

10.0 Visual Impacts

Visual Impact

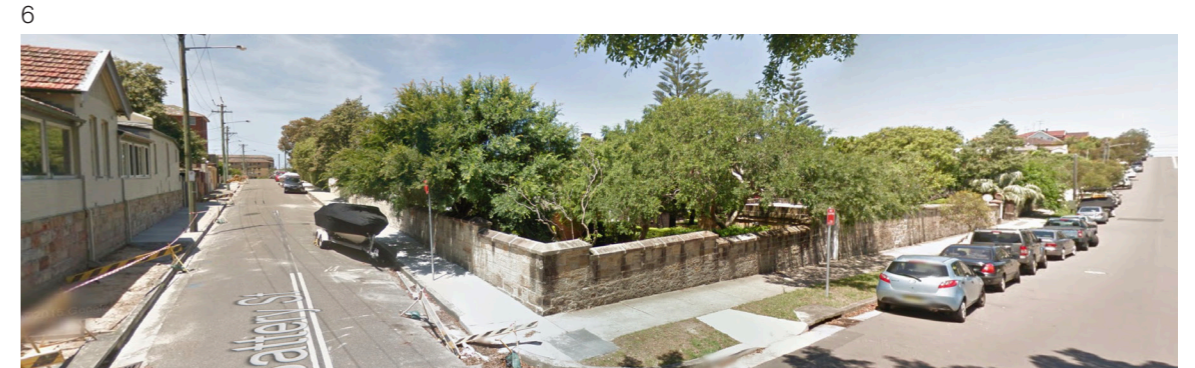
The identified areas of potential visual impact from the public domain around the site include Beach Street, the foreshore walkway and Gordons Bay. Within this analysis these key vantage points are assessed in regards to its visual impact to the character of Gordons Bay including interfacing rock-face, water, sand and landscape character.

As shown in views 1-3 there is no view of the site from the beach at Gordons Bay. It is screened significantly by dense vegetation looking towards the development.

View 4 is taken from the foreshore walk which does not have any view towards the site due to its lower elevation.

The proposed walkway (view 5) will have views towards the building but will be mitigated by dense vegetation.

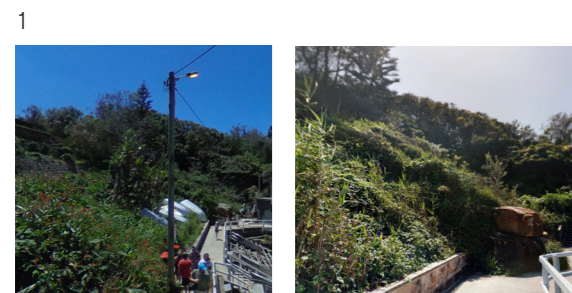
The corner of Beach and Battery St (view 6) allows slight views towards the water, heavily screened by trees. The proposal has minimal impact on this view of the water.



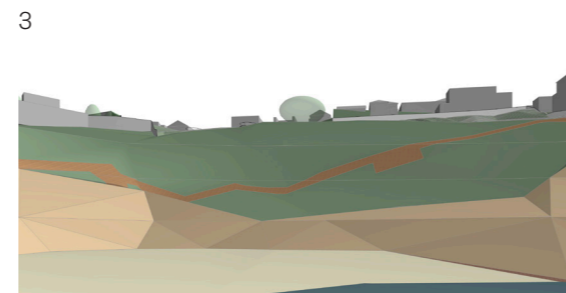
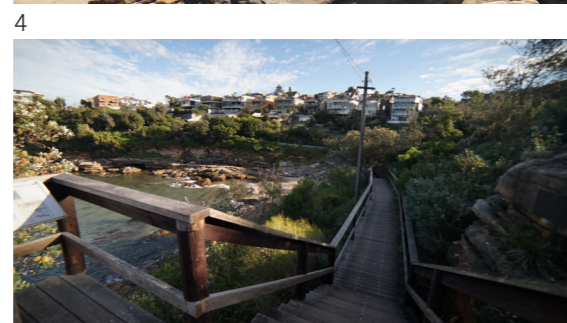
Street view



Model view with Proposal



Existing Photos



Model views with Proposal

Key vantage points

1. View from foreshore walkway - South
2. View from water (Gordon's bay)
3. View from beach (Gordon's bay)
4. View from foreshore walkway - East
5. View from proposed walkway - East
6. View from corner of Battery and Beach St

