

Approximate Extent of the Proposed Development within the Panorama. Existing Development visible in Image below



Note:

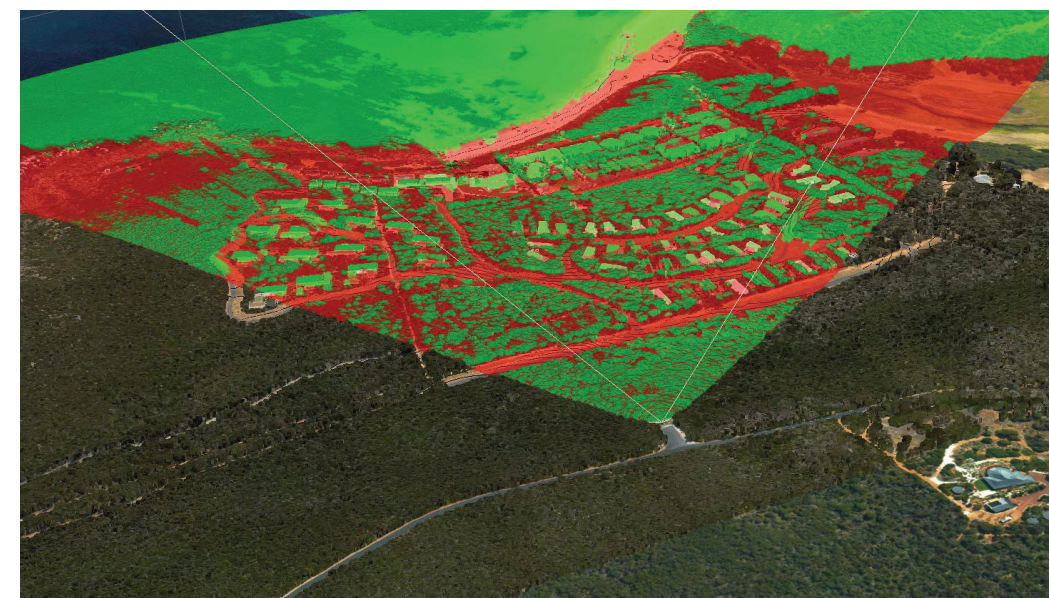
Photo taken: 13:11 5th March 2021

Strategy for Managing Landscape Character:

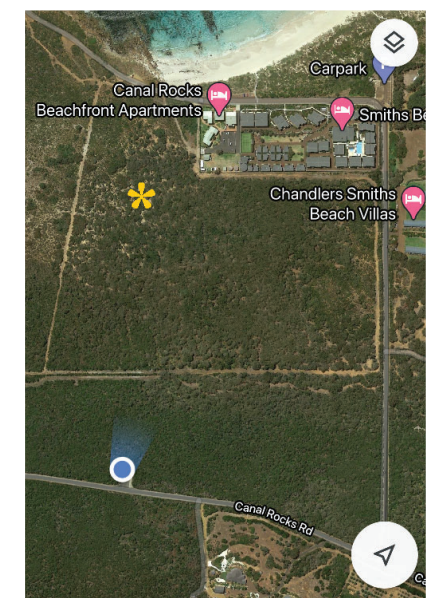
Best practice siting and design.

Visibility of Proposed Development:

The development will be seen. This elevated location will provide views of the roofs of buildings interspersed with landscape elements. The development is designed to blend and not be prominent. The seen area is shown green.



Zone of Visual Influence

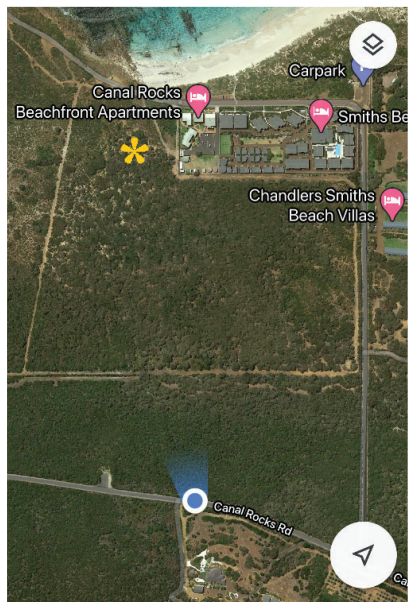


Location Plan

NTS

Location 11 - Canal Rocks Road – East #1

Approximate Extent of the Proposed Development within the Panorama



Location Plan

NTS

Note:

Photo taken: 13:08 5th March 2021

Strategy for Managing Landscape Character:

Protection and maintenance of the visual character.

Visibility of Proposed Development:

The development is not seen. It is not evident.

Approximate Extent of the Proposed Development within the Panorama



Note:

Photo taken: 12:58 5th March 2021

The locations 12 to 16 are representative example views experienced from Smiths Beach Road and 25, 26 from the car park lookout. The landscape character along the road is still dominated by vegetation.

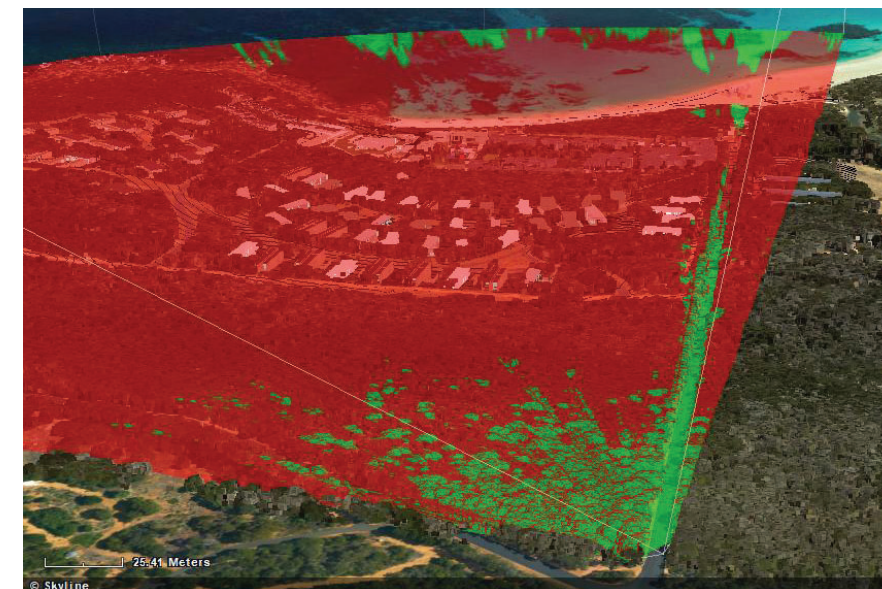
Strategy for Managing Landscape Character:

Best practice and design.

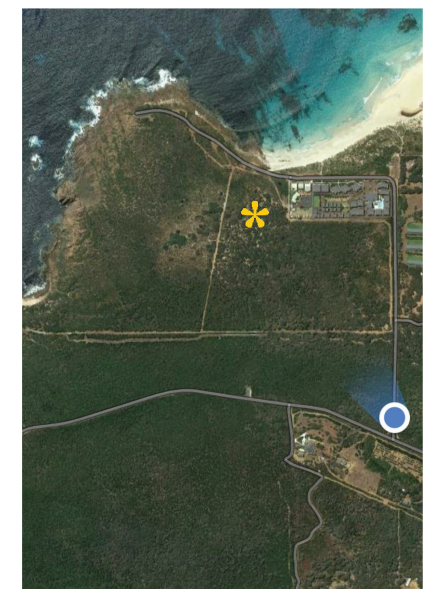
Visibility of Proposed Development:

The development will not be seen from this location. The seen area is shown green.

This sequence of VIA studies along Smiths Beach Road formed the basis of decisions to retain the setback vegetation to those four homes on the east edge and areas of good vegetation.



Zone of Visual Influence

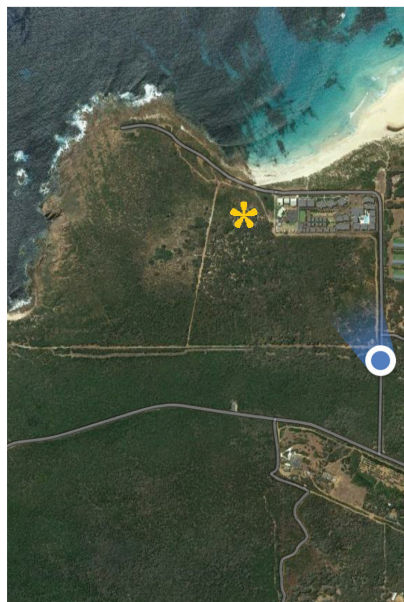


Location Plan

NTS

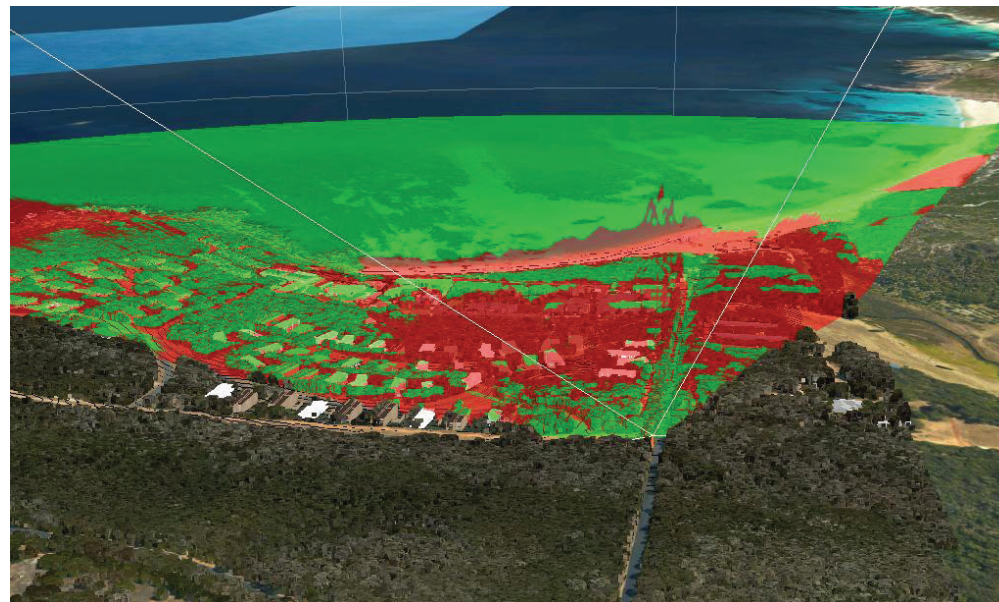
Location 13 - Smiths Beach Road #1

Approximate Extent of the Proposed Development within the Panorama



Location Plan

NTS



Zone of Visual Influence

Note:

Photo taken: 12:59 5th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

Visibility of Proposed Development:

The development will be partially visible to the far left of the field of view. retained vegetation restricts open views and maintains focus down the road to the ocean.

Approximate Extent of the Proposed Development within the Panorama



Note:

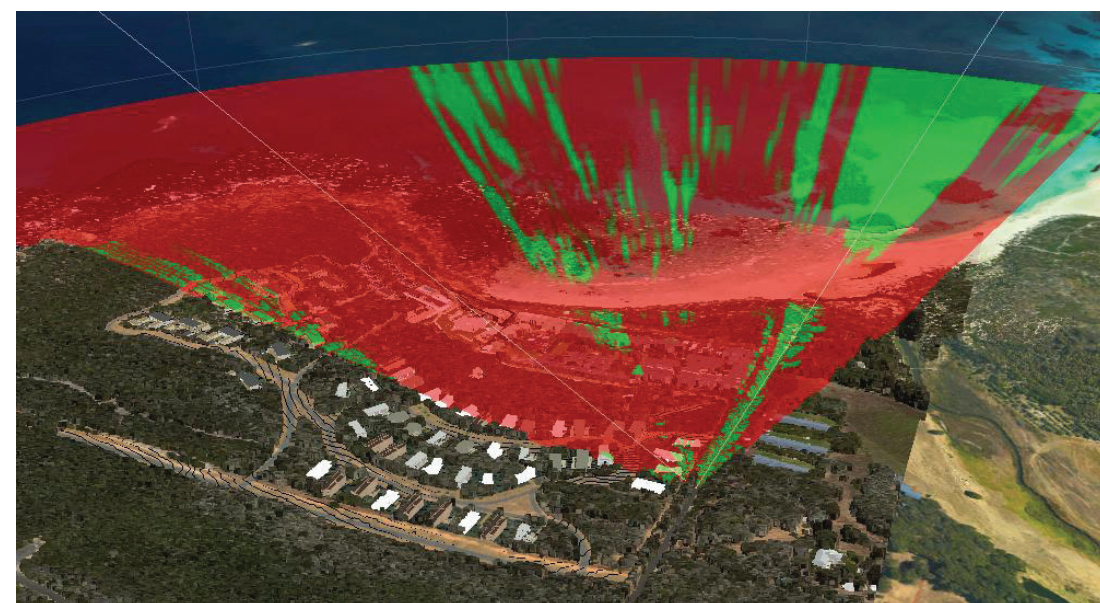
Photo taken: 13:01 5th March 2021

Strategy for Managing Landscape Character:

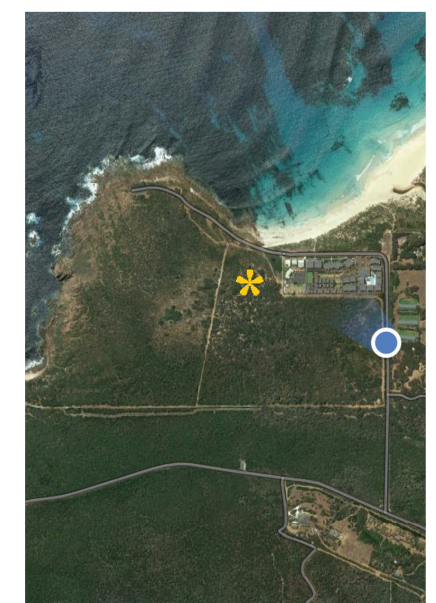
Best practice and design.

Visibility of Proposed Development:

The development is seen obliquely to the direction of travel. The proposed three buildings and associated retained vegetation located immediately to the west are seen in the foreground and restrict views to other development.



Zone of Visual Influence

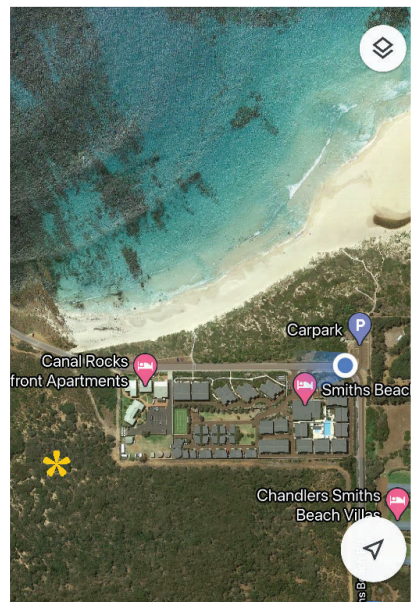


Location Plan

NTS

Location 15 - Smiths Beach Road / Smiths Beach Main Carpark

Approximate Extent of the Proposed Development within the Panorama



Location Plan

NTS

Note:

Photo taken: 18:22 4th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

Visibility of Proposed Development:

The development will be seen.

Approximate Extent of the Proposed Development within the Panorama



Note:

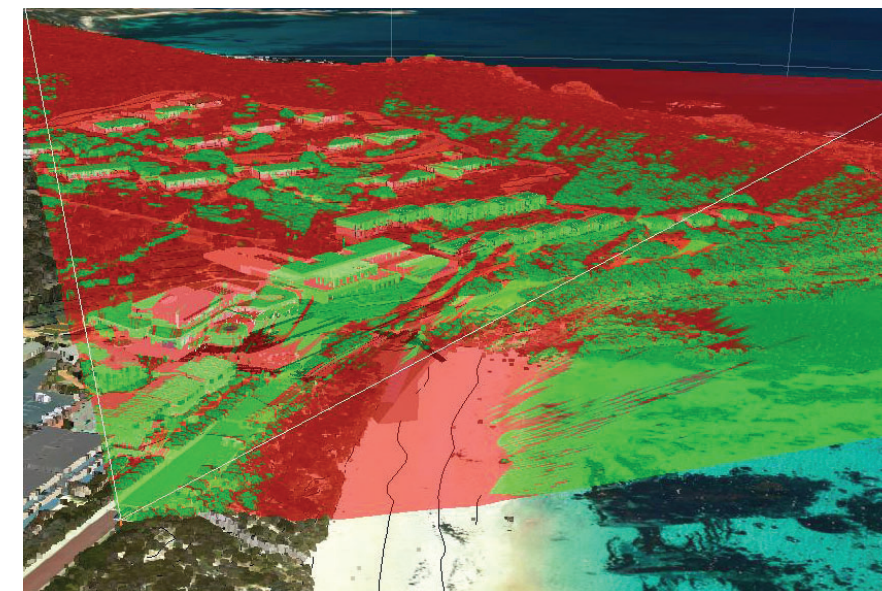
Photo taken: 13:48 5th March 2021

Strategy for Managing Landscape Character:

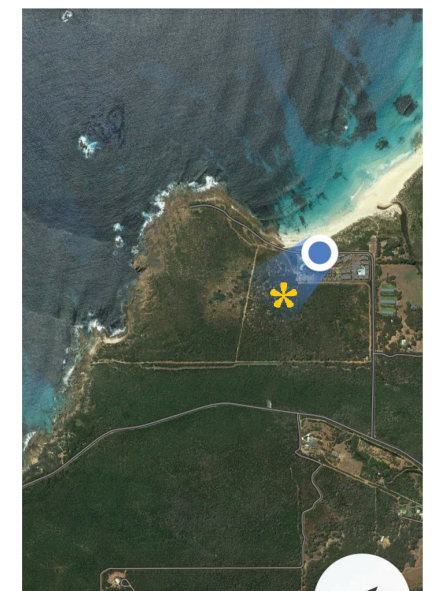
Best practice and design.

Visibility of Proposed Development:

The development will be seen.



Zone of Visual Influence

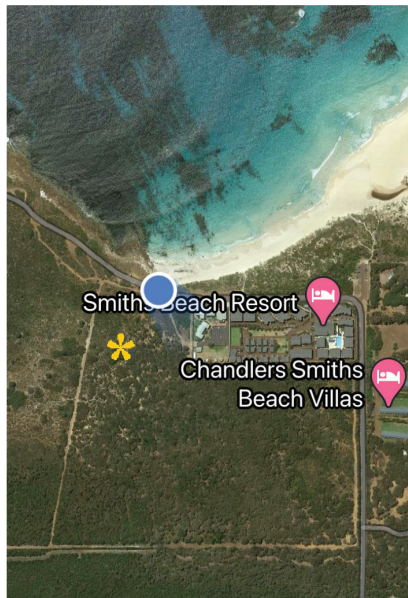


Location Plan

NTS

Location 17 - Smiths Beach Road #3

Approximate Extent of the Proposed Development within the Panorama



Note:

Photo taken: 18:15 4th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

Visibility of Proposed Development:

The development will be seen and experienced as a high-quality foreshore park with built form to the right.

Location Plan

NTS



Note:

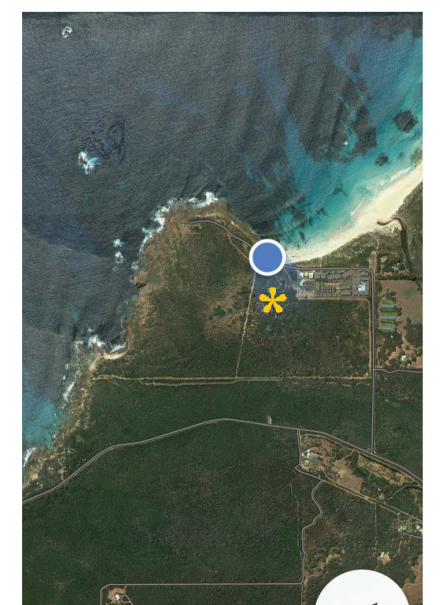
Photo taken: 183:50 5th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

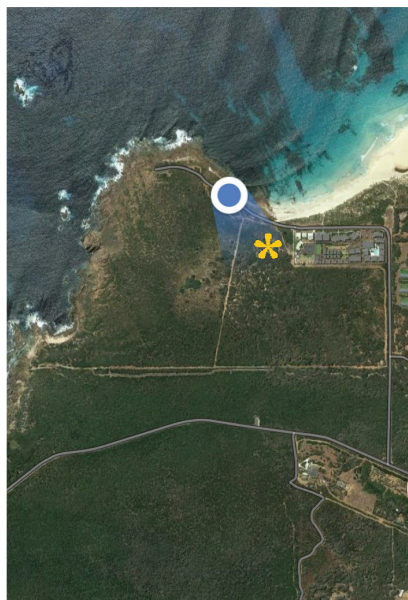
Visibility of Proposed Development:

The development will be seen and experienced as a high-quality foreshore park with built form to the right.



Location Plan

NTS



Note:

Photo taken: 14:01 5th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

Visibility of Proposed Development:

The development will be seen and experienced as a high-quality foreshore park with built form to the right. At this point the buildings have a foreground of rehabilitated coastal vegetation.

Location Plan NTS



Note:

Photo taken: 13:59 5th March 2021

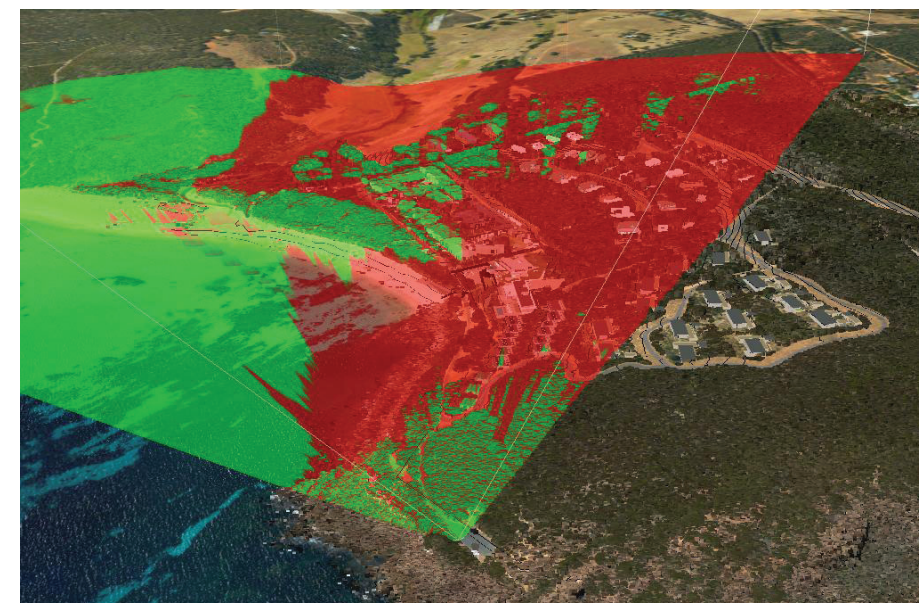
The locations 20 and 21 are representative example views experienced from Smiths Point and from the walking track as the observer leaves the wilderness like character area. The character of the area is naturalistic with low coastal heath and rocky foreshore and headland forming the foreground to the sweeping bay and rolling topography.

Strategy for Managing Landscape Character:

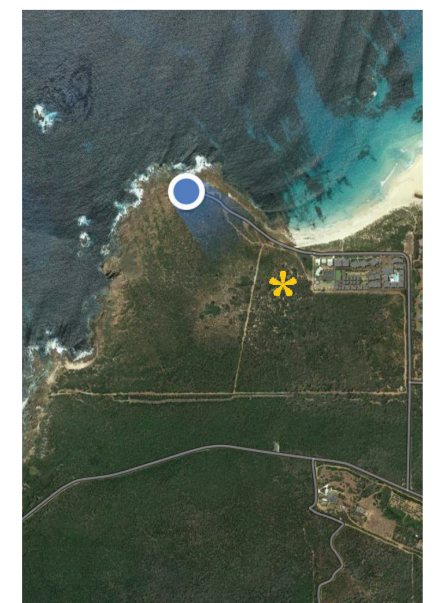
Best practice and design.

Visibility of Proposed Development:

The development will not be seen from this location. Traveling forward from this point the development becomes increasingly visible. The seen area is shown in green.



Zone of Visual Influence

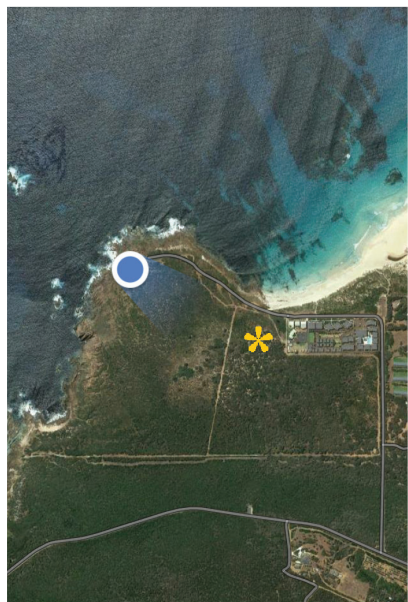


Location Plan

NTS

Location 21 - Smiths Point / Cape to Cape Walk Track

Approximate Extent of the Proposed Development within the Panorama



Note:

Photo taken: 13:55 5th March 2021

Strategy for Managing Landscape Character:

Protection and maintenance of the visual character.

Visibility of Proposed Development:

The development is not seen. It is not evident.



Note:

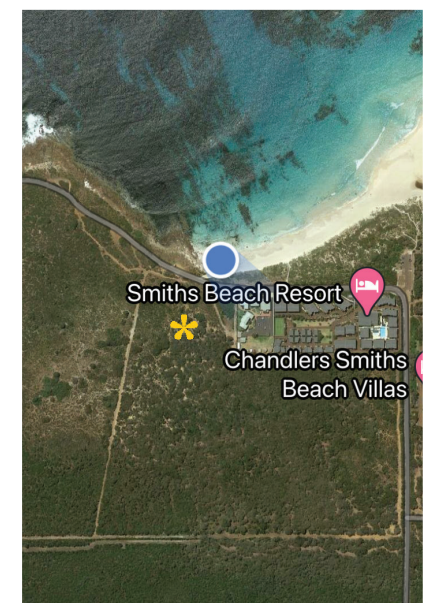
Photo taken: 18:14 4th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

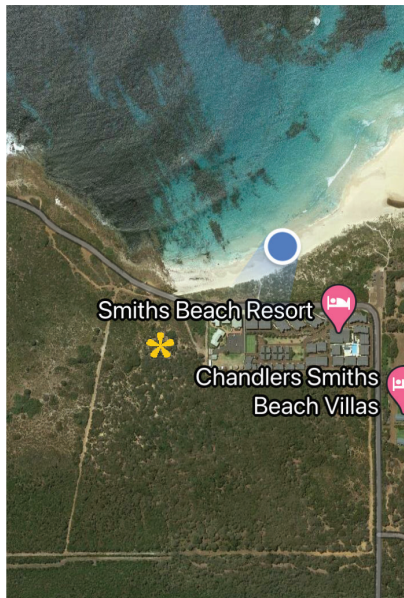
Visibility of Proposed Development:

The development will be seen as low buildings set within locally mature coastal vegetation.



Location Plan

NTS



Location Plan NTS

Note:

Photo taken: 18:11 4th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

Visibility of Proposed Development:

The development will be seen as low buildings set within locally mature coastal vegetation.

Approximate Extent of the Proposed Development within the Panorama



Note:

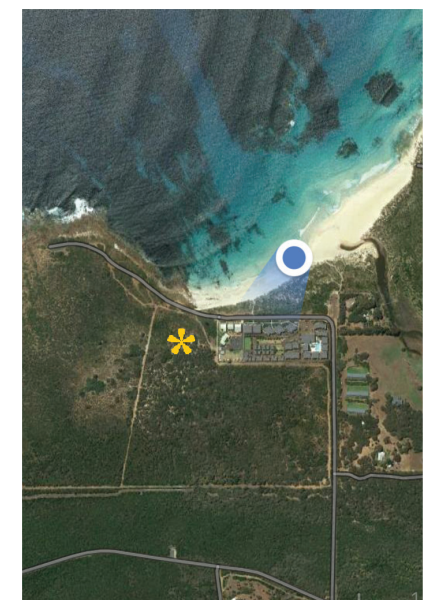
Photo taken: 18:09 4th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

Visibility of Proposed Development:

The development will be seen as low buildings set within locally mature coastal vegetation. Dependent on light levels the development may be hard to discern as illustrated by this photograph.

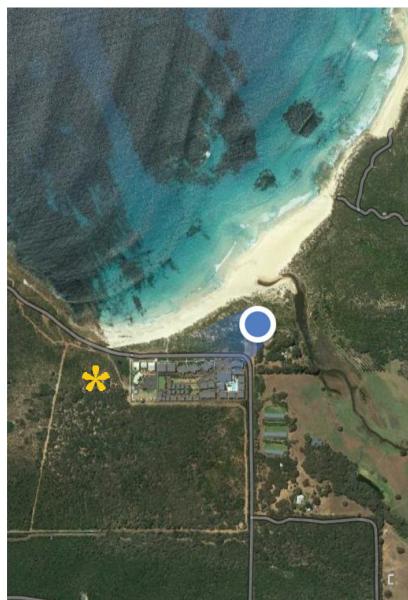


Location Plan

NTS

Location 25 - Smiths Beach Boardwalk

Approximate Extent of the Proposed Development within the Panorama



Note:

Photo taken: 15:30 4th March 2021

Strategy for Managing Landscape Character:

Best practice and design.

Visibility of Proposed Development:

The development will be seen as buildings set within vegetation.

Location Plan

NTS