

APPENDIX 2

Visual amenity effects at objector's sites

The following is a series of marked up photos indicating the visual amenity effects of the proposed development as viewed from the objectors homes. The mark ups are indicative and based on the proportions relative to the existing building, and the elevations of the proposed.

The corner of the southern extremity is based on a site measurement marked up on the carpark.

The most effected is first, 122 St Aubyn St - Bill & Diane Mc Arthur, and then the less affected with distance and elevation from the subject site.

In the case of Unit 1A Richmond Estate - Morris and Ria Hey, there is a significant loss of views. In assessing these the 'permitted baseline' is the line of the exisit5ng building parapet.

These photos show the dominating visual amenity effect of the proposal, and the loss of sky space, particularly from the closer homes.



122 St Aubyn St - Bill & Diane Mc Arthur



120 St Aubyn St Unit 11 Richmond Estate - Larry & Kaylene Stewart



120 St Aubyn St Unit 10 Richmond Estate Trevor and Kay Clegg



120 St Aubyn St Unit 1A Richmond Estate - Morris and Ria Hey



120 St Aubyn St Unit 4 Richmond Estate - Leonce Sharrock