

ITEM 5 (b)

Issue/ Objection:
Visual Impact

Description:
The visual impact analysis submitted with the application fails to accurately identify the visual impact of the proposal as viewed from East Circular Quay and the Opera House and is misleading by stating that the existing development is not visible from these vantage points. The proposal will form a visible backdrop and is likely to detrimentally impact on the significance of the Rocks heritage conservation area. The development would be substantially less visible from these vantage points if it complied with the approved SCRA envelope. An accurate and comparative view loss study should be carried out to determine if the substantial increase of the building envelope has an acceptable level of impact or if a more skilful and modest design could mitigate the visual impacts arising from the proposed building envelope.

Response
As illustrated in our drawings, the proposal has negligible visual impact as viewed from East Circular Quay and the Opera House. Updated diagrams showing impacts from a SCRA compliant scheme and the proposed development have been provided from Opera house and East Circular Quay. The images have been enlarged for transparency and ease of viewing. Against the backdrop of the cityscape, any encroachment over the SCRA envelope is barely visible when viewed from a distance with the naked human eye

02510m

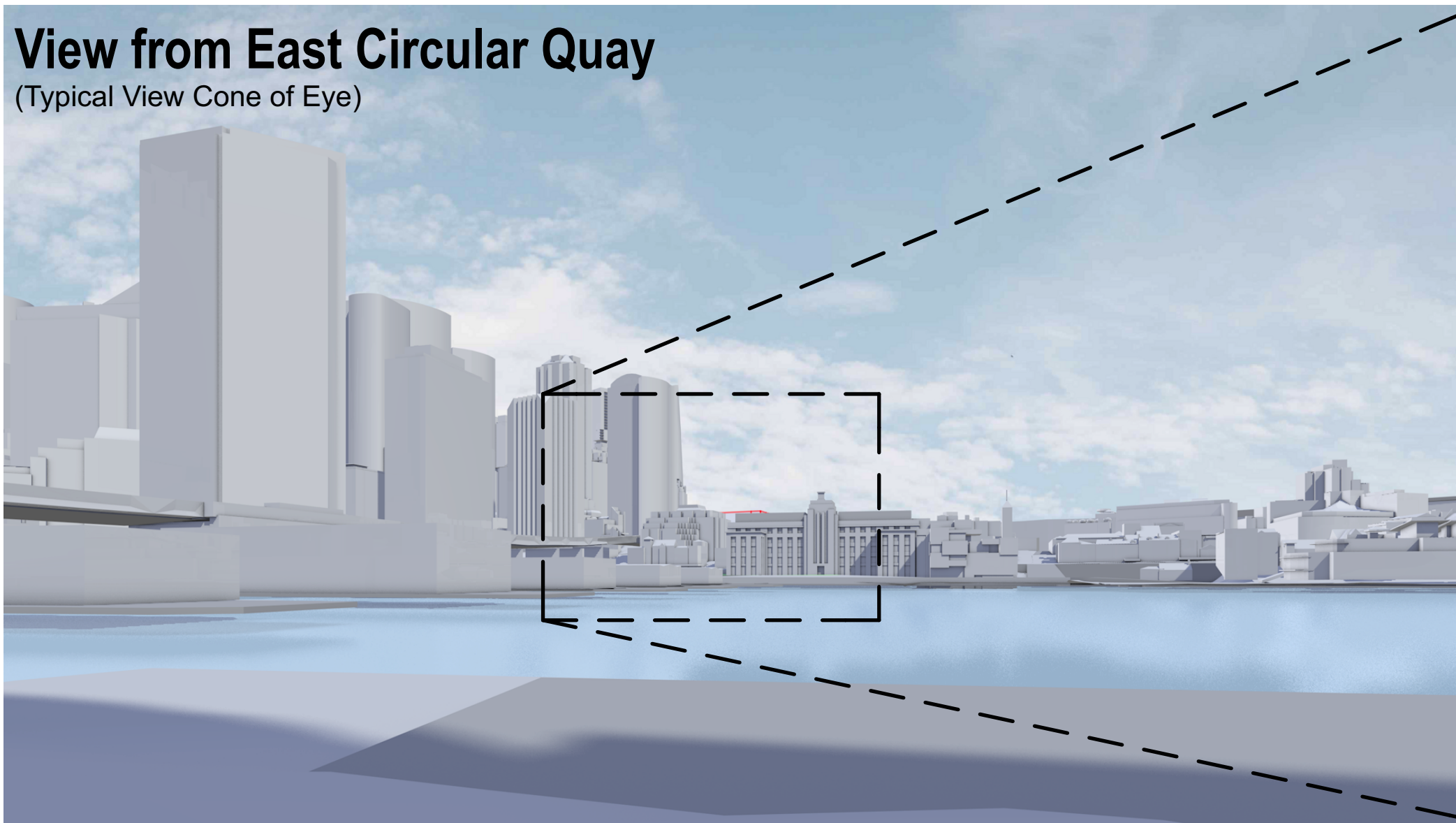
GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

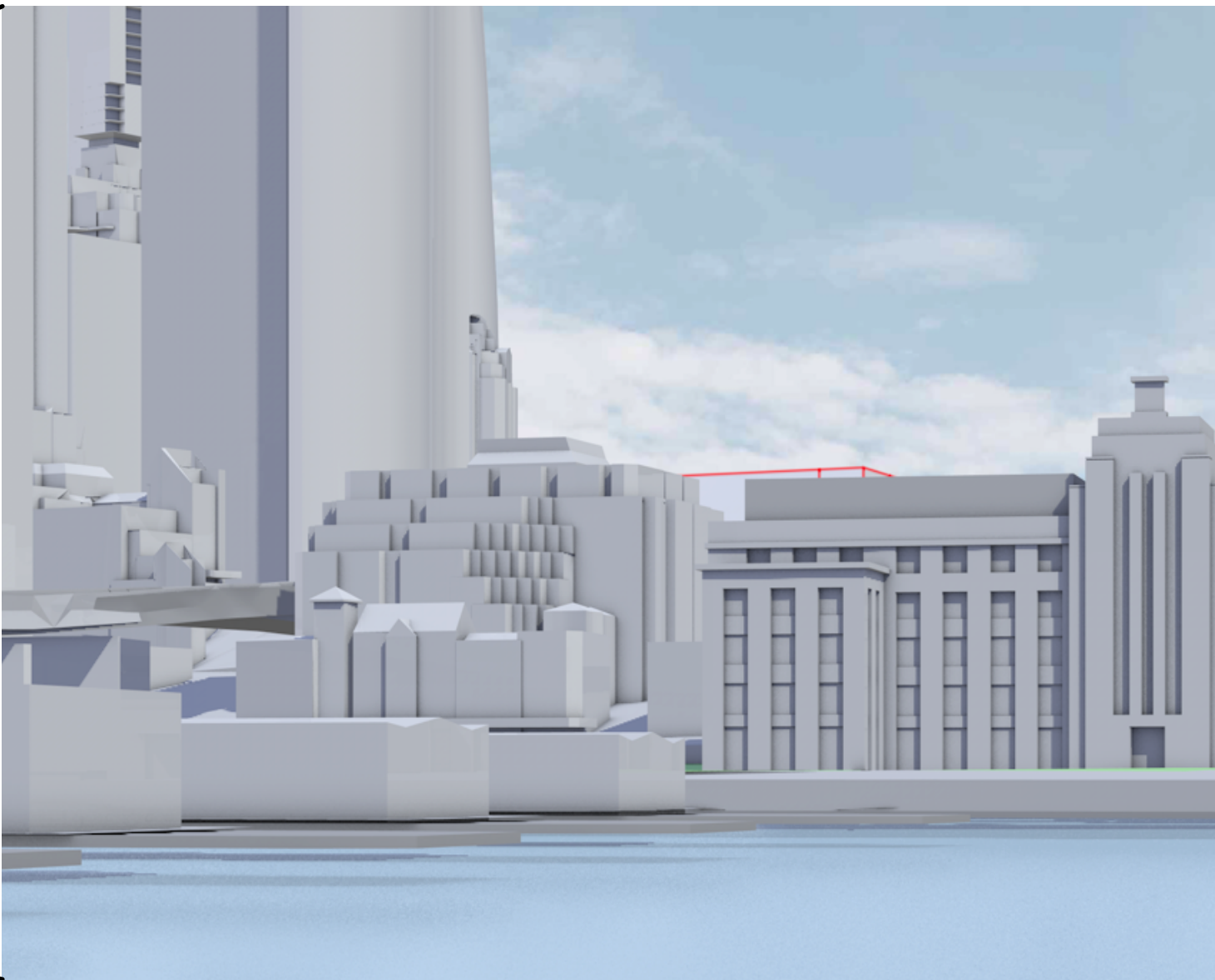
LEGEND

RED LINE INDICATES SCRA ENVELOPE

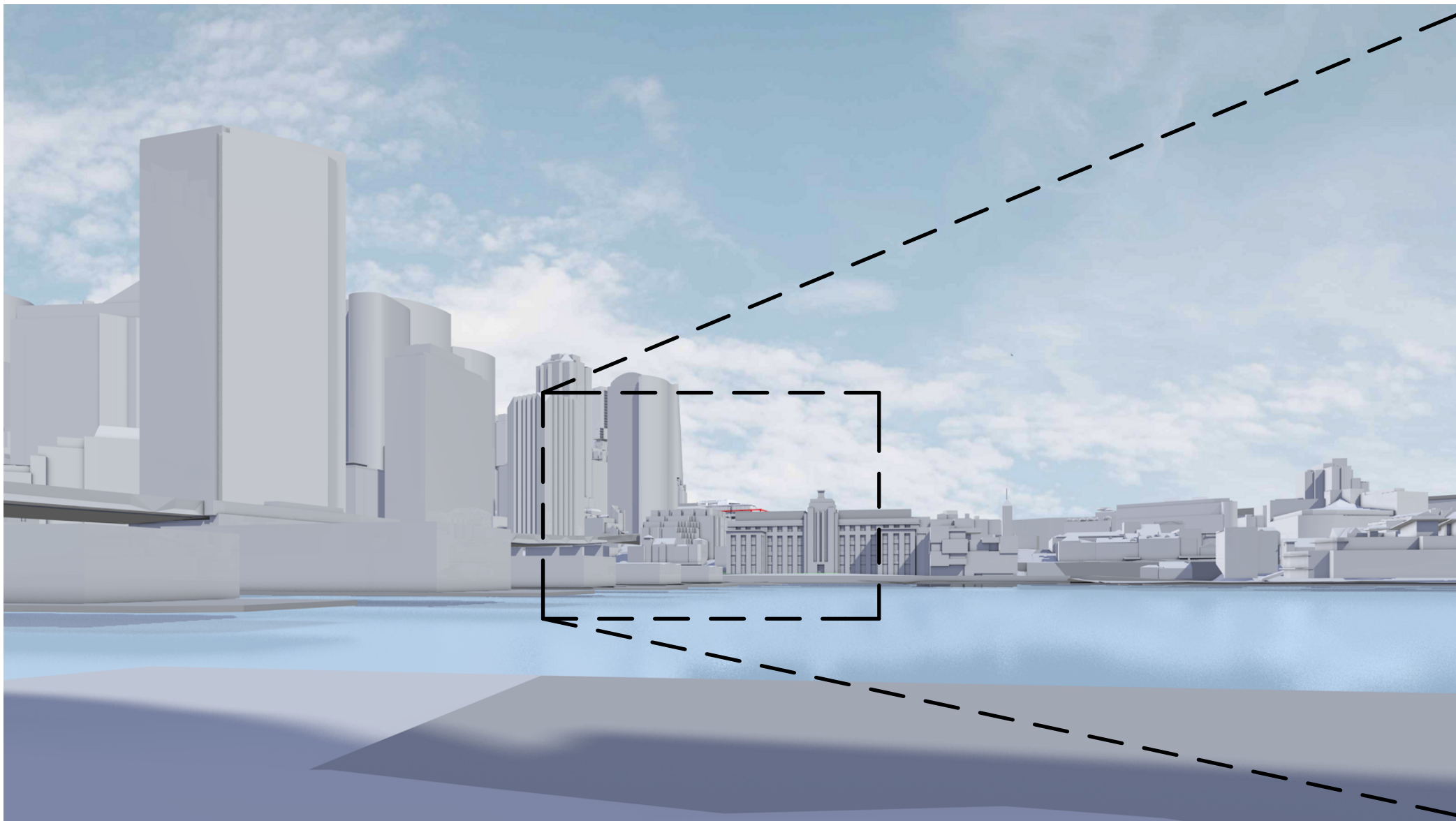
View from East Circular Quay
(Typical View Cone of Eye)



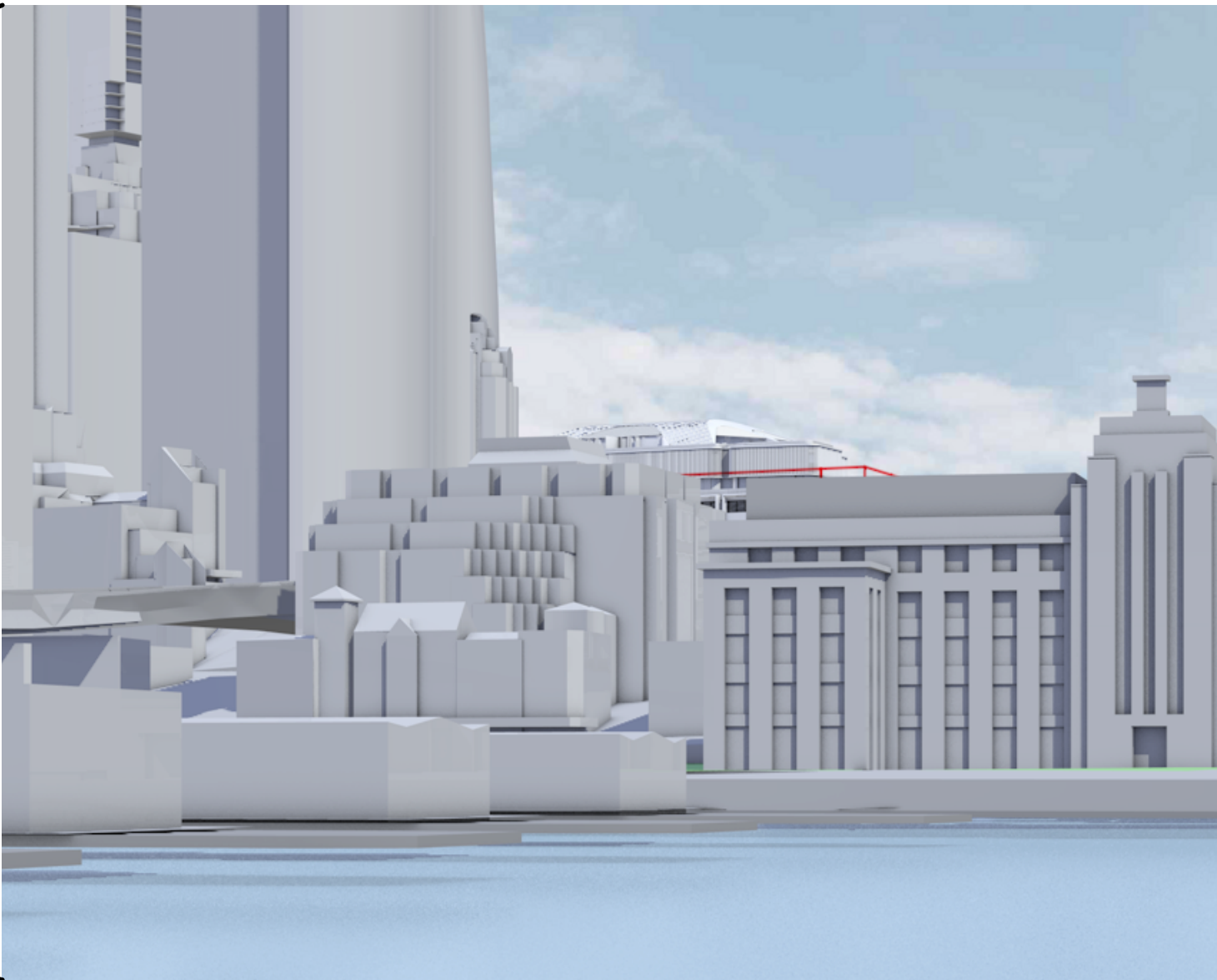
1 PLAN SCRA Envelope Viewed from Opera House
NTS



2 PLAN SCRA Envelope Viewed from Opera House
NTS



3 PLAN Proposal Viewed from Opera House
NTS



4 PLAN Proposal Viewed from Opera House
NTS

REVISION			DATE	DESCRIPTION	BY			
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						NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)		
						PROJECT		
						85 Harrington Street		
						The Rocks		
						GOLDEN AGE & HANNAS THE ROCKS		
TITLE								
CoS Presentation								
ITEM 5 (b)								
SCALE				1:200	@ A2	PROJECT CODE		
DATE				18/10/2017				
SHEET NO.				026		REVISION		

For Review