

25/01/23

ISSUED

Plot 10b First Street

Townscape and Visual Impact Assessment

Appendix 12.3: Figures



Document Control

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12.1 Site Location

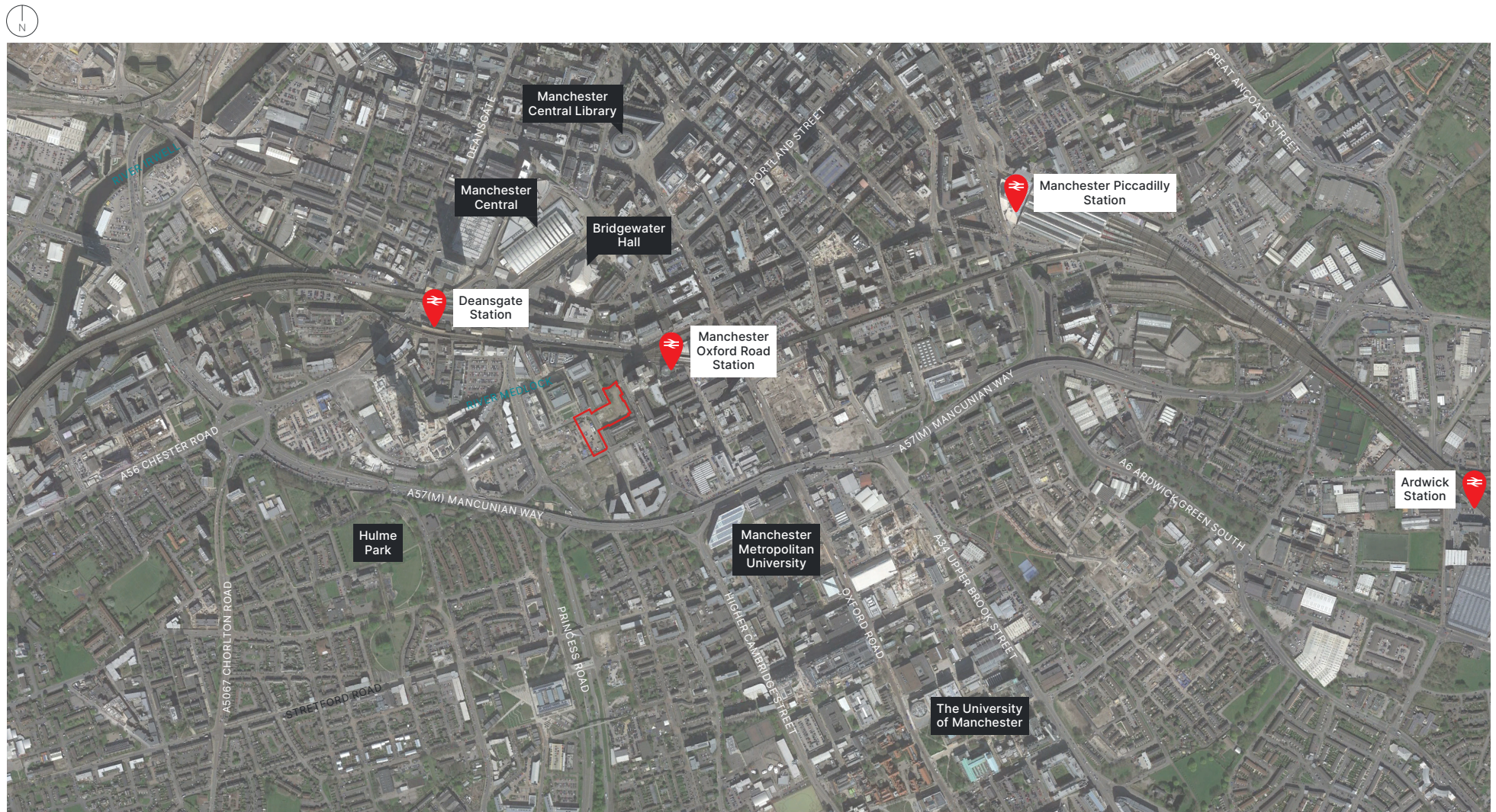


Figure 12.1 - Site location

12.2 Historical Development



Figure 12.2A - Dated - 1935



Figure 12.2B - Dated - 1951



Figure 12.2C - Dated - 2003



Figure 12.2D - Dated - 2021

Key
 Site boundary

12.3 Heritage Designations

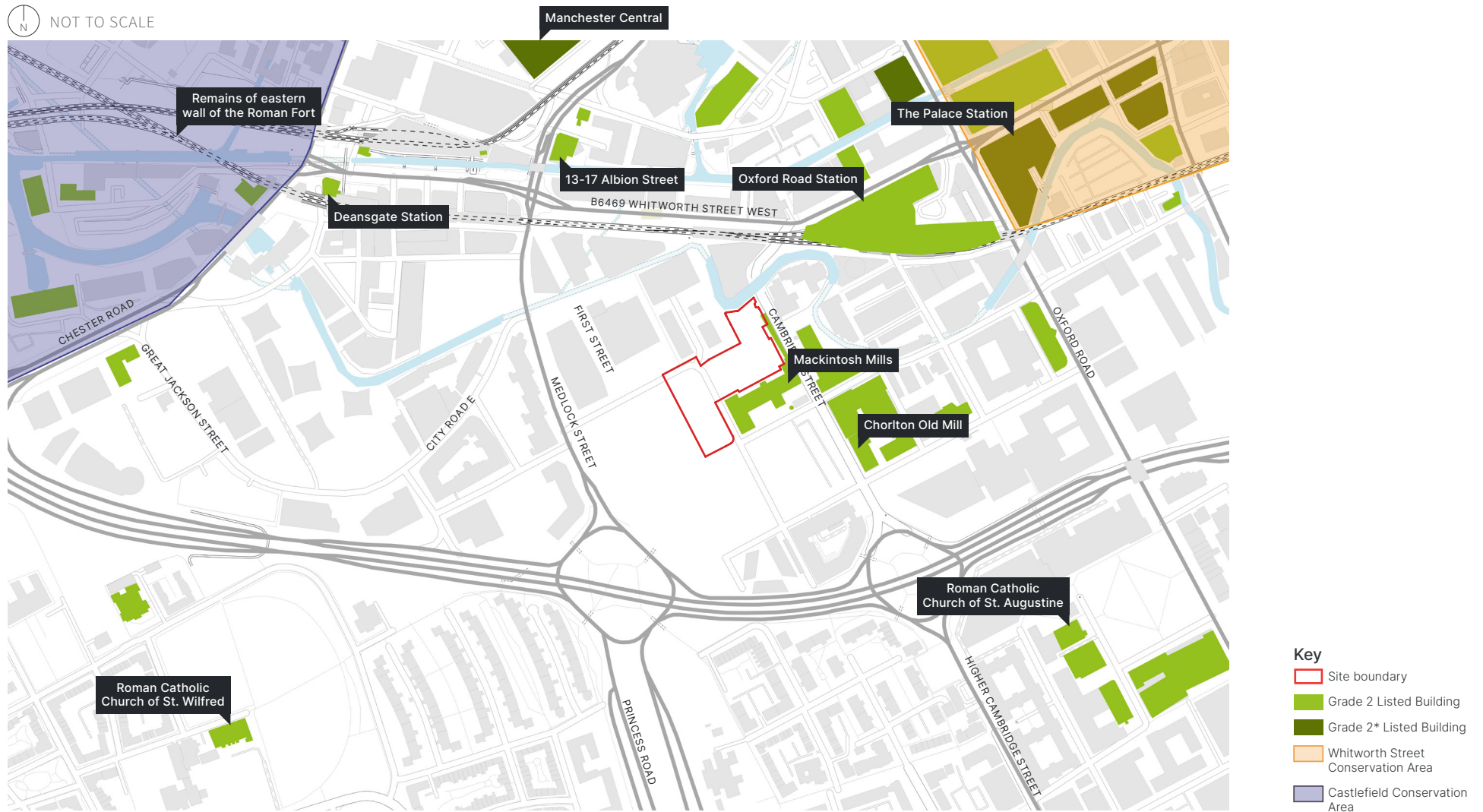


Figure 12.3 - Heritage Designations

12.4 Townscape

 NOT TO SCALE

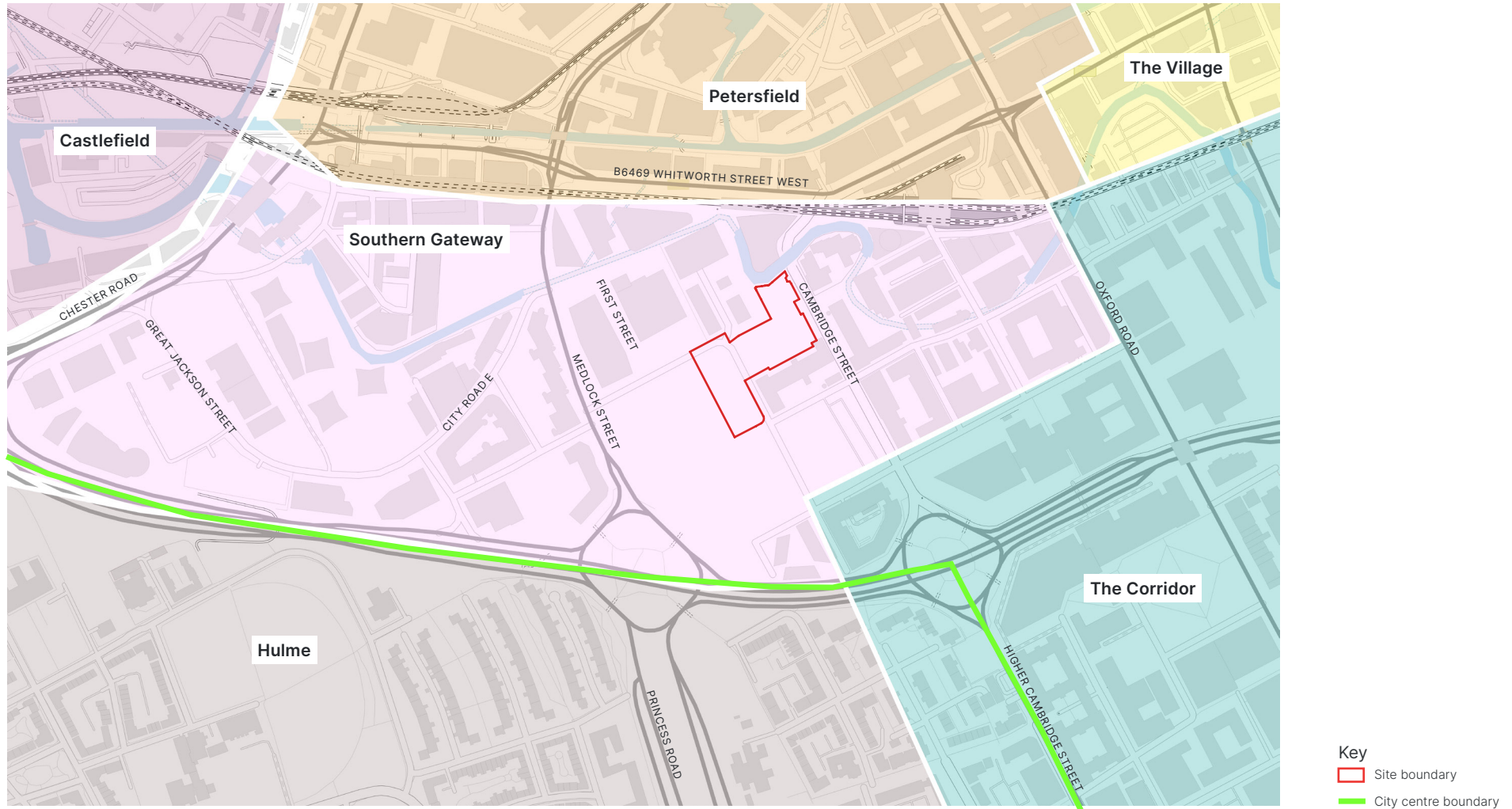


Figure 12.4 - Townscape Character

12.5 Urban Grain

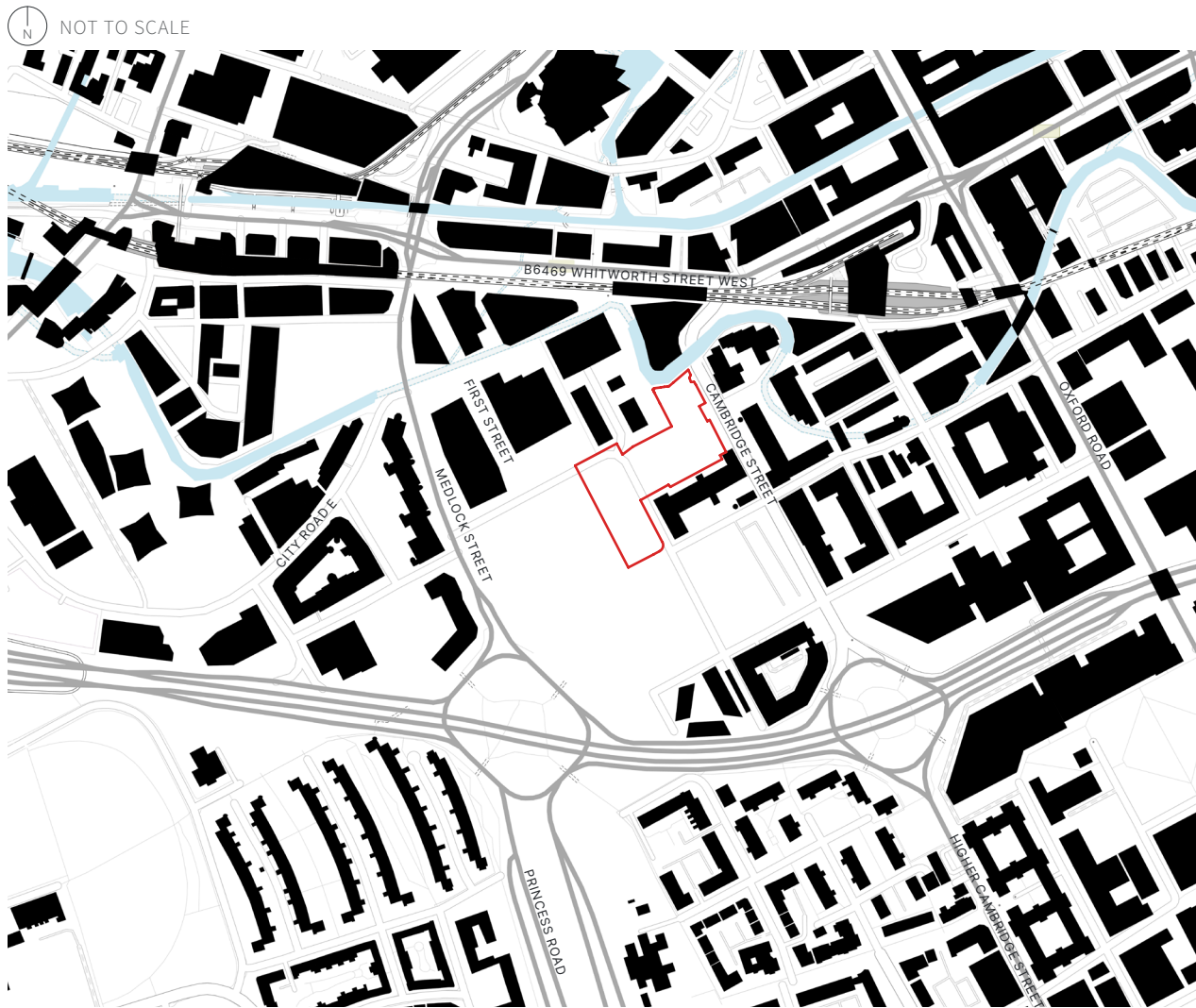


Figure 12.5a - Existing Urban grain

Key
Site boundary

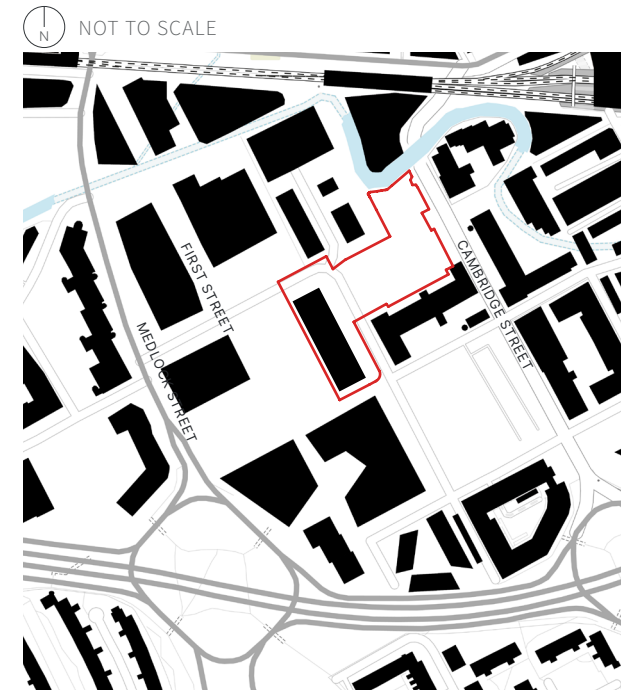


Figure 12.5b - Proposed urban grain

12.6 Land Use

NOT TO SCALE



Figure.12.6a - Existing land use

Key

- Site boundary
- Commercial/Retail
- Residential
- Leisure
- Higher Education
- Entertainment
- Hotel
- Transport
- Religious
- Primary School
- Community
- Multi-Storey Car Park
- Unknown/Derelict /Under Construction
- Industrial / Warehousing

NOT TO SCALE

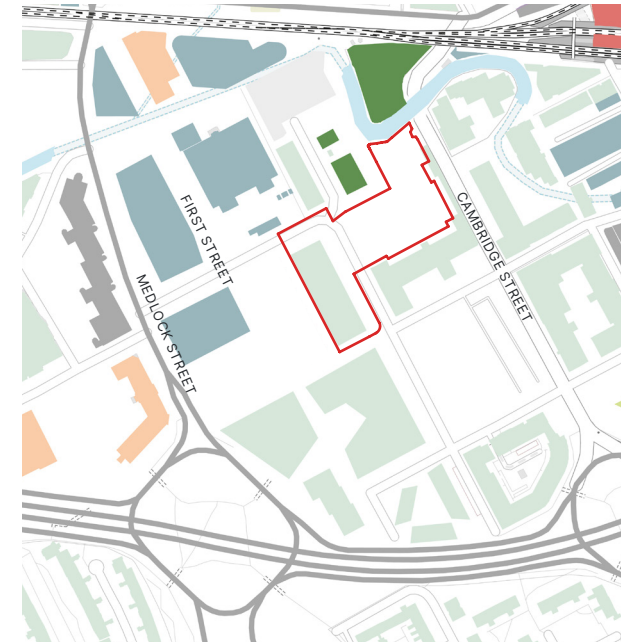


Figure 12.6b - proposed land use

12.7 Building Heights

N NOT TO SCALE



Figure 12.7a - Existing building heights

Key

- Site boundary
- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- 11-13 Storeys
- 14-16 Storeys
- 17-20 Storeys
- 21-30 Storeys
- 30+ Storeys

N NOT TO SCALE



Figure 12.7b - Proposed building heights

12.8 Movement and Linkages

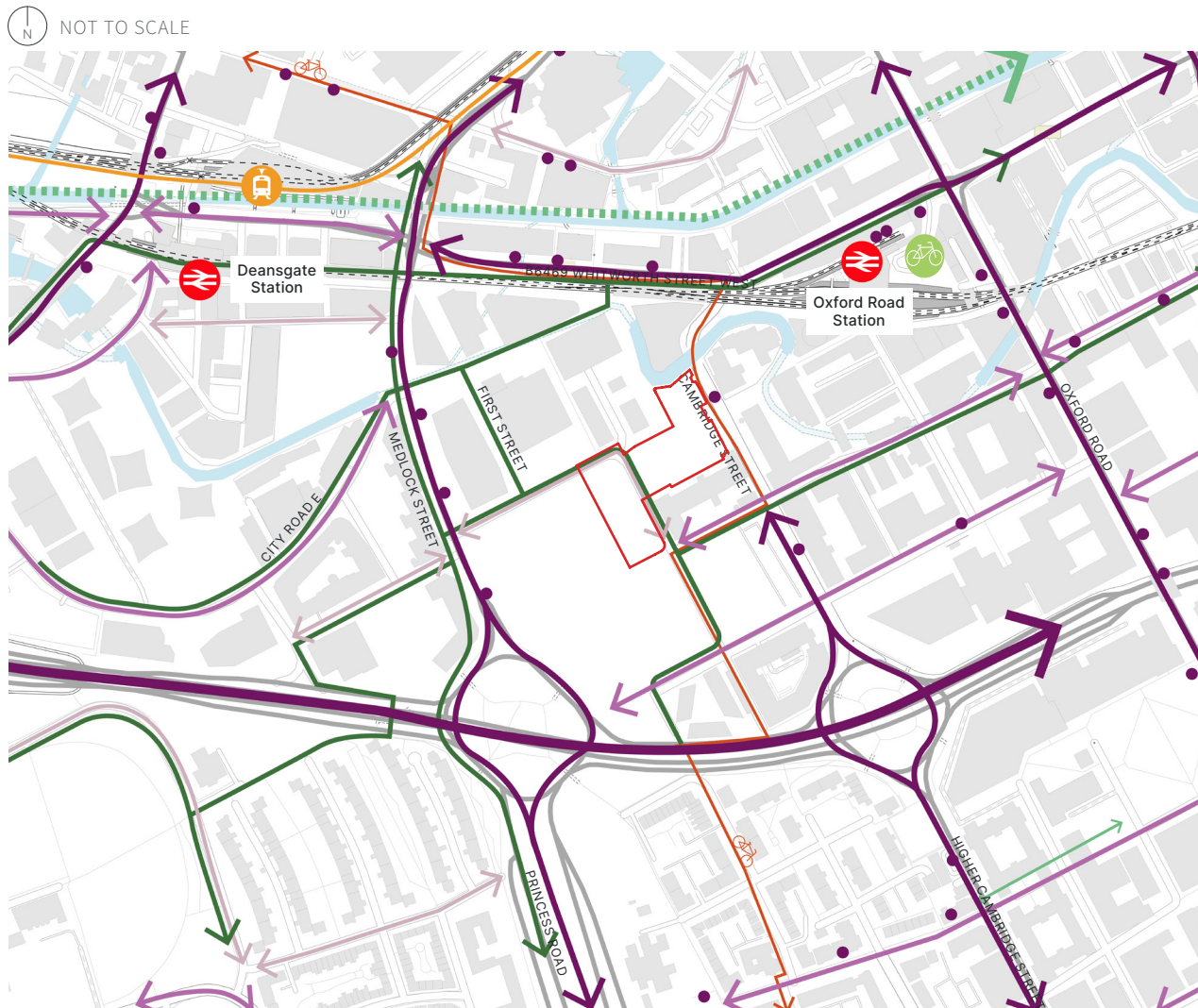


Figure 8a of Appendix 3 - Existing movement and linkages

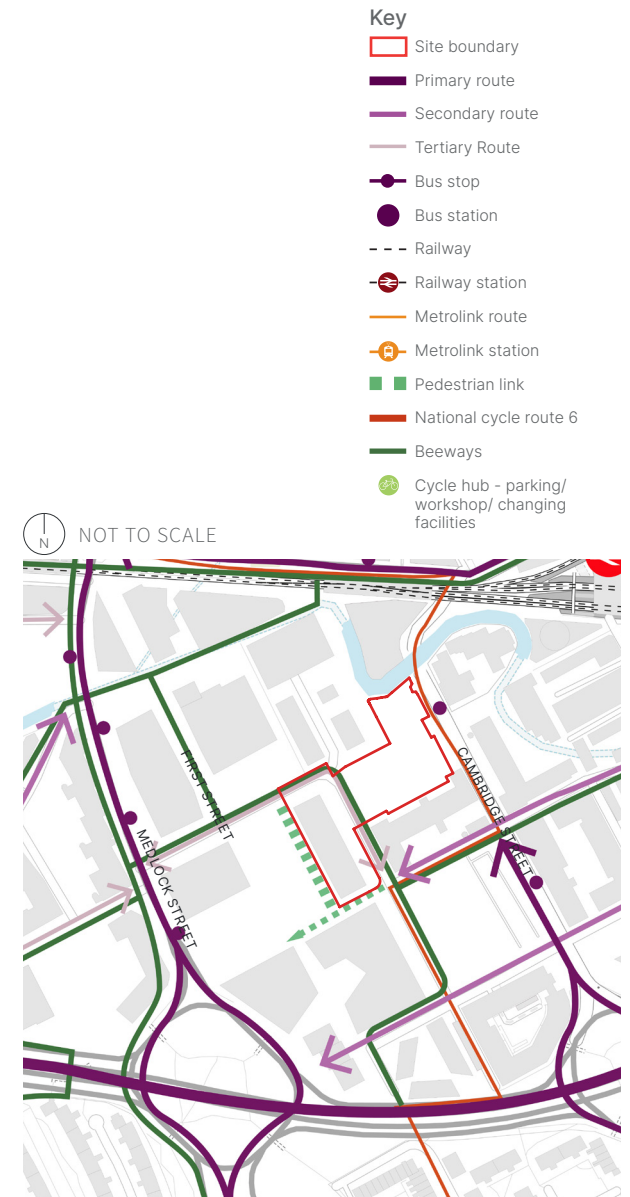


Figure 8b of Appendix 3 - Proposed movement and linkages

12.9 Public Open Space and Public

NOT TO SCALE



Figure 12.9a - Existing environmental designations and public open space

Key

- Parks and gardens
- Amenity green space
- Playing fields
- Public squares

NOT TO SCALE

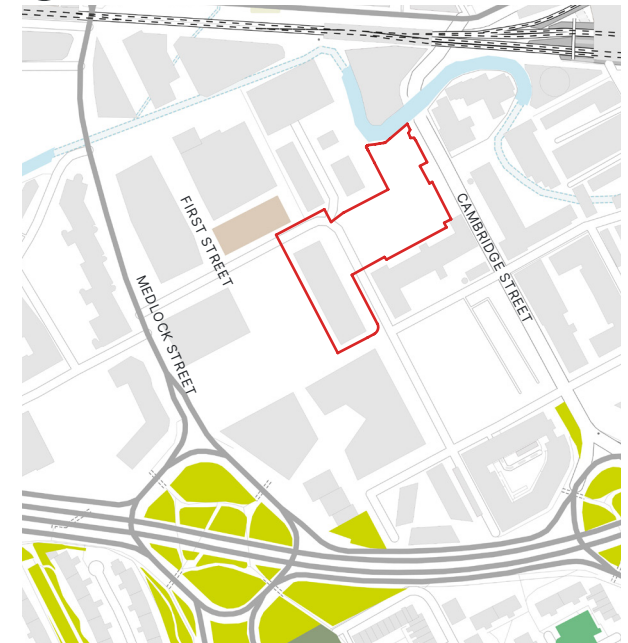


Figure 12.9b - proposed public open space

12.10 Site Analysis

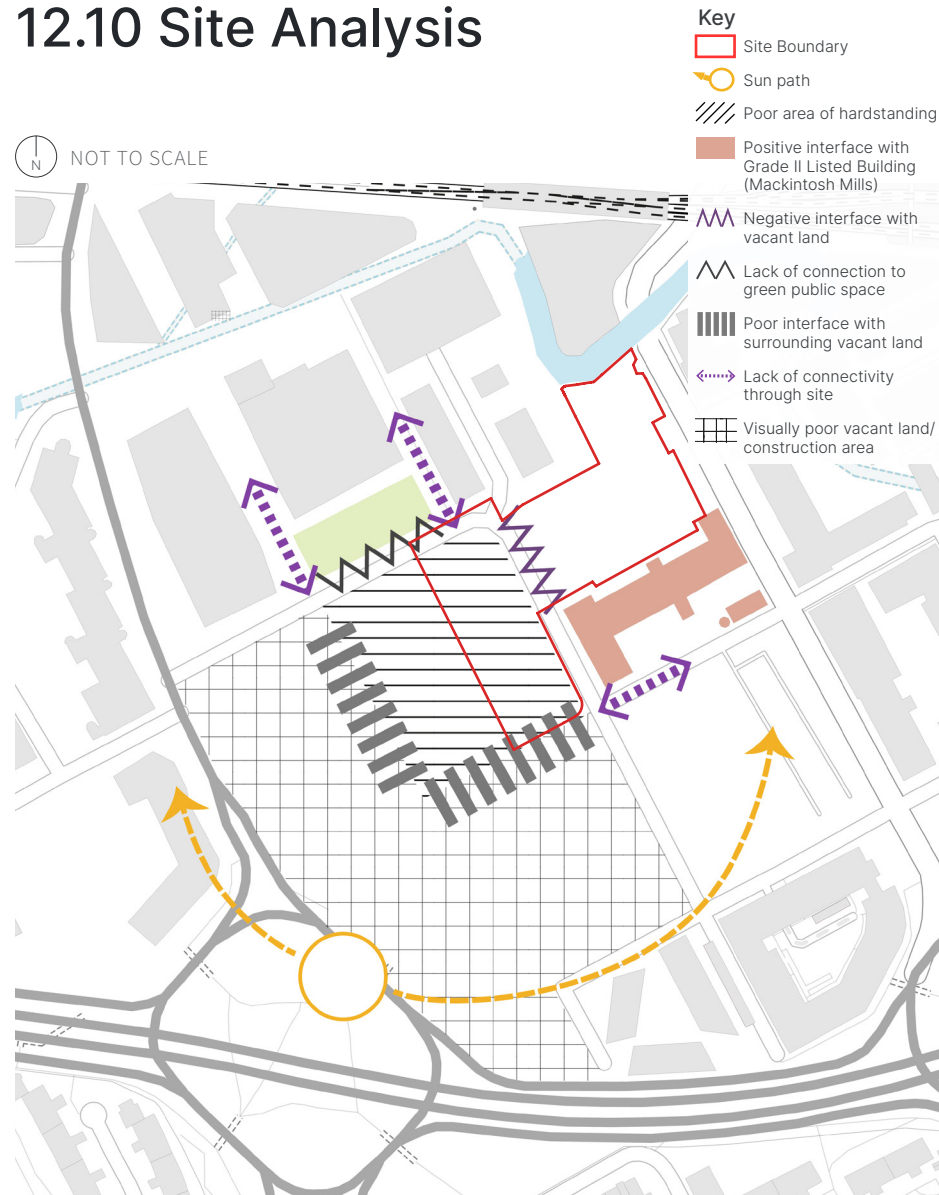


Figure 12.10a of Appendix 3 - Existing site analysis

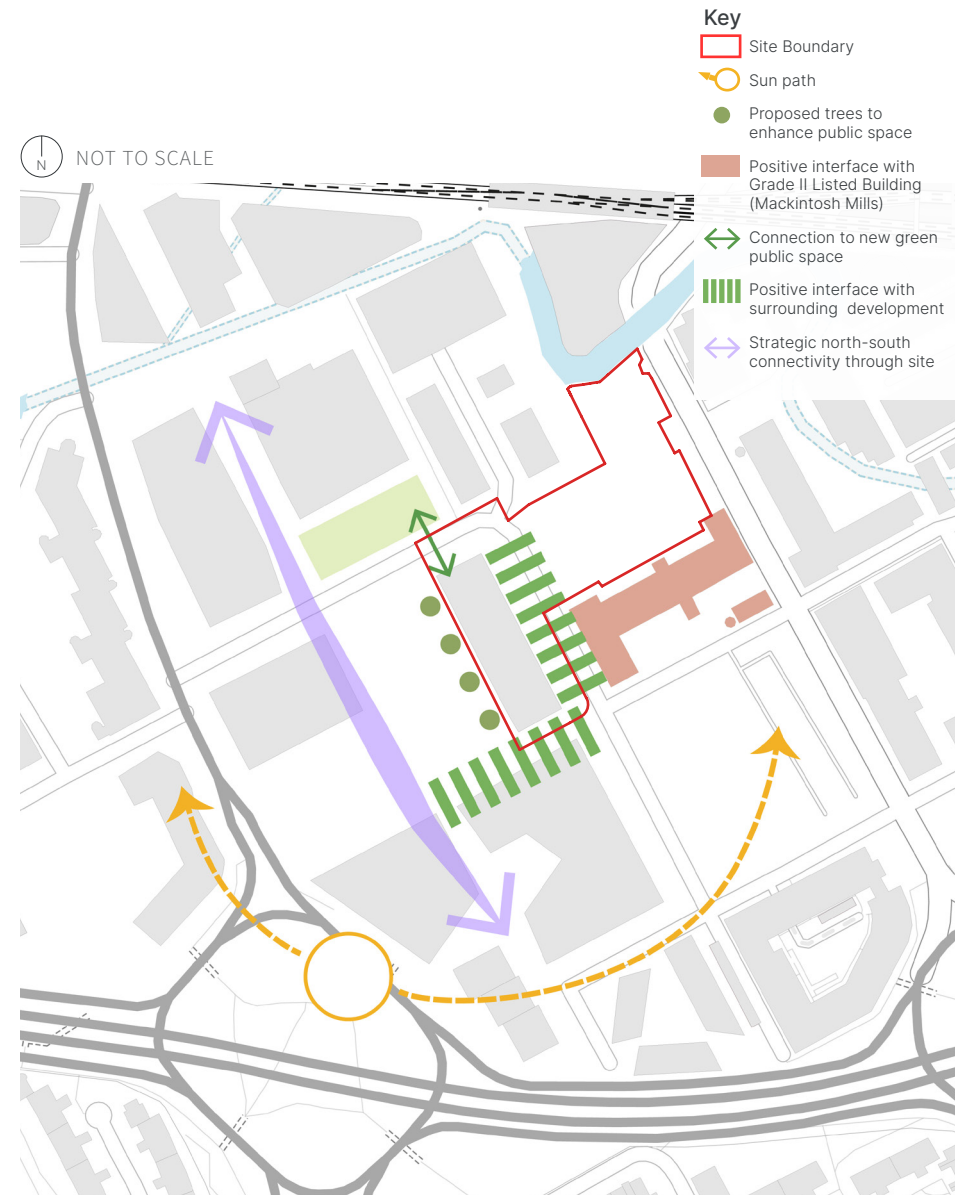


Figure 12.10b - Proposed site analysis

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