

Visual Impact Assessment

PROPOSED RESIDENTIAL DEVELOPMENT

Vantage Point 2 (southern side)
Tweed Coast Rd Bridge
Elevation: 3.0m
Distance from Building Line: 412.00m

Vantage Point 2
Located 412 meters from the proposed building line, Vantage Point 2 is considered significant based upon its raised elevation (3.0 meters) and its relatively high pedestrian usage. This vantage point is at the southern end of the bridge, further south the site is screened from view by existing vegetation and the caravan park (refer to 'Site Image B'). Refer also 'Site Image D' for views from within the Caravan Park.
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 1.7 meters, any such views would be filtered by existing vegetation with a height approx 4 - 5 meters above that of proposed building heights. This can clearly be seen in below Site Image C with the Existing Building and Vegetation Height highlighted.



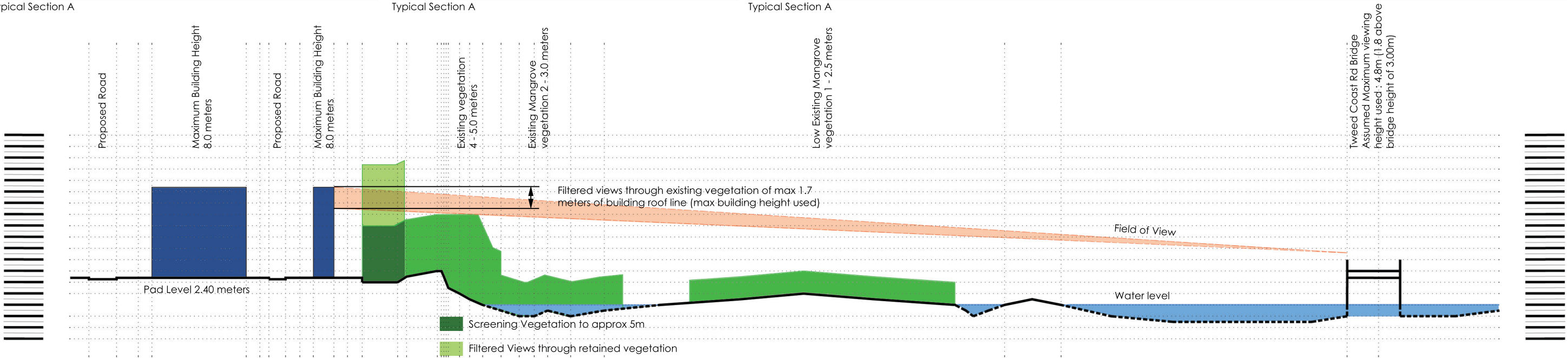
Context Plan
Typical Section A



Site Image B
Typical Section A



Site Image C
Typical Section A



Section B
Refer to Context Plan this sheet
Vertical Exaggeration of 500%

