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STEPHEN BEATTIE
MANAGER PLANNING AND DEVELOPMENT SERVICES
NORTH SYDNEY COUNCIL
200 MILLER STREET

ATTENTION: MR GEORGE YOUHANNA

S13-0150

15.04.16

Dear George

**BERRYS BAY MARINA - AMENDED DOLPHIN WHARF ACCESS WALKWAY
VISUAL IMPACT STATEMENT**

CLOUSTON has been asked by JBA to review the visual implications of a minor modification to the Dolphin Wharf access walkway as part of the Berrys Bay marina development.

The access route has been modified from a link through Carradah Park to an extended floating walkway, connecting Marina Arm C to the Dolphin Wharf.

We have drawn the following conclusions on visual matters:

- The amended walkway will be at water level and therefore of a lower profile than the previous gangway that descended from an elevated point in Carradah Park. This will reduce the walkway's visibility from Carradah Park and surrounding viewpoints.
- The walkway has a very limited overall visibility with direct views only occurring from Sawmillers Reserve (viewpoint 13 - at a distance of 600m) and water users. Views of the walkway from Boatbuilders Walk and Munro Street (viewpoint 11) will be obscured by boats associated with the Dolphin Wharf
- The additional area of water taken up by the extended walkway and piers is minimal and will not lead to any additional visual impacts.

Overall, the proposed walkway amendment will not alter any of the impact ratings or conclusions recorded within the original Visual Impact Assessment (VIA).

PHOTOMONTAGES

CLOUSTON has prepared photomontages to support the VIA, indicating the proposal from various viewpoints (as described within the methodology section on page 48 of the report). These montages have been produced utilising accurate 3d modelling software. The vessels and wharf structures have been precisely modelled and incorporated into site photos using key reference points, ensuring correct scaling and perspective.

Whilst these montages are not 'spatially verified' ie. a surveyor has not recorded the precise camera and vessel locations, the images are considered to be an accurate visualisation of the expected views.

Yours faithfully

CLOUSTON Associates

CROSBIE LORIMER

Director