



APPENDIX C – VISUAL IMPACT STUDY

WARRINGAH MALL

VISUAL CONTEXT ANALYSIS

PREPARED FOR

SCENTRE GROUP

APRIL 2019

INTRODUCTION

Urbis has been engaged by Scentre Limited Pty Ltd (Scentre Group) to prepare this Visual Context Assessment to understand the visual change and impact of the Development Application (DA2018/1514) for Warringah Mall, Brookvale.

On September 2018, Scentre Group lodged a DA for the alterations and additions to Warringah Mall Shopping Centre including retail premises food premises kiosks department stores and cinema complex with associated car parking and landscaping.

On 21st January 2019, Council issued a referral notice in relation to Urban Design matters which identified that a more comprehensive visual impact assessment is required to demonstrate the impacts of the proposal and in particular impacts of the proposed envelope control over the existing car park structure facing Old Pittwater Road.

This visual impact assessment has been prepared to consider the degree of change the proposed DA will make on the visual context of surrounding development and the appropriateness of this change in the context of the surrounding existing and potential future character. For ease of understanding, this report has been structured as follows:

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METHODOLOGY

This visual context analysis has been prepared using the following methodology:

1. UNDERSTANDING CONTEXT

Understanding the context of the proposal informs the identification of key locations of potential areas of impact. This includes:

- **Surrounding Uses:** A high-level identification of surrounding zoning to identify the key locations of potential impact. In this context, residential and open space areas are more sensitive than locations of industrial zoning. Additionally, public views are considered a higher priority than private views.
- **Topography:** Analysis of the surrounding natural topography to identify the extent of the visual impact, locating ridge-lines, low points and key outlooks.

2. VIEWSHED ANALYSIS

A GIS viewshed analysis was undertaken to determine the visibility of the existing built form and compare this with the visibility of the proposed built form.

The process for this analysis is:

- identify a grid of points on the façades of each scheme (3m high x 12m wide);
- utilise existing LIDAR data as available (currently 2013);
- define the visibility of each of the schemes relative to the number of overall points in the grid within the proposed (maximum) scheme;
- run GIS viewshed analysis on the existing built form and the proposed built form as set out in the DA; and
- compare the areas of high visibility and areas of new visibility between the two schemes.

3. IDENTIFICATION OF VIEW POINTS

A series of viewpoints were then identified for the analysis considering surrounding context being:

- key arrival street and roads as these are locations where the proposed built form change is concentrated;
- publicly accessible streets within residential areas; and
- local high points and key viewing locations from existing public spaces (streets, parks etc.)

Following a desktop identification of viewpoints, a site visit was then undertaken to verify the actual visibility of the identified viewpoints with landscape features as experienced on the ground.

Photos were taken on site using Nikon D7200 with the fixed 35mm lens which is equivalent to 52.5mm in Sketchup (similar to human eye focal lengths).

A short list of views is identified based on the findings of the site visit.

4. VISUAL CHANGE ANALYSIS

Before and after views were then prepared for each of the short-listed views and commentary was prepared discussing the visual change resulting from the proposed built form. This visual change was considered in the context of the role and function of the site as a sub-regional centre, as well as the existing and the future likely context.

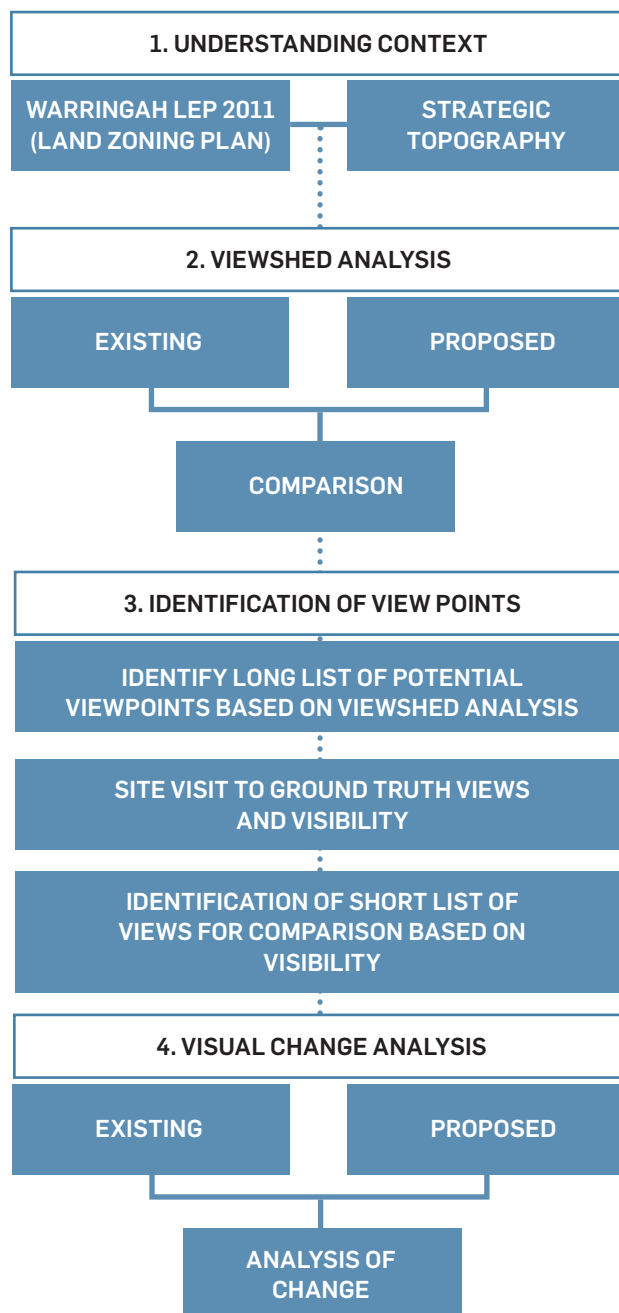


Figure 1 Methodology of identification of views for analysis

SUMMARY OF PROPOSED CHANGES

The DA 2018/1514 proposed 9,847m² of additional GLA (net increase), including demolition and additions to the existing facility to enable the following new and reconfigured facilities:

- 15 speciality retail tenancies;
- 35 food premises, including additional licensed premises;
- 3 kiosks;
- 10 mini majors;
- 1 major tenant;
- New upper level cinema complex;
- Modification of existing grade and multi-deck car parking and associated vehicle access to create 418 additional car spaces (net increase); and
- Associated public malls and amenities including a rooftop entertainment space on Level 3.

A comparison summary of the proposed changes are shown in the following Table 1 and Figures 2 and 3.

EXISTING BUILT FORM:

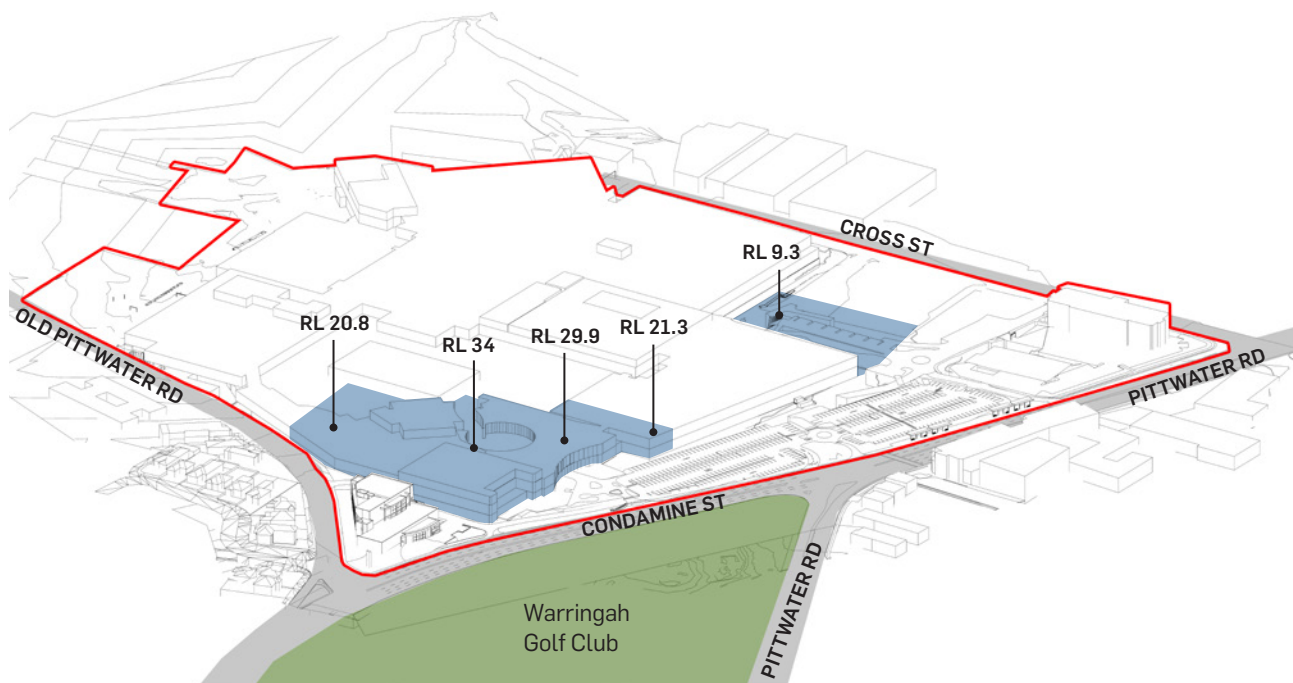


Figure 2 Massing model of the existing Warringah Mall built form

COMPONENT	EXISTING	PROPOSED
Gross Lettable Floor Area	136,221sq.m	146,069sq.m
Maximum Height	RL 30	RL 45.3
Minimum Setbacks	Pittwater Road/ Condamine Street – 13 m	Pittwater Road/Condamine Street – 4m
	Old Pittwater Road – no change	Old Pittwater Road – no change
Car parking spaces	4,675 spaces	5,093 spaces (+418spaces)

Table 1 Comparison table of proposed changes.

PROPOSED BUILT FORM [DA2018/1514]:

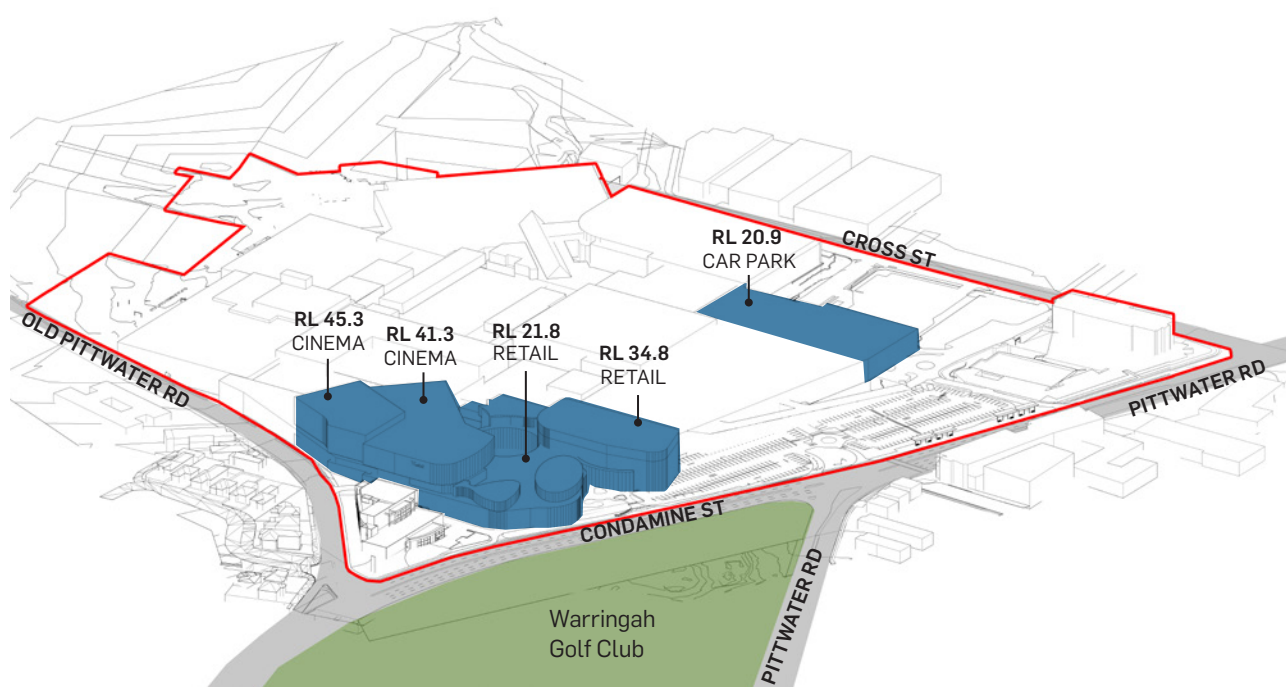


Figure 3 Massing model of proposed Warringah Mall as set out in DA 2018/1514

UNDERSTANDING CONTEXT

TOPOGRAPHY

The site sits within a natural valley with gentle sloping hills to the south and east and more dramatic ridgelines and high-points to the north-west.

Key ridgelines and high points surrounding the site identified are:

- ① Governor Phillip Lookout - A prominent regional lookout of the Northern Beach area with a highly vegetated slope;
- ② Warringah Road and Beacon Hill Road - Key ridgelines connections of the Northern Beaches suburbs;
- ③ Allenby Park - A highly vegetated sloping reserve located on eastern side of Allambie Heights; and
- ④ Two local high points - Located to the east of Condamine Street and Pittwater Road.



Figure 4 View of Warringah Mall from cul-de-sac of Alfred Road



Figure 5 View of Warringah Mall from Condamine Street looking north

LEGEND

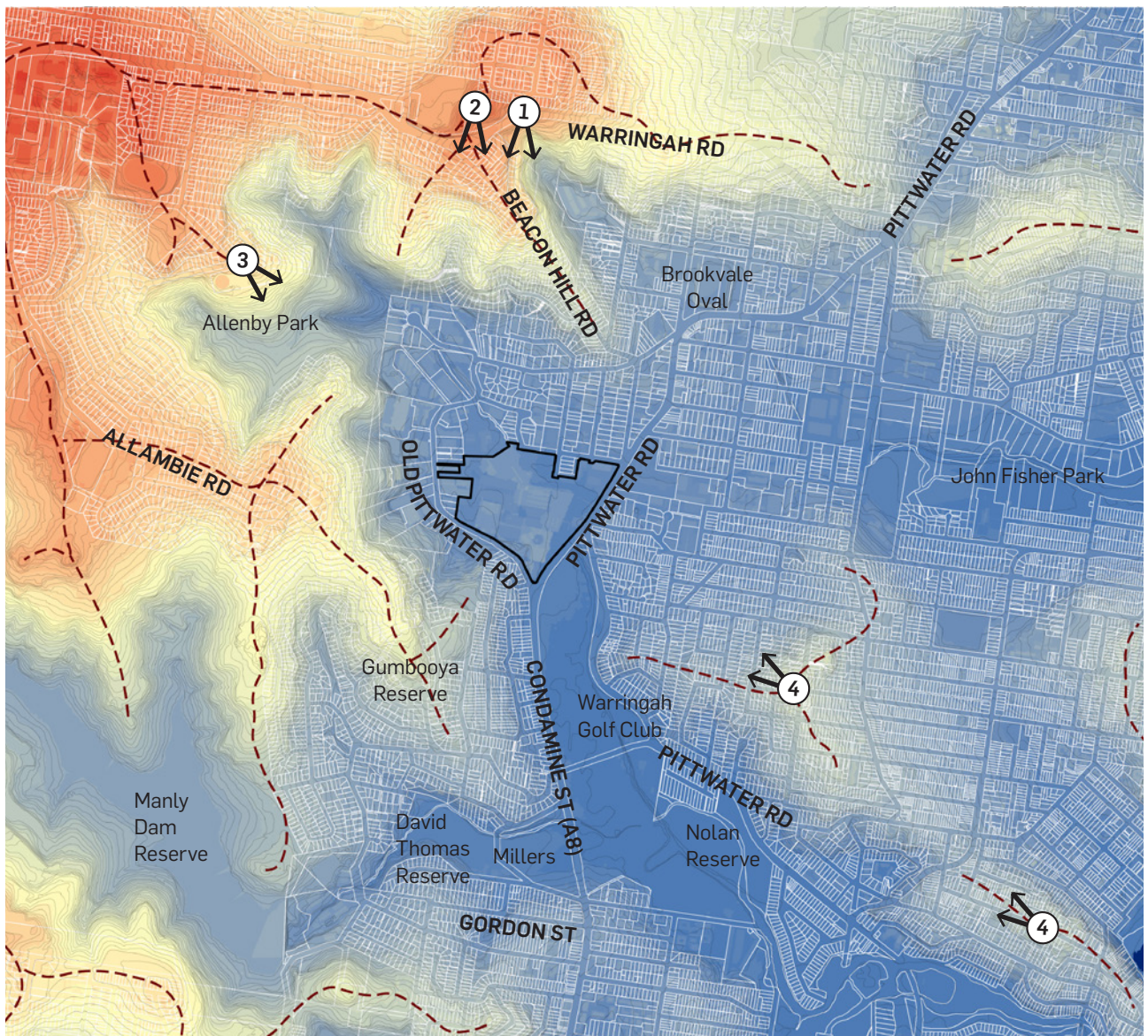
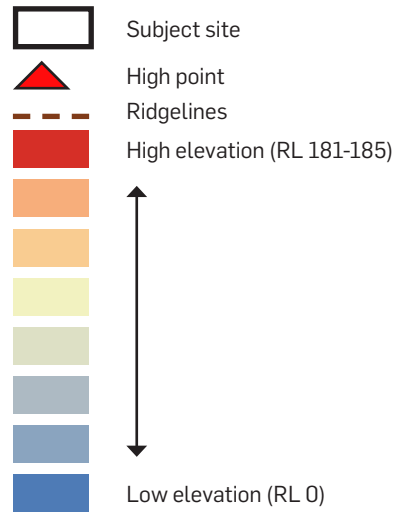


Figure 6 Strategic Topography Analysis

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SURROUNDING USES

Analysis of the surrounding land use has been undertaken through consideration of the existing zoning as set out in the Warringah Local Environmental Plan (WLEP 2011). This provides an indication of the use and sensitivity of the surrounding uses to the subject site.

Warringah Mall is identified as a commercial core, and is a retail centre of sub-regional significance. The subject site is identified as a commercial core (B3 zoning). This zone encourages employment opportunities, and provides a wide range of retail, business premises, offices, entertainment and community land uses to serve the needs of the local and wider community.

The site is predominately surrounded by industrial zoning with business development located along Pittwater Road. This zoning allows for a mix of business, warehouse and industrial uses and bulky goods that require a large floor area and support the viability of the centre.

Medium density residential surrounds this employment centre, with pockets of medium density residential to the north of the site. Allenby Park, Warringah Golf Course, John Fisher Park and Manly Dam Reserve are four significant open spaces in proximity to the site. Residential and public open spaces are considered more sensitive, and so the majority of the views considered are taken from these locations.












Figure 7 Elevated view of Warringah Mall looking south towards Warringah Golf Course



Figure 8 Elevated view looking at Warringah Mall from the west

LEGEND

	Subject Site
	SP2 - Infrastructure
	SP1 - Special Activities
	IN1 - General Industrial
	B3 - Commercial Core
	R3 - Medium Density Residential
	R2 - Low Density Residential
	RE1 - Public Recreation
	B5 - Business Development

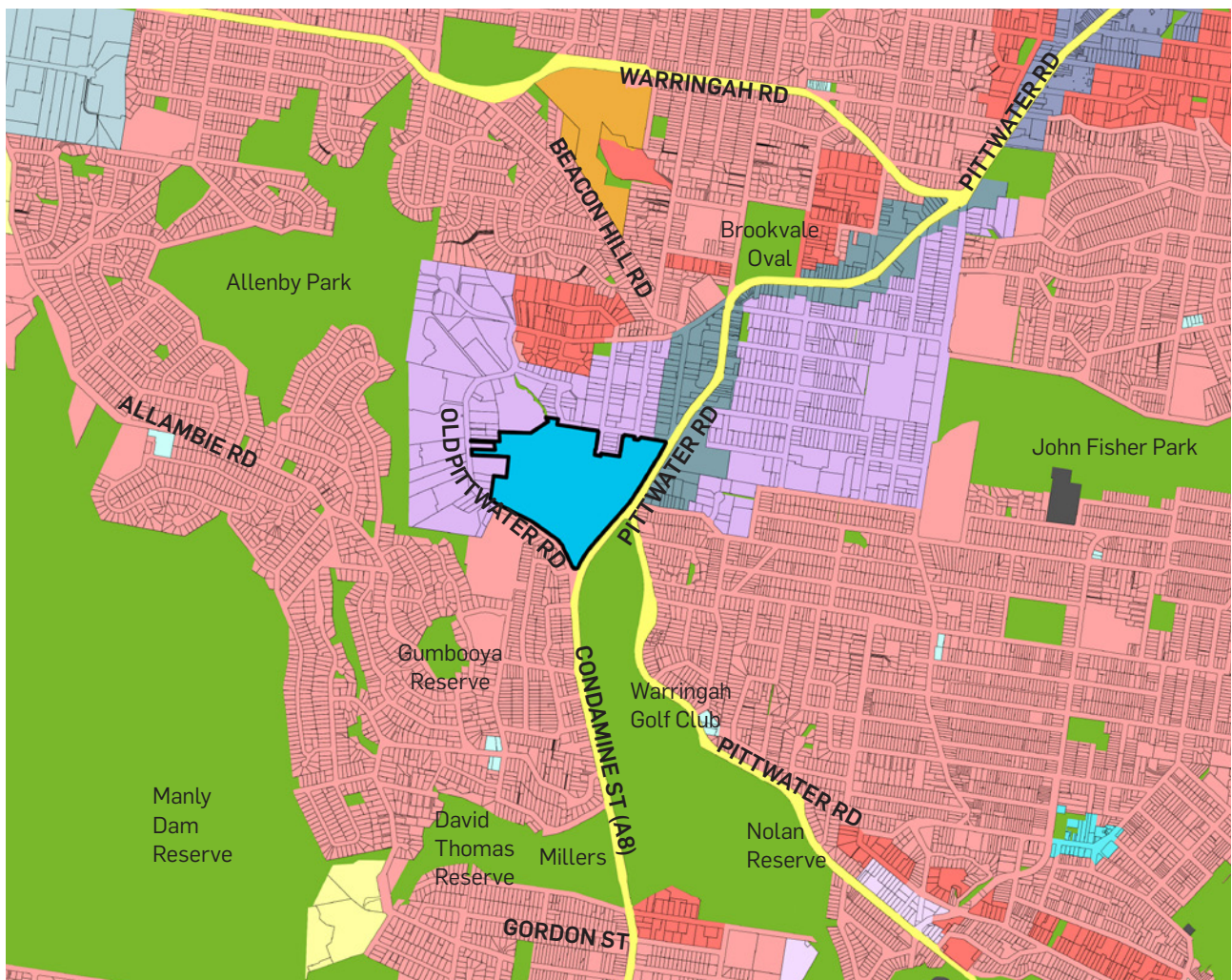


Figure 9 Warringah WLEP 2011 Land Zoning Map

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VIEWSHED ANALYSIS - EXISTING SCHEME

VIEWSHED ANALYSIS

A GIS viewshed analysis is undertaken to determine the visibility of the existing built form and compare this with the visibility of the proposal.

The process for this analysis is:

- identify a grid of points on the façades of each scheme (3m high x 12m wide);
- utilise existing LIDAR data as available (currently 2013);
- define the visibility of each of the schemes relative to the number of overall points in the grid within the proposed (maximum) scheme;
- run GIS viewshed analysis on the existing built form and the proposed built form as set out in the DA; and
- compare the areas of high visibility and areas of new visibility between the two schemes.

VIEWSHED ANALYSIS - EXISTING SCHEME

Warringah Mall is located within a valley, and therefore it has low visibility from the immediate context to the south and east of the site, which consists predominately of detached dwellings.

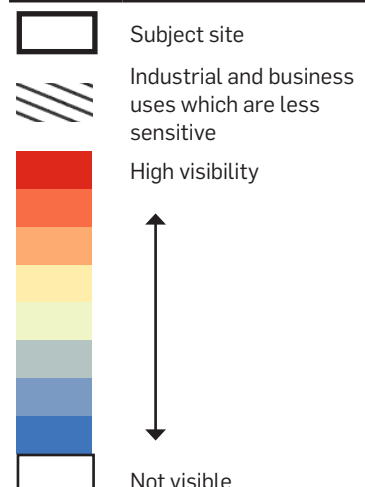
The ridgeline to the north and west of the site results in higher levels of potential visibility to Warringah Mall from these residential areas located between Beacon Road and Allambie Road. These areas sit behind heavily vegetated Allenby Park, and therefore many of these views may be found to be blocked by tree canopies.

The industrial and general business uses that surround the Centre sit at a similar RL to Warringah Mall, and therefore these streets have low visibility to the centre as a result of the large-format and industrial height built form.

Allenby Park is located within the valley, however rises to a ridgeline to the north-west of the park, meaning that while Warringah Mall has no visibility from the majority of this public open space, there is potential medium-high visibility to the north along Owen Stanley Avenue.

Warringah Golf Course is also located within the valley that Warringah Mall sits in and adjoins the site to the south. The Mall has low visibility from the Golf Course.

LEGEND



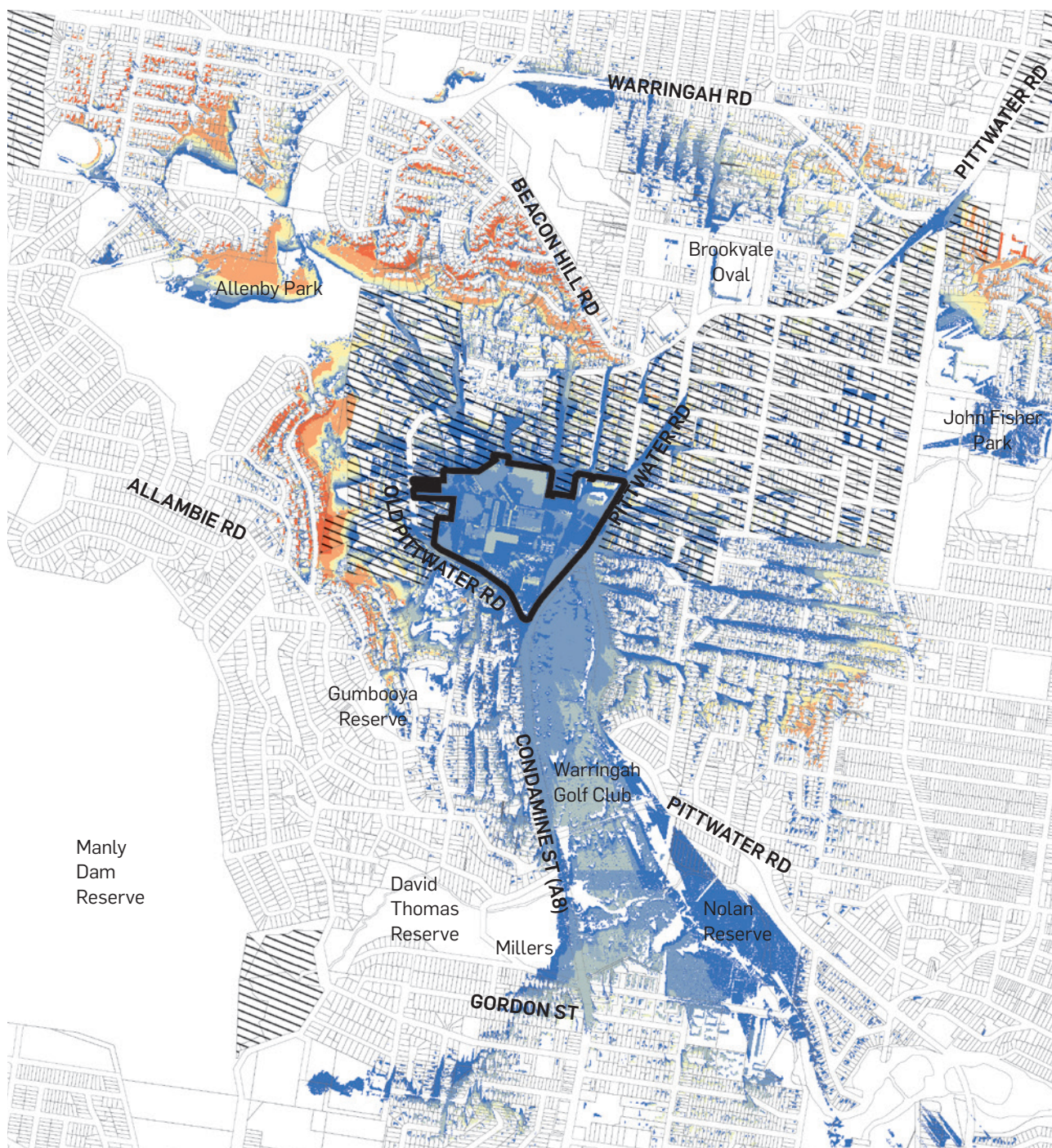


Figure 10 Viewshed analysis of existing Warringah Mall built form

VIEWSHED ANALYSIS - PROPOSED DA

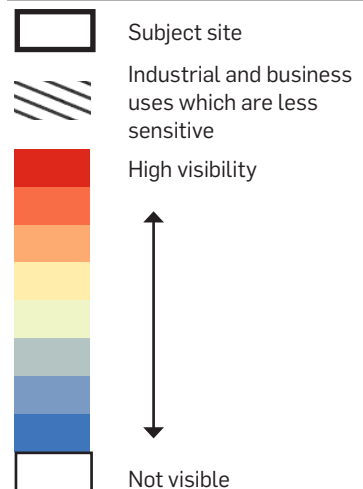
VIEWSHED ANALYSIS - PROPOSED DA 2018/1514

The DA proposes several modifications, however the proposed change which results in the most significant visual impact is by the addition of a third level proposed on Warringah Mall's south-west corner.

This additional level on top of the existing mall means that the areas in which Warringah Mall is currently visible from does not change substantially. Rather, areas where Warringah Mall is visible the visibility may increase.

This is particularly the case towards the north-west of site along the ridgeline. The residential areas framed by Allambie Road and Beacon Hill Road that previously have medium-high visibility to the existing centre potentially have high visibility to the proposed built form. Again, these residential areas sit behind heavily vegetated Allenby Park, and therefore many of these views are already be blocked by tree canopies.

LEGEND



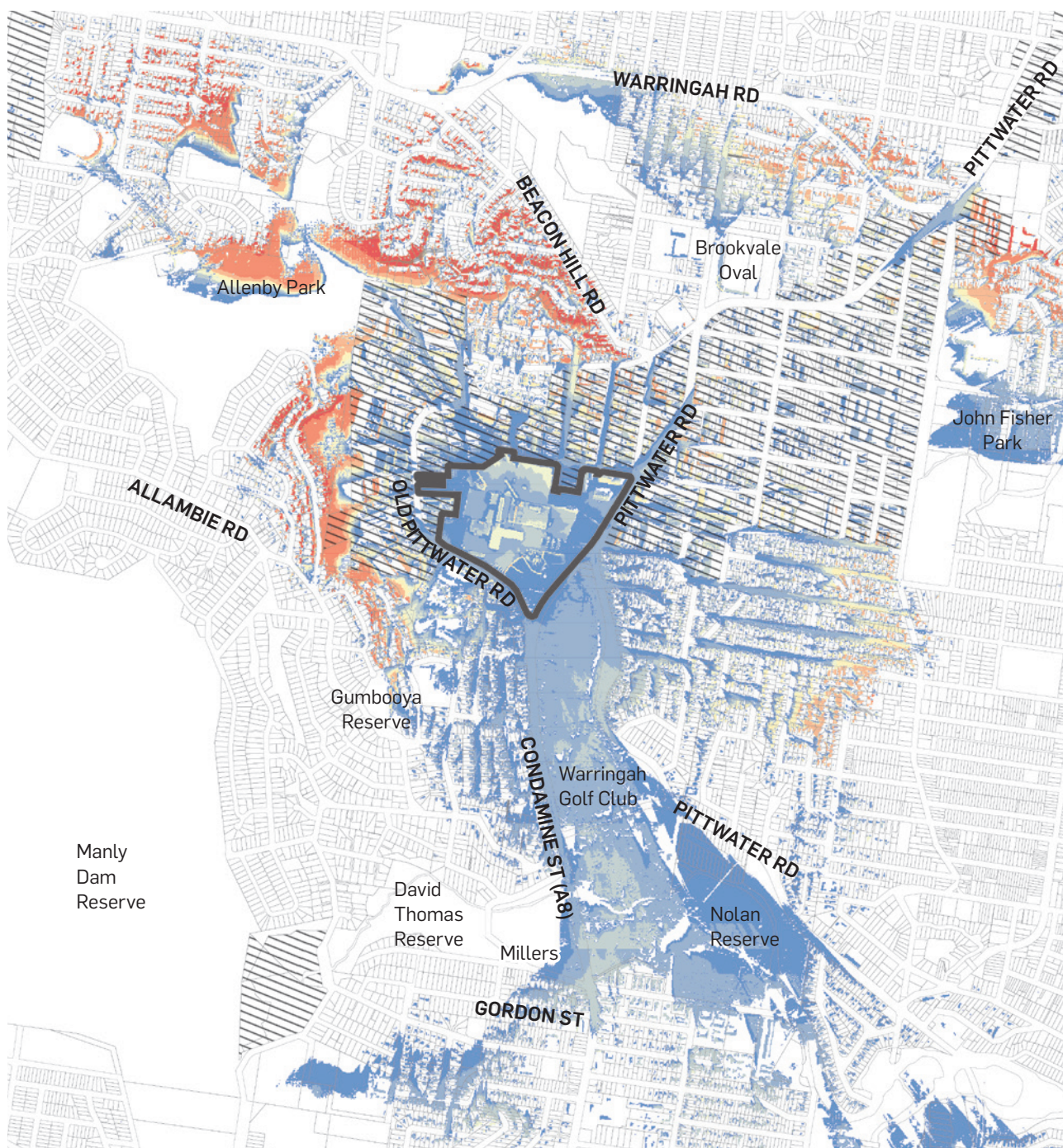


Figure 11 Viewshed analysis of Warringah Mall proposed built form as set out in DA 2018/1514

IDENTIFICATION OF VIEWPOINTS

A comparison was undertaken between the existing and proposed viewshed analysis to understand the areas of visual change.

A long list of potential viewpoints were identified covering both the immediate and local context, being:

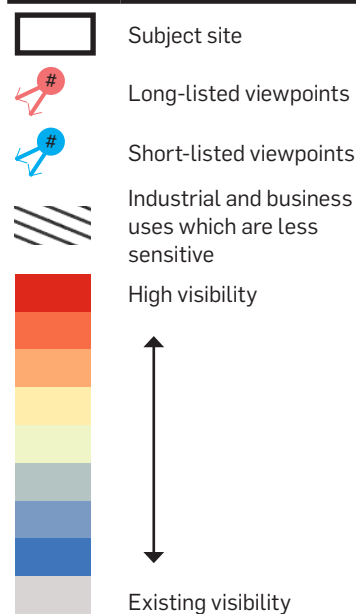
- key arrival street and roads as these are locations where the proposed built form change is concentrated;
- publicly accessible streets within residential areas; and
- local high points and key viewing locations from existing public spaces (streets, parks etc.)

A site visit was then undertaken to verify the identified viewpoints and ground truth the visibility. The ground-truthing short listed 11 viewpoints for analysis and comparison as identified in the table below and in figure 12. The table provides the rationale for the short listing.

The viewpoints identified are as follows:

LOCATION	SHORT-LISTED	REASON / NOTES
1. Reserve at Ryan Place	Yes	
2. Beacon Hill Road & Ryan Place Intersection	Yes	
3. Cul-de-sac at Alfred Rd	Yes	
4. Pittwater Rd & Harbord Rd	Yes	
5. East of William St	Yes	
6. Condamine St & Gordon St	Yes	
7. Condamine St & Fishbourne Rd	Yes	
8. Pozieres Pd	Yes	
9. Pittwater Rd & Condamine St	Yes	
10. South East Of Nolan Reserve	Yes	
11. Smith Avenue	Yes	
A. Reserve at Wedgewood Cres	No	Vegetation obscures visibility
B. Ryan Place	No	Vegetation and building obscures visibility
C. Victor Road	No	Vegetation and buildings obscures visibility
D. Northern Beaches Secondary College Manly Campus	No	Vegetation and buildings obscures visibility
E. Denzil Joyce Oval (John Fisher Park)	No	Vegetation and industrial buildings obscures visibility
F. South East of Nolan Reserve	No	Vegetation obscures visibility
G. Voyager Tennis Academy, North Manly	No	Vegetation obscures visibility
H. Corkery Cres	No	Vegetation and buildings obscures visibility
I. Allenby Park Parade	No	Vegetation obscures visibility

LEGEND



NOTE:

Photographic record of the identified viewpoints (non-verified) can be found in Appendix A of this document.

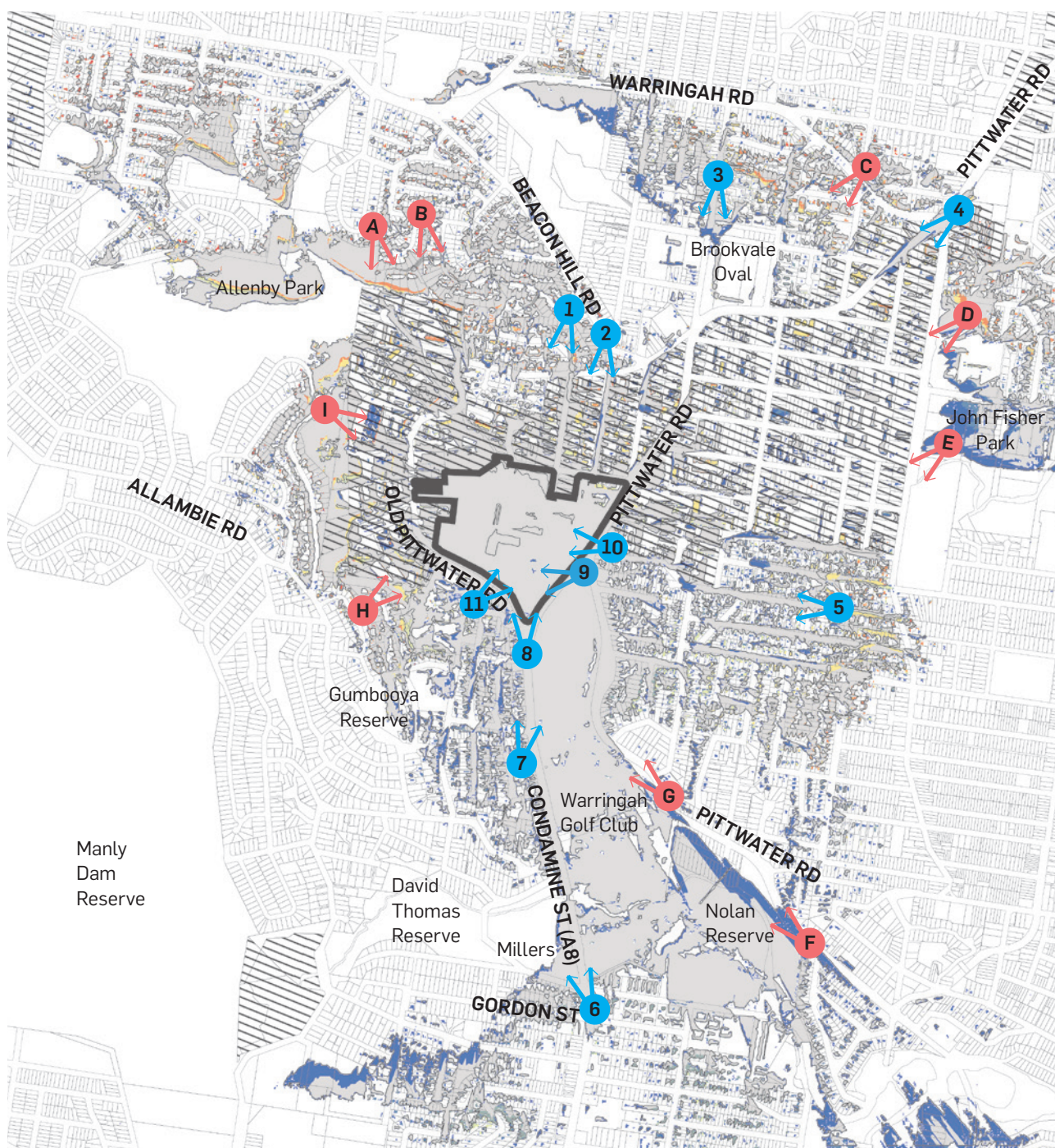


Figure 12 Existing and proposed viewshed comparison with long and short-listed identification of views

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VIEW COMPARISON

The following pages undertake a detailed analysis of the 11 short-listed viewpoints, and discuss the quantum of change proposed, as well as the impact of that change.

SUMMARY OF KEY FINDINGS:

The visual change analysis of the proposed DA when compared to the existing built form of Warringah Mall concludes that the proposal presents minimal visual impacts to the surrounding context, while providing greater visual amenity and way-finding elements to the sub-regional centre.

The proposed scheme has little visual impact when viewing Warringah Mall from the residential and open space areas that are set further afield in the surrounding context (see views 1 - 6). The DA proposes an additional level located on the south-west of the site, which generally increases visibility to the centre from the surrounding context. This increased height helps identify and increases way-finding to Warringah Mall, reinforcing its sub-regional significance. Despite this increased visibility, the proposed built form remains below the local ridgelines, meaning the existing green amenity of these ridgelines is retained for residents and the local community.

The proposed scheme has a positive visual impact from its immediate context, providing higher levels of articulation that identify it as a sub-regional centre (views 7, & 9-11). The proposed scheme is only visible from Condamine Street and Pittwater Road, and offers increased levels of visual interest through a stepped roof line, materials and textures, variance in depth of building facades and the introduction of circular elements. This highly articulated facade terminates the Condamine Street axis and acts as a way-finding element, defining it as a major centre of sub-regional importance. Additionally, new trees and green walls will be provided along the length of Condamine Street and Pittwater Road, adding a green edge to the centre provided shade for pedestrians and improving visual amenity and setting.

The only view with potentially a substantial visual impact is from Condamine Street at Pozieres Parade (view 8). The DA's proposed building height is highly visible from this view. It is considered that the role of Warringah Mall as a sub-regional centre would result in increased building bulk and scale and building heights over time. The proposed built form is most visible from this view which is along a major road in which the mall terminates the view. The analysis of this built form from the adjoining residential area immediately to the west of this location (refer to view 11) demonstrated much of the additional building bulk and scale site behind the existing trees and thus the visual impact to residents is minimal.

LEGEND



-  Subject site
-  Short-listed viewpoints



Figure 13 Summary of short-listed viewpoints



VIEW 1 : RESERVE AT RYAN PLACE

The existing Warringah Mall built form is visible from Ryan Place when looking south. The built form can only just be seen when looking from the small park between the existing residential buildings located at 1 and 3 Ryan Place, and framed by vegetation. The built form can not easily be identified as the 'centre' and can be read as only a series of individual roof lines.

The additional storey proposed on top of Warringah Mall to the south can be seen from this view, however adds only minor height onto the existing building. The additional storey steps up to the right-hand side of the view, mimicking the local ridgeline behind it. This stepped roof line also reduces the bulk of the existing built form in the centre of the view.

The proposed DA results in a very minor visual impact from the park on Ryan Place. The existing centre is only just visible from this location, and the proposed built form adds only a minor addition to this.

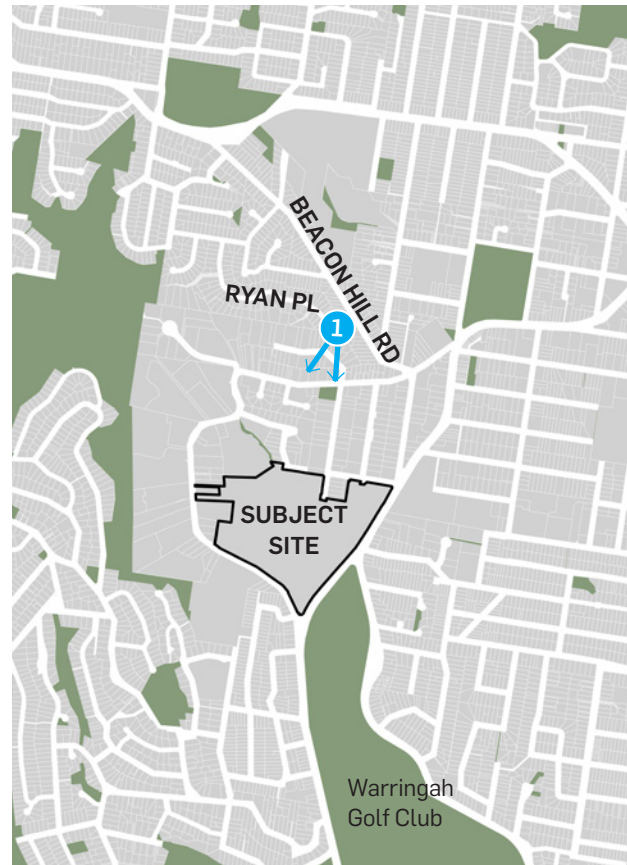


Figure 14 Key plan

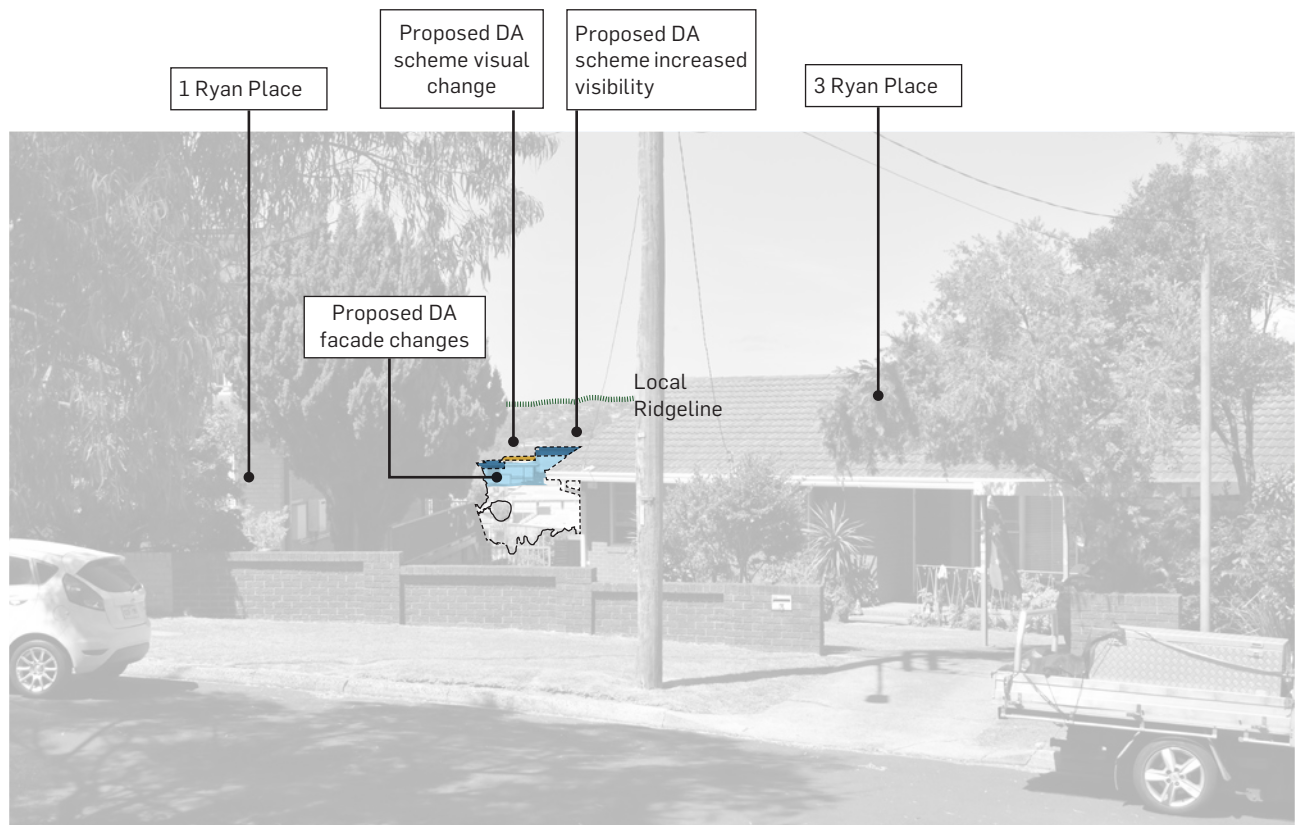







Figure 15 Visual change

LEGEND

-  Subject site
-  Building massing removed
-  Building massing increased
-  Building facade changed
-  Local ridgeline

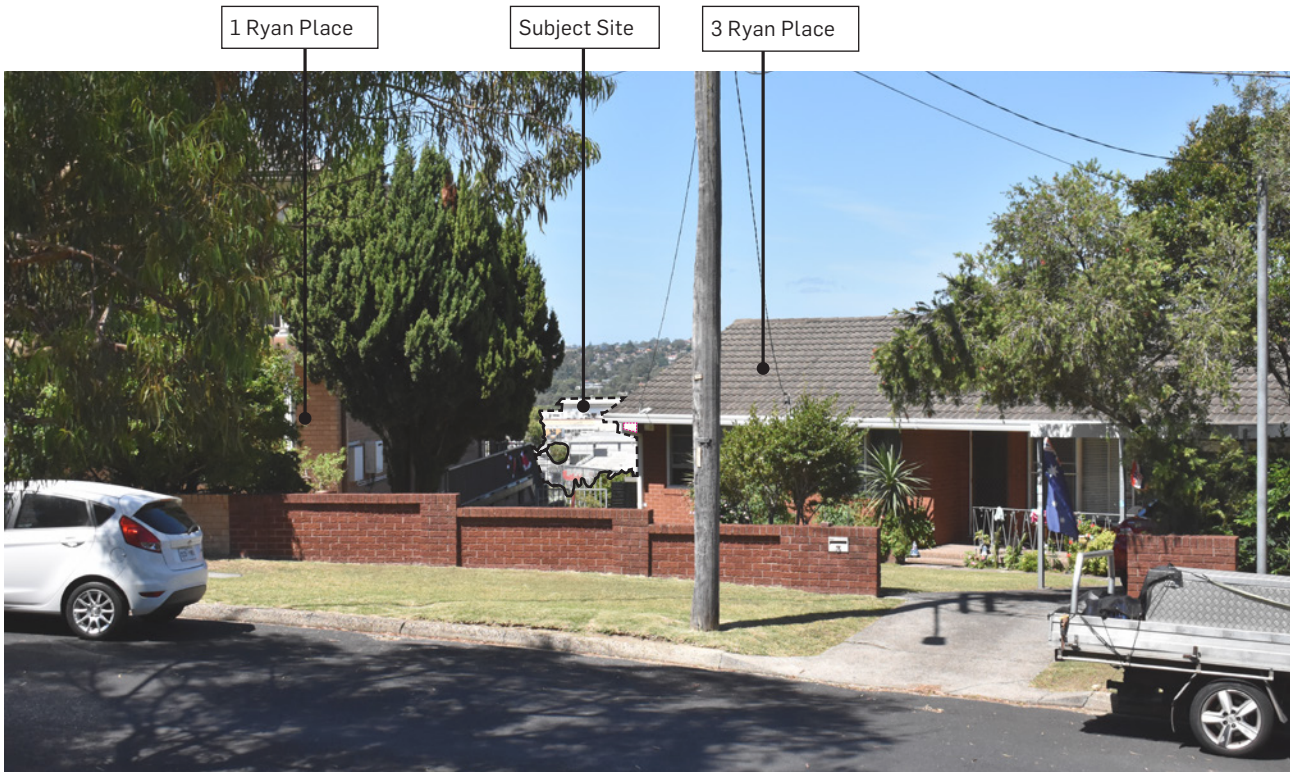


Figure 16 Existing Warringah Mall

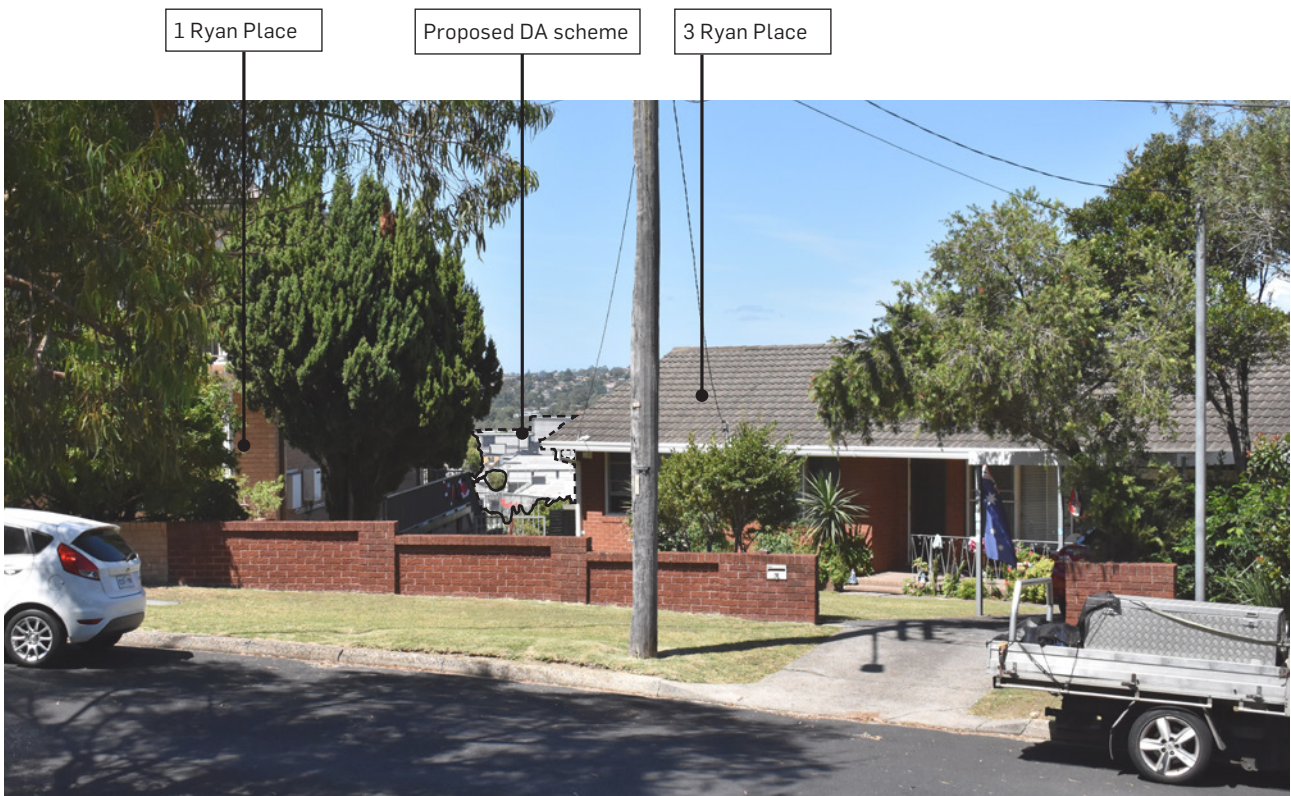


Figure 17 Proposed DA

VIEW 2 : BEACON HILL ROAD & RYAN PLACE INTERSECTION

The existing buildings within Westfield are visible when looking south from the intersection of Beacon Hill Road and Ryan Place. The built form can be seen between residential buildings 15 Beacon Hill Road and 1A Ryan Place, and is identifiable as a major centre or facility due to the bulkiness of the built form and signage on the roof.

The proposed scheme's built form adds an additional storey on the south-west of the site, meaning that the roof visible from Ryan Place steps up from the east and west into the middle of the view. This increases visibility of the centre however is generally in keeping with the existing built form and role and function of the building as a 'centre' providing regional / local facilities. As the existing built form is already bulky and clearly visible from this view, the additional height on one half of the visible building doesn't increase the visual impact of the Centre significantly. This additional height also remains below the local ridgelines, meaning that the local amenity and framing development by the ridgeline is retained for local residents.

The proposed DA does not result in a significant visual impact from Ryan Place. The place setting as characterised by the green ridgeline is retained and not penetrated by built form and thus does not impact on the existing amenity that surrounding residents enjoy.

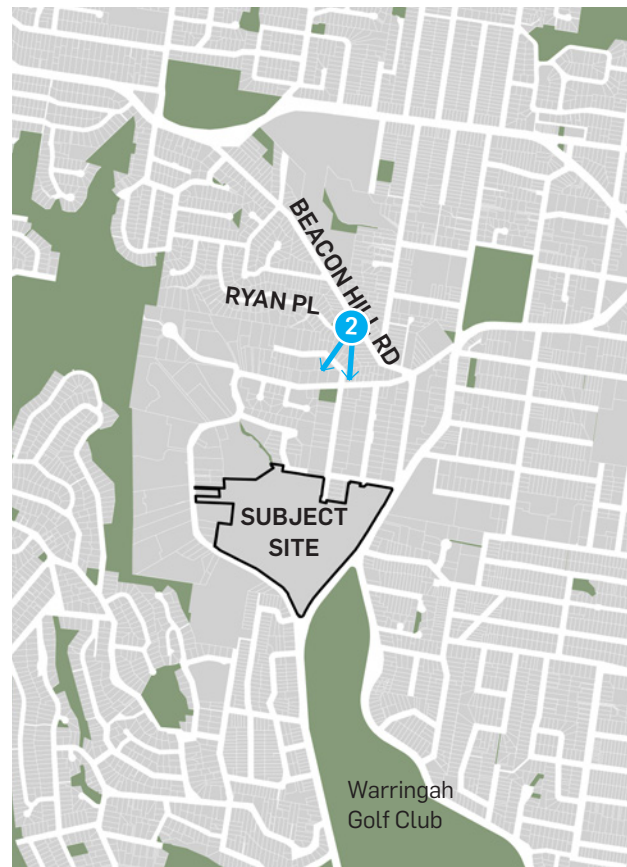


Figure 18 Key plan

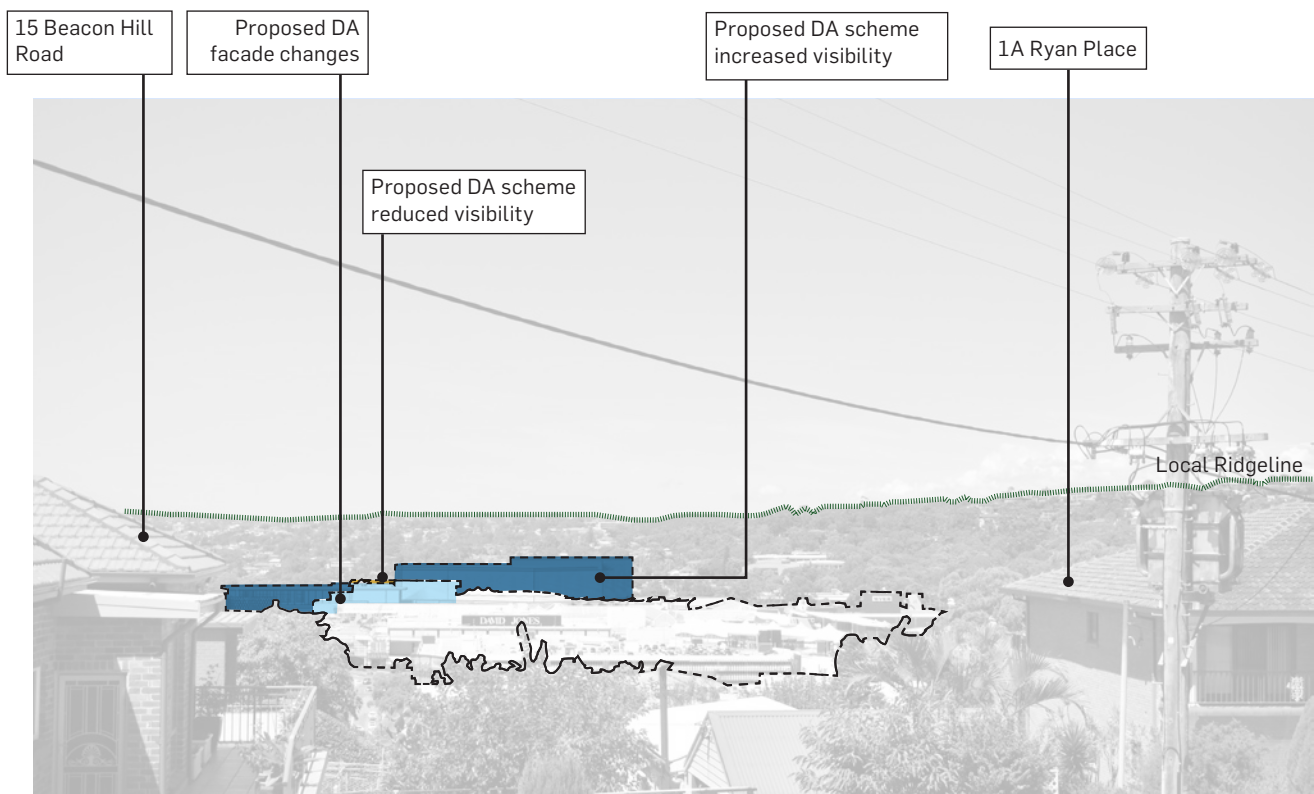


Figure 19 Visual change

LEGEND






-  Subject site
-  Building massing removed
-  Building massing increased
-  Building facade changed
-  Local ridgeline



Figure 20 Existing Warringah Mall



Figure 21 Proposed DA

VIEW 3 : CUL-DE-SAC OF ALFRED RD

The existing Warringah Mall buildings are visible when looking at the south from the cul-de-sac located as Alfred Street looking south. A small portion of the existing building's roof can just be seen in the distance amongst the canopies of existing vegetation. Nearby bulky goods and industrial buildings are also visible, to the left of Warringah Mall. From this view, Sydney's CBD skyline can be seen in the far distance.

The proposed scheme adds one additional storey on top of the existing buildings, and that additional storey is visible from this location. This increases the visibility of the centre, however is generally in keeping with the existing built form and is in keeping with the role and function of the building as being a sub-regional centre. The additional height also remains below the local ridgelines and retains the regional views to Sydney's CBD skyline that can be seen in the background.

The proposed DA has a very minor visual impact from the cul-de-sac off Alfred Road. The place setting as characterised by the green ridgelines and regional Sydney CBD views are retained for residents.

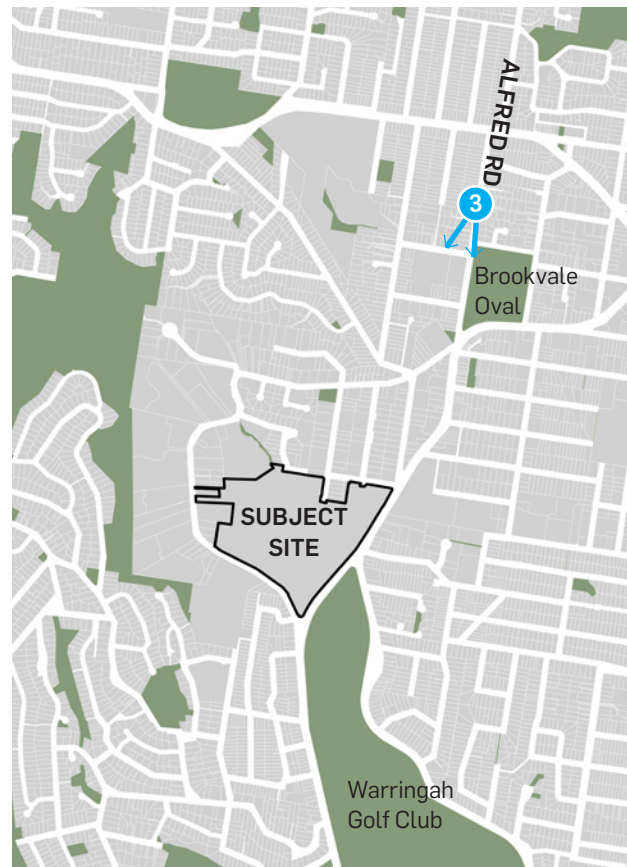


Figure 22 Key plan

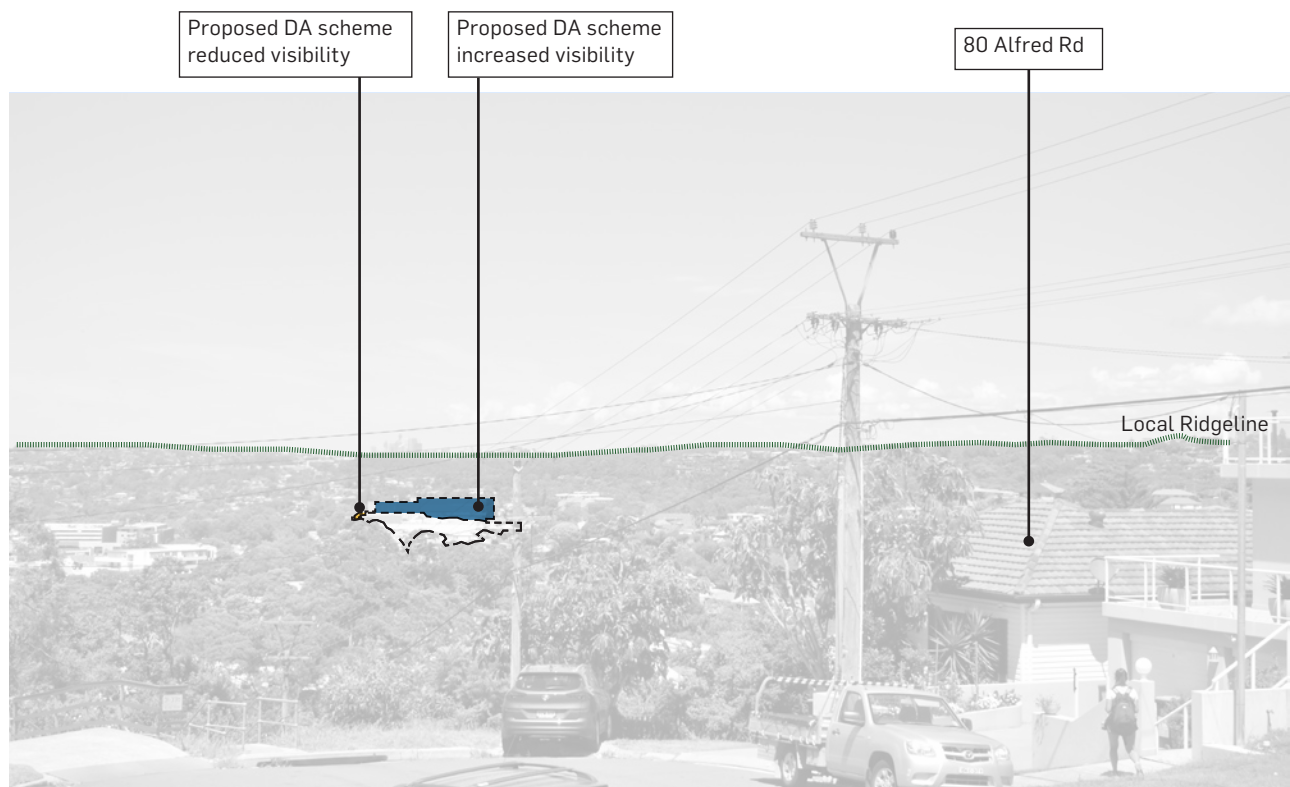


Figure 23 Visual change

LEGEND






-  Subject site
-  Building massing removed
-  Building massing increased
-  Building facade changed
-  Local ridgeline



Figure 24 Existing Warringah Mall



Figure 25 Proposed DA

VIEW 4 : PITTWATER RD & HARBORD RD

The existing building's eastern facade is visible from Pittwater Road, when looking south-west from the intersection at Harbord Road. Small slivers of the existing roof can be seen scattered in the distance, however are not easily identifiable as Westfield and blend into the existing industrial buildings along Pittwater Road.

The proposed scheme has increased visibility on the left hand side of the view, with the addition of the new cinema located on the south-western part of the site. This additional built form, however, is located away from existing visible Westfield roof lines, and therefore does not easily read as being apart of the Mall. Additionally, this new building massing is in keeping with the roof lines of neighbouring buildings, and therefore has little visual impact.

As the proposed built form blends into it's context and surrounding industrial buildings, it has very minor visual impact along Pittwater Road at Harbord Road. Additionally the overall clutter of signage and buildings along the road mean the additional built form is not discernible in its own right.

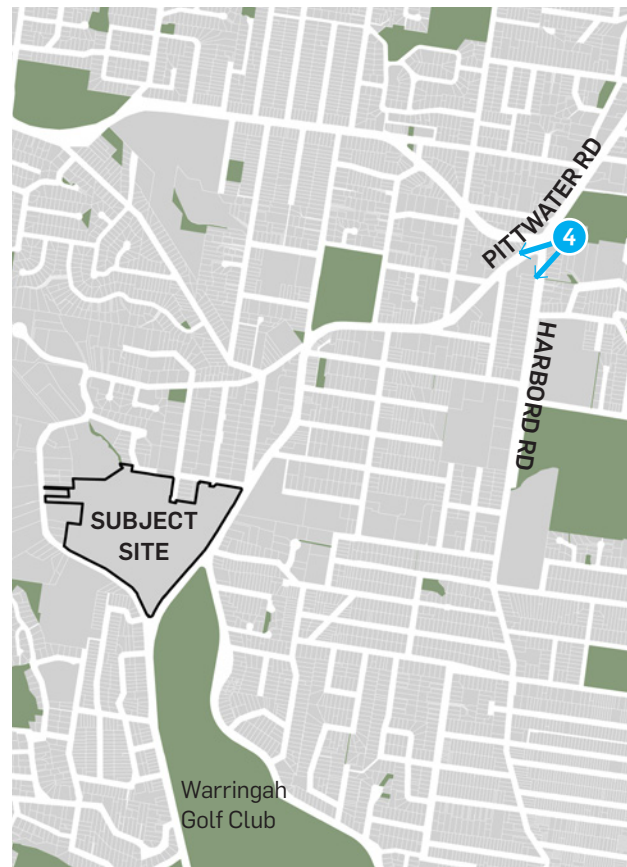


Figure 26 Key plan

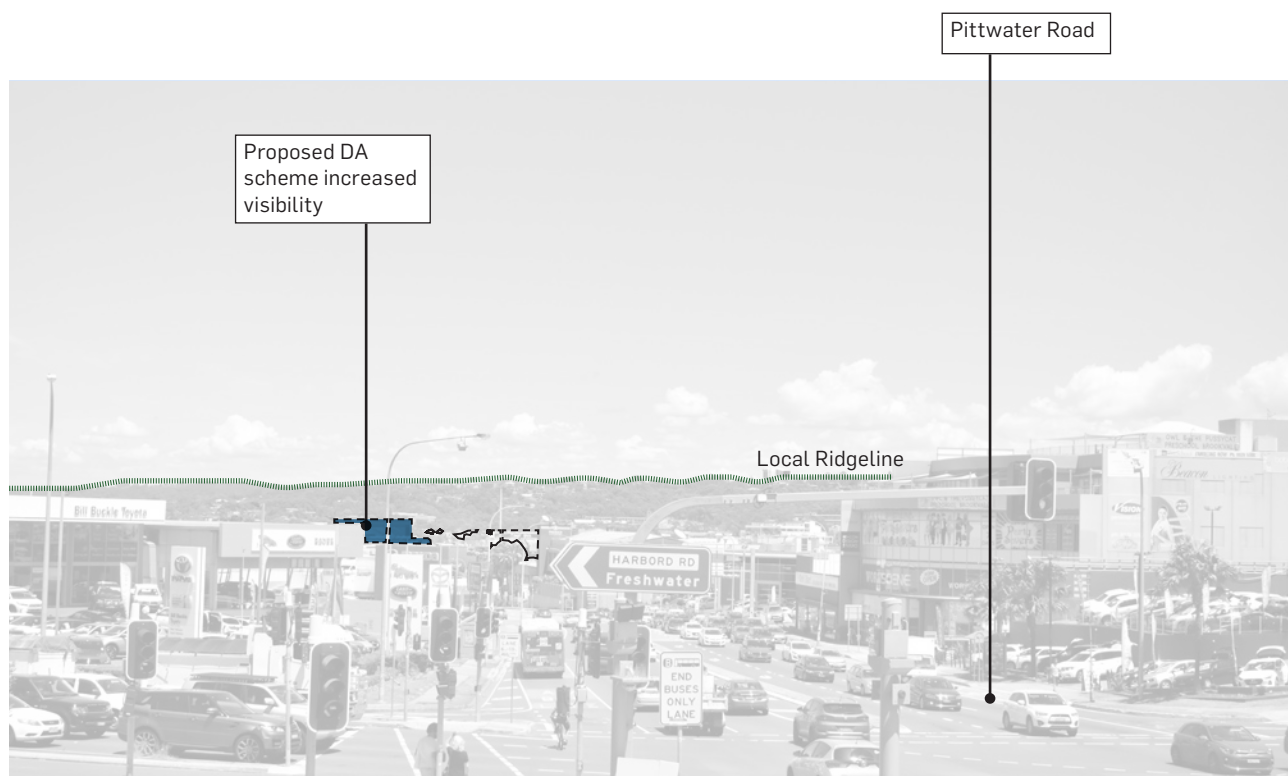


Figure 27 Visual change

LEGEND

- Subject site
- Building massing removed
- Building massing increased
- Building facade changed
- Local ridgeline



Figure 28 Existing Warringah Mall



Figure 29 Proposed DA

VIEW 5 : EAST OF WILLIAM ST

Warringah Mall is just visible from William Street looking west. Small parts of the existing building's roofs can just be seen above street trees and below the local ridgeline. The existing built form from this view cannot be read as a major centre, and blends into the visible industrial buildings behind the centre further up the ridgeline.

The proposed built form is slightly more visible on the left-hand side of William Street, however is very minimal and remains unrecognisable as a centre. The proposed DA has almost no visual impacts on William Street.

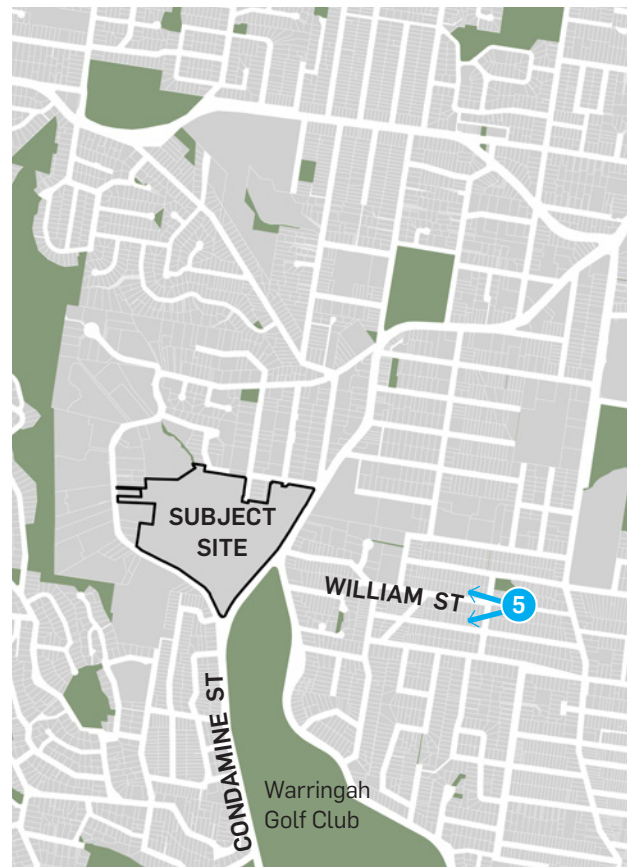


Figure 30 Key plan



Figure 31 Visual change

LEGEND






-  Subject site
-  Building massing removed
-  Building massing increased
-  Building facade changed
-  Local ridgeline



Figure 32 Existing Warringah Mall



Figure 33 Proposed DA

VIEW 6 : CONDAMINE ST & GORDON ST

The existing Warringah Mall built form is visible from the median of Condamine Street near Gordon Street when looking north towards the site. Condamine Street is main road which provides regional road connections to the centre. The existing Warringah Mall roof can just be seen amongst the existing tree canopies along Warringah Mall Golf Club, Condamine Street and along the ridgeline. Currently, the built form does not read as a centre, and provides no visual marker to indicate the presence of a sub-regional centre.

The proposed scheme's roof line steps up on the south-western side of the site, with the addition of a new level. This increases the visibility of Warringah Mall when viewing the site from Condamine Street on the left-hand side. This increased built form, which sits above the tree canopies, acts as a visual marker, and provides improved way-finding for visitors when approaching the sub-regional centre from the south. Despite the overall increased visibility of the centre, the proposed built form remains below the local ridgelines, and the green character of Condamine Road is retained.

The proposed DA has very minor visual impacts on Condamine Street. The proposed built form acts as a visual marker for visitors as the increased built form can be easily be read as a centre, while still retaining the existing green character of the street.



Figure 34 Key plan

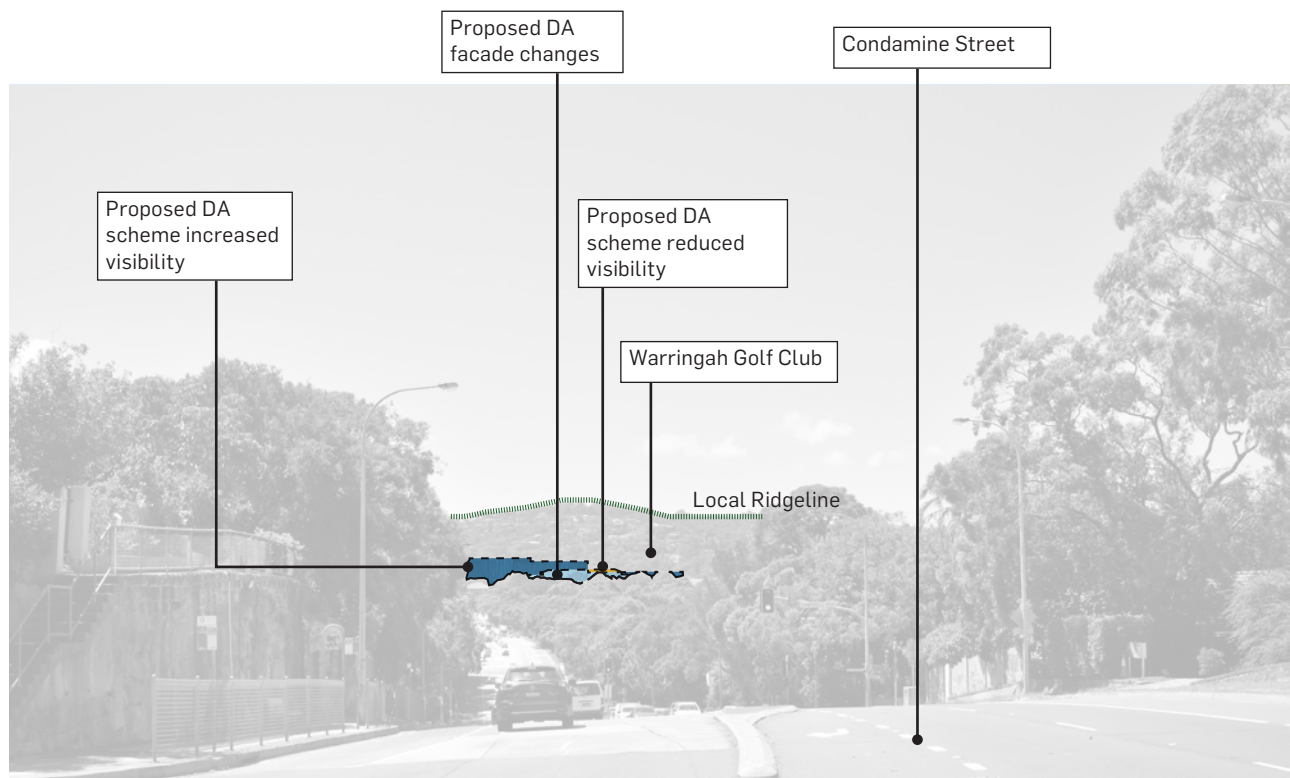


Figure 35 Visual change

LEGEND






-  Subject site
-  Building massing removed
-  Building massing increased
-  Building facade changed
-  Local ridgeline



Figure 36 Existing Warringah Mall



Figure 37 Proposed DA

VIEW 7 : CONDAMINE ST & FISHBOURNE RD

The existing building on the southern end of Warringah Mall is visible from the intersection at Condamine Street and Fishbourne Road looking north. This building terminates the Condamine Street Axis, which is a major vehicular route used to access the sub-regional centre. This building can just be seen between the existing street trees and is only identifiable as a centre by the visible 'W' from the 'Westfield' sign.

The DA proposes a new level which will be visible on the left-hand side of the view when looking north on Condamine Street. This addition increases the visibility to the centre, however remains in line with existing street trees and therefore feels contextually appropriate. This built form steps down to the right-hand side of the view, which reduces the bulk of the existing centre. This stepped roof line adds visual interest to the skyline. The southern façade also proposes of a variety of materials and textures, including metal and glass, adding visual amenity to the building that terminates the axis.

The proposed DA has a positive visual impact when looking north from Condamine Street. The increased built form acts as a way-finding tool to terminate the axis of Condamine Street, and the roof line and introduction of new materials and textures adds to the visual amenity of the centre, marking it as a sub-regional centre.

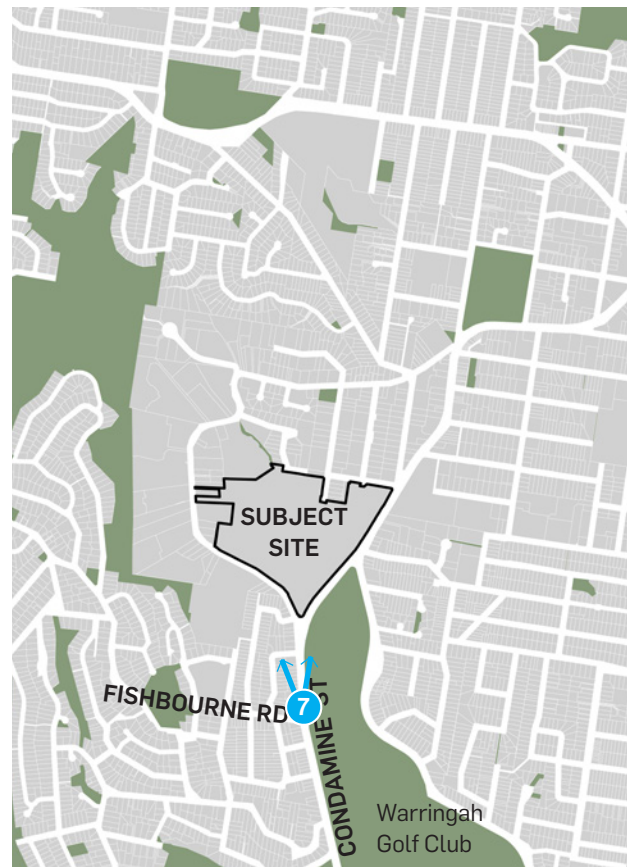


Figure 38 Key plan

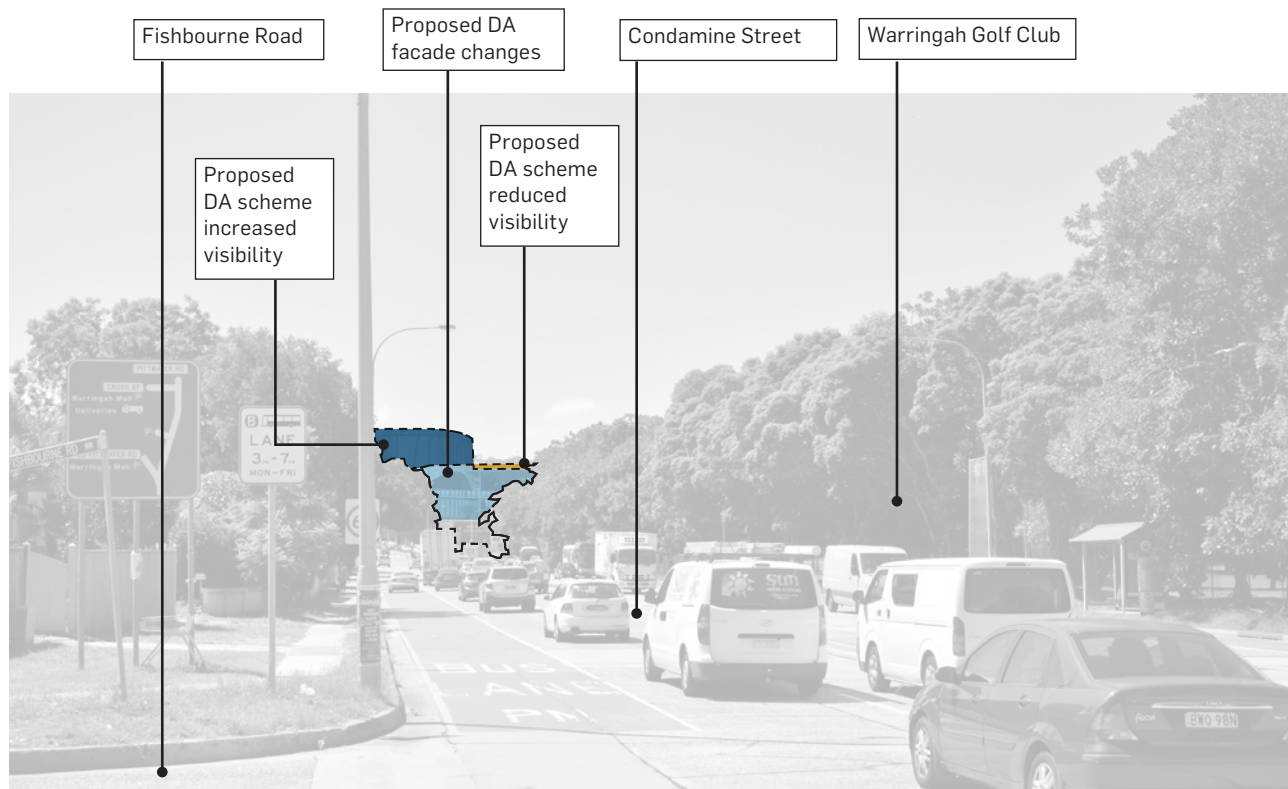


Figure 39 Visual change

LEGEND





	Subject site
	Building massing removed
	Building massing increased
	Building facade changed



Figure 40 Existing Warringah Mall



Figure 41 Proposed DA

VIEW 8 : POZIERES PD

The existing Warringah Mall built form on the southern end of Warringah Mall is visible from the Condamine Street at Pozieres Parade when looking north. This building sits on the fork of Condamine Street and Old Pittwater Road, and is highly visible.

The proposed built form in this location does have quite a substantial visual impact, as the increased height is visible of the left-hand side of the view and extends beyond the existing tree canopy. This height is strategically located along Condamine Street, however, which is a major road connecting to the entrance of the centre, and acts as a visual marker for the sub-regional centre. The increased height creates visual interest in the skyline and acts as a way-finding element. There is also increased visual amenity provided by the depth of the buildings and the various materials and textures.

The proposed increase in building height and massing are highly visible from view location 8. In considering the context of this view, Condamine Street is a key movement axis within the area and the visibility of the centre as the termination of the view contributes to the understanding of Warringah Mall's role and function as a sub-regional centre, and the creation of an arrival experience through local markers. As such, visibility of the centre is necessarily a negative impact. The key consideration is the impact of the centre on the adjoining residential dwellings located to the west.

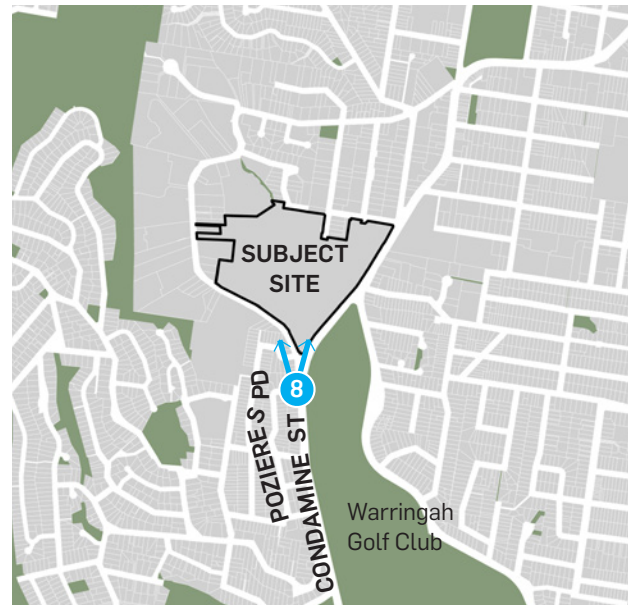


Figure 42 Key plan

View 11 considers this impact and observes that the proposed built form sits behind the existing vegetation and trees when considered from the adjoining residential street to the west. With this in mind, it is considered that the proposed additional massing as considered from this view is in keeping with the role and function of the centre as it responds to local growth and demand.

Consideration of the proposed facade design and treatment of the proposed additional massing to the west would assist with reducing any impacts further.

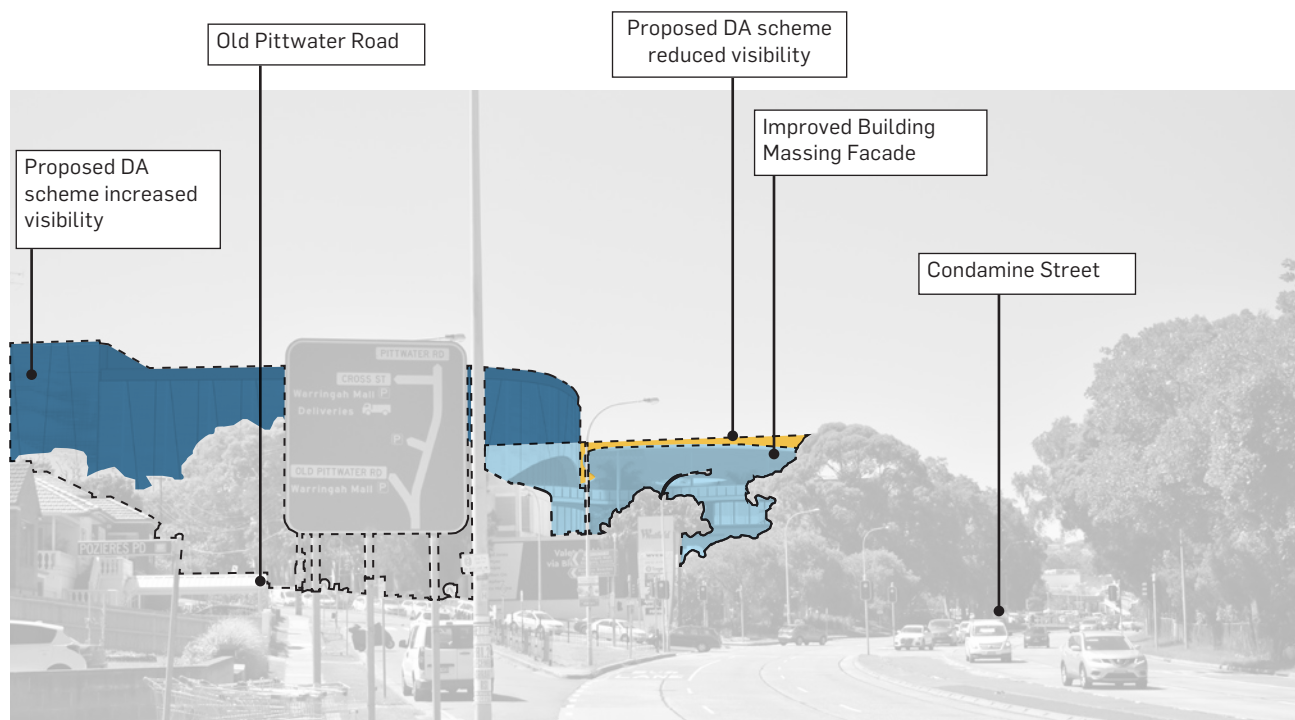


Figure 43 Visual change

LEGEND





	Subject site
	Building massing removed
	Building massing increased
	Building facade changed



Figure 44 Existing Warringah Mall



Figure 45 Proposed DA

VIEW 9 : PITTWATER RD & CONDAMINE ST

The existing built form on the southern end of the site is visible from the northern tip of Warringah Golf Club, located at the intersection of Pittwater Road and Condamine Street. The visible built form is currently a large blank wall, providing no visual amenity to the street.

The scheme proposes an increased level of roof articulation, with a curved roof on level 2, resulting in reduced visibility of the building massing along Condamine Street. This articulation improves the level of visual interest. The variety of facade materials and multi-layered horizontal elements has created an increased level of visual depth to the facade when compared to the existing Mall. The glass materials on the stepped retail level provides passive surveillance to the pedestrian environment along Pittwater and Condamine Street. New street trees will be planted to soften the edge further.

The proposed DA results in no additional overall bulk and scale in this location. As a result it is considered to make a positive contribution to the visual context at the intersection of Pittwater Road and Condamine Street, as it reduces the bulk of the existing building and transforms the currently blank façade into an external facing entertainment precinct with a stepped façade and glass facades fronting the street. This results in increased casual surveillance and activation of this part of the centre.



Figure 46 Key plan

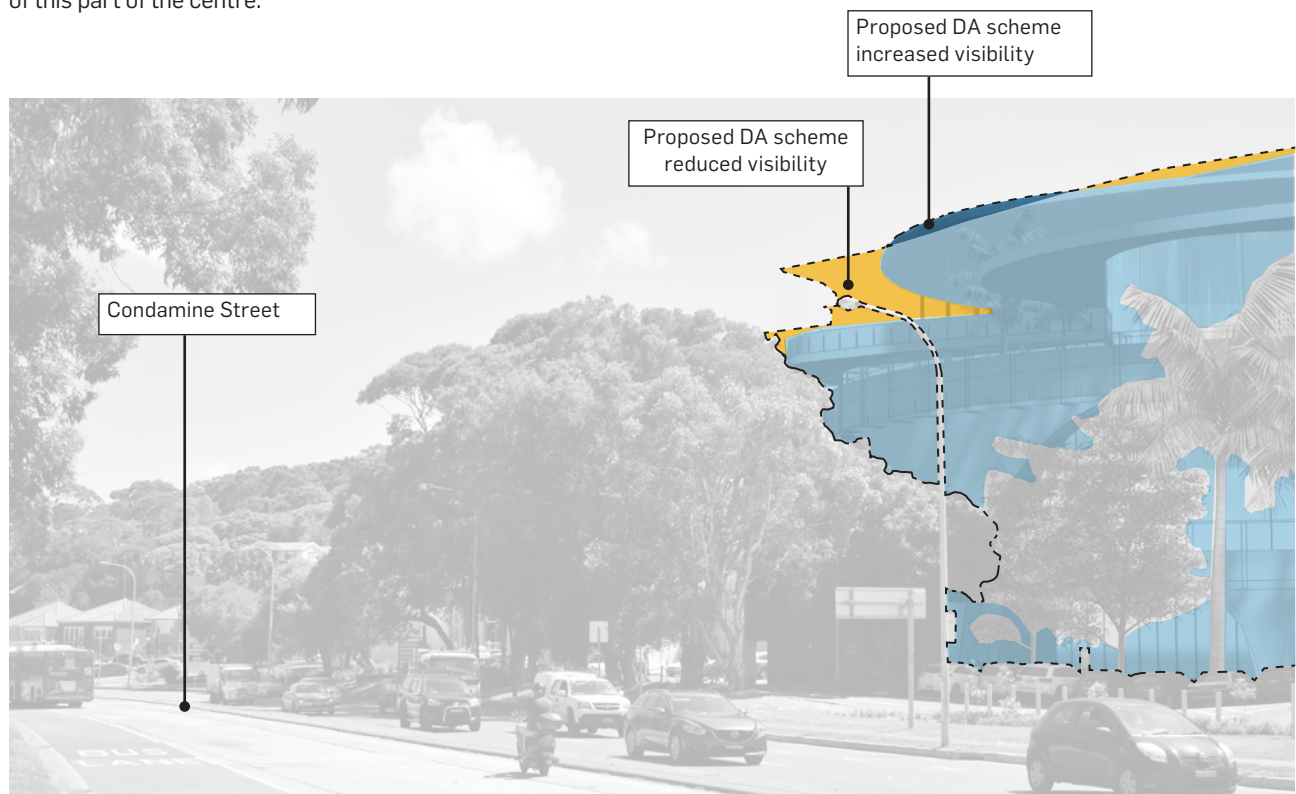


Figure 47 Visual change

LEGEND





	Subject site
	Building massing removed
	Building massing increased
	Building facade changed



Figure 48 Existing Warringah Mall



Figure 49 Proposed DA

VIEW 10 : PITTWATER RD & WILLIAM ST

The existing buildings within Warringah Mall are visible from the intersection of Pittwater Road and William Street. From this view, a large blank wall is clearly visible with no street trees to soften the edge.

The DA proposes a built form which is mostly in keeping with the existing building bulk. The additional level proposed on the sites south-west can just be seen from this view. The stepped façade as a result of the new outdoor entertainment precinct reduces the overall bulk of Westfield to the east and west. Visual interest of the façade is improved by the introduction of curved roofs and facades, the variety of materials and textures and the stepped façade. New street trees will also be provided to soften the edge, and a new screen will mask the existing car parking structure.

The proposed DA results in only minor additional overall massing and scale increases in relation to the built form. It is considered to make a positive contribution to the visual context of the centre from the intersection of Pittwater Road and William Street. The proposed built form reduces the bulk of the existing building and transforms the currently blank façade into a visually interesting marker building which can easily be read as a sub-regional centre. Glass facades allow for increased casual surveillance and activation of facades.

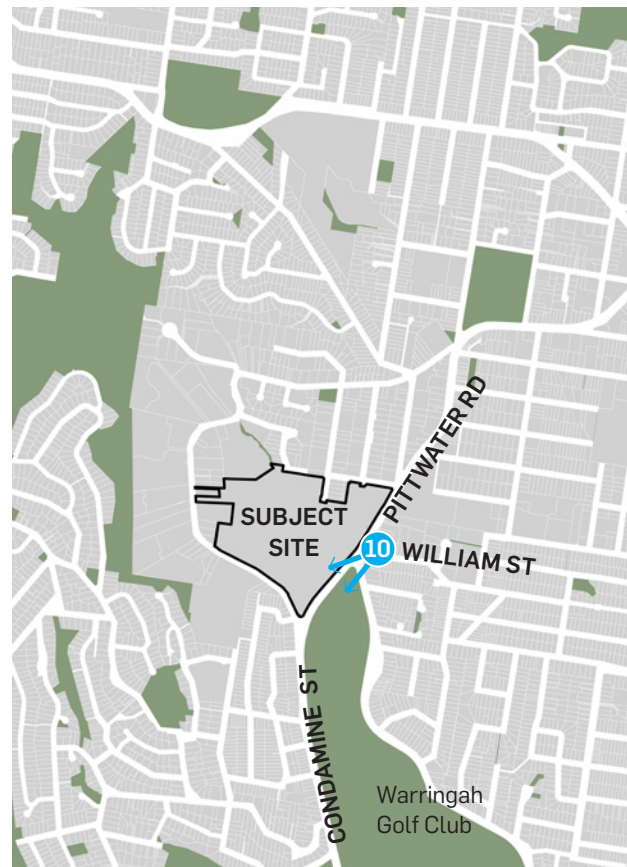


Figure 50 Key plan

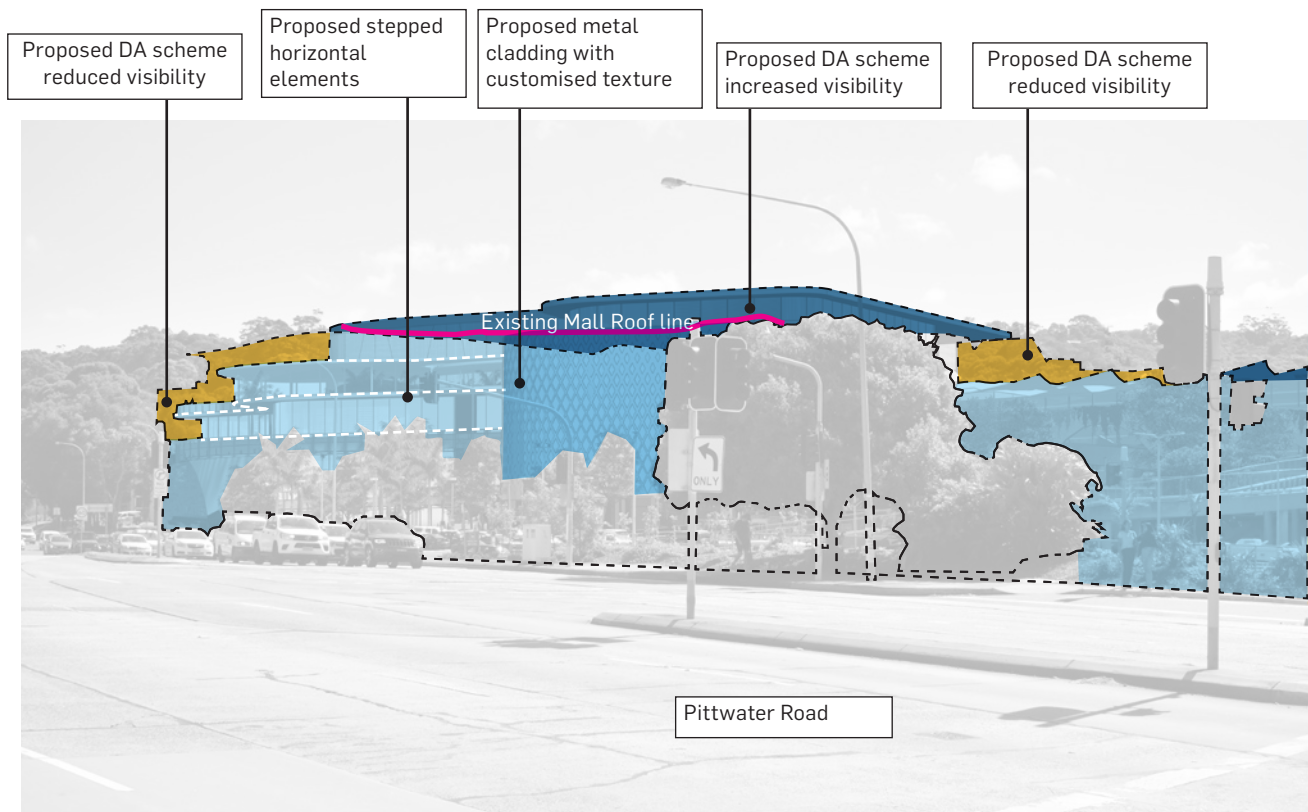


Figure 51 Visual change

LEGEND






-  Subject site
-  Building massing removed
-  Building massing increased
-  Building facade changed
-  Existing mall roof line



Figure 52 Existing Warringah Mall



Figure 53 Proposed DA

VIEW 11 : SMITH AVENUE

The existing buildings within Warringah Mall are visible on Smith Avenue at the intersection of Old Pittwater Road when looking north-east. The southern building of Warringah Mall can just be seen on the left-hand side of the view behind the canopies of trees along Old Pittwater Road. The centre is noticeable, however, is mostly hidden by the existing vegetation, and is only recognisable as Warringah Mall because of the 'Westfield' sign.

The DA does not propose to change the built form of the currently visible building (the southern-most building) but proposes an additional storey on the building adjacent to this building. This additional storey is visible when looking north-east from Smith Avenue on the left-hand side of the view. This increases visibility to the centre; however, the built form is in keeping with existing tree heights and is screened from view by existing vegetation.

The proposed DA has only minor visual impacts on Smith Street at Old Pittwater Road, as while the additional height does increase the visibility of the centre, it is in line with and screened by existing vegetation minimising visual impacts.

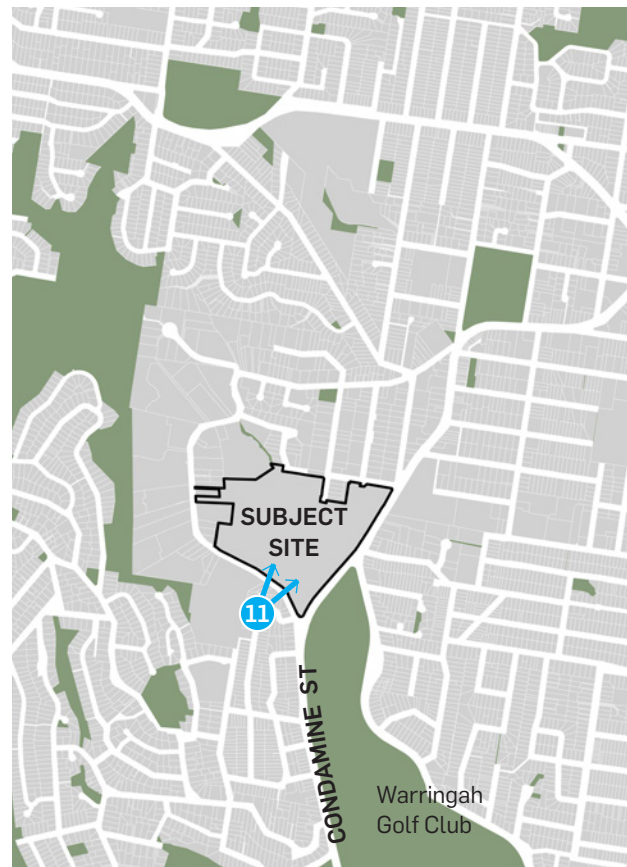


Figure 54 Key plan

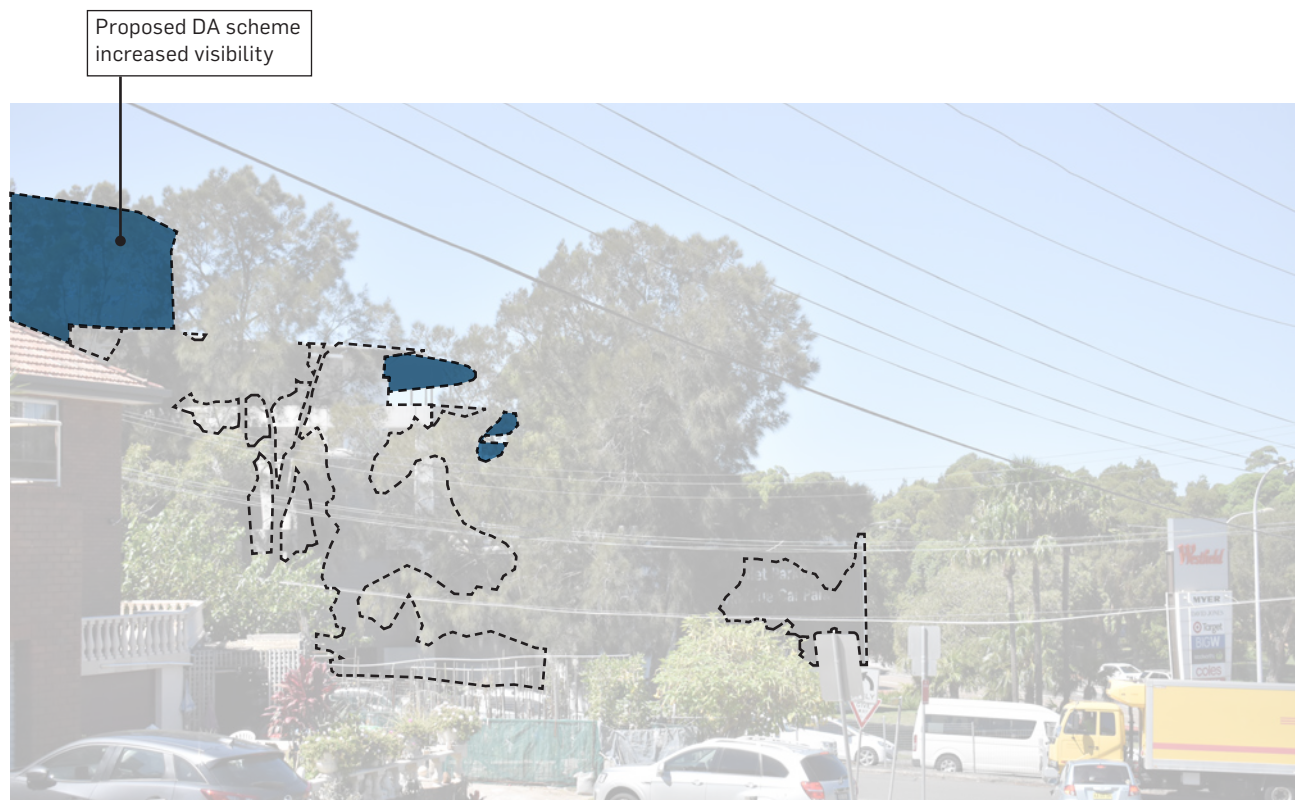


Figure 55 Visual change

LEGEND





	Subject site
	Building massing removed
	Building massing increased
	Building facade changed



Figure 56 Existing Warringah Mall

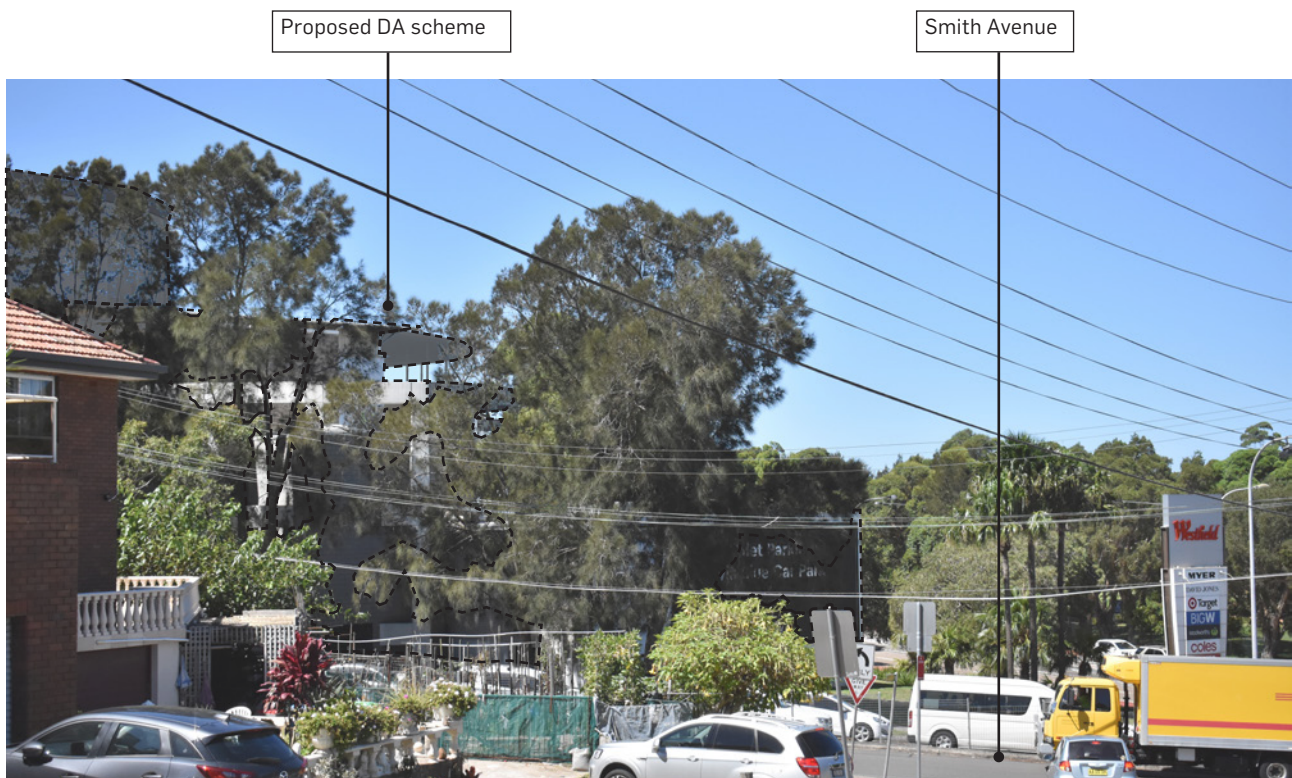


Figure 57 Proposed DA

APPENDICES

LEGEND




-  Subject site
-  Identified viewpoints not verified
-  RE1 Public recreation (LEP)



Figure 58 Key Plan - long-list of views identified from viewshed analysis which were not short-listed

The subject site visibility is obscured by vegetation

IDENTIFIED VIEW A - [NOT VERIFIED]



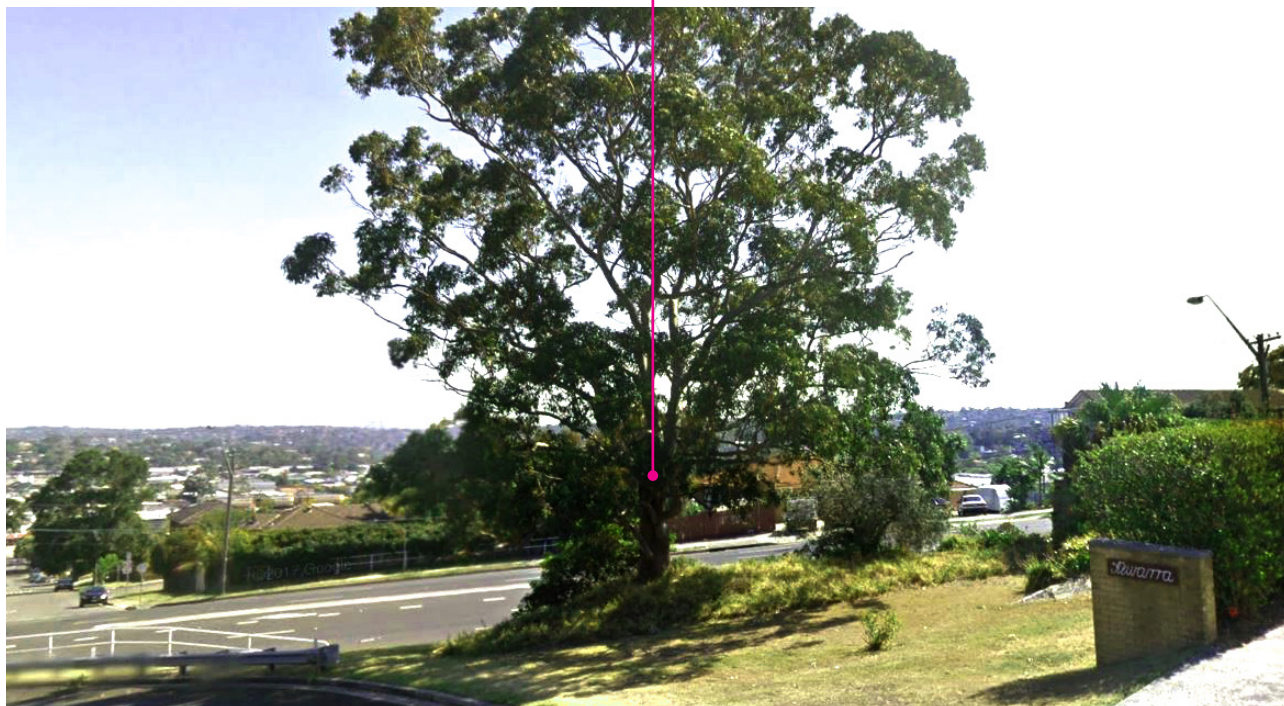
IDENTIFIED VIEW B - [NOT VERIFIED]

The subject site visibility is obscured by vegetation



The subject site visibility is obscured by vegetation on private open space on Victor Road and existing residential buildings along Warringah Road

IDENTIFIED VIEW C - [NOT VERIFIED]



IDENTIFIED VIEW D - [NOT VERIFIED]

The subject site visibility is obscured by vegetation of the John Fisher Park along Harbord Road



The subject site visibility is obscured by vegetation of John Fisher Park along Harbord Road and industrial buildings in the foreground.

IDENTIFIED VIEW E - [NOT VERIFIED]



IDENTIFIED VIEW F - [NOT VERIFIED]

The subject site visibility is obscured by vegetation on Nolan Reserve and along Pittwater Road



The subject site visibility is obscured by vegetation on Warringah Golf Club and street trees along Pittwater Road

IDENTIFIED VIEW G - [NOT VERIFIED]



The subject site visibility is obscured by existing residential buildings and vegetation in the private open space.

IDENTIFIED VIEW H - [NOT VERIFIED]



IDENTIFIED VIEW I - [NOT VERIFIED]

The subject site visibility is obscured by bushland vegetation on Allenby Park along Allenby Park Parade



