

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 <u>east opening</u> Visible left side of view only to <u>east opening</u> , and across view to <u>west opening</u> in which <ul style="list-style-type: none"> • 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	<u>Photomontage from this location</u> Visible left side of panorama <ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> 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 north-west 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)



L.1 Living Room West



East



L.2 Bedroom/ terrace



Foreshore Level - grass outdoor undercroft of terrace



Narrow width terrace (includes photomontage)

Address: 13/ 40 Drummoyne Avenue

Site Visit: 2.10-2.30pm 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		
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 easterly aspect over park to water beyond bridge – not panoramic water due to bridge structure West aspect restricted by	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, second 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, second 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	
						Assessment Rating Whole	Negligible

Photographs/ montage (where prepared)



L1 Living Room West



East

Side window



Foreshore Garden level terrace (standing only)



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 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		
Main Terrace – accessible from interior of dwelling; below covered awning	2 storey dwelling	Minor cameo x 2 – far water, land/water, along side setbacks of neighbour building in the foreground Swing mooring to west	Partial Underside of bridge (partial)	Standing and standing possible in all areas. Sitting reduces water view due to existing structures.	Rear north	mid-water swing mooring replaced in west aspect no affect to east aspect	Negligible
Main Bedroom	2 storey dwelling	larger cameo x 2 – far and partial mid-water, swing mooring partial; land/water, along side setbacks of neighbour building in the foreground	Opposite land water interface Iconic bridge	Standing and standing possible in all areas. Sitting reduces water view due to existing structures.	Rear north aspect. North-easterly aspect. All aspects restricted by built form treatment	affect central mid-water between built form, no affect far water above ridge no affect to west and east aspect	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 built form	no affect to west or east aspect	
						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	<u>North and north east</u> :Far, mid and near-water, west and under bridge; and filtered far & mid water under bridge escarpment opposite swing moorings <u>north –west</u> 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 affection 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 affection 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 <u>no access</u>	Elevated terrace Verandah multiple rear openings	Likely to be similar outlook to mid-terrace, with potentially wider view aspect to north-east	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



Mid-Level Terrace - Rear

Address: Unit 1/46 Drummoyne Avenue

Site Visit: 3.30pm -3.50pm 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		
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 far- water 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	1 st 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 north-east 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 north-east 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 far-water 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	4 th 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	4 th 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

Address: 50 Drummoyne Avenue

Site Visit: 3.00-3.30pm 28 August 2020

[illegible]

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

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

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, north-east aspect. Restricted by side boundary treatment. Framed by vegetation west and boatshed east.	For west and central area, loss of mid-water	Moderate
Living Room – external doors to	Ground Level Western side of accommodation	near, far and mid-water to north and also north-east	Land water interface west or, and under,	Doors - Standing and sitting mainly in central and	Rear north, north-east from doors. Sideward west,	For west and central area, loss of mid-	Moderate

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

		from eastern side swing moorings in mid water marina arms – slither of water visible above on far side of river. jetty of site					
External seating garden Lower terrace		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 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 mid-water	Severe
						Whole Property	Moderate

Photographs and Photomontage (where provided)



Before



After

Foreshore Seating Terrace - garden

Verandah main terrace from Living Level



Living Room



Sitting



Dining

Address: 10/332 Victoria Place

Site Visit: 2.00-2.20pm 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		
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 north-east	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- full width of living room, with outdoor seating arrangement - rear of terrace	4th residential level/ storey single level apartment	mid and near- water, marina occupying mid water;	Panorama from north-west to north-east Opposite land water interface (filtered/ obscured by vegetation) Iconic bridge; Five Dock Point (obscured by vegetation)	Standing (sitting position reduces available near- water view)	West, side-facing North aspect, over rear boundary; North-east over side boundary	Rear: mid- water area to north-east filtered by existing vegetation Front: mid- water area to north-east	Minor Moderate
						Whole of Property Impact	Minor

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

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 near-water 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



Centre, front of Living Room



East side, rear of Living Room



Kitchen

Address: 8/334 Victoria Place

Site Visit: 4.25pm-4.45pm

28 August 2020

Location on property		Nature of view		Position 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 level 4 storey single level apartment	Mid and near-water, east of bridge escarpment above existing marina, part mid-water east of arms glimpse to swing moorings to west	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 level 4 storey single level apartment	Mid and near-water, east of bridge Partial escarpment opposite NE facing view to water beyond bridge West aspect restricted by building	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 – External- full width of apartment, with table/ chairs and also outdoor seating arrangement	3 rd residential level 4 storey single level apartment	Far, mid and near-water, marina occupying mid water; water visible over marina; full water east of marina; Near foreshore to west from outer edge of terrace Escarpment opposite side of river	Panorama from north-west to north-east Opposite land water interface Iconic bridge; Five Dock Point	Standing (sitting position reduces available near-water view)	North aspect, over rear boundary.	Mid-water, east of existing marina	Moderate
Bedroom narrow balcony no seating option	3 rd residential level 4 storey single level apartment	Far and part near-water; marina in near water escarpment opposite	Opposite land water interface opposite	Standing only – no sitting possible	Side boundary, north –west facing	Partial far-water	Minor
Bedroom window	3 rd residential level 4 storey single level apartment	Glimpses between dwellings on opposite side of road, to water	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



Address: 376 Victoria Place

Site Visit: 4.45pm-5.15pm 28 August 2020

Location on property		Nature of 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 north-east 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; land-water 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

