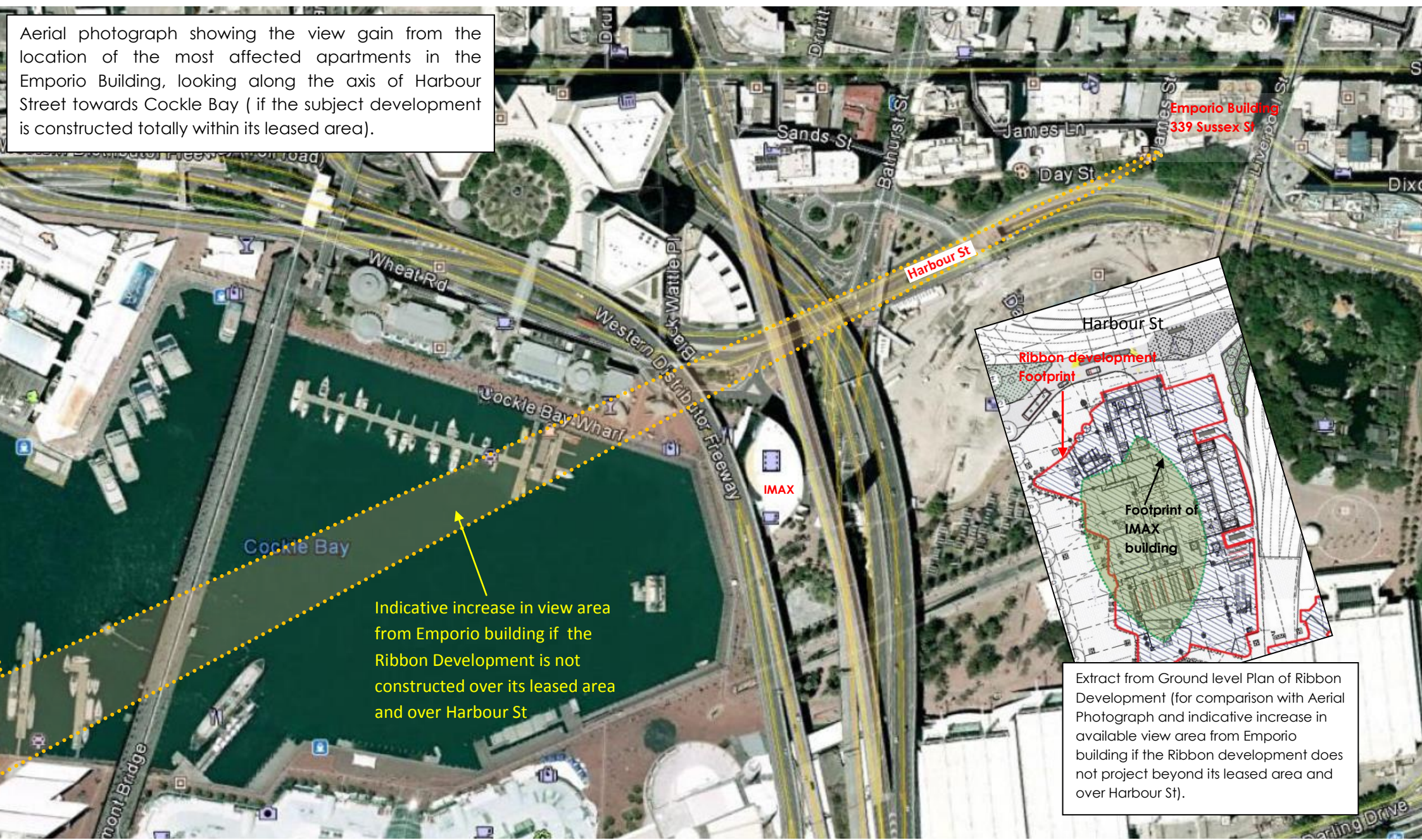


View from Emporio Building illustrating that, looking along the axis of Harbour St, there are no developable sites between it and Cockle Bay. **Consequently, there is a reasonable and strong expectation that the view from the Emporio Building, looking along the axis of Harbour St to Cockle Bay, will never be blocked by the construction of any development; particularly over a public road (Harbour St).** This is because no reasonable person would consider or anticipate a public roadway (in this instance Harbour St) to be a potential development site for a multi-storey commercial development.



Aerial photograph showing the view gain from the location of the most affected apartments in the Emporio Building, looking along the axis of Harbour Street towards Cockle Bay (if the subject development is constructed totally within its leased area).



Indicative increase in view area from Emporio building if the Ribbon Development is not constructed over its leased area and over Harbour St

Extract from Ground level Plan of Ribbon Development (for comparison with Aerial Photograph and indicative increase in available view area from Emporio building if the Ribbon development does not project beyond its leased area and over Harbour St).