



Coal & Allied Southern Lands

Appendix C: Photomontage for Catherine Hill Bay Middle Camp

January 2013
06_061_I



Figure C1.1: Aerial of Middle Camp showing viewpoints from where photographs were taken



Figure C1.2: Photo 1_Outside former school



Figure C1.3: Photo 2_Outside former school



Figure C1.4: Photo 4_Flowers Drive facing south



Figure C1.5: Photo 5_Flowers Drive facing south



Figure C1.6: Photo 6_Flowers Drive facing north



Figure C1.7: Photo 7_Flowers Drive facing east

Appendix C: Photomontage for Catherine Hill Bay accompanies Appendix A: Concept Plan, and Appendix B: Urban Design Principles. The photomontage was created to address point 1.9 of the PAC response Part C - Modifications to the Concept, regarding the visual impact of the proposed development at Middle Camp at Catherine Hill Bay.

"1.9 A detailed visual assessment including provision of a scaled photomontage of Flowers Drive showing the slope of the land and the proposed landscape buffer and dwellings in the background, should be prepared to confirm that the landscaped buffer along Flowers Drive is adequate. If necessary or appropriate the landscaped buffer width should be varied. The final agreed buffer is to be offered for dedication to council. The relevant subdivision application must demonstrate that the future ownership and management arrangements for the landscaped buffer have been negotiated with council. Should council not accept the dedication of the landscape buffer, these areas are to be incorporated into the neighbouring residential lots."

Lake Macquarie City Council requested a photomontage taken from:

- the proposed landscape buffer along Flowers Drive and
- the former school looking north towards sawmill Camp.

Figure C1.1 shows an aerial of CHB Middle Camp, showing the viewpoints of where the photographs were taken.

Figures C1.2 - C1.3 are taken from outside the former school, the first at its southern most boundary, the second at the former school's northern boundary. From both viewpoints, the proposed Sawmill Camp development will be screened by the existing houses opposite along Flowers Drive.

Figures C1.4 - C1.7 are photos of the proposed landscape buffer along Flowers Drive. This 20m buffer will form part of the adjacent lots, therefore in private ownership, not dedicated to Council, and will be maintained by its owner. The rise in the topography and denseness of both trees and understorey will hinder any view of any proposed development which will be setback more than 20m from the roadway. This landscaped buffer cannot be built upon.

Figure C.1.8 (below) is taken from the open area, north of Middle Camp. This view would show the most visual impact of the proposed Sawmill Camp development. As such, this will be the photo for which the photomontage will be created.



Figure C1.8: Photo 3_Looking north to Sawmill Camp



Figure C1.9: Photo 4 - view north to proposed Sawmill Camp



Figure C1.11: The plan above shows two proposed landscaped buffers along the western and southern boundaries of Sawmill Camp

Photomontage

- Figure C1.9, shows the view north to the proposed Sawmill Camp.
- Figure C1.10, shows the view north showing the proposed Sawmill Camp development.
- All houses shown are at their maximum two-storey height.
- Two landscaped buffers (Figure C1.11) along with the street trees have been designed, planted with indigenous flora species of varying heights to screen the proposed development and reduce the visual impact when viewed from the northern end of Middle Camp. The landscaped buffer to the west along Flowers Drive has been incorporated into the adjoining lots following Council's refusal of dedication. Although this buffer will be in private ownership there will be no development allowed within the 2.0m depth of the buffer.



Figure C1.10: Photo 4 - view north to proposed Sawmill Camp with proposed development. All houses shown are two storeys high. Without the landscaped buffers.



Figure C1.12: Photo 4 - photomontage of the proposed Sawmill Camp showing the development being screened by the proposed landscaped buffers. Tree species and heights are as proposed by Aspect and found in Appendix B: Urban Design Guidelines.