

## VP01 Point Arkwright

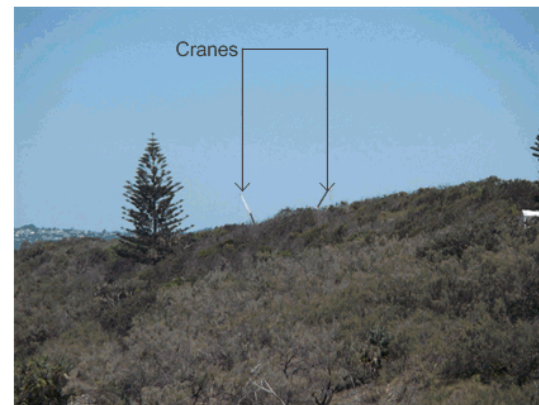
**Table 4: Assessment Summary for VP01**

Option	Receptor Sensitivity	Impact Magnitude	Impact Significance
Proposal (10st hotel)	High	High	High
Option 1 (6st hotel)	High	Negligible	Negligible
Option 2 (8st hotel)	High	Low	Moderate

### Summary

1. This vantage point is highly sensitive - it is a well visited lookout where the view is dominated by an attractive, natural landscape.
2. The proposed hotel (at 10 storeys) will be clearly visible and will have a significant impact on the view, it will be a visible intrusion of built form in an almost wholly natural landscape - the outcome would be unacceptable without substantial changes.
3. For Option 1, it appears that the proposal would not be visible above the dune vegetation. As such, the impacts would be negligible.
4. For Option 2, a very small part of the hotel (at 8 storeys) would be visible, but may not be particularly noticeable, depending on the architectural treatments and colours employed. As such, the impacts would be low.
5. In all instances, the dune topography and vegetation plays an important role in obscuring proposed built form. Conditions requiring protection of dune vegetation are likely to be required. Controls on lighting for upper parts of any development above 6 storeys likely to be required.

**Figure 24: Photo From Near Vantage Point Showing Cranes**



**Figure 25: Enlarged Photo From Near Vantage Point Showing Cranes**