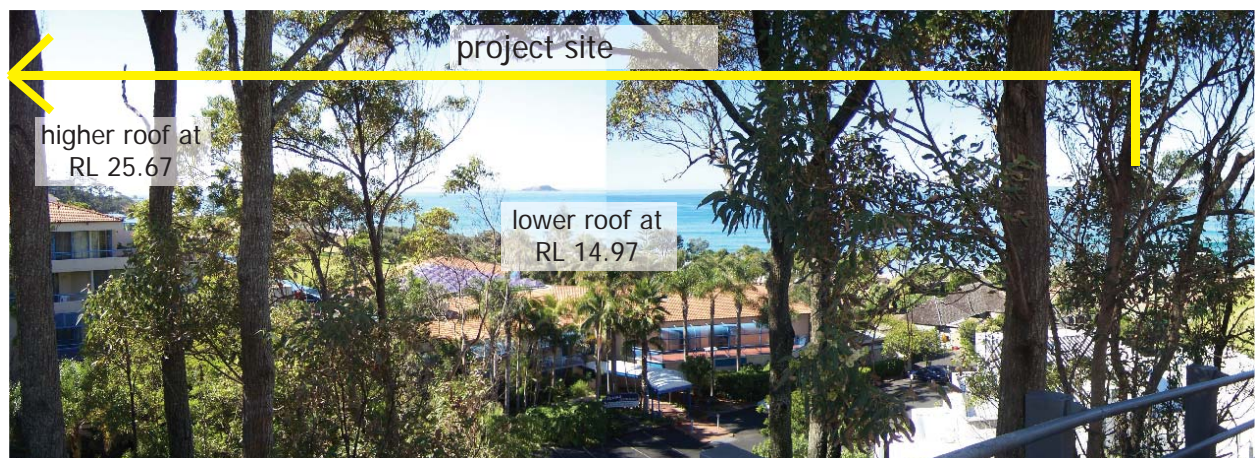




View 3 - top of Beachfront Close

This view is from the top of Beachfront Close on Coachmans Close. There are a number of private residences along this close that currently overlook the existing resort buildings.



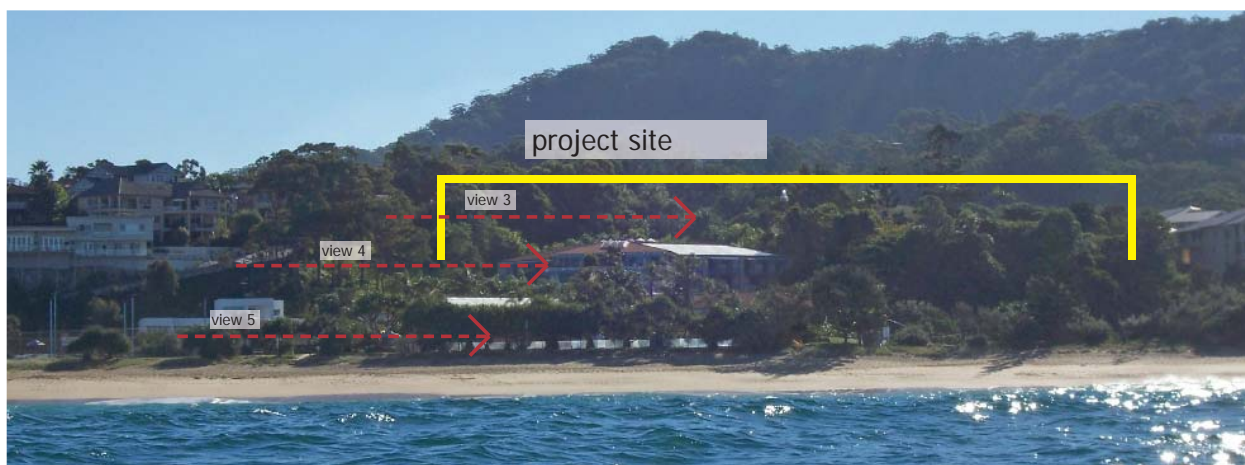
View 4 - halfway down Beachfront Close

This view is from approximately halfway down Beachfront Close, north of the project site. It is indicative of the view from residences on the south side of the close, although the viewing balconies of these residences tend to be at least another 3m higher than this position. This photograph illustrates the extent of the ocean view currently available at this location.



View 5 - lower end of Beachfront Close

This view is from the cul-de-sac at the lower end of Beachfront Close, north of the project site. The residence to the left of the photo has clear views into the resort site as does the lot adjacent to the tennis courts.



Summary of views from north of resort



View 6 - easement north of resort site

This view is from the easement to the north of the site. It is indicative of views from the units north of the resort, in particular the units that are located before the steep slope down to the foreshore level. The balconies of the nearest unit are at least another 3m higher than this viewing location.



View 7 - open space to the north of the resort

This view is from the open space to the northeast of the project. It overlooks the lower part of the site.



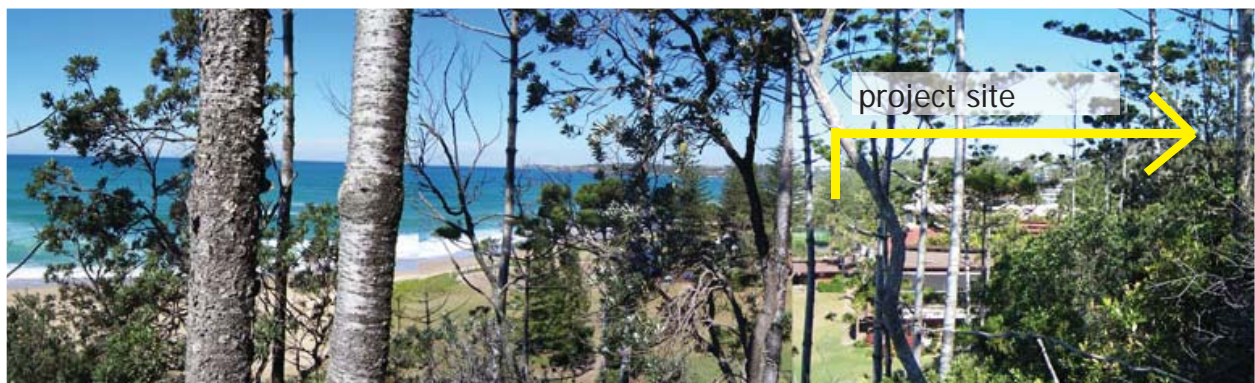
View 8 - Pacific Highway, south of resort site

This view is from the Pacific Highway travelling north. The location is approximately 30m south of the entry to the project site. It takes in the very top of the site, but does not have views to the lower part of the site.



View 9 - Pacific Highway, north of resort site

This view is from the Pacific Highway, approximately 150m north of the entry to the project site. It takes in the very top of the site, but does not have views to the lower part of the site.



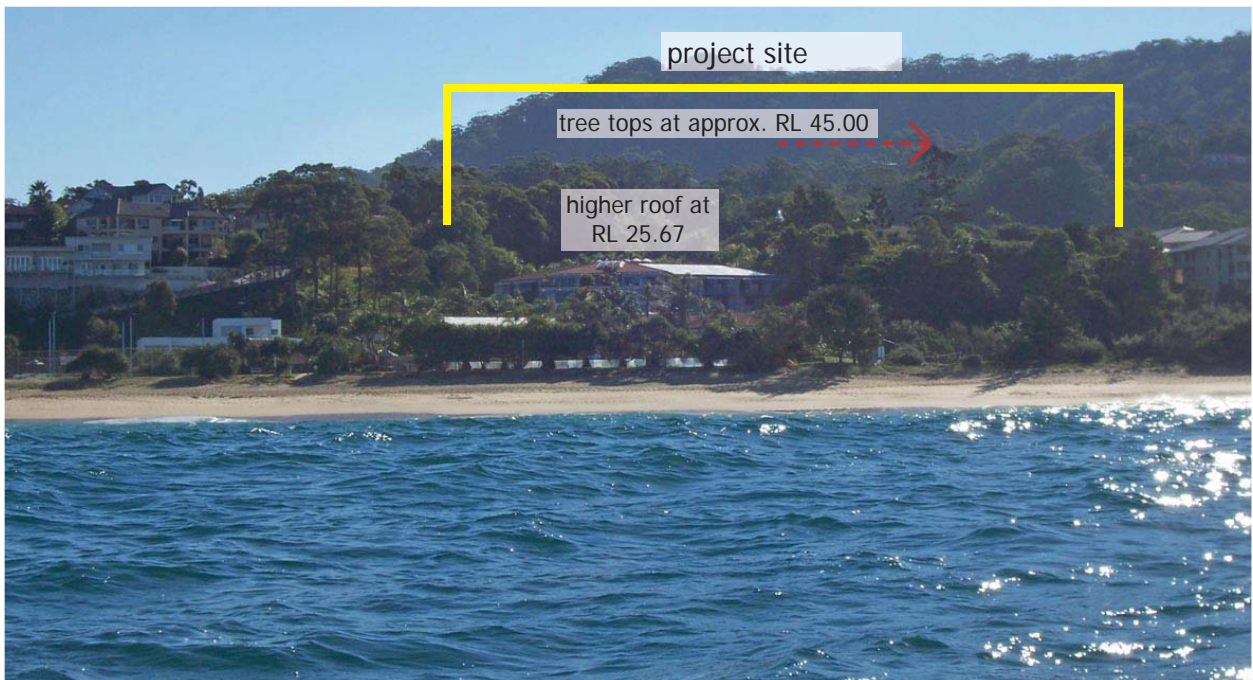
View 10 - Sapphire Apartments

This view is from the lower units at Sapphire Apartments, north of the project site. This location is at the top of the stairs providing access to the foreshore at the apartments. Only limited views are possible to the project site, however, more elevated views are likely from within the apartments. Redevelopment of the project site, however, will not affect the ocean views from this location.



View 11 - Campbells Beach

This view is from Campbells Beach immediately to the east of the project site. From this location only the roof of the existing resort building is currently visible. The higher part of the site is not visible.



View 12 - Off Shore

This view is from approximately 800m off Campbells Beach east of the project site. From this location it is possible to view the existing resort building, the pocket of 7(a) vegetation and the trees on the higher part of the site.