

Visual Impact

Existing: Michael Palmer Memorial Park



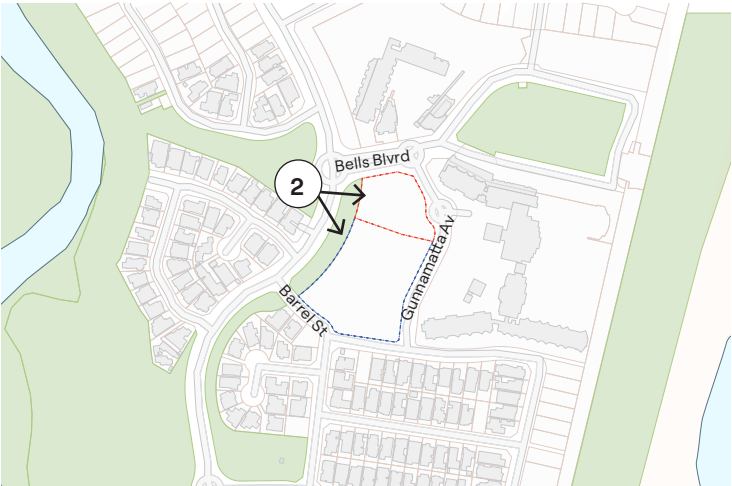
Existing condition.

Proposed: Michael Palmer Memorial Park



Post-development condition.

The Michael Palmer Memorial Park is located to the west of the side, interfacing with the existing landscape buffer along the site's western boundary. The landscape buffer is characterised by mature tree canopy cover, which covers a large extent of the proposal, thus mitigates its visual impact on the public domain.



Key plan showing the view location.

Visual Impact

Existing: Along Gunnamatta Avenue



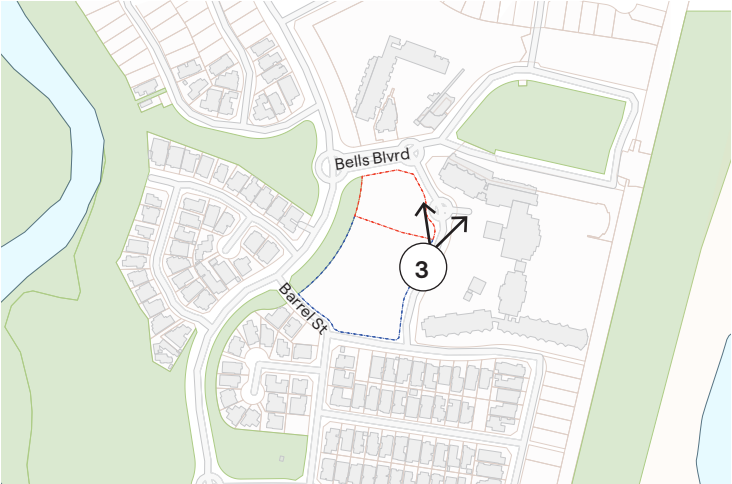
Existing condition.

Proposed: Along Gunnamatta Avenue



Post-development condition.

The western side of Gunnamatta Avenue will experience change in the coming years as it runs along Stage 1, 2 and 3 of this proposal. Stage 3 is located towards the northern end of Gunnamatta Avenue, where it adjoins the Mantra Hotel, located on the opposite site. The proposal ties in with the existing built form of the hotel, sitting at a similar height, and proposing a similar bulk and scale to the various buildings that make up the Mantra hotel.



Key plan showing the view location.

Visual Impact

Existing: Corner of Bells Boulevard and Casuarina Way



Existing condition.

Proposed: Corner of Bells Boulevard and Casuarina Way



Post-development condition.

The corner of Bells Boulevard and Casuarina Way forms the northern entry point and gateway to the Salt Precinct. The proposal’s height and scale creates a distinct marker that provides an arrival point for the precinct, clearly signalling a destination for visitors and residents. This improves the legibility of the Salt Precinct, and creates a hierarchy of built form and land use intensity.



Key plan showing the view location.

Visual Impact

Existing: Cosentino Oval along Bells Boulevard



Existing condition.

Proposed: Cosentino Oval along Bells Boulevard



Post-development condition.

The Cosentino Oval located to the north-east of the site is closely surrounded by mature tree canopy cover, framing the open space. Due to their significant height, these also largely cover the proposed built form. Nevertheless, it is worth noting that from this location, the proposal also ties in well with the height and scale of the Mantra and Peppers hotel, which frame the proposal from both sides.



Key plan showing the view location.



CGI of the proposed development.

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



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