



View 13 - Old Coast Road

This view is from the Old Coast Road, approximately 500m northwest of the project site. From this location it is possible to view the higher part of the site including the existing pair of hoop pines.



View 14 - Old Coast Road

This view is from the Old Coast Road, approximately 750m northwest of the project site. From this location it is possible to view only the very top of the existing Pelican Beach sign and the tops of the trees around the old Italian restaurant. It is not possible to view the hoop pines on the higher part of the site or any of the lower part of the site.



View 15 - Headland at southern end of Campbells Beach

This view is from the northern side of the headland between Hills Beach and Campbells Beach. This headland is densely vegetated and only informal walking tracks exist over the headland. These tracks are very steep and in poor condition and pass through private land. Three private land parcels extend to the edge of the cliff above the beach or to the beach itself in this area. It is not possible to walk around the headland on the ocean side. This photo is taken from the rocks at the base of the headland. From this location it is possible to view the lower half of the project site. It is also possible to view the existing trees at the top of the site.

higher part of site visible from viewing locations 3, 8, 9, 12 & 13.

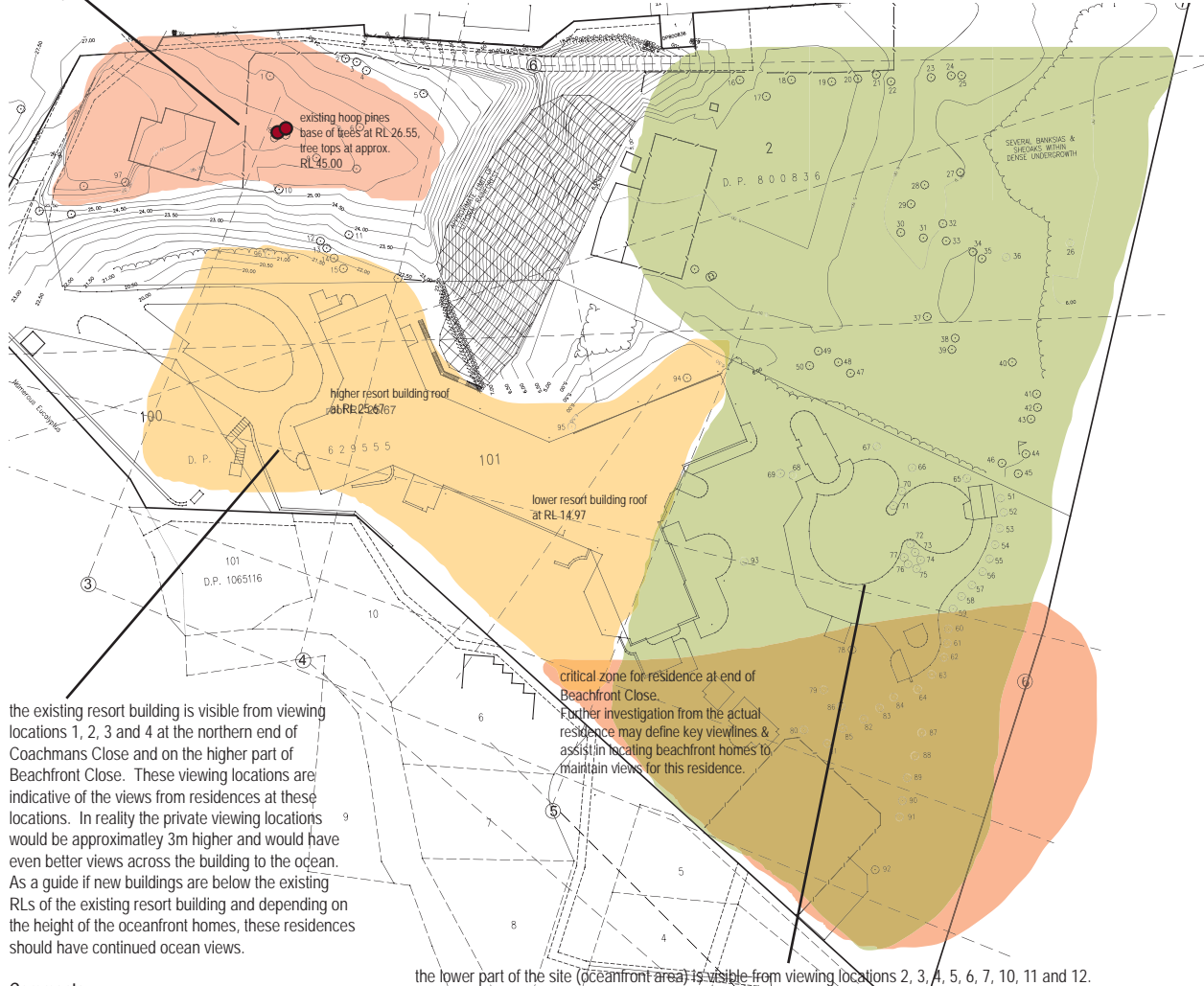
Comments:

view 3 - only limited view from Coachmans Close & does not affect ocean view from this location.

views 8 & 9 - view from Pacific Highway only takes in higher part of site. Buildings at this location need to create 'entry statement' to site.

view 12 - view from ocean takes in hoop pines on higher part of site. Buildings need to be below RL 45.00 to sit below ridgeline to the west.

view 13 - distant view from Old Coast Road. Only local vehicles use this road, however, again building should address highway frontage & create 'entry statement' of high visual amenity. Tops of existing hoop pines are seen almost in line with headland behind, therefore buildings need to sit below RL 45.00 to be seen below headland backdrop.



the existing resort building is visible from viewing locations 1, 2, 3 and 4 at the northern end of Coachmans Close and on the higher part of Beachfront Close. These viewing locations are indicative of the views from residences at these locations. In reality the private viewing locations would be approximately 3m higher and would have even better views across the building to the ocean. As a guide if new buildings are below the existing RLs of the existing resort building and depending on the height of the oceanfront homes, these residences should have continued ocean views.

Comments:

view 1 - limited view between trees across higher building to ocean

view 2 - view across higher & lower buildings to ocean and also has view to proposed site of oceanfront homes.

view 3 - view across higher building, but bulk of ocean view is across lower part of resort site.

view 4 - main view across lower resort building and lower part of resort site. Will have views of oceanfront homes.

the lower part of the site (oceanfront area) is visible from viewing locations 2, 3, 4, 5, 6, 7, 10, 11 and 12.

Comments:

view 2, 3 & 4 - located on Coachmans Close & Beachfront Close, these sites are immediately south of the project site. Buildings in the oceanfront area of the project site will be in the foreground of views to the ocean. If new buildings are below the existing height of the lower resort building the ocean should still be visible.

view 5 - this represents the most problematic viewline from an existing residence as the residence at the end of Beachfront Close overlooks most of the lower part of the project site. The residence is also approximately at the same RL as the oceanfront area to the resort site.

view 6 - this view is indicative of the units to the north of the site. These units will overlook the bulk of the lower part of the site.

view 7 - this view is from the open space to the northeast of the site. New buildings at the oceanfront area of the project site will not affect views out to the ocean from this location.

view 10 - this view is indicative of the view from units at the Sapphire Apartments. These units are likely to be able to view the oceanfront area of the project site, however, new buildings at this location, will not affect ocean views for the Sapphire Apartments.

view 11 - this view is from Campbells Beach. The 50m set back to the development on the oceanfront area should limit the amount of the oceanfront buildings that are visible.

view 12 - this view is from off shore. New buildings in the oceanfront area of the project site may be visible, however, if below the existing RL of the higher resort building roof (i.e. RL 25.67 they will be viewed amongs the existing vegetation and behind the pandanus along the back of the frontal dune.

Illustration 7 - View Assessment