



## **Appendix A: Assessment Sheets**

**Refer Map 3.1 and Photographic Figures in Appendix B)**

**Viewpoint: VP1, from Russell Street, Balgowlah Heights**

Comment: This is an elevated medium range public domain viewing location. There are otherwise few viewing opportunities from the public domain in Russell Street. The proposed redevelopment would however be visible from some of the residences located on it. Vessels on the outer side of Arm C would have higher visibility compared to the existing situation due to the proposed increased number and change in the orientation. The vessels on the extended Arm N would also be more visible. The reconfiguration and increase in number of vessels on Arms A and B and addition of vessels on their T-Head would not be discernable. The relocated Arm D adjacent to the western edge of the hardstand would have higher visibility compared to the lower visibility of existing Arm D. The proposed hardstand would be hidden behind the bridge embankment and only slightly visible, the vessels on the hardstand would be slightly visible and mostly screened by the vegetation in the foreground. The proposed building would not appear to be any more prominent than the existing building. Overall, the proposed redevelopment would not be prominent in the view and the view composition offers high visual, maritime and urban compatibility. The proposal would have low overall visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads Reserves/ foreshore		X	
	Waterway Residence			
Private Domain				
		>1000m	100-1000m	<100m
Viewing Distance				

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High			
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance			X			X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>							
		<b>Low</b>			<b>Low</b>		
<b>Marina Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low			
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity			X		X		
Compatibility with Maritime Features		X			X		
Compatibility with Urban/ Natural Features		X			X		
<b>Overall Extent of Visual Impact</b>		<b>Low</b>			<b>Low</b>		
<b>Land Based Component</b>							
<b>Land Based Component</b>							
<b>Land Based Component</b>							

**Viewpoint: VP2, from in front of 11 Kanangra Crescent, Balgowlah Heights**

Comment: This is an elevated medium range public domain viewing location. There are viewing opportunities across the side setbacks of residences. There are views from residences as well. Vessels on the outer side of Arm C would have higher visibility compared to the existing situation due to the proposed larger number and change in the orientation. The vessels on the extended Arm N including the one on its T-Head would also be additionally visible. The reconfiguration and increase in number of vessels on Arms A and B and addition of vessels on their T-Head would not be discernable. The relocated Arm D adjacent to the western edge of the hardstand would have higher visibility compared to the lower visibility of existing Arm D. The proposed hardstand would have minor visibility below the level of the bridge embankment; the vessels on the hardstand would also be only slightly visible. The proposed building would not appear to be any more prominent than the existing building. Overall, the components of the proposed redevelopment in itself would not be prominent in the view and the view composition offers high visual, maritime and urban compatibility. The proposal would have low overall visual effects and impacts.

	View Place or Viewer Sensitivity		
	L	M	H
Public Domain	Roads Reserves/ foreshore Waterway	X	
Private Domain	Residence		
	>1000m	100-1000m	<100m
	Viewing Distance		

View Composition Type	Expansive	Restricted	Panoramic	Focal	Feature	
	<b>Marina Component</b>			<b>Land Based Component</b>		
Assessment Factor where effects increase as ratings increase	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>						
Effect On Visual Character of View	X			X		
Effect on Scenic Quality of View	X			X		
<i>Variable factors</i>						
Effect On View Composition	X			X		
Effect of Relative Viewing Level	X			X		
Effect of Viewing Period	X			X		
Effect of Viewing Distance		X			X	
View Loss or Blocking Effect	X			X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>			<b>Low</b>		
	<b>Marina Component</b>			<b>Land Based Component</b>		
Assessment Factor where impacts decrease as ratings increase	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity		X		X		
Compatibility with Maritime Features	X			X		
Compatibility with Urban/ Natural Features	X			X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>			<b>Low</b>		

**Viewpoint: VP3, from north of 19 Kanangra Crescent (near intersection of Kanangra Crescent and Ethel Street), Balgowlah Heights**

Comment: This is an elevated medium range public domain viewing location. Vessels on the outer side of Arm C would have higher visibility compared to the existing situation due to the proposed larger number and change in the orientation. The large vessel on the northern T-Head of Arm C would be visible. The vessels on the extended Arm N including the one on its T-Head would also be more visible. The reconfiguration and increase in number of vessels on Arms A and B and the addition of vessels on their T-Head would not be discernable. Views to the relocated Arm D adjacent to the western edge of the hardstand, the proposed hardstand and the vessels on the hardstand would be largely screened by the vegetation in the road reserve in the foreground of the view. The proposed building would not appear to be any more prominent than the existing building. Overall, the components of the proposed redevelopment in itself would not be prominent in the view and the view composition offers high visual, maritime and urban compatibility. The proposal would have low overall visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>				<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity		X			X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP4, from opposite 12 Heaton Avenue, Balgowlah Heights**

Comment: This is an elevated medium range public domain viewing location. Vessels on the outer side of Arm C would have higher visibility compared to the existing situation due to the proposed larger number and change in the orientation. The vessels on both the T-Heads of Arm C would be visible. The vessels on the extended Arm N including the one on its T-Head would additionally be visible. The reconfiguration and increase in number of vessels on Arms A and B and the addition of vessels on their T-Heads would not be discernable. The relocated Arm D adjacent to the western edge of the hardstand, the proposed hardstand and the vessels on the hardstand would only be slightly visible and mostly hidden by the bank embankment and a strand of vegetation. The proposed building would not appear to be any more prominent than the existing building. Overall, the components of the proposed redevelopment would not be of significant visibility in the view. The proposal would have low overall visual effects and impacts.

		View Place or Viewer Sensitivity			
		L	M	H	H
Public Domain	Roads		X		
	Reserves/foreshore				
	Waterway				
Private Domain	Residence				
		>1000m	100-1000m	<100m	
		Viewing Distance			

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>							
		<b>Low</b>			<b>Low</b>		
<b>Marina Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity			X		X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>							
		<b>Low</b>			<b>Low</b>		

**Viewpoint: VP5, in front of 41 Peronne Avenue, Clontarf**

Comment: This is a moderately elevated medium range public domain viewing location. The viewing place is relatively low and the vegetation of the Spit Road Reserve West provides high screening effect to Arms A, B, C and N. The redevelopment of Arms A, B & C would not be visible. There may be slight visibility of some vessels of the proposed extended Arm N. The relocated Arm D adjacent to the western edge of the hardstand, the proposed hardstand and the vessels on the hardstand would only be slightly visible and mostly hidden by the bank embankment. Only the first level of the proposed building would be visible and would not appear to be any more prominent than the visibility of the existing. Overall, the proposed redevelopment would not be prominent in the view and the view composition offers high visual, maritime and urban compatibility. The proposal would have negligible overall visual effects and impacts.

		View Place or Viewer Sensitivity			
		L	M	H	H
Public Domain	Roads		X		
	Reserves/foreshore				
	Waterway				
Private Domain	Residence				
		>1000m	100-1000m	<100m	
		Viewing Distance			

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level		X				X	
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>							
		<b>Low</b>			<b>Low</b>		
<b>Marina Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity		X			X		
Compatibility with Maritime Features		X			X		
Compatibility with Urban/ Natural Features		X			X		
<b>Overall Extent of Visual Impact</b>							
		<b>Low</b>			<b>Low</b>		

**Viewpoint: VP6, from near the public pathway to Amiens Road & Clontarf Reserve on Beatrice Street**

Comment: This is an elevated medium range public domain viewing location. The vegetation of the Spit Road Reserve West provides high screening effect to both the marina component and the building of the existing marina. The redevelopment of Arms A and B would not be visible. There may be slight visibility of some vessels on outer side of Arm C. The proposed extended Arm N would also be not visible. The relocated Arm D adjacent to the western edge of the hardstand, the proposed hardstand and the vessels on the hardstand only would also be not visible. The proposed building would not be visible as presently the case with the existing building. Overall, the proposed redevelopment would not be visible in the view and the view composition offers high visual, maritime and urban compatibility. The proposal would have low overall visual effects and impacts.

	View Place or Viewer Sensitivity		
	L	M	H
Public Domain		X	
Private Domain			
	>1000m	100-1000m	<100m
	Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>			<b>Low</b>			
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity	X				X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>			<b>Low</b>			

**Viewpoint: VP7, from opposite 11 Old Sydney Road West, Seaforth**

Comment: This is an elevated medium range public domain viewing location. Vessels on the outer side of Arm C would have higher visibility compared to the existing situation due to the proposed larger number and change in the orientation. The vessels on the T-Heads of Arm C would also be visible. The vessels on the extended Arm N including the one on its T-Head would also be visible. The proposed extension of Arm N would reduce the area of open water visible in the foreground of the view. The reconfiguration, increase in number of vessels on Arms A and B and the addition of vessels on their T-Head would not be clearly visible. The relocated Arm D adjacent to the western edge of the hardstand, the proposed hardstand and the vessels on the hardstand would be mostly screened by the vegetation and residential developments in the foreground of the view. The proposed building would also be screened as presently the case with the existing. Overall, the proposed redevelopment would not be any more prominent in the view compared to the existing and the view composition offers high visual, maritime and urban compatibility. The proposal would have medium effect on the existing view composition and visual character of the view and medium overall visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/ foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X			X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect		X			X		
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>				<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity			X		X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP8, from opposite 12 Edgecliff Esplanade (near pathway to Battle Boulevard), Seaforth**

Comment: This is an elevated medium range public domain viewing location. Vessels on the outer side of Arm C would be more prominent compared to the existing situation due to the proposed change in the orientation. The vessels on the T-Heads of Arm C would also be clearly visible. The vessels on the extended Arm N including the one on its T-Head would also be visible. The reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable. However, the vessels on the T-Heads of Arms A and B would be clearly visible. Some vessels on the relocated Arm D adjacent to the western edge of the hardstand would be visible; some would be screened by the vegetation in the foreground of the view. The proposed hardstand and the vessels on it would be visible. The proposed building would be slightly more prominent due to the larger second level compared to the existing. The second level component would cause a minor view blocking effect of a small area of tree canopy and immediate and small area of water and shoreline in the backdrop. The marina component would result in a slight reduction in the area of open water. Overall, the proposed redevelopment would be prominent as presently the case. The view composition offers high visual, maritime and urban compatibility. The proposal would have medium effect on the existing view composition and low effect on the visual character and scenic quality of the view. It would have low overall visual effects and impacts.

	View Place or Viewer Sensitivity		
	L	M	H
Public Domain	Roads	X	
	Reserves/foreshore		
	Waterway		
Private Domain	Residence		
	>1000m	100-1000m	<100m
	Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	
<i>Base-line factors</i>							
Effect On Visual Character of View	X			X			
Effect on Scenic Quality of View	X			X			
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level	X			X			
Effect of Viewing Period	X			X			
Effect of Viewing Distance		X			X		
View Loss or Blocking Effect		X			X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>				<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	
Physical Absorption Capacity			X			X	
Compatibility with Maritime Features	X			X			
Compatibility with Urban/ Natural Features	X			X			
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP9, from carpark area, Laura Street Reserve (near corner of Battle Boulevard & Seaforth Crescent), Seaforth**

Comment: This is an elevated medium range public domain viewing location. Vessels on the outer side of Arm C would be more prominent compared to the existing situation due to the proposed change in the orientation. The vessels on the T-Heads of Arm C would also be clearly visible. The vessels on the extended Arm N including the one its T-Head would also be additionally visible in the foreground. The increase in the number of vessels on the west side of Arm B near the northern end would be perceivable. The reconfiguration and increase in number of vessels on Arm A would not be highly discernable. However, the vessels on the T-Heads of Arms A and B would be clearly visible. Vessels on the relocated Arm D adjacent to the western edge of the hardstand would be visible. The proposed hardstand and the vessels on it would also be visible. The proposed building would be slightly more prominent due to the larger second level compared to the existing. The second level component would cause a minor view blocking effect of a small area of tree canopy, immediate and small area of water and shoreline in the backdrop. The marina component would result in a slight reduction in the area of open water. Overall, the proposed redevelopment would be prominent as presently the case. The view composition offers high visual, maritime and urban compatibility. The proposal would have medium overall visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/ foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature		
Assessment Factor where effects increase as ratings increase	Marina Component						Land Based Component								
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)		
<i>Base-line factors</i>															
Effect On Visual Character of View			X							X					
Effect on Scenic Quality of View		X					X								
<i>Variable factors</i>															
Effect On View Composition			X						X						
Effect of Relative Viewing Level		X					X								
Effect of Viewing Period			X					X							
Effect of Viewing Distance			X					X							
View Loss or Blocking Effect		X						X							
<b>Overall Extent of Visual Effect</b>															
<b>Marina Component</b>						<b>Land Based Component</b>									
Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)		
Physical Absorption Capacity			X										X		
Compatibility with Maritime Features	X						X								
Compatibility with Urban/ Natural Features	X						X								
<b>Overall Extent of Visual Impact</b>						<b>Overall Extent of Visual Impact</b>									
<b>Low</b>						<b>Low</b>									

**Viewpoint: VP10, from the intersection of Battle Boulevard and Manly Road, Seaforth**

Comment: This is a slightly elevated medium distance public domain viewing location. There is a restricted view due to the change in road alignment and presence of trees on both sides of Manly Road. The existing marina is only visible in the form a high density of vessels and the details of its layout are not discernable. The proposed changes to the marina component would not be highly discernable except the minor visibility of larger size vessels on the T-Heads of the arms and some vessels in the north-south orientation on the outer side of Arm C. Vessels on the extended arm N would be screened by trees in the foreground of the view. The hardstand would be slightly visible. Vessels on the hardstand would be visible at a relatively closer distance and provide a blocking effect to views of vessels within the marina as well as to the building. Vessels in the relocated Arm D would be visible. The second level of the proposed building would appear to be somewhat larger than the existing. Overall, there would be negligible change to the existing visual character and the view composition. The proposed redevelopment would have low overall visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>													
Effect On Visual Character of View	X						X						
Effect on Scenic Quality of View	X						X						
<i>Variable factors</i>													
Effect On View Composition	X						X						
Effect of Relative Viewing Level				X									X
Effect of Viewing Period	X						X						
Effect of Viewing Distance					X						X		
View Loss or Blocking Effect	X						X						
<b>Overall Extent of Visual Effect</b>	<b>Low</b>						<b>Low</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity				X									X
Compatibility with Maritime Features	X						X						
Compatibility with Urban/ Natural Features	X						X						
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>						

**Viewpoint: VP11, from the pedestrian underpass to Manly Scenic Walkway, Seaforth**

Comment: This is a close range public domain viewing location approximately level with the marina. The existing organisation of Arms A and B are not significantly visible due to the screening effect of Arms D and N in the foreground. However due to the relocation of Arm D along the western edge of the hardstand the view in the direction of the proposed reconfigured Arms A and B would slightly open up. The vessels on the outer side of Arm C would be clearly visible due to the proposed change in orientation and would cause very minor view blocking effect on the views of the south western shoreline of Pearl Bay. Vessels on the T-Heads of Arms A, B and C would be visible over the relatively smaller vessels along the respective arms. Arm N and vessels on it and its T-Head would be additionally visible in the foreground of the view. The hardstand, the vessels stored on the hardstand and the relocated Arm D would be clearly visible in the foreground and will replace the existing views of the slipways and the vessels stored on the landward end of it. The proposed building would be slightly more prominent due to the increased bulk, mainly at the second level. The second level of the building would cause some view blocking to a small part of the reserve, shoreline and waters in the backdrop. Overall, Arm N, the hardstand, vessels on the hardstand and the relocated Arm D would be the most prominent components of the proposed redevelopment. The proposed development would have medium effect on the existing view composition and the visual character of the view. It would have medium overall visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			X
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic	Focal	Feature
	Low	Medium	High	Low	High	High			
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>		
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>									
Effect On Visual Character of View		X					X		
Effect on Scenic Quality of View	X					X			
<i>Variable factors</i>									
Effect On View Composition		X					X		
Effect of Relative Viewing Level				X					X
Effect of Viewing Period		X					X		
Effect of Viewing Distance				X					X
View Loss or Blocking Effect	X						X		
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>						<b>Medium</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity				X					X
Compatibility with Maritime Features	X						X		
Compatibility with Urban/ Natural Features	X						X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>		

**Viewpoint: VP12, from the north side of Spit Bridge from the north-northwest side of the reserve**

Comment: This is a close range public domain viewing location level with the marina. Due to the relocation of Arm D along the western edge of the hardstand the view in the direction of the proposed reconfigured Arms A and B would slightly open up. However, the proposed reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable. The proposed larger number of vessels on the outer side of Arm C would be partly visible due to the proposed change in orientation and would cause minor view blocking effect on the views of the southwestern shoreline of Pearl Bay. The larger vessel on the northern T-Head of Arm C would also be clearly visible. Vessels on the southern T-Heads of Arms A, B and C would be visible over the relatively smaller vessels along the respective arms. Arm N and vessels on it and its T-Head would be additionally visible in the foreground of the view. The hardstand, the vessels stored on the hardstand and the relocated Arm D would be clearly visible in the foreground and will replace the existing views of the slipways and the vessels stored on the landward end of it. The proposed building would be slightly more prominent due to the increased bulk, mainly at the second level. Overall, Arm N, the hardstand, the vessels on the hardstand and the relocated Arm D would be the most prominent components of the proposed redevelopment, which would have medium effect on the existing view composition and the visual character of the view.

	View Place or Viewer Sensitivity		
	L	M	H
Public Domain	Roads		
	Reserves/foreshore		X
	Waterway		
Private Domain	Residence		
	>1000m	100-1000m	<100m
	Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature
	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	
<b>Marina Component</b>													
Assessment Factor where effects increase as ratings increase	Assessment Visual Effect												
	Visual Effect												
<i>Base-line factors</i>													
Effect On Visual Character of View		X										X	
Effect on Scenic Quality of View	X									X			
<i>Variable factors</i>													
Effect On View Composition		X										X	
Effect of Relative Viewing Level				X									X
Effect of Viewing Period		X								X			
Effect of Viewing Distance				X									X
View Loss or Blocking Effect	X									X			
<b>Overall Extent of Visual Effect</b>													
<b>Medium</b>													
<b>Marina Component</b>													
Assessment Factor where impacts decrease as ratings increase	Assessment Visual Impact												
	Visual Impact												
Physical Absorption Capacity						X							X
Compatibility with Maritime Features	X									X			
Compatibility with Urban/ Natural Features	X									X			
<b>Overall Extent of Visual Impact</b>													
<b>Low</b>													
<b>Land Based Component</b>													
<b>Land Based Component</b>													
<b>Medium</b>													
<b>Land Based Component</b>													
<b>Low</b>													

**Viewpoint: VP13, over the top of 11 Seaforth Crescent, Seaforth**

Comment: This is an elevated medium range public domain viewing location. Vessels on the outer side of Arm C would be more prominent compared to the existing situation due to the proposed change in the orientation. The vessels on the extended Arm N including the one on its T-Head would also be visible. The reconfiguration and increase in number of vessels on Arms A and B would be only slightly discernable. However, the vessels on the T-Heads of Arms A, B and C would be clearly visible. Vessels on the relocated Arm D adjacent to the western edge of the hardstand would be visible. The proposed hardstand and the vessels on it would also be visible. The proposed building would be slightly more prominent due to the larger second level compared to the existing. The marina component would result in a slight reduction in the area of open water. Overall, the proposed redevelopment would be prominent as presently the case. The view composition offers high visual, maritime and urban compatibility to the proposed additions and amendments. The proposal would have medium effect on the existing view composition and visual character of the view. It would have low overall visual effects and impacts.

		View Place or Viewer Sensitivity			
		L	M	H	
Public Domain	Roads		X		
	Reserves/foreshore				
	Waterway				
Private Domain	Residence				
		>1000m	100-1000m	<100m	Viewing Distance

View Composition Type	Expansive				Panoramic	Focal	Feature	
	Assessment	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	
	<b>Base-line factors</b>							
Effect On Visual Character of View			X			X		
Effect on Scenic Quality of View	X				X			
<b>Variable factors</b>								
Effect On View Composition			X			X		
Effect of Relative Viewing Level	X				X			
Effect of Viewing Period	X				X			
Effect of Viewing Distance			X			X		
View Loss or Blocking Effect	X				X			
<b>Overall Extent of Visual Effect</b>	<b>Low</b>				<b>Low</b>			
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low	
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	
Physical Absorption Capacity				X			X	
Compatibility with Maritime Features	X				X			
Compatibility with Urban/ Natural Features	X				X			
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>			

**Viewpoint: VP14, from near the garage level of 31 Laura Street, Seaforth**

Comment: This is a moderately elevated medium distance private domain viewing location. Vessels on the outer side of Arm C would be clearly visible compared to the existing situation due to the proposed change in the orientation. The vessels on the extended Arm N including the one on its T-Head would also be visible. The reconfiguration and increase in number of vessels on Arms A and B would be only slightly discernable. However, the vessels on the T-Heads of Arms A, B and C would be clearly visible. Vessels on the relocated Arm D adjacent to the western edge of the hardstand would be visible. The proposed hardstand and the vessels on it would also be visible. The proposed building would be slightly more prominent due to the larger second level compared to the existing. The marina component would result in a slight reduction in the area of open water. Overall, the proposed redevelopment would be prominent as presently the case. The view composition offers high visual, maritime and urban compatibility. The proposal would have medium effect on the existing view composition and visual character of the view. It would have medium overall visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/ foreshore			
	Waterway			
Private Domain	Residence		X	
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X				X	
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X				X	
Effect of Relative Viewing Level		X				X	
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>							
		<b>Medium</b>			<b>Medium</b>		
<b>Marina Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity				X			X
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>		<b>Low</b>			<b>Low</b>		

**Viewpoint: VP15, from the northern edge of the opening section of the Spit Bridge that opens (opposite the control tower)**

Comment: This is a slightly elevated medium range public domain viewing location. The proposed hardstand, vessels stored on it, the relocated Arm D on the western edge of the hardstand and the extended Arm N would be the most evident components of the proposed redevelopment in this view. The change in the building and the increased footprint of the second level would also be easily perceivable. The vessels on the west side of Arm C would be more prominent due to the proposed change in orientation. The vessel on the northern T-Head of Arm C would be clearly visible and that on the northern T-Head would be visible over the smaller vessels in the foreground. The reconfiguration and increase in number of vessels on Arms A and B and the vessels on the T-Heads of those arms would not be highly discernable. The second level of the new building would cause minor view blocking effect of a small section of the far shoreline of Pear Bay. Also, the marina component would cause some loss of the views of open water in the foreground of the view. The proposed changes would cause a medium change in the existing view composition. However, it would not affect the existing scenic quality of the view. In fact, the appearance of the land based site including the building and the location of the slipway area would be improved by the construction of the new building and the hardstand. Overall, the proposed redevelopment would have medium visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature			
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>									<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>																
Effect On Visual Character of View		X												X		
Effect on Scenic Quality of View	X													X		
<i>Variable factors</i>																
Effect On View Composition		X												X		
Effect of Relative Viewing Level		X												X		
Effect of Viewing Period		X												X		
Effect of Viewing Distance			X											X		
View Loss or Blocking Effect		X												X		
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>									<b>Medium</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>									<b>Land Based Component</b>						
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity						X										X
Compatibility with Maritime Features		X												X		
Compatibility with Urban/ Natural Features		X												X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>									<b>Low</b>						

**Viewpoint: VP16, from the Spit Bridge almost above the northern edge of the sandy embankment**

Comment: This is a slightly elevated close range public domain viewing location. The proposed hardstand, vessels stored on it, the relocated Arm D on the western edge of the hardstand and the extended Arm N would be the most prominent components of the proposed redevelopment in this view. The change in the building and the increased footprint of the second level would also be easily perceivable. The vessels on the west side of Arm C would be more prominent due to the proposed change in orientation. The vessel on the southern T-Head of Arm C would also be clearly visible and the one on the southern T-Head would be visible over the smaller vessels in the foreground. The reconfiguration and increase in number of vessels on Arms A and B and the vessels on the T-Heads of those arms would not be highly discernable. The second level of the new building would cause minor view blocking of the views which are predominantly of the vessels within the Bay and on Arms A & B. Also, the marina component would cause some loss of the views of open water in the foreground of the view. The proposed changes would cause a medium change in the existing view composition. However, it would not affect the existing scenic quality of the view. In fact, the appearance of the land based site including the building and the location of the slipway area would be improved by the construction of the new building and the hardstand.

Overall, the proposed redevelopment would have medium visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			X
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View			X			X	
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition			X			X	
Effect of Relative Viewing Level			X			X	
Effect of Viewing Period	X				X		
Effect of Viewing Distance				X			X
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>							
<b>Medium</b>				<b>Medium</b>			
<b>Marina Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity				X			X
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>							
<b>Low</b>				<b>Low</b>			

**Viewpoint: VP17, from the top most stairs from Spit Road to the northern carpark of the Marina**

Comment: This is a slightly elevated close range public domain viewing location. The proposed hardstand, vessels stored on it, the relocated Arm D on the western edge of the hardstand and the extended Arm N would be the most prominent components of the proposed redevelopment in this view. The change in the building and the increased footprint of the second level would also be evident. The vessels on the northern end of the west side of Arm C would be more prominent due to the proposed change in orientation. The vessel on the northern T-Head of Arm C would also be clearly visible and the one on the southern T-Head would be visible over the smaller vessels in the foreground. The reconfiguration and increase in number of vessels on Arms A and B and the vessels on the T-Heads of those arms would not be highly discernable and would be largely screened as at present. The larger second level of the new building would cause minor view blocking of the views of a small section of the shoreline of Pearl Bay. Also, the marina component would cause some loss of the views of open water in the foreground of the view. The proposed changes would cause a medium change in the existing view composition. However, they would not affect the existing scenic quality of the view. In fact, the appearance of the land based site including the building and the location of the slipway area would be improved by the construction of the new building and the hardstand.

Overall, the proposed redevelopment would have medium visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			X
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X			X		
Effect on Scenic Quality of View	X			X			
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level		X			X		
Effect of Viewing Period		X			X		
Effect of Viewing Distance			X			X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>				<b>Medium</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity			X				X
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP18, from close to the southern end of Spit Bridge opposite d’Albora Marina**

Comment: This is a slightly elevated close range public domain viewing location. The proposed hardstand, vessels stored on it, the relocated Arm D on the western edge of the hardstand and the extended Arm N would be the most prominent components of the proposed redevelopment in this view. The change in the building and the increased footprint of the second level would also be clearly evident. The vessels on the west side of Arm C would be slightly perceivable due to the proposed change in orientation and vessel size. Vessels on Arms A and B would be mostly screened as presently the case. The vessels on the southern T-Heads of all the Arms would not be significantly visible. The vessel on the northern T-Head of Arm C would be clearly visible. The larger second level of the new building would cause minor view blocking of the views of top sections of some vessels within the Bay and a small part of the Beauty Point ridge. Also, the marina component would cause some loss of the views of open water in the foreground of the view. The vessels stored on the hardstand would cause a partial view blocking effect of the distant Middle Harbour waters and far shorelines. The proposed changes would cause a medium change in the existing view composition. However, it would not affect the existing scenic quality of the view. In fact, the appearance of the land based site including the building and the location of the slipway area would be improved by the construction of the new building and the hardstand. Overall, the proposed redevelopment would have medium visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			X
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X			X		
Effect on Scenic Quality of View	X			X			
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level		X			X		
Effect of Viewing Period	X			X			
Effect of Viewing Distance			X			X	
View Loss or Blocking Effect		X			X		
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>				<b>Medium</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity			X				X
Compatibility with Maritime Features	X			X			
Compatibility with Urban/ Natural Features	X			X			
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP19, from the east side of Spit Road, near the 09 section bus stop**

Comment: This is a close range public domain viewing location which is approximately level with the marina facility. The existing view is that of screened views of vessels stored on Arms A, B and some larger vessels on Arm C seen through the vegetation in Spit West Reserve. It is not considered that the reconfiguration and increase in number of vessels on the Arms, the vessels on the T-Heads of the Arms and the proposed storage of vessels in the reorientated east west direction would be significantly perceivable in this view.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			X
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic	Focal	Feature
	Low	Medium	High	Low	High	High			
<b>Marina Component</b>									
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High		
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)		
<i>Base-line factors</i>									
Effect On Visual Character of View	X				X				
Effect on Scenic Quality of View	X				X				
<i>Variable factors</i>									
Effect On View Composition	X				X				
Effect of Relative Viewing Level				X					X
Effect of Viewing Period			X				X		
Effect of Viewing Distance				X					X
View Loss or Blocking Effect	X				X				
<b>Overall Extent of Visual Effect</b>									
<b>Low</b>									
<b>Land Based Component</b>									
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low		
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)		
Physical Absorption Capacity			X				X		
Compatibility with Maritime Features	X				X				
Compatibility with Urban/ Natural Features	X				X				
<b>Overall Extent of Visual Impact</b>									
<b>Low</b>									

**Viewpoint: VP20, from the northern section of Parriwi Road**

Comment: This is an elevated medium range public domain viewing location. The existing views of the marina consist of a number of vessels on Arms A, B and C. The building, slipway, existing Arm N and D are not visible in the view. The change in the orientation of vessels on the outer side of Arm C and the vessels stored on the southern T-Heads of Arms A, B and C would be barely perceivable. The proposed reconfiguration and increase in number of vessels on Arms A and B would not be perceivable. The proposed hardstand, the building, Arm D and extended Arm N would not be visible.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic	Focal	Feature
	Low	Medium	High	Low			
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level		X				X	
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>							
		<b>Low</b>			<b>Low</b>		
<b>Marina Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity			X		X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>							
		<b>Low</b>			<b>Low</b>		

**Viewpoint: VP21, from near the intersection of Ida Avenue and Spit Road, Beauty Point**

Comment: This is an elevated medium range public domain viewing location. Views of the vessels on Arm C and some vessels on Arms A and B are over the tree canopies of the foreground vegetation in the view. The other components of the proposal are not visible due to the screening effect of the vegetation. The proposed larger number of vessels and the change in their orientation on the west side of Arm C including the vessel on its northern T-Head would be perceivable in this view. Vessel on the southern T-Head of Arm C would also be slightly visible. The vessels on the T-Heads of Arms A and B and the reconfiguration and increase in the number of vessels on those Arms would not be highly perceivable. The new building, the hardstand, the vessels stored on it, the proposed relocation of Arm D would not be visible in this view. There would be slight filtered views of the proposed extension of Arm N and the vessel proposed on its T-Head.

The proposed redevelopment would not have any significant effect on the existing visual character and scenic quality of the view. It would have low overall visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic	Focal	Feature
	Low	Medium	High	Low			
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>							
		<b>Low</b>			<b>Low</b>		
<b>Marina Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity			X		X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>							
		<b>Low</b>			<b>Low</b>		

**Viewpoint: VP22, from the footpath to the west of Spit Road, north of its intersection with Ida Avenue.**

Comment: This is an elevated medium range public domain viewing location. Views of the vessels on Arm C and some vessels on Arms B and N are above the tree canopies of the foreground vegetation in the view. The other components of the existing development are not visible due to the screening effect of the vegetation. The proposed larger number of vessels and the change in their orientation on the west side of Arm C would be perceivable in this view. The vessel on the northern T-Head of Arm C would also be visible. Vessel on the southern T-Heads of Arms B and C would also be visible. The increase in number of vessels on the west side of Arm B at the northern end would not be clearly discernable. The vessels on Arm A and its T-Head would be screened by foreground vegetation as in the present case. The new building, the hardstand, the vessels stored on it and the proposed relocation of Arm D would not be visible in this view. The proposed extension of Arm N and the vessel on its T-Head would be slightly visible. The proposed redevelopment would overall have a medium effect on the existing visual character and view composition and low effect on the scenic quality of the view. Overall, the proposal would have low visual effects and visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic	Focal	Feature
	Low	Medium	High	Low			
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X			X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>				<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity		X			X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP23, From the footpath on the west of Spit Road (Alcove on the fence), 100m north of the intersection of Spit Road and Pearl Bay Avenue, Beauty Point**

Comment: This is an elevated medium range public domain viewing location with a feature view of Arms B and C of the existing marina. The other existing components of the development are not visible due to the screening effect of the foreground vegetation in the view. The proposed larger number of vessels and change in the orientation of the vessels on the west side of Arm C would be perceivable in this view. Vessels on the northern and southern T-Heads of Arm C would be clearly visible. Vessel on the T-Head of Arm B would also be visible. The increase in number of vessels on the west side of Arm B at the northern end would be slightly perceivable. The vessels on Arm A and its T-Head would be screened by foreground vegetation as in the present case. The new building, the hardstand, the vessels stored on it, the proposed relocation of Arm D would not be visible in this view. The proposed extension of Arm N would be mostly screened. The proposed redevelopment would not have any significant effect on the existing visual character and scenic quality of the view. Overall the proposed development would have low overall visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive	Restricted	Panoramic	Focal	Feature
<b>Marina Component</b>					
Assessment Factor where effects increase as ratings increase	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	High (High effect)
	Assessment Visual Effect				
<i>Base-line factors</i>					
Effect On Visual Character of View		X		X	
Effect on Scenic Quality of View	X			X	
<i>Variable factors</i>					
Effect On View Composition		X		X	
Effect of Relative Viewing Level	X			X	
Effect of Viewing Period	X			X	
Effect of Viewing Distance		X		X	
View Loss or Blocking Effect	X			X	
<b>Overall Extent of Visual Effect</b>					
<b>Low</b>					
<b>Land Based Component</b>					
Assessment Factor where impacts decrease as ratings increase	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Low (High impact)
	Assessment Visual Impact				
Physical Absorption Capacity			X	X	
Compatibility with Maritime Features	X			X	
Compatibility with Urban/ Natural Features	X			X	
<b>Overall Extent of Visual Impact</b>					
<b>Low</b>					

**Viewpoint: VP24 from the western side of Spit Road, about 100m south of the intersection of Parriwi Road and Spit Road**

Comment: This is a slightly elevated medium distance viewing location. The vessels on the southern T-Heads of Arms A, B and C would be highly visible. The proposed change in the orientation of the vessels on the outer side of Arm C would also be perceivable by the higher density of vessels and their taller parts. The reconfiguration and increase in number of vessels on Arms A and B would not be highly perceivable. The vessels on the proposed extended Arm N and its T-Head would be barely perceivable. Other components of the marina and the proposed new building would not be visible in this view. The proposed redevelopment would not have any significant effect on the visual character and scenic quality of the view. In fact, the existing marina gives visual interest and vibrance to the opening of the view while travelling north on Spit Road and so would the proposed redevelopment. Overall, it is considered that the proposed redevelopment would have medium visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/ foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level		X				X	
Effect of Viewing Period		X				X	
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>				<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity				X			
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP25, from opposite 10 Avona Crescent, Seaforth**

Comment: This is an elevated medium distance public domain viewing location. The most visible part of the redevelopment would be the extension of Arm N and the proposed reorientation of vessels and larger number of vessels on the outer side of Arm C. The vessels on the T-Heads of Arms A, B and C would also be visible. The reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable. The proposed relocation of Arm D would also be partially visible in the view. The hardstand would be hidden below the bridge embankment. The vessels stored on the hardstand would also be partially hidden. The new building would be visible at the location of the existing building with a larger second level component compared to the existing. The second level component would have minor view blocking effect of some vessels on Arms A and B and a small portion of water when seen from this viewing location. The proposal would have a medium effect on the view composition and visual character and low effect on the scenic quality of the view.

Overall, it is considered that the proposed redevelopment would have low overall visual effects and impact.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X			X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>			<b>Low</b>			
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity		X			X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>			<b>Low</b>			

**Viewpoint: VP26, from the walking track below Beauty Point Road/Pear Bay Avenue**

Comment: This is a medium range public domain viewing location which is slightly above level with the marina. The most prominent change would be the change in the orientation of the vessels and larger number of vessels on the outer side of Arm C. The vessels on the southern T-Heads of Arms A, B and C would also be clearly visible. The vessel on the northern T-Head of Arm C would be visible. The reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable. Views of the hardstand, vessels stored on it, the relocated Arm D and the extension of Arm N would be mostly screened by the presence on vessels on Arms A, B and C. The new building would be visible at the location of the existing building with a relatively larger second level component. The existing view composition offers a high maritime compatibility for the proposed redevelopment. Overall, the proposed redevelopment would not have medium effect in the view composition and visual character and low effect on the overall scenic quality of the view. Overall, the proposal would have medium visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X			X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level				X			X
Effect of Viewing Period		X				X	
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X					X	
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>			<b>Low</b>			
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity			X			X	
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>			<b>Low</b>			

**Viewpoint: VP27, from the bottom of the walking track on Delecta Avenue, Beauty Point**

Comment: This is a medium range public domain viewing location which is approximately level with the marina. The swing moored vessels in the foreground of the view provide high screening effect to the vessels on the marina. The details of the layout of the marina are not discernable due to the viewing level, viewing distance and the screening effects of other vessels in the foreground. The only component of the proposed redevelopment that would be slightly discernable would be the proposed reorientation and larger number of vessels on the outer side of Arm C. The vessels on the southern T-Heads of Arms C and B would be slightly visible. The reconfiguration and increase in the number of vessels on Arms A and B would not be discernable. The proposed new building would have similar visibility to that of the existing building. The proposed hardstand, the vessels stored on it, the proposed relocated Arm D and the extension of Arm N would not be clearly visible in the view. Overall, it is considered that there would be negligible effect of the proposed redevelopment of the marina on this view.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic		Focal	Feature
	Low	Medium	High	Low	Medium	High		
<b>Marina Component</b>								
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High	
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	
<i>Base-line factors</i>								
Effect On Visual Character of View	X				X			
Effect on Scenic Quality of View	X				X			
<i>Variable factors</i>								
Effect On View Composition	X				X			
Effect of Relative Viewing Level				X				X
Effect of Viewing Period		X				X		
Effect of Viewing Distance		X				X		
View Loss or Blocking Effect	X				X			
<b>Overall Extent of Visual Effect</b>								
		<b>Low</b>			<b>Low</b>			
<b>Land Based Component</b>								
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low	
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	
Physical Absorption Capacity		X			X			
Compatibility with Maritime Features		X			X			
Compatibility with Urban/ Natural Features		X			X			
<b>Overall Extent of Visual Impact</b>								
		<b>Low</b>			<b>Low</b>			

**Viewpoint: VP28, from opposite 5 Government Road**

Comment: This is an elevated medium range public domain viewing location. The existing marina is clearly visible in the view. The most prominent component of the proposed redevelopment would be the larger vessels proposed to be stored at the T-Heads of Arms A, B and C. The proposed larger number of vessels and their reorientation on the outer side of Arm C would also be perceivable. The reconfiguration and increase in number of vessels on Arms A and B would not be discernable. Part of the proposed extension of Arm N and the vessel stored on its T-Head would be visible. The proposed hardstand, the vessels stored on it and the proposed relocation of Arm D would not be prominently seen in this view. The proposed new building would appear to be of a slightly larger scale due to a larger second level component. The second level component of the proposed building would block minor views of Spit Road/ The Spit Bridge. The proposed redevelopment would have a medium effect on the existing view composition and visual character and low effect on the scenic quality of the view.

Overall, the proposal would have low visual effects and visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads		X	
	Reserves/ foreshore			
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View		X			X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level	X				X		
Effect of Viewing Period	X				X		
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>				<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>				<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity				X		X	
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>				<b>Low</b>		

**Viewpoint: VP29, from Parriwi Park**

Comment: This is a slightly elevated medium range public domain viewing location. The existing views of the marina are only those of Arms C and part of Arm B. Views of Arm A, the building, slipway, Arm N and Arm D are not possible due to the screening effect of the trees in Spit West Reserve and road reserve. The only perceivable change would be that of larger vessels on the southern T-Heads of Arms B and C. The proposed reorientation and larger number of vessels on the outer side of Arm C would be slightly perceivable. The new building, hardstand, vessels stored on the hardstand, the proposed relocated Arm D and the extension of Arm N would not be visible in this view.

Overall, the proposal would have low visual effects and visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level		X				X	
Effect of Viewing Period		X				X	
Effect of Viewing Distance		X				X	
View Loss or Blocking Effect	X				X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>			<b>Low</b>			
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>			<b>Land Based Component</b>			
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity	X				X		
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>	<b>Low</b>			<b>Low</b>			

**Viewpoint: VP30, from Northbridge, near Clive Park at the end of Sailors Bay Road.**

Comment: This is a distant public domain viewing location with view line level with the marina. The vessels on Arm C and some on B are visible at a considerable distance. Other details of the marina such as its layout, slipway, Arms A, N and D are not discernable. The proposed change in the orientation of the vessels and larger number on the west side of Arm C would be perceivable. The larger vessels proposed to be moored on the T-Heads of Arms A, B and C would be visible. The reconfiguration and increase in number of vessels on Arms A and B would not be discernable. The proposed new building would have similar low visibility to the existing building. There would not be any significant visibility of the proposed hardstand, the vessels stored on it, the proposed relocation of Arm D and the extension of Arm N due to the screening effect of the vessels present in the middle ground of the view. Overall, the proposed redevelopment would not have any significant effect on the visual character and scenic quality of the view.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore	X		
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic		Focal	Feature
	Low	Medium	High	Low	Medium	High		
<b>Marina Component</b>								
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High	
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	
<i>Base-line factors</i>								
Effect On Visual Character of View	X				X			
Effect on Scenic Quality of View	X				X			
<i>Variable factors</i>								
Effect On View Composition	X				X			
Effect of Relative Viewing Level		X				X		
Effect of Viewing Period		X				X		
Effect of Viewing Distance	X				X			
View Loss or Blocking Effect	X				X			
<b>Overall Extent of Visual Effect</b>								
		<b>Low</b>			<b>Low</b>			
<b>Marina Component</b>								
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low	
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	
Physical Absorption Capacity			X		X			
Compatibility with Maritime Features	X				X			
Compatibility with Urban/ Natural Features	X				X			
<b>Overall Extent of Visual Impact</b>								
		<b>Low</b>			<b>Low</b>			

**Viewpoint: VP31, from the foreshore reserve at the head of Pearl Bay**

Comment: This is a medium range public domain viewing location with views approximately level with the marina. There would be visibility of the vessels that are proposed to be moored in an east-west orientation at the southern end of the western side of Arm C. There would be clear visibility of the vessels on the southern T-Heads of Arms A, B and C. The reconfiguration and increase in number of vessels on Arms A and B would not be discernable and the visibility of the vessels on these two arms would be similar to the existing visibility of the vessels. The proposed new building with a larger second level component compared to the existing would have similar visibility. The proposed extension of Arm N and the proposed relocation of Arm D would not have any significant visibility due to the screening effect of vessels on Arms B and C and other swing moored vessels within the Bay. The view composition and existing components offers high maritime compatibility for the proposed redevelopment due to the presence of the number of swing moored vessels and existing marina.

Overall, the proposed redevelopment would have low to medium effect on the existing view composition and negligible effect on the visual character and scenic quality of the view.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic		Focal	Feature
	Low	Medium	High	Low	Medium	High		
<b>Marina Component</b>								
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High	
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	
<i>Base-line factors</i>								
Effect On Visual Character of View	X				X			
Effect on Scenic Quality of View	X				X			
<i>Variable factors</i>								
Effect On View Composition		X			X			
Effect of Relative Viewing Level				X				X
Effect of Viewing Period		X				X		
Effect of Viewing Distance		X				X		
View Loss or Blocking Effect	X				X			
<b>Overall Extent of Visual Effect</b>								
<b>Medium</b>								
<b>Land Based Component</b>								
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low	
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	
Physical Absorption Capacity	X					X		
Compatibility with Maritime Features	X				X			
Compatibility with Urban/ Natural Features	X				X			
<b>Overall Extent of Visual Impact</b>								
<b>Low</b>								

**Viewpoint: VP32, from Mosman Rowing Club Wharf**

Comment: This is a medium range public domain viewing location with views approximately level with the marina. There would be high visibility of the vessels that are proposed to be moored in an east-west orientation near the end of the western side of Arm C and some visibility of others further north. There would be similar visibility of the vessels on the southern T-Heads of Arms A, B and C as at present. The vessel proposed to be moored on the northern T-Head of Arm C may also be visible. The reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable and the visibility of the vessels on these two arms would be similar to the existing situation. The proposed new building with a larger second level component compared to the existing would have similar visibility and presence. The proposed extension of Arm N and the proposed relocation of Arm D would not have any significant visibility due to the screening effect of vessels on Arms B and C and other swing moored vessels within the Bay. The view composition offers high maritime compatibility for the proposed redevelopment due to the presence of a number of swing moored vessels and the existing marina. Overall, the proposed redevelopment would have medium effect on the existing view composition and low effect on the visual character and scenic quality of the view.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic		Focal	Feature	
	Low	Medium	High	Low	Medium	High			
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>		
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)		
<i>Base-line factors</i>									
Effect On Visual Character of View	X				X				
Effect on Scenic Quality of View	X				X				
<i>Variable factors</i>									
Effect On View Composition		X			X				
Effect of Relative Viewing Level				X				X	
Effect of Viewing Period		X				X			
Effect of Viewing Distance		X				X			
View Loss or Blocking Effect	X					X			
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>			<b>Low</b>			<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>		
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)		
Physical Absorption Capacity	X					X			
Compatibility with Maritime Features	X				X				
Compatibility with Urban/ Natural Features	X				X				
<b>Overall Extent of Visual Impact</b>	<b>Low</b>			<b>Low</b>			<b>Low</b>		

**Viewpoint: VP33, from the foreshore seawall (Ref. point no. 32, about 300m southwest of the marina building)**

Comment: This is a medium range public domain viewing location with views approximately level with the marina. There would be high visibility of the upper parts of vessels that are proposed to be moored in an east-west orientation on the western side of Arm C. There would be similar visibility of vessels on the southern T-Heads of Arms A, B and C as at present. The reconfiguration and increased number of vessels on Arms A and B would not be highly discernable and the visibility of the vessels on these two arms would be similar to the existing visibility of the vessels. The proposed new building with a larger second level component compared to the existing would have similar visibility and presence. The proposed extension of Arm N and the proposed relocation of Arm D would not have any significant visibility due to the screening effect of vessels on Arms B and C and other swing moored vessels within the Bay. The view composition offers high maritime compatibility for the proposed redevelopment due to the presence of a number of swing moored vessels and presence of the existing marina.

Overall, the proposed redevelopment would have low effect on the visual character and scenic quality of the view.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>													
Effect On Visual Character of View	X						X						
Effect on Scenic Quality of View	X						X						
<i>Variable factors</i>													
Effect On View Composition	X						X						
Effect of Relative Viewing Level				X									X
Effect of Viewing Period		X								X			
Effect of Viewing Distance		X								X			
View Loss or Blocking Effect	X						X						
<b>Overall Extent of Visual Effect</b>	<b>Low</b>						<b>Low</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity					X						X		
Compatibility with Maritime Features	X						X						
Compatibility with Urban/ Natural Features	X						X						
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>						

**Viewpoint: VP34, from about 150m southwest of the building along the foreshore seawall.**

Comment: This is a close range public domain viewing location with views approximately level with the marina. There would be visibility of a small number of the total vessels that are proposed to be moored in an east-west orientation on the western side of Arm C. There would be visibility of the vessels on the southern T-Heads of Arms A, B and C as at present. The reconfiguration and increased number of vessels on Arms A and B would not be prominent. The proposed new building would have similar visibility to the existing building. The proposed extension of Arm N and the proposed relocation of Arm D would not have any significant visibility due to the screening effect of vessels in the foreground. There would not be any significant visibility of the proposed hardstand. There would be a slight view blocking effect to distant waters of the Bay due to the presence of large vessels on the T-Heads of Arms B and C and some vessels on the west side of Arm C. The view composition offers high maritime compatibility for the proposed redevelopment due to the presence of a number of swing moored vessels and presence of the existing marina.

Overall, the proposed redevelopment would have medium visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore	X		
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>													
Effect On Visual Character of View	X						X						
Effect on Scenic Quality of View	X						X						
<i>Variable factors</i>													
Effect On View Composition		X					X						
Effect of Relative Viewing Level				X								X	
Effect of Viewing Period		X								X			
Effect of Viewing Distance				X								X	
View Loss or Blocking Effect		X					X						
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>						<b>Low</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity		X					X						
Compatibility with Maritime Features	X						X						
Compatibility with Urban/ Natural Features	X						X						
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>						

**Viewpoint: VP35, adjacent to the seawall, about 100m southwest of the marina building (Ref. No. 12 on seawall)**

Comment: This is a close range public domain viewing location with views approximately level with the marina. There would be visibility of a small number of the total vessels that are proposed to be moored in an east-west orientation on the western side of Arm C. There would be clear visibility of the vessels on the southern T-Heads of Arms A and B. The reconfiguration and increase in number of vessels on Arms A and B would not be prominent and would have similar effects as at present. The proposed extension of Arm N and the proposed relocation of Arm D would not have any significant visibility. There would be slight view blocking effect of distant waters of the Bay and parts of the distant headlands due to the presence of larger vessels on the T-Heads of Arms B and C and some vessels on the west side of Arm C. The view composition offers high maritime compatibility for the proposed redevelopment due to the presence of the existing marina.

Overall, the proposed redevelopment would have low to medium effect on the existing view composition and negligible effect on the visual character and scenic quality of the view.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore	X		
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low (Low Effect)	Medium (Medium effect)	High (High effect)				
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment Visual Effect	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)
	<i>Base-line factors</i>						
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition		X			X		
Effect of Relative Viewing Level				X			X
Effect of Viewing Period		X				X	
Effect of Viewing Distance				X			X
View Loss or Blocking Effect		X			X		
<b>Overall Extent of Visual Effect</b>							
<b>Medium</b>							
<b>Land Based Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
	Physical Absorption Capacity		X			X	
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>							
<b>Low</b>							

**Viewpoint: VP36, from The Spit West Reserve, about 80m south of the marina building, looking north**

Comment: This is a close range public domain viewing location with views level with the marina. The proposed new building would appear to be slightly larger than the existing building due to the proposed larger second level component. It would however be more visually attractive with improved articulation and outdoor kiosks and open deck spaces. The second level component would cause slight view blocking effect of part of the Seaforth ridge beyond. There would be a low change to the existing visual character and composition due to the land based component.

Overall the proposal would have a low effect on the existing scenic character and quality of the view, and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore	X		
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted	Panoramic	Focal	Feature
	Low (Low Effect)	Medium (Medium effect)	High (High effect)				
<b>Marina Component</b>							
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>							
Effect On Visual Character of View	X				X		
Effect on Scenic Quality of View	X				X		
<i>Variable factors</i>							
Effect On View Composition	X				X		
Effect of Relative Viewing Level				X			X
Effect of Viewing Period		X				X	
Effect of Viewing Distance				X			X
View Loss or Blocking Effect		X				X	
<b>Overall Extent of Visual Effect</b>							
<b>Medium</b>							
<b>Land Based Component</b>							
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity			X			X	
Compatibility with Maritime Features	X				X		
Compatibility with Urban/ Natural Features	X				X		
<b>Overall Extent of Visual Impact</b>							
<b>Low</b>							

**Viewpoint: VP37, from the waterway, about 50m off the shoreline of Northbridge**

Comment: This is a distant public domain viewing location with views level with the marina. The proposed change in the orientation of the vessels in the east-west direction and larger number of vessels moored on the west side of Arm C would be discernable. The vessels moored on the southern T-Heads of Arms C and B would also be slightly visible. The vessel on the northern T-Head of Arm C would also be slightly visible. The reconfiguration and increase in number of vessels on Arms A and B would not be visible. The proposed extension of Arm N and the relocation of Arm D would not be visible due to the screening effect of other vessels in the marina. The proposed hardstand would not be visible. The vessels proposed to be stored on the hardstand would be visible. The proposed new building would have similar visibility to the existing building. The view composition offers high maritime and urban/natural compatibility.

Overall it is considered that the proposed redevelopment would have negligible effect on the visual character, scenic quality and composition of the existing view and it would have a low overall visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway	X		
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic		Focal	Feature
	Low	Medium	High	Low	Medium	High		
<b>Marina Component</b>								
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High	
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	
<i>Base-line factors</i>								
Effect On Visual Character of View	X				X			
Effect on Scenic Quality of View	X				X			
<i>Variable factors</i>								
Effect On View Composition	X				X			
Effect of Relative Viewing Level				X				X
Effect of Viewing Period		X				X		
Effect of Viewing Distance	X				X			
View Loss or Blocking Effect	X				X			
<b>Overall Extent of Visual Effect</b>								
		<b>Low</b>			<b>Low</b>			
<b>Marina Component</b>								
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low	
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	
Physical Absorption Capacity		X			X			
Compatibility with Maritime Features		X			X			
Compatibility with Urban/ Natural Features		X			X			
<b>Overall Extent of Visual Impact</b>								
		<b>Low</b>			<b>Low</b>			

**Viewpoint: VP38, from the waterway, about 50m off the shoreline of Northbridge, due east of Sea Scouts boatsshed.**

Comment: This is a distant public domain viewing location with views level with the marina. The proposed change in the orientation of the vessels in the east-west direction and larger number of vessels moored on the west side of Arm C would be discernable. The vessels moored on the southern T-Heads of Arms C and B may be slightly visible. The vessel on the northern T-Head of Arm C would not be visible. The reconfiguration and increase in number of vessels on Arms A and B would not be visible. The proposed extension of Arm N and the relocation of Arm D would not be visible due to the screening effect of other vessels in the marina. The proposed hardstand would not be visible. The vessels proposed to be stored on the hardstand would be visible. The proposed new building would have similar visibility to the existing building. The view composition offers high maritime and urban/natural compatibility. Overall it is considered that the proposed redevelopment would have negligible effect on the visual character, scenic quality and composition of the existing view and it would have a low overall visual effects and impact.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway	X		
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal	Feature		
	Low	Medium	High	Low	Medium	High	Low	Medium	High				
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>													
Effect On Visual Character of View	X						X						
Effect on Scenic Quality of View	X						X						
<i>Variable factors</i>													
Effect On View Composition	X						X						
Effect of Relative Viewing Level				X								X	
Effect of Viewing Period		X								X			
Effect of Viewing Distance	X						X						
View Loss or Blocking Effect	X						X						
<b>Overall Extent of Visual Effect</b>	<b>Low</b>						<b>Low</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity	X						X						
Compatibility with Maritime Features	X						X						
Compatibility with Urban/ Natural Features	X						X						
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>						

**Viewpoint: VP39, from waterway, about 200m off the northwestern point of Seaforth Bluff**

Comment: This is a medium distance public domain viewing location with view line level with the marina. The proposed change in the orientation and larger number of vessels moored on the west side of Arm C in the east-west orientation and its northern T-Head would be discernable. The vessels moored on the southern T-Heads of Arms C and B may be slightly visible. The reconfiguration and increase in vessels on Arms A and B would not be highly discernable. The proposed extension of Arm N and the relocation of Arm D would not be visible due to the screening effect of other vessels in the marina. The proposed hardstand would not be visible. The vessels proposed to be stored on the hardstand may be barely visible. The proposed new building would have similar visibility to the existing building. The view composition offers high maritime and urban/natural compatibility.

Overall, it is considered that the proposed redevelopment would have a negligible effect on the visual character, scenic quality and composition of the existing view, low visual effects and low impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway		X	
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic		Focal	Feature
	Low	Medium	High	Low	Medium	High		
<b>Marina Component</b>								
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	Medium	High	
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	
<i>Base-line factors</i>								
Effect On Visual Character of View	X				X			
Effect on Scenic Quality of View	X				X			
<i>Variable factors</i>								
Effect On View Composition	X				X			
Effect of Relative Viewing Level				X				X
Effect of Viewing Period		X				X		
Effect of Viewing Distance		X				X		
View Loss or Blocking Effect	X				X			
<b>Overall Extent of Visual Effect</b>								
		<b>Low</b>			<b>Low</b>			
<b>Marina Component</b>								
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Medium	Low	
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	
Physical Absorption Capacity		X			X			
Compatibility with Maritime Features		X			X			
Compatibility with Urban/ Natural Features		X			X			
<b>Overall Extent of Visual Impact</b>								
		<b>Low</b>			<b>Low</b>			

**Viewpoint: VP40, from the waterway, about 200m off the shoreline of Seaforth Bluff, in the alignment of the main boat channel**

Comment: This is a medium distance public domain viewing location with view line level with the marina. The proposed change in the orientation and larger number of vessels moored on the west side of Arm C in the east-west orientation would be discernable and clearly visible. The vessels moored on the northern and southern T-Heads of Arm C would be visible. The vessels moored on the T-Heads of Arm B would also be slightly visible. The reconfiguration and increase in the number of vessels on Arms A and B would not be discernable. The proposed extension of Arm N and the relocation of Arm D would not be visible due to the screening effect of other vessels in the marina. The proposed hardstand would not be visible. The vessels proposed to be stored on the hardstand may be slightly visible depending on size and orientation. The proposed new building would have similar visibility as the existing building. The view composition offers high maritime and urban/natural compatibility. It is considered that the proposed redevelopment would have negligible effect on the visual character, scenic quality and composition of the existing view.

Overall, the proposed development would have low visual effects and impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway		X	
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive		Restricted		Panoramic		Focal		Feature
	Low	Medium	High	Low	Medium	High			
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>		
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>									
Effect On Visual Character of View	X				X				
Effect on Scenic Quality of View	X				X				
<i>Variable factors</i>									
Effect On View Composition	X				X				
Effect of Relative Viewing Level				X					X
Effect of Viewing Period		X					X		
Effect of Viewing Distance		X					X		
View Loss or Blocking Effect	X						X		
<b>Overall Extent of Visual Effect</b>	<b>Low</b>						<b>Low</b>		
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>		
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Medium impact)	(High impact)
Physical Absorption Capacity	X				X				
Compatibility with Maritime Features	X				X				
Compatibility with Urban/ Natural Features	X				X				
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>		

**Viewpoint: VP41, from the waterway about 100m directly off the northwest corner of Arm C.**

Comment: This is a close range public domain viewing location with views approximately level with the marina. The larger number of vessels on the west side of Arm C that are proposed to be moored in the east-west orientation would be highly visible. The vessel on the northern T-Head of Arm C would also be clearly visible. The reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable. The vessels on the southern T-Heads of Arms A and B would not be of any significant visibility. Part of the proposed extension of N would protrude out and occupy a small portion of open water in this view. One or two vessels on the proposed relocated Arm D would also be visible. Arms N and D would slightly block the views of the sandy foreshore to the north of the parking bays on the site. The proposed extension of Arm N and relocation of Arm D would not affect views of the Spit Bridge, its underpass and the waters and foreshore to the east of it. There would not be any significant visibility of the proposed hardstand. The vessels proposed to be stored on the hardstand would be slightly visible. The proposed building would have similar visibility as the existing building. It is considered that the proposed redevelopment would have a medium effect on the existing view composition and low effect on the visual character and scenic quality of the existing view.

Overall, the proposed development would have medium visual effects and low visual impacts.

	View Place or Viewer Sensitivity		
	L	M	H
Public Domain	Roads		
	Reserves/foreshore		
	Waterway		X
Private Domain	Residence		
		>1000m	100-1000m
			<100m
			Viewing Distance

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>													
Effect On Visual Character of View	X						X						
Effect on Scenic Quality of View	X						X						
<i>Variable factors</i>													
Effect On View Composition		X					X						
Effect of Relative Viewing Level				X								X	
Effect of Viewing Period		X					X						
Effect of Viewing Distance				X								X	
View Loss or Blocking Effect		X					X						
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>						<b>Low</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity		X					X						
Compatibility with Maritime Features	X						X						
Compatibility with Urban/ Natural Features	X						X						
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>						

**Viewpoint: VP42, from the waterway approximately 100m from the proposed extension of Arm N.**

Comment: This is a close range public domain viewing location with views approximately level with the marina. The proposed extension of Arm N would be prominent and occupy a part of the foreground open water of the existing view. There would be a change in the view composition due to the proposed hardstand, vessels proposed to be stored on the hardstand and the proposed relocation of Arm D along the western edge of the hardstand. This would also result in a new visual element in the form of the proposed hardstand over a part of the foreground view consisting of open water and views of the existing Arm D. The proposed reorientation and larger number of vessels in the east-west direction on the west side of Arm C would be slightly visible. The vessel moored on the northern T-Head of Arm C would be prominent. The proposed new building would have a greater visibility due to the larger second level component compared to the existing. It would result in view blocking of part of the tree canopy beyond. The new building including the workshop areas on the first level would however appear to be more attractive compared to the existing building. The proposed reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable. It is considered that the proposed redevelopment would have medium effect on the existing view composition and visual character and low effect on the scenic quality of the view.

Overall, the proposed development would have medium visual effects on this view, but low overall visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway			X
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive	Restricted	Panoramic	Focal	Feature
<b>Marina Component</b>					
Assessment Factor where effects increase as ratings increase	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	High (High effect)
<i>Base-line factors</i>					
Effect On Visual Character of View		X			X
Effect on Scenic Quality of View	X			X	
<i>Variable factors</i>					
Effect On View Composition		X			X
Effect of Relative Viewing Level			X		
Effect of Viewing Period		X		X	
Effect of Viewing Distance			X		X
View Loss or Blocking Effect		X		X	
<b>Overall Extent of Visual Effect</b>					
<b>Medium</b>					
<b>Land Based Component</b>					
Assessment Factor where impacts decrease as ratings increase	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Low (High impact)
<i>Physical Absorption Capacity</i>					
Compatibility with Maritime Features	X			X	
Compatibility with Urban/ Natural Features	X			X	
<b>Overall Extent of Visual Impact</b>					
<b>Low</b>					
<b>Marina Component</b>					
<b>Land Based Component</b>					

**Viewpoint: VP43, from the waterways barely west of the Spit Bridge, about 50m off the northern span.**

Comment: This is a medium range public domain viewing location with views approximately level with the marina. The proposed extension of Arm N would be prominent and occupy a part of the mid ground open water of the existing view. There would be a change in the view composition due to the proposed hardstand, vessels proposed to be stored on the hardstand and the proposed relocation of Arm D along the western edge of the hardstand. This would also result in a new visual element in the form of the proposed hardstand over a part of the mid ground view consisting of open water and views of the existing Arm D. The proposed reorientation of the vessels in the east-west direction on the west side of Arm C would be slightly visible. The vessel moored on the northern T-Head of Arm C would be prominent. The proposed reconfiguration and increased number of vessels on Arms A and B would not be highly discernible. The proposed new building would have a greater visibility due to the larger second level component compared to the existing. It would result in view blocking of part of the tree canopy beyond. The new building including the workshop areas on the first level would appear to be more attractive compared to the existing building. It is considered that the proposed redevelopment would have a medium effect on the existing view composition and visual character and low effect on the scenic quality of the view..

Overall, the proposal would have medium visual effects on this view, but low overall visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway		X	
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>													
Effect On Visual Character of View		X									X		
Effect on Scenic Quality of View	X						X						
<i>Variable factors</i>													
Effect On View Composition		X									X		
Effect of Relative Viewing Level				X									X
Effect of Viewing Period		X								X			
Effect of Viewing Distance		X								X			
View Loss or Blocking Effect		X								X			
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>						<b>Medium</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)
Physical Absorption Capacity						X					X		
Compatibility with Maritime Features	X									X			
Compatibility with Urban/ Natural Features	X									X			
<b>Overall Extent of Visual Impact</b>	<b>Medium</b>						<b>Low</b>						

**Viewpoint: VP44, from the waterway directly under the bridge, centre of the north span**

Comment: This is a medium range public domain viewing location with views approximately level with the marina. The proposed extension of Arm N would be prominent and occupy a part of the mid ground open water of the existing view. There would be a change in the view composition due to the proposed hardstand and the proposed relocation of Arm D along the western edge of the hardstand. This would also result in a new visual element in the form of the proposed hardstand over a part of the mid ground view consisting of open water and views of the existing Arm D. However, the major part of the proposed hardstand and the vessels proposed to be stored on it would not be visible due to the view blocking effect of the bridge structure itself. The proposed reorientation of the vessels in the east-west direction on the west side of Arm C would be slightly visible. The reconfiguration and increase in number of vessels on Arms A and B would not be highly discernable. The proposed new building would not be visible in this view as presently the case with the existing building. It is considered that the proposed redevelopment would have a medium effect on the existing view composition and visual character and low effect on the scenic quality of the view.

Overall, the proposed development would have medium visual effects on views such as this and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway		X	
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High	
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)
<i>Base-line factors</i>													
Effect On Visual Character of View		X					X						
Effect on Scenic Quality of View	X						X						
<i>Variable factors</i>													
Effect On View Composition		X					X						
Effect of Relative Viewing Level				X									X
Effect of Viewing Period		X							X				
Effect of Viewing Distance		X							X				
View Loss or Blocking Effect		X					X						
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>						<b>Low</b>						
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>						
	Assessment Visual Impact	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)	High (Low Impact)	Medium (Medium impact)	Low (High impact)
Physical Absorption Capacity			X				X						
Compatibility with Maritime Features	X						X						
Compatibility with Urban/ Natural Features	X						X						
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>						

**Viewpoint: VP45, from the waterway, about 100m off the wharf at Mosman Rowing Club**

Comment: This is a medium range public domain viewing location with view line level with the marina. The proposed reorientation and larger number of vessels on the west side of Arm C would be clearly visible. The vessels on the T-Heads of Arms A, B and C would also be prominent, but similar to the existing situation. The reconfiguration and increase in number of vessels in Arms A and B would not be highly discernable. The proposed extension of Arm N, the relocation of Arm D and the proposed hardstand would not be visible due to the screening effect of vessels in Arms A, B and C. There would not be any significant visibility of the vessels proposed to be stored on the hardstand. The proposed new building would have similar visibility to the existing building. It is considered that the proposed redevelopment would have a medium effect on the visual character and view composition and low effect on the scenic quality of the existing view.

Overall, the proposed development would have medium visual effects on such views from the waterway and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway		X	
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature	
	Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High		
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>							
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)	(High effect)	
<i>Base-line factors</i>														
Effect On Visual Character of View		X					X							
Effect on Scenic Quality of View	X						X							
<i>Variable factors</i>														
Effect On View Composition		X					X							
Effect of Relative Viewing Level				X									X	
Effect of Viewing Period		X							X					
Effect of Viewing Distance		X							X					
View Loss or Blocking Effect		X					X							
<b>Overall Extent of Visual Effect</b>	<b>Medium</b>						<b>Low</b>							
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>						<b>Land Based Component</b>							
	Assessment Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)	
Physical Absorption Capacity					X					X				
Compatibility with Maritime Features		X						X						
Compatibility with Urban/ Natural Features		X						X						
<b>Overall Extent of Visual Impact</b>	<b>Low</b>						<b>Low</b>							

**Viewpoint: VP46, from the waterway, about 100m off the southwestern edge of Arm B.**

Comment: This is a close range public domain viewing location with view line level with the marina. The proposed reorientation and larger number of vessels on the west side of Arm C would be visible. The vessels on the T-Heads of Arms A, B and C would also be prominent but of a similar appearance to the present situation. The reconfiguration and increase in number of vessels in Arms A and B would not be highly discernible. The proposed extension of Arm N, the relocation of Arm D and the proposed hardstand would not be visible due to the screening effect of vessels in Arms A, B and C. There would not be any significant visibility of the vessels proposed to be stored on the hardstand. The proposed new building would have slightly greater visibility in this view due to a larger second level component compared to the existing. It is considered that the proposed redevelopment would have a medium effect on the visual character and view composition and low effect on the scenic quality of the existing view.

Overall, it is considered that the proposed development would have medium visual effects on close range views like this and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore			
	Waterway			X
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal			Feature	
	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)		
<b>Marina Component</b>														
Assessment Factor where effects increase as ratings increase	Assessment			Assessment			Assessment			Assessment				
	Visual Effect			Visual Effect			Visual Effect			Visual Effect				
<i>Base-line factors</i>														
Effect On Visual Character of View		X												
Effect on Scenic Quality of View	X													
<i>Variable factors</i>														
Effect On View Composition		X												
Effect of Relative Viewing Level			X											X
Effect of Viewing Period		X											X	
Effect of Viewing Distance				X										X
View Loss or Blocking Effect	X													
<b>Overall Extent of Visual Effect</b>														
			<b>Medium</b>						<b>Low</b>					
<b>Marina Component</b>														
Assessment Factor where impacts decrease as ratings increase	Assessment			Assessment			Assessment			Assessment				
	Visual Impact			Visual Impact			Visual Impact			Visual Impact				
Physical Absorption Capacity				X										X
Compatibility with Maritime Features			X											X
Compatibility with Urban/ Natural Features			X											X
<b>Overall Extent of Visual Impact</b>														
			<b>Low</b>						<b>Low</b>					

**Viewpoint: VP47, from Parrivi Lookout in Parrivi Reserve.**

Comment: This is a medium range public domain viewing location with panoramic views in the west and east directions including those of the development to the west and other marina developments to the east. The most prominent change would be the presence of a greater number of vessels in the east-west orientation on the west side of Arm C. The vessels on both the northern and southern T-Heads of Arm C would appear essentially similar to the existing situation as would those on the T-Heads of Arms A and B. The reconfiguration and increased number of vessels on Arms A and B would not be highly discernable. The proposed extension of Arm N would be screened due to the presence of canopies of the trees in the reserve itself. The proposed relocation of Arm D would also be not visible due to the screening effect of the vegetation. The land based component would also be not seen as presently the case. This includes the proposed new building, the hardstand and the vessels stored on the hardstand. It is considered that the proposed redevelopment would have a low effect on the visual character and view composition and no effect on the scenic quality of the existing view.

Overall, it is considered that the proposed development would cause low visual effects and low visual impacts.

		View Place or Viewer Sensitivity		
		L	M	H
Public Domain	Roads			
	Reserves/foreshore		X	
	Waterway			
Private Domain	Residence			
		>1000m	100-1000m	<100m
		Viewing Distance		

View Composition Type	Expansive			Restricted			Panoramic			Focal	Feature
	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)	Low (Low Effect)	Medium (Medium effect)	High (High effect)		
<b>Marina Component</b>											
Assessment Factor where effects increase as ratings increase	Assessment Visual Effect										
	Effect On Visual Character of View	X					X				
Effect on Scenic Quality of View	X						X				
<i>Variable factors</i>											
Effect On View Composition	X						X				
Effect of Relative Viewing Level	X						X				
Effect of Viewing Period		X						X			
Effect of Viewing Distance		X						X			
View Loss or Blocking Effect	X						X				
<b>Overall Extent of Visual Effect</b>											
<b>Low</b>											
<b>Marina Component</b>											
Assessment Factor where impacts decrease as ratings increase	Assessment Visual Impact										
	Physical Absorption Capacity										
Compatibility with Maritime Features	X						X				
Compatibility with Urban/ Natural Features	X						X				
<b>Overall Extent of Visual Impact</b>											
<b>Low</b>											
<b>Land Based Component</b>											
Assessment Factor where impacts decrease as ratings increase	Assessment Visual Impact										
	Physical Absorption Capacity										
Compatibility with Maritime Features											
Compatibility with Urban/ Natural Features											
<b>Overall Extent of Visual Impact</b>											
<b>Low</b>											

**Viewpoint: VP48, From the east side of Spit Road, opposite Spit Reserve West, looking northwest**

Comment: This is a feature view of the existing marina building and its immediate context. It is for a close range public domain viewing location with views level with the land based site. The existing visual context of the site is constituted by a section of Spit Road, the southern entrance to The Spit Bridge, a section of Spit West Reserve and the land based component of the existing d'Albora Marina in the foreground and middle ground. A very small number of vessels on the marina are visible in this view. Some vessels displayed at the front of the existing marina building are also seen in the foreground of this view. The existing signage, part of the existing slipway, a few vessels on the slipway and part of the car park and container area to the north of the marina building are also visible in the middle ground of this view. The ridges and residential developments of Seaforth locality form the backdrop of this view. The existing marina building appears to be predominantly a single storey structure with the smaller second level component highly screened by the road side vegetation. The proposed two storeys marina building would form the foreground of this feature view. The showroom, the vessels displayed within the showroom and in front of the building, the proposed new signage and a small board sign forms a part of the view composition. This view represents the high architectural standards and the appropriate materials and colours that have been incorporated within the design.

		View Place or Viewer Sensitivity			
		L	M	H	H
Public Domain	Roads				X
	Reserves/ foreshore				
Private Domain	Waterway				
	Residence				
		>1000m	100-1000m	<100m	
		Viewing Distance			

View Composition Type	Expansive			Restricted		Panoramic		Focal	Feature			
	Low	Medium	High	Low	High	Low	High					
Assessment Factor where effects increase as ratings increase	<b>Marina Component</b>								<b>Land Based Component</b>			
	Assessment Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(High effect)	(Low Effect)	(High effect)	(Medium effect)	(High effect)		
<i>Base-line factors</i>												
Effect On Visual Character of View	X							X				
Effect on Scenic Quality of View	X					X						
<i>Variable factors</i>												
Effect On View Composition	X							X				
Effect of Relative Viewing Level				X						X		
Effect of Viewing Period		X						X				
Effect of Viewing Distance				X						X		
View Loss or Blocking Effect	X							X				
<b>Overall Extent of Visual Effect</b>	<b>Low</b>								<b>Medium</b>			
Assessment Factor where impacts decrease as ratings increase	<b>Marina Component</b>								<b>Land Based Component</b>			
	Assessment Visual Impact	High	Medium	Low	High	Low	High	Low	Medium	Low		
Physical Absorption Capacity	X								X			
Compatibility with Maritime Features	X							X				
Compatibility with Urban/ Natural Features	X							X				
<b>Overall Extent of Visual Impact</b>	<b>Low</b>								<b>Low</b>			



## **Appendix B: Photographic Figures**

**Refer Map 3.1 and assessment sheets in Appendix A)**



VP1, from Russell Street, Balgowlah Heights, looking southwest.



VP2, from in front of 11 Kanangra Crescent, Balgowlah Heights, looking southwest.



VP3, from north of 19 Kanangra Crescent (near intersection of Kanangra Crescent and Ethel Street), Balgowlah Heights, looking southwest



VP4, from opposite 12 Heaton Avenue, Balgowlah Heights, looking southwest



VP5, in front of 41 Peronne Avenue, Clontarf, looking west



VP6, from near the public pathway to Amiens Road & Clontarf Reserve on Beatrice Street, looking west



VP7, from opposite 11 Old Sydney Road West, Seaforth, looking south



VP8, from opposite 12 Edgecliff Esplanade (near pathway to Battle Boulevard), Seaforth, looking south (a photomontage has been prepared for this view)



VP9, from carpark area, Laura Street Reserve (near corner of Battle Boulevard & Seaforth Crescent), Seaforth, looking southeast



VP10, from the intersection of Battle Boulevard and Manly Road, Seaforth, looking south



VP11, from the pedestrian underpass to Manly Scenic Walkway, Seaforth, looking south.



VP12, from the north side of Spit Bridge from the north-northwest side of the reserve, looking south



VP13, over the top of 11 Seaforth Crescent, Seaforth, looking south-southeast



VP14, from near the garage level of 31 Laura Street, Seaforth, looking southeast



VP15, from the northern edge of the opening section of the Spit Bridge that opens (opposite the control tower), looking south (a photomontage has been prepared for this view)



VP16, from the Spit Bridge almost above the northern edge of the sandy embankment, looking south



VP17, from the top most stairs from Spit Road to the northern carpark of the Marina, looking south



VP18, from close to the southern end of Spit Bridge opposite d'Albora Marina, looking south



VP19, from the east side of Spit Road, near the 09 section bus stop, looking west



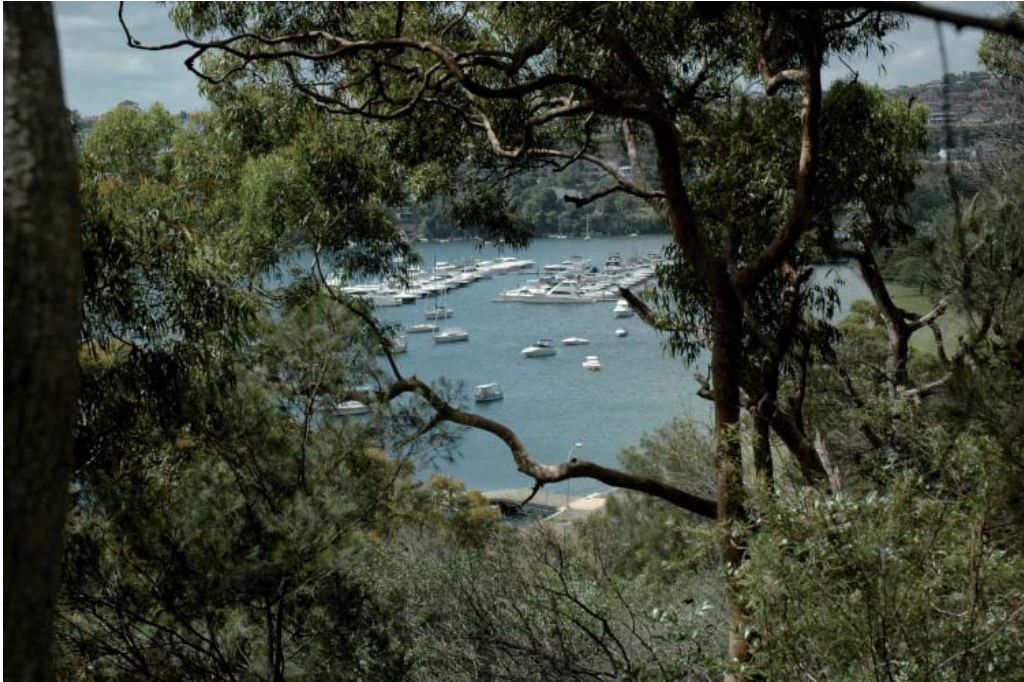
VP20, from the northern section of Parriwi Road, looking north-northwest



VP21, from near the intersection of Ida Avenue and Spit Road, Beauty Point, looking north



VP22, from the footpath to the west of Spit Road, north of its intersection with Ida Avenue, looking north



VP23, From the footpath on the west of Spit Road (Alcove on the fence), 100m north of the intersection of Spit Road and Pearl Bay Avenue, Beauty Point, looking north



VP24 from the western side of Spit Road, about 100m south of the intersection of Parriwi Road and Spit Road, looking north (a photomontage has been prepared for this view)



VP25, from opposite 10 Avona Crescent, Seaforth, looking south



VP26, from the walking track below Beauty Point Road/Pear Bay Avenue, looking north (a photomontage has been prepared for this view)



VP27, from the bottom of the walking track on Delecta Avenue, Beauty Point, looking north



VP28, from opposite 5 Government Road, looking north



VP29, from Parriwi Park, looking west



VP30, from Northbridge, near Clive Park at the end of Sailors Bay Road, looking east



VP31, from the foreshore reserve at the head of Pearl Bay, looking north



VP32, from the western end of the Mosman Rowing Club Wharf, looking north (a photomontage has been prepared for this viewing location)



VP33, from the foreshore seawall (Ref. point no. 32, about 300m southwest of the marina building), looking north



VP34, from about 150m southwest of the building along the foreshore seawall, looking north



VP35, adjacent to the seawall, about 100m southwest of the marina building (Ref. No. 12 on seawall), looking west



VP36, from The Spit West Reserve, about 80m south of the marina building, looking north



VP37, from the waterway, about 50m off the shoreline of Northbridge, looking east



VP38, from the waterway, about 50m off the shoreline of Northbridge, due east of Sea Scouts boatshed, looking east



VP39, from waterway, about 200m off the northwestern point of Seaforth Bluff, looking east



VP40, from the waterway, about 200m off the shoreline of Seaforth Bluff, in the alignment of the main boat channel, looking east



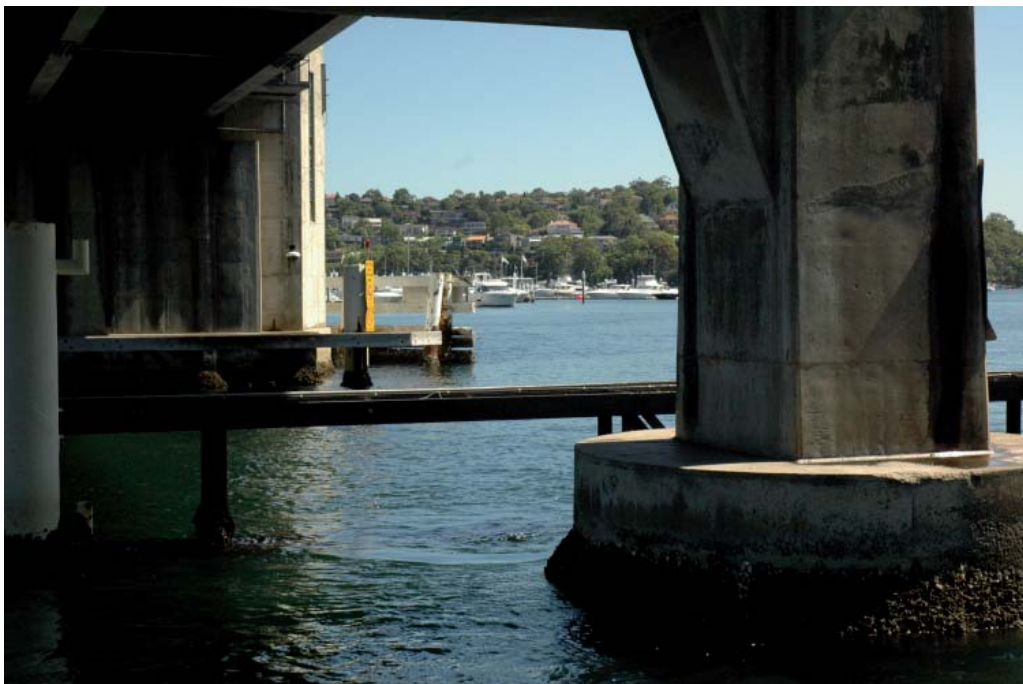
VP41, from the waterway about 100m directly off the northwest corner of Arm C, looking southeast (a photomontage has been prepared for this view)



VP42, from the waterway approximately 100m from the proposed extension of Arm N, looking south (a photomontage has been prepared for this view)



VP43, from the waterways barely west of the Spit Bridge, about 50m off the northern span, looking south



VP44, from the waterway directly under the bridge, centre of the north span, looking south



VP45, from the waterway, about 100m off the wharf at Mosman Rowing Club, looking north



VP46, from the waterway, about 100m off the southwestern edge of Arm B, looking north



VP47, from Parriwi Lookout in Parriwi Reserve, looking north-northeast



VP48, From the east side of Spit Road, opposite Spit Reserve West, looking northwest