

ITEM 5 (h)

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 three surrounding buildings, namely ShangRi La, Quay West and Four Seasons. The images have been enlarged from the originals provided in the submitted DA Design Report. In addition, approximate RLs are included for each of the view analysis.

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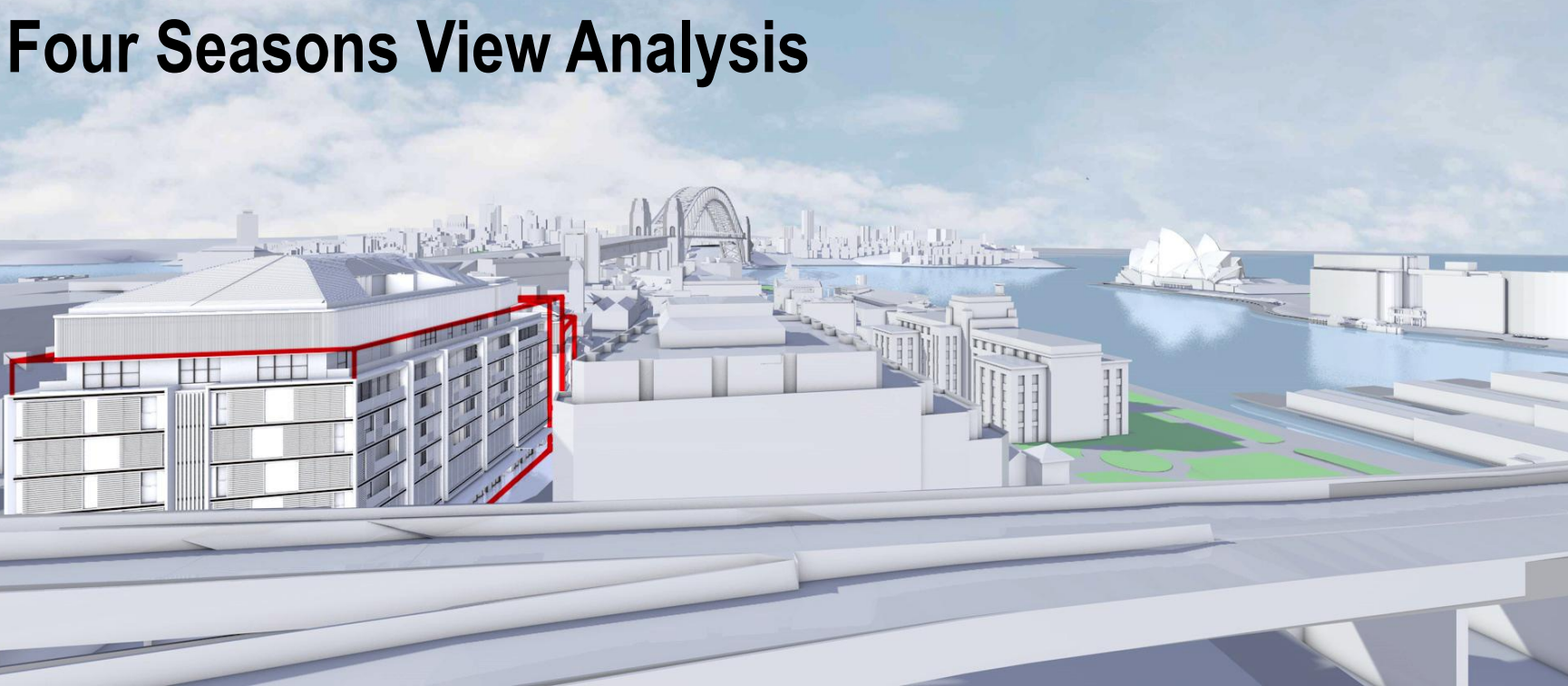
GENERAL NOTES

- 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

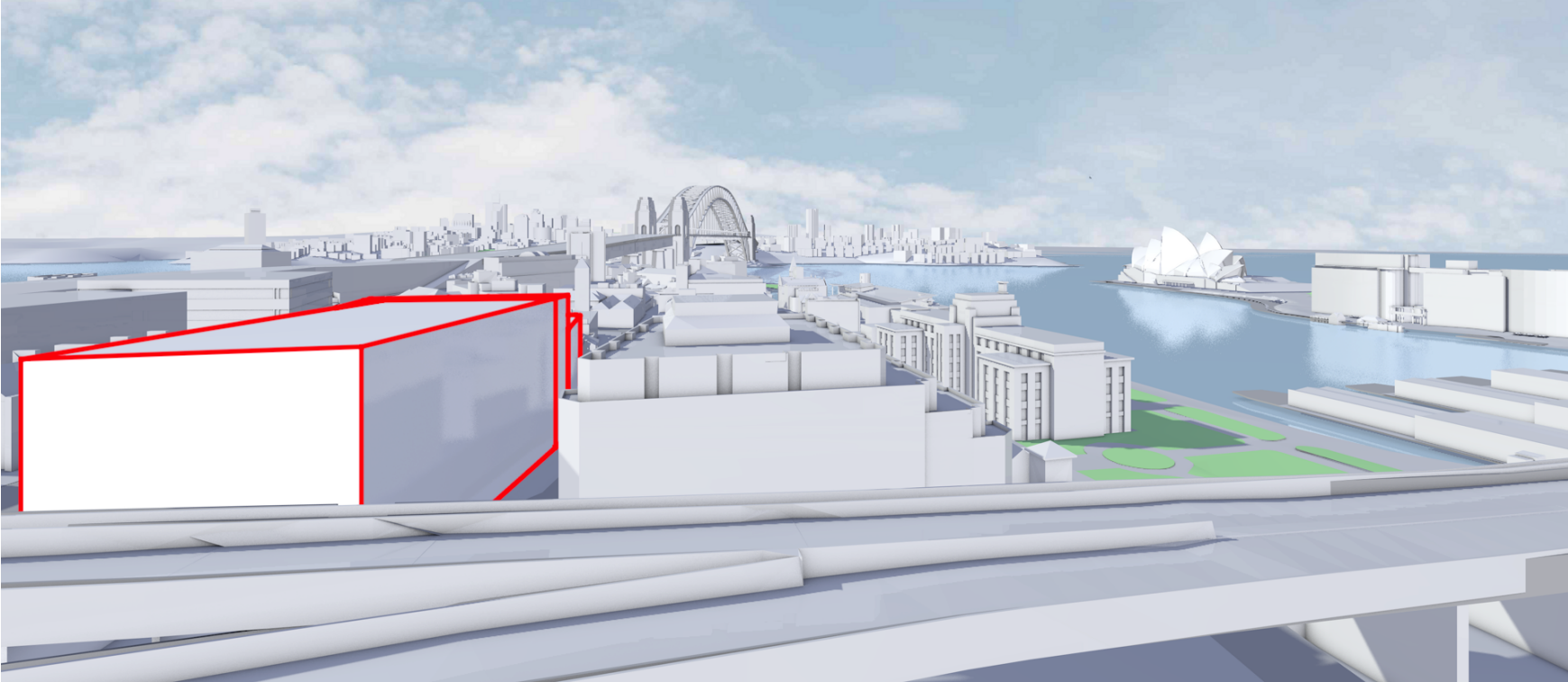
LEGEND

RED LINE INDICATES SCRA ENVELOPE

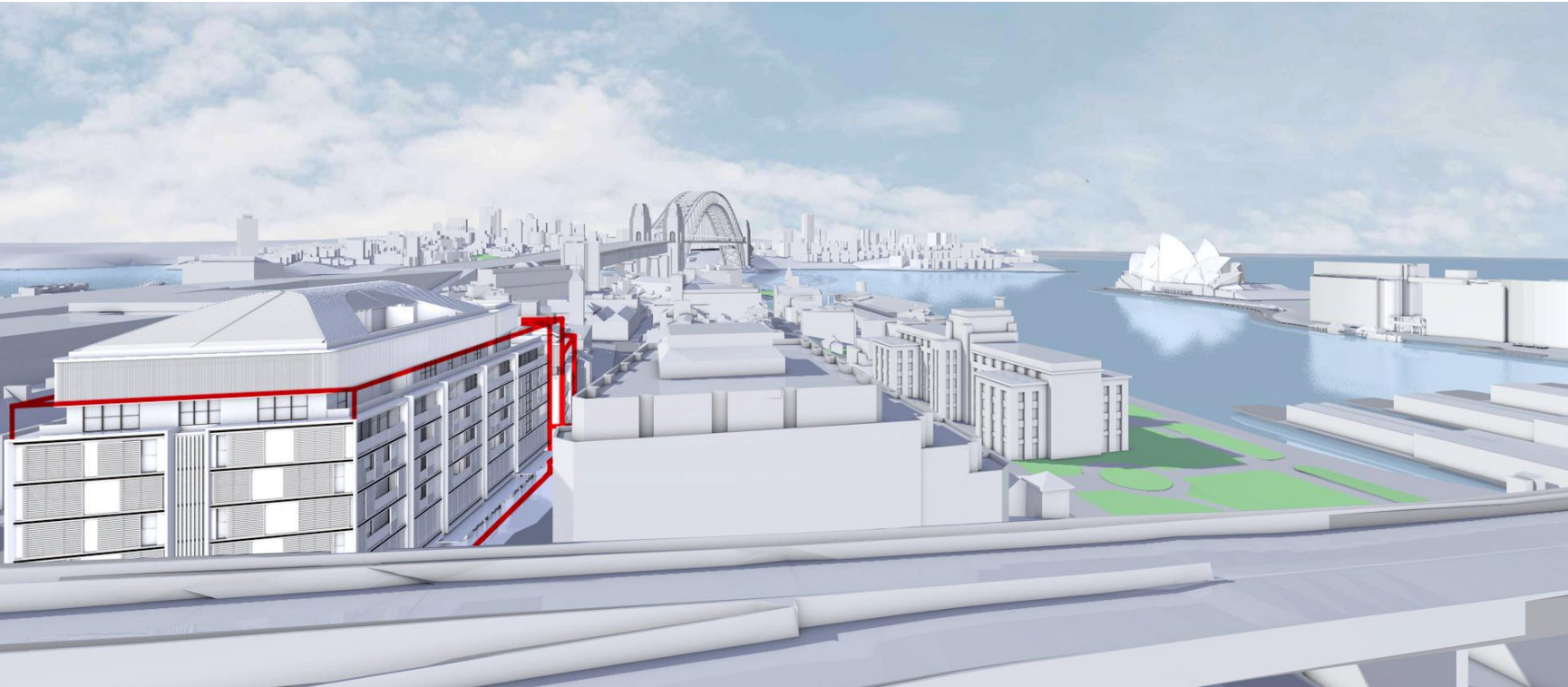
Four Seasons View Analysis



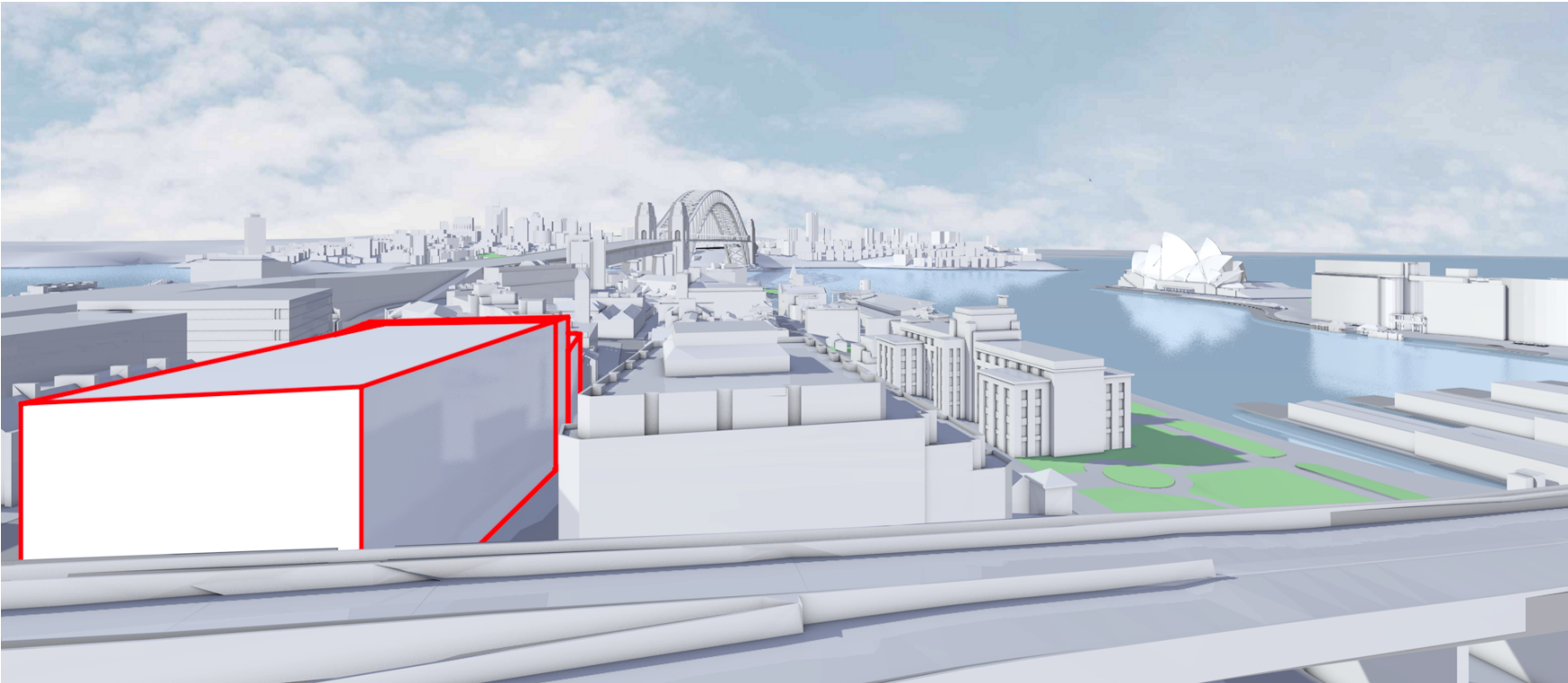
1 3D VIEW Four Seasons View Analysis
RL 50.68



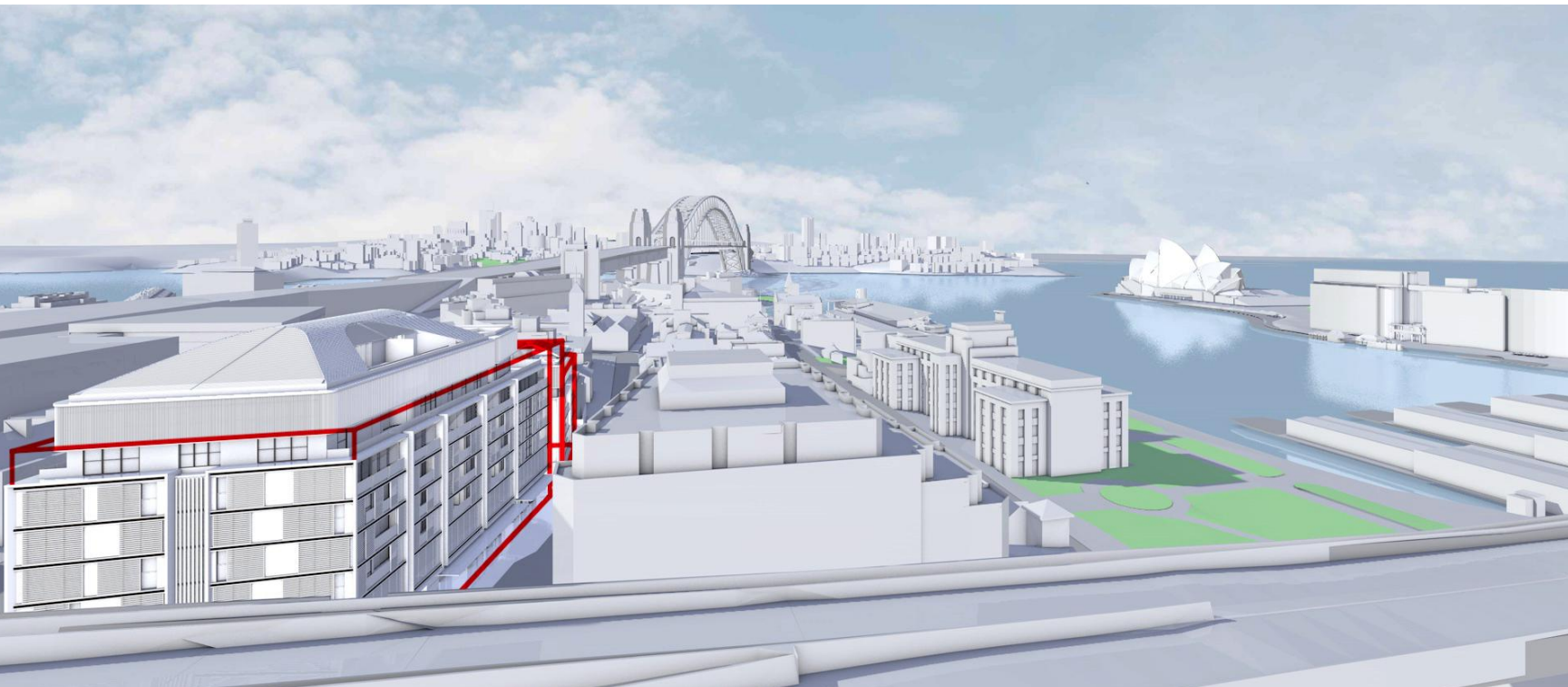
2 3D VIEW Four Seasons View Analysis
RL 50.68



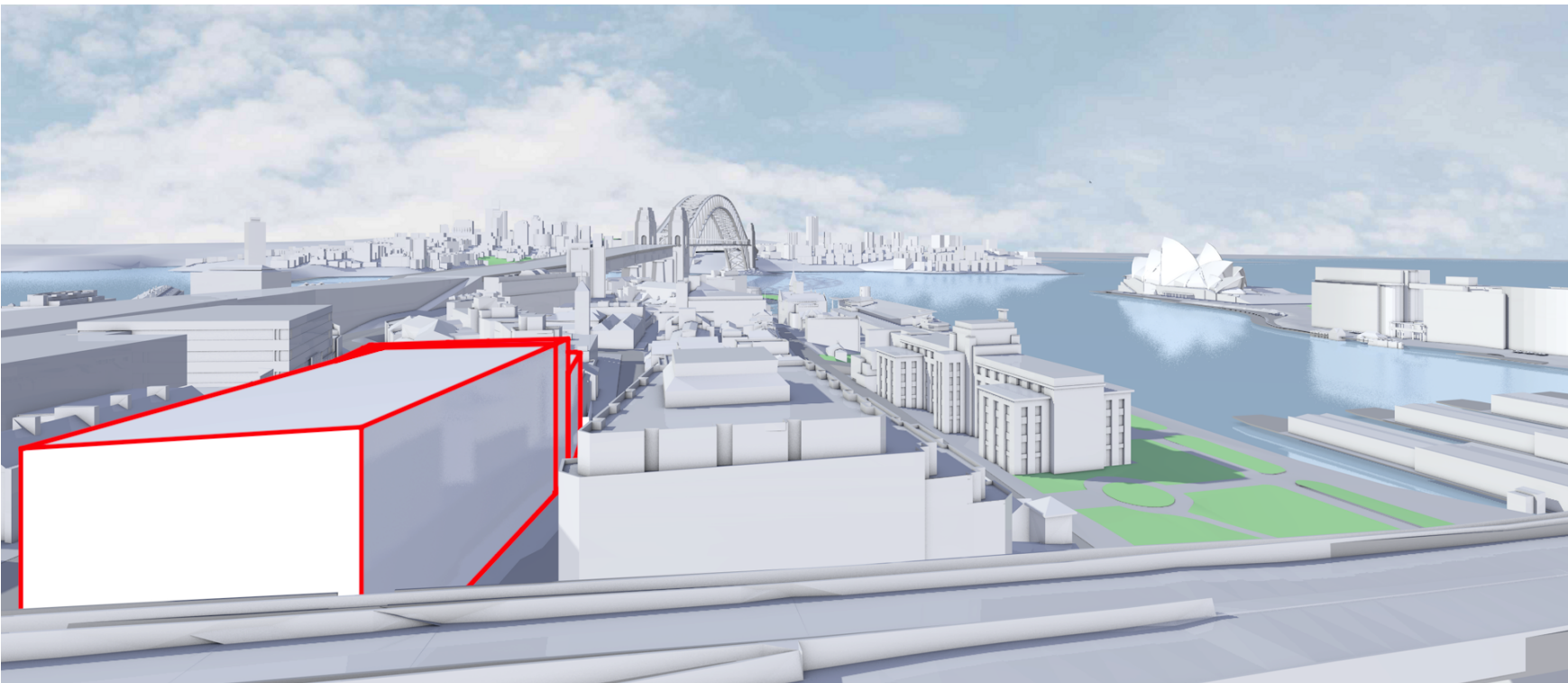
3 3D VIEW Four Seasons View Analysis
RL 54.13



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

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 (h)**

SCALE 1:200 @ A2	PROJECT CODE
DATE 18/10/2017	GA85H
SHEET NO.	REVISION
032	

For Review