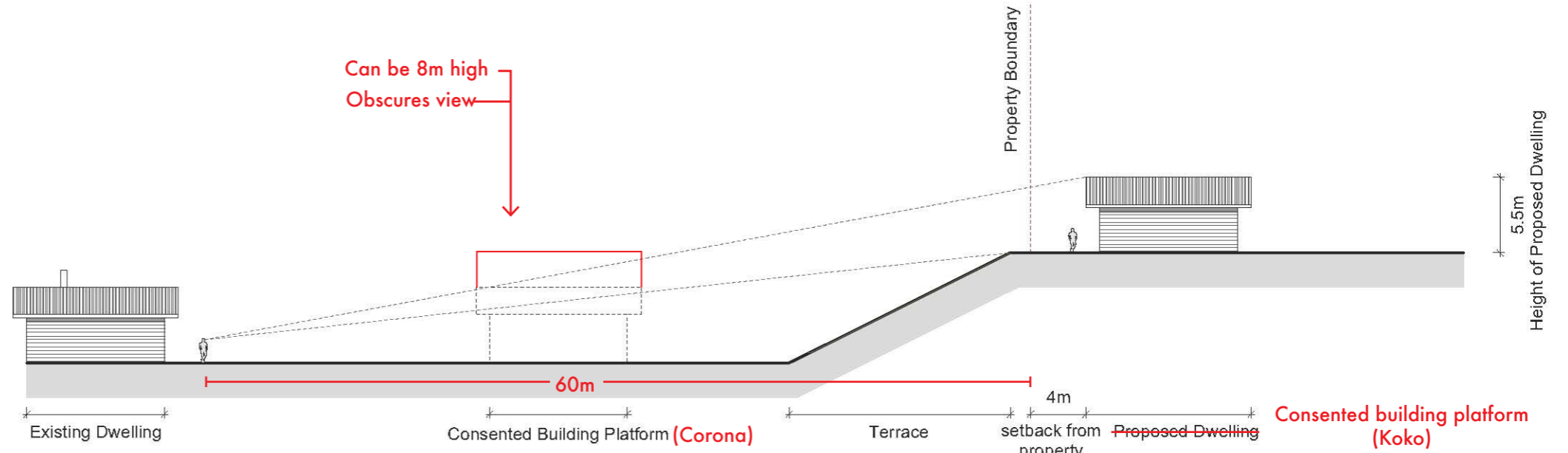


# Cross Sections A - C

## Receiving Environment

### CROSS SECTION A

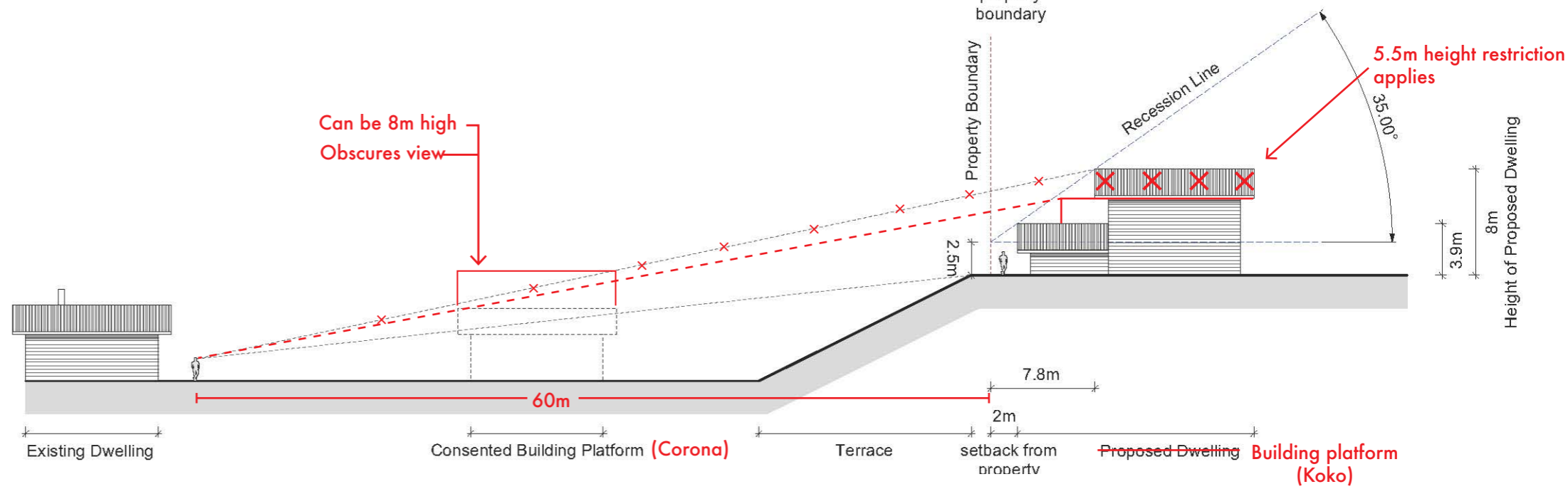
Existing as per Stage 2 Koko Ridge - 6m setback from terrace edge with 5.5m height restriction



## Proposed LDR Precinct

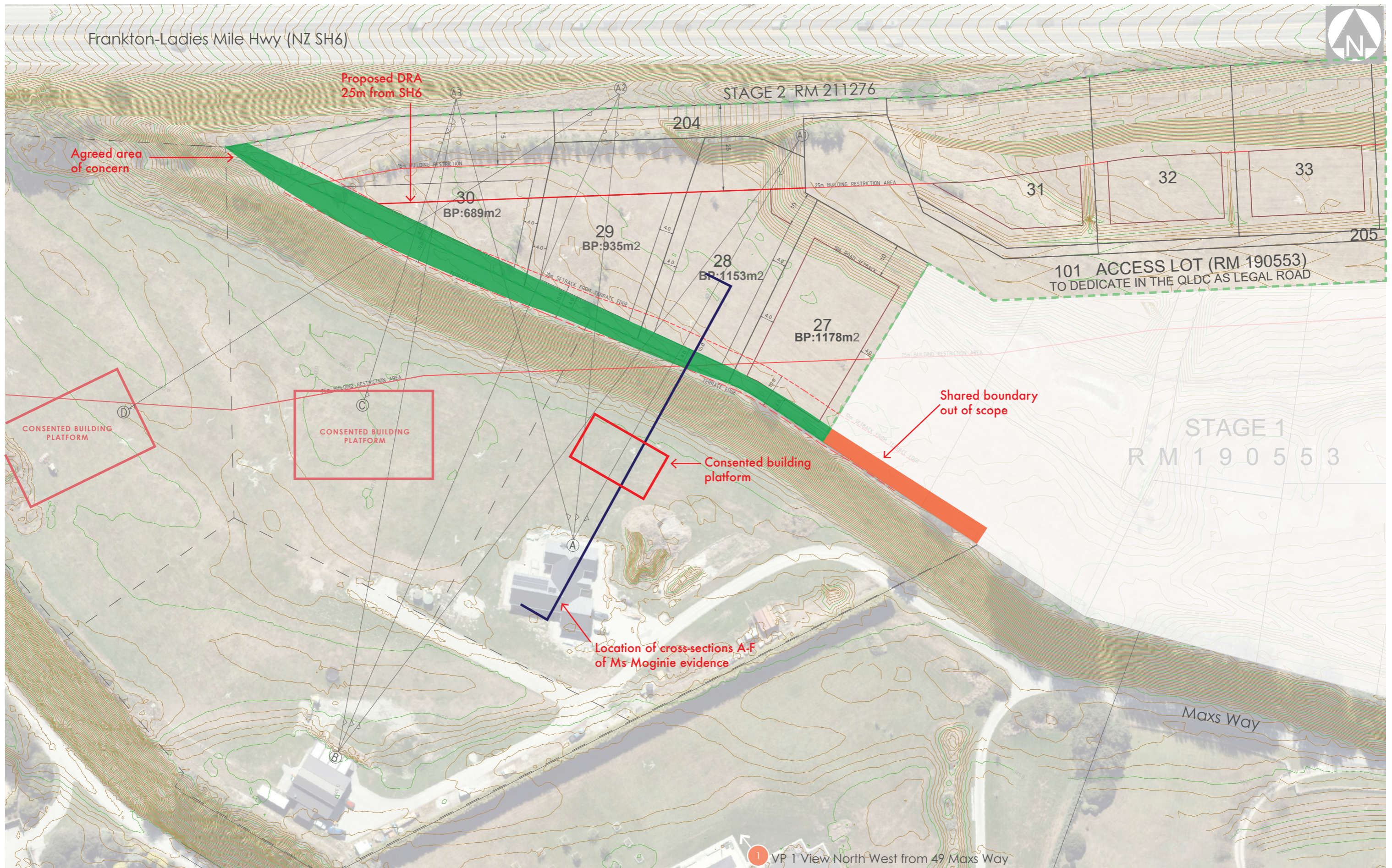
### CROSS SECTION B

As per proposed Low Density (LDR) Precinct Variation - 2m setback from northern property boundary with 8m building height restriction



## What is the problem to be addressed?

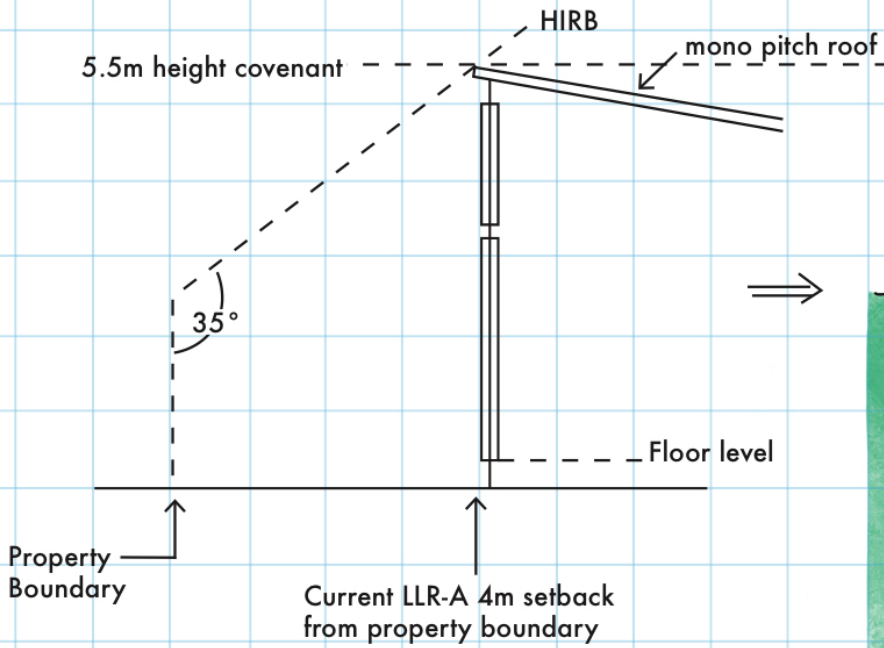
- (i) The difference in visual impact between receiving environment and proposed LDR precinct is imperceptible.
- (ii) Any potential view is obscured by the new dwelling on the Corona Trust land.



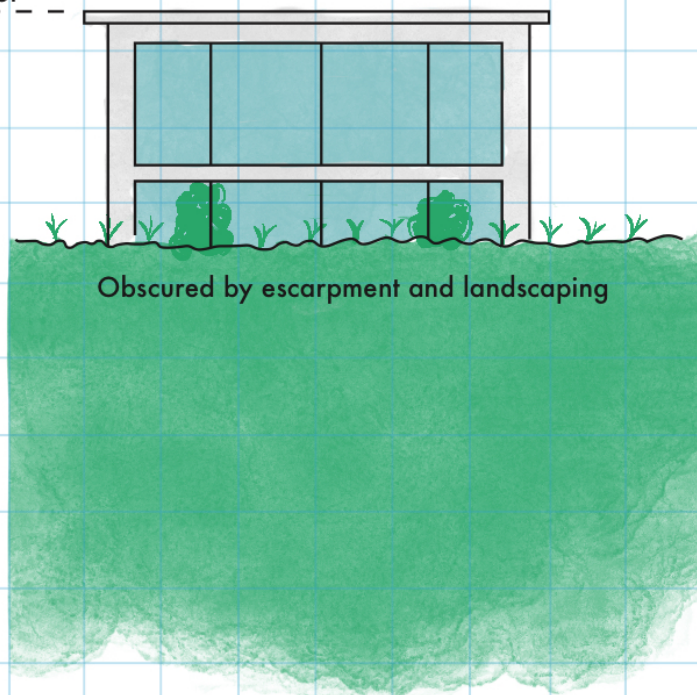
Map / image source: Clark Fortune McDonald & Associates (Adjusted from original)

# SITE LAYOUT- PLAN VIEW

KOKO RIDGE SUBDIVISION STAGE 2



South Elevation viewed from Corona Trust Land



South elevation viewed from Corona Trust Land

Cross-section of proposed LDR setback

