

ITEM 5 (g)

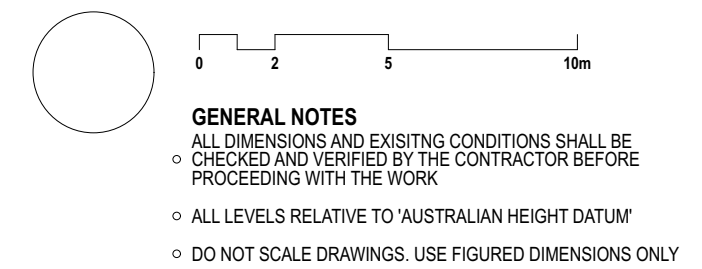
Issue/ Objection:
Visual Impact

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

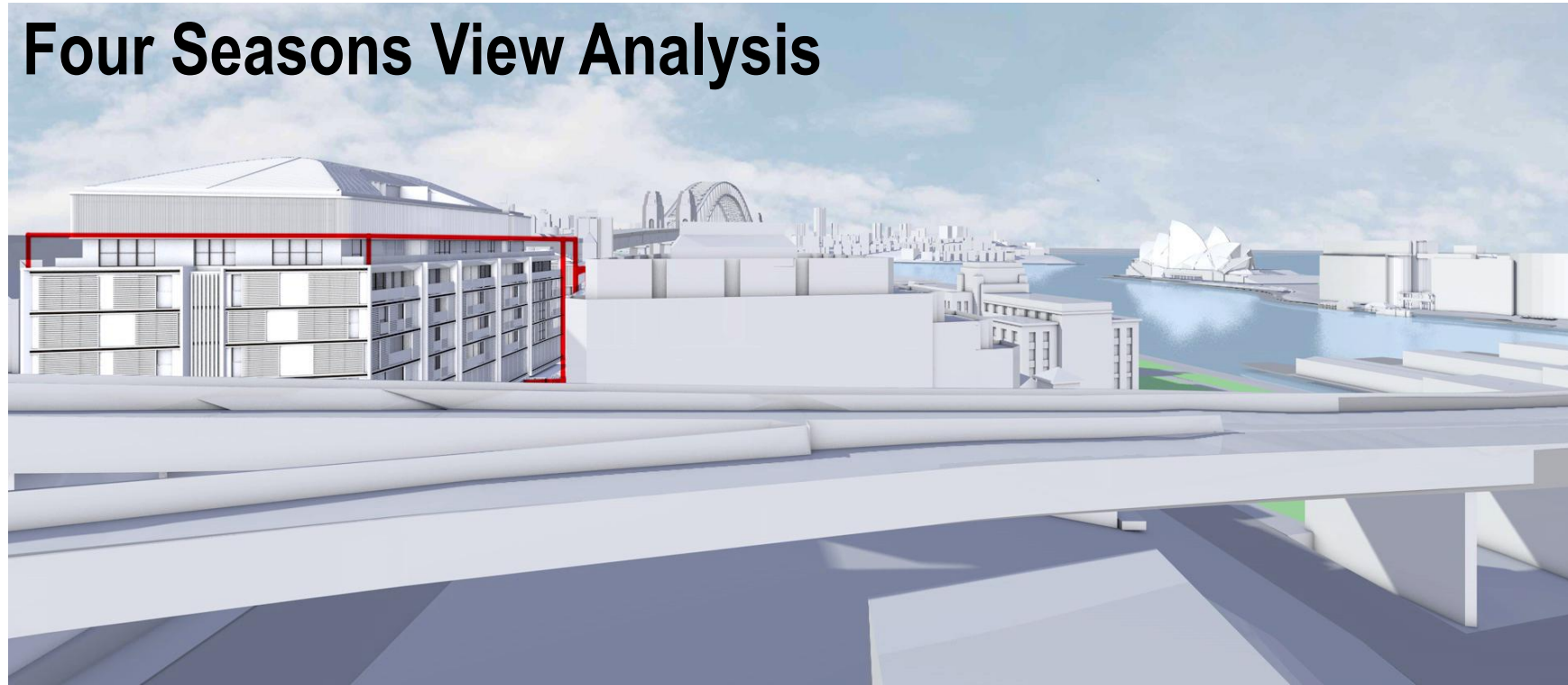
As illustrated in our drawings, the proposal has negligible visual impact as viewed from East Circular Quay and the Opera House. Updated diagrams showing impacts from a SCRA compliant scheme and the proposed development have been provided from three surrounding buildings, namely ShangRi La, Quay West 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.



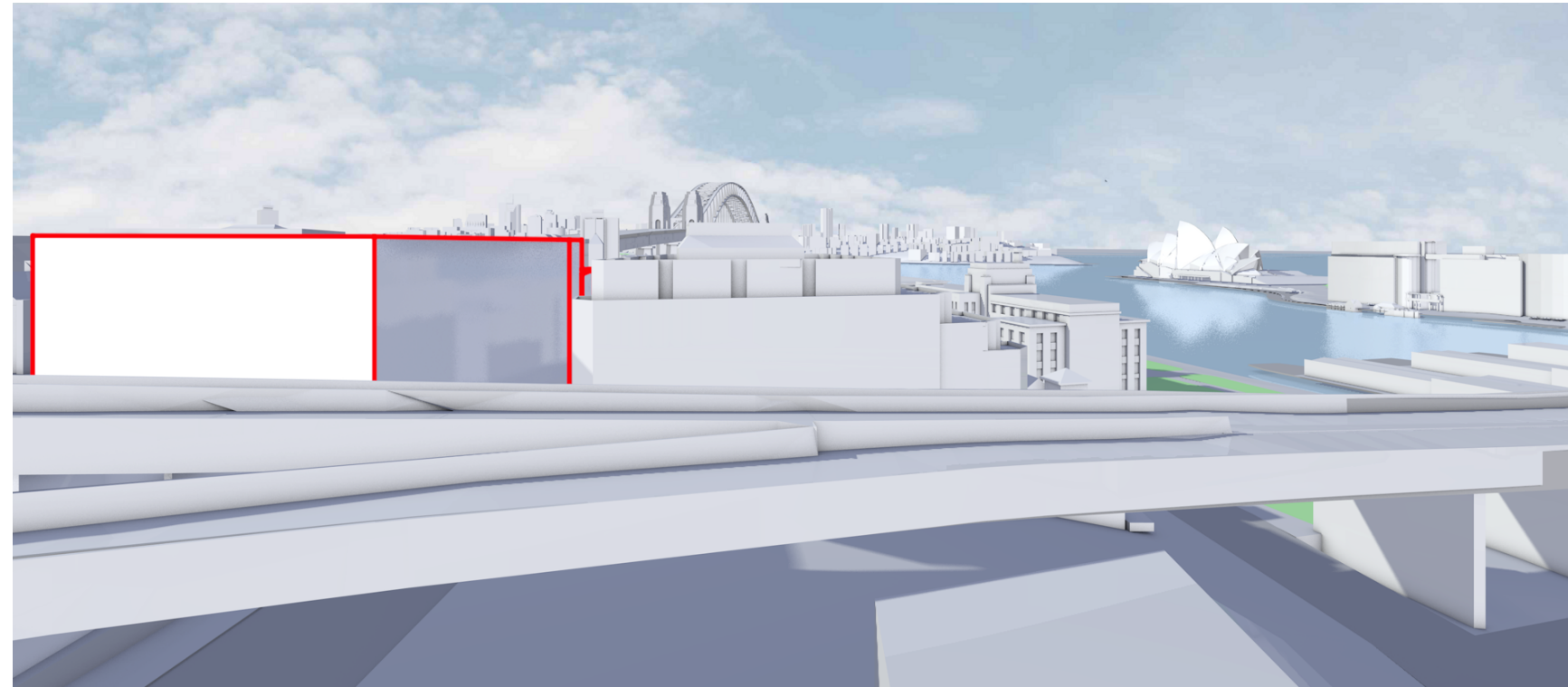
LEGEND

RED LINE INDICATES SCRA ENVELOPE

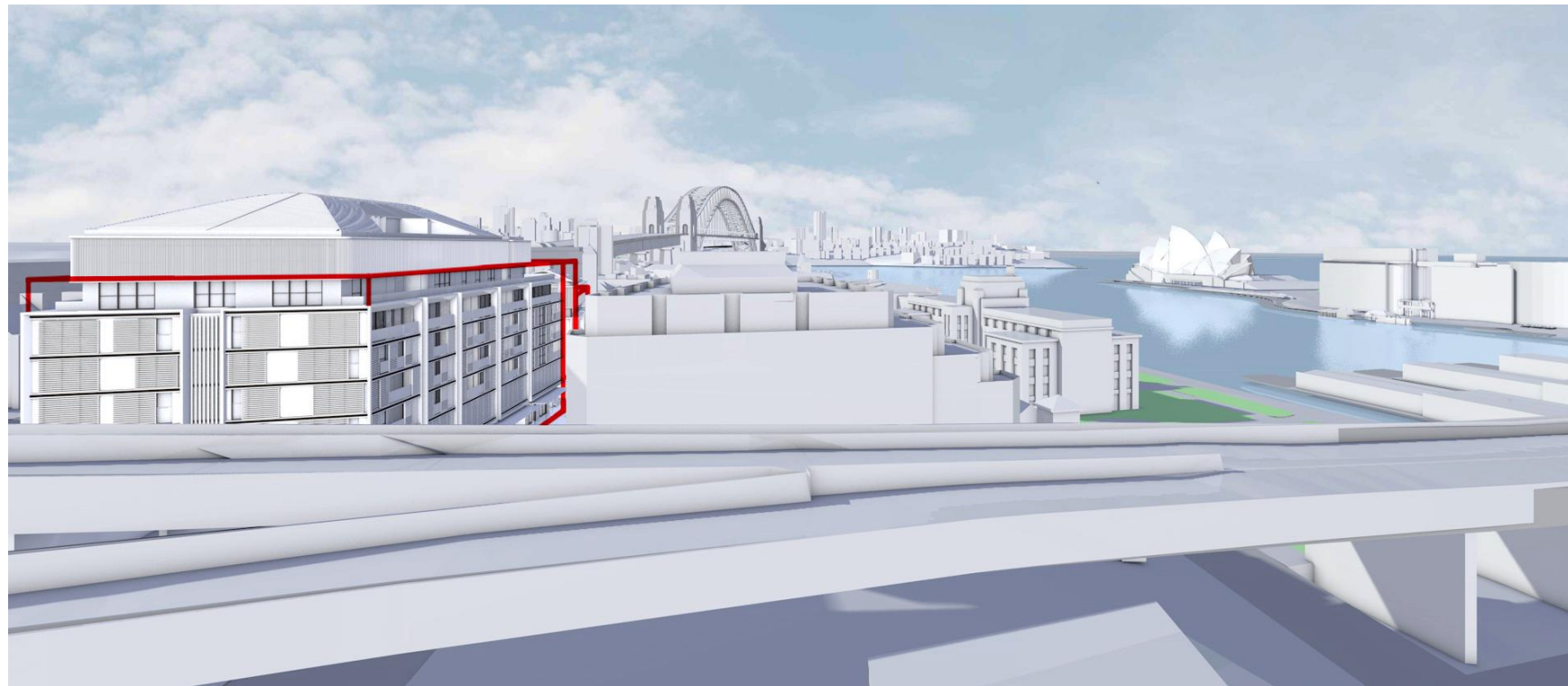
Four Seasons View Analysis



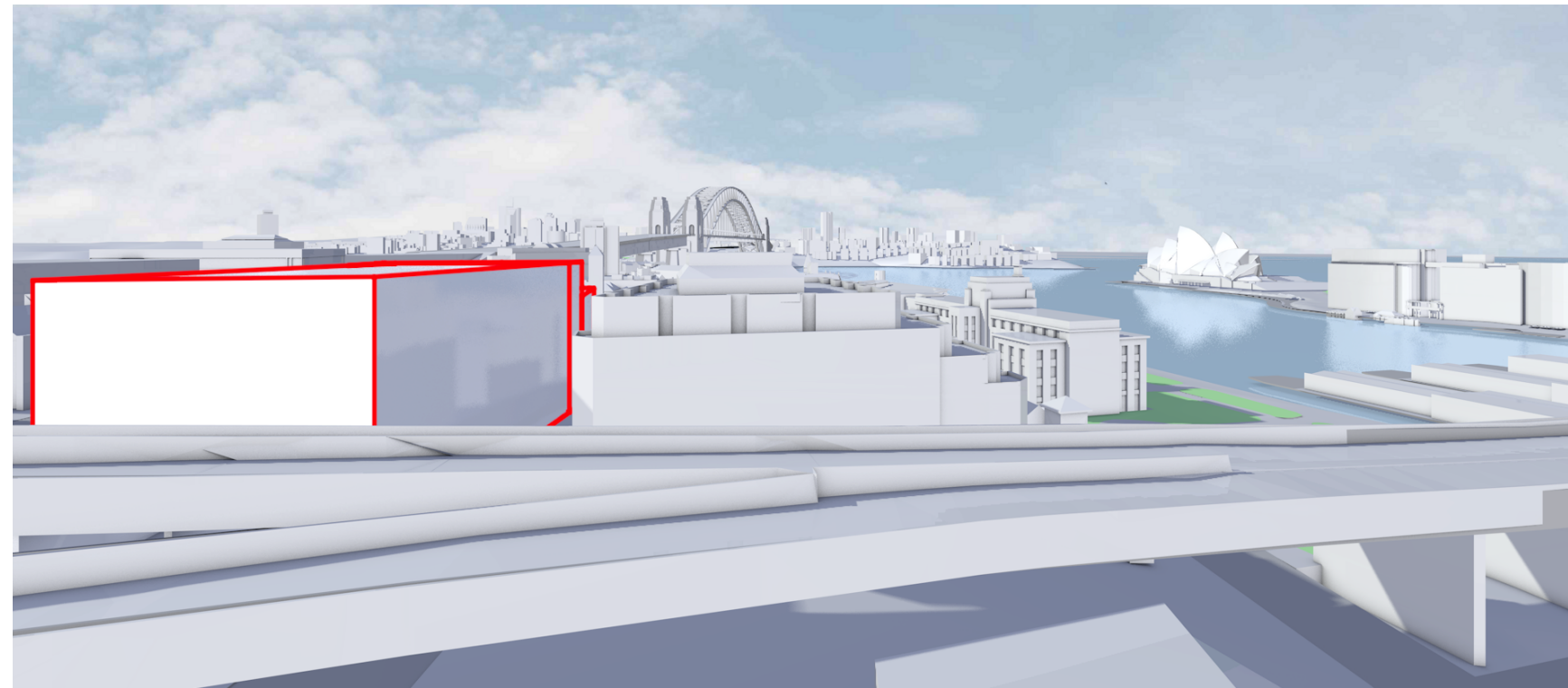
1 3D VIEW Four Seasons View Analysis



2 3D VIEW Four Seasons View Analysis
RL 40.35



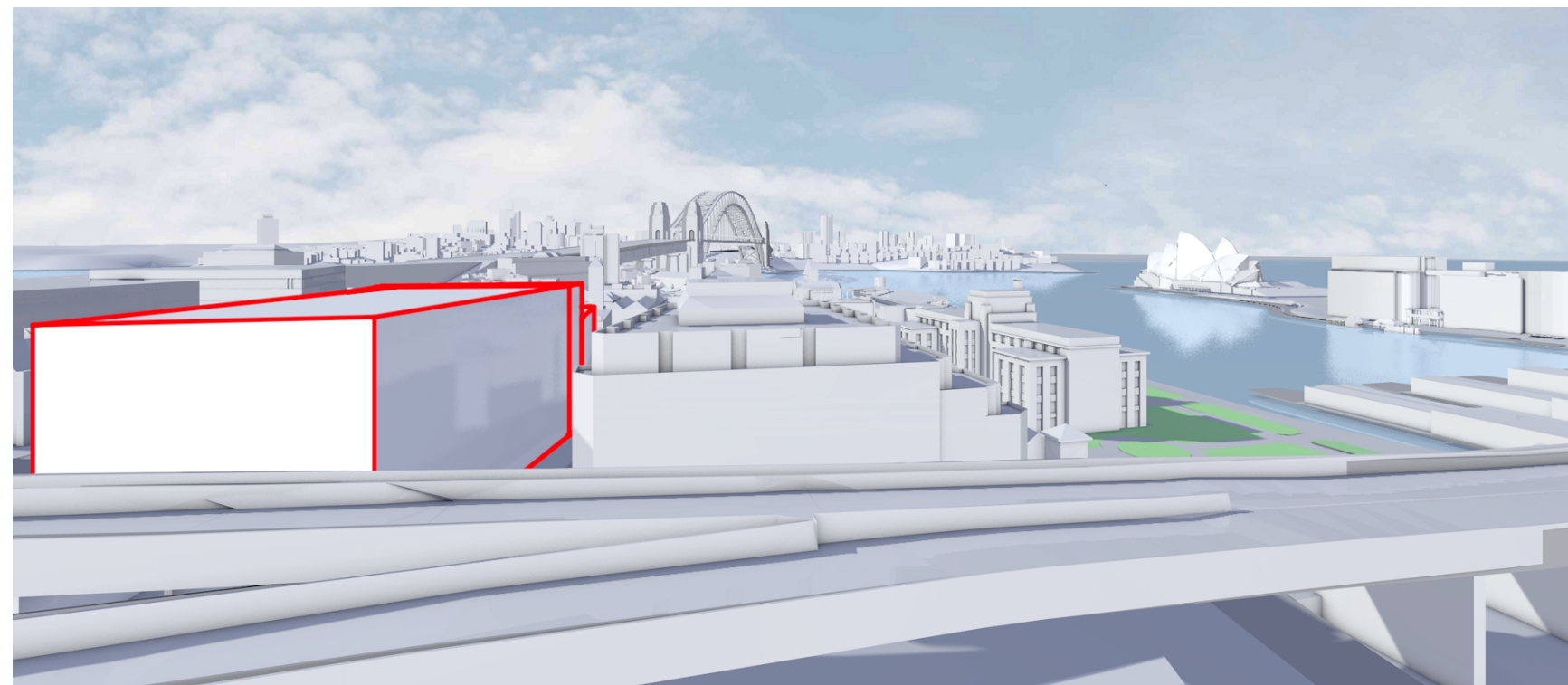
3 3D VIEW Four Seasons View Analysis
RL 43.75



4 3D VIEW Four Seasons View Analysis



5 3D VIEW Four Seasons View Analysis
RL 47.24



6 3D VIEW Four Seasons View Analysis
RL 47.24

REVISION		DATE	DESCRIPTION	BY
		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		
francis-jones morehen thorp				
NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)				
PROJECT				
85 Harrington Street The Rocks GOLDEN AGE & HANNAS THE ROCKS				
TITLE				
CoS Presentation ITEM 5 (g)				
SCALE 1:200 @ A2			PROJECT CODE	
DATE 18/10/2017			GA85H	
SHEET NO.			REVISION	
031				

For Review