

From the visibility studies of the new construction on Srđ:

Article 36. of the GUP of City of Dubrovnik is very clear: “ The area is regulated so that no building violates the natural landscape of Srđ towards the city centre and that no building can be seen from the coastline of the City”. From the beginning of work on a Proposal of the urban plan development “Sports and Recreational Centre with golf course and Tourist Settlements Bosanka North and Bosanka South” the urban planners are guided by those regulations.

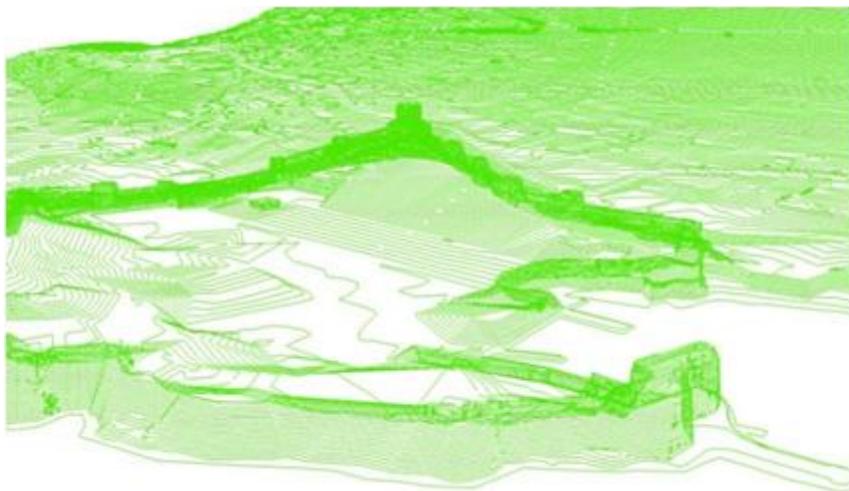
That was illustrated on a public presentation of the Proposal in cinema “Sloboda” where a computer simulation was shown tests of visibility for each building from the City based on exact mathematical methods. The analysis determines whether the observer whose eyes are at 2 meter height above the ground can see a building that is 8 meters high and located to observed location on Srđ.



The observer is located on the sea side of the City walls

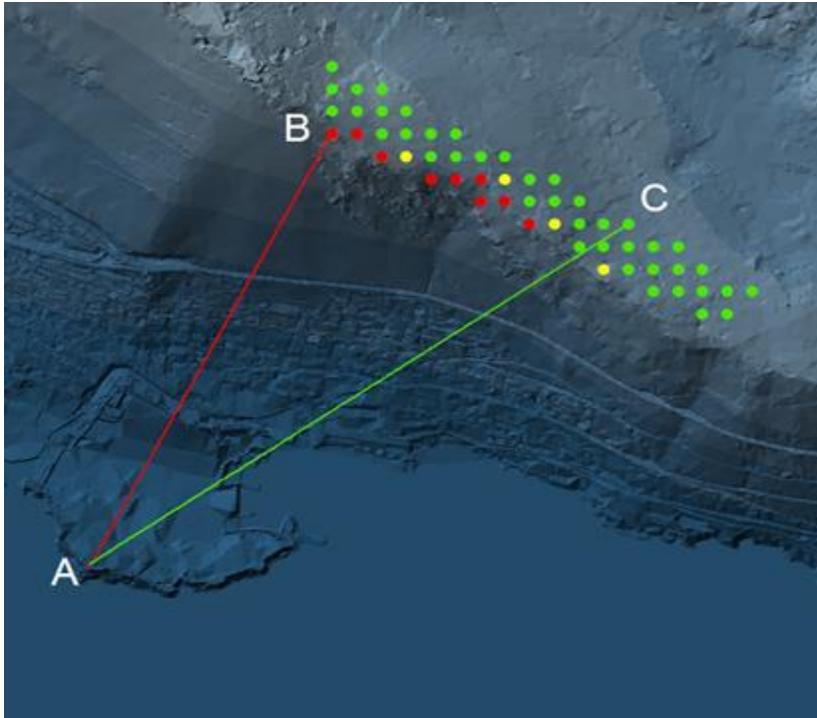
The computer model is upgraded with latest three dimensional aerial footage in a scale 1:1000. The obtained urban model was computer analysed from the various locations in the city, taking care of the altitude of every location and of the observer's height. The accuracy of the obtained results was checked with control photos, and in that way the unquestionable reliability of the computer model was proved.

We also had to done an urban model of the City that shows the landscape and the height of buildings, fortresses and city walls. The elevated parts of the city walls on the sea side were especially checked in a visibility study.

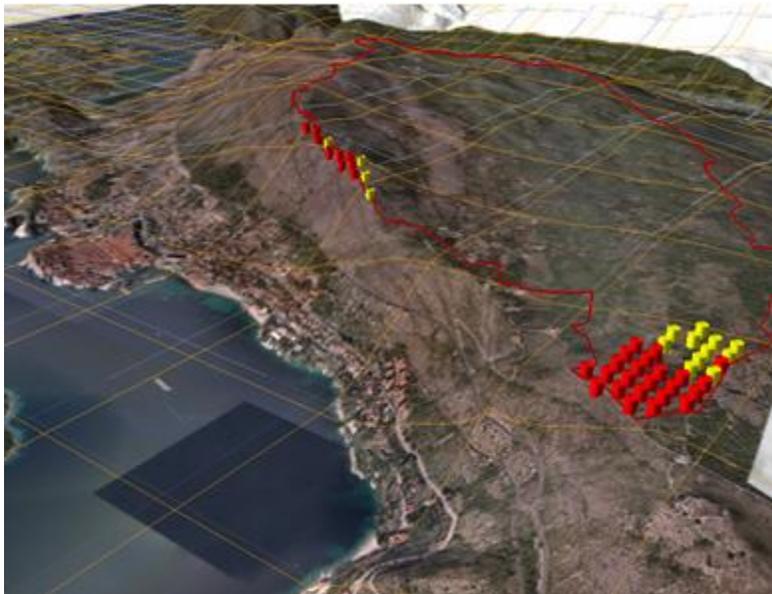


Computer urban model of the City

The areas behind the edge of mountain Srđ are established and these are the areas where is not allowed to build (that areas are marked with red dots, the areas in which the top of the buildings 8 meters high can be seen are marked with yellow dots, and the areas that can't be seen from the City are marked with green dots).



The 8 meters high building located in position B can be fully seen from the position A, the same building in a position C is not visible.



The areas where the buildings are not allowed are marked with red dots.

It is interesting that during public presentation of the Proposal of urban development plan of Srđ no one was in dispute with the compliance of the GUP of the City of Dubrovnik regulations which determines that the new buildings cannot be seen from the City, and this study proves that.