

THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY

VISUAL IMPACT ASSESSMENT

A **Visual Impact Assessment** was undertaken by **David Gibbs**. The following impacts have been identified:

1 Impact on visual corridors (closely associated with residential receptors) **ACCEPTABLE**

Four principal visual corridors retained, views towards the coast and surrounding landscape are framed but remain clear. Maintenance of visual permeability through the urban fabric rather than uninterrupted long-distance views

2 Impact on the Green Point Common interface **ACCEPTABLE**

Enhanced overall visual quality and legibility of the area by strengthening the urban edge and reinforcing the relationship between built form and open space. Framing the Common preserves openness and key views, improving the public realm experience creating a visually integrated landscape

3 Impact on the streetscape **POSITIVE**

Proposed development aligns with the incremental grain of the area, avoids monolithic forms, incorporates articulated massing and responds to the surrounding scale

4 Impact on infrastructure viewpoints **POSITIVE**

Proposed development introduces urban enclosure and reduces infrastructure dominance

5 Impact on distant viewpoints **ACCEPTABLE**

Proposed development does not introduce a dominant skyline element or intrude on key distant viewpoints towards Signal Hill or Lion's Head

6 Civic node visual impacts (conceptual - further detailed assessment required) **ACCEPTABLE**

Change to the visual character, civic legibility, spatial openness and heritage setting

MITIGATIONS

- *Minimum 10m clear visual width across all 4 visual corridors*
- *Corridor views framed to allow connection between the neighbourhood and Green Point Common to remain legible*
- *Long-term visual change can be mitigated through appropriate architectural and landscape design including landscaped edges, avoiding continuous building walls and maintaining openness*
- *Varying building heights, façade articulation, human-scaled public spaces, setbacks, landscaping, active ground-floor uses and maintaining visual connections*
- *No mitigation needed: development enhances the urban definition of the infrastructure corridor & mediates the scale of the surrounding transport infrastructure*
- *Graduated massing strategy and alignment with surrounding building heights*
- *Controlled building height variation (30 - 45 m) and incorporation of articulated massing*
- *Retained civic buildings must remain visually dominant*
- *New development to be integrated through a high standard of architectural design sympathetic to the retained civic buildings*

The civic node assessment remains conceptual at this stage, as no detailed architectural proposal for additions to the retained civic buildings has yet been developed. The extent to which any future additions may be accommodated without unacceptable visual or heritage impact will require detailed architectural design development and further specialist visual and heritage assessment.