



Photo Viewpoint 1: Looking northwest across Terranora Broadwater from over 5km distant on Terranora Road. The existing built form, the majority of which is residential acts as a fringe to the large water body. Other locations on Terranora Road provide similar views but generally have a foreground clutter of built form.

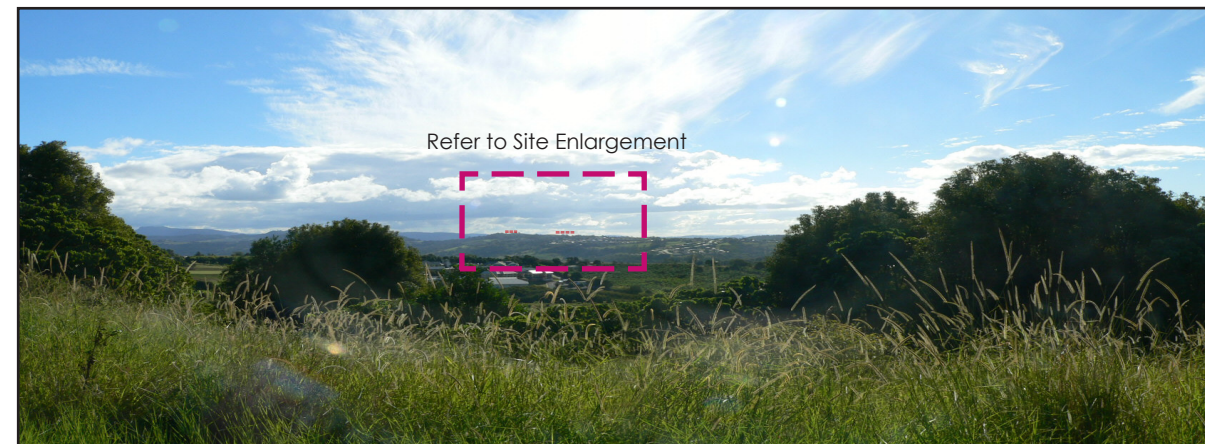


Photo Viewpoint 2: At around 4km distant from the site, to the south east. Views are available at a break in the existing vegetation and built form to the north of Terranora Road. Distant views are available to the **Boutique Hotel Apartments (A-4)** and **Hilltop Plaza Penthouses & Apartments (L-1 & L-3)**, refer adjacent view enlargement and text below. Note that **Hill top Apartments (L-10)** and **Midrise Apartments (N-5 & 6)** are not visible from this location.



Photo Viewpoint 2: Site Enlargement showing approximate height and location of the proposed **Hilltop Plaza Penthouses & Apartments (L-1 & L-3)** and **Boutique Hotel Apartments (A-4)**, refer **Figure 7** (Building Heights Summary). Note that proposed building form, articulation & colour will considerably soften their visual impact. Development of other low rise buildings in the vicinity will serve to integrate proposed building heights, shown above, into the landscape. The perception of height of any structure within these areas of higher built form should not alter as ground contours do not vary significantly.

Refer to **Figure 1** for Photo Viewpoint Location Plan



Photo Viewpoint 3: Site Enlargement showing approximate height and location of proposed built form of **Hilltop Plaza Penthouses & Apartments (L-1 & L-3)** and **Boutique Hotel Apartments (A-4)**, refer **Figure 7** (Building Heights Summary). Note that the images of proposed buildings do not represent building form. Note that proposed building form, articulation and colour will considerably soften their visual impact. Development of other low rise buildings in the vicinity will serve to integrate proposed building heights, shown above, into the landscape. The perception of building height for any structure within these areas of higher built form should not alter as ground contours do not vary significantly. Note that **Hill top Apartments (L-10)** and **Midrise Apartments (N-5 & 6)** are not visible from this location.



Photo Viewpoint 3: Viewed from Henry Lawson Drive, approximately 250m north of Terranora Road. The site is 4km distant from this point. Proximity of built form in the foreground dominates the view.

Refer to **Figure 1** for Photo Viewpoint Location Plan

Figure 12:
Photo Viewpoint 3



Photo Viewpoint 4: This view has a rural/urban edge character, with built form associated with residential and existing resort accommodation visible just below the skyline to the right hand side of this panorama, this is more apparent in the site enlargements shown for photo viewpoints 2 & 3. The perception of building height for any structure within these areas of higher built form should not alter as ground contours do not vary significantly. Note that **Hill top Apartments (L-10)** and **Midrise Apartments (N-5 & 6)** are not visible from this location.



Photo Viewpoint 4: Site Enlargement with approximate height and location of proposed areas of built form, exceeding three storeys. Note that proposed building form, articulation and colour will considerably soften their visual impact. Development of other low rise buildings in the vicinity will serve to integrate proposed building heights, shown above, into the landscape.



Photo Viewpoint 5: The highest proposed built form (see **Figure 7**, which indicates proposed number of storeys) would not be visible from this vantage point, looking towards the southern slope and ridgeline of the site as viewed from Bilambil Road.

Refer to **Figure 1** for Photo Viewpoint Location Plan

Rise
ABOVE IT ALL

Figure 13:
Photo Viewpoints
4 & 5

Date: 20/03/09



Photo Viewpoint 6: View from Bilambil Road, across the sports field to the ridgeline and existing, dense (retained) vegetation which effectively screens views to the south of the site.



Photo Viewpoint 7: View west along Scenic Road. The northeastern portion of the site is visible, although views are filtered by roadside vegetation. The forested hills east of the development site are clearly seen and are proposed for future development.



Photo Viewpoint 8: View from The Hermitage across residential roof tops, westward to the site. Existing residential development in the foreground dominates the view to residential development of Bilambil Heights.

Refer to **Figure 1** for Photo Viewpoint Location Plan

Figure 14:
Photo Viewpoints
6,7 & 8



Photo Viewpoint 9: From The Grange, looking westward across Terranora Broadwater. The site lies as a backdrop to existing residential development of Bilambil Heights. Development can be seen along the skyline in a number of areas, however the dominant feature in this view is the lake and the landscape.



Photo Viewpoint 9: Site Enlargement



Photo Viewpoint 10: This view from Cobaki Road shows the northern most extent of the site, an area proposed for sports fields (precinct U).

Refer to **Figure 1** for Photo Viewpoint Location Plan

Rise
ABOVE IT ALL

Figure 15:
Photo Viewpoint
9 & 10

Date: 20/03/09



Photo Viewpoint 11: This photo is taken from within the site boundary, on Cobaki Road, looking south. The lower level areas of the rural landscape within this view are not within the site boundary so will remain unchanged. Existing vegetation will be retained or, if Camphor Laurel, be replaced with native vegetation which will grow to a similar height, as part of the planned environmental restoration works. Rural residential development (precinct N) would occur to the far left of this view and the Local Centre and Retirement Village (precinct M) would occur at the lower central area. Note that built form of the proposed **Boutique Hotel Apartments (A-4), L2 and N** (refer **Figure 7** Building Heights Summary) would not be visible from this location due to topography and vegetative cover.



Photo Viewpoint 11: Site Enlargement showing approximate height and location of built form of proposed **Hilltop Plaza Penthouses & Apartments (L-1 & L-3)**, refer **Figure 7** (Building Heights Summary). Note that proposed building form, articulation and colour will considerably soften their visual impact. Development of other low rise buildings in the vicinity will serve to integrate proposed building heights, shown above, into the landscape. The perception of building height for any structure within this area of higher built form should not alter as ground contours do not vary significantly.

Refer to **Figure 1** for Photo Viewpoint Location Plan

Figure 16:
Photo Viewpoint 11



Photo Viewpoint 12: Looking east along Cobaki Road, the site lies on the right hand side of the road. Existing vegetation, obscures views to proposed residential development beyond. Note that built form of the proposed **Boutique Hotel Apartments (A-4)**, **Hilltop Plaza Penthouses & Apartments (L-1 & L-3)**, **Hill top Apartments (L-10)** and **Midrise Apartments (N-5 & 6)** are not visible

Refer to **Figure 1** for Photo Viewpoint Location Plan

Figure 17:
Photo Viewpoint 12