

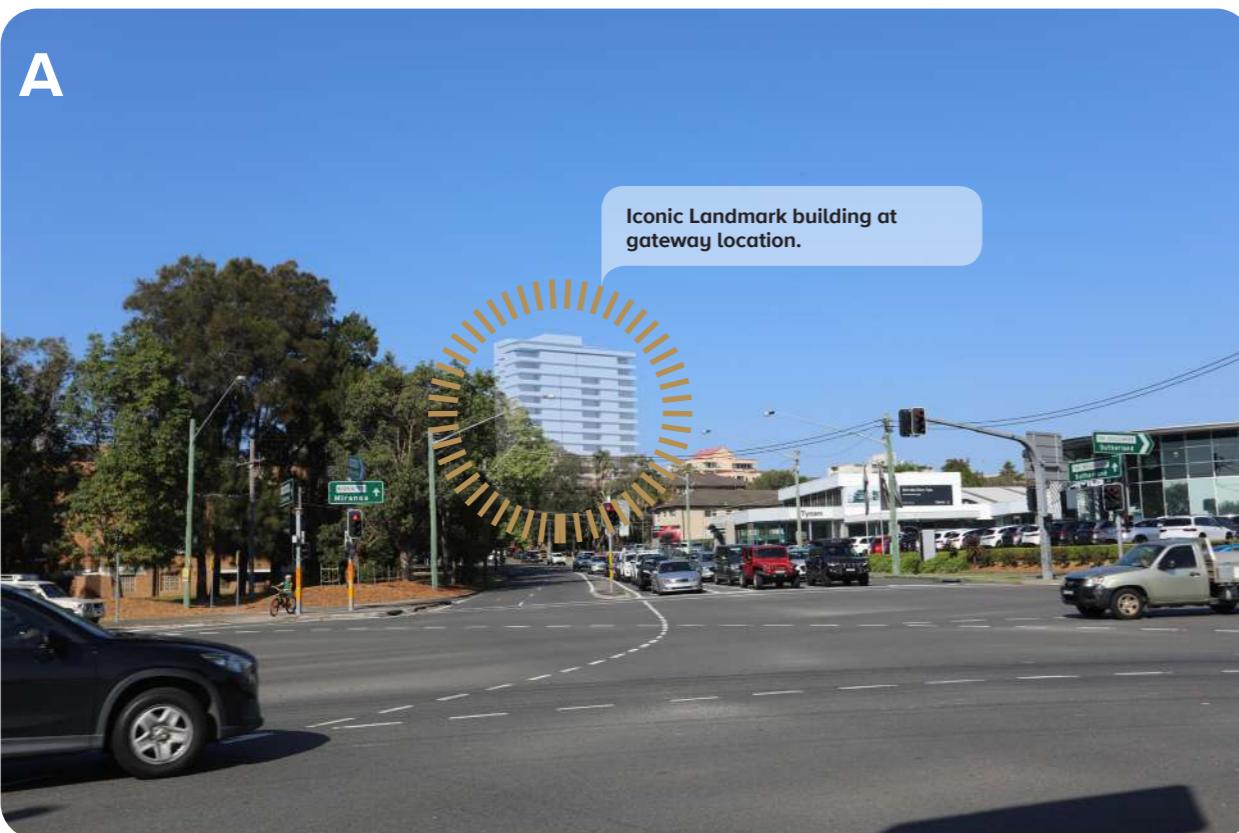
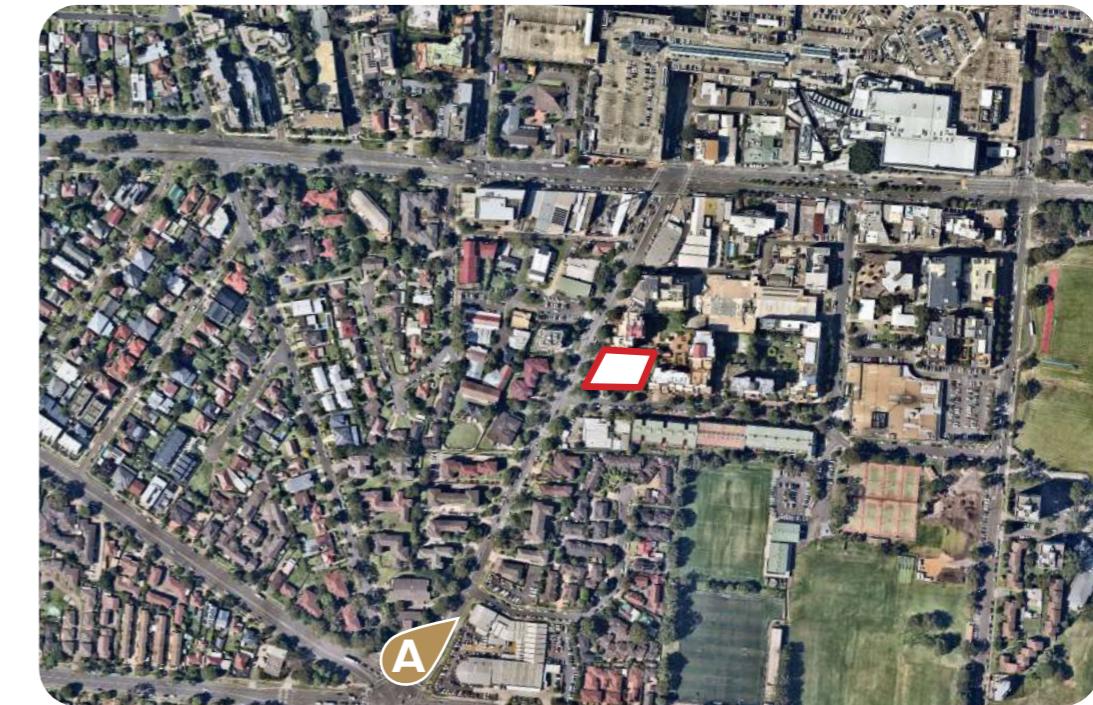
27 October 2023

Key Plan

INDICATIVE SCHEME

3.04 VISUAL IMPACT ASSESSMENT

The Visual Impact Assessment report dated October 2023, has been prepared separately by David Duloy. The images show the proposed massing of 16 storey residential apartments plus rooftop communal terrace and plantroom. The views are located at key points in the wider precinct and show how the building sits within its context. Miranda is an established centre with a streetscape that is predominantly apartments, interspersed with commercial developments such as Westfield Miranda. The views illustrate a proposed built form that is cognisant of its corner site and gateway location on Kiora Road.

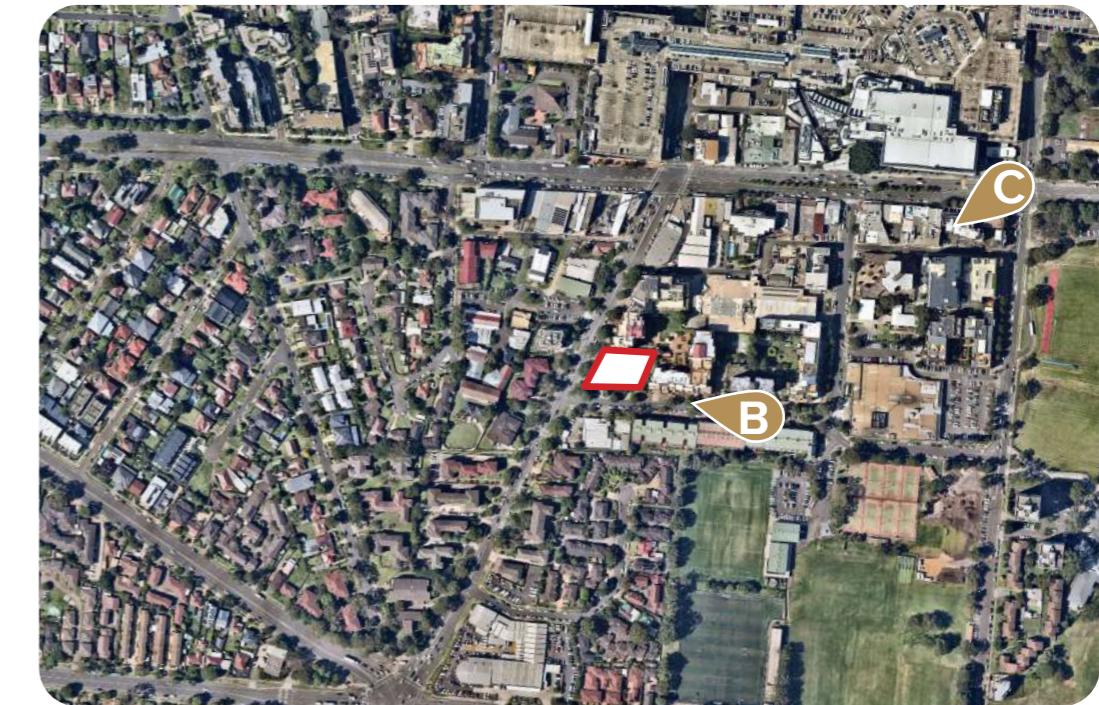


The distant view from the intersection of Kiora Road and The Boulevard shows a building set within a wide streetscape and an established context of mature street trees. The proposal has a built form and height that reflects its prominent location on this corner site at one of the key gateways into the town centre. It should be noted that any future development on the Kingsway or around Westfield, will sit higher than the proposal.

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INDICATIVE SCHEME 3.04 VISUAL IMPACT ASSESSMENT



Willock Avenue is an established precinct of apartment developments that form the edges of the Miranda town centre. The medium density context varies in height but steps up to 8 storeys close by, and then steps further up to 15 storeys at the near Parkside Village. The proposal is part of this varying height datums of the precinct.



Due to the topography of the wider precinct, the proposal will generally not be visible from The Kingsway which sits on the ridgeline. The Kingsway is 15m higher than Willock Avenue. The consistent street wall along the Kingsway offers very limited outlook or view lines to the wider context.

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INDICATIVE SCHEME 3.04 VISUAL IMPACT ASSESSMENT



The distant view from Kiora Road looking up the hill towards The Kingsway, shows a building set within a wide streetscape and an established context of mature street trees. The proposal has a built form and height that reflects its prominent location on this corner site at one of the key gateways into the town centre. It should be noted that any future development on the Kingsway or around Westfield, will sit higher than the proposal.



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