

ITEM 5 (c)

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.

02510m

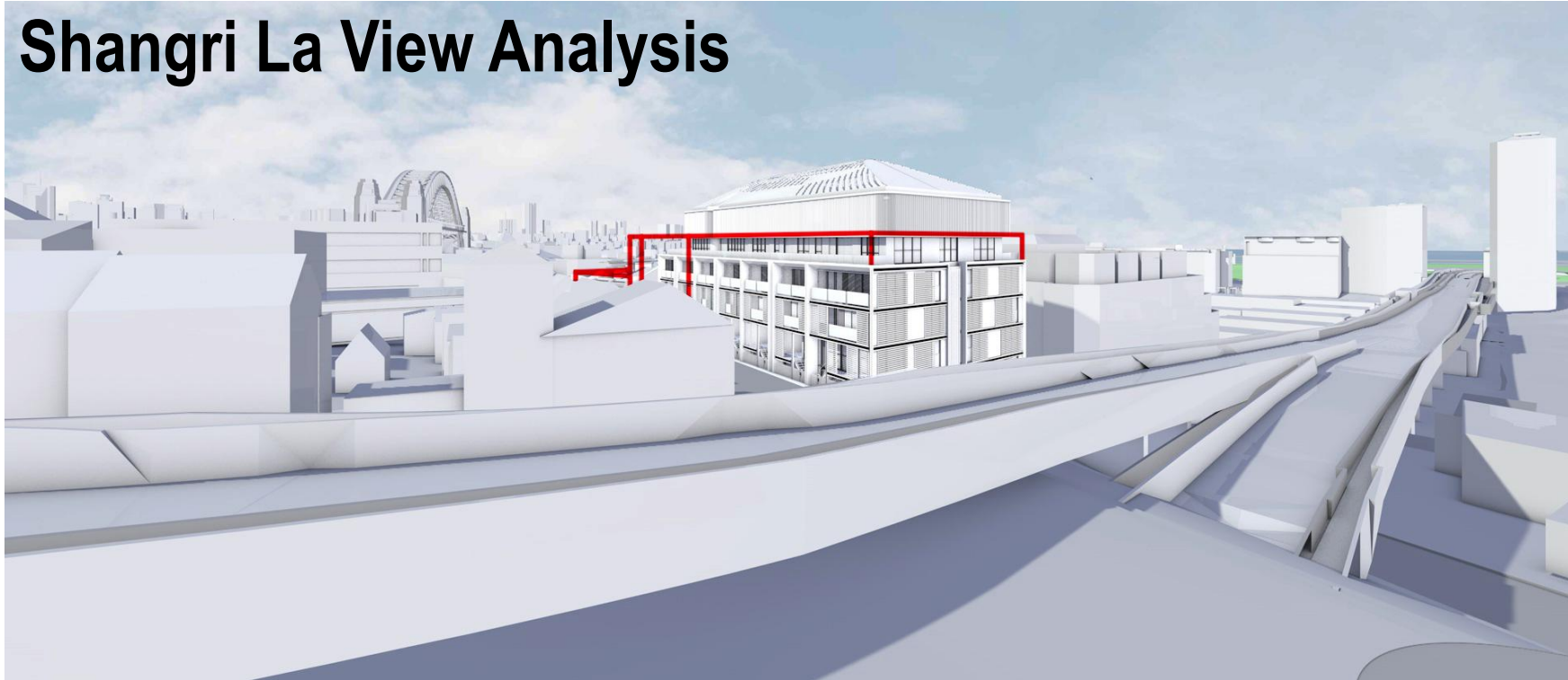
GENERAL NOTES

- 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

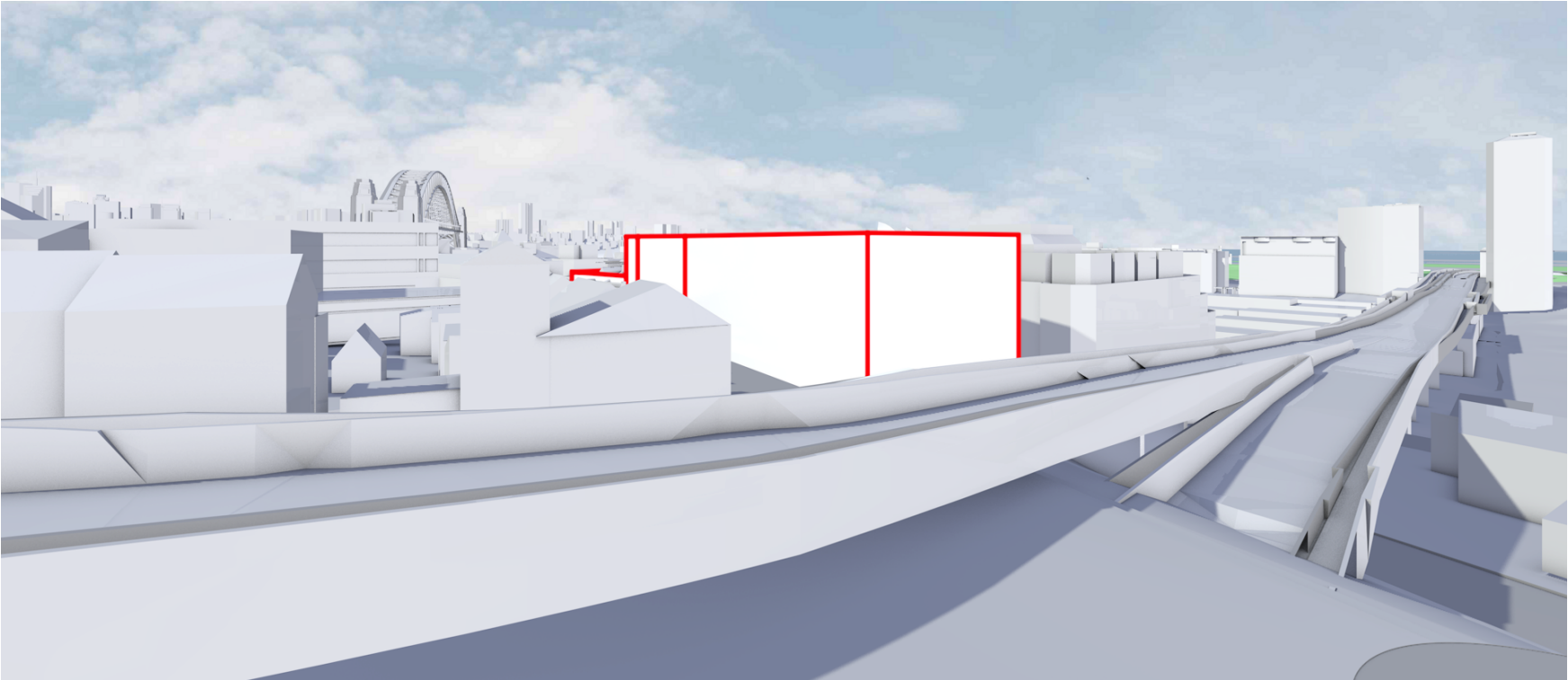
LEGEND

RED LINE INDICATES SCRA ENVELOPE

Shangri La View Analysis



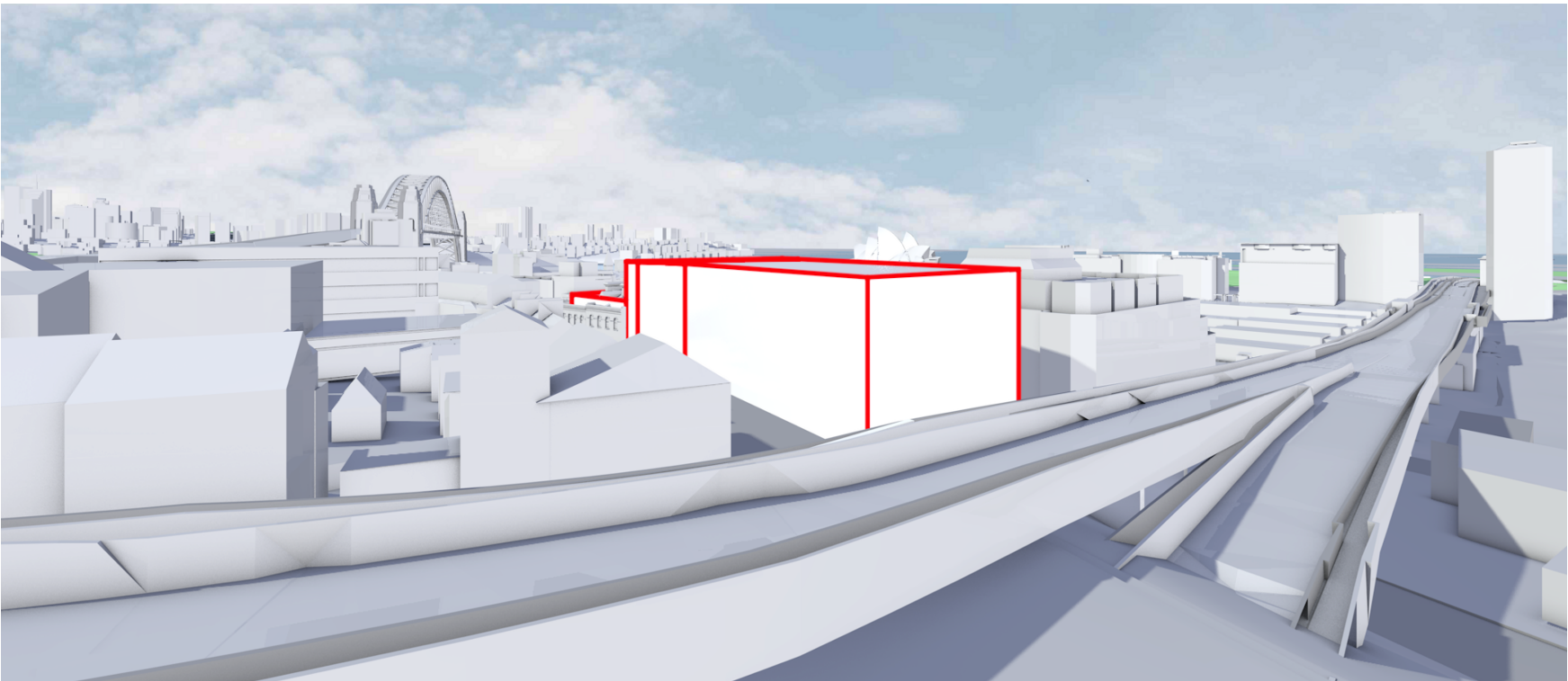
1 3D VIEW Shangri La View Analysis
RL 40.35



2 3D VIEW Shangri La View Analysis
RL 40.35



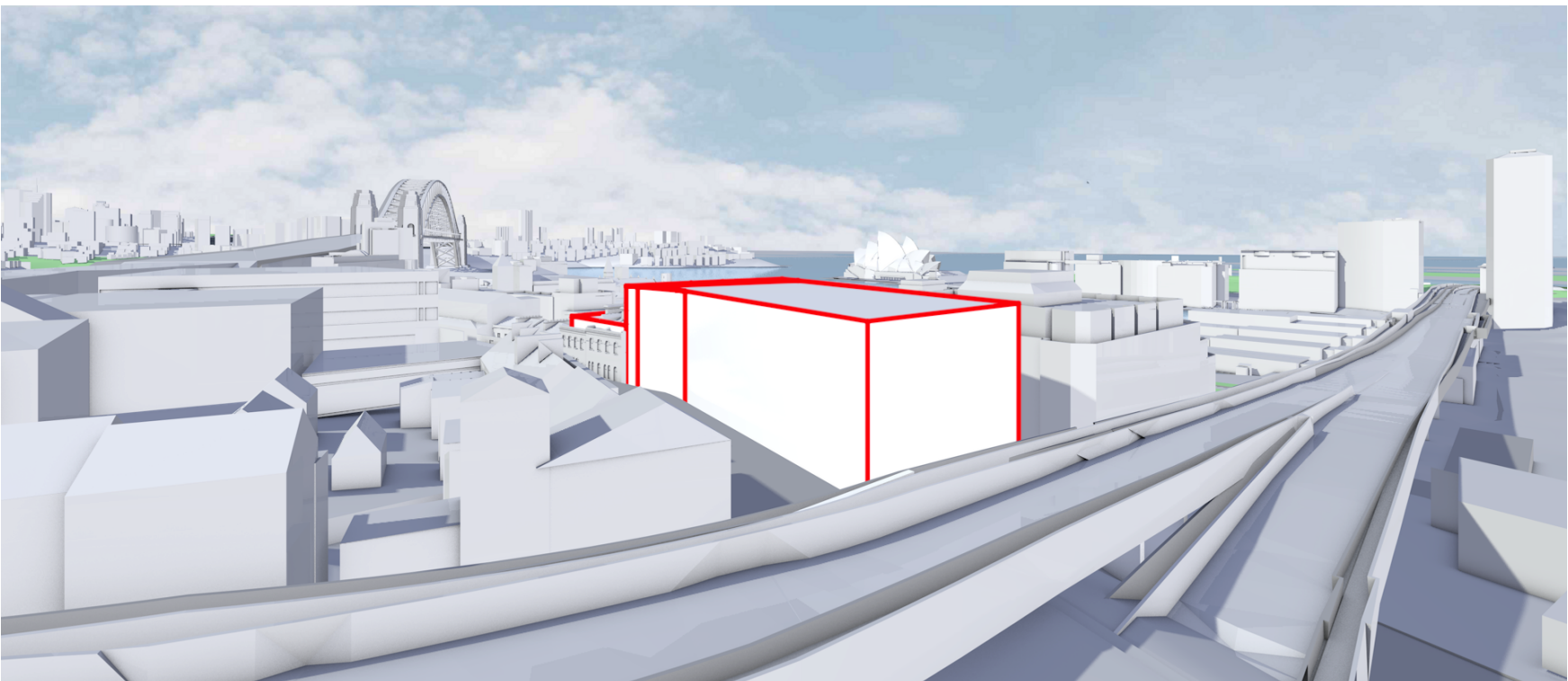
3 3D VIEW Shangri La View Analysis
RL 43.75



4 3D VIEW Shangri La View Analysis
RL 43.75



5 3D VIEW Shangri La View Analysis
RL 47.24



6 3D VIEW Shangri La View Analysis
RL 47.24

REVISION

DATE

DESCRIPTION

BY

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PROJECT

85 Harrington Street

The Rocks

GOLDEN AGE & HANNAS THE ROCKS

TITLE

CoS Presentation

ITEM 5 (c)

SCALE1:200 @ A2

DATE18/10/2017

SHEET NO.

027

PROJECT CODE

GA85H

REVISION

For Review