

26 June 2015

Mount Pritchard & District Community Club Ltd
c/o Cerno Management
Suite 2, Level 4
280 George Street
Sydney NSW 200

Architecture
Urban Design
Planning
Interior Architecture

Attention: Grant Harding
Senior Project Manager

RE: Harbord Diggers: Visual Impact review of changes to the approved Development Application (DA2014/0875)

Dear Grant,

Further to Architectus' engagement by Mount Pritchard District Community Club Ltd to assess the Visual Impact for this project, I write to provide a Visual Impact review of the currently proposed changes to the approved Development Application (DA2014/0875).

As part of this review, the drawings DA101-109 and 111-117 Issue B (14-15/05/15) have been reviewed and further detailed photomontage testing completed.

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Overview of changes and potential for impacts

The following design changes will have no change or an insignificant change to the Visual Impact of the proposal in all views considered:

- All changes proposed within the basement levels
- Blocks A, B and D – introduction of stairs internally within the common corridor
- Changes to street entries to Block A – B to incorporate required fire egress stairs.

The following external design changes have been considered further below:

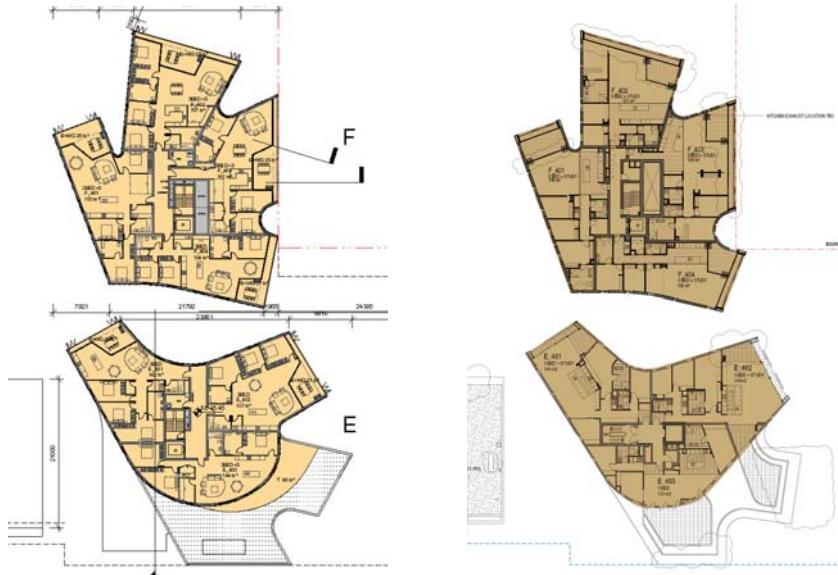
- Modifications to the form of Blocks E and F.
- Modifications to the form of Blocks C and D including:
 - Modifications to Block C including building façade, awning and access location changes for the proposed childcare centre.
 - Changes to the Porte Cochere including changes to the Evans Street frontage at Lower Ground and Upper Ground level.
 - Block D altered building façade, and setbacks.

Architectus Group Pty Ltd
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Managing Director:
Nominated Architect:
Ray Brown
NSWARB 6359

Modifications to the form of Blocks E and F

A plan form comparison of the approved and proposed forms is provided below.



Comparison of Level 4 As approved under DA (left - DA 108 A) and as proposed (right - DA 108 B)

These blocks have some visual importance and will be seen ‘in the round’ from a number of locations. However, any changes to the perceived bulk and scale of the building form when viewed from any angle will not be significant as the visual edges of the building form remain in a very similar position to the approved building. The change will have no impact or a negligible impact in all views considered within the Visual Impact Assessment.

The proposed changes will not alter the overall visual impact of any view and are therefore considered acceptable.

Modifications to the form of Blocks C and D

As described above, proposed changes to these blocks include modifications to the childcare centre, changes to the Porte Cochere and altered building facades to Block D at upper levels.

In order to clearly demonstrate the impact of these various changes, View 15 and View 39 from the original Visual Impact Assessment have been selected for further photomontage testing. These have been selected as the views most likely to be affected by the changes.

Each of these views are described below including a comparison of the existing view, photomontage of the approved design and the current proposal as well as consideration of their impact.

View 15: View from the intersection of Evans St and Carrington Pde (Public View)



Existing stitched panorama view (from Visual Impact Assessment of approved DA)



Photomontage of approved design (from Visual Impact Assessment of approved DA)



Photomontage of current proposal

The proposed changes do not create a significant change in the visual impact as compared to the approved design. Lower-ground level elements have been extended under the terraces and landscaping above and the entrance to the childcare has changed however there has been no significant change in building bulk. The wider view along Evans Street remains more open to the sky than the existing building as the bulkier existing building to the rear is removed. The key impacts of the proposal remain similar to the approved DA in that the proposed development is closer to the view location and higher than the existing building.

The proposed changes are considered to have a negligible impact as compared to the approved design and are therefore considered acceptable for this view.

View 39: View from 6th storey balcony, 69 Evans Street residential flat building (Private view)



Existing stitched panorama view (from Visual Impact Assessment of approved DA)



Photomontage of approved design (from Visual Impact Assessment of approved DA)



Photomontage of current proposal

The proposed changes do not create a significant change in the visual impact as compared to the approved design. The key impacts of the proposal remain similar to the approved DA in that very small glimpses of the ocean view which can currently be seen above the existing carpark structure may be blocked however the proposal will enhance the view by being of higher architectural quality.

The proposed changes are considered to have a negligible impact as compared to the approved design and are therefore considered acceptable for this view.

Conclusion

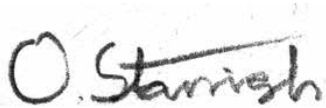
The proposed changes to the approved drawings have been reviewed and have been found to produce no significant change to the outcomes of the Visual Impact Assessment of the approved Development Application (DA2014/0875). As described above, the changes relevant to views include:

- Modifications to the form of Blocks E and F.
- Modifications to the form of Blocks C and D including:
 - Modifications to Block C including building façade, awning and access location changes for the proposed childcare centre.
 - Changes to the Porte Cochere including changes to the Evans Street frontage at Lower Ground and Upper Ground level.
 - Block D altered building façade, and setbacks.

None of the above will create a significant change to the overall bulk and scale of the proposal from any location considered, or the analysis of impacts within the Visual Impact Assessment document for the approved development.

The proposed changes are therefore considered acceptable in terms of their visual impact.

Yours sincerely,



Oscar Stanish
Senior Urban Designer