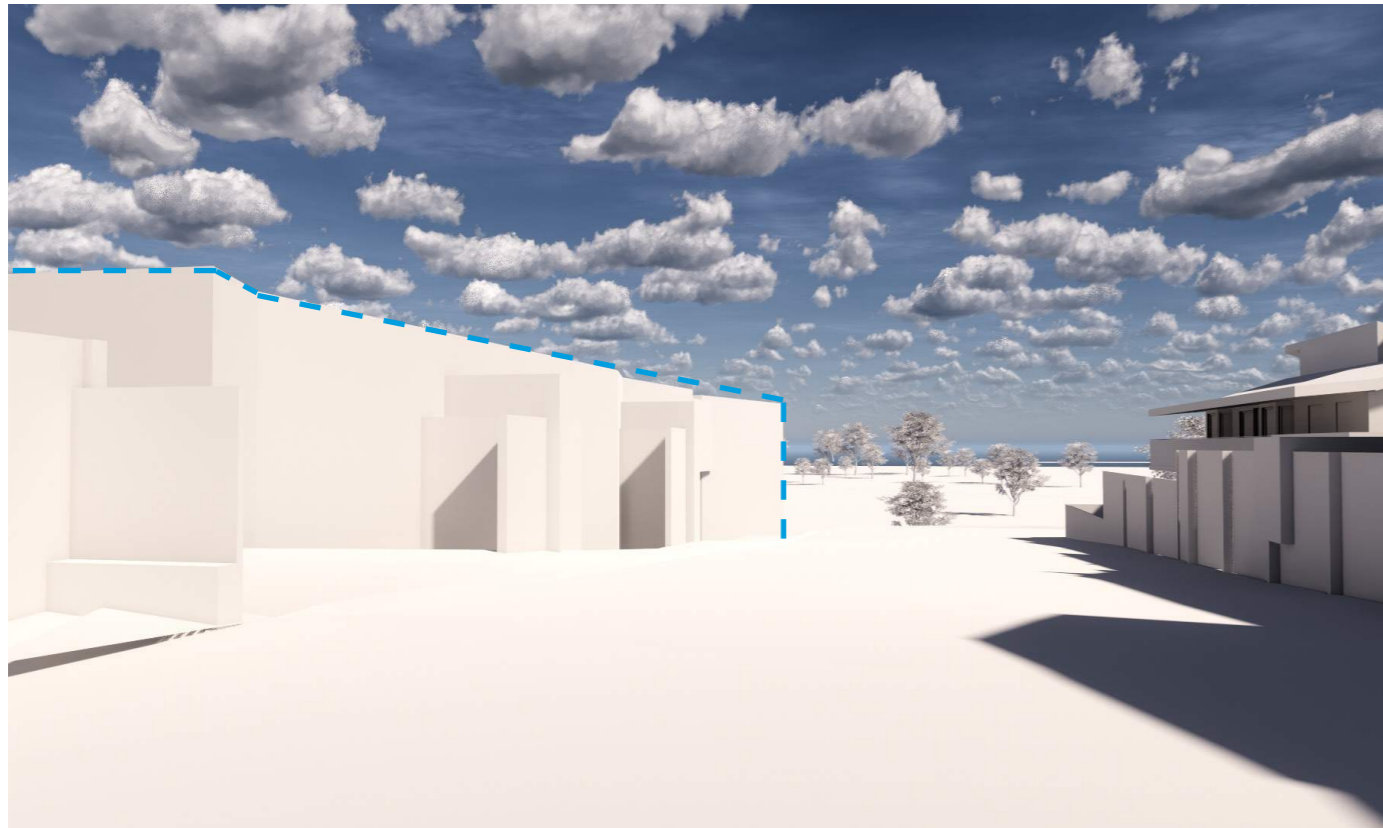
-  Previously Approved Envelope (Building H)
-  View lines from surrounding properties
-  Views to significant landscape features



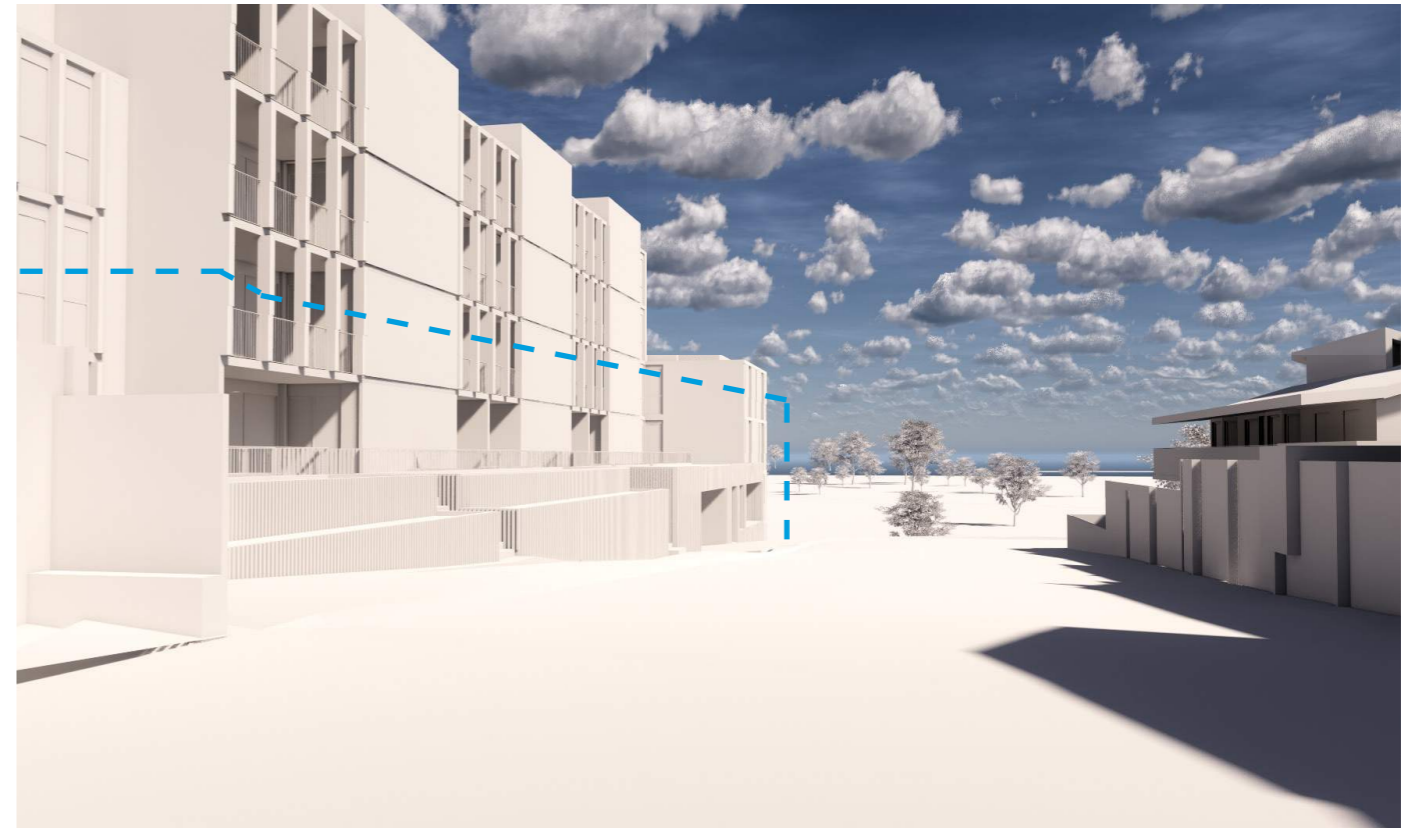
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4.5 Surrounding Context Views

View along Balmoral Crescent looking South.



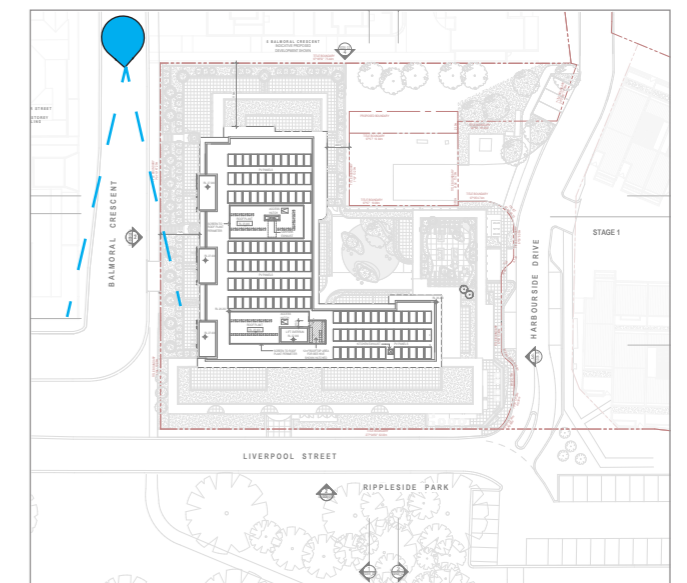
Previous Scheme 'Building H'



Proposed Scheme

— — Indicative 'Building H' Building outline shown dashed.

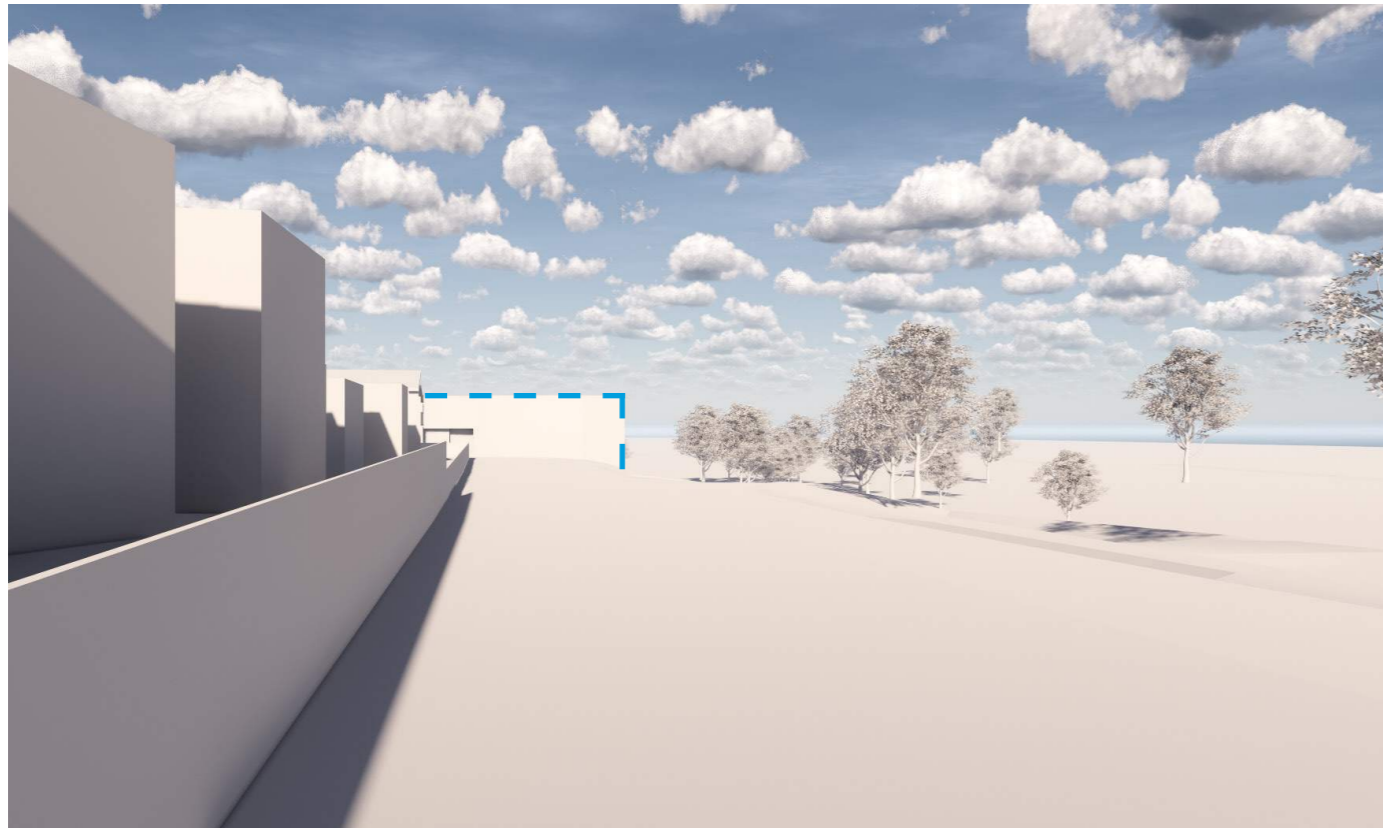
Key Diagram



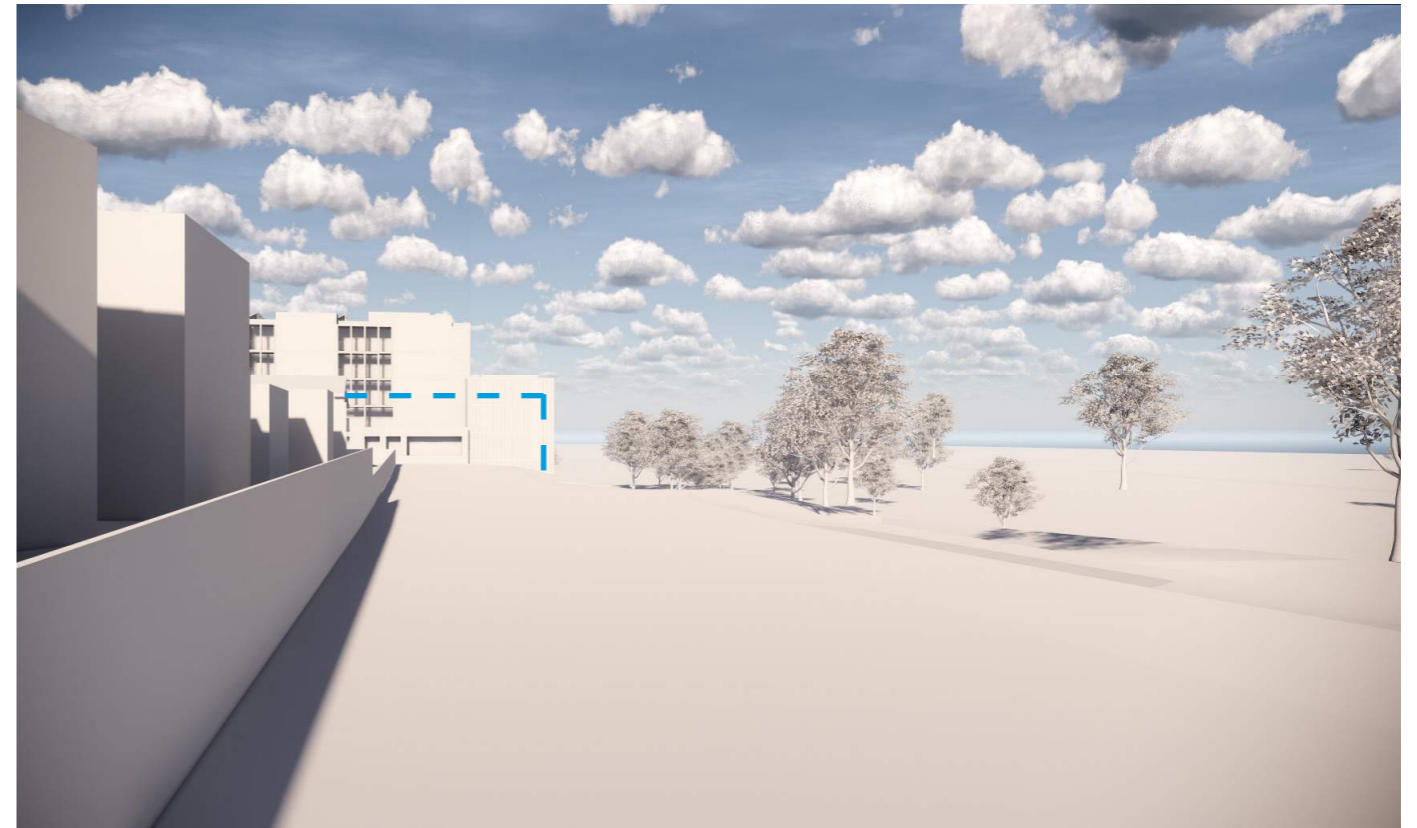
View Analysis

4.6 Surrounding Context Views

View along Liverpool Street looking East.



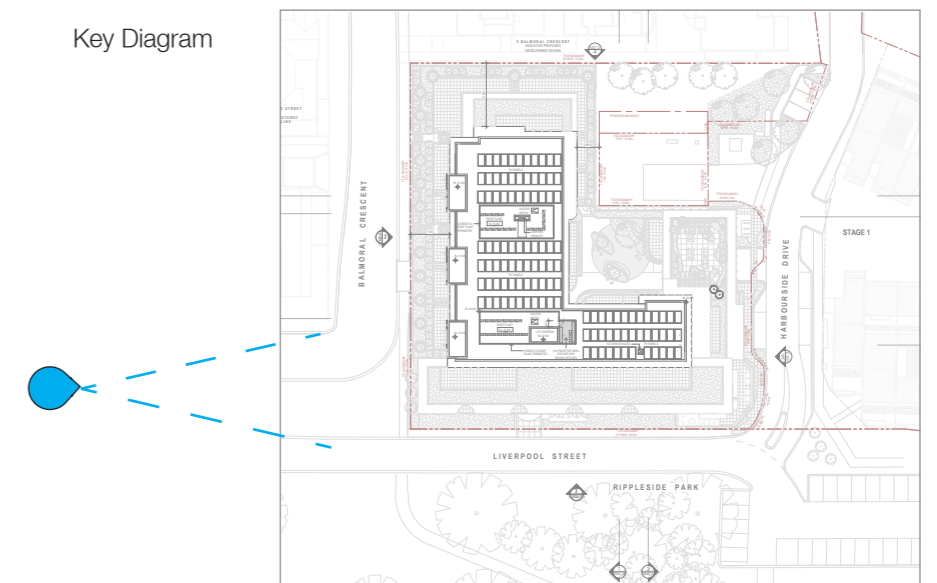
Previous Scheme 'Building H'



Proposed Scheme

— — Indicative 'Building H' Building outline shown dashed.

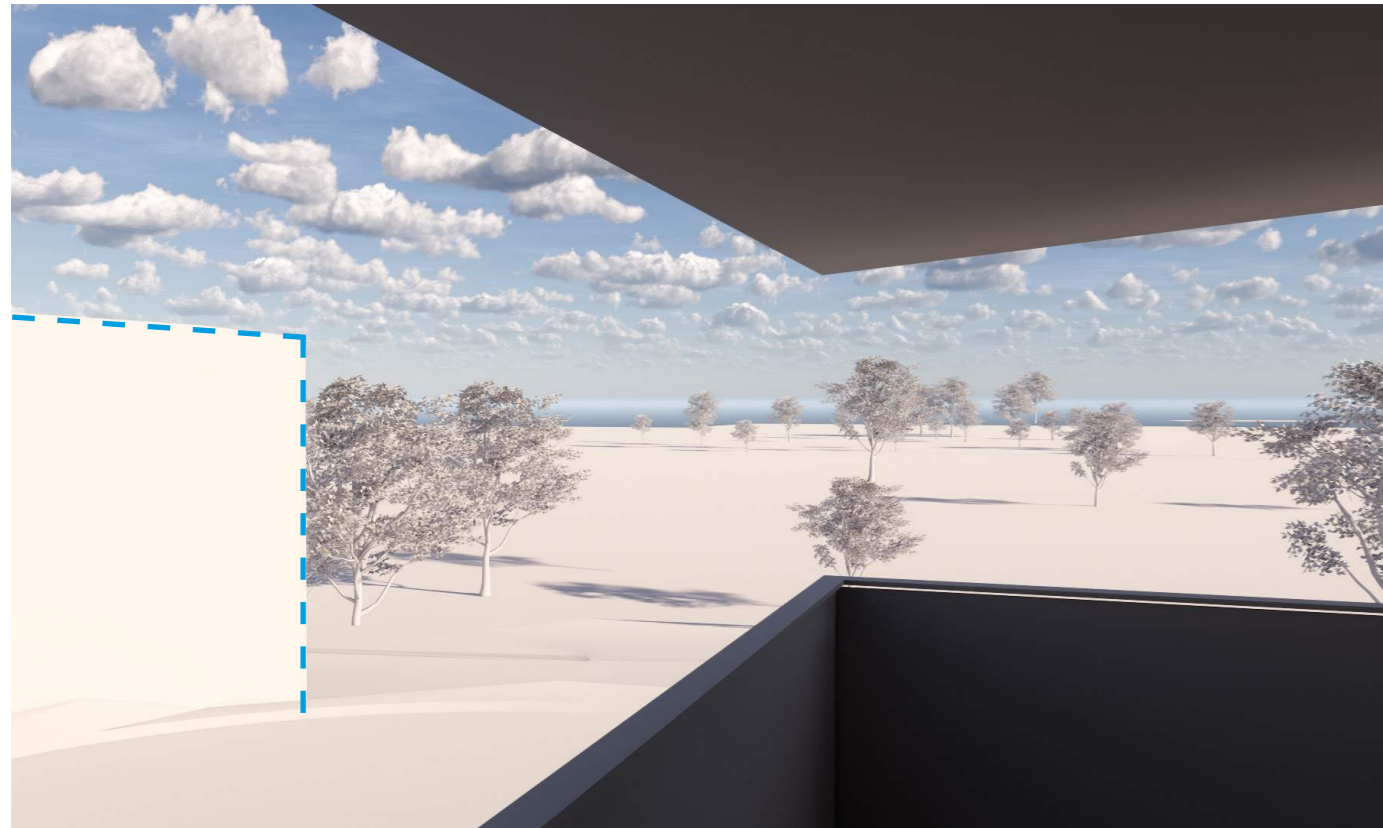
Key Diagram



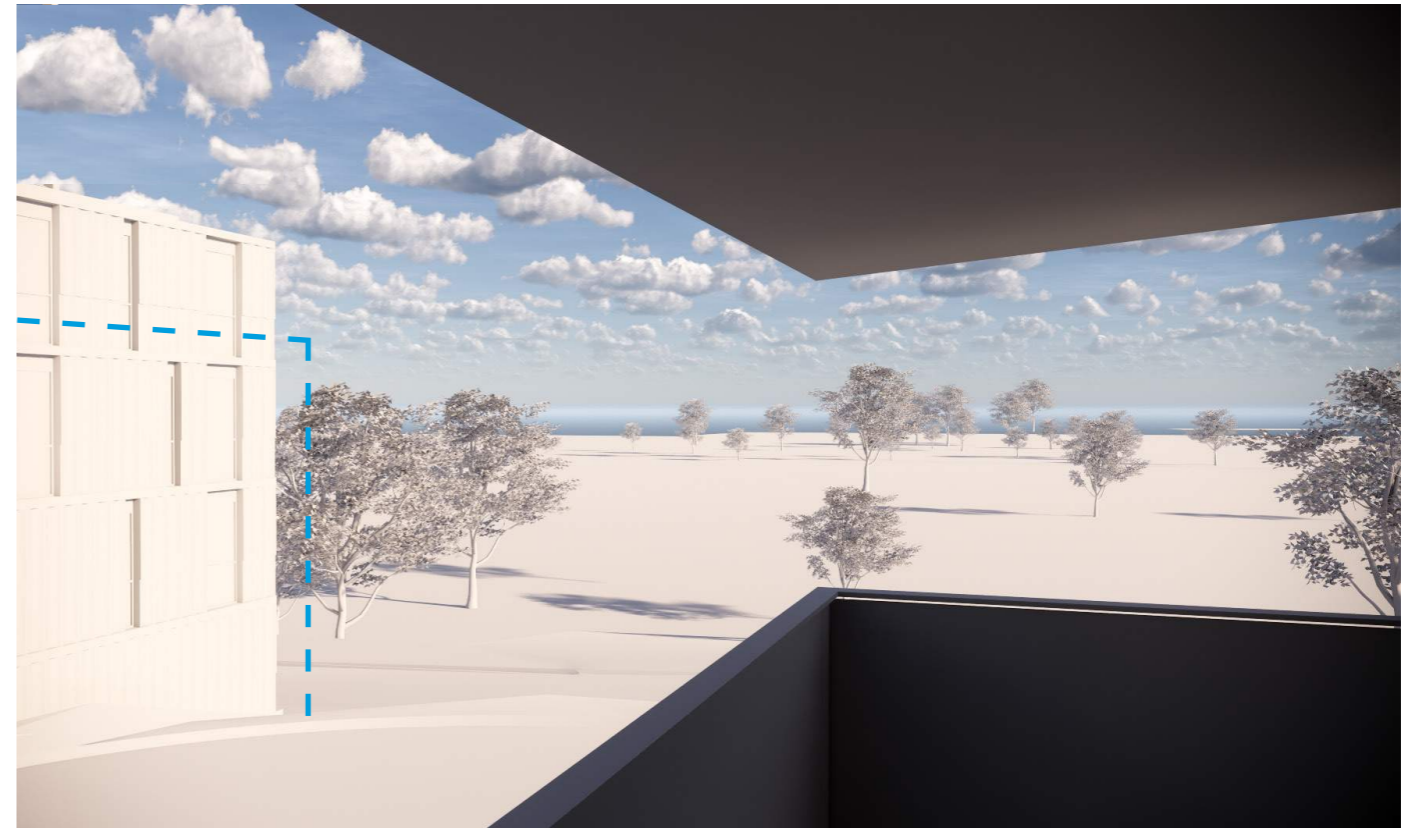
View Analysis

4.7 Surrounding Context Views

View from 41 Liverpool Street looking South.



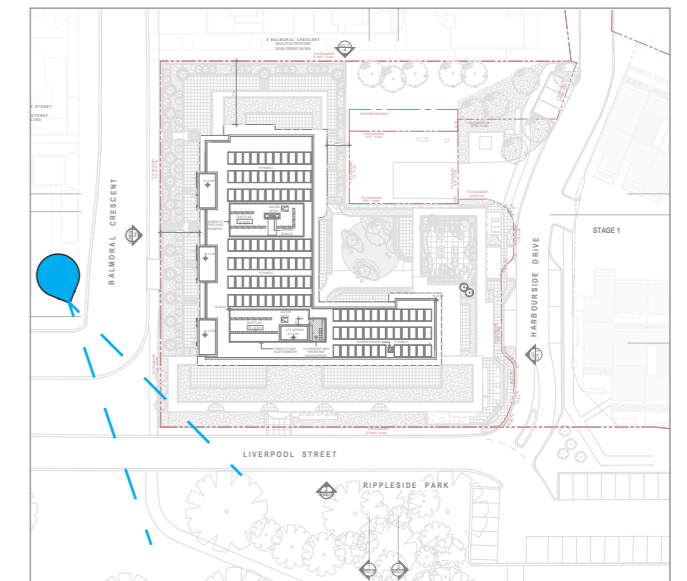
Previous Scheme 'Building H'



Proposed Scheme

— — Indicative 'Building H' Building outline shown dashed.

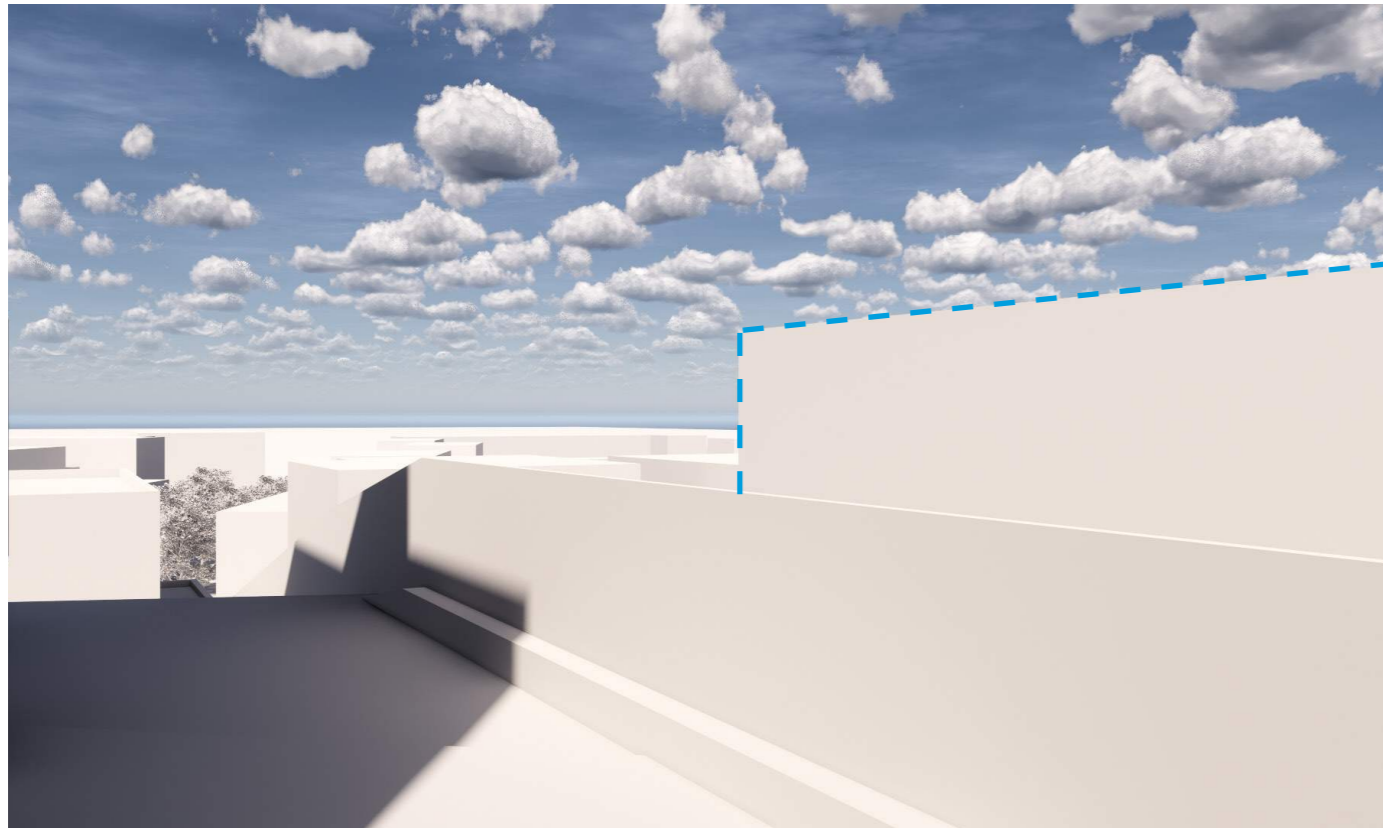
Key Diagram



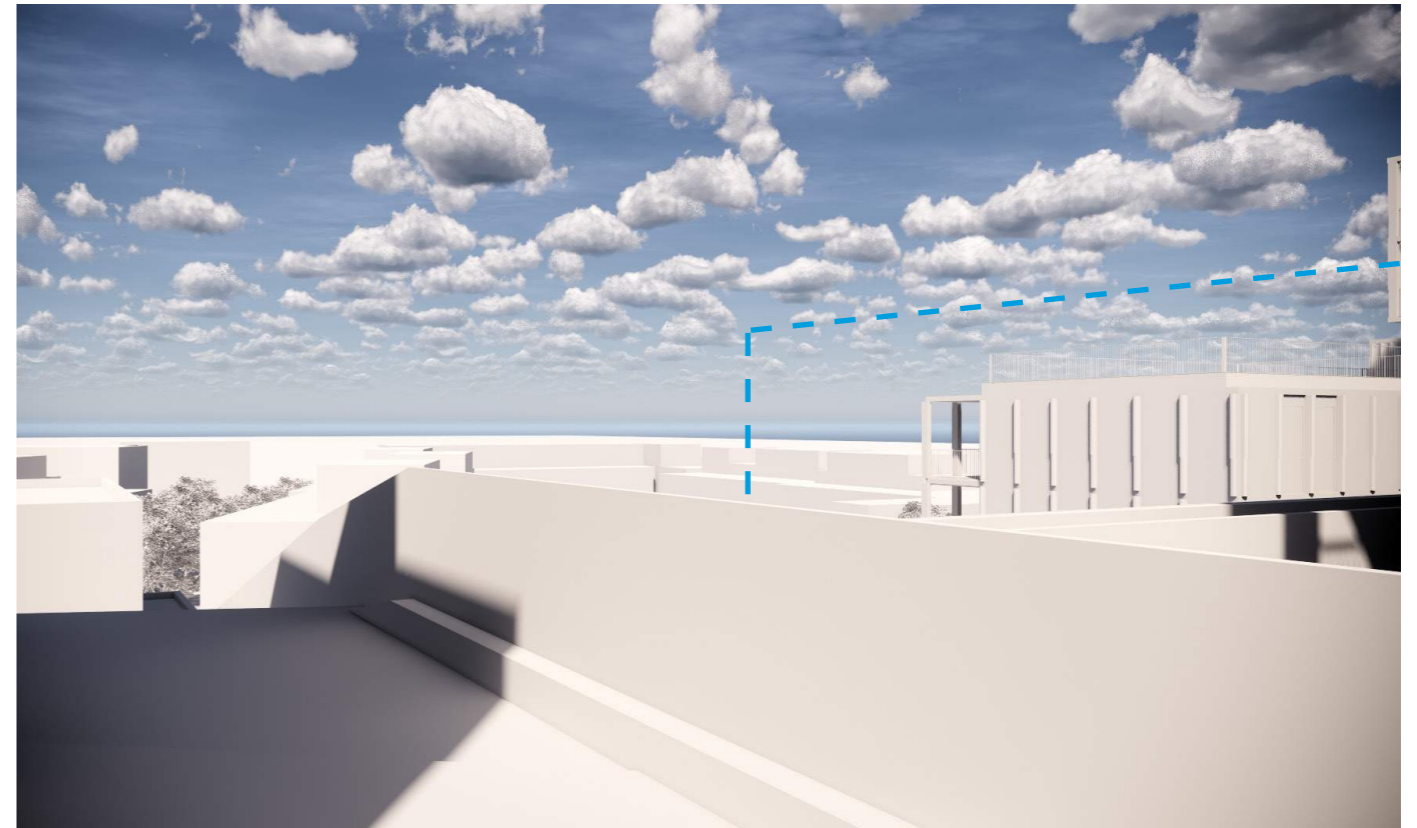
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4.8 Surrounding Context Views

View from 5 Balmoral Crescent looking South-East.

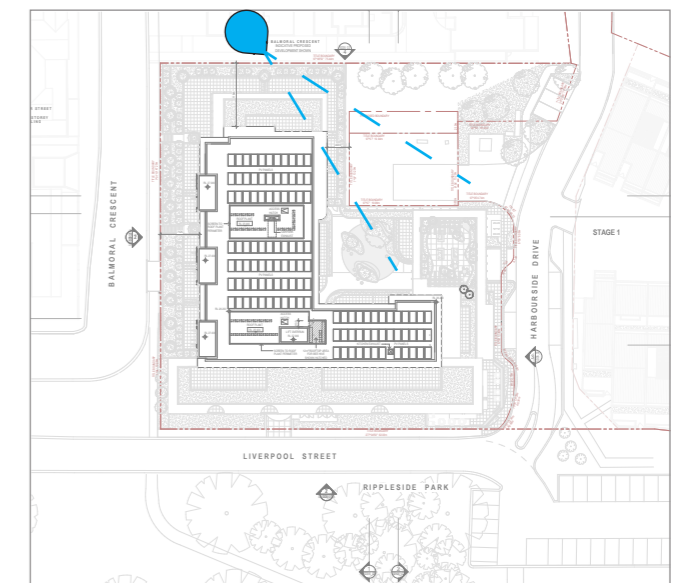


Previous Scheme 'Building H'



Proposed Scheme

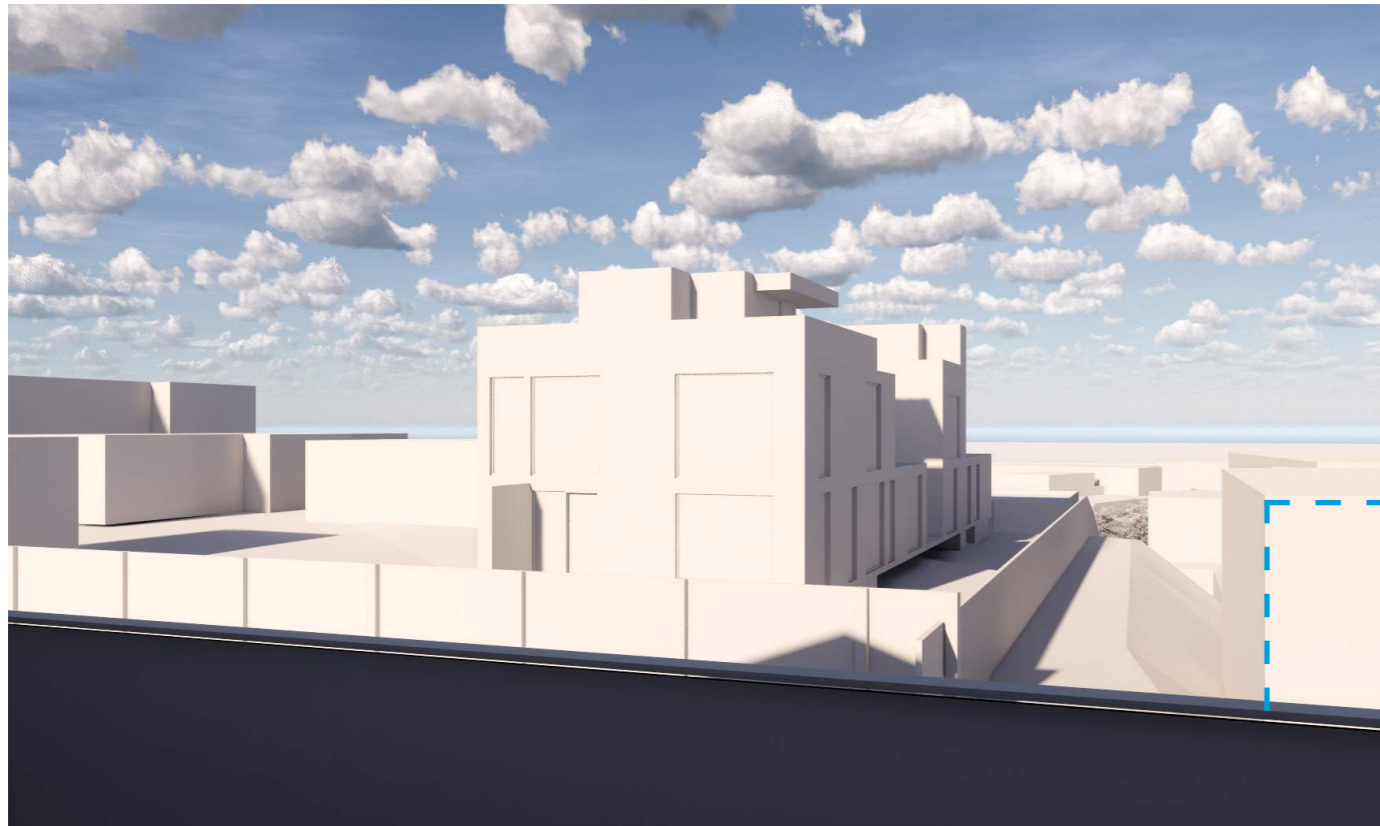
— — Indicative 'Building H' Building outline shown dashed.



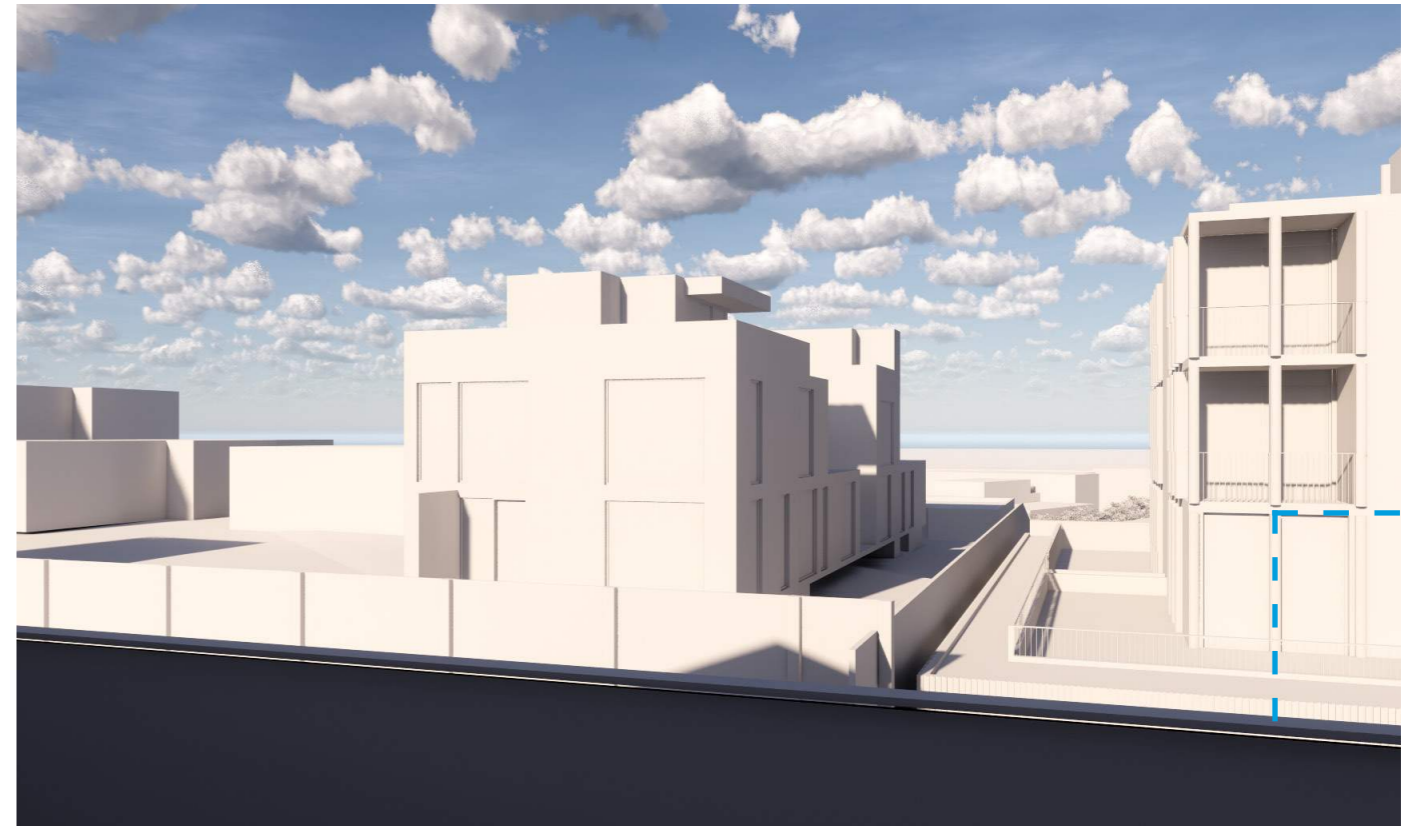
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4.9 Surrounding Context Views

View from 52 Walker Street looking East



Previous Scheme 'Building H'



Proposed Scheme

— — Indicative 'Building H' Building outline shown dashed.

