

ITEM 3.2 (c2)

Issue/ Objection:
Views

Description:
Please provide revised and enlarged images illustrating view impacts from a SCRA compliant scheme and separate comparison images illustrating views impacts from the proposed scheme. Please also state the RL/level within the building the views are taken from and whether views from permanent residential units within Quay West are potentially impacted by the proposed development.

ADG Objective:

Response
Updated diagrams showing impacts from a SCRA compliant scheme and the proposed development have been provided. The images have been enlarged, with approximate RLs provided for each of the view diagrams.

Complies? Yes

02510m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING 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

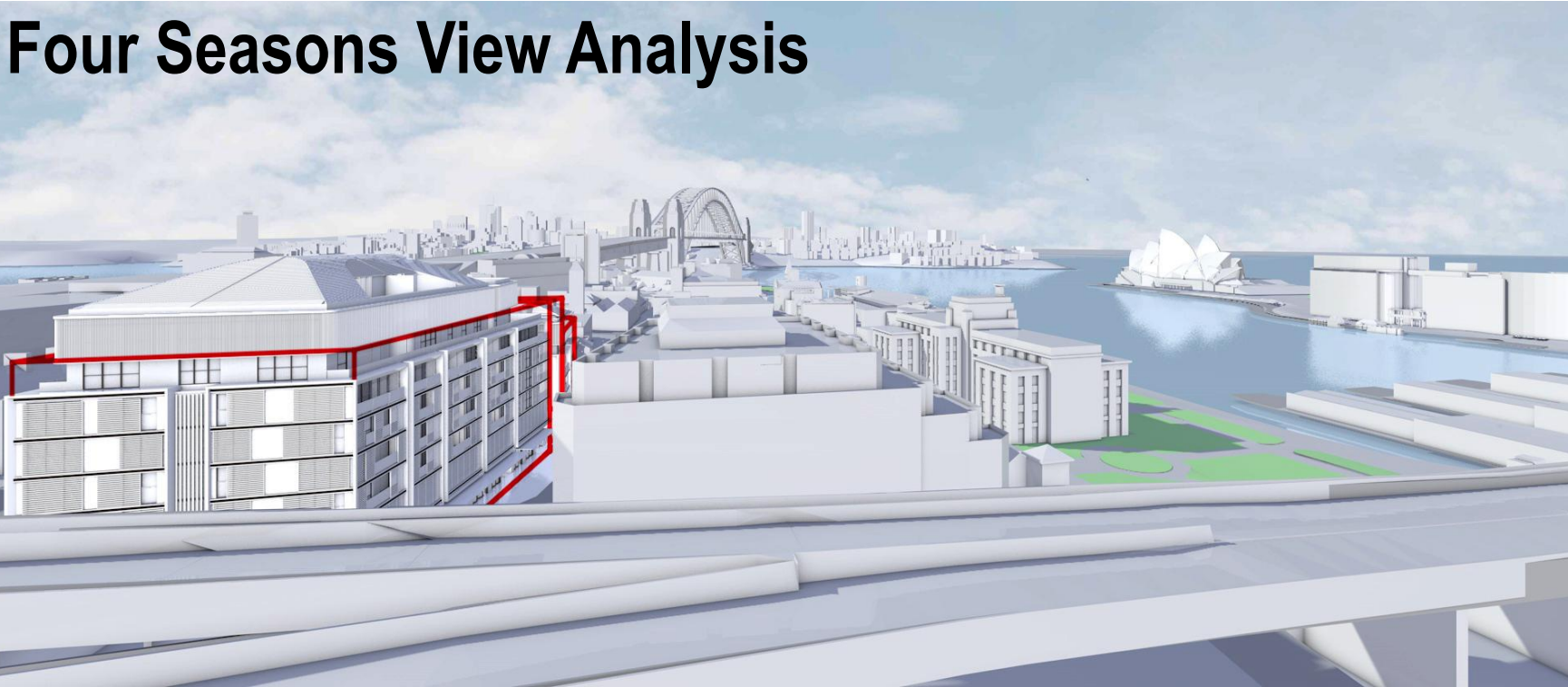
RED LINE INDICATES SCRA ENVELOPE

Response:

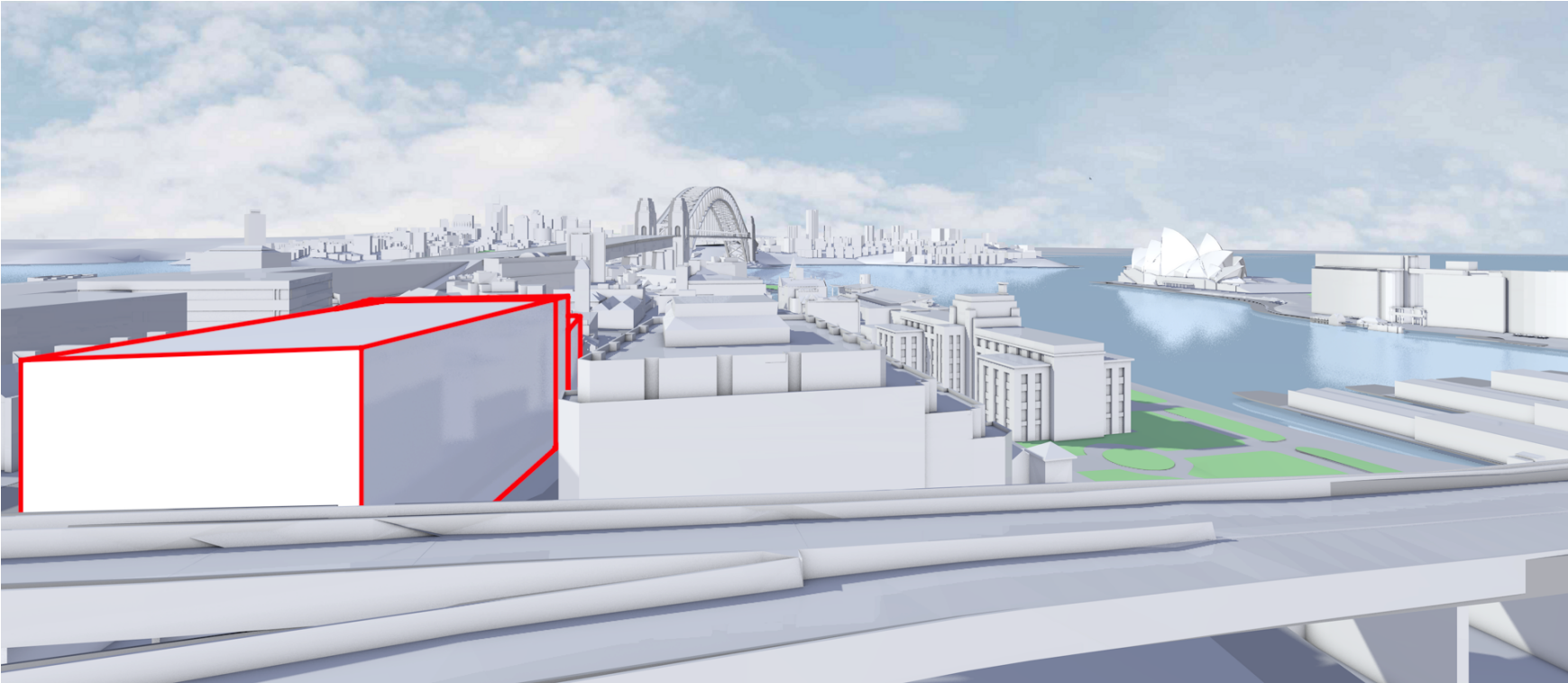
- 1Commercial office stratum lot – from GL to L7
- 2Midrise – Quay West Suites (hotel) – from L8 to L23
- 3Viewing Deck/Communal amenities on L24
- 4High Rise – Permanent/owner occupiers – from L25 to L38 (top).

Based on information received from the strata manager of the Quay West, there will be no impact to permanent resi as they start from L25

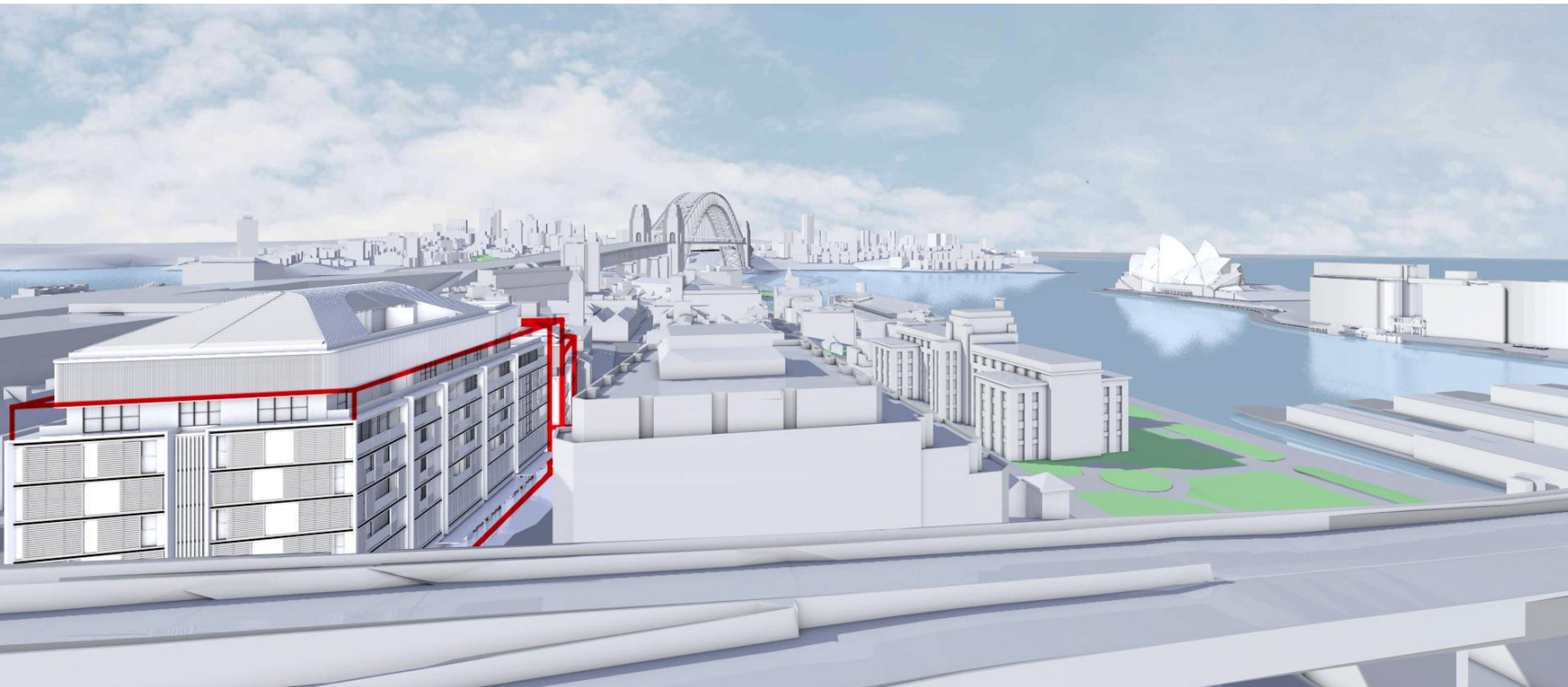
Four Seasons View Analysis



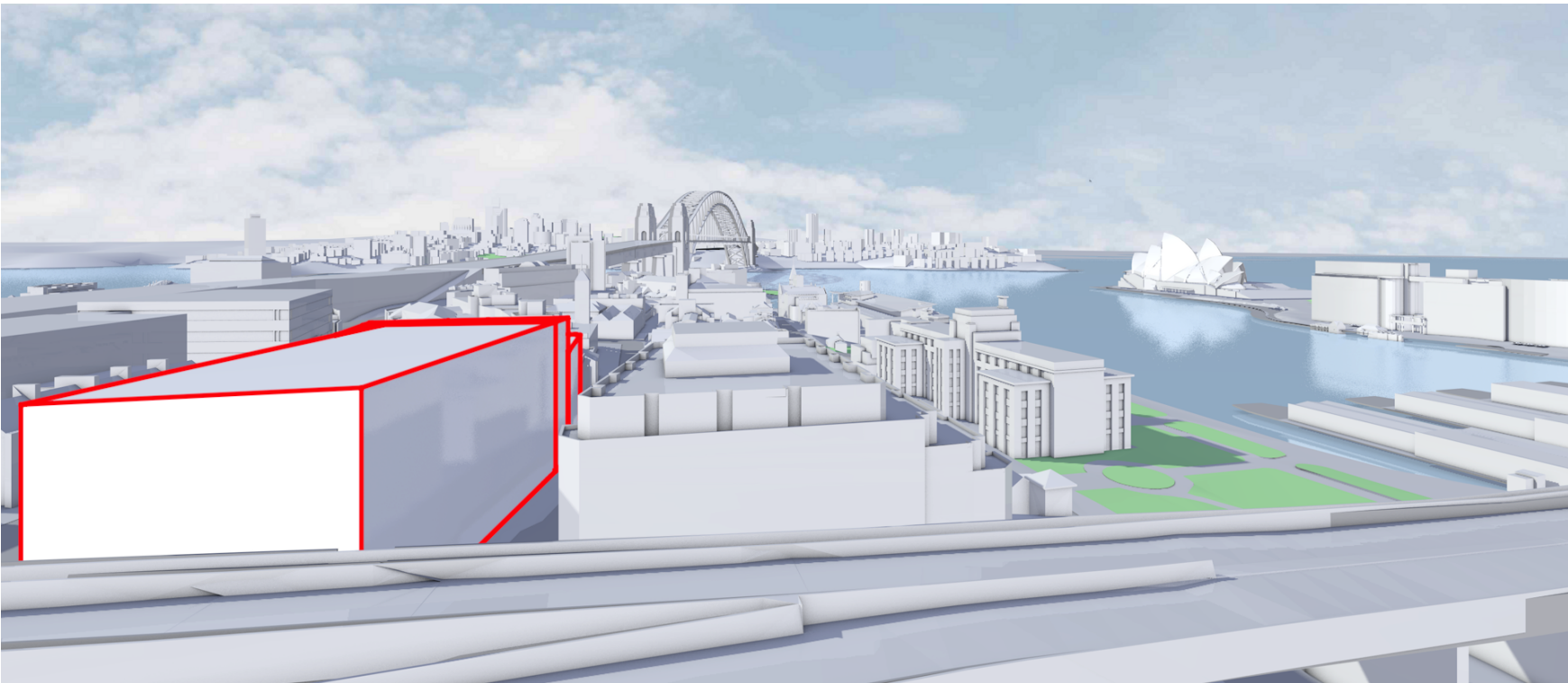
1 3D VIEW Four Seasons View Analysis
RL 50.68



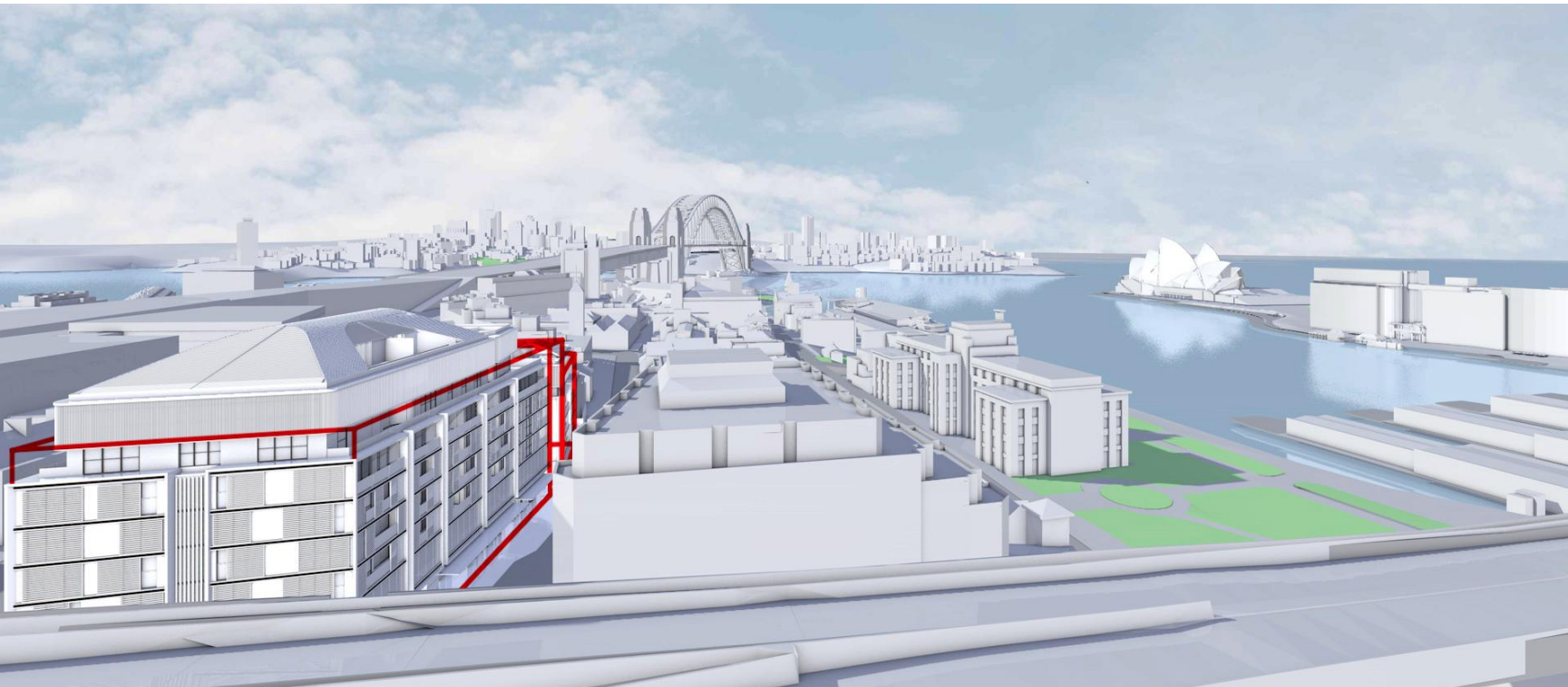
2 3D VIEW Four Seasons View Analysis
RL 50.68



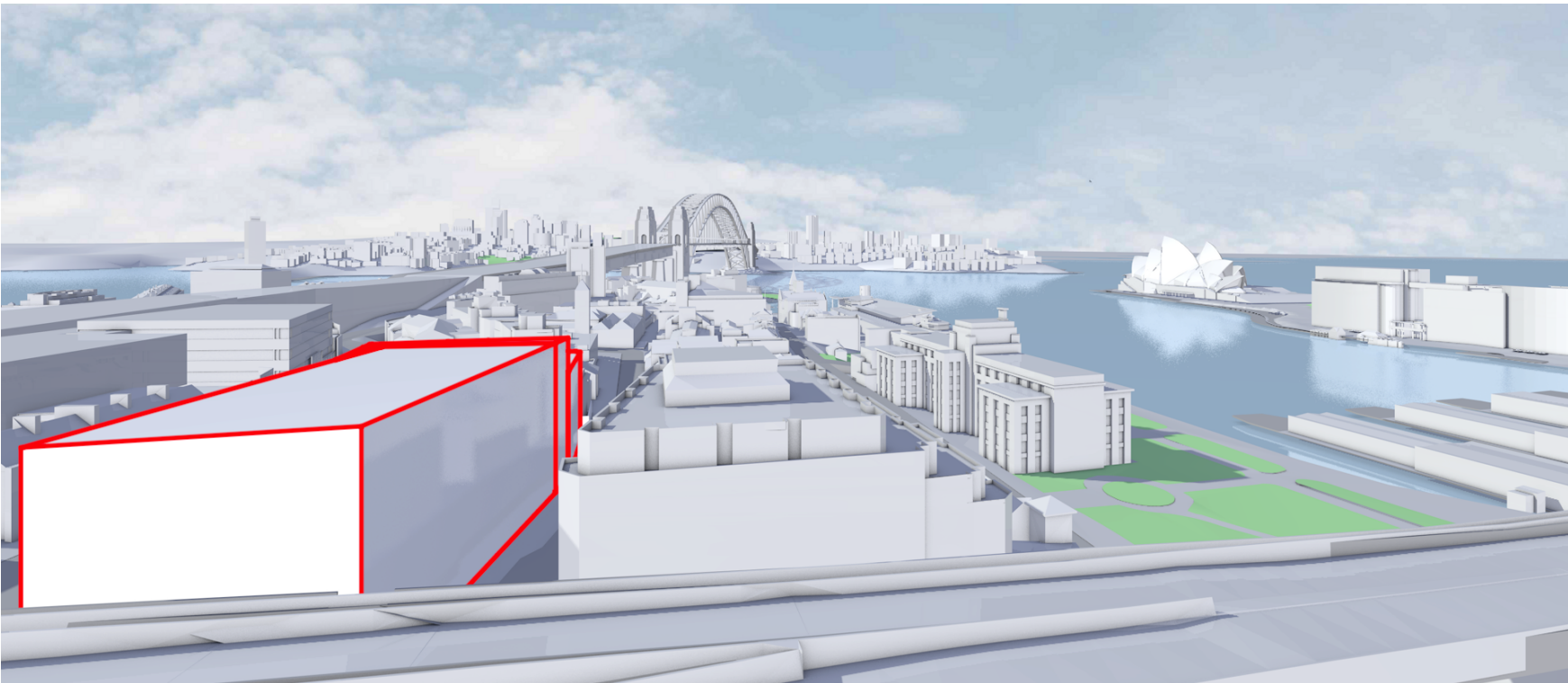
3 3D VIEW Four Seasons View Analysis
RL 54.13



4 3D VIEW Four Seasons View Analysis
RL 54.13



5 3D VIEW Four Seasons View Analysis
RL 57.57



6 3D VIEW Four Seasons View Analysis
RL 57.57

REVISIONDATEDESCRIPTIONBY

fjmt

francis-jones morehen thorp

SYDNEY

Level 5, 70 King Street

Sydney NSW 2000 Australia

T +61 2 9251 7077

F +61 2 9251 7072

E fjmt@fjmt.com.au

W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street

The Rocks

GOLDEN AGE & HANNAS THE ROCKS

TITLE

RESPONSE TO DoPE

ITEM 3.2 (c2)

SCALE1:200 @ A2

DATE18/10/2017

SHEET NO.

032

PROJECT CODE

GA85H

REVISION

For Review