## **Visual Impact Assessment**

PROPOSED RESIDENTIAL DEVELOPMENT

Vantage Point 1 Tweed Coast Rd Bridge Elevation: 3.0m Distance from Building Line: 406.00m

## Vantage Point 1

Located 406 meters from the proposed building line, Vantage Point 1 is considered significant based upon its raised elevation (3.0 meters) and its relatively high pedestrian usage. As shown in 'Site Image A' below, this vantage point views the site through a narrow break in the vegetation and thus provides the greatest potential views into the subject site.

Existing vegetation to the eastern side of the proposed building line largely screens potential building form and based on maximum building views would be limited to a vertical height of 1.9 meters, any such views would be filtered by existing vegetation with a height approx 5 - 6 meters above that of proposed building heights. This can clearly be seen in below Site Image A with the Existing Building and Vegetation Height highlighted.



Section A

Refer to Context Plan this sheet Vertical Exaggeration of 500%

Visual Impact Assessment

156 Creek Street Hastings Point RESIDENTIAL SUBDIVISION CLIENT: WALTER ELLIOT HOLDINGS PTY LTD DATE: JANUARY 2010 DRAWN: JB

