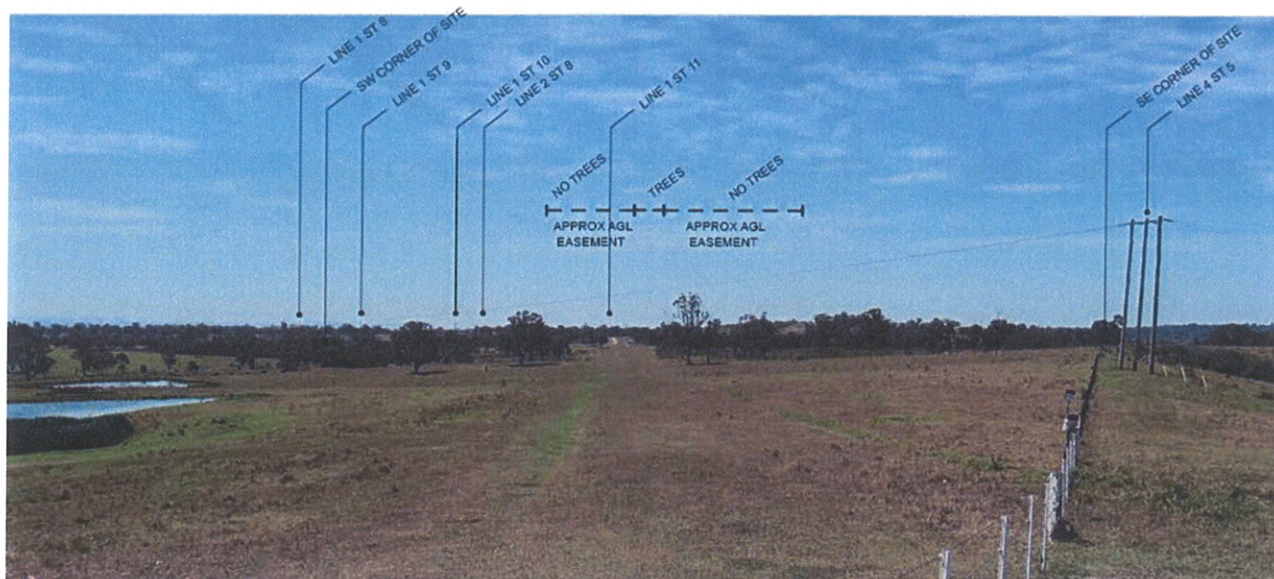
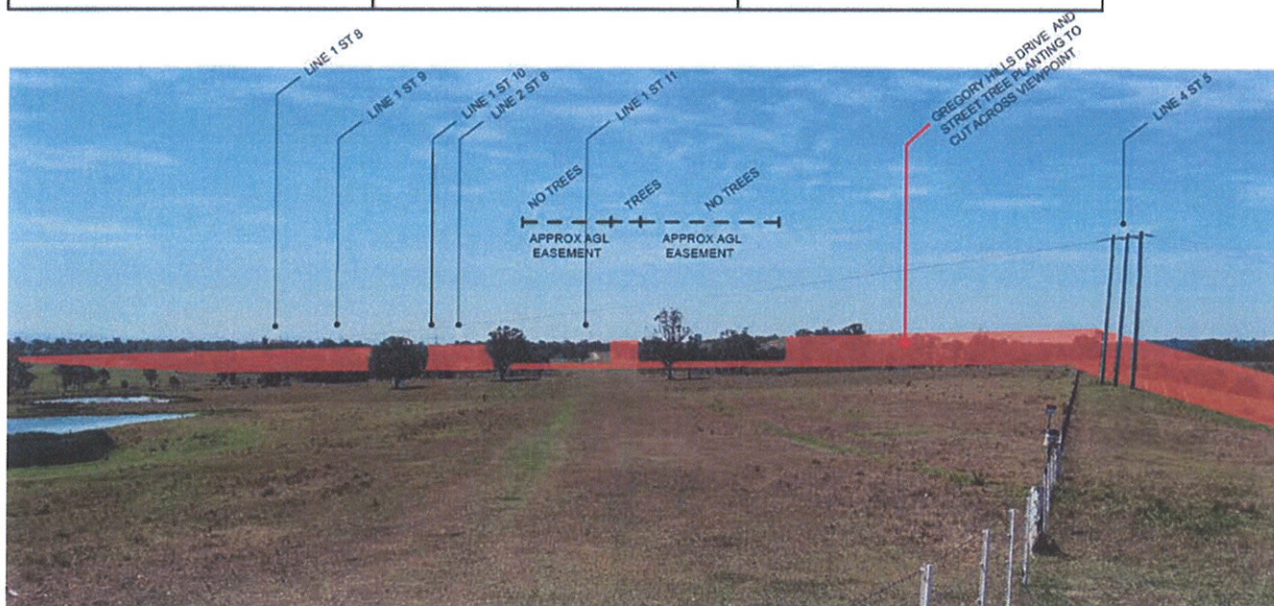




VIEW 8

View 8 – 300m south of subject land

Description of view	Visual sensitivity of view	Visual impact of development of site
View north from paddock edge north of St Gregory's College. This view has a very rural character with the foreground dominated by a fence and paddock. The fence line on the RHS marks the western edge of the Scenic Hills. The cleared central area of the photo is evidence of the AGL pipeline easement which is over 40 metres wide in this location. The view across paddocks is broken by gentle folds in the landform and the scattered trees that exist over the subject lands. In the background the stanchions of the Transgrid Easement of Line 1 and 2 are visible. In the far distance on the LHS the ridgeline of the Blue Mountains is visible.	The subject land is very visible and open to views from St Gregory's College from this view point.	The view to the subject lands from Viewpoint 8 will be disrupted by the extension of Gregory Hills Drive to link to Badgally Road. Gregory Hills Drive will cut across the entire viewpoint and the anticipated street tree planting when mature will screen views to the Subject Land. An opening may exist in the planting along the Gregory Hills Drive extension due to the Jemena Gas line easement.



FUTURE VIEW 8

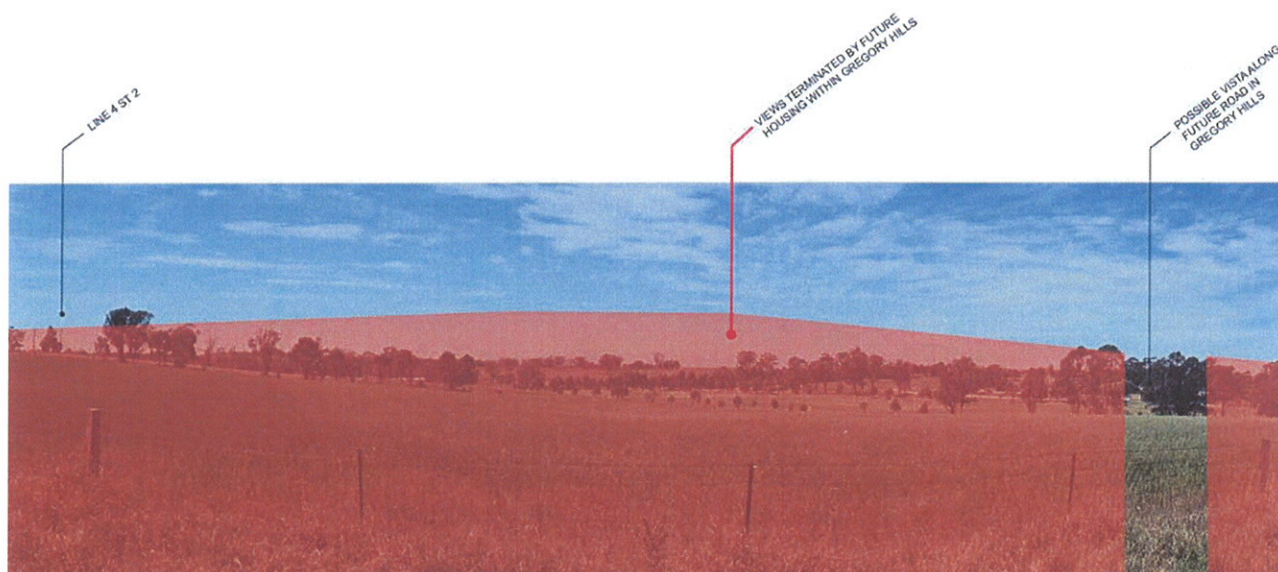
Figure 4.10: Comparative View Analysis - View 8



VIEW 9

View 9 – 850m southwest of subject land

Description of view	Visual sensitivity of view	Visual impact of development of site
View northeast from internal road of St Gregory's College looking down over paddocks and the college sports fields. This view has a very rural character with the foreground dominated by a farm fence and paddock. The view is broken up by remnant eucalypt trees and wind break plantings of Tallowwoods along the northern edge of the sports field. In the RHS of the view the College are evident and in the middle left are the sheds of the school plant nursery.	The only portion of the subject land visible from this location is the southern edge of the site. The remaining portion of the site is screened from view by the landform and existing trees and riparian vegetation within the South Creek corridor.	The view to the subject lands from Viewpoint 9 will be limited due to the extension of Gregory Hills Drive to link to Badgally Road.



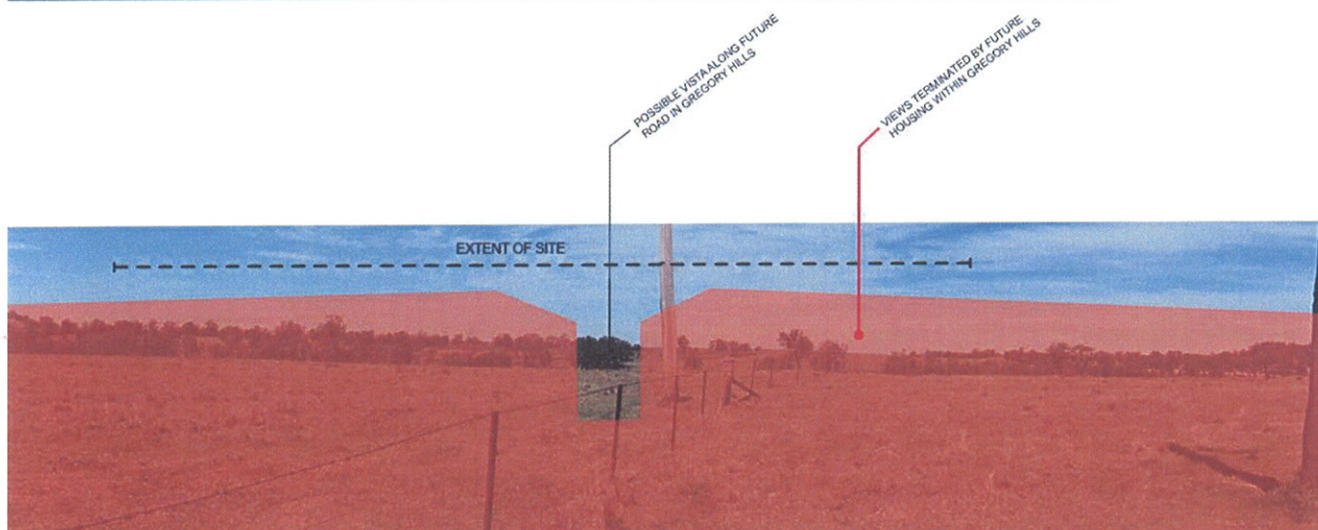
FUTURE VIEW 9

Figure 4.11: Comparative View Analysis - View 9



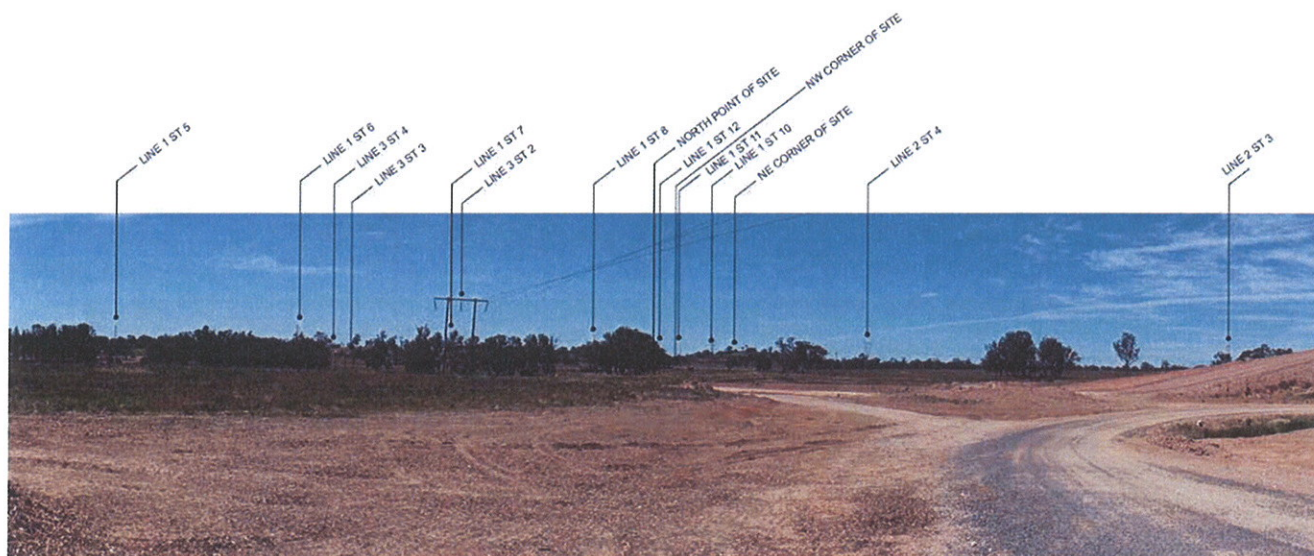
VIEW 10

View 10 – 500m west of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from an elevated internal road of St Gregory's College looking across paddocks and the South Creek riparian corridor to the subject lands. This view has a very rural character with the foreground dominated by open paddocks sloping away. The middle and background are dotted with scattered remnant eucalypts in the paddocks and more dense eucalypt and casuarina regrowth along the riparian corridor. Stanchions in the Transgrid Easement along Lines 1 and 2 are visible in the far LHS.	The upper areas of the subject land are reasonably visible from this location as the viewing point is elevated and looks across a valley to the site. The vegetation of the riparian corridor is lower than the viewpoint and scattered allowing views to the site. The lower portions of the site is screened from view by the landform and existing trees and riparian vegetation within the South Creek corridor.	The viewpoint is located within the future development area of Gregory Hills. The current road pattern of the proposed Gregory Hills development orientates roadway vistas away from the subject lands towards the riparian corridor. Views from the proposed Gregory Hills development will be terminated by future housing within the Gregory Hills area. Any glimpses towards the subject lands will be further screened by vegetation within the riparian corridor.



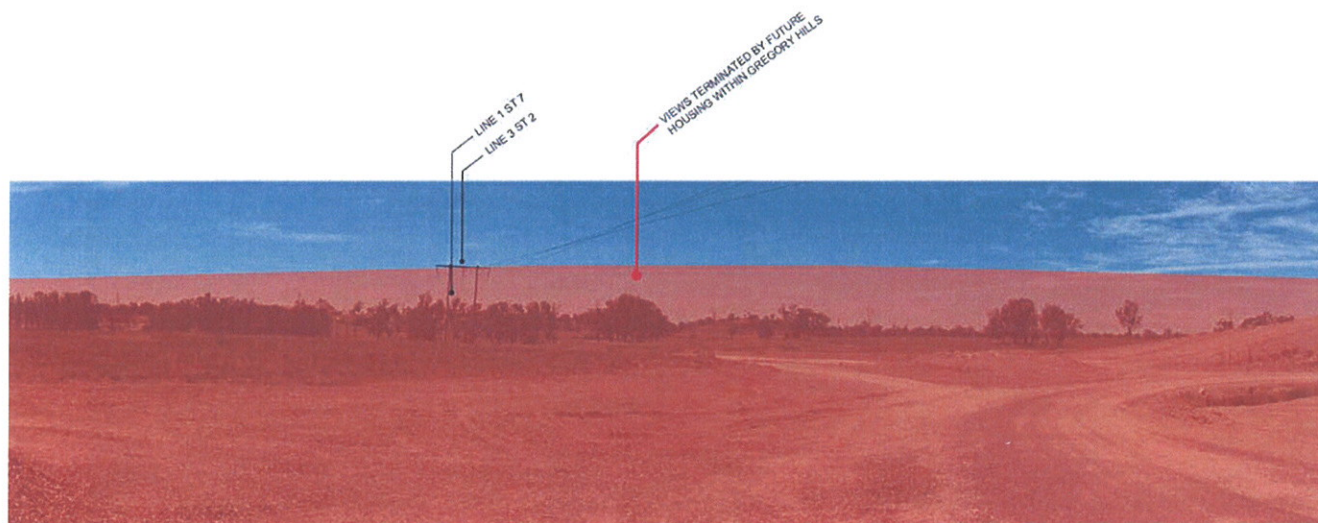
FUTURE VIEW 10

Figure 4.12: Comparative View Analysis - View 10



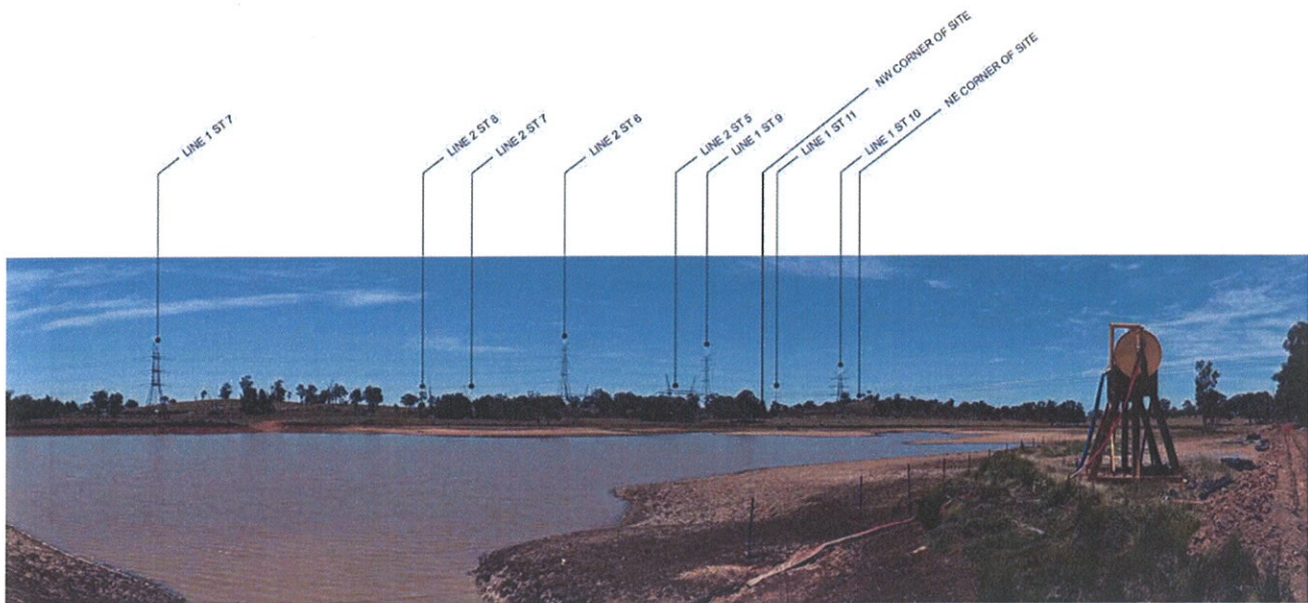
VIEW 11

View 11 – 1000m west of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east nor-east from a low lying area near the future town centre of Gregory Hills focusing towards the elevated northern end of the site. The foreground is dominated by earthworks activity associated with the Gregory Hills Development. The middle and distant views are of a gently rolling rural landscape heavily affected by Transgrid Easements. Stanchions of Lines 1, 2 and 3 are visible in the photos. A tight band of eucalypts and casuarina mark the line of the South Creek riparian corridor.	The upper northern areas of the subject land are reasonably visible from Viewpoint 11 as the land is cleared between the viewpoint and the site. The remainder of the subject land is screened by existing vegetation along the South Creek riparian corridor.	The viewpoint is located within the future development area of Gregory Hills, north of the proposed Town Centre on Gregory Hills Drive. At this point Gregory Hills Drive is orientated directly toward the subject lands however the existing vegetation along the South Creek riparian corridor will screen views to the site as it currently does. Any other views towards the subject lands will be screened by future buildings or additional revegetation works within the riparian corridor.



FUTURE VIEW 11

Figure 4.13: Comparative View Analysis - View 11



VIEW 12

View 12 – 500m west of subject land

Description of view	Visual sensitivity of view	Visual impact of development of site
View nor-east from a low lying area on edge of dam on South creek focusing towards the elevated northern end of the site. At this point the remainder of the site is screened by heavy South Creek riparian corridor vegetation. The foreground is dominated by the existing dam on South Creek which will be removed and rehabilitated as part of the South Creek riparian corridor works. The middle and distant views are of a gently rolling rural landscape heavily affected by Transgrid Easements. Stanchions of Lines 1 and 2 are visible in the photos. The hills in the distance are sparsely dotted with remnant eucalypts.	The upper northern areas of the subject land are clearly visible from Viewpoint 12 as the land is cleared between the viewpoint and the site and cleared within the Transgrid Easement. The remainder of the subject land is screened by existing vegetation along the South Creek riparian corridor.	Viewpoint 12 is located on the southern edge of the South Creek riparian corridor within the future development area of Gregory Hills. It is expected that the subject lands will be sufficiently screened from views from Gregory Hills by the future development and rehabilitation works required within the South Creek riparian corridor.



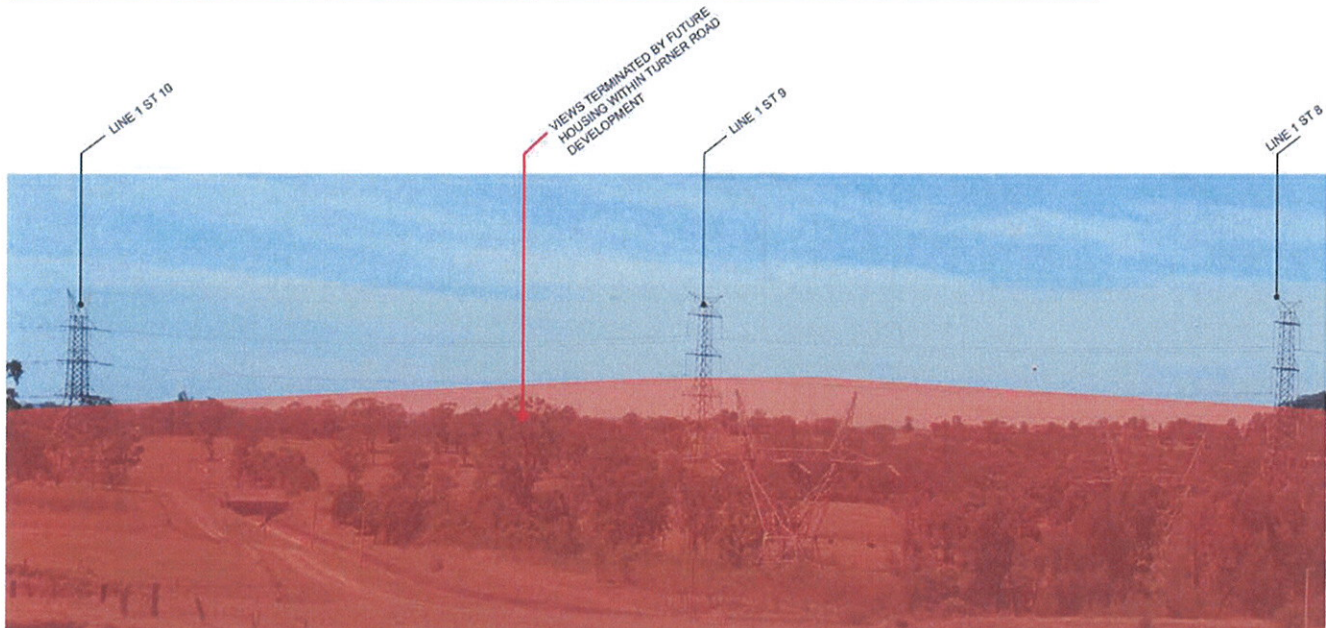
FUTURE VIEW 12

Figure 4.14: Comparative View Analysis - View 12



VIEW 13

View 13 – 600m north west of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south east toward middle of subject lands from an elevated ridgeline in a field in an adjacent rural property. This view has a rural character with the foreground dominated by open paddocks sloping away down to the Sydney Water Supply Canal. Stanchions in the Transgrid Easement along Lines 1 and 2 are prominent with the stanchion 5 of Line 4 marking the far end of the subject lands. The middle ground is a combination of fenced paddocks dotted with scattered remnant eucalypts and more dense eucalypt and casuarina regrowth along the riparian corridor. The terracotta roofs of St Gregory's College are visible on the RHS of the view.	The elevated middle and southern areas of the subject land are clearly visible from Viewpoint 13 as the land is cleared between the viewpoint and the site and cleared within the Sydney Water and Transgrid Easement. The lower areas of the subject land are screened by existing vegetation along the South Creek riparian corridor.	Viewpoint 13 is located on an adjacent elevated rural property northwest of the subject land. Proposed housing development of Gregory Hills in the vicinity of the sports fields will dominate the middle ground of this view. The subject site will still be visible over the roof tops of the Gregory Hills Development.



FUTURE VIEW 13

Figure 4.15: Comparative View Analysis - View 13

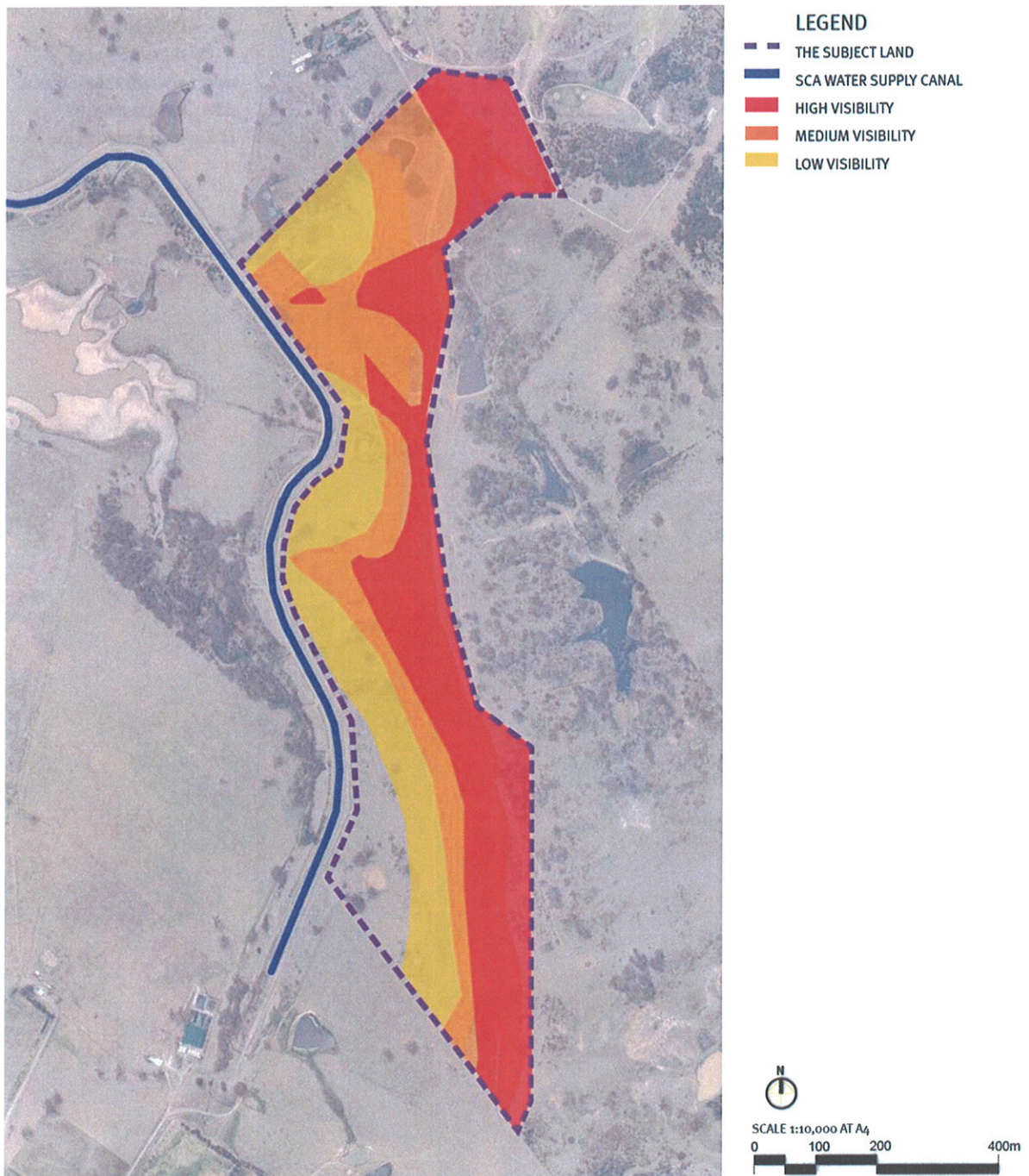


Figure 4.16 : Existing Site Visibility Under current Situation
(Nearmaps, viewed 21 November 2012)

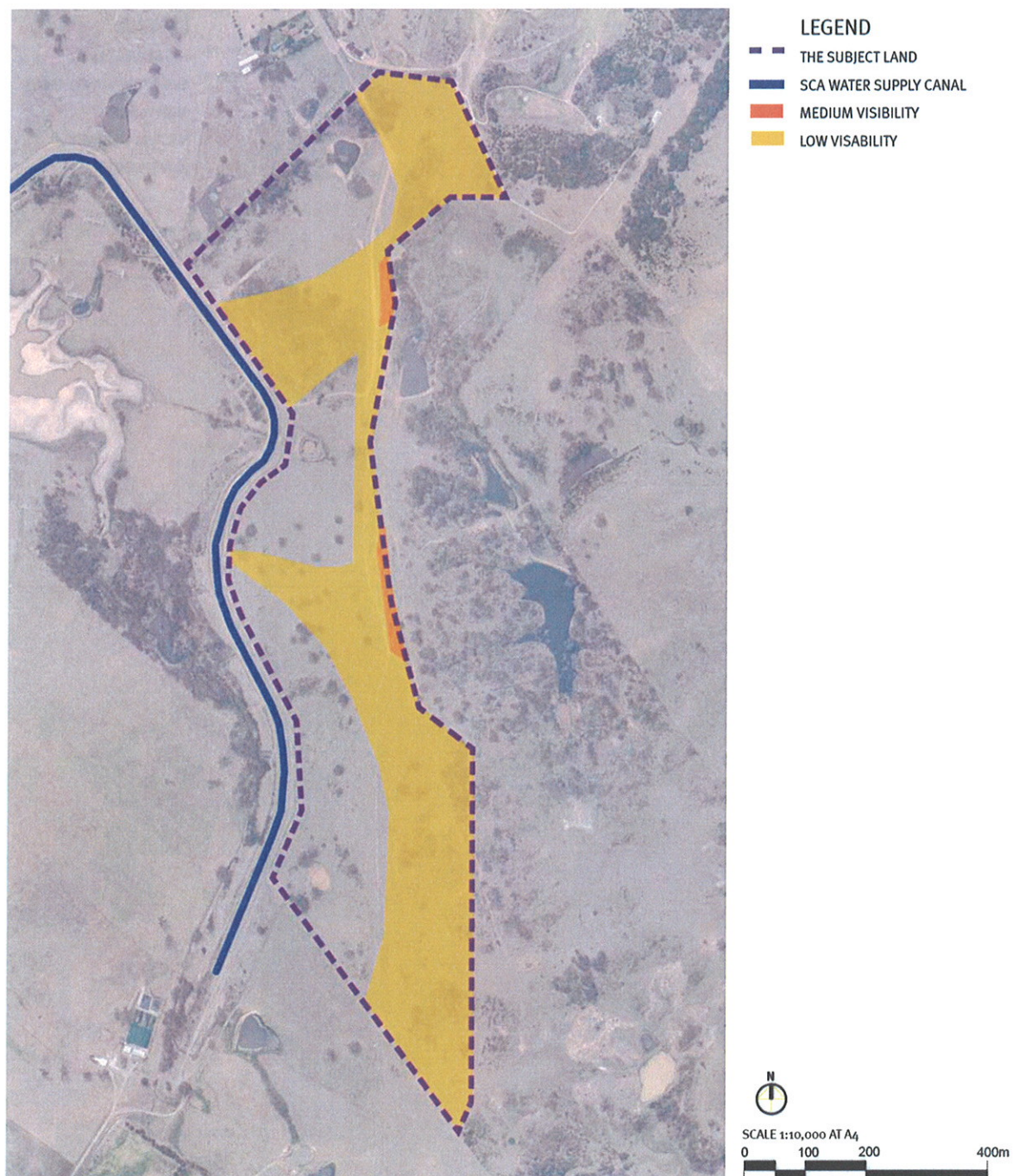


Figure 4.17 : Site Visibility After Proposed Adjacent Developments are complete
(Nearmaps, viewed 21 November 2012)

4.3 Opportunities and Constraints

The findings of the landscape survey and analysis and visual survey and analysis are combined to provide an opportunities and constraints plan for the proposed future residential development of the site.

The opportunities and constraints plan indicated that there are significant areas within the Subject Land that could be successfully developed as R1 General Residential land. These areas are located west of and below the Jemena Gas Easement. These areas had the following characteristics:

- Gently sloping land;
- Located away from riparian corridors;
- Lightly vegetated;
- Located outside of easements ie Transgrid and Jemena;
- Low visibility from surrounding areas;
- Located away from Scenic Hills ridgeline;

Other areas of the Subject Land that are more constrained whether it be by steeper slope, electricity easements, gas services, existing vegetation or greater visibility will be more appropriately zoned R2 or R5 and will include buffer planting using locally native species and mounding areas and/or restrictions as to use or built form.

Refer to figures 4.18 - 4.21 which demonstrate lot treatment along property boundary ridgeline to The Scenic Hills on the following pages

Some building restrictions should be applied throughout the development as follows:

- Building materials to be recessive in colour;

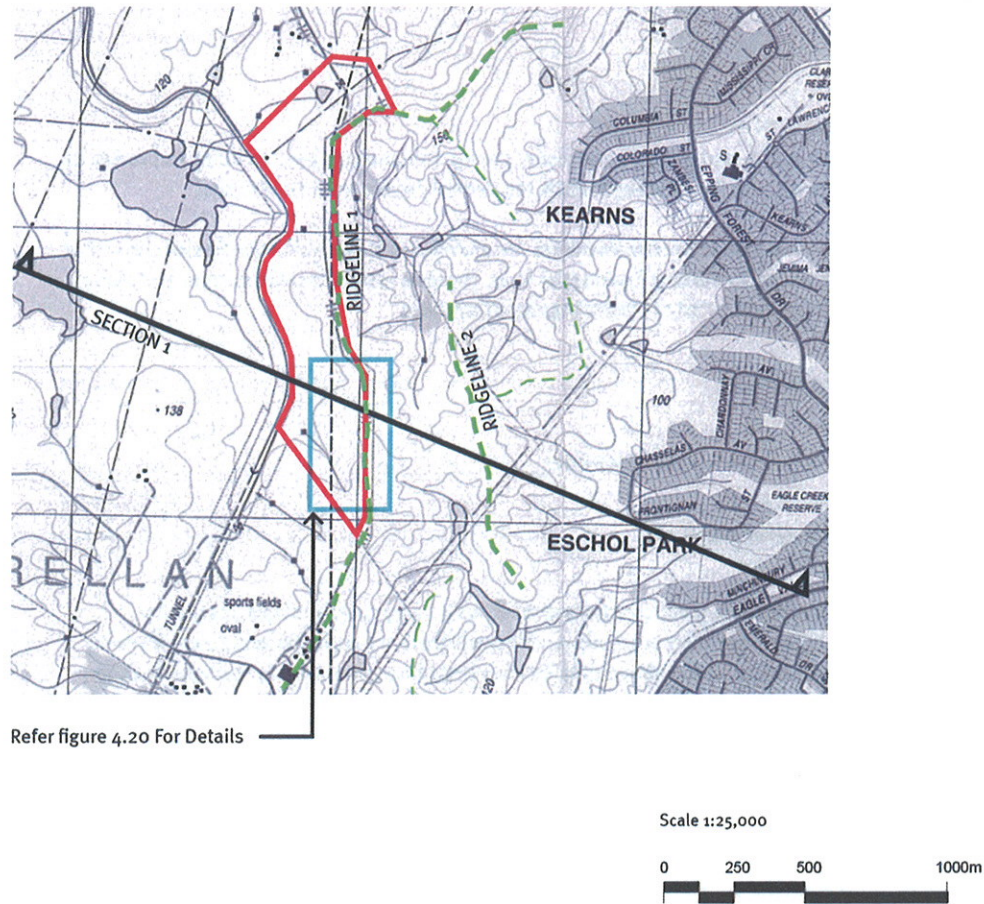


Figure 4.18 : Site Plan Showing Views

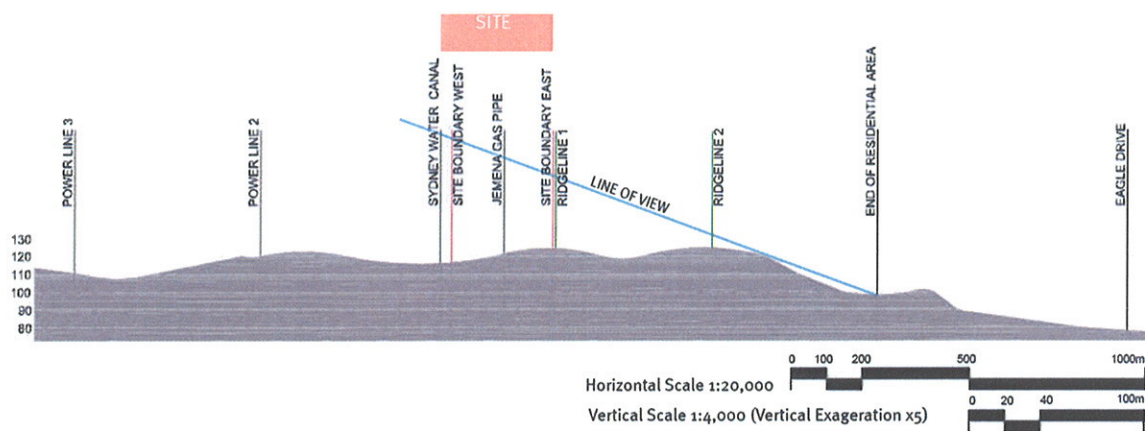


Figure 4.19 : Section Showing Line of View

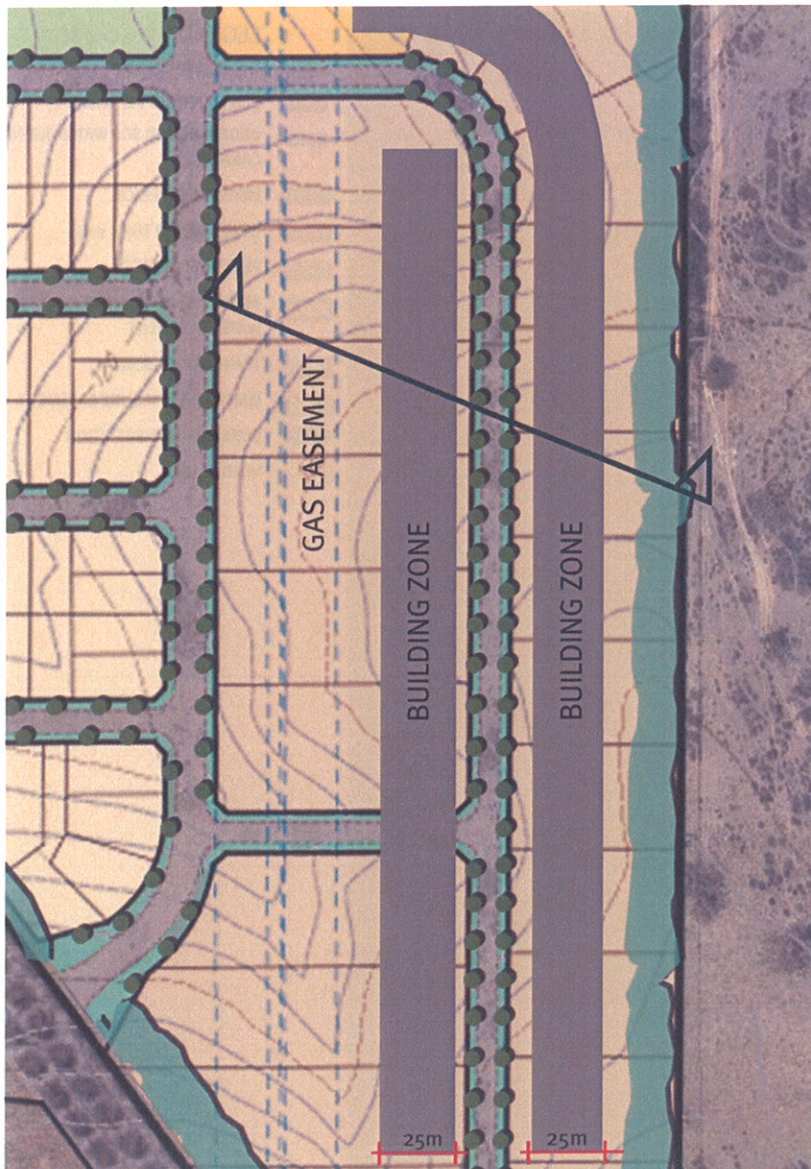


Figure 4.20: R2 Low Density Residential

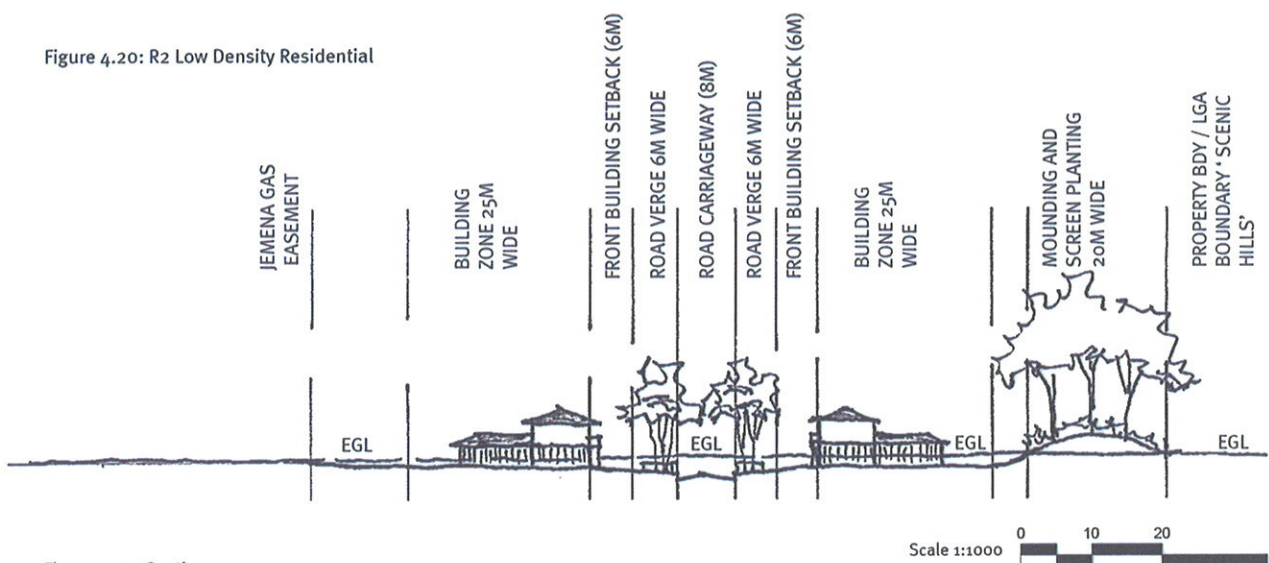


Figure 4.21: Section

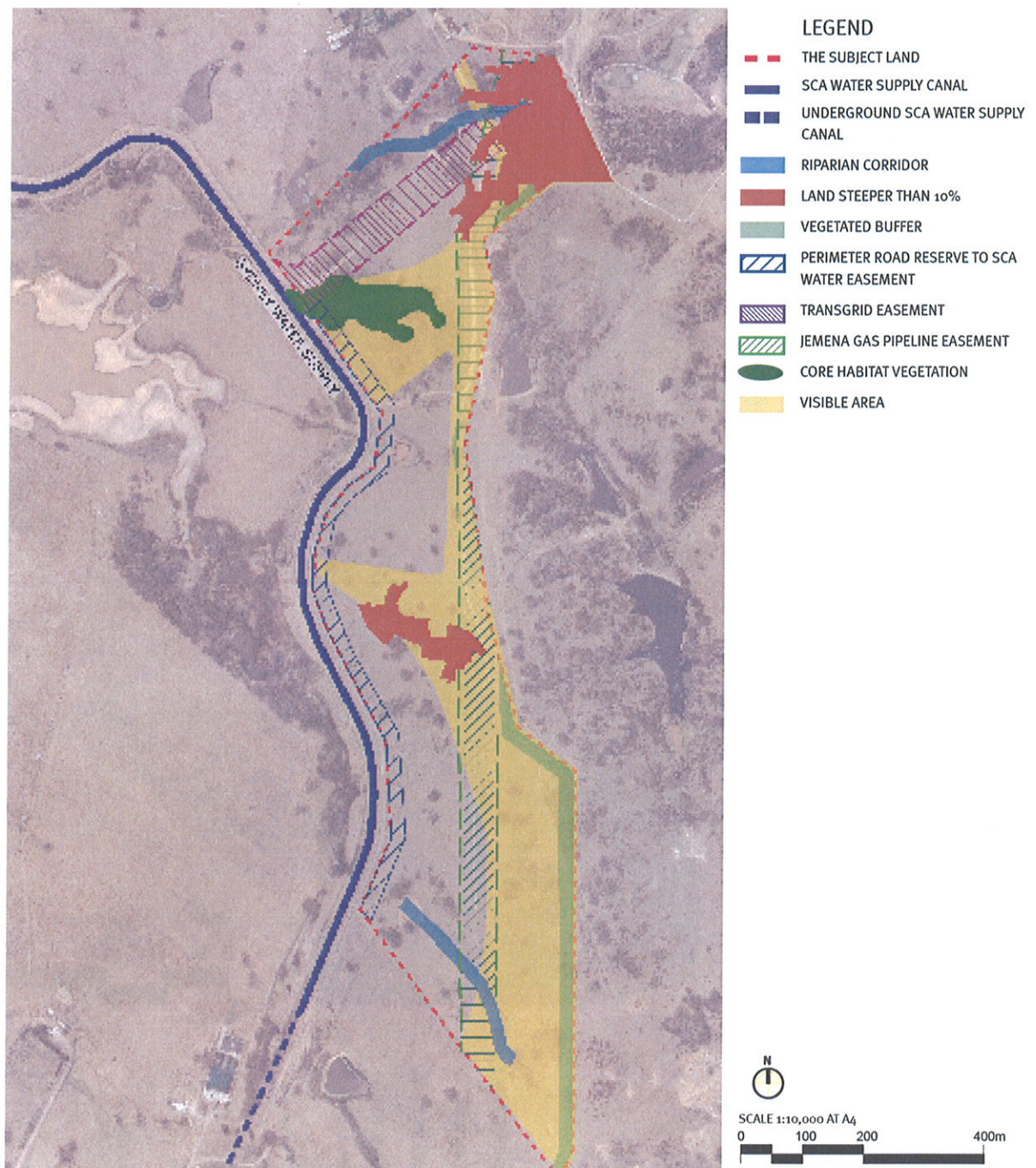


Figure 4.22 : Opportunities and Constraints Map
 (Nearmaps, viewed 21 November 2012)
 (Council of Camden, 2012)

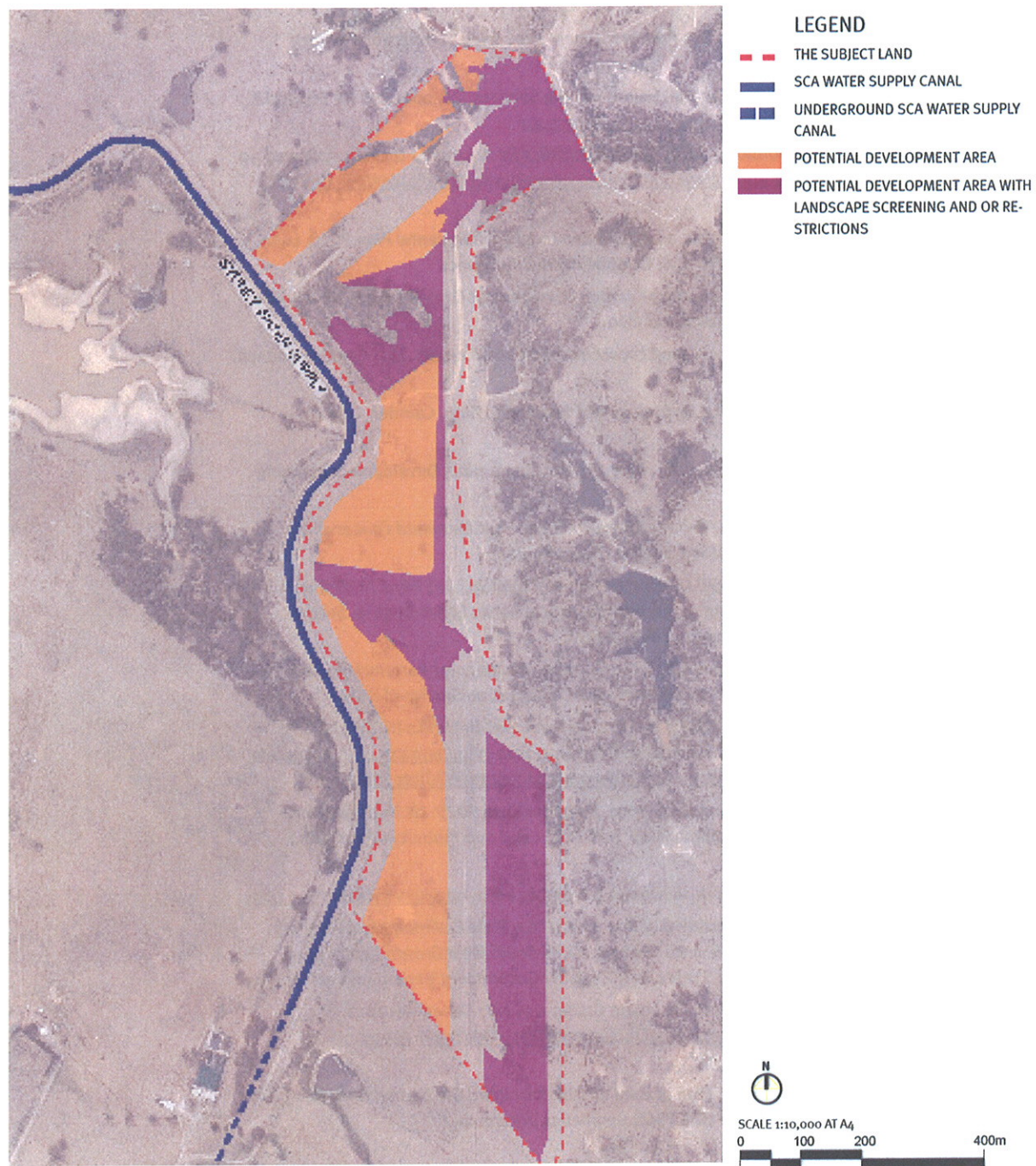


Figure 4.23 : Potential Development Areas
(Nearmaps, viewed 21 November 2012)

Referencing

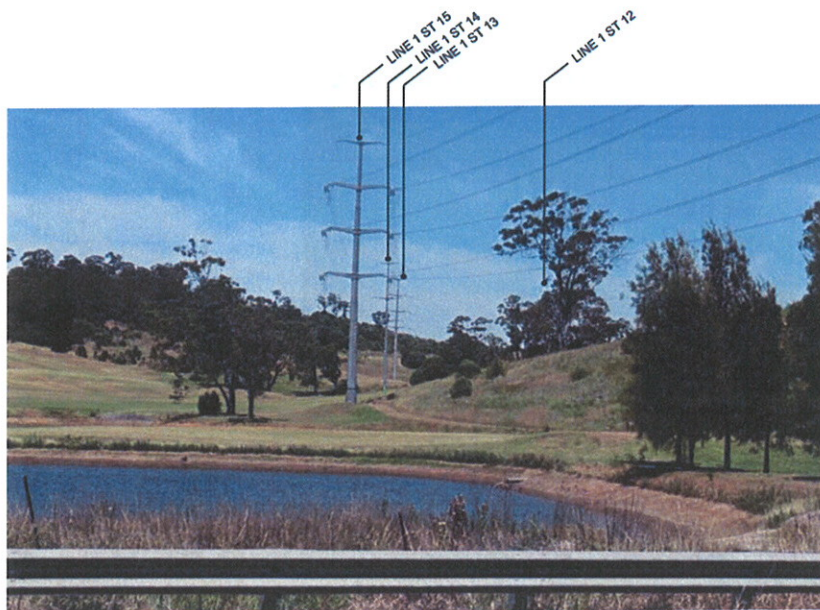
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Appendix A
190 Raby Road
Lot 4 DP260703 Gledswood Hills



A Visual Analysis - Viewpoints 1-14



Viewpoint 1

View 1 – 1200m north of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south from Raby Road up valley of Macarthur Grange Golf Course along Transgrid Easement of Line 1	Subject land is not visible from this viewpoint due to the high northern ridge between the subject land and the viewpoint	Nil

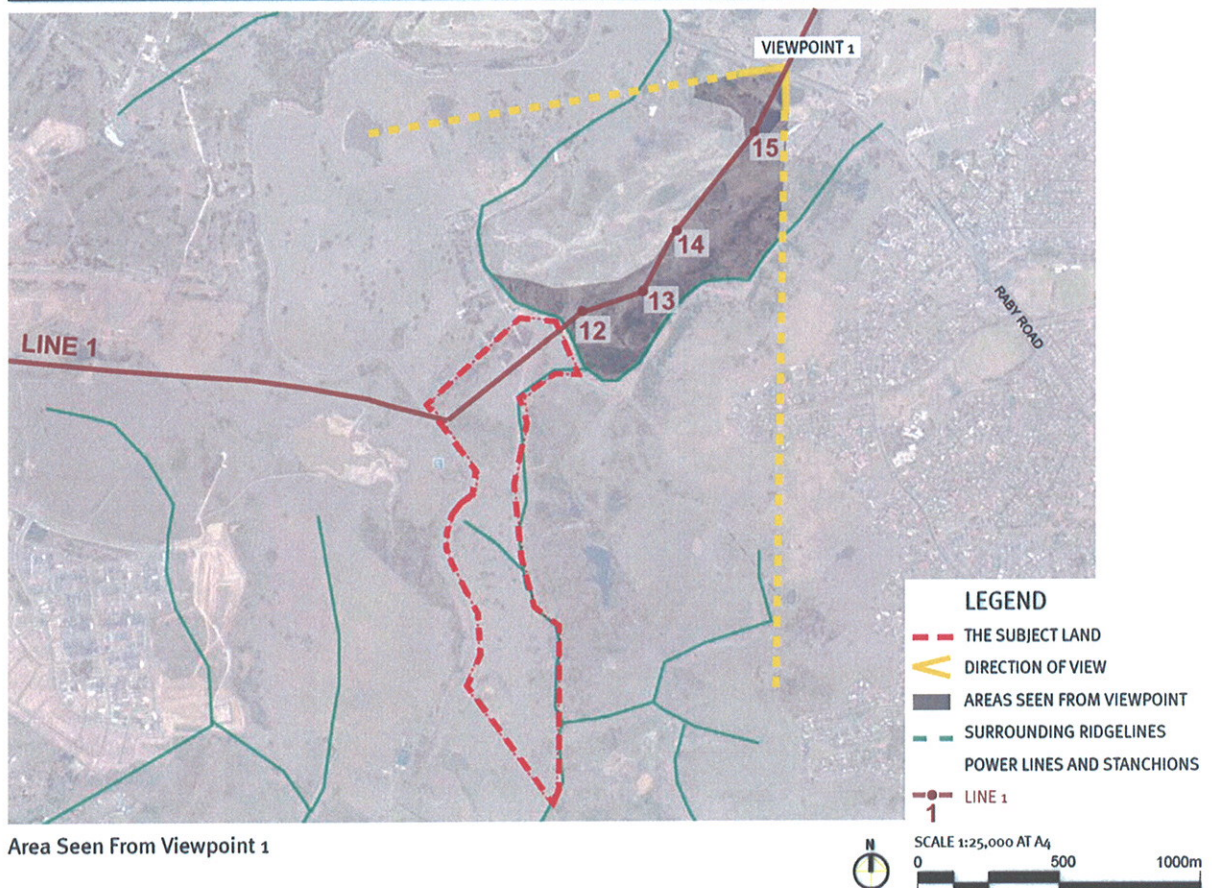


Figure A.1: Viewpoint 1



Viewpoint 2

View 2 – 1400m north east of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south from Raby Road along eastern edge of Scenic Hills. Houses in foreground on LHS are off Missouri St Keams. Terracotta roof in background is borders accommodation at St Gregorys. Telephone towers are on Badgelly Hill	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	Nil

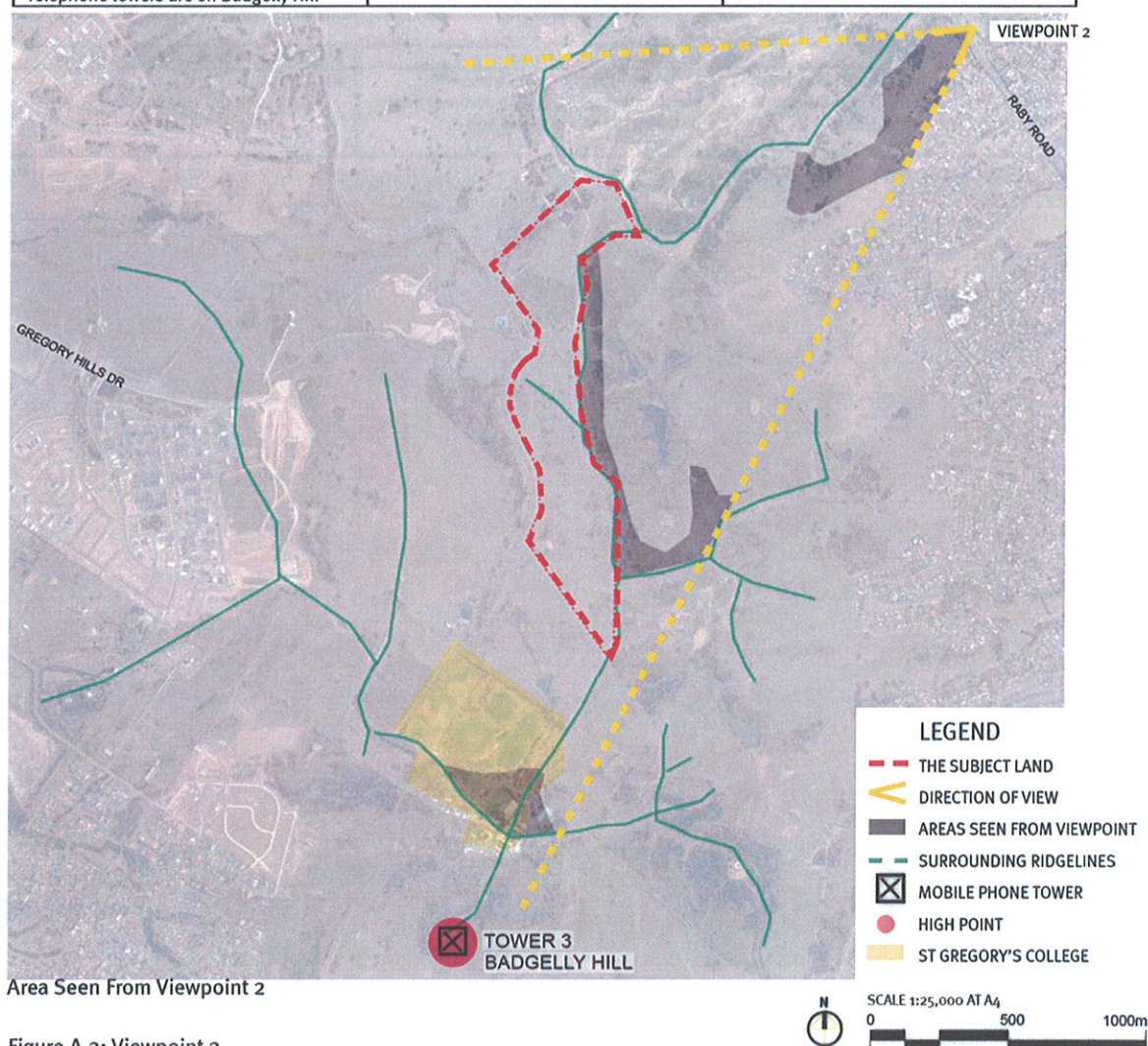
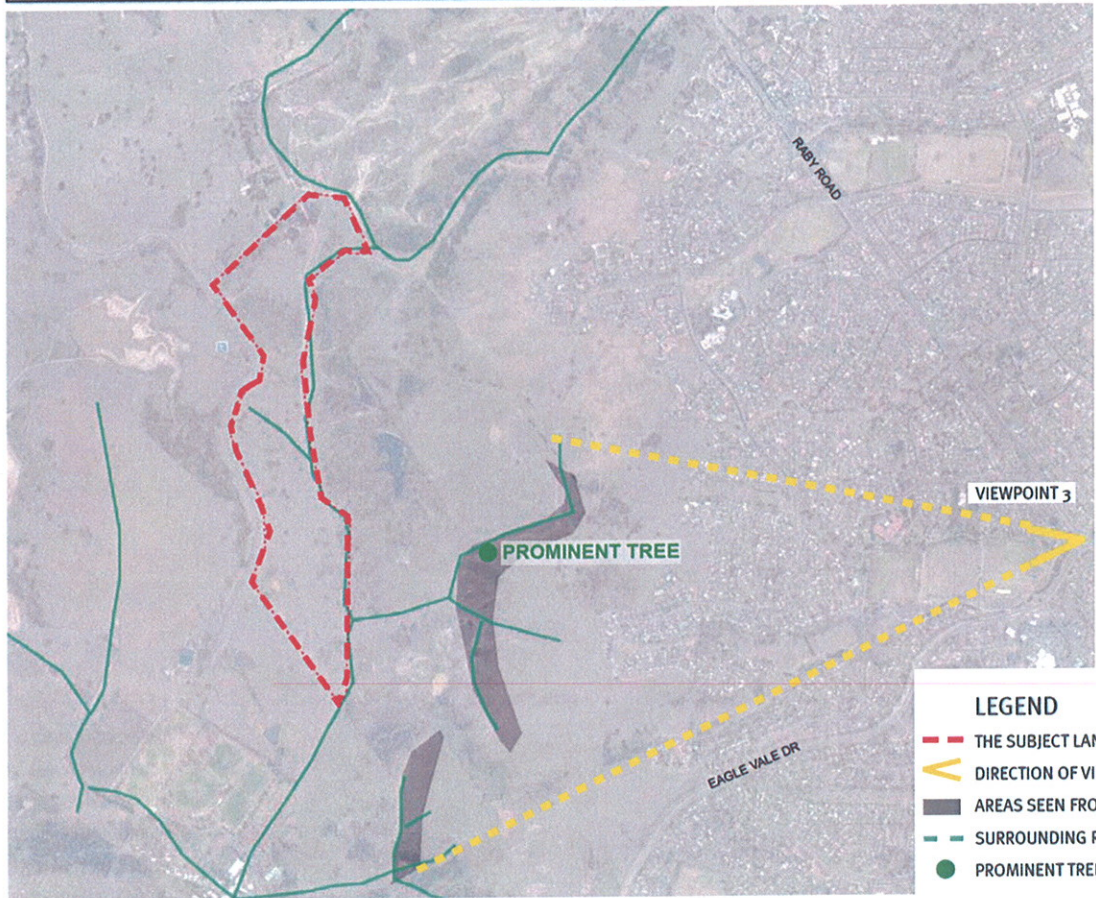


Figure A.2: Viewpoint 2



Viewpoint 3

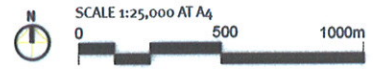
View 3 – 2500m east of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View west from east side of roundabout at intersection of Raby Road and Eagle Vale Drive over Eschol Park Sports Complex to the Scenic Hills. The prominent tree is visible on a ridge in centre of view	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	Nil

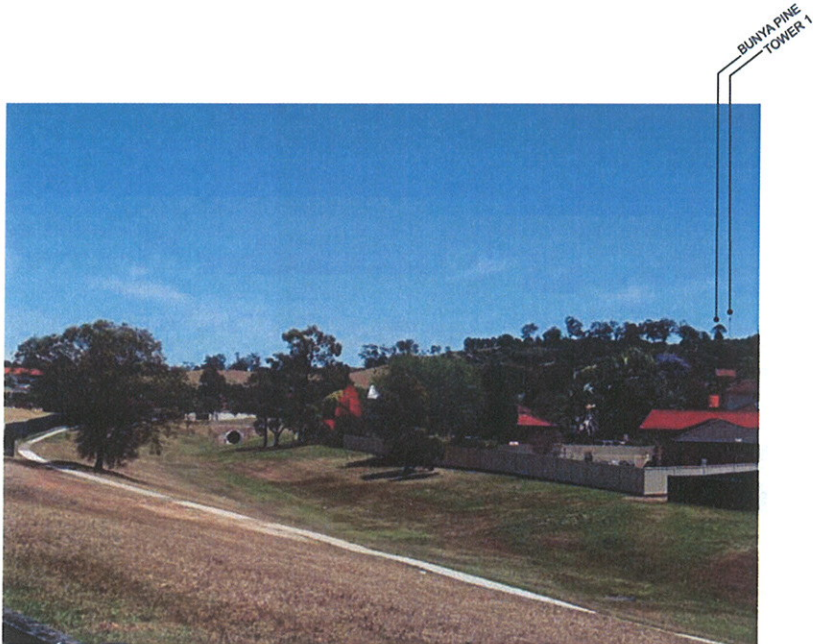


Area Seen From Viewpoint 3

Figure A.3: Viewpoint 3

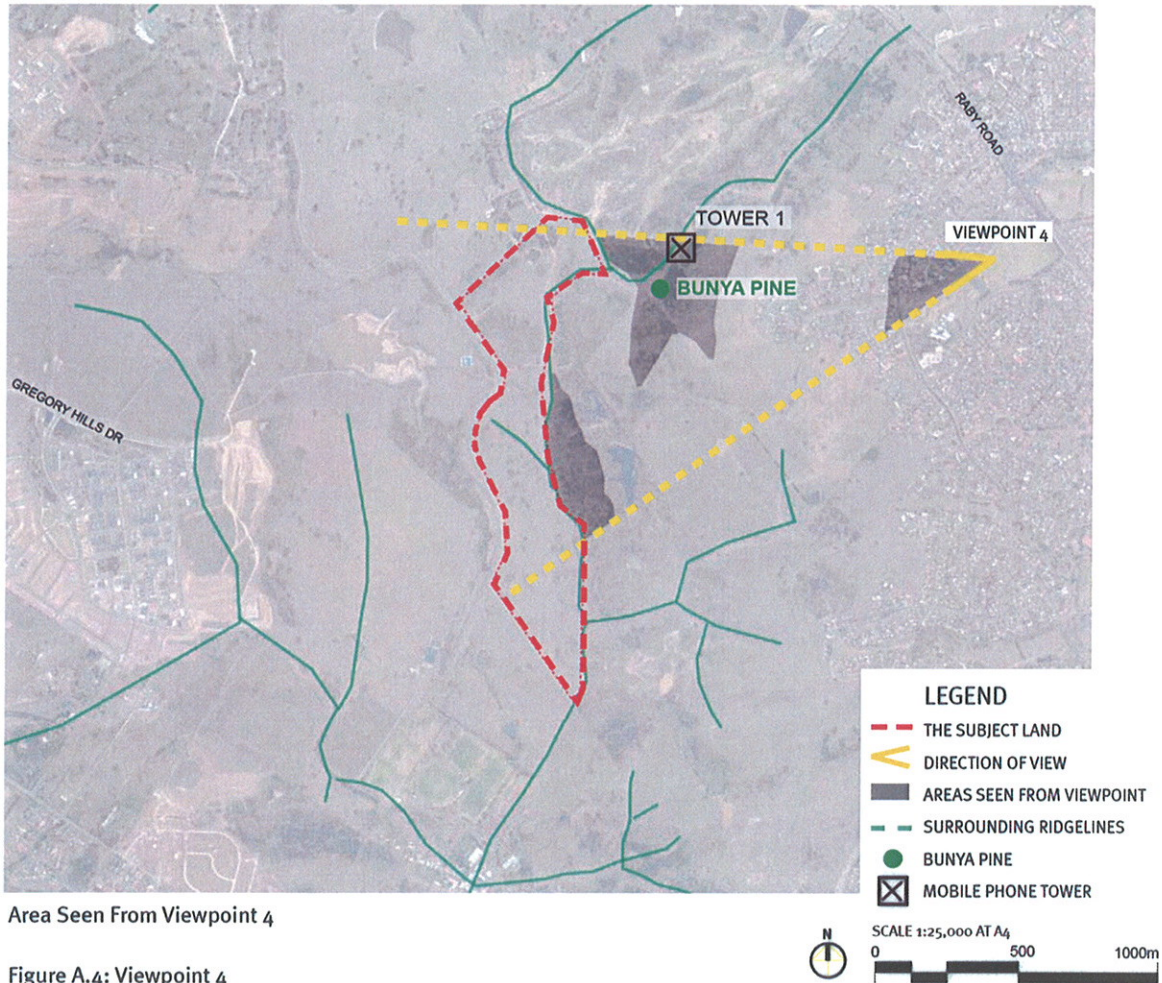
Landscape and Visual Analysis of Lot 4 190 Raby Road





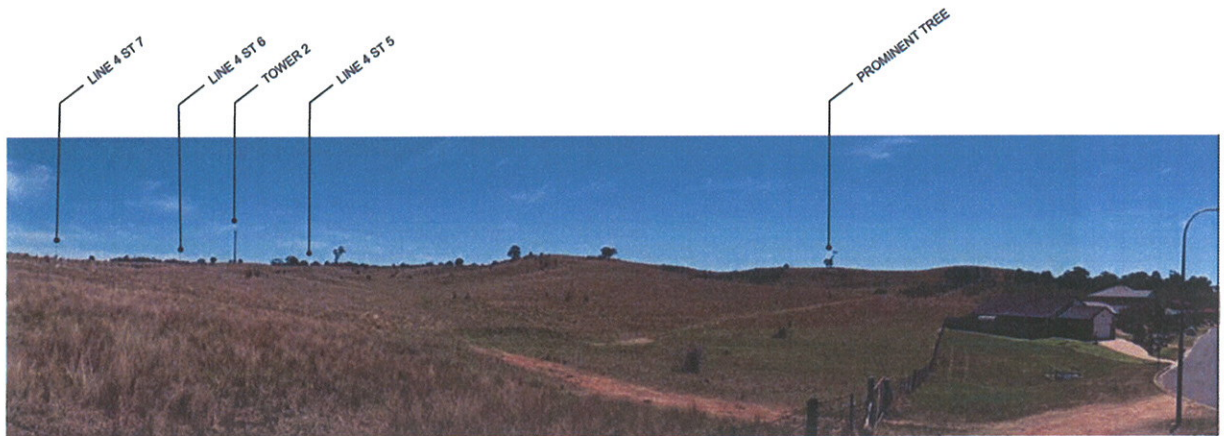
Viewpoint 4

View 4 – 1500m east of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View southwest from carpark of sports fields at Clark Reserve Kearns to the Scenic Hills. Telephone tower 1 and the Bunya Pine on RHS mark northern edge of the subject land.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	Nil



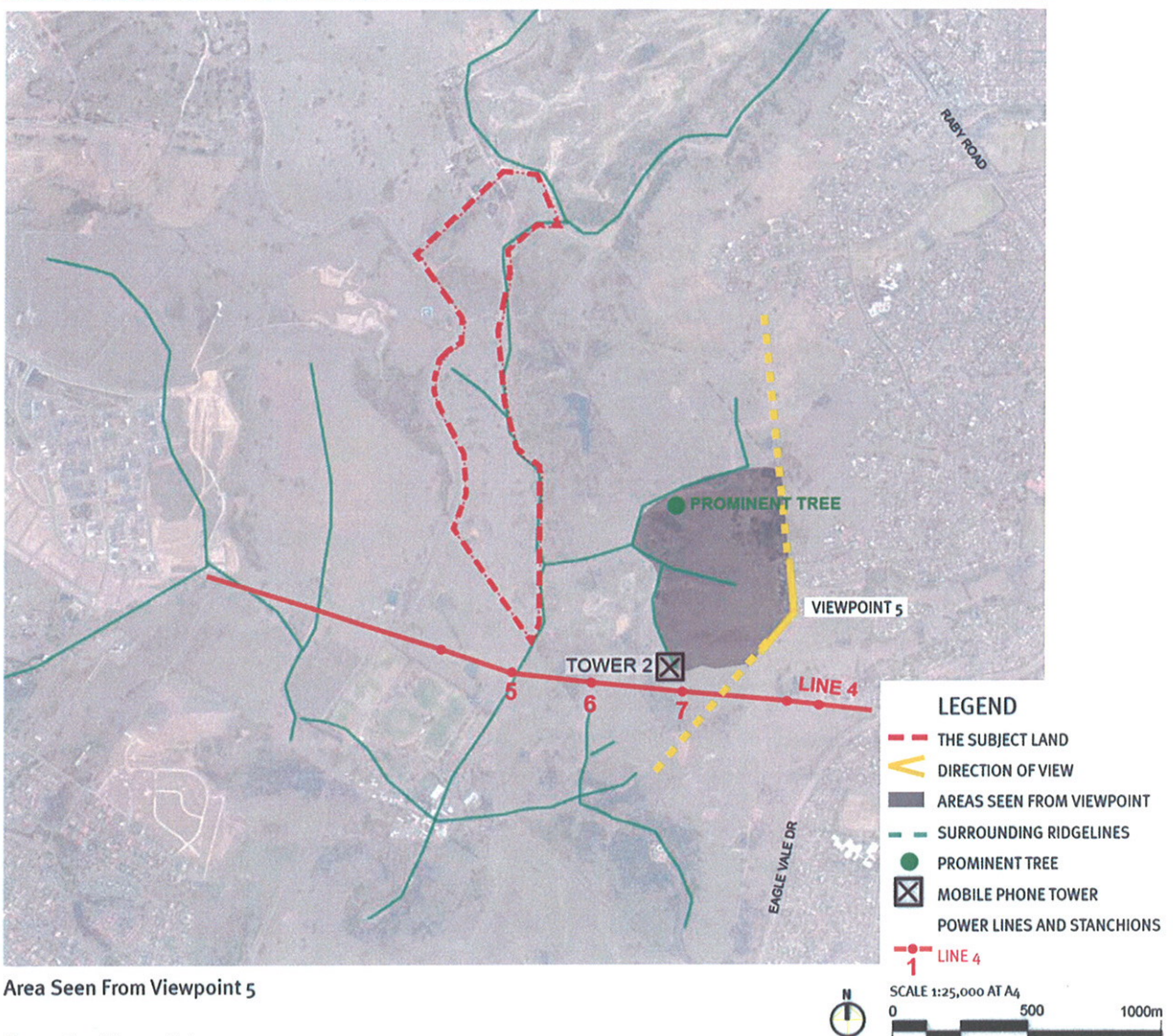
Area Seen From Viewpoint 4

Figure A.4: Viewpoint 4



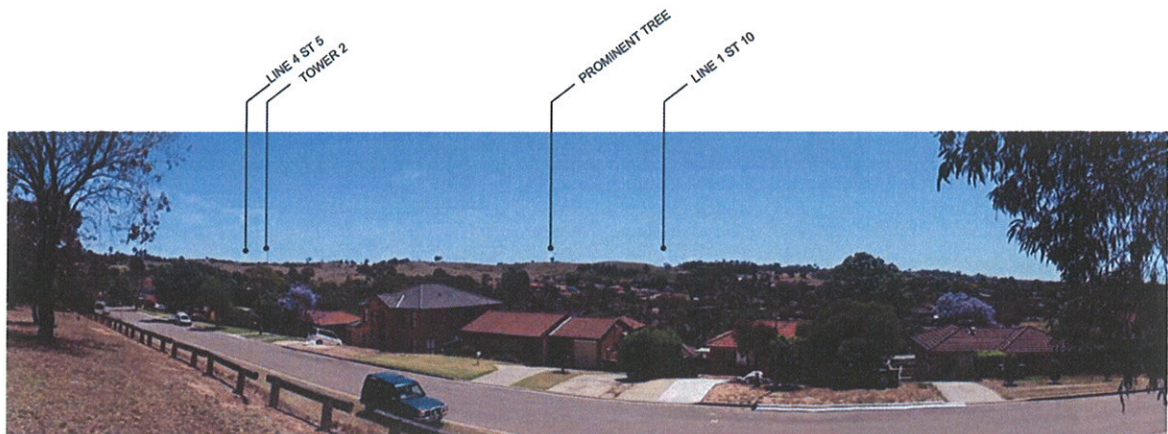
Viewpoint 5

View 5 – 1000m east of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View west from western end of Frontignan St Eschol Park up to the Scenic Hills. On RHS view captures houses at the western end of Chasselas Avenue and pans over the Scenic Hills capturing the rolling hills and rural character of the area. The prominent tree is visible on the ridge on the RHS and the Telephone Tower 2 and power poles of Line 4 are visible on the LHS.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	The upper portion of Stanchion 5 of Line 4 is just visible over the ridgeline indicating that any high elements occurring within the Subject Lands may be visible from the Campbelltown side of the Scenic Hills.



Area Seen From Viewpoint 5

Figure A.5: Viewpoint 5



Viewpoint 6

View 6 – 1500m south east of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north west across a broad valley from open space area between Eagle Vale Drive and Minchinbury Terrace. The strange tree is visible on the ridge in the middle of the shot with Telephone Tower 2 and power poles of Line 4 visible in the LHS. St Gregory's College is located over the ridge in the far left of the frame.	Subject land is not visible from this viewpoint due to Scenic Hills ridgeline.	The upper portion of Stanchion 5 of Line 4 is visible and Line 1 St 10 is barely visible over the ridgeline indicating that any high elements occurring within the Subject Lands may be visible from the Campbelltown side of the Scenic Hills.

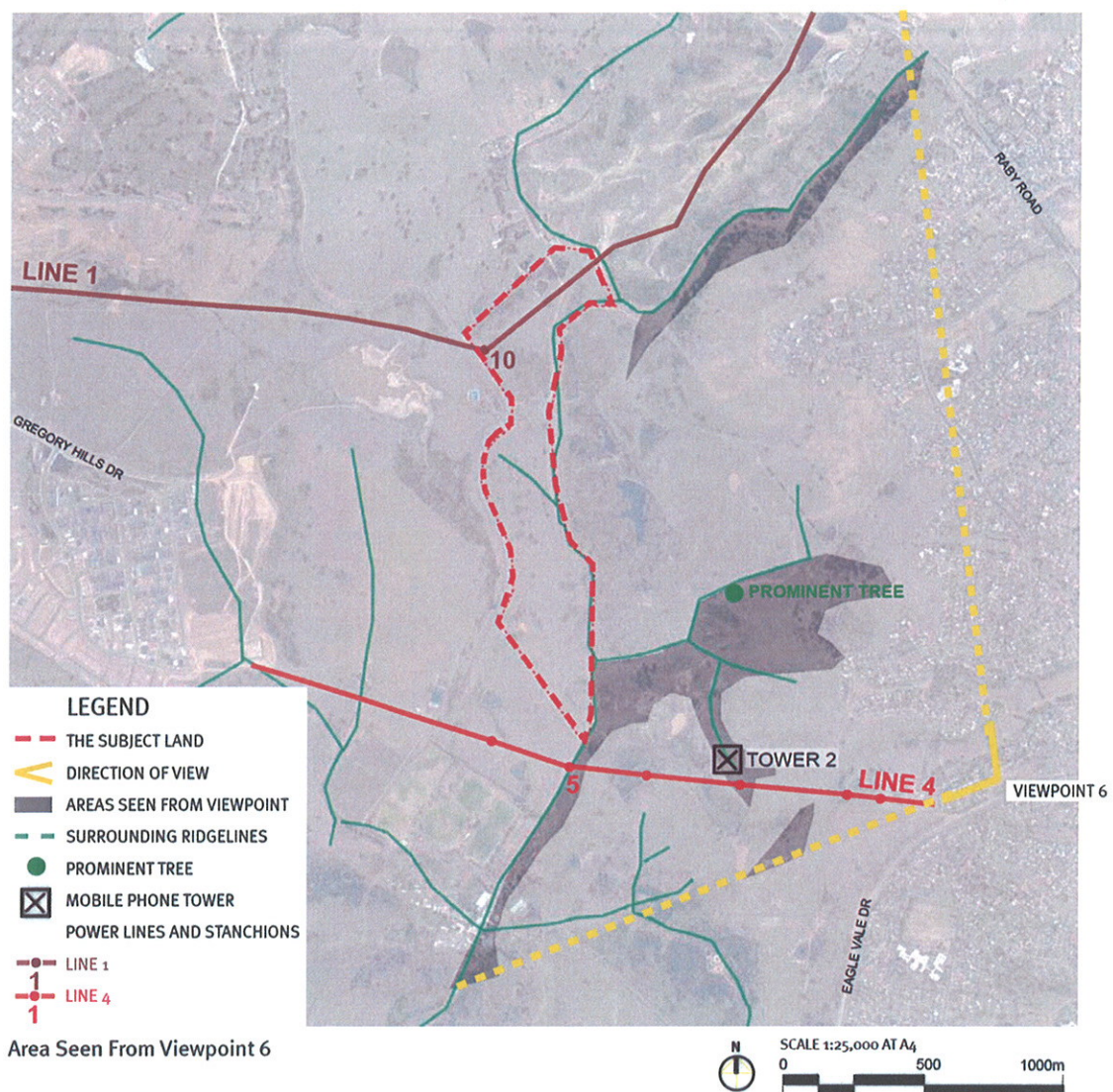
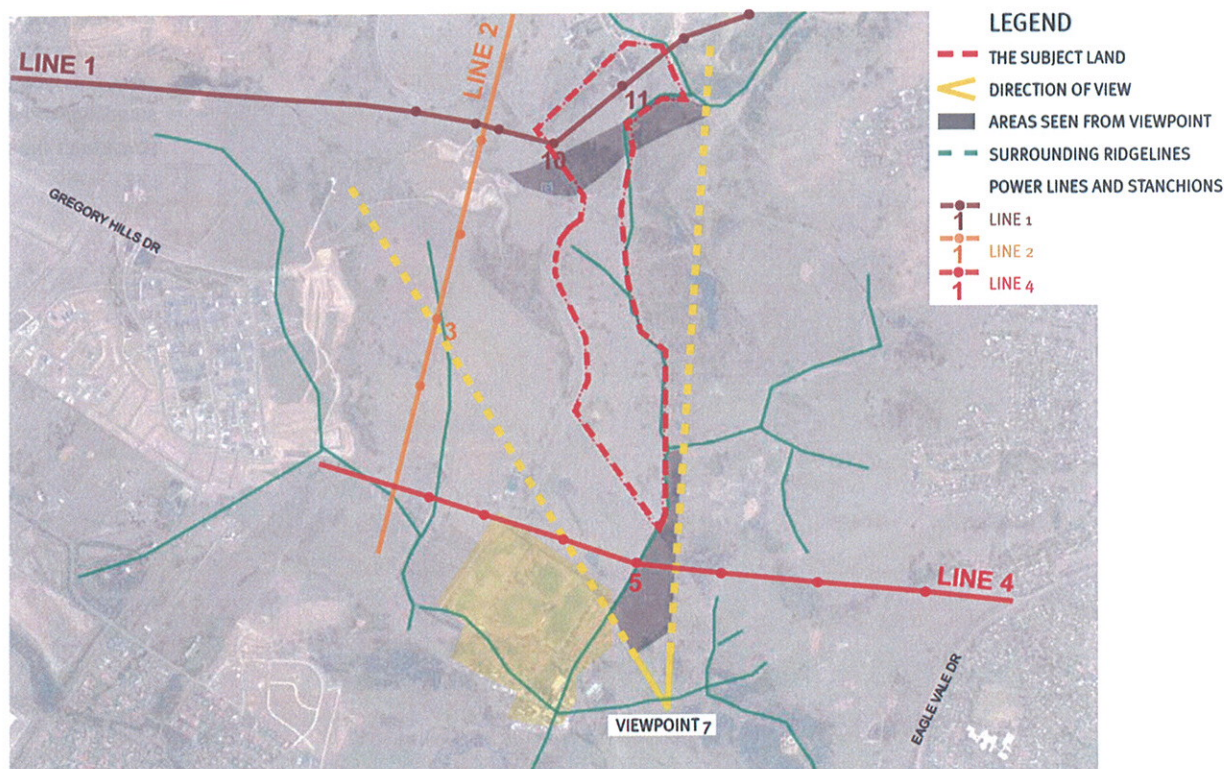


Figure A.6: Viewpoint 6



Viewpoint 7

View 7 – 600m south of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north from an elevated field across a valley and small pond located north of Badgally Road and east of the entry into St Gregory's. The view is interesting as it captures the very southern end of the site in the middle ground and the northern end of the site in the background. The middle of the site is not visible over the ridge of The Scenic Hills. St Gregory's College is visible in the far LHS and Stanchion 5 of Line 4 (3 pole support) of is visible in the middle of the shot and Stanchions 10 and 11 of Line 1 are visible in the background..	Subject land is visible from this viewpoint due to the elevation of the viewpoint. The view is looking across and into the site.	The view to the subject lands from Viewpoint 7 will be severely disrupted by the extension of Gregory Hills Drive to link to Badgally Road. Gregory Hills Drive will cut across the entire viewpoint and the anticipated street tree planting when mature will screen views to the Subject Land.



Area Seen From Viewpoint 7

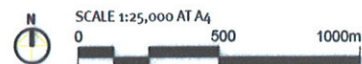
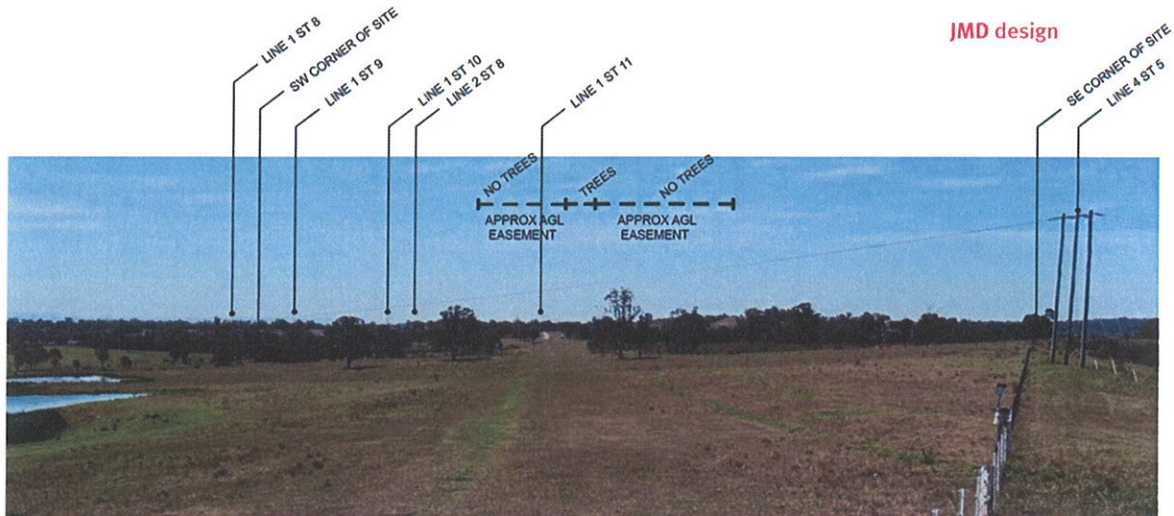
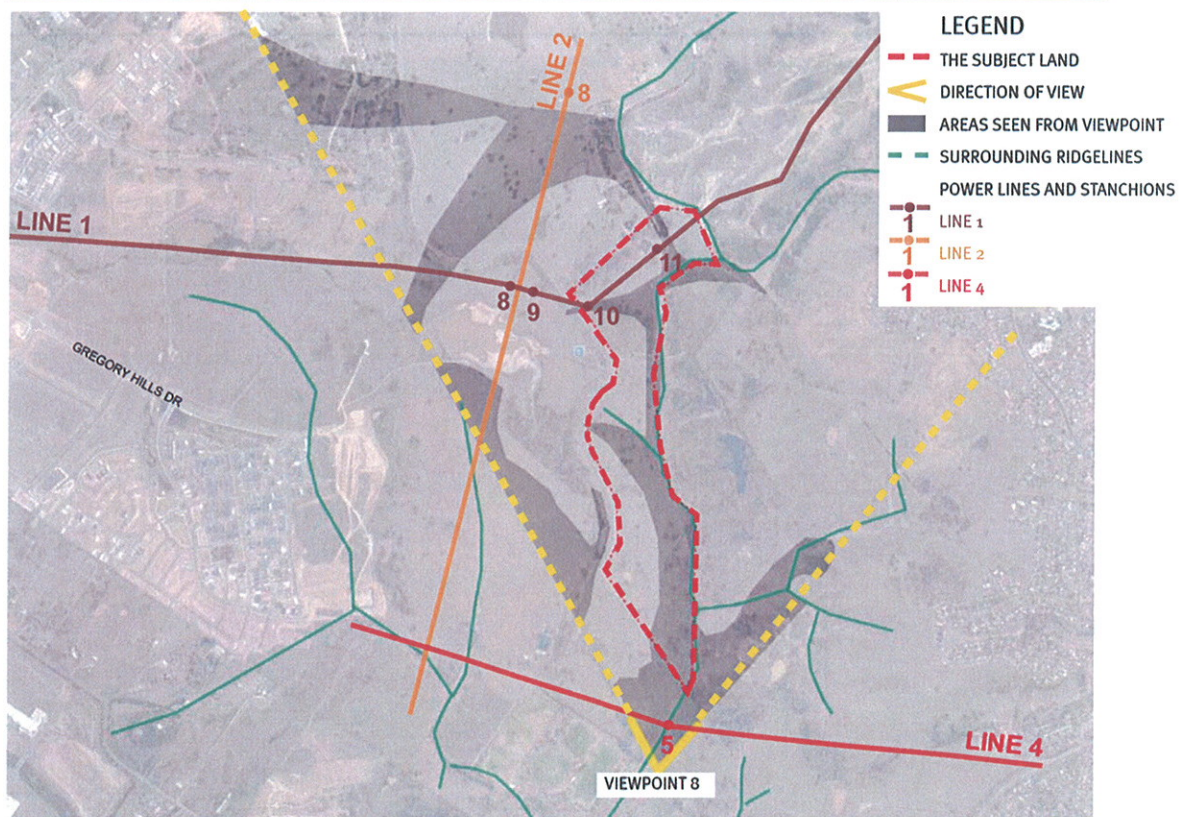


Figure A.7: Viewpoint 7



Viewpoint 8

View 8 – 300m south of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north from paddock edge north of St Gregory's College. This view has a very rural character with the foreground dominated by a fence and paddock. The fence line on the RHS marks the western edge of the Scenic Hills. The cleared central area of the photo is evidence of the AGL pipeline easement which is over 40 metres wide in this location. The view across paddocks is broken by gentle folds in the landform and the scattered trees that exist over the subject lands. In the background the stanchions of the Transgrid Easement of Line 1 and 2 are visible. In the far distance on the LHS the ridgeline of the Blue Mountains is visible.	The subject land is very visible and open to views from St Gregory's College from this view point.	The view to the subject lands from Viewpoint 8 will be disrupted by the extension of Gregory Hills Drive to link to Badgally Road. Gregory Hills Drive will cut across the entire viewpoint and the anticipated street tree planting when mature will screen views to the Subject Land. An opening may exist in the planting along the Gregory Hills Drive extension due to the Jemena Gas line easement.



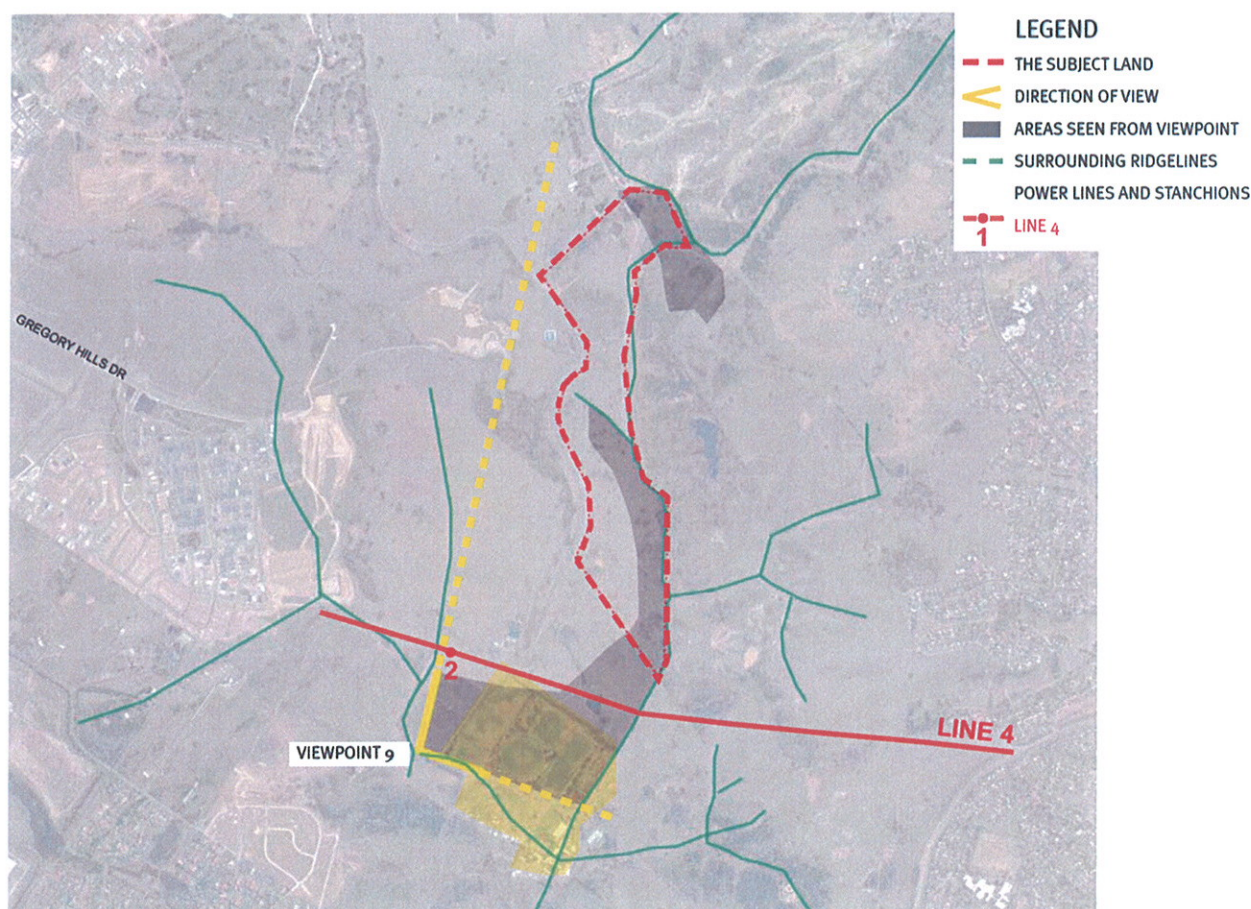
Area Seen From Viewpoint 8

Figure A.8: Viewpoint 8



Viewpoint 9

View 9 – 850m southwest of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View northeast from internal road of St Gregory's College looking down over paddocks and the college sports fields. This view has a very rural character with the foreground dominated by a farm fence and paddock. The view is broken up by remnant eucalypt trees and wind break plantings of Tallowwoods along the northern edge of the sports field. In the RHS of the view the College are evident and in the middle left are the sheds of the school plant nursery.	The only portion of the subject land visible from this location is the southern edge of the site. The remaining portion of the site is screened from view by the landform and existing trees and riparian vegetation within the South Creek corridor.	The view to the subject lands from Viewpoint 9 will be limited due to the extension of Gregory Hills Drive to link to Badgally Road.



Area Seen From Viewpoint 9

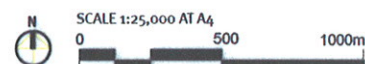
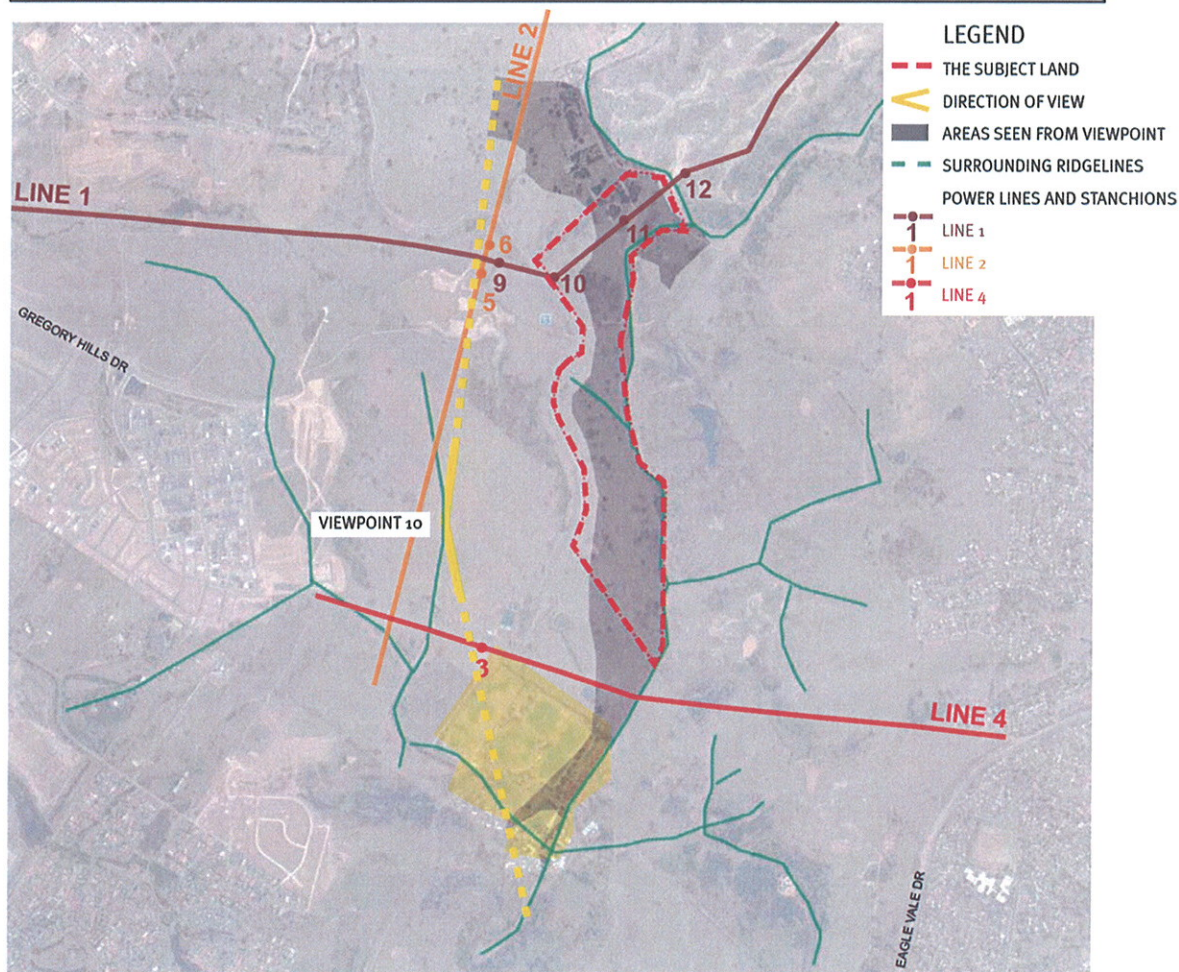


Figure A.9: Viewpoint 9



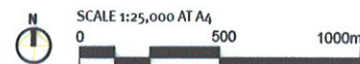
Viewpoint 10

View 10 – 500m west of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east from an elevated internal road of St Gregory's College looking across paddocks and the South Creek riparian corridor to the subject lands. This view has a very rural character with the foreground dominated by open paddocks sloping away. The middle and background are dotted with scattered remnant eucalypts in the paddocks and more dense eucalypt and casuarina regrowth along the riparian corridor. Stanchions in the Transgrid Easement along Lines 1 and 2 are visible in the far LHS.	The upper areas of the subject land are reasonably visible from this location as the viewing point is elevated and looks across a valley to the site. The vegetation of the riparian corridor is lower than the viewpoint and scattered allowing views to the site. The lower portions of the site is screened from view by the landform and existing trees and riparian vegetation within the South Creek corridor.	The viewpoint is located within the future development area of Gregory Hills. The current road pattern of the proposed Gregory Hills development orientates roadway vistas away from the subject lands towards the riparian corridor. Views from the proposed Gregory Hills development will be terminated by future housing within the Gregory Hills area. Any glimpses towards the subject lands will be further screened by vegetation within the riparian corridor.

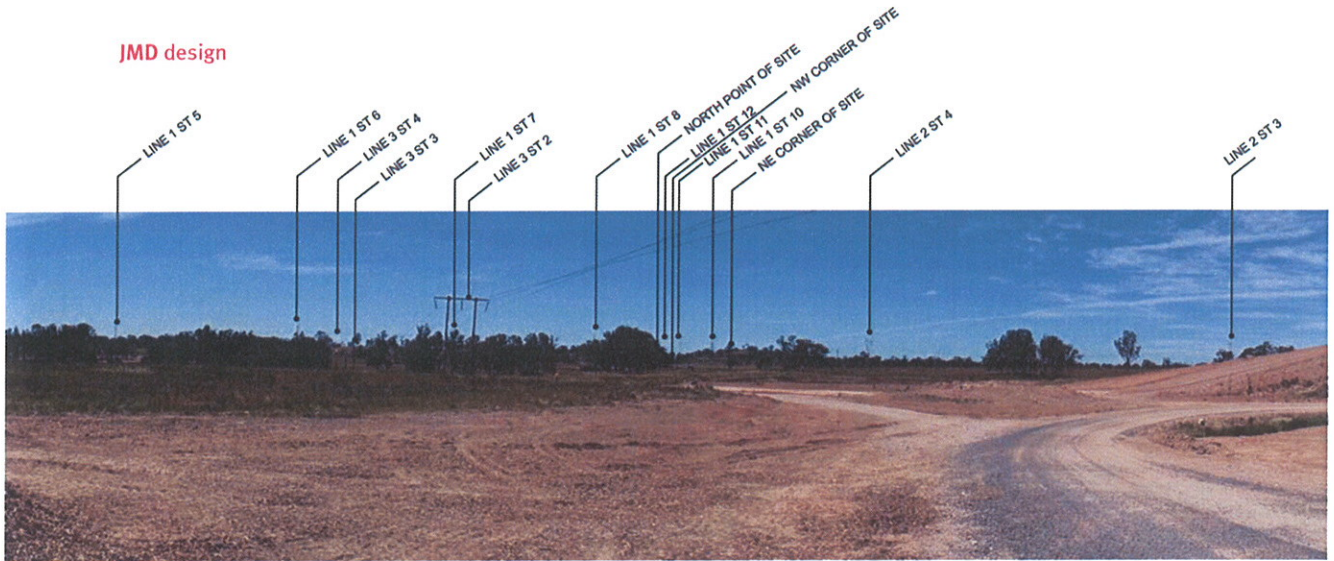


Area Seen From Viewpoint 10

Figure A.10: Viewpoint 10

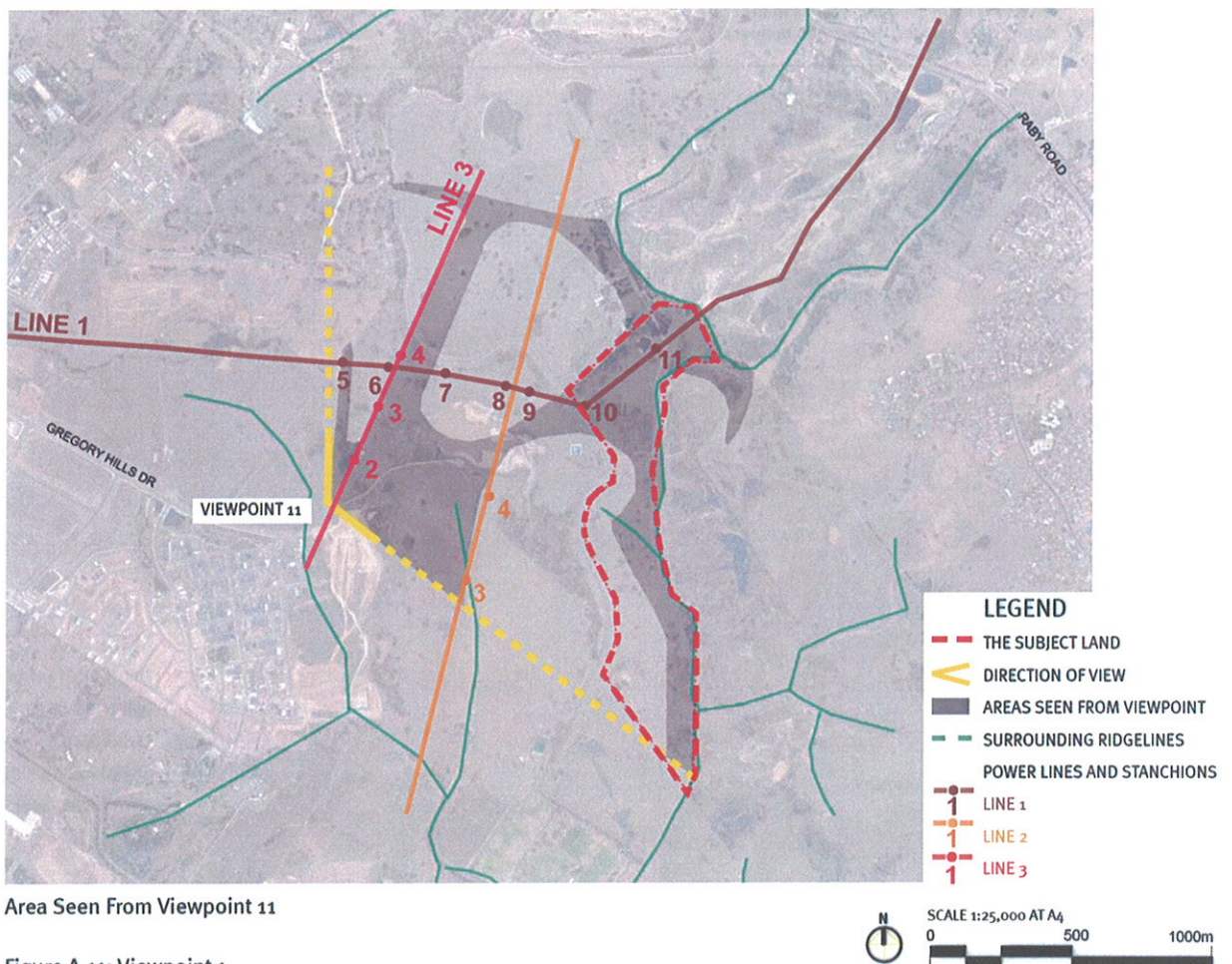


JMD design



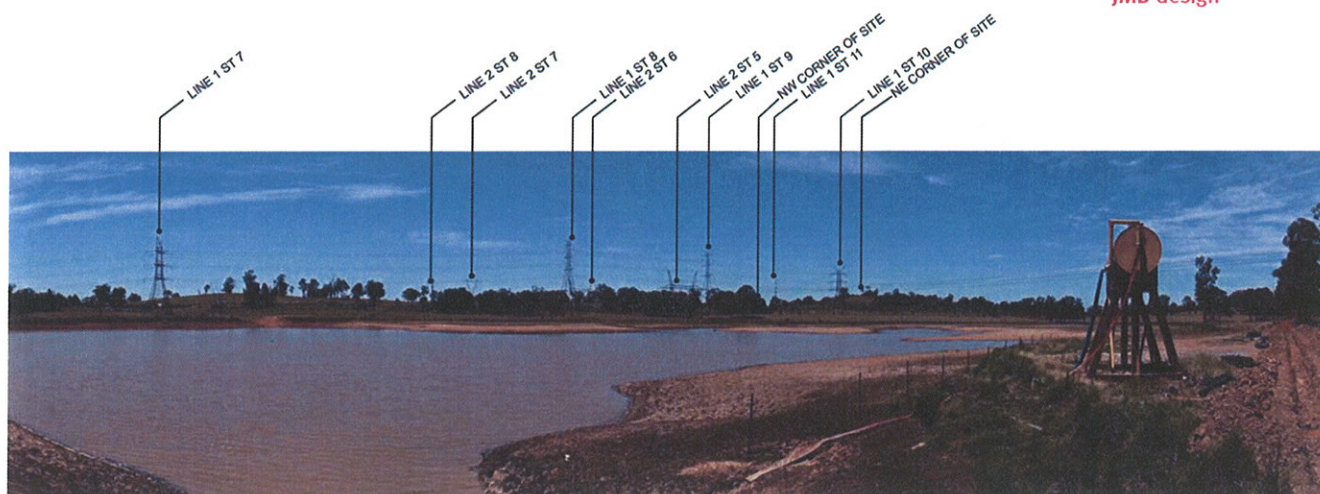
Viewpoint 11

View 11 – 1000m west of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View east nor-east from a low lying area near the future town centre of Gregory Hills focusing towards the elevated northern end of the site. The foreground is dominated by earthworks activity associated with the Gregory Hills Development. The middle and distant views are of a gently rolling rural landscape heavily affected by Transgrid Easements. Stanchions of Lines 1, 2 and 3 are visible in the photos. A tight band of eucalypts and casuarina mark the line of the South Creek riparian corridor.	The upper northern areas of the subject land are reasonably visible from Viewpoint 11 as the land is cleared between the viewpoint and the site. The remainder of the subject land is screened by existing vegetation along the South Creek riparian corridor.	The viewpoint is located within the future development area of Gregory Hills, north of the proposed Town Centre on Gregory Hills Drive. At this point Gregory Hills Drive is orientated directly toward the subject lands however the existing vegetation along the South Creek riparian corridor will screen views to the site as it currently does. Any other views towards the subject lands will be screened by future buildings or additional revegetation works within the riparian corridor.



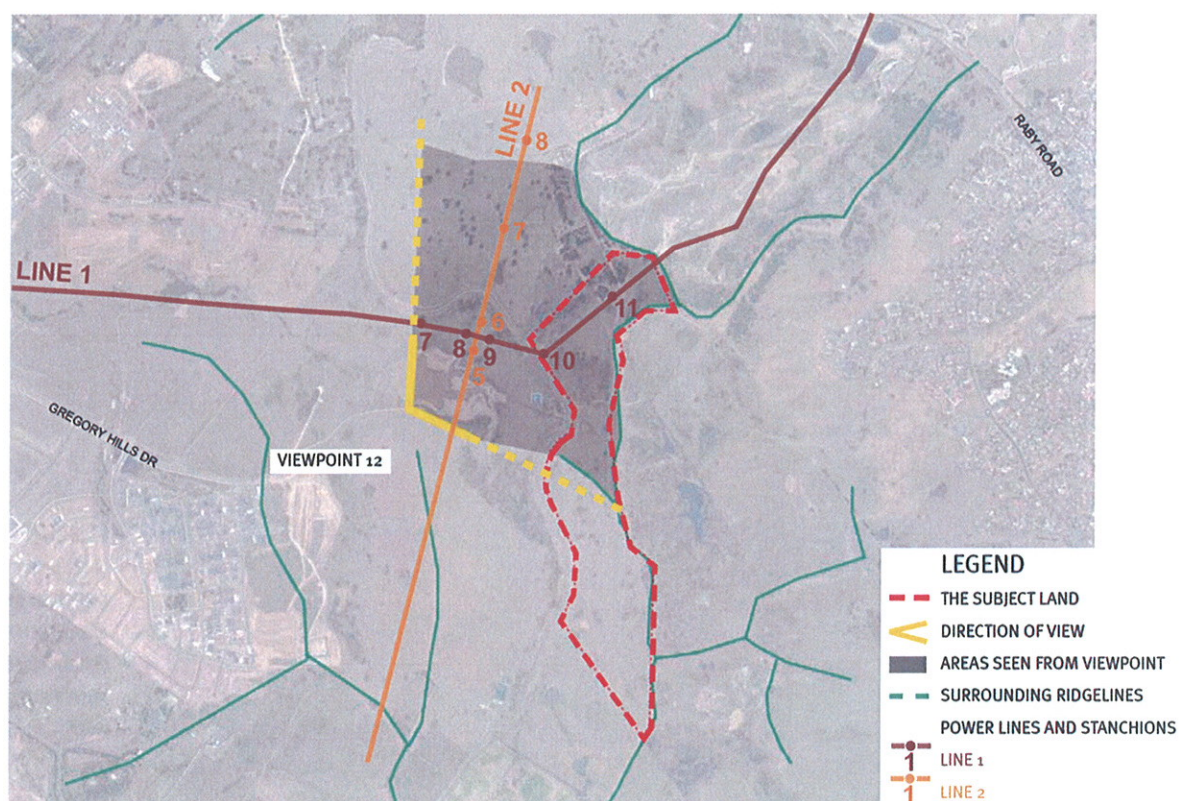
Area Seen From Viewpoint 11

Figure A.11: Viewpoint 1



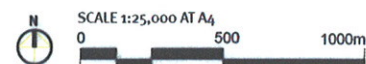
Viewpoint 12

View 12 – 500m west of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View nor-east from a low lying area on edge of dam on South creek focusing towards the elevated northern end of the site. At this point the remainder of the site is screened by heavy South Creek riparian corridor vegetation. The foreground is dominated by the existing dam on South Creek which will be removed and rehabilitated as part of the South Creek riparian corridor works. The middle and distant views are of a gently rolling rural landscape heavily affected by Transgrid Easements. Stanchions of Lines 1 and 2 are visible in the photos. The hills in the distance are sparsely dotted with remnant eucalypts.	The upper northern areas of the subject land are clearly visible from Viewpoint 12 as the land is cleared between the viewpoint and the site and cleared within the Transgrid Easement. The remainder of the subject land is screened by existing vegetation along the South Creek riparian corridor.	Viewpoint 12 is located on the southern edge of the South Creek riparian corridor within the future development area of Gregory Hills. It is expected that the subject lands will be sufficiently screened from views from Gregory Hills by the future development and rehabilitation works required within the South Creek riparian corridor.



Area Seen From Viewpoint 12

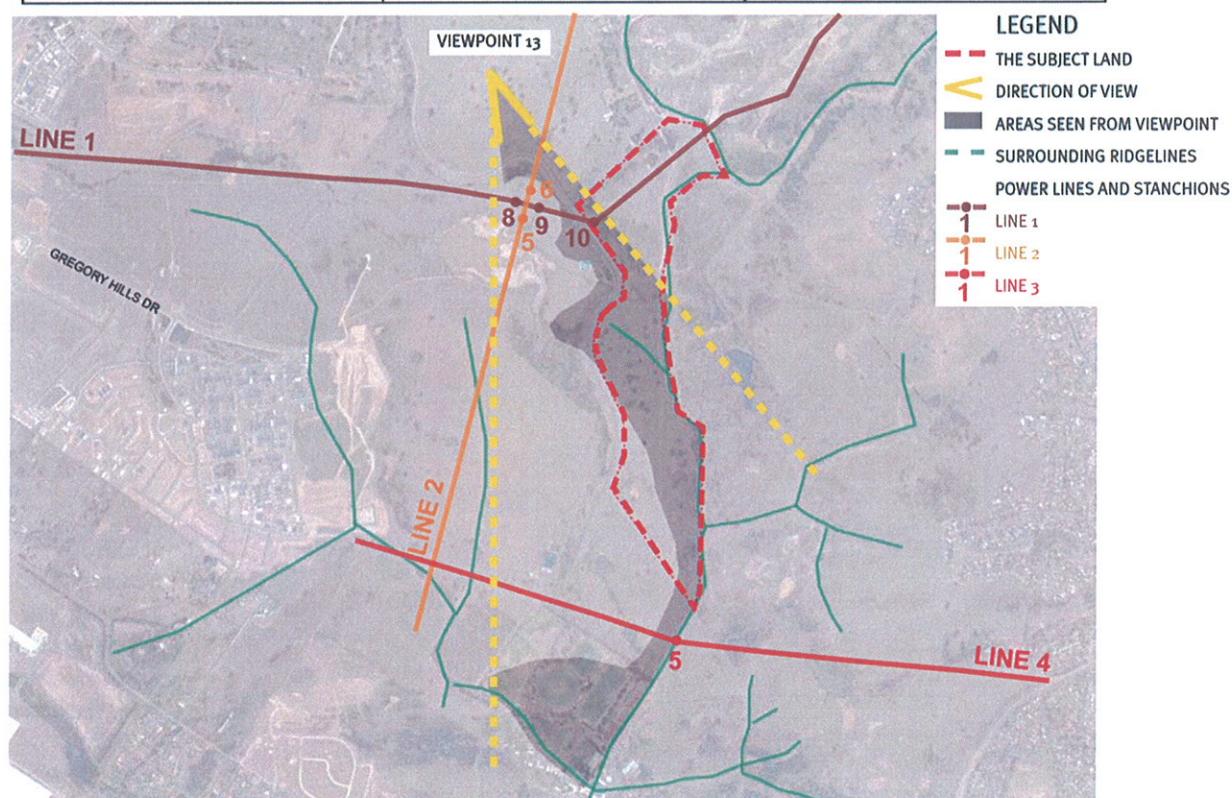
Figure A.12: Viewpoint 12





Viewpoint 13

View 13 – 600m north west of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south east toward middle of subject lands from an elevated ridgeline in a field in an adjacent rural property. This view has a rural character with the foreground dominated by open paddocks sloping away down to the Sydney Water Supply Canal. Stanchions in the Transgrid Easement along Lines 1 and 2 are prominent with the stanchion 5 of Line 4 marking the far end of the subject lands. The middle ground is a combination of fenced paddocks dotted with scattered remnant eucalypts and more dense eucalypt and casuarina regrowth along the riparian corridor. The terracotta roofs of St Gregory's College are visible on the RHS of the view.	The elevated middle and southern areas of the subject land are clearly visible from Viewpoint 13 as the land is cleared between the viewpoint and the site and cleared within the Sydney Water and Transgrid Easement. The lower areas of the subject land are screened by existing vegetation along the South Creek riparian corridor.	Viewpoint 13 is located on an adjacent elevated rural property northwest of the subject land. Proposed housing development of Gregory Hills in the vicinity of the sports fields will dominate the middle ground of this view. The subject site will still be visible over the roof tops of the Gregory Hills Development.



Area Seen From Viewpoint 13

Figure A.13: Viewpoint 13



Viewpoint 14

View 14 – 700m north of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View south from an elevated unnamed access road off Raby Road to the northern edge of the site. This view has a rural character with fenced paddocks and scattered eucalypts in the foreground. The view drops off into a deep valley which is the Macarthur Grange Golf Course. The middle distance is the high ridge that forms the northern edge of the site. Badgally Hill and the Telecommunications Tower 3 are evident in the background.	Subject land is not visible from this viewpoint due to the high northern ridge between the subject land and the viewpoint.	Nil.

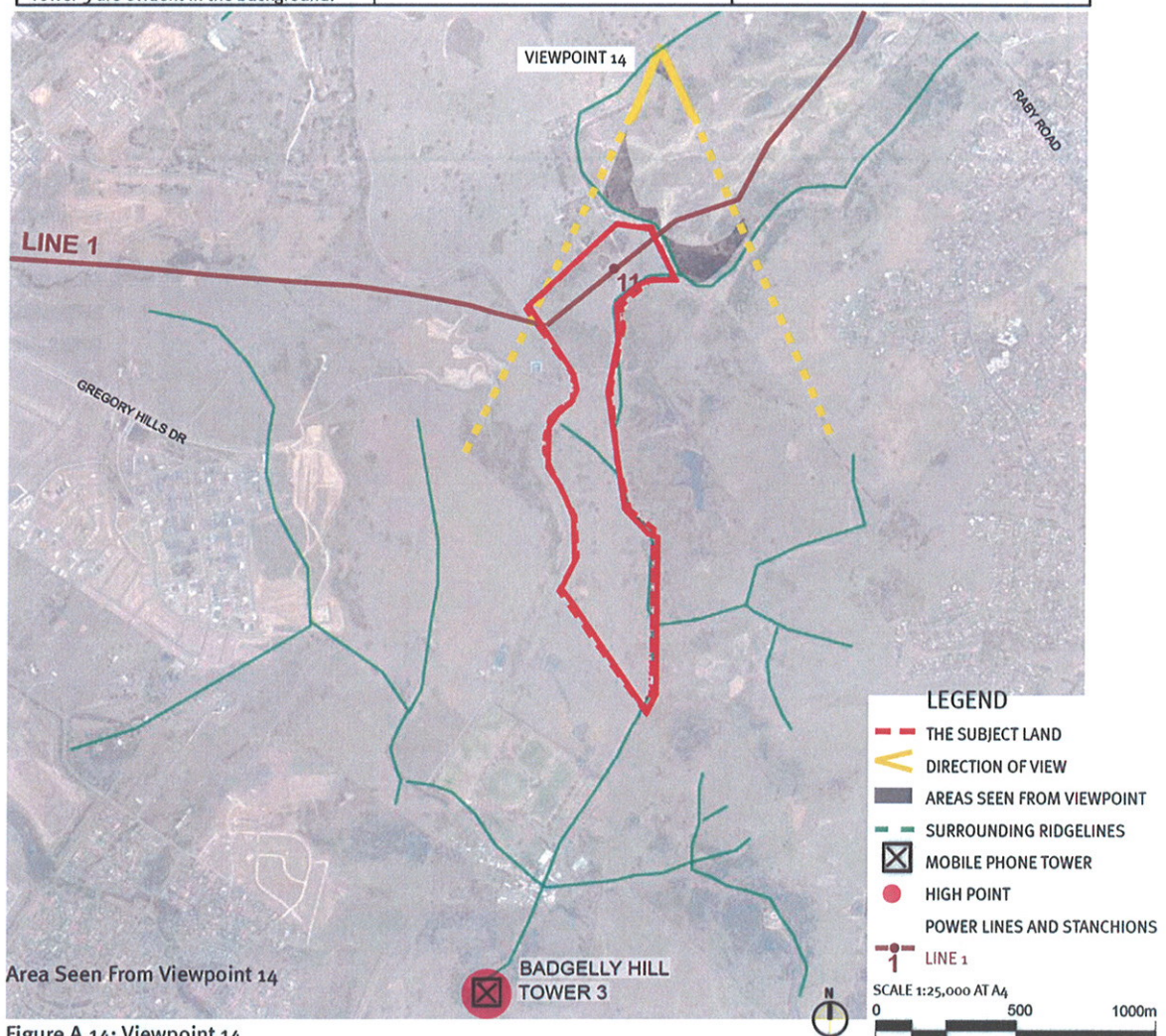


Figure A.14: Viewpoint 14

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Appendix B

Jemena gas Network (NSW) Ltd Landowner Information

**190 Raby Road
Lot 4 DP260703 Gledswood Hills**



James Mather Delaney Design Pty Ltd
Landscape Architects
ABN 30 128 554 638

190 James Street
Redfern NSW 2016
Australia

T +61 2 9310 5644
F +61 2 9319 4858
info@jmddesign.com.au
www.jmddesign.com.au