

Visual Impact Assessment

PROPOSED RESIDENTIAL DEVELOPMENT

Vantage Point 3

Located 420 + meters from the proposed building line, Vantage Point 3 is located within the grounds of the Caravan Park (refer to context plan this sheet). This was considered as a potential viewing catchment due to its proximity to the site and public use. As shown in 'Site Image D' existing vegetation to the banks edge provides significant screening. Filtered views to the subject site are further screened by existing vegetation to the eastern side of the proposed building line (refer to Sections A and B).



Context Plan



Site Image D ▲

Vantage Point 4

Section A examines Visual Impact into the subject site from Vantage Point 1. Site Image D shows the dwellings to the eastern side of Tweed Coast Rd Bridge.

As shown in 'Site Image E' existing vegetation within private lots as well as within the Public Open Space (POS) of the Creek screen any potential views toward or into the subject site.



Site Image E ▲

