

AUSTRALIAN TURKISH MARIFF FOUNDATION

2 Percy Street, Auburn - Site Viewline Review

OCTOBER 2017

P M D L 





**AUSTRALIAN TURKISH
MAARIF FOUNDATION**

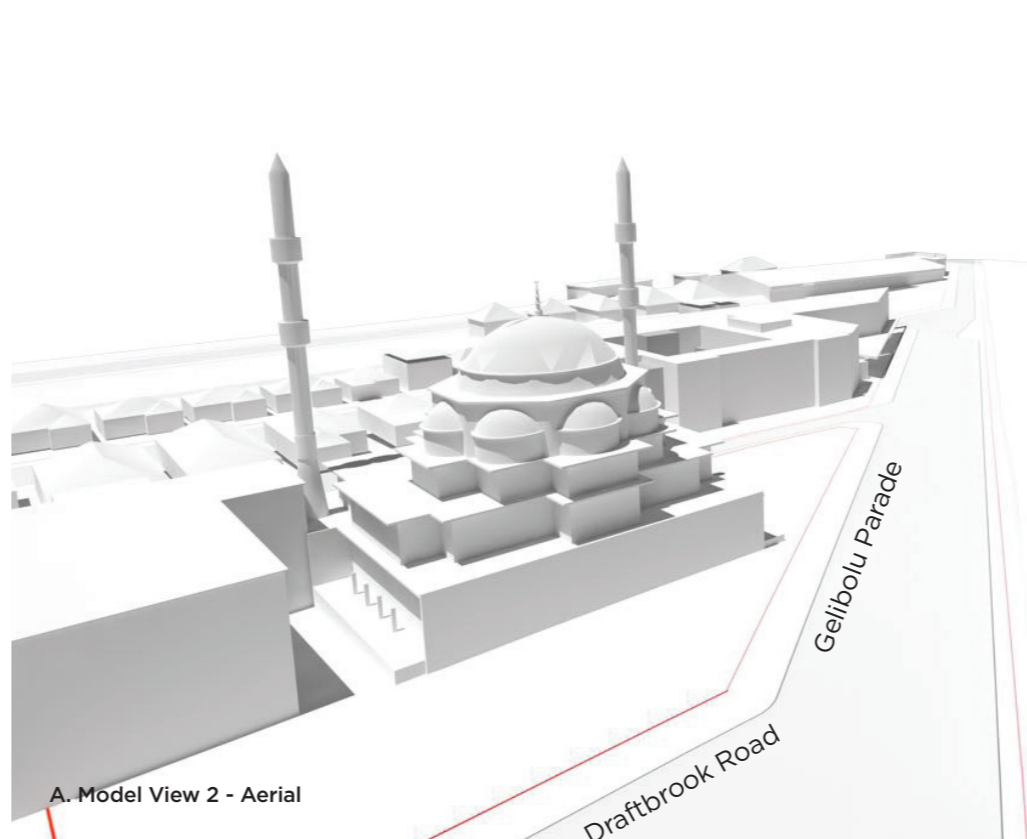
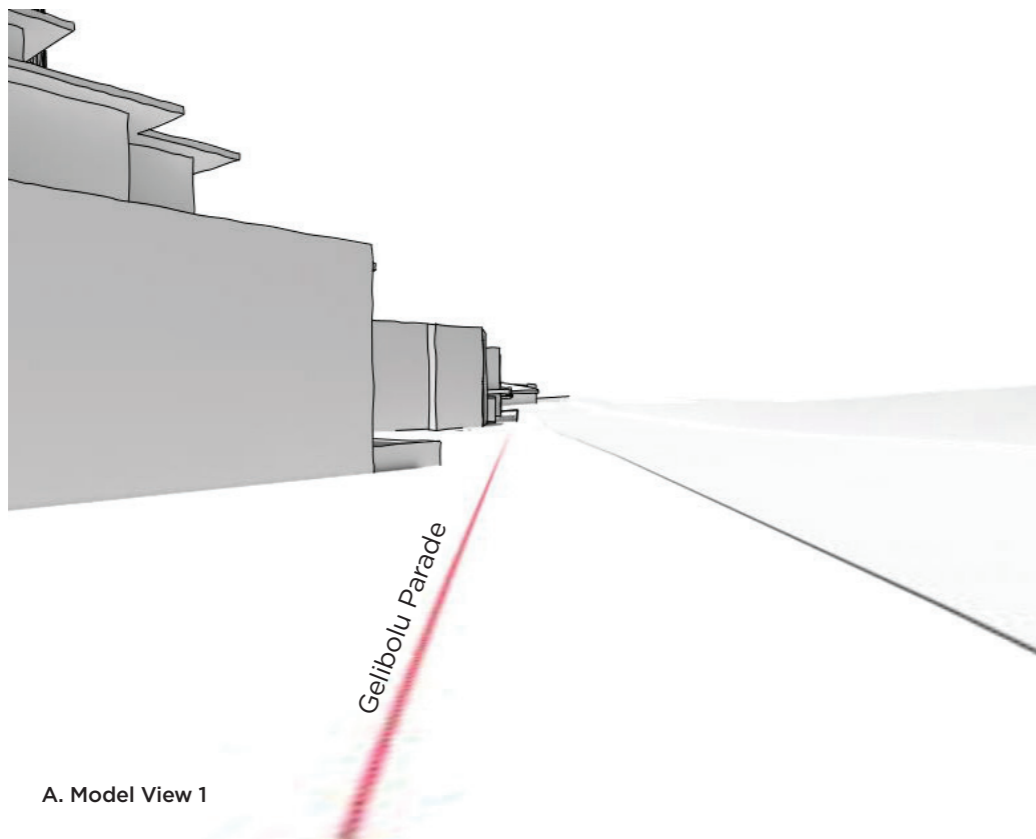
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EXISTING CONTEXT - LOOKING FROM THE MOSQUE TOWARDS THE PROPOSED SCHOOL SITE



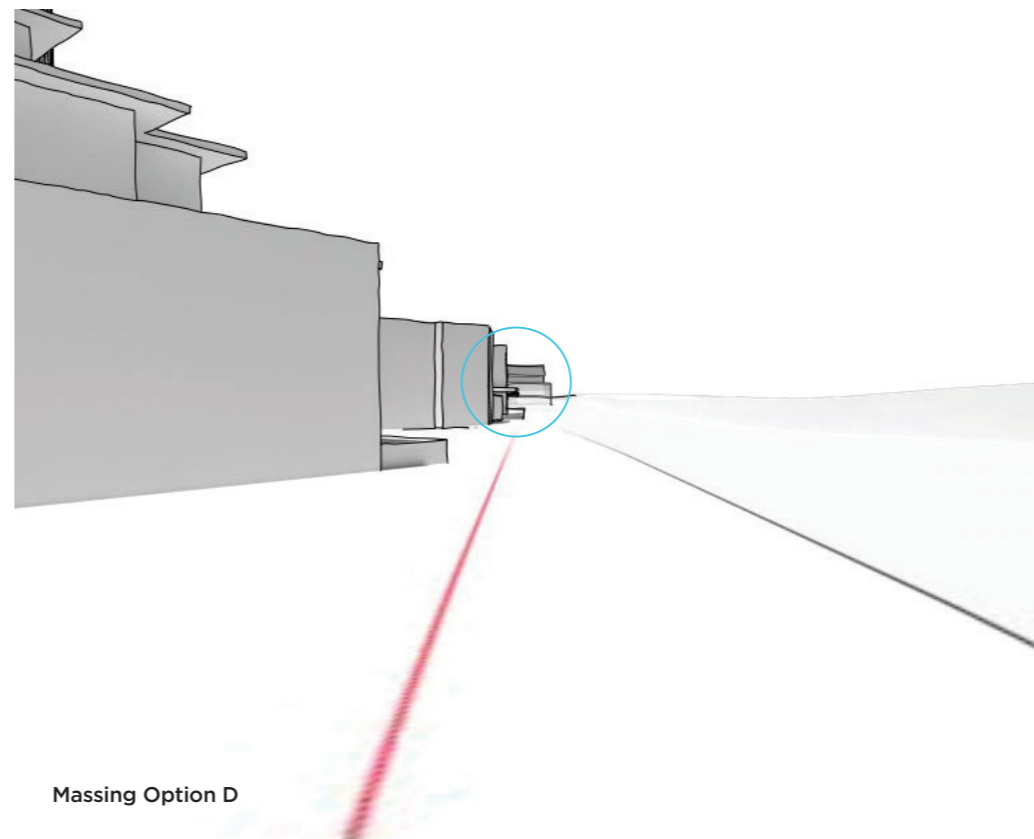
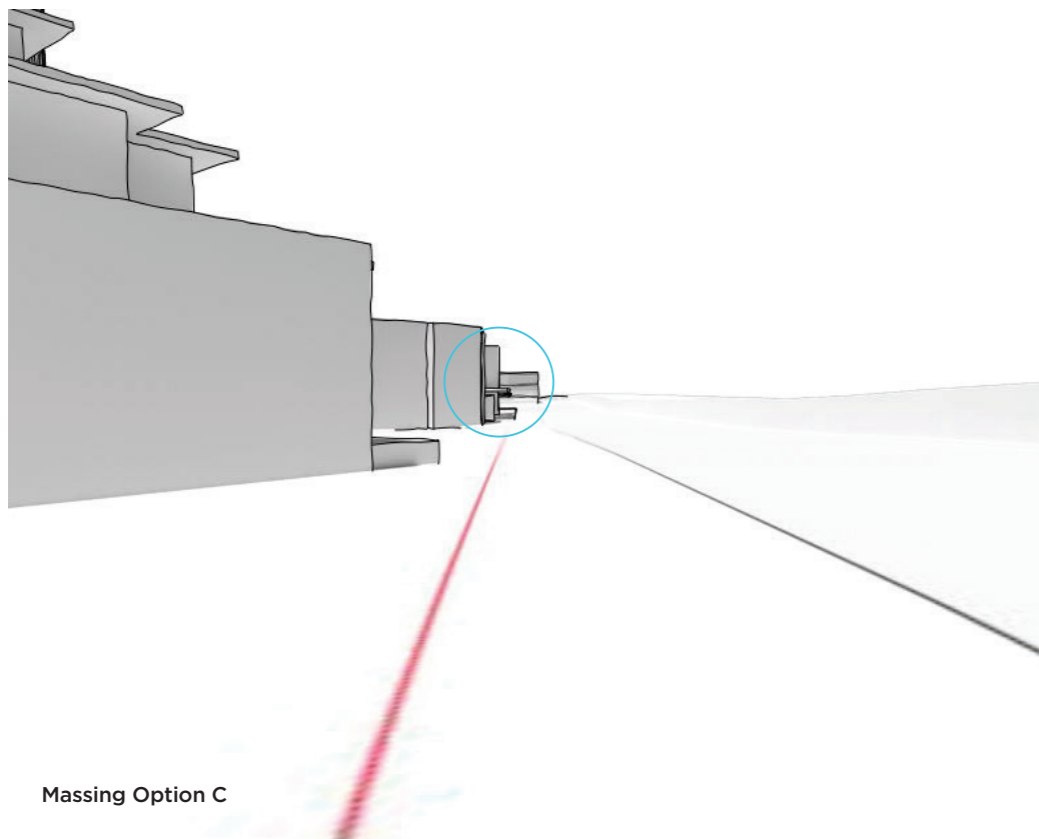
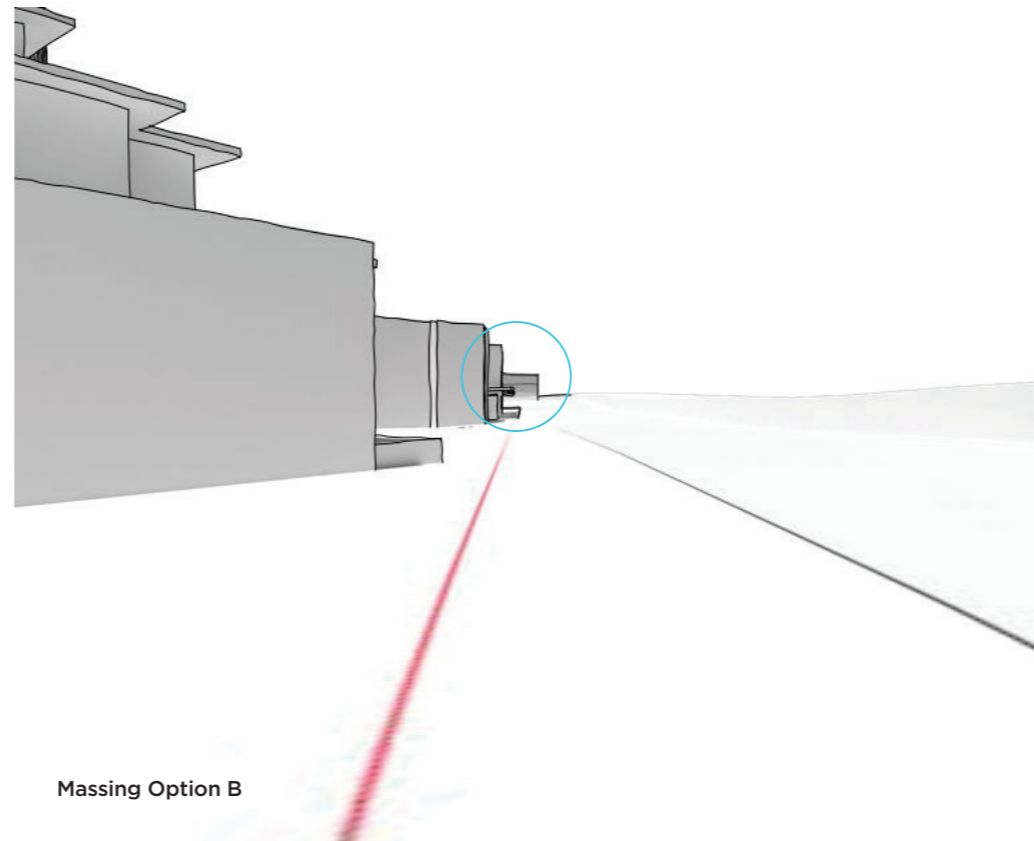
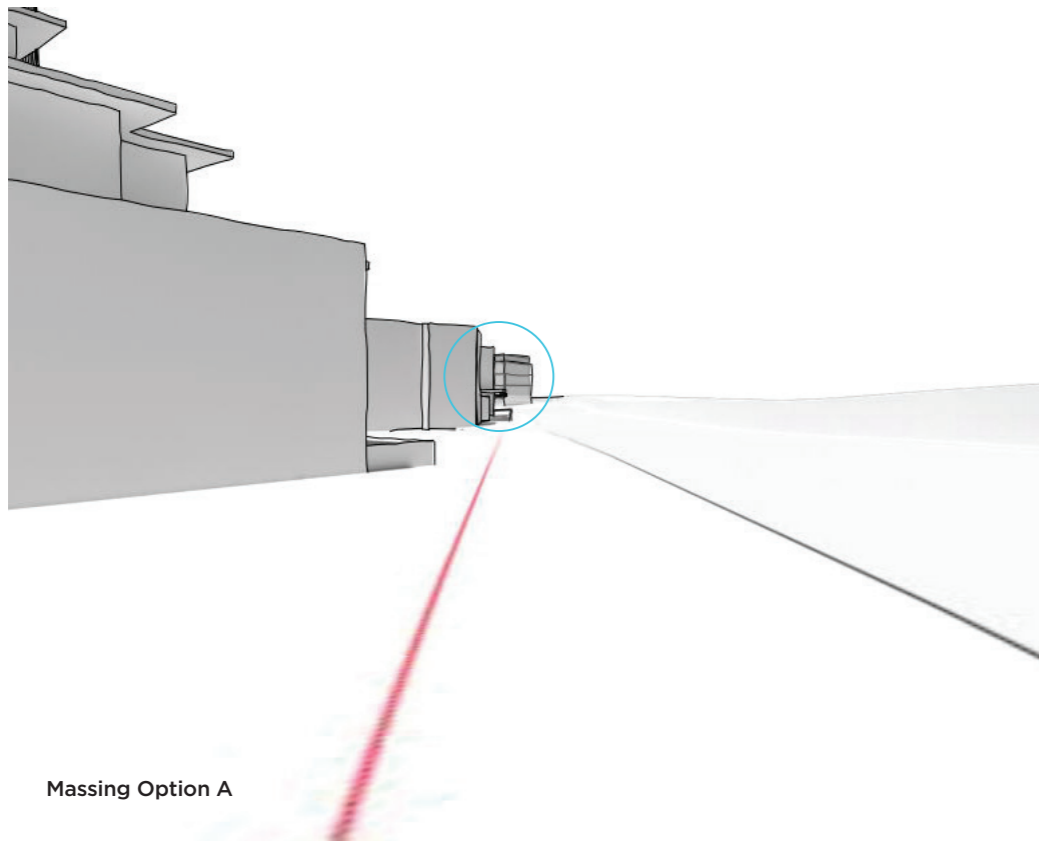
These images show the existing situation in relation to the views from the Mosque. In particular the key view corridor, which is looking south/west down Gelibolu Parade.

The proposed school site is some 250 metres south/west of the Mosque and the existing 2-3 storey building on the site is not recognisable from this perspective.



VIEW POINT KEY MAP

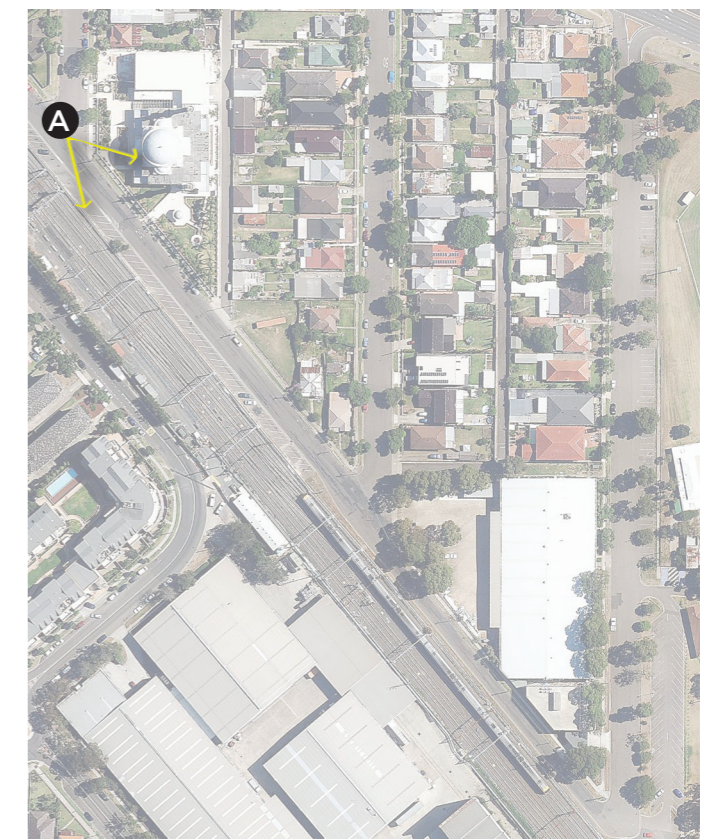
MASSING OPTIONS - LOOKING FROM THE MOSQUE TOWARDS THE PROPOSED SCHOOL SITE



The purpose of these images is to demonstrate the likely visual impact of the possible built form options on the proposed school site. These massing options represent a “worst case” scenario of built form options and are further exemplified on page 9 of this report.

These images demonstrate that future views from the Mosque to the school site will not be determinably impacted or disrupted by any possible further development of the site.

It is worth noting that these images do not take into account existing street vegetation and other elements that disrupt the view line along Gelibolu Parade.



EXISTING CONTEXT - LOOKING FROM THE PROPOSED SCHOOL SITE TOWARDS THE MOSQUE

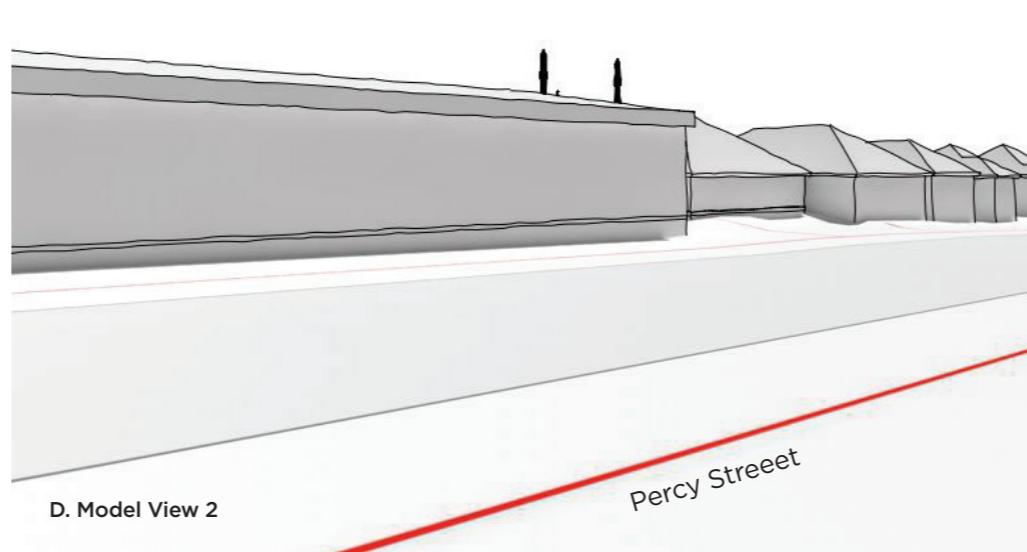
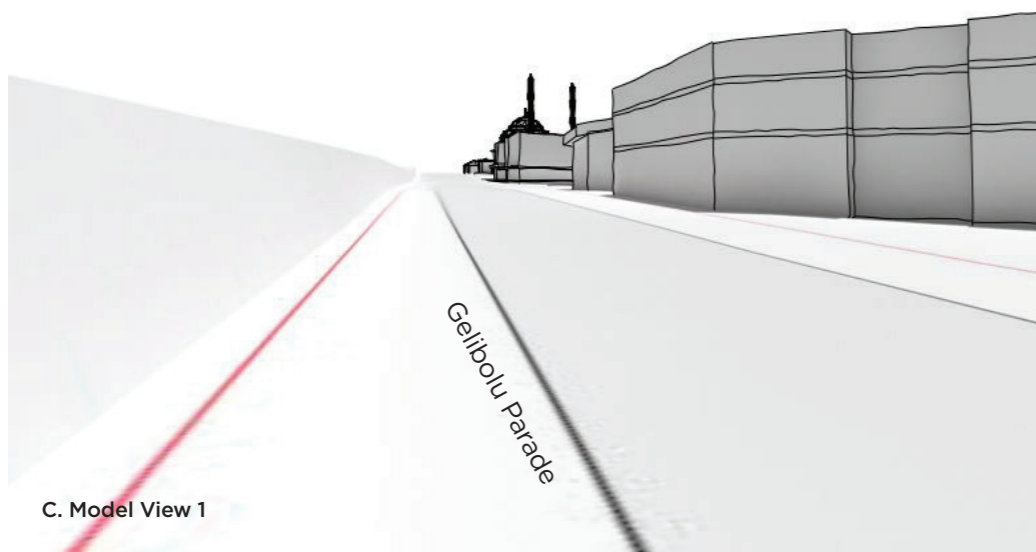


As can be seen from the photographs, the Mosque is not identifiable from the existing street due to built forms and trees and other vertical elements.

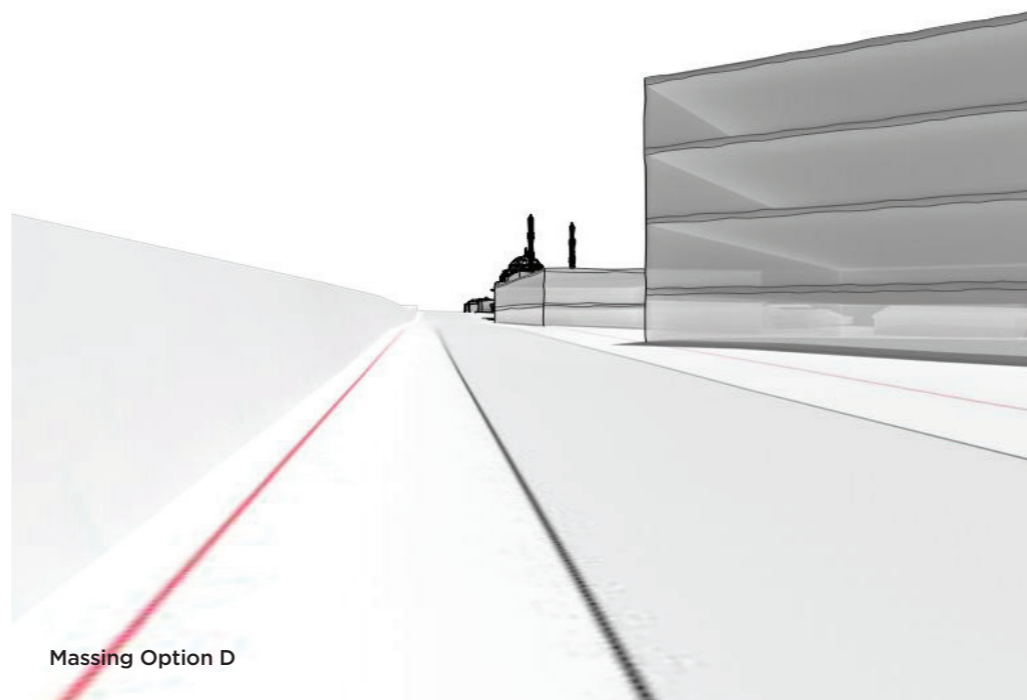
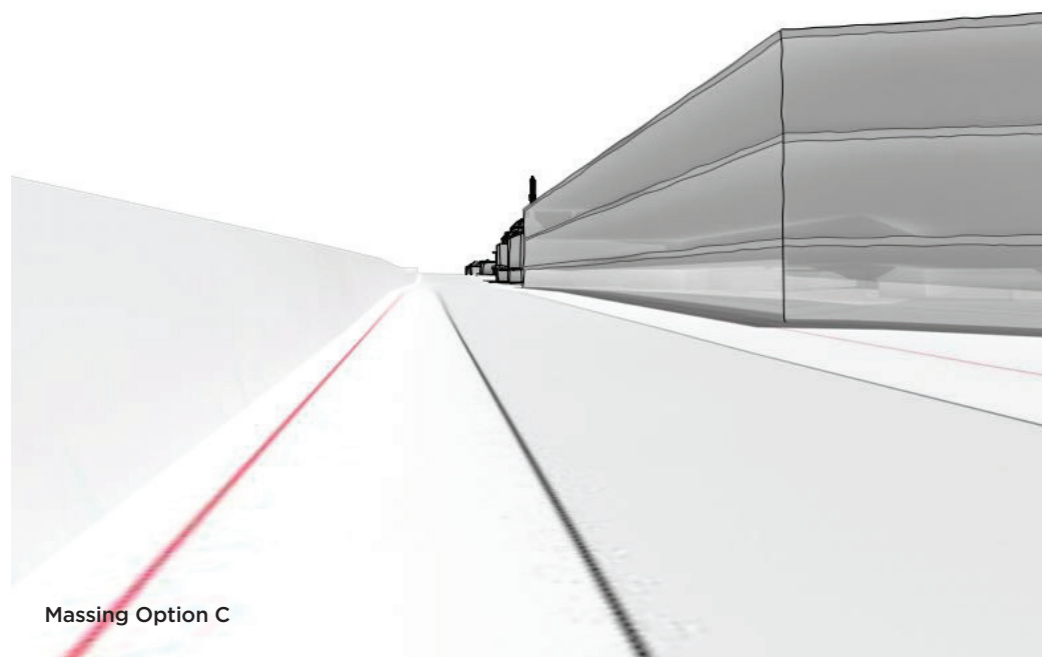
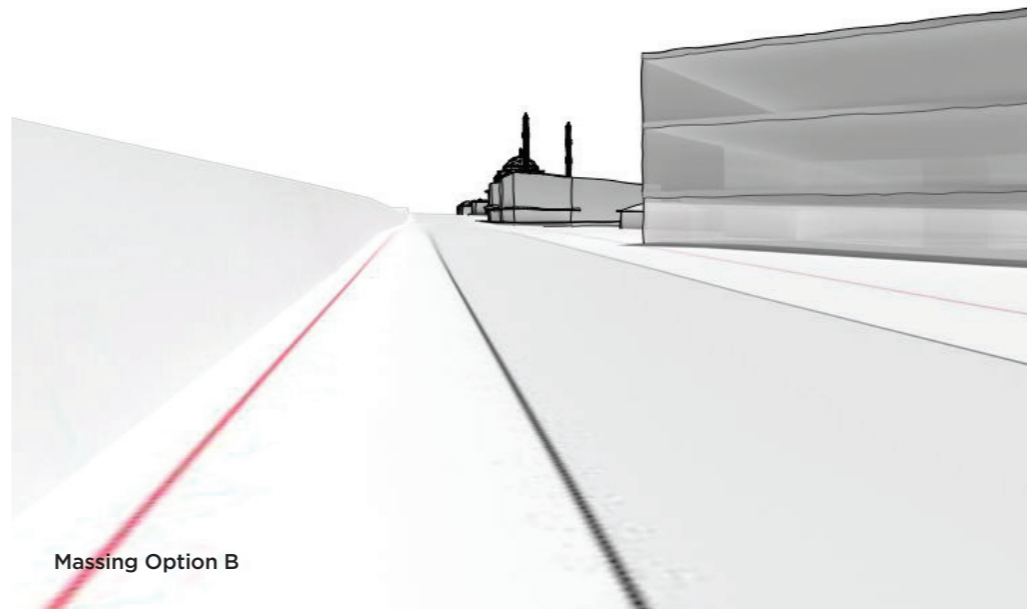
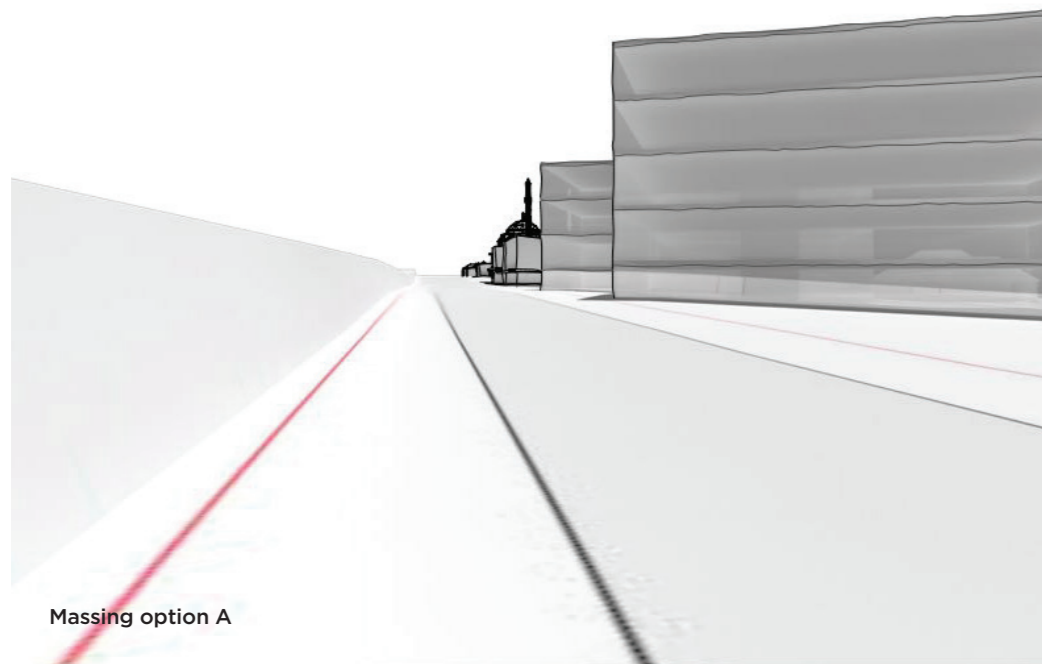
These are the key views from the proposed school site looking towards the Mosque. Model View 1 is looking north from point C in a north/western direction along Gelibolu Parade. A glimpse of the minarets and part of the dome of the Mosque can be seen in the background.

From Percy Street, point D looking back towards the Mosque, the minarets can be seen above the existing building.

Noting these drawings provide no context in terms of other visual clutter such as trees and power poles etc.



MASSING OPTIONS - LOOKING FROM THE PROPOSED SCHOOL SITE TOWARDS THE MOSQUE



The images presented are the four possible built form scenarios that may be considered for the subject site. These concepts are further shown in a broader context on Page 9 of this report.

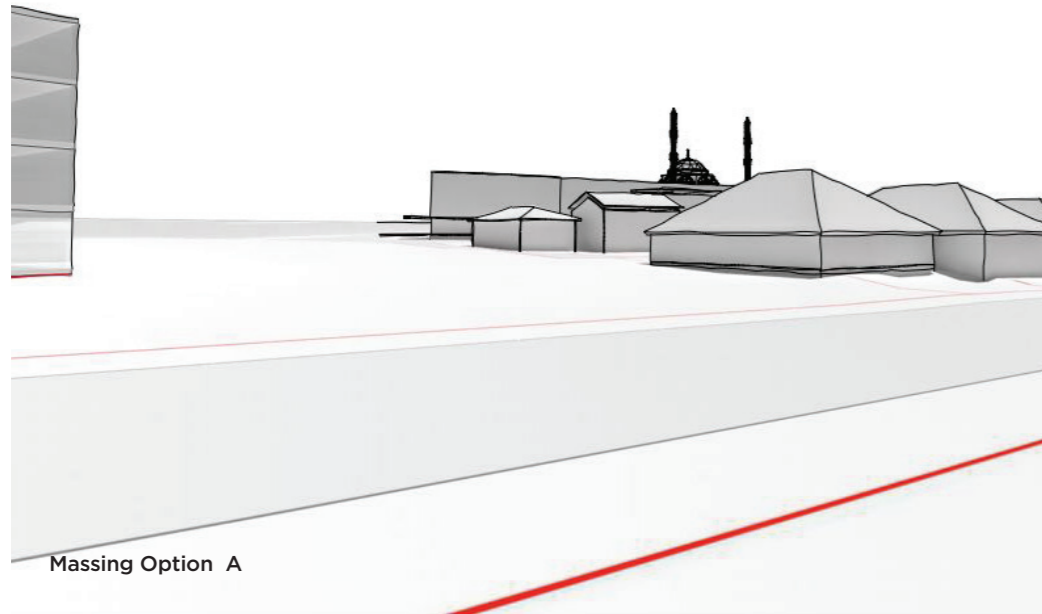
These images consider the massing options looking from the Key View Point C, looking north/west along Gelibolu Parade towards the Mosque.

In all situations the minarets and dome outline remain visible, with the view largely impacted by the existing newly built aged care facility.

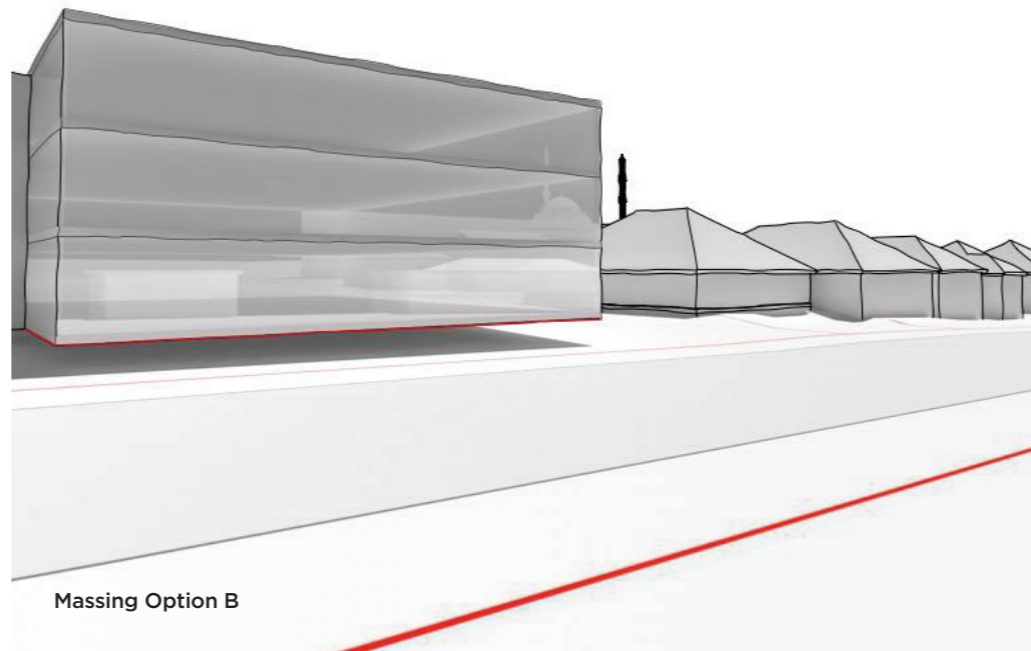
This view line has not taken into account existing vegetation or other vertical elements that impact and disrupt the view. Thus any change in built form will not impact views to the mosque.



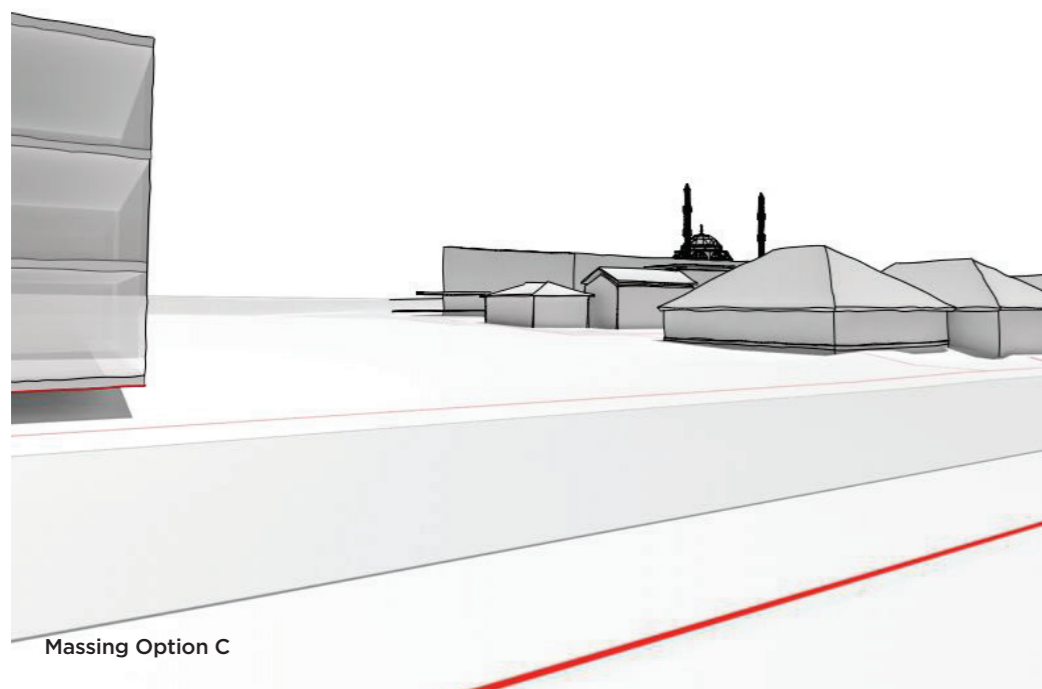
MASSING OPTIONS - LOOKING FROM THE PROPOSED SCHOOL SITE TOWARDS THE MOSQUE



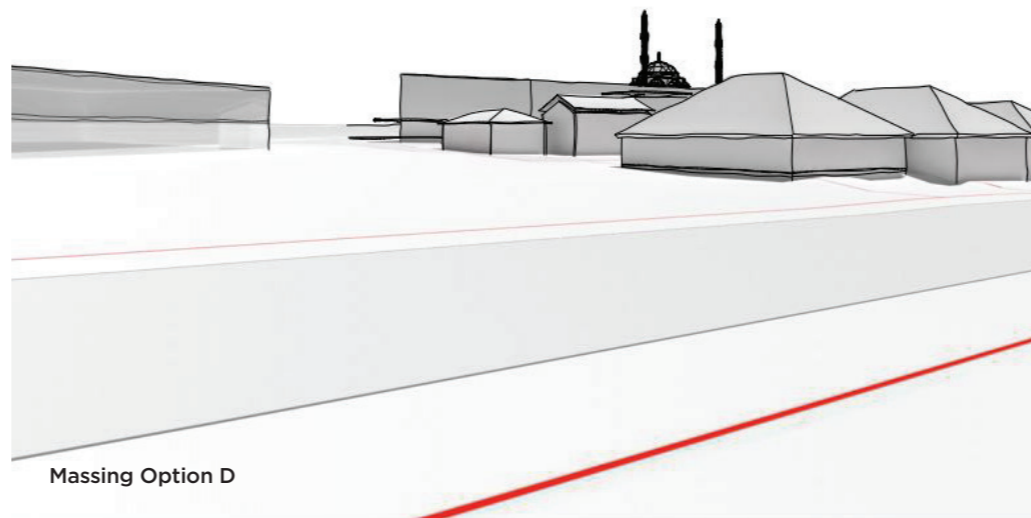
Massing Option A



Massing Option B



Massing Option C



Massing Option D

This is a collection of the massing options and how they may potentially impact the view line from Percy Street back to the Mosque. Noting, as shown on Page 6, D. Model View 2, the existing two, three storey building blocks most view lines and allows only for a glimpse of the minarets.

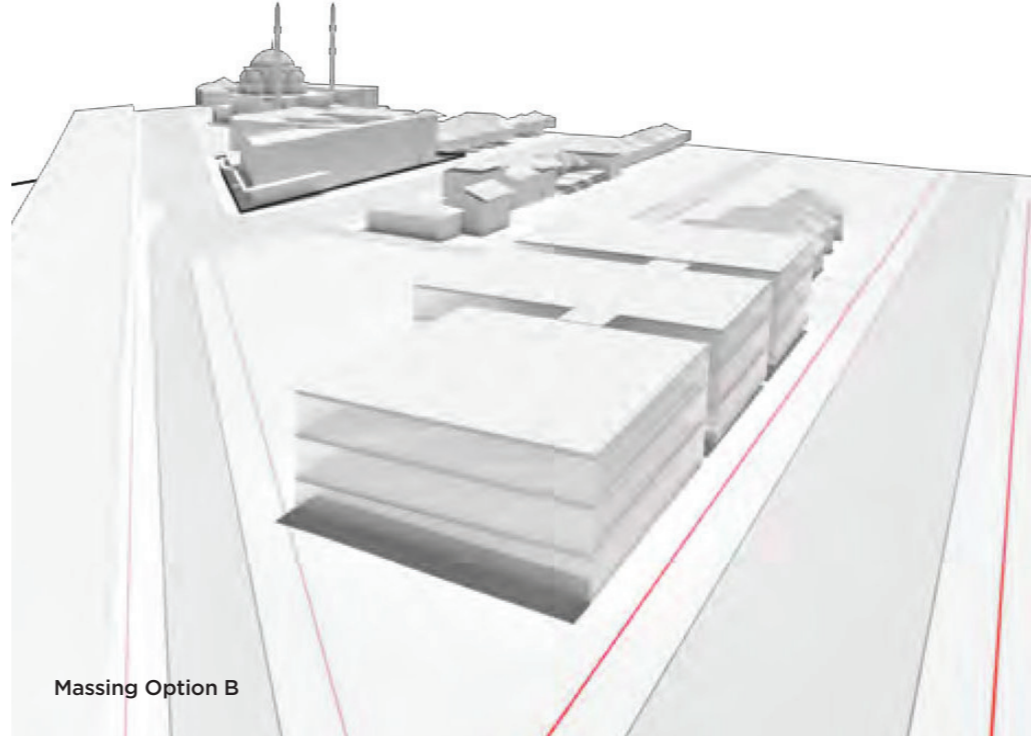
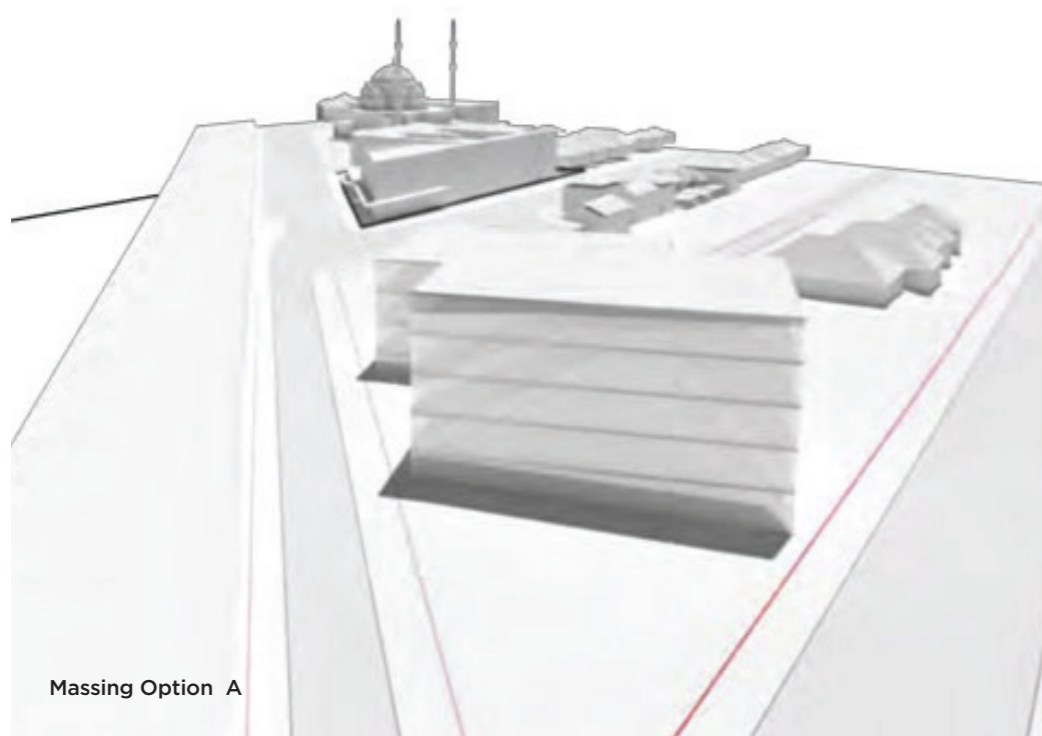
Noting that existing vegetation and other vertical elements are likely to obscure any potential view of the Mosque.

These examples show how the upper level views to the Mosque may potentially be improved from this location if different building mass options are considered. This allows an opportunity to consider further how best to position the future buildings at development application stage.

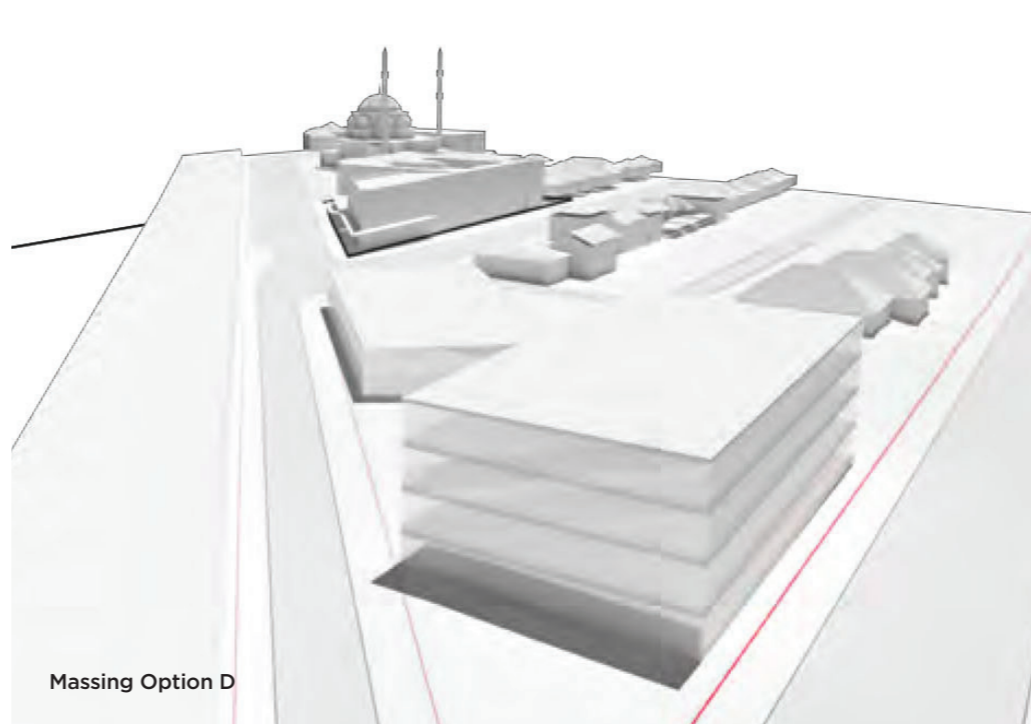
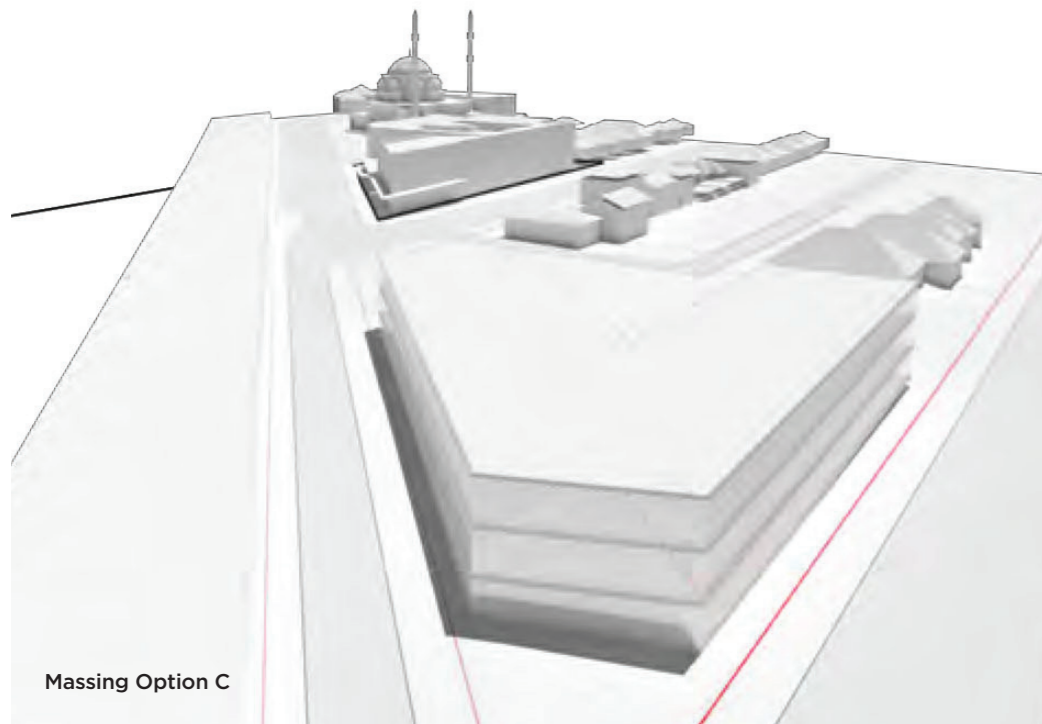


VIEW POINT KEY MAP

MASSING OPTIONS - AERIALS



These four massing options represent potential built forms for the site that may be considered at DA stage. These are the four options tested in the view analysis review the subject of this report. They are provided for information and context of this review.



VIEW POINT KEY MAP

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