

VIEW STUDY

1955 PITTWATER ROAD, BAYVIEW



CONTENTS

- 01 SITE LOCATION
- 02 SITE CONTEXT
- 03 STRATEGIC VIEW OPPORTUNITIES
- 04 VIEW ANALYSIS



SITE LOCATION

SUBJECT SITE
1955 PITTWATER ROAD

1298 sqm (confirmed by Hill & Bloom Surveyors)



Legend

- Project Site
- Green Public Space

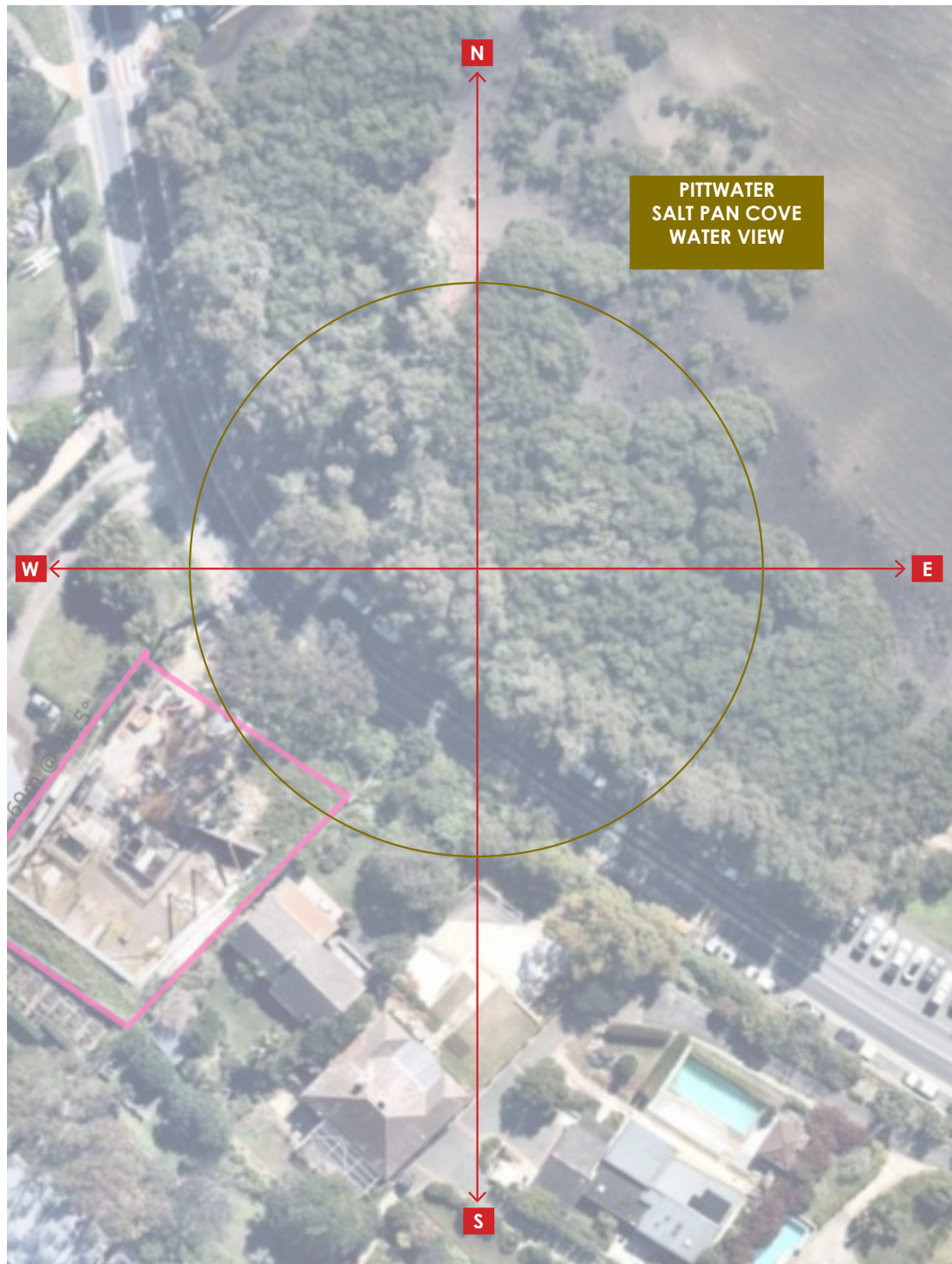
SUBJECT SITE

1953 PITTWATER RD 58 ALEXANDRA 1955 PITTWATER RD 60 ALEXANDRA 62 ALEXANDRA 1957 PITTWATER RD



9+

STRATEGIC VIEW OPPORTUNITIES



VIEWING LOCATION PUBLIC DOMAIN

A visual assessment is undertaken from the surrounding area of the proposed development at 1955 Pittwater Road.

The visual assessment is based on views from eight vantage points (Refer to adjoining figure).

A. VANTAGE POINT 1 : Aerial View from Pittwater Rd facing South West

B. VANTAGE POINT 2 : View from 60 Alexandra facing North East

C. VANTAGE POINT 3 : View from 62 Alexandra facing East

D. VANTAGE POINT 4 : View from 60 Alexandra facing North East

E. VANTAGE POINT 5 : View from 60 Alexandra facing North East

F. VANTAGE POINT 6 : View from 62 Alexandra facing South East

G. VANTAGE POINT 7: View from 58 Alexandra facing North East

H. VANTAGE POINT 8: Aerial View from the Harbour facing South West



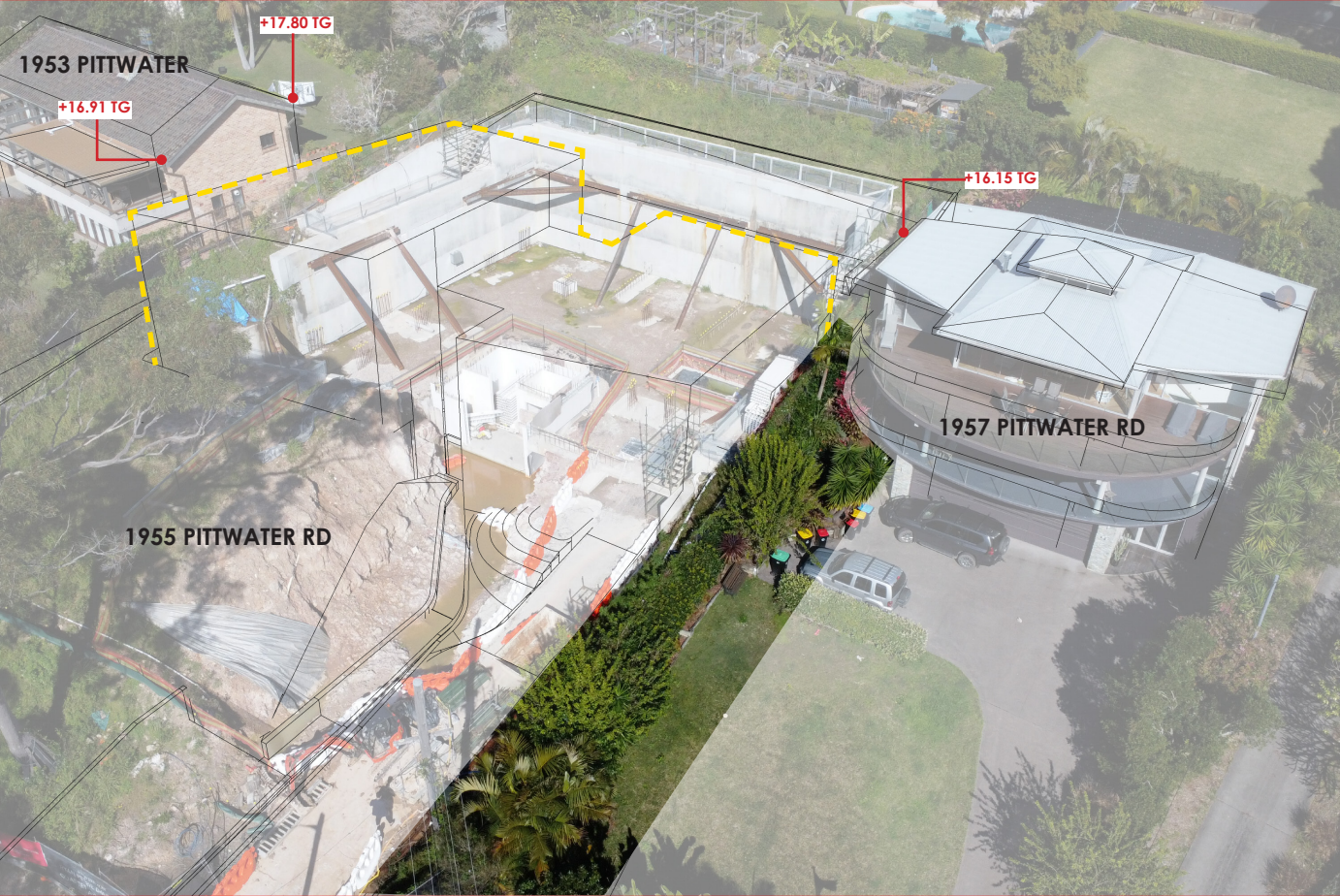
VIEW ANALYSIS

VIEW ANALYSIS

VIEW 1-AERIAL VIEW FROM PITTWATER

VIEW ASSESSMENT BASED ON COUNCIL INSPECTION PHOTO REFERENCE FROM
GARETH DAVID , RECEIVED ON TUESDAY, 29 NOVEMBER 2022

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible



PREVIOUS DA PROPOSAL

REFERENCE: MOD2021/0343



PROPOSED DESIGN

DISCLAIMER:
Aplus does not own or control any of the adjacent or surrounding land depicted in the view and so the final views available from the apartments may differ significantly from these depicted views. In addition, the depicted adjoining development(s) is not owned or in any way controlled by amedia, that it does not have DA approval, and ultimately that it may not look anything like as depicted in the picture (i.e. its size, shape, height, design, etc. may all be subject to change).

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VIEW ANALYSIS

VIEW 2- FROM 60 ALEXANDRA

VIEW ASSESSMENT BASED ON COUNCIL INSPECTION PHOTO REFERENCE FROM
GARETH DAVID , RECEIVED ON TUESDAY, 29 NOVEMBER 2022

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible



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VIEW ANALYSIS

VIEW 3- FROM 62 ALEXANDRA

VIEW ASSESSMENT BASED ON COUNCIL INSPECTION PHOTO REFERENCE FROM
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		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible



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VIEW ANALYSIS

VIEW 4- FROM 60 ALEXANDRA

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GARETH DAVID , RECEIVED ON TUESDAY, 29 NOVEMBER 2022

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible



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VIEW ANALYSIS

VIEW 5- FROM 60 ALEXANDRA

VIEW ASSESSMENT BASED ON COUNCIL INSPECTION PHOTO REFERENCE FROM
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		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible



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VIEW ANALYSIS

VIEW 6- FROM 62 ALEXANDRA

VIEW ASSESSMENT BASED ON COUNCIL INSPECTION PHOTO REFERENCE FROM
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		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
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VIEW ANALYSIS

VIEW 7- FROM 58 ALEXANDRA

VIEW ASSESSMENT BASED ON COUNCIL INSPECTION PHOTO REFERENCE FROM
GARETH DAVID , RECEIVED ON TUESDAY, 29 NOVEMBER 2022

		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
	Low	Moderate	Moderate-low	Low	Negligible
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VIEW ANALYSIS

VIEW 8-AERIAL VIEW FROM HARBOUR

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		Magnitude			
Sensitivity		High	Moderate	Low	Negligible
	High	High	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-low	Negligible
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	Negligible	Negligible	Negligible	Negligible	Negligible



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