

3.2 CONCLUSION & RECOMMENDATIONS

This Visual Impact Assessment report provides an independent opinion on the potential view impacts of the proposal when viewed from the immediate surrounding public domain as well as important foreshore locations in medium and long distance views. The assessment analysed a total 18 views for 12 locations within the visual catchment area nominated by the Department of Planning and Environment for the mixed use development at No.75-85 Harrington Street, The Rocks. These 18 views were selected as strategic locations where perceivable change might be potentially experienced in the immediate public domain as well as important open space or major destinations.

The findings of this report show that out of the 18 views investigated in this study, 17 were found to have minor to moderate level of view impacts. One viewpoint from a long distance has a nil impact. No views were considered to cause significant, severe or devastating levels of impact which is a positive outcome.

In GMU's independent analysis of the selected views, 16 of out 18 views are considered acceptable and do not require any mitigation measures. Mitigation measures are recommended for Views 5 and 8. These mitigation measures as discussed on pages 18 and 21 will be effective in reducing the perception of bulk for Levels 7 and 8 and provide a more gradual built form transition to the heritage-listed Baker's Terraces.

In general, the proposal is found to have an acceptable level of impact considering the sensitive heritage character of the surrounding context of The Rocks. In some instances the proposal blends seamlessly with the streetscape and the addition of a high level of design and materials will bring renewed architectural interest to this section of the precinct. Due to the low levels of visibility from distance and iconic locations, the proposal is considered to have a good contextual fit and to be acceptable from a visual impact point of view.



Artist's impression of the proposal in an aerial view due south.

GMU

URBAN DESIGN / ARCHITECTURE / LANDSCAPE ARCHITECTURE

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