



Photo 8 - View from west side of bridge to Panthers Club and redevelopment site to the right of club



Photo 9 - View from foreshore access path east of Park Street bridge



Photo 10 - View from open space on north side of canal towards site



Photo 11 - Telephoto view from tourist boat wharf showing Panthers Club roofline



Photo 12 - Foreshore walkway route in Westport Park. Large flagpole on horizon denotes site



Photo 13 - View north along Park Street towards bridge. Note mature trees on street front



Photo 14 - Telephoto view from Canal Estate. Note flagpole and roof structures of Panthers Club. Large apartments in mid horizon are recently completed in Mort Street on the Walters Street ridge





Photo 15 - View east along Bay Street into service station on left and discount store precinct on right



Photo 16 - View east along Bay Street with service access road to site midground on left



Photo 17 - View along northern elevation of redevelopment site



Photo 18 - View into service access road on site's western boundary. Note dense tree vegetation on left obscures views from residences to west





Photo 19 - New apartments are proposed on the Hastings Avenue bridge. These will have mid distance views to site



Photo 20 - View from Park Street bridge to site



Photo 21 - Mature Eucalypts on streetfront of Park Street



Photo 22 - View along the well used seawall walk, looking west. Note Panthers Club roofline on horizon. The roofline of the proposed development will be partly visible above the trees to the left of the Panthers Club roof



Photo 23 - Same view as photo 22 on southern turn of the seawall walk entering the Pelican Channel

3. PROPOSED DEVELOPMENT

ING is proposing to partially redevelop the Settlement City Shopping Centre. The new centre will reinforce and update the retail and tourist offer of the greater CBD area.

The expansion will see an addition of 7,862m² of retail space comprising large format retail, leisure, gymnasium and health spa, food and beverage outlets and retail showrooms. The total amount of retail space on offer will increase from 19,157m² to 27,019m².

In addition to the retail space, the expansion will introduce a leisure and entertainment offer to the centre. Cinemas and bowling will be added, with floor spaces of 3,523m² and 1,165m² respectively, as well as commercial offices of 2,748m².

An additional 325 car spaces will be added to cater for the increased demand, increasing the total number of cars spaces on site to 1,528.

Urban design and architectural features of the proposed expansion and redevelopment include:

- An open pedestrian pathway connecting Bay Street with the Hastings River.
- Activation of Bay Street and Park Street by adding retail and commercial uses to otherwise void pedestrian areas.
- Activation of the river edge by a new food court and street detail.
- Strong built forms to new entry points at the Park Street and Bay Street corners.
- Car parking 'sleeved' by other areas.
- Two new external streets through the site ('entertainment' and 'leisure' streets) to improve access and permeability, and diversify the retail setting.

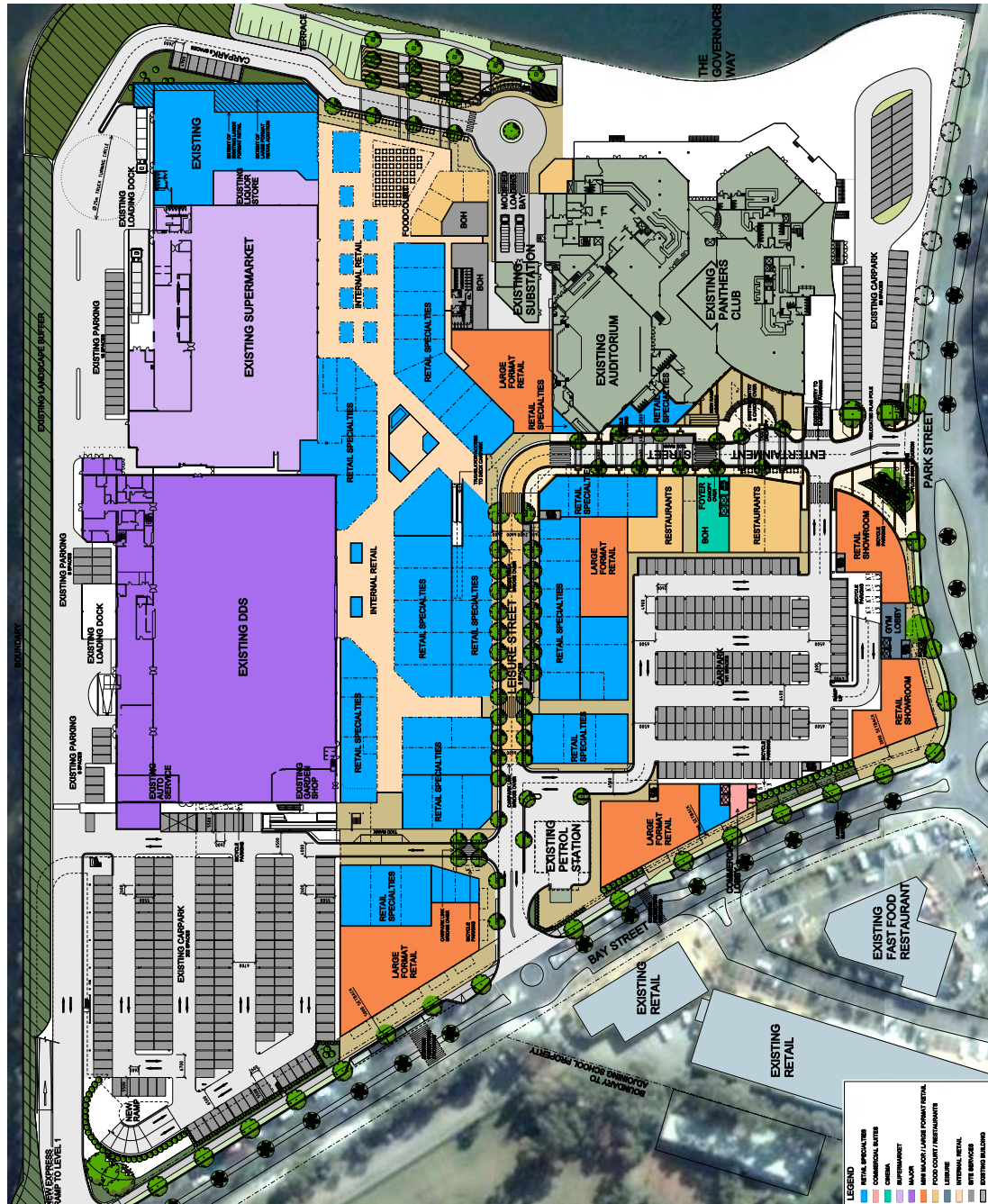


Fig 3.1

Settlement City, Port Macquarie • Visual Impact Assessment
SITE WIDE MASTERPLAN

NS 1063

15.05.09