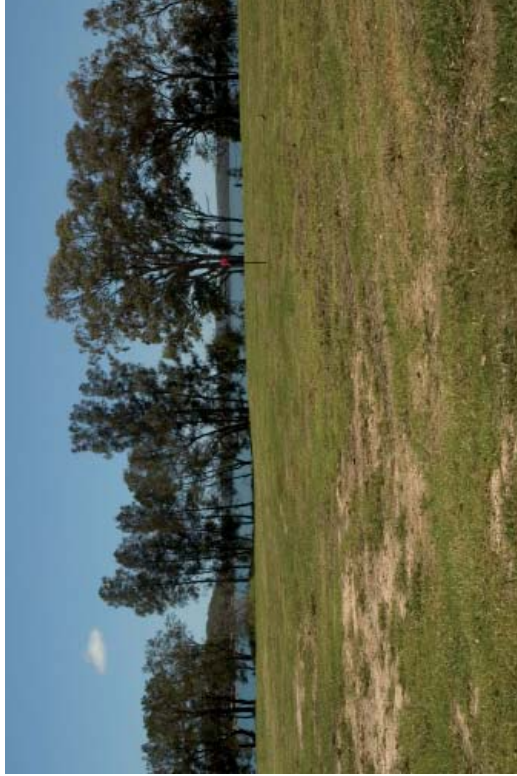
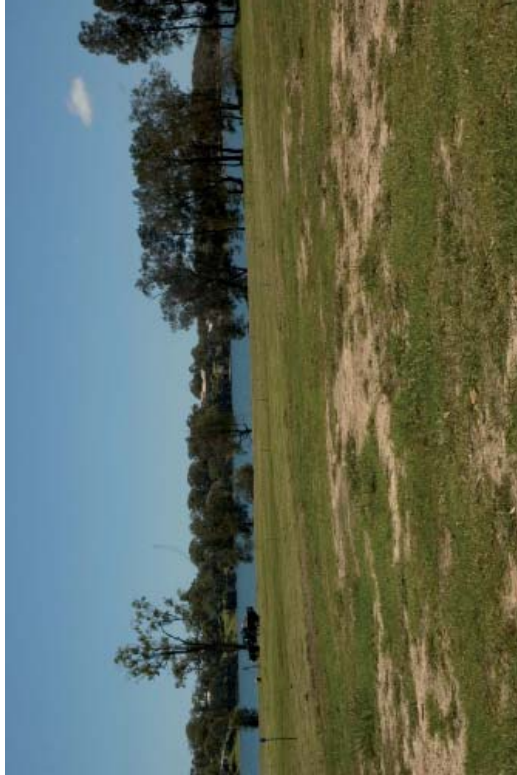




Appendix B - Photomontages



rla

*Existing View, 2 shot
panorama*



*Montage 1. Facing
approximately east north
east on the alignment
of the future road and
boardwalk from the
roundabout.*

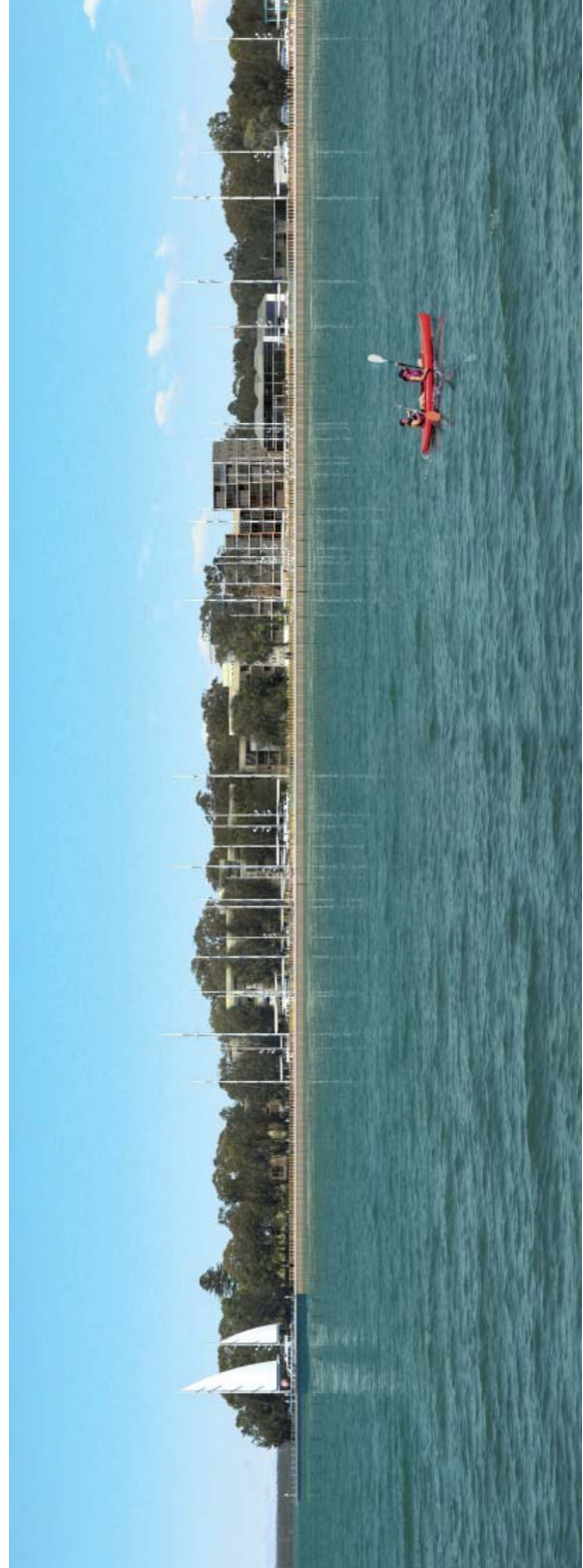


Montage 2. Facing
approximately
south west from
Brightwaters Public
Wharf and swimming
enclosure





Montage 3. Facing
approximately south
from the waterway mid
Bardens Bay in the
approximate alignment
with Brightwaters
Christian College.





Existing view



Montage 4. Facing approximately north from the waterway approximately 200m south of the site.



Appendix C - Data Sheets

Viewpoint: 1. Brightwaters Park, public reserve at the end of Lake View Avenue, Brightwaters

This is a representative view for residences located behind the reserve. The marina will be prominent; the associated hardstand and maintenance facilities will be screened by the marina arm and vessels moored on it. Village centre, tourism and residential components will be visible but not prominent due to the screening effects of remnant foreshore vegetation and appropriate landscape enhancements. Development will be in the context of Morisset Park.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature		
Village Centre Tourism & Residential Component							Marina Component	
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)
Base-line factors								
Effect On Visual Character of View			X				X	
Effect on Scenic Quality of View			X				X	
Variable factors								
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	
Overall Extent of Visual Effect		MEDIUM				MEDIUM		
Village Centre Tourism & Residential Component							Marina Component	
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	
Compatibility with Urban/ Natural Features			X				X	
Overall Extent of Visual Impact		MEDIUM TO HIGH				MEDIUM		

Viewpoint: 2. Foreshore reserve at the end of Bardon Lane, Brightwaters

The marina will be prominent; the associated hardstand and maintenance facilities will be screened by the marina arm and vessels moored on it. Village centre, tourism and residential components will be visible but not prominent due to the screening effects of remnant foreshore vegetation and appropriate landscape enhancements. Development will be in the context of Morisset Park.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
	Effect On Visual Character of View		X				X		
	Effect on Scenic Quality of View		X				X		
Variable factors									
	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		
Overall Extent of Visual Effect		MEDIUM			MEDIUM				
Village Centre Tourism & Residential Component							Marina Component		
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		
Compatibility with Urban/ Natural Features			X				X		
Overall Extent of Visual Impact		MEDIUM TO HIGH				MEDIUM			

Viewpoint: 4. Car park of Brightwaters Christian College

Vegetation on the site of the Christian College screens the development to a large degree. Public access is freely available to the foreshore reserve in front of the car park where there is no screening. Residential and tourism buildings will screen the Vales Point Power Station to some degree. The marina would form a new element in the view and reduce the perception of open water visible in the foreground of the view. In views from the foreshore reserve the marina would be prominent.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
Effect On Visual Character of View			X				X		
Effect on Scenic Quality of View			X				X		
Variable factors									
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		
Overall Extent of Visual Effect		MEDIUM				MEDIUM			
Village Centre Tourism & Residential Component							Marina Component		
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		
Compatibility with Urban/ Natural Features			X				X		
Overall Extent of Visual Impact		LOW TO MEDIUM				MEDIUM			

Viewpoint: 5. Waterway west of Point Wolstoncroft Sports and Recreation Centre

Development will be seen in the context of adjoining residential development of Morisset Park and Sunshine.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
Effect On Visual Character of View			X				X		
Effect on Scenic Quality of View			X				X		
Variable factors									
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		
Overall Extent of Visual Effect		MEDIUM			MEDIUM				
Village Centre Tourism & Residential Component							Marina Component		
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		
Compatibility with Urban/ Natural Features			X				X		
Overall Extent of Visual Impact		MEDIUM			MEDIUM				

Viewpoint: 6. Waterway north west of Summerland Point

Development will be seen in the context of adjoining residential development of Morisset Park and Brightwaters. The residential and tourism component of the development will be visible but not prominent due to the screening effects of remnant vegetation. The tops of some of the taller buildings will be visible above the existing tree line.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature	Marina Component			
		Village Centre Tourism & Residential Component								
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	High	Low	Medium	High		
	Visual Effect	(Low Effect)	(Medium effect)	(High 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		
	Effect of Viewing Period		X				X			
	Effect of Viewing Distance	X				X				
	View Loss or Blocking Effect		X				X			
Overall Extent of Visual Effect		MEDIUM				LOW TO MEDIUM				
		Village Centre Tourism & Residential Component				Marina Component				
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low		High	Medium	Low		
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(High impact)	(Low Impact)	(Medium impact)	(High impact)		
	Physical Absorption Capacity		X				X			
	Compatibility with Maritime Features						X			
	Compatibility with Urban/ Natural Features		X				X			
Overall Extent of Visual Impact		MEDIUM				MEDIUM				

Viewpoint: 7. Waterway north of Frying Pan Point (Summerland Point)

Development will be seen in the context of adjoining residential development of Morisset Park and Brightwaters. The residential and tourism component of the development will be visible but not prominent due to the screening effects of remnant vegetation. The tops of some of the taller buildings will be visible above the existing tree line and would slightly reduce the extent of the Watagan Ranges visible behind the site.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
	Effect On Visual Character of View			X			X		
	Effect on Scenic Quality of View		X			X			
Variable factors									
	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		
Overall Extent of Visual Effect		LOW TO MEDIUM				LOW TO MEDIUM			
Village Centre Tourism & Residential Component							Marina Component		
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		
Compatibility with Urban/ Natural Features			X				X		
Overall Extent of Visual Impact		MEDIUM				MEDIUM			

Viewpoint: 8. Waterway north-north-west of Sandy Beach (Summerland Point)

Development will be seen in the context of adjoining residential development of Morisset Park and Brightwaters. The residential and tourism component of the development will be visible but not prominent due to the screening effects of remnant vegetation. The tops of some of the taller buildings will be visible above the existing tree line and would reduce the extent of the Watagan Ranges visible behind the site.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
	Effect On Visual Character of View			X			X		
	Effect on Scenic Quality of View		X			X			
Variable factors									
	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		
Overall Extent of Visual Effect		LOW TO MEDIUM				LOW TO MEDIUM			
Village Centre Tourism & Residential Component							Marina Component		
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		
	Compatibility with Urban/ Natural Features		X				X		
Overall Extent of Visual Impact		MEDIUM				MEDIUM			

Viewpoint: 9. Waterway north of Vales Point

The residential buildings will be partly visible near Bluff Point. The marina would not be visible, nor would the associated facilities or village centre buildings. Several of the marina assessment factors are therefore not applicable. Existing breaks in the foreshore vegetation would make the rear of the group F & G buildings visible, but future vegetation would disguise them. Buildings would be seen in the context of development in Brightwaters across the bay.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
Effect On Visual Character of View		X				X			
Effect on Scenic Quality of View		X				X			
Variable factors									
Effect On View Composition		X				X			
Effect of Relative Viewing Level								NA	
Effect of Viewing Period			X				NA		
Effect of Viewing Distance		X					NA		
View Loss or Blocking Effect		X				X			
Overall Extent of Visual Effect		LOW			LOW				
Village Centre Tourism & Residential Component							Marina Component		
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							NA		
Compatibility with Urban/ Natural Features		X					NA		
Overall Extent of Visual Impact		LOW			LOW				

Viewpoint: 10. Waterway north-north-east of Wyee Point

Existing breaks in the foreshore vegetation would make the rear of the group F & G buildings visible. The residential buildings will be visible near Bluff Point if no future landscape is added. The marina would not be visible, nor would the associated facilities or village centre buildings. Several of the marina assessment criteria are therefore not applicable. Buildings would be seen in the context of development in Brightwaters across the bay.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)
Base-line factors									
Effect On Visual Character of View		X					X		
Effect on Scenic Quality of View		X					X		
Variable factors									
Effect On View Composition		X					X		
Effect of Relative Viewing Level									NA
Effect of Viewing Period			X					NA	
Effect of Viewing Distance		X						NA	
View Loss or Blocking Effect			X				NA		
Overall Extent of Visual Effect		LOW			LOW			LOW	
Village Centre Tourism & Residential Component							Marina Component		
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							NA		
Compatibility with Urban/ Natural Features			X				NA		
Overall Extent of Visual Impact		MEDIUM			LOW			LOW	

Viewpoint: 11. Waterway south south west of Bluff Point

Residential buildings at the southern end of the site prior to proposed landscape planting will be visible but not prominent due to the setback from Bluff Point and the topography. The village centre, tourism buildings and marina would not be visible. The helipad may be visible in the distance. Remnant and cultural plantings would require enhancement to screen the development effectively.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
	Effect On Visual Character of View			X		X			
	Effect on Scenic Quality of View		X			X			
Variable factors									
	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			
Overall Extent of Visual Effect		MEDIUM				LOW			
Village Centre Tourism & Residential Component							Marina Component		
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		
Compatibility with Urban/ Natural Features			X				X		
Overall Extent of Visual Impact		MEDIUM				MEDIUM			

Viewpoint: 12. Waterway east of Bluff Point

Existing remnant vegetation on the foreshore will have a partial screening effect due to the closeness of the view. The entire development will be prominent in views from this range. The vessels on the marina will reduce the appearance of land-water interface visible in Morisset Park and part of Brightwaters. The hard stand will not be visible behind the marina buildings or village centre.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)		
Base-line factors									
	Effect On Visual Character of View			X				X	
	Effect on Scenic Quality of View		X					X	
Variable factors									
	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	
Overall Extent of Visual Effect		MEDIUM TO HIGH				MEDIUM TO HIGH			
Village Centre Tourism & Residential Component							Marina Component		
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			
	Compatibility with Urban/ Natural Features		X			X			
Overall Extent of Visual Impact		MEDIUM TO HIGH				MEDIUM			

Viewpoint: 13. Waterway east of the existing large gate on the foreshore

Existing remnant vegetation on the foreshore will have a partial screening effect due to the closeness of the view. The entire development will be prominent in views from this range. The vessels on the marina will reduce the appearance of land-water interface visible in Morisset Park and part of Brightwaters.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
	Effect On Visual Character of View			X				X	
	Effect on Scenic Quality of View		X				X		
Variable factors									
	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		
Overall Extent of Visual Effect		MEDIUM TO HIGH			MEDIUM TO HIGH				
Village Centre Tourism & Residential Component							Marina Component		
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		
	Compatibility with Urban/ Natural Features		X				X		
Overall Extent of Visual Impact		MEDIUM TO HIGH			MEDIUM				

Viewpoint: 14. Waterway mid Bardens Bay on approx alignment with Brightwaters Christian College

The marina and hardstand facilities will be prominent in views from this location. The village centre and tourism apartments will generally screen the residential development from view. Existing remnant vegetation and enhancements will provide some softening of the edge along the eastern foreshore and provide limited screening to the residential and tourism apartments.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature				
Village Centre Tourism & Residential Component							Marina Component			
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)			
Base-line factors										
Effect On Visual Character of View			X					X		
Effect on Scenic Quality of View			X					X		
Variable factors										
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		
Overall Extent of Visual Effect		MEDIUM				HIGH				
Village Centre Tourism & Residential Component							Marina Component			
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				
Compatibility with Urban/ Natural Features			X			X				
Overall Extent of Visual Impact		MEDIUM TO HIGH				MEDIUM TO HIGH				

Viewpoint: 16. Waterway eastern extent of Sugar Bay

The development will be seen in the context of residential development on the foreshore of Sugar Bay. Existing vegetation on site will provide some screening of the development. The marina and village centre are not likely to be visible due to the screening effect of the point between Sugar and Bardens Bays and intervening vegetation.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
	Effect On Visual Character of View		X			X			
	Effect on Scenic Quality of View		X			X			
Variable factors									
	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		
Overall Extent of Visual Effect		MEDIUM			LOW				
Village Centre Tourism & Residential Component							Marina Component		
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		
	Compatibility with Urban/ Natural Features	X					X		
Overall Extent of Visual Impact		LOW				MEDIUM			

Viewpoint: 17. Waterway south east of Fishery Point

The residential and tourism apartments would be visible but not prominent behind remnant and enhanced vegetation screening on the foreshore. The marina and village centre would not be visible due to the screening effect of Fishery Point. The development generally would not screen any views of the Watagan Ranges in the background.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature			
Village Centre Tourism & Residential Component							Marina Component		
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)	
Base-line factors									
	Effect On Visual Character of View		X			X			
	Effect on Scenic Quality of View	X				X			
Variable factors									
	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		
Overall Extent of Visual Effect		LOW TO MEDIUM				LOW			
Village Centre Tourism & Residential Component							Marina Component		
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		
	Compatibility with Urban/ Natural Features		X				X		
Overall Extent of Visual Impact		LOW TO MEDIUM				MEDIUM			

Viewpoint: 18. Reserve & Public boat ramp Lakeview Road, Morisset Park

The village centre, tourism and residential buildings will screen each other to a limited extent. Residential buildings will generally not be visible behind the tourism buildings. The marina and hardstand facilities will be prominent. Similar views may be experienced from residences along Lakeview Road. Future vegetation between the village centre and tourism/ residential buildings will assist in screening effects.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature
Village Centre Tourism & Residential Component						
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)
Marina Component						
Base-line factors						
Effect On Visual Character of View			X			X
Effect on Scenic Quality of View			X			X
Variable factors						
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
Overall Extent of Visual Effect		MEDIUM			HIGH	
Village Centre Tourism & Residential Component						
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(High impact)
Marina Component						
Physical Absorption Capacity				X		X
Compatibility with Maritime Features					X	
Compatibility with Urban/ Natural Features			X			X
Overall Extent of Visual Impact		MEDIUM			HIGH	

Viewpoint: 19. Residential subdivision approved under separate DA.

The vegetation surrounding the salt marsh will generally screen the hardstand and marina buildings. Some vessels will be visible on the marina with the completion of the 3rd and 4th arms. The village centre and tourism accommodation buildings will block views of the marina. The tourism and residential components will be prominent. While internal views will be radically changed, new view opportunities will be created by road, reserve and landscape layouts to provide new and in some cases enhanced views.

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

View Composition Type		Expansive	Restricted	Panoramic	Focal	Feature
Village Centre Tourism & Residential Component						
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low	High
	Visual Effect	(Low Effect)	(Medium effect)	(High effect)	(Low Effect)	(Medium effect)
Marina Component						
<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	
Overall Extent of Visual Effect		MEDIUM TO HIGH			LOW	
Village Centre Tourism & Residential Component						
Marina Component						
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	High	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(Low Impact)	(High impact)
Physical Absorption Capacity				X		X
Compatibility with Maritime Features						X
Compatibility with Urban/ Natural Features				X		X
Overall Extent of Visual Impact		HIGH			MEDIUM	

Viewpoint: 20. Pacific Highway near Cams Wharf

East approximately 8km distant from the site. Limited to glimpses from vehicles. The development may be visible but would have low visual effect or impact. Similar views may be possible from the approach roads to Cams Wharf near the Pacific Highway where the topography permits.

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

View Composition Type	Expansive	Restricted	Panoramic	Focal	Feature
	Village Centre Tourism & Residential Component			Marina Component	
Assessment Factor where effects increase as ratings increase	Assessment	Low	Medium	High	Low
	Visual Effect	(Low Effect)	(Medium effect)	(High 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	
Effect of Viewing Period	X			X	
Effect of Viewing Distance	X			X	
View Loss or Blocking Effect	X			X	
Overall Extent of Visual Effect	LOW			LOW	
	Village Centre Tourism & Residential Component			Marina Component	
Assessment Factor where impacts decrease as ratings increase	Assessment	High	Medium	Low	Low
	Visual Impact	(Low Impact)	(Medium impact)	(High impact)	(High impact)
Physical Absorption Capacity	X			X	
Compatibility with Maritime Features				X	
Compatibility with Urban/ Natural Features	X			X	
Overall Extent of Visual Impact	LOW			LOW	