

3D Model - 28 view points

All images have been taken within Councils Broad City Model, at a 1.6m eye height (with the exception of viewpoint 13).

To ensure consistency and transparency, the creation of the 3D model within the SAP followed the following guidelines to calculate the height range.

1. In the applicants model the topography (ground surface) is modelled in 3D based on the site survey levels.
2. They then created the simplified massing for the SAP proposal.
3. They then created a copy of the topographic surface which can be elevated up at specified distances.
4. Focusing on one height zone at a time (starting with the lowest) they lifted the copied topography just before any point of it reaches the top of that zone, and then recorded how far they elevated the topography and record this is the minimum height for that specific zone above natural ground level.
5. They then proceeded to lift the copied topography until every part of that zone is under the copied topography, and then record that as the maximum height above natural ground level for the zone.

The 3D modelled elements allows for an accurate reading on complex topographies and for complex building shapes. This is standard practice for ensuring accuracy of building element heights over all types of terrain.

Viewpoint #1

Name: Kings Bridge

Discussion:

The envelope is in scale with its surrounding area. The Tamar Bridge greatly reduces its overall perceived height, and it is in line with the Stillwater development at 2 Bridge Road, and is lower than vegetation in the foreground.



Figure 1 - Viewpoint #1 - Kings Bridge (excluding building envelope)

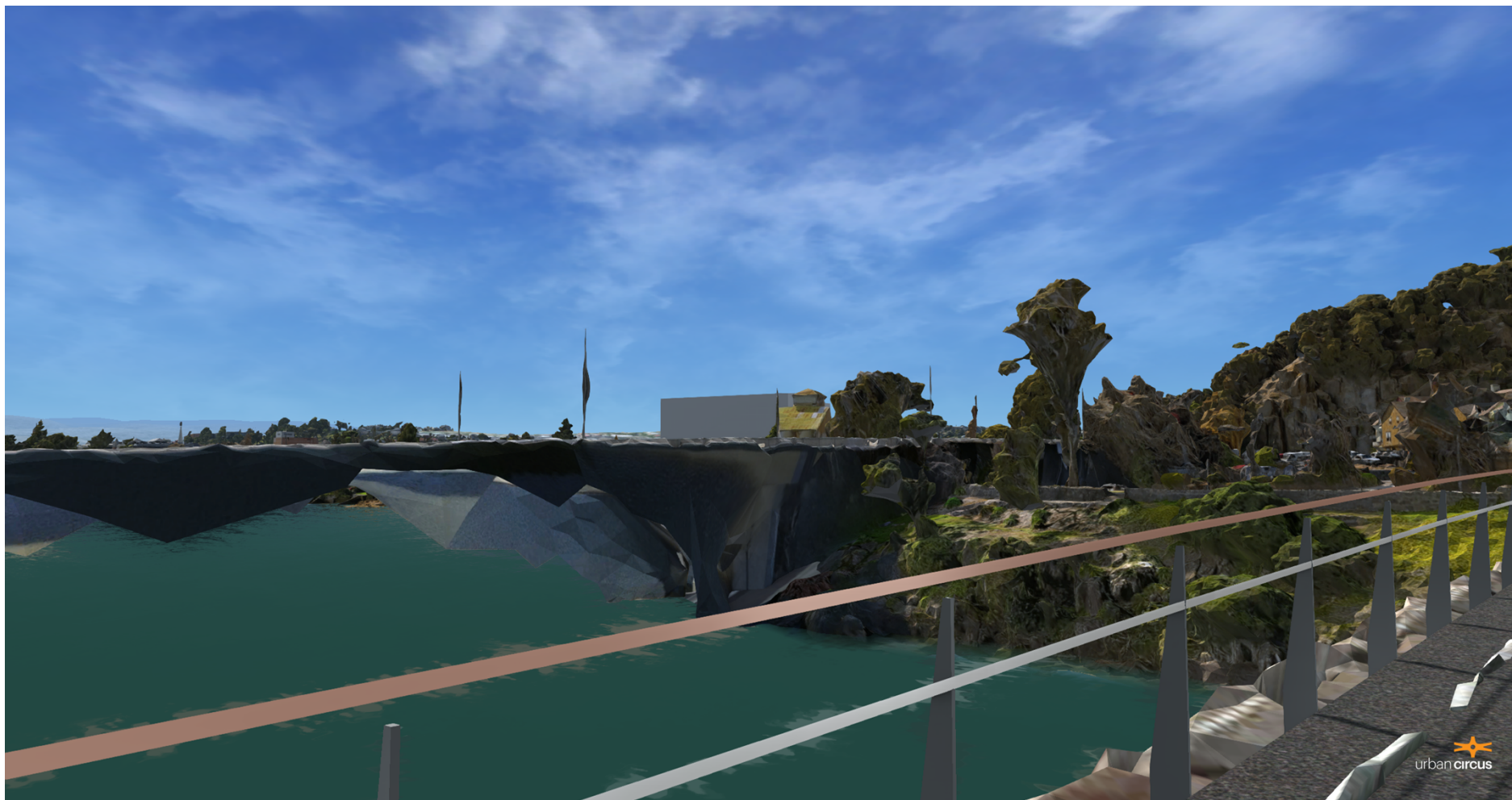


Figure 2 - Viewpoint #1 - Kings Bridge (including building envelope)

Viewpoint #2

Name: Stillwater

Discussion:

The envelope is generally perceived larger than its surrounding environment, however, is not out of scale. The foreground vegetation assists in reducing its perceived height and bulk, with only the tower component of the envelope visible. The foreground buildings at Cataract on Paterson assist in the envelope stepping up, as do the motel units on the right.



Figure 3 - Viewpoint #2 - Stillwater (excluding building envelope)

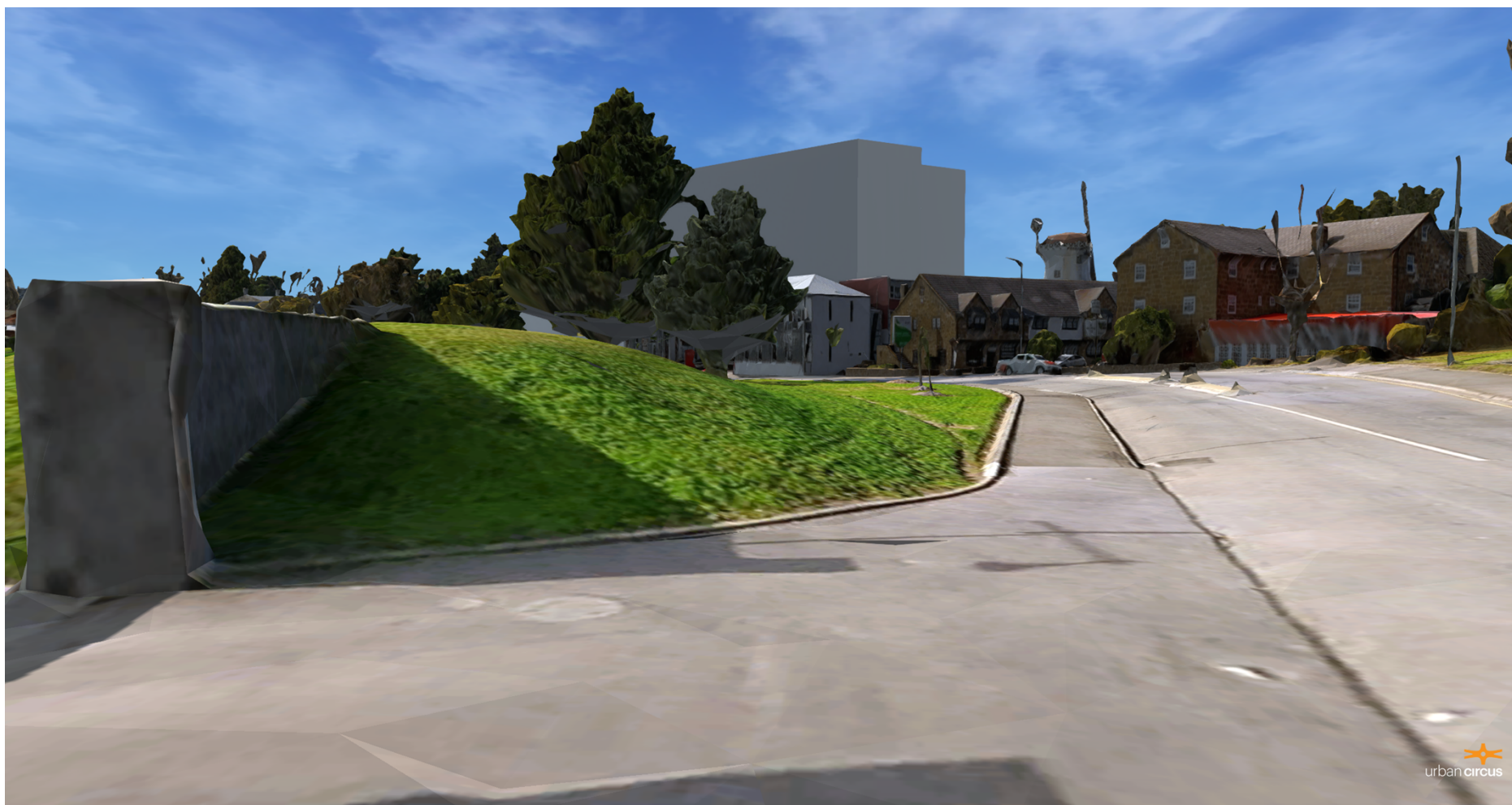


Figure 4 - Viewpoint #2 - Stillwater (including building envelope)

Viewpoint #3

Name: Junction of Margaret and Paterson Streets

Discussion:

This viewpoint can be considered to have one the highest impacts regarding visibility. Its impact however is highly localised. From here almost all other viewpoints offer a to-scale visual representation. Whilst the visual impact is relative, due to the sites location, including lack of any coherent form surrounding the site, the envelope is able to be accommodated on the site, without compromising surrounding use or development.



Figure 5 - Viewpoint #3 - Junction of Margaret and Paterson Streets (excluding building envelope)

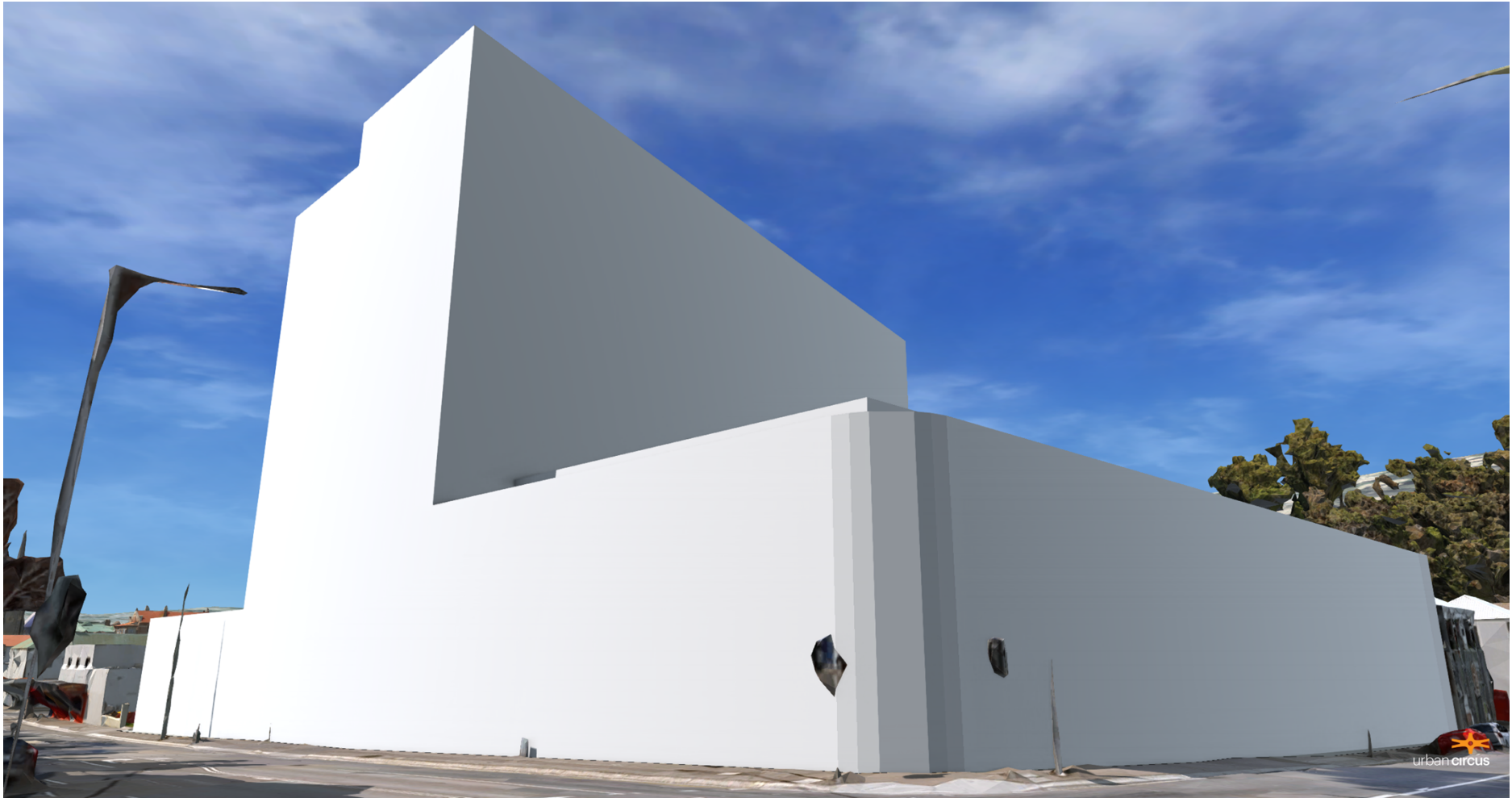


Figure 6 - Viewpoint #3 - Junction of Margaret and Paterson Streets (including building envelope)

Viewpoint #4

Name: Silos Hotel

Discussion:

This viewpoint is approximately 930m north of the subject site. The tower component of the envelope is the most visible, with other components vision obscured through the levee and vegetation in Kings Park. The top of the tower lines up with the hills of West Launceston.



Figure 7 - Viewpoint #4 - Silos Hotel (excluding building envelope)



Figure 8 Viewpoint #4 - Silos Hotel (including building envelope)

Viewpoint #5

Name: Tamar Cruises

Discussion:

Whilst the envelope projects beyond the hillscape of West Launceston, the surrounding character of the site becomes more apparent. The buildings surrounding the Tamar Yacht Club become more apparent, as does the taller vegetation within Royal Park, Kings Park, and West Launceston. This softens the envelopes overall visual impact.



Figure 9 - Viewpoint #5 - Tamar Cruises (excluding building envelope)



Figure 10 - Viewpoint #5 - Tamar Cruises (including building envelope)

Viewpoint #6

Name: Royal Park Boardwalk North

Discussion:

Similar to viewpoint 5, whilst the envelope projects beyond the hillscape of West Launceston, the surrounding character of the site becomes more apparent. The vegetation in particular begins to align with the top of the tower component, and further reduces the envelopes impact by being located in the foreground.



Figure 11 - Viewpoint #6 - Royal Park Boardwalk North (excluding building envelope)



Figure 12 - Viewpoint #6 - Royal Park Boardwalk North (including building envelope)

Viewpoint #7

Name: Royal Park Boardwalk Central

Discussion:

As a continuation to viewpoints 5 and 6, this viewpoint is another view from the boardwalk at Royal Park. Again, the closer proximity when walking towards the site from viewpoint 5, the vegetation continues to grow to align with the height of the envelope and reduce its impact.



Figure 13 - Viewpoint #7 - Royal Park Boardwalk Central (excluding building envelope)



Figure 14 - Viewpoint #7 - Royal Park Boardwalk Central (including building envelope)

Viewpoint #8

Name: Royal Park Boardwalk South

Discussion:

Further south again from viewpoint 7, the vegetation is beginning to appear higher than the proposed envelope. The built environment in the foreground also extends upwards, and begins to envelope the tower component. The envelope is beginning to recede into its surrounding natural and built environments.



Figure 15 - Viewpoint #8 - Royal Park Boardwalk South (excluding building envelope)



Figure 16 - Viewpoint #8 - Royal Park Boardwalk South (including building envelope)

Viewpoint #9

Name: Royal Park Boat Ramp

Discussion:

Only the tower component is now visible, with the majority of the envelope now screened through its surrounding urban form. Whilst visible beyond the hillside skyline, the envelope is beginning to look like an extension to the existing urban form.



Figure 17 - Viewpoint #9 - Royal Park Boat Ramp (excluding building envelope)



Figure 18 - Viewpoint #9 - Royal Park Boat Ramp (including building envelope)

Viewpoint #10

Name: Paterson Street Bridge

Discussion:

Viewpoint 10 is an important view, as it demonstrates the envelopes visibility when walking to the site from the city. This viewpoint clearly shows the envelopes lack of visibility, being screened by Launceston College and the vegetation on the southern side of Paterson Street. The envelope does not protrude past the highest point of this vegetation.



Figure 19 - Viewpoint #10 - Paterson Street Bridge (excluding building envelope)



Figure 20 - Viewpoint #10 - Paterson Street Bridge (including building envelope)

Viewpoint #11

Name: Paterson Street and Park Street Junction

Discussion:

The tower component of the envelope is visible beyond the three storey Launceston College building. However, the envelope appears to be a continuation of this building, as it does not extend to the entire bulk of the corner building, but rather appears as a smaller top section, which follows the angles as not to appear out of place. The lower form of the envelope along Paterson Street keeps in line with the TRC Hotel and the Cataract on Paterson complex.



Figure 21 - Viewpoint #11 - Paterson Street and Park Street Junction (excluding building envelope)



Figure 22 - Viewpoint #11 - Paterson Street and Park Street Junction (including building envelope)

Viewpoint #12

Name: Kings Park

Discussion:

One of the most prominent views will be from Kings Park, directly opposite the site. Its visibility will extend beyond the skyline. However, the flood levee and existing vegetation assist in softening the proposals visual impact. Existing vegetation climbs more than halfway up the tower component, and almost completely screens the lower form of the envelope.

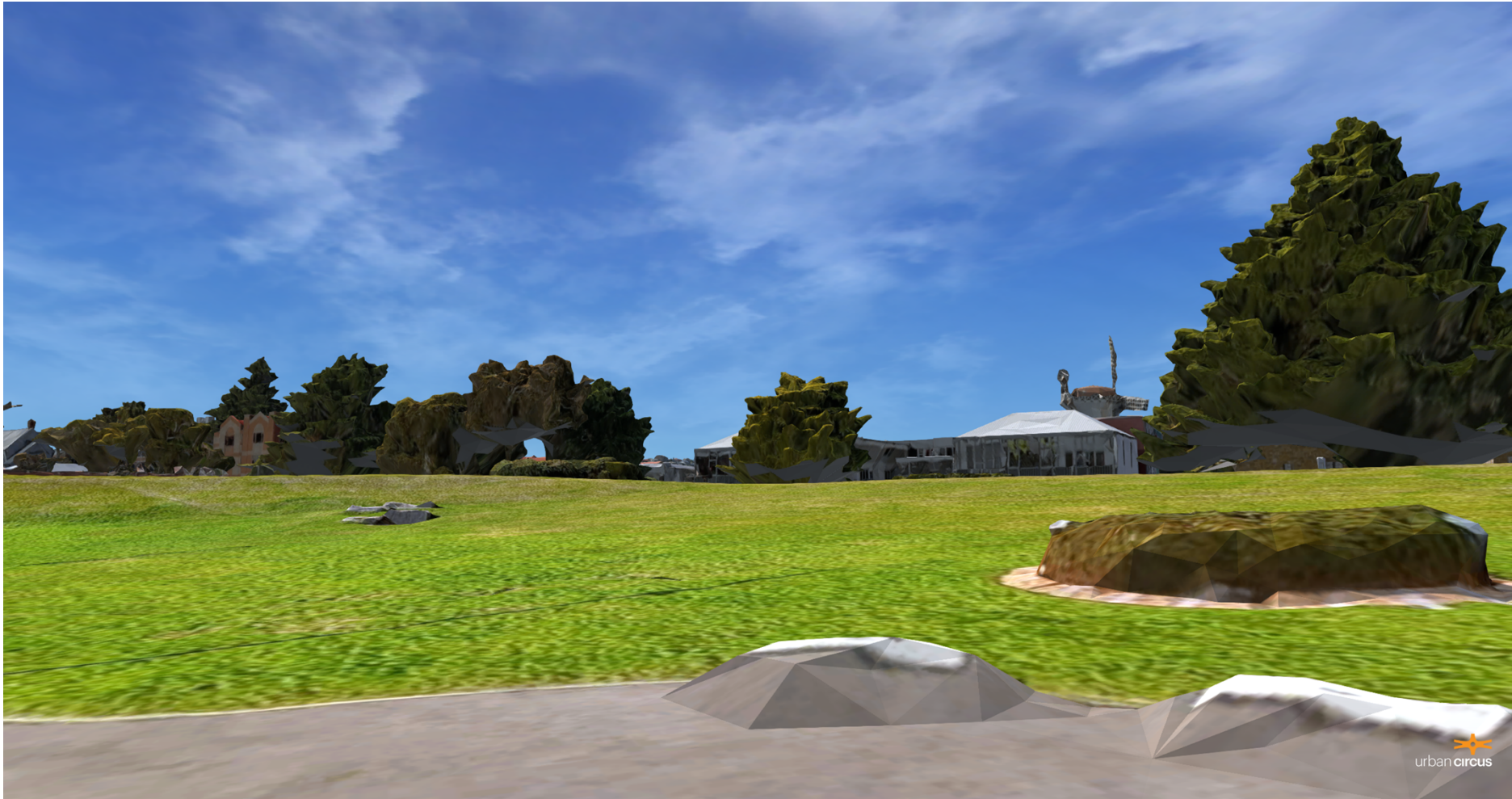


Figure 23 - Viewpoint #12 - Kings Park (excluding building envelope)



Figure 24 - Viewpoint #12 - Kings Park (including building envelope)

Viewpoint #13

Name: South Western Aerial

Discussion:

Viewpoint 13 is the only viewpoint not taken at eye level, but offers a helicopter view of the proposed as being viewed from the west. This viewpoint is important as it helps illustrate the lower bulk of the envelopes consistent approach to dealing with the immediate urban design. On the northern side of the site, the envelope is consistent with height and bulk with that of the Cataract of Paterson complex. On the south the envelope is compatible with the Launceston College building. The tower component is still located below the city skyline in the background, and is further broken up by the historic windmill. This view is an example of spatial awareness and perceived height. In reality, the main bulk of the envelope is wholly consistent with that of its adjacent areas.



urban circles



Figure 26 - Viewpoint #13 - South Western Aerial (including building envelope)

Viewpoint #14

Name: Jubilee Gardens

Discussion:

This viewpoint demonstrates the envelopes ability to fit within the urban bulk of the surrounding area. The lower sections of the envelope are consistent in height and bulk with not just the adjoining and adjacent buildings, but also the continuation of urban form when following Brisbane Street East towards the city. The tower component is softened by existing vegetation, and is generally in line with the hillside in the background, and still below prominent taller city buildings. Most noticeable the Myers building to the west of the tower.



Figure 27 - Viewpoint #14 - Jubilee Gardens (excluding building envelope)



urban circus

Viewpoint #15

Name: Margaret and Brisbane Street Intersection

Discussion:

Similar to viewpoint 3, this viewpoint can be considered to have one the highest impacts regarding visibility. Similar to viewpoint 3, and in fact all locations when looking up at the envelope along the immediate boundaries of the site, the impact will always be greater. Notwithstanding, the envelope has been designed as step in and up, to ensure that future development is contained within an appropriate envelope. The use of multiple levels and heights breaks up the bulk of the building. Again, whilst the visual impact is relative, due to the sites location, including lack of any coherent form surrounding the site, the envelope is able to be accommodated on the site, without compromising surrounding use or development.



Figure 29 - Viewpoint #15 - Margaret and Brisbane Street Intersection (excluding building envelope)



Figure 30 - Viewpoint #15 - Margaret and Brisbane Street Intersection (including building envelope)

Viewpoint #16

Name: Margaret Street and York Street Intersection

Discussion:

Whilst highly visible from Margaret Street, the envelope in this setting reflects the narrative surrounding the streetscape of the area, being underutilised land with bulky exteriors. As the image demonstrates, the lower portion of the envelope is consistent with the surrounding built envelopment, whilst the tower component extends beyond the built environment form. Notwithstanding, the envelope is considered reasonable for the transitioning Margret Street corridor.



Figure 31 - Viewpoint #16 - Margaret Street and York Street Intersection (excluding building envelope)



Figure 32 - Viewpoint #16 - Margaret Street and York Street Intersection (including building envelope)

Viewpoint #17

Name: West Tamar Road through Babington Street

Discussion:

The envelope is soldiered compatible with the area, noting that it falls below the terraces on the right and above the cottages on the left. This permits a comparable and justified transition when viewed from West Tamar Road.



Figure 33 - Viewpoint #17 - West Tamar Road through Babington Street (excluding building envelope)



Figure 34 - Viewpoint #17 - West Tamar Road through Babington Street (including building envelope)

Viewpoint #18

Name: Margaret Street and Frederick Street Intersection

Discussion:

The envelope again is able to transition evenly along the skyline. Its height and bulk is comparable to the church and school buildings, and is nestled below the spire of the church and the street poles.



Figure 35 - Viewpoint #18 - Margaret Street and Frederick Street Intersection (excluding building envelope)



Figure 36 - Viewpoint #18 - Margaret Street and Frederick Street Intersection (including building envelope)

Viewpoint #19

Name: Brisbane Street and Bathurst Street Intersection

Discussion:

Viewpoint 19 is considered to be an important viewpoint that helps explain the perception of the envelope. The envelope is not largely visible from Bathurst Street, with the majority of its bulk and height located behind Launceston College. The three storey brick podium of Launceston College is the dominant built form from this angle, and the envelope appears as a continuation of this building.



Figure 37 - Viewpoint #19 - Brisbane Street and Bathurst Street Intersection (excluding building envelope)



Figure 38 - Viewpoint #19 - Brisbane Street and Bathurst Street Intersection (including building envelope)

Viewpoint #20

Name: CH Smith Complex

Discussion:

The envelopes visibility when viewed from the CH Smith open car park is limited. The Wellington Street overpass and vegetation within Royal Park generally inhibit the envelope to be viewed. Furthermore it sits below the skyline of West Launceston.

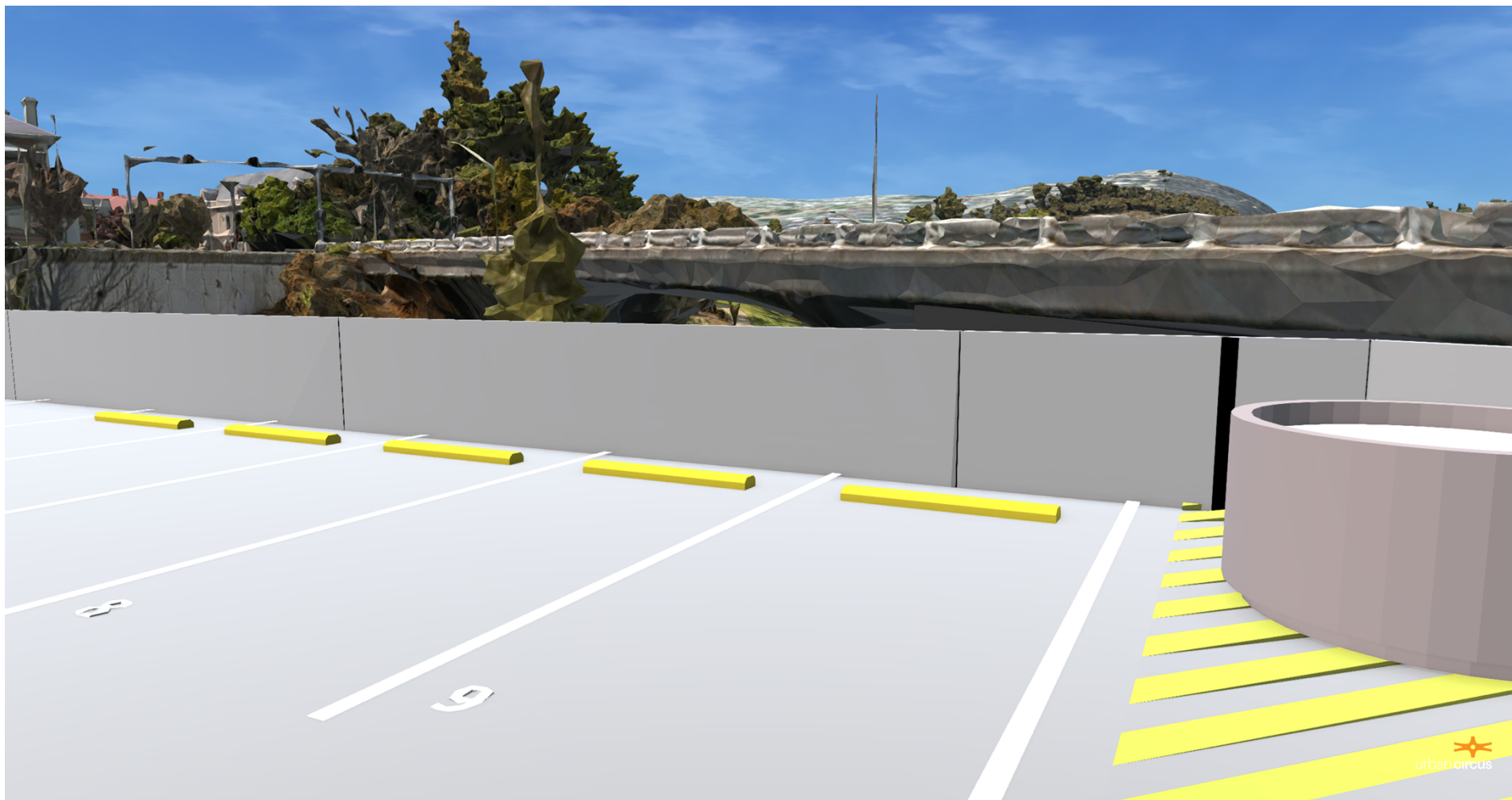


Figure 39 - Viewpoint #20 - CH Smith Complex (excluding building envelope)

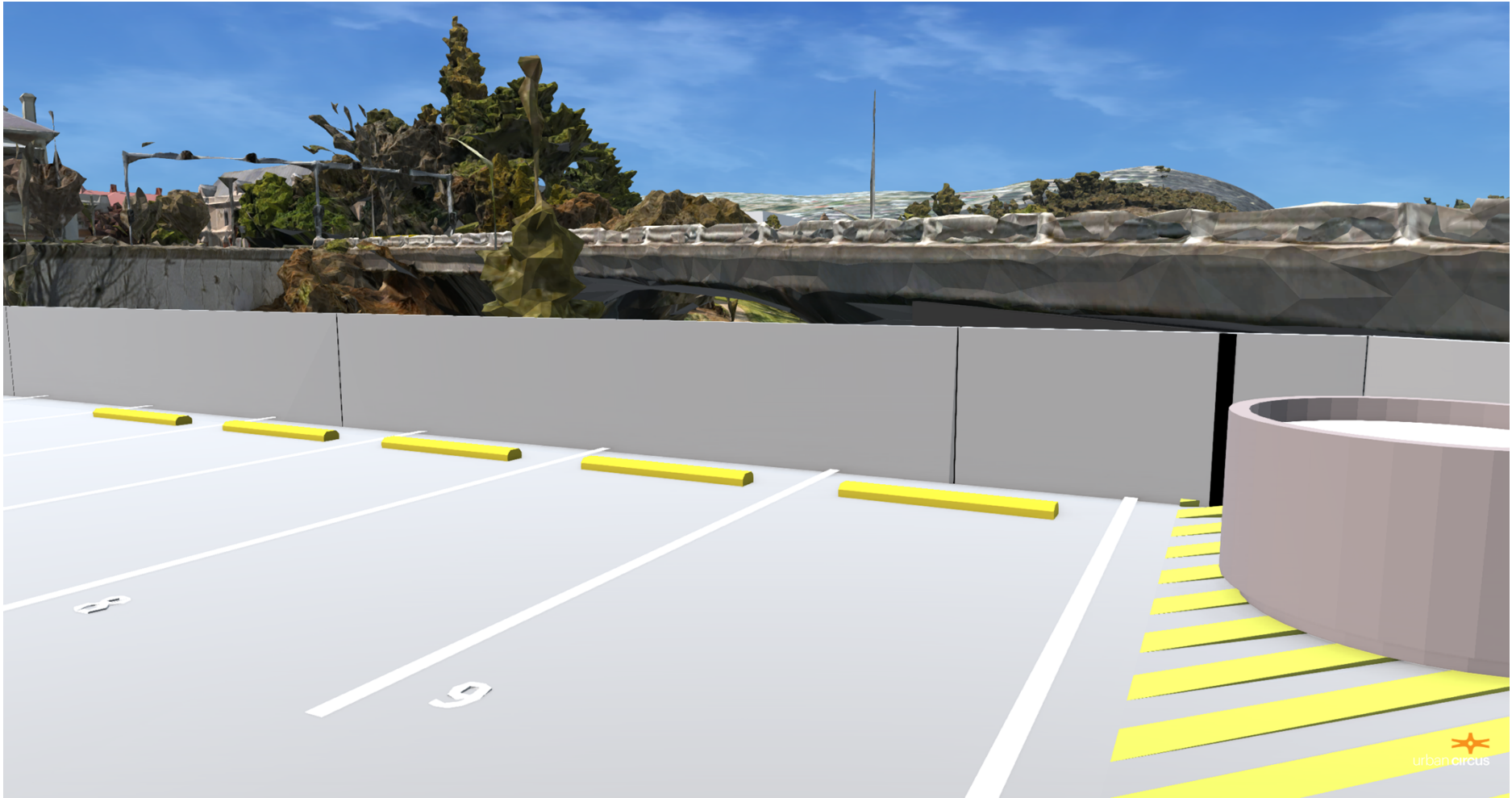


Figure 40 - Viewpoint #20 - CH Smith Complex (including building envelope)

Viewpoint #21

Name: Wellington Street at Seaport

Discussion:

Similar to viewpoint 20, the vegetation within royal Park reduces the ability to view the envelope from so far away.



Figure 41 - Viewpoint #21 - Wellington Street at Seaport (excluding building envelope)



Figure 42 - Viewpoint #21 - Wellington Street at Seaport (including building envelope)

Viewpoint #22

Name: Paterson Street and Charles Street Intersection

Discussion:

The vegetation within the image hides the majority of the envelope. However, and it is important to point out, the envelope is clearly in line with the built form of Paterson Street. This is an important viewpoint as Paterson Street is an important connection from the CBD to the subject site. The envelopes ability to be relatively unseen or its bulk greatly reduced demonstrates the ability of a larger development capable of being developed on the site without compromising on existing the areas visual amenity.



Figure 43 - Viewpoint #22 - Paterson Street and Charles Street Intersection (excluding building envelope)



Figure 44 - Viewpoint #22 - Paterson Street and Charles Street Intersection (including building envelope)

Viewpoint #23

Name: Brisbane Street and Charles Street Intersection North

Discussion:

This viewpoint was chosen to demonstrate the sites ability to allow for a large building envelope without affecting its visual intrusion on the CBD. From this location the envelope is not visible at all.



Figure 45 - Viewpoint #23 - Brisbane Street and Charles Street Intersection North (no building envelope visible)

Viewpoint #24

Name: Welman Street

Discussion:

From this location the envelope is located below the crest of West Launceston and the Cataract Gorge. The envelope is roughly in line with the Meyer building, and furthermore fits into the streetscape across the city through the various larger buildings.



urban circus



Figure 47 - Viewpoint #24 - Welman Street (including building envelope)

Viewpoint #25

Name: Seaport Pedestrian Bridge

Discussion:

This viewpoint was chosen as a prominent pedestrian bridge within the area. From this location the tower of the envelope will be visible, however is softened through the surrounding vegetation. The line of the roof is also contiguous with the crest of Penny Royal to the right, and the line falling to the left.



Figure 48 - Viewpoint #25 - Seaport Pedestrian Bridge (excluding building envelope)



Figure 49 - Viewpoint #25 - Seaport Pedestrian Bridge (including building envelope)

Viewpoint #26

Name: George Street and Canning Street Intersection North

Discussion:

From this viewpoint on George Street only the roof of the envelope is visible. Its impact is reduced by the urban design of this neighbourhood, where the existing built form blocks its potential to be seen.



Figure 50 - Viewpoint #26 - George Street and Canning Street Intersection North (excluding building envelope)



Figure 51 - Viewpoint #26 - George Street and Canning Street Intersection North (including building envelope)

Viewpoint #27

Name: George Street and Canning Street Intersection South

Discussion:

This location, whilst similar to viewpoint 26, offers a different and more visible view of the subject site. Whilst within this viewpoint the surrounding buildings do not fully block its views, its distance and surrounding envelope help soften any visual impact. In particular, in such an urban setting, the inclusion of such an envelope that appears as a continuation of the city can be considered to be acceptable.



Figure 52 - Viewpoint #27 - George Street and Canning Street Intersection South (excluding building envelope)



Figure 53 - Viewpoint #27 - George Street and Canning Street Intersection South (including building envelope)

Viewpoint #28

Name: Upper York Street

Discussion:

This viewpoint offers a view of the property from the slopes of West Launceston. This viewpoint is similar to many of the properties located on the hillside, in that existing built environment, as well as the establishment of significant vegetation, helps shield the envelope from view.

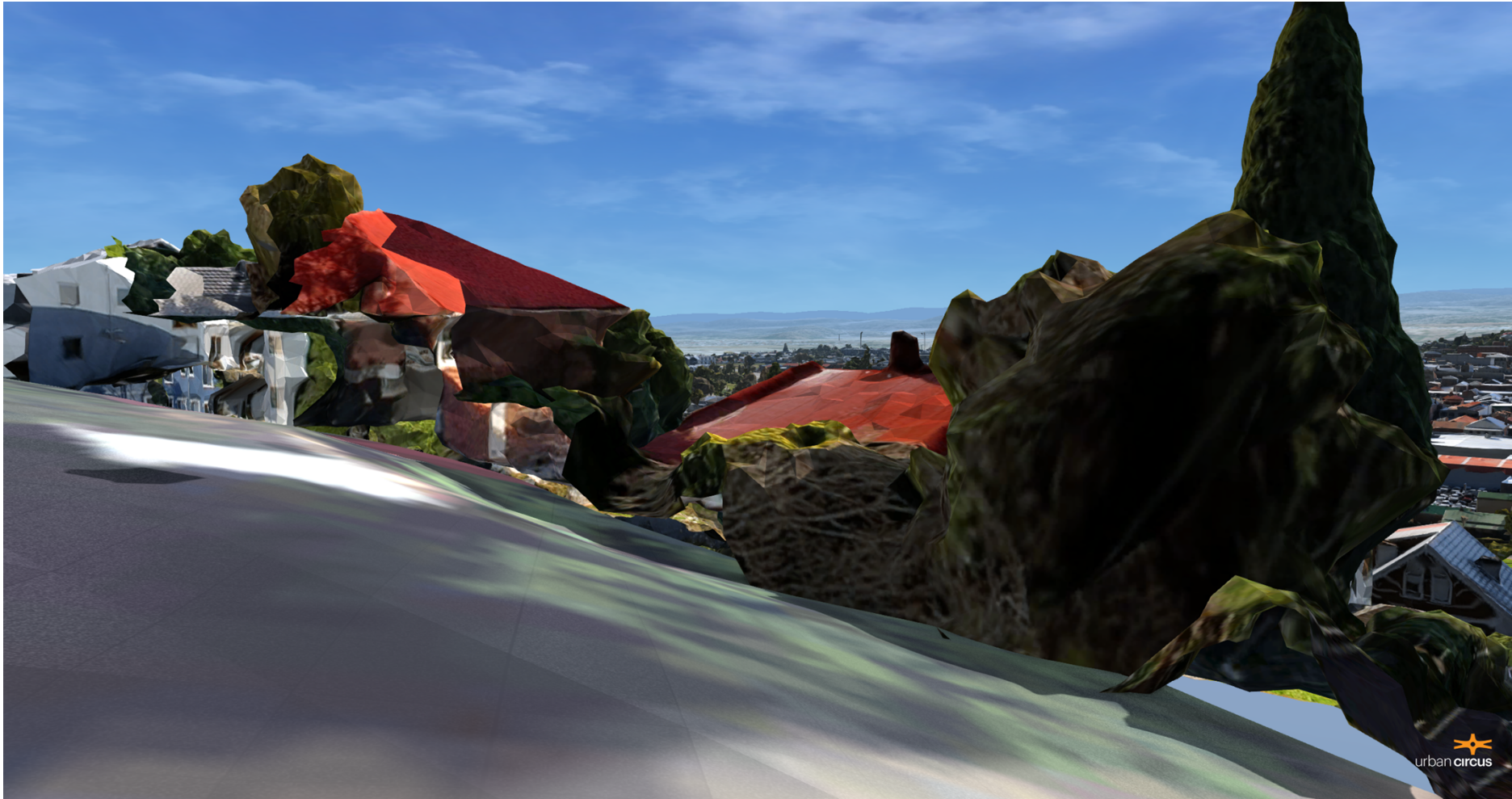


Figure 54 - Viewpoint #28 - Upper York Street (excluding building envelope)

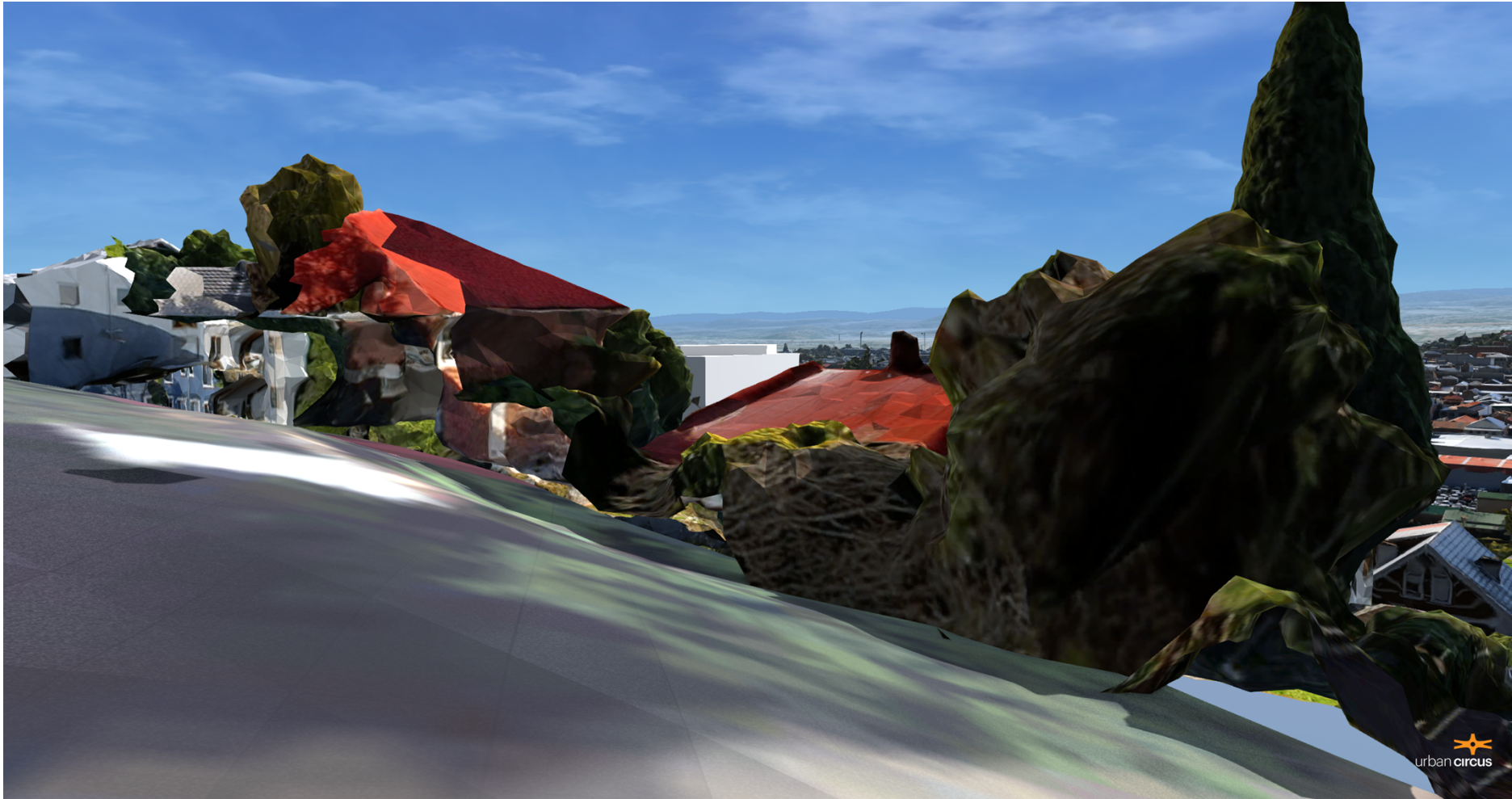


Figure 55 - Viewpoint #28 - Upper York Street (including building envelope)

