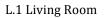
Address: 11/40 Drummoyne Avenue Site Visit: 2.30-2.40pm 27 August 2020

Location on property		Nature of view		Position of view	Direction of view	Effect	View Impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/ location in space	Rear-facing/ side facing/ direction		
Dining/ Living room - - two glazed sliding door openings	2 storeys. First Floor	East door – water and north escarpment west of bridge. West door - bridge escarpment. Water west of, and below, bridge. swing moorings marina arms in north-west facing aspect from western end of balcony	Land water interface opposite; Iconic bridge,	Standing and sitting available. Standing reveals greater area of water due projection of balcony compared to sitting	Rear north facing	Not visible from east opening Visible left side of view only to east opening, and across view to west opening in which Mid-water occupied Far-water visible Land water interface unaffected Bridge view unaffected Swing moorings under bridge unaffected	Moderate
Living room narrow balcony corner seating option or standing	First Floor	Panorama view available Far, mid and near-water, west and under bridge; and filtered far & mid water east of bridge escarpment opposite and east bridge swing moorings	Opposite land water interface opposite; and partial to east Iconic bridge	Standing only – no sitting possible	Rear north aspect and side easterly aspect over park to water beyond bridge – not panoramic water due to bridge	Photomontage from this location Visible left side of panorama • Mid-water occupied • Far-water visible	Minor

		marina arms in north- west facing aspect			structure. West aspect restricted by neighbour building from west side of balcony, not east side.	Land water interface unaffected Bridge view unaffected Swing moorings under bridge unaffected	
Bedrooms Not accessed	Second Floor	Panorama view available Far, mid and near-water, west and under bridge; and filtered far & mid water east of bridge escarpment opposite and east bridge swing moorings marina arms in north- west facing aspect	Opposite land water interface opposite; and partial to east Iconic bridge	Standing and sitting available. Standing reveals greater area of water due projection of balcony compared to sitting	Rear north	More elevated than the terrace on the level below.	Minor
Foreshore level - Grass area and paving under stairs	Garden level below living room (stair access from living room balcony)	Panoramic view. Far & mid-water, west and under bridge; and filtered to far and mid-water east of bridge escarpment opposite and east bridge swing moorings marina arms in northwest facing aspect	Opposite land water interface Iconic bridge	standing restricted headroom under stairs/ balcony; lightweight open fence;	Rear north aspect mainly; minimal width of view over side boundary and park. West aspect when sitting restricted by boundary fence	Similar to the terrace level above, though with the far water screened to greater extent from view, but a wider panoramic view to the west.	Minor
						Assessment Rating Whole	Minor

Photographs/ montage (where prepared)





West



East



L.2 Bedroom/terrace



Foreshore Level - grass outdoor undercroft of terrace





Narrow width terrace (includes photomontage)

Document Set ID: 6762705 Version: 1, Version Date: 22/12/2020 Address: 13/40 Drummoyne Avenue Site Visit: 2.10-2.30pm 27 August 2020

Location o	on property	Nature o	f view	Position of view	Direction of view	Effect	View Impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/location in space	Rear-facing/ side facing/ direction		
Living room (front sitting) west side	2 storeys, first storey	Far, mid and near- water, west, under, and east of bridge escarpment opposite and east bridge swing moorings	Opposite land water interface opposite; and partial to east Iconic bridge	Standing (sitting position reduces available south near water view)	Rear north aspect and side window easterly aspect over park to water beyond bridge – not panoramic water due to bridge structure West aspect restricted by building	Peripheral impact on western portion of view – midwater only	Negligible
Living room (mid sitting) east side	2 storeys, first storey	Far, mid and near- water, west, under and east of bridge escarpment opposite and east bridge swing moorings	Opposite land water interface opposite; and partial to east Iconic bridge	Standing (sitting position reduces available south near water view)	Rear north aspect and side window	Peripheral impact on western portion of view – midwater only	negligible

					building		
Living room (rear dining (s)) west side	2 storeys, first storey	Far, mid and near- water, west, under and east of bridge; and filtered to north and central water east of bridge escarpment opposite	Opposite land water interface Iconic bridge	Standing (sitting position reduces available south near water view)	Rear north aspect and side window easterly aspect over park to water beyond bridge – not panoramic water due to bridge structure West aspect restricted by building	Peripheral impact on western portion of view- midwater only	Negligible
Living room narrow balcony no seating option	2 storeys, first storey	Far, mid and near-water, west and under bridge; and filtered far & mid water east of bridge escarpment opposite and east bridge swing moorings tip of outer marina arm	Opposite land water interface opposite; and partial to east Iconic bridge	Standing only – no sitting possible	Rear north aspect and side easterly aspect over park to water beyond bridge – not panoramic water due to bridge structure. West aspect restricted by building	Peripheral impact on western portion of view- midwater only	Minor
Foreshore Level - Garden courtyard	Below living room (stair access from living room balcony)	Far & mid-water, west and under bridge; and filtered to far and mid- water east of bridge escarpment	Opposite land water interface Iconic bridge	Standing only (no view over hedge & fence when sitting)	Rear north aspect mainly; minimal width of view over side boundary and park. West aspect restricted by building	Peripheral impact on western portion of view – midwater only	Minor

		opposite and east bridge					
Master bedroom	2 storeys, secon storey level	Far, mid and near- water, west and under bridge; and filtered to far and mid-water east of bridge escarpment opposite and east bridge swing moorings	Opposite land water interface Iconic bridge	Sliding shutters to windows No formal sitting area due to bedroom purpose	Rear north aspect and side window easterly aspect over park to water beyond bridge – wider panoramic water east of bridge structure (compared to GF). West aspect restricted by building	Peripheral impact on western portion of view –midwater only	negligible
Master bedroom corner balcony	2 storeys, secon storey level	Far, mid and near- water, west and under bridge; and filtered to far and mid-water east of bridge escarpment opposite and east bridge swing moorings	Opposite land water interface Iconic bridge	Space for sitting, but sitting position has reduced view. No formal sitting arrangement	Rear north aspect and easterly aspect over park to water beyond bridge – wider panoramic water east of bridge structure (compared to GF). West aspect restricted by building	Peripheral impact on western portion of view –midwater only	
					- 0	Assessment Rating Whole	Negligible

Photographs/ montage (where prepared)





L.1 Living Room West East Side window



Foreshore Garden level terrace (standing only)

Document Set ID: 6762705 Version: 1, Version Date: 22/12/2020



Before



After

Narrow width terrace (includes photomontage)

Address: 42B Drummoyne Avenue Site Visit: 2.30-2.50pm 20 April 2019

Location on	property	Nature of vi			View Impact rating - Tenacity		
Internal (room)/ External	No. of storeys/multiple/single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/ location in space	Rear-facing/ side facing/ direction		
Main Terrace – accessible from interior of dwelling; below covered awning Main Bedroom	2 storey dwelling 2 storey dwelling	Minor cameo x 2 – far water, land/water, along side setbacks of neighbour building in the foreground Swing mooring to west larger cameo x 2 – far and partial mid-water, swing mooring partial; land/water, along side setbacks of neighbour building in the foreground	Partial Underside of bridge (partial) Opposite land water interface Iconic bridge	Standing and standing possible in all areas. Sitting reduces water view due to existing structures. Standing and standing possible in all areas. Sitting reduces water view due to existing structures.	Rear north Rear north aspect. North- easterly aspect. All aspects restricted by built form treatment	mid-water swing mooring replaced in west aspect no affect to east aspect affect central mid-water between built form, no affect far water above ridge no affect to west and east aspect	Negligible Minor
Main Bedroom side external terrace, and front balcony	2 storey dwelling	far and partial mid- water, swing moorings z and end of existing marina arm (side terrace); land/water, along side setbacks, and	Opposite land water interface Iconic bridge	View opportunity from side terrace greater. Standing and standing possible in all areas. Sitting	Rear north aspect - rear. North- easterly aspect - side; north-west	affect mid-water between built form in centre, no affect far water above ridge	Negligible

	part over neighbour buildings in the foreground	reduces water view due to existing structures.	aspect- side All aspects restricted by	no affect to west or east aspect	
			built form		
				Impact Whole	Negligible

Photographs



Living room terrace – Ground Floor



Bedroom - First Floor



Bedroom side terrace - First Floor

Address: 44 Drummoyne Avenue Site Visit: 2.45-3.15pm 27 August 2020

Location	on property	Nature of	view	Position of view	Direction of view	Effect	View Impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/ location in space	Rear-facing/ side facing/ direction		
Mid-Level External Terrace – rear	2 storey dwelling North of Lower Ground level accommodation Courtyard area below pergola	North and north east :Far, mid and near- water, west and under bridge; and filtered far & mid water under bridge escarpment opposite swing moorings north -west near water, marina arms, far water jetties/ mooring pens etc	Opposite land water interface opposite; and partial to east Iconic bridge	Standing and standing possible in all areas. Sitting reduces water view due to existing structures.	Rear north, north-east and north-west aspect. Easterly aspect restricted by side boundary treatment.	Loss of mid water and partial far water; partial affection on land/water interface Near water unaffected; No view affectation to bridge	Moderate
Foreshore External Lower terrace pool, jetty and garden	poolside paved BBQ area below pergola	Far & mid-water, north west and north east under bridge; far and mid-water north- east of bridge escarpment opposite and north-east bridge; Near water to west to western	Opposite land water interface Iconic bridge Iconic Five Dock Point	Standing and standing possible in all areas. Sitting reduces water view due to existing	Rear north aspect. Side west aspect over side boundary. Easterly aspect restricted by side boundary treatment	Loss of mid and far water and land/water interface. Near water unaffected; no view affectation to bridge or Five Dock Point	Severe

		foreshore of Five Dock Point and marina arms. No far water. swing moorings jetties/ mooring pens etc.		structures.			
Two storey dwelling Ground Floor Living Accommodation no access	Elevated terrace Verandah multiple rear openings	Likely to be similar outlook to mid-terrace, with potentially wider view aspect to northeast	Likely - Opposite land water interface opposite; and partial to Iconic bridge	No known	Rear north, and potentially side NE	Likely loss of mid water Near and far water likely unaffected; No likely view affectation to bridge	Moderate
						Whole Property	Moderate

No internal access to dwelling or verandah permitted by owner

Photographs/ montage (where prepared)



Foreshore Lower Terrace - Rear



Accommodation above mid terrace

Document Set ID: 6762705 Version: 1, Version Date: 22/12/2020





Mid-Level Terrace - Rear

Document Set ID: 6762705 Version: 1, Version Date: 22/12/2020 Address: Unit 1/46 Drummoyne Avenue Site Visit: 3.30pm -3.50pm 28 August 2020

Locati	on on property	Nature	of view	Position of view	Direction of view	Effect	View impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/location in space	Rear-facing/ side facing/ direction		
Living Room (rear (s) portion), east side	2 nd storey in RFB two level unit	Far, mid and near- water, north (opposite); escarpment opposite swing moorings	Opposite land water interface	Standing (sitting reduces extent of near- water view)	Rear aspect, part side-facing Framed by vegetation to west; and building to the east	Loss of mid- water. Retain land water interface and far water; retain near water No impact on iconic view to bridge	Moderate
Living Room (front dining (n) portion)	2 nd storey in RFB two level unit	Far, mid and near- water, opposite, north-east and east of bridge; escarpment opposite; escarpment under bridge swing moorings	Opposite land water interface Iconic bridge	Standing (sitting reduces extent of near-water view)	Rear aspect , north and north-east facing	Loss of mid- water. Retain land water interface and far water; retain near water; Retain view under bridge. No impact on iconic view to bridge	Moderate
Living Room (front sitting (n) portion)	2 nd storey in RFB two level unit	Far, mid and near- water, opposite escarpment opposite swing moorings	Opposite land water interface Iconic bridge	Standing (sitting position reduces available south near water view)	Rear aspect, north- facing Framed by trees to west Framed by built	Loss of mid- water. Retain land water interface and far water; retain	Moderate

					form to east	near water No impact on iconic view to bridge	
Living Room terrace balcony	2 nd storey in RFB two level unit outdoor sitting areas	Far, mid and near- water, opposite & east of bridge; escarpment opposite and under bridge swing moorings	Opposite land water interface Iconic underside of bridge	Standing (sitting position reduces available farwater view due to balustrade rail)	Rear aspect, north- facing Framed by trees to west Framed by built form to east	Loss of mid- water. Retain land water interface and far water; retain near water; Retain view under bridge. No impact on iconic view to bridge	Moderate
Kitchen	2 nd storey in RFB two level unit	Filtered far-water under bridge; escarpment opposite swing moorings	Opposite land water interface Iconic underside of bridge	Standing only	Rear aspect through an adjacent internal ancillary room, north-east-facing	Loss of mid- water. Retain land water interface/ escarpment and far water; retain view underside bridge	Moderate
Ground Level Garden full width courtyard, BBQ and covered cabana; northern edge hedge	1st storey in RFB two level unit; paved outdoor sitting area	Mid to far water, filtered to north, clear to north-east from west side and under bridge; north only from east side; Escarpment opposite	Opposite land water interface from east and west Iconic bridge from west	Standing (sitting reduces extent of near- water view)	Rear aspect; level above common outdoor area of RFB comprising grass slope leading to foreshore pool area and jetty	Loss of mid- and far-water. Retain land water interface; retain near water; Retain view to mid- and far water under bridge. No impact on iconic view to	Severe viewed from east and centre; moderate viewed from west side

						bridge	
Bedroom 1 and 2	1st storey in RFB two level unit; paved outdoor sitting area accessible	Far water, filtered to north and north-east; Escarpment opposite	Opposite land water interface Iconic underside of bridge	Standing only	Rear aspect, north- facing	Marginal loss of far water and mid-water in hedge gap – existing hedging screens most of proposal	Minor
Foreshore level Pool and boatshed, and seating	Common area Formal and informal sitting areas	View to near- water; to marina arms; foreshore and jetties to west; view to near water to foreshore opposite, and bridge, foreshore and jetties to east Swing moorings partially restrict cross views	Opposite land water interface Iconic bridge to east	Standing and sitting views	Rear aspect from southern side of pool, and wider panoramic view from northern edge of pool	Loss of mid- and far-water; and land water interface from centre and east; Retain view to mid- and far water under bridge. No impact on iconic view to bridge	Severe from centre and east side/ moderate from west side
						Whole Property	Moderate

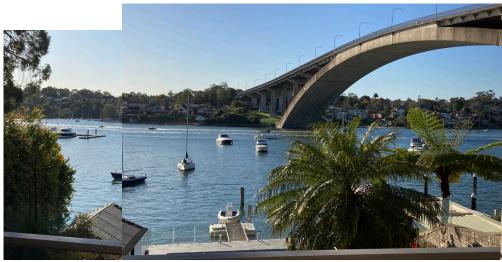
Photographs/ Photomontages (where prepared)



Before



After **Bedroom Level - Garden Courtyard - Level 2**



Rear of terrace (glass doors) - north rear facing



Front of terrace (balustrade) – north-east side-facing



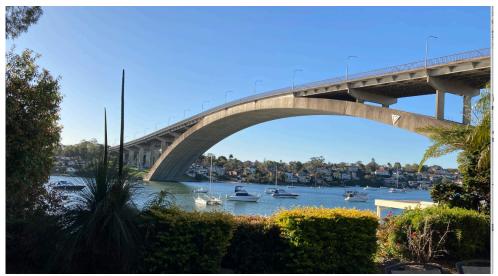
Dining



Sitting area

Living Area - Level 2

Bedroom Level - Garden Courtyard - Level 2





West side of courtyard Bedroom

Address: Unit 2/46 Drummoyne Avenue Site Visit: 3.30pm -3.50pm 30 April 2019

Location on property		Nature of view		Position of view	Direction of view	Effect	View impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/location in space	Rear-facing/ side facing/ direction		
Living Room (front dining (w) portion)	3rd storey in RFB single level unit	Far and mid water, opposite and northeast of bridge; part escarpment opposite; escarpment under bridge swing moorings	Opposite land water interface Iconic bridge (northern end)	Standing (sitting reduces extent of near-water view)	Rear aspect to north, part side facing to east. West restricted by vegetation.	Loss of partial mid-water left side.	Minor
Living Room (front sitting (e) portion)	3rd storey in RFB single level unit	Far and mid water, opposite and northeast of bridge; and near water north-east; escarpment opposite; part escarpment under bridge swing moorings	Opposite land water interface Iconic bridge (northern end)	Standing (sitting position reduces available south near-water view)	Rear aspect to north, part side facing to east. West restricted by vegetation.	Loss of partial mid-water left side.	Minor
Living Room terrace balcony	3rd storey in RFB single level unit outdoor sitting area	Far, mid and near- water, opposite & east of bridge; escarpment opposite and under bridge swing moorings Increase in near water view and north-east view under bridge from centre to front	Opposite land water interface Iconic bridge full span	Standing and sitting (sitting position reduces available farwater view due to terrace surface and planter)	Rear aspect, north- facing to escarpment; and side boundary north-east facing to bridge. West restricted by vegetation; north- east restricted by built form	Partial loss mid- water from rear; Loss of mid- water from centre to front	Minor at rear; minor to moderate from centre to front

Photographs

Living Room





Dining area Sitting Area

Living Room Terrace





Mid-east side Rear west-side



Front centre

Address: Unit 3/46 Drummoyne Avenue Site Visit: 1.15pm -1.30pm 26 August 2020

Location on property		Nature of view		Position of view	Direction of view	Effect	View impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/location in space	Rear-facing/ side facing/ direction		
Living Room (rear (s) portion), west side	4th storey in RFB single level unit	Far-water, west, below & east of bridge; escarpment opposite	Opposite land water interface Iconic bridge	Standing only	Rear aspect, part side-facing Framed by roof form to east	Loss of partial mid-water, left side	Minor
Living Room (front dining (n) portion)	4 th storey in RFB single level unit	Far and mid-water, west, below and east of bridge; escarpment opposite; escarpment under bridge	Opposite land water interface Iconic bridge	Standing (sitting position reduces available south near-water view)	Rear aspect, north- facing Framed by trees to west Framed by roof form to east	Loss of partial mid-water, left side	Minor
Living Room (front sitting (n) portion)	4 th storey in RFB single level unit	Far and mid-water, west of bridge escarpment opposite	Opposite land water interface Iconic bridge	Standing (sitting position reduces available south near-water view)	Rear aspect, north- facing Framed by trees to west Framed by roof form to east	Loss of partial mid-water, left side	Minor
Living Room terrace balcony	4th storey in RFB single level unit	Far, mid and near- water, west, below & east of bridge;	Opposite land water interface	Standing (sitting position reduces available near-	Rear aspect, north- facing Framed by trees to	Rear – partial loss of mid- water left,	Moderate at rear. Minor

		escarpment opposite; escarpment under bridge	Iconic bridge	water view)	west Framed by roof form to east	retain far- water; Front – Partial loss of mid-water left, retain near and far- water	from front
Kitchen	4 th storey in RFB single level unit	Far-water, west of bridge; escarpment opposite and under bridge	Opposite land water interface Iconic bridge	Standing only	Rear aspect, north- facing Framed by trees to west	Partial loss of mid-water.	Minor
						Impact on whole property	Minor

Photographs

Living Room





Sitting (view through dining) rear, west



Kitchen (view through front sitting) east

Living Room Terrace (panorama and photomontage)





Rear of terrace



Front of terrace

Document Set ID: 6762705 Version: 1, Version Date: 22/12/2020 Address: 50 Drummoyne Avenue Site Visit: 3.00-3.30pm 28 August 2020

Location on property		Nature of view		Position of view	Direction of view	Effect	View- impact rating: Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/ location in space	Rear-facing/ side facing/ direction		
Foreshore level pool and jetty;	poolside paved BBQ area below pergola boatshed on western side Near-level with water	Panoramic view west to north- east. Far, mid & near-water, north and north-east under bridge; far- water north-east of bridge escarpment opposite and north-east; swing moorings - no view over mid-water restricted Outer edge to north-west to near water, no view over marina arms; to western and southern	North-eastern and western land water interface Iconic bridge	Standing - in all locations. Sitting - possible in all paved areas western and southern edge of pool concourse.	Rear boundary - north and north- east. West aspect (from rear edge of pool - side boundary.	Loss of land- water interface opposite to north; and mid/ far water. Near water retained. Retention of view along foreshore to west, and to and under bridge from western side of pool deck.	Negligible

Garden terraces: No access provided.	Lower garden terrace south of pool - two table formal areas with seating; mature screen vegetation northern side. Upper garden area - informal grassed area to south	river near- foreshore; jetties/ mooring pens etc. Screen vegetation limits/ filters outlook to waterway. Likely far, mid-water, and near water north and north east under bridge; escarpment opposite and north-east bridge; swing moorings jetties/ mooring pens etc.	Opposite land water interface – views to north-west and east contained by vegetation and structures	Standing and sitting. Standing would enable a greater depth of aspect compared to sitting.	Rear boundary – north.	Loss of mid- water. Potential retention of land/water interface. Loss of mid- water. Likely retention of land/water interface	Moderate Moderate
Dwelling has 3 levels. No access provided	Accommodation Lower Ground Level: No evident access.	Screen vegetation limits/ filters outlook to waterway. <u>Likely</u>	Not known. Likely land water interface and to north –	Standing and sitting. Standing would enable a greater depth of	Rear boundary – north; likely north-west and north-east	Nil	Negligible
	Ground Floor Level: Rear windows. No direct external	far, mid-water, and near water north and north east under	east and bridge	aspect compared to sitting.		Loss of mid- water and part far water.	Moderate
	garden access. First Floor: roof terrace balcony and north-	bridge; escarpment opposite and north-east				Loss of mid- water.	Minor

facing window	bridge;			
	swing moorings			
	jetties/ mooring			
	pens etc.			
			Impact of	Moderate
			whole of	
			property	

Photographs/ photomontage

Foreshore pool





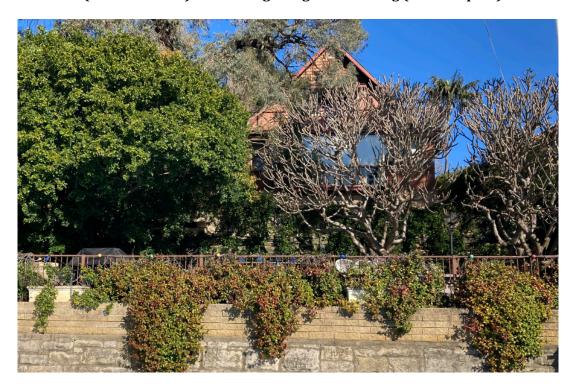
From west side of pool





From rear of pool

Northern (rear elevation) of Dwelling and garden setting (south of pool)



Address: 326 Victoria Place Site Visit: 4.10-4.25pm 28 August 2020

Location on property		Nature of view		Position of view	Direction of view	Effect	View Impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/location in space	Rear-facing/ side facing/ direction		
Verandah – upper terrace -accessible from Living Room of dwelling. Elevated above rear terraced garden.	Single-storey dwelling – Ground Level	Far and near- water, to north- west; and near, far and mid-water to north and also north-east under bridge escarpment opposite and north-east bridge swing moorings in mid water marina arms – water visible above to river beyond to escarpment jetty on site and vegetation	Land water interface opposite; and partial to east Iconic bridge	Standing and sitting in all areas. Sitting reduces water view to far water due to existing marina structures.	Rear north, northeast aspect. Restricted by side boundary treatment. Framed by vegetation west and boatshed east.	For west and central area, loss of midwater	Moderate
Living Room	Ground Level	near, far and mid-	Land water	Doors - Standing	Rear north, north-	For west and	Moderate
- external	Western side of	water to north and	interface west	and sitting mainly	east from doors.	central area,	
doors to	accommodation	also north-east	or, and under,	in central and	Sideward west,	loss of mid-	

verandah		under bridge	bridge	western side of	over side	water	
terrace; and		escarpment	Northern end	room. View from	boundary.		
side facing		opposite and	of iconic bridge	eastern side			
window		north-east bridge	from doors.	limited by			
		swing moorings in	Land/ water	western boundary			
		mid water from	interface of	vegetation.			
		doors.	Five Dock Point	Window –			
		Glimpse over	west of existing	standing only,			
		vegetation to west	marina from	over boundary			
		to near water and	window	hedge, rear of			
		part of existing		room.			
		marina arms					
Dining Room	Ground Level	To water near to	Land/water	Standing and	Rear north, north-	For west and	Moderate
	Eastern side of	far, to far	interface	sitting in all areas.	east	central area,	
	accommodation	escarpment, part	opposite,	Sitting reduces		loss of mid-	
		of existing marina	partial	water view to		water	
		to west and bridge		near water, and			
		to east, filtered by		also beyond			
		tree		existing marina			
				structures.			
External	Below level of	Far and near-	Land water	Standing and	Rear north aspect.	For west and	Moderate
garden	verandah/	water, to north-	interface	sitting possible	West aspect over	central area,	
Mid terrace	upper terrace	west; and near, far	opposite; and	in all areas.	side boundary,	loss of far	
		and mid-water to	partial to east	Sitting reduces	restricted at	water &	
		north and also	Iconic bridge;	water view due	western side by	loss of mid-	
		north-east under	and to Five	to existing	vegetation, but	water	
		bridge	Dock Point	structures.	clear from east.		
		escarpment			Easterly aspect		
		opposite and			minor partial		
		north-east bridge			restricted by side		
		west along inner			boundary		
		marina channel			treatment		

External seating garden Lower terrace	from eastern side swing moorings in mid water marina arms – slither of water visible above on far side of river. jetty of site Far and nearwater, to northwest; and near, far and mid-water to north and also north-east under bridge escarpment opposite and north-east bridge west along inner marina channel from eastern side to Five Dock Point swing moorings in mid water marina arms, with some minor glimpses over to foreshore beyond. jetty of site	Land water interface opposite; and partial to east Iconic bridge; and to Five Dock Point	Small patio area, difficult step access, room for small table and 2 chairs	Rear north aspect. West aspect over side boundary, restricted at western side by vegetation, but clear from east. Easterly aspect minor partial restricted by side boundary treatment	For west and central area, loss of far water and land/ water interface & loss of midwater	Severe
					Whole Property	Moderate

Photographs and Photomontage (where provided)



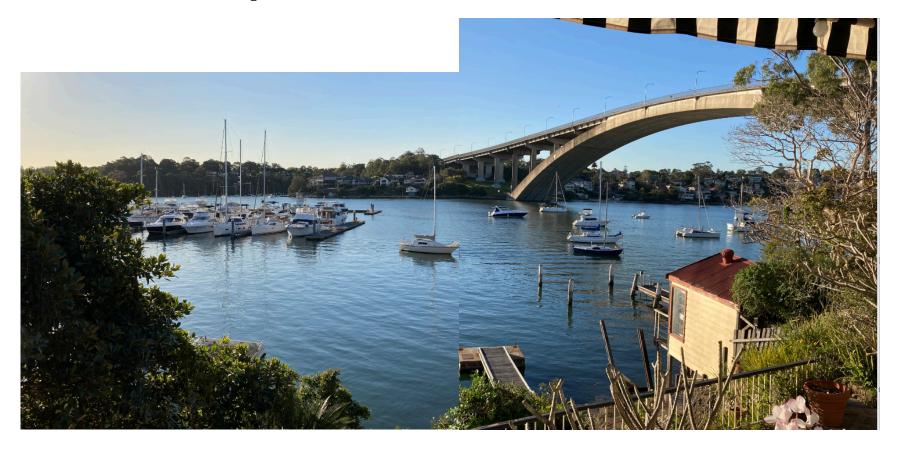
Before



After

Foreshore Seating Terrace - garden

Verandah main terrace from Living Level



Living Room





Sitting

Address: 10/332 Victoria Place Site Visit: 2.00-2.20pm 30 April 2019

Location on p	roperty	Naturo	e of view	Position of view	Direction of view	Effect	View impact rating - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/ location in space	Rear-facing/ side facing/ direction		
Bedroom	4th residential level/ storey single level apartment	Minor cameo, far water Land/ water interface	Partial Southern part of iconic bridge	standing	North-east, side facing, oblique	Nil	Nil
Living room at full width doors (front portion of terrace)	4th residential level/ storey single level apartment	Mid and near- water, east of bridge	Partial to north, generally obscured by vegetation Central section and north portion of iconic bridge, and water, to northeast	Standing (sitting position reduces available south near-water view)	North aspect through vegetation, over rear boundary. North-east, side facing	mid-water area to north- east filtered by existing vegetation	Minor
Living room, window	4th residential level/ storey single level apartment	Minor cameo, far water Land/ water interface	Partial Southern part of iconic bridge	standing	North-east, side facing, oblique	mid-water area to north- east	Minor

Terrace – External-	4th residential	mid and near-	Panorama from	Standing (sitting	West, side-facing	Rear: mid-	Minor
full width of living	level/ storey	water, marina	north-west to	position reduces	N .1	water area to	
room, with outdoor	single level	occupying mid	north-east	available near-	North aspect, over	north-east	
seating arrangement	apartment	water;	Opposite land	water view)	rear boundary;	filtered by	
- rear of terrace			water interface			existing	
			(filtered/		North-east over	vegetation	
			obscured by		side boundary		
			vegetation)		_	Front: mid-	Moderate
			Iconic bridge;			water area to	
			Five Dock Point			north-east	
			(obscured by				
			vegetation)				
						Whole of	Minor
						Property	
						Impact	

Photographs



Bedroom side window



Living Room side window

Living room Terrace



East side, front of terrace facing NE



West side, rear of terrace facing NE

Front of Terrace - facing west

Document Set ID: 6762705 Version: 1, Version Date: 22/12/2020 Address: 1/334 Victoria Place Site Visit: 3.50pm-4.10pm 28 August 2020

Location on property		Nature of view		Position of view	Direction of view	Effect	Impact upon view - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/ location in space	Rear- facing/ side facing/ direction		
Living room	Single level First floor RFB	Far, mid and near-water Land water opposite escarpment Partial marina arms in mid water Partial north end of bridge	Part iconic bridge	Standing (sitting position reduces available south nearwater view)	Terrace doors - Rear boundary - north	Partial far-water above existing marina mid-water east of existing marina	Moderate
kitchen	Single level First floor RFB	Far, mid and near-water Land water opposite escarpment Partial marina arms in mid water Bridge Vegetation	Iconic bridge	Standing	Window - Rear boundary - north	mid-water	Moderate
Balcony terrace	Single level First floor RFB	Far, mid and near-water Land water opposite escarpment Partial marina mid-water Bridge Vegetation	Iconic bridge	Standing and sitting	North – rear boundary	Partial far-water above existing marina mid-water east of existing marina	Moderate
						Impact on whole property	Moderate

Photographs/ Photomontage (as prepared)





Living Room doors to Terrace

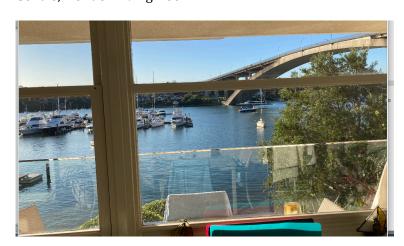


West side, rear of Living Room



East side, rear of Living Room

Centre, front of Living Room



Kitchen

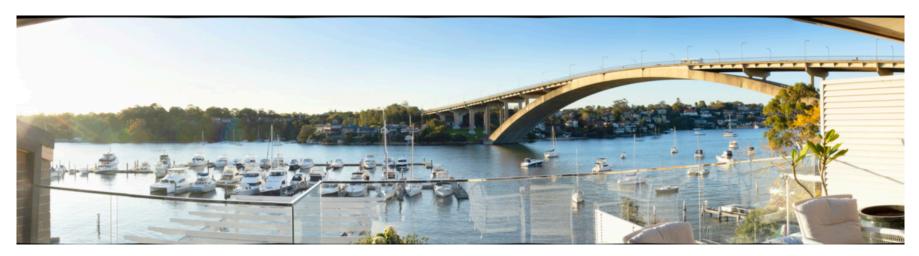
Address: 8/334 Victoria Place Site Visit: 4.25pm-4.45pm 28 August 2020

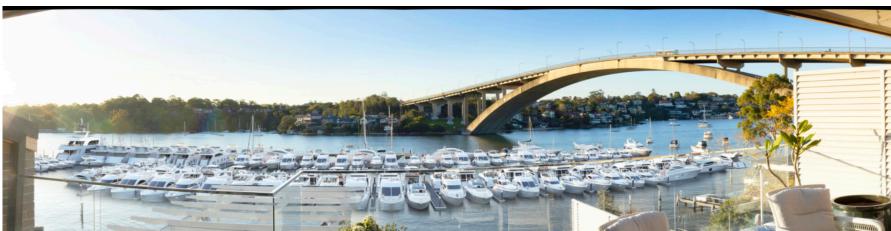
Location	cation on property Nature of view Position		Nature of view		Direction of view	Effect	Impact on view - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/location in space	Rear-facing/ side facing/ direction		
Living room (sitting) east side. Full height doors	3 rd residential leve 4 storey single leve apartment		Opposite land water interface opposite	Standing (sitting position reduces available south near-water view)	North aspect, over rear boundary.	Mid-water, east of existing marina	Moderate
Dining / kitchen west side, window only and oblique via living room doors	3 rd residential leve 4 storey single leve apartment		Opposite land water interface opposite; and partial to east Iconic bridge	Standing (sitting position reduces available total water view) to oblique	North aspect, over rear boundary. Window easterly aspect over side boundary	Mid-water, east of existing marina, below balustrade level	Minor

Terrace -	3 rd residential leve	Far, mid and near-	Panorama	Standing (sitting	North aspect,	Mid-water, east of	Moderate
External- full width of apartment, with table/chairs and also outdoor seating arrangement	4 storey single level apartment	•	from north- west to north- east Opposite land water interface Iconic bridge; Five Dock Point	position reduces available near- water view)	over rear boundary.	existing marina	Moderate
Bedroom narrow balcony no seating option	3 rd residential leve 4 storey single leve apartment	Far and part near-	Opposite land water interface opposite	Standing only – no sitting possible	Side boundary, north –west facing	Partial far-water	Minor
Bedroom window	3 rd residential leve 4 storey single leve apartment	1	Water and opposite land water interface	Standing only	Front boundary - south	Nil	Nil
						Impact on whole property	Moderate

Photographs/ Photomontage (where appropriate)

Living room doors to Terrace







Living Room - centre



Bedroom - side juliet balcony

Terrace





Front –west side, facing north-west

Rear - west side, facing north west to bridge

Front bedroom Kitchen





Document Set ID: 6762705 Version: 1, Version Date: 22/12/2020 Address: 376 Victoria Place Site Visit: 4.45pm-5.15pm 28 August 2020

Location o	Location on property Nature of v		f view	Position of view	Direction of view	Extent	Rating of Impact - Tenacity
Internal (room)/ External	No. of storeys/ multiple/ single level	View aspect (i.e. land, water)	Whole/ partial (i.e. iconic/ interface	Standing/ sitting/ location in space	Rear-facing/ side facing/ direction		
Internal Home Office – First Floor	Two-storey dwelling – Upper Level	Far and near-water and near foreshore; escarpment opposite and northeast of bridge marina in foreground above near water – water visible above vessels to river beyond. Mooring piles in near water and berthing bay	Land water interface Iconic bridge close to window	Sitting in all areas. Standing reduces bridge view at the back of the room	East, north-east aspect over rear boundary.	Retains view to iconic bridge and to near water. Loss of far water to north-east over side; landwater interface and water under bridge over rear	Moderate/ Severe
Living accommodation - Ground Floor		Likely to have view to bridge; marina western arm and buildings; near water; and view along southern	Whole view to bridge; land/water interface. No likely to see water beyond	Not known	Rear and side	Nil likely loss to these areas except, if exists, to the NE	Minor

	channel and foreshore	marina, but maybe to the NE			
				Whole property	Moderate

Photographs and Photomontage (where applicable)

Office



Before



After

View from property to north of subject: Facing along the southern channel and foreshore, for evaluation purposes only - Not from No.376

