

# 4.1 CONCLUSIONS AND RECOMMENDATIONS

## Conclusions

The site is not readily visible from many locations within the catchment. Two (2) representative Observer Locations were identified that encapsulated the range of substantive views available into the proposed development site.

This report concludes that the proposed Link Road will not have a significant visual impact on the surrounding viewers.

The proposed Link Road will appear as a narrow break in the canopy of the Hinchinbrook Creek riparian corridor, with views to and along the road most often viewed with a backdrop of vegetation, reducing the visual prominence of the road from most locations.

Additionally, the road development is visually consistent with the infrastructure of the adjacent industrial estate and Cowpasture Road.

## Recommendations

Targeted planting sites are recommended to reduce the visual prominence of the proposed Link Road, especially after construction of the proposed playing fields. In this instance, Council as the responsible land manager, may wish to consider planting of endemic tree species between the playing fields. These playing fields are in preliminary concept design phase only and may or may not go ahead.

It is recommended that all batters to the Link Road be reinstated with locally endemic shrubs and grasses / ground covers to reduce the visual prominence of the proposed road development.

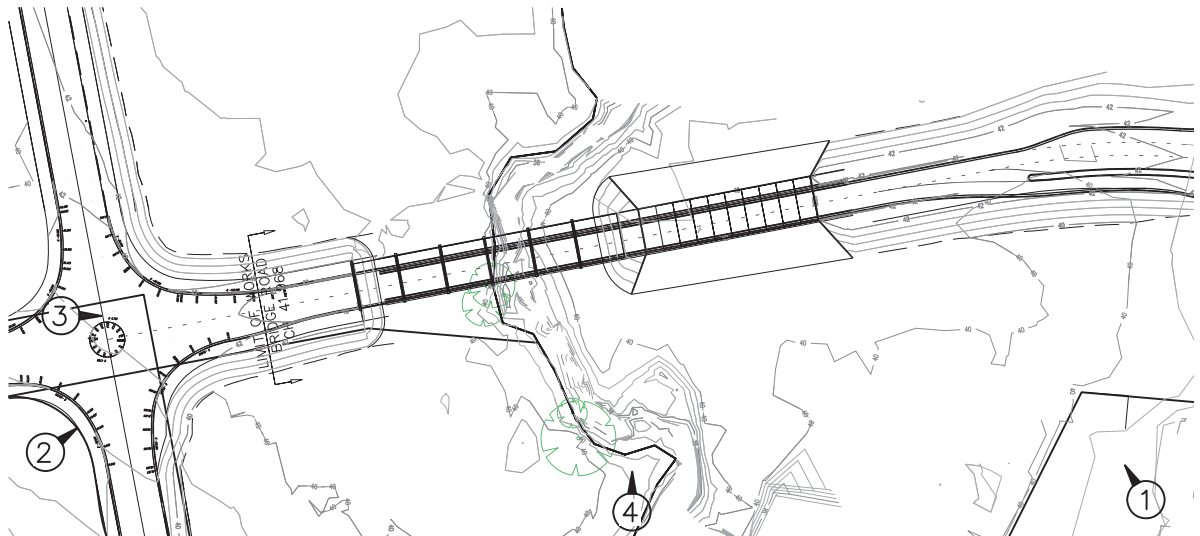
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PRELIMINARY CONCEPT DRAWINGS

# Appendix A



IMAGE No. 1



PLAN  
SCALE 1:1000



IMAGE No. 4

REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES
A	29/06/2010	Issued for Information	W.M.	H.W.	M.A.	P.J.	 1:1000 / 1:2000
B	20/07/2010	Bridge Road Location Amended	W.M.	H.W.	M.A.	P.J.	
C	11/08/2010	Bridge Spans Amended	H.W.	H.W.	M.A.	P.J.	

DESIGN FILE S:\150126 - Hoxton Park\Design\12D\OVERALL DESIGN

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE

Plotted By: hughw Plot Date: 11/08/10 - 12:18 Cad File: S:\150133 - Hoxton Park Bridge Road\Drawings\ENG\150133-SK-003[C].dwg



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IMAGE No. 2

LEGEND

③ IMAGE DIRECTION

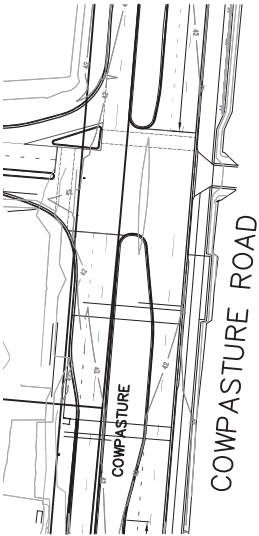


IMAGE No. 3



PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

<div>09</div> <div>mirvac</div>	CLIENT		PROPERTY DESCRIPTION		PROJECT HINCHINBROOK CREEK LINK ROAD			
			LOT 101 D.P. 1130459, LOT 404 D.P. 1147551 AND LOT 4051 D.P. 1152675 COW PASTURE ROAD HOXTON PARK		PLAN TITLE COWPASTURE ROAD INTERSECTION			
			PLAN AND IMAGES					
	SURVEYED	N/A	DATUM	A.H.D.	PROJECT No.	DISCIPLINE	NUMBER	REV.
					150133	- SK -	003	C



**SCALES**

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1:500 / 1:1000

0 1 2 3 4 A1 / A3  
1:100 / 1:200

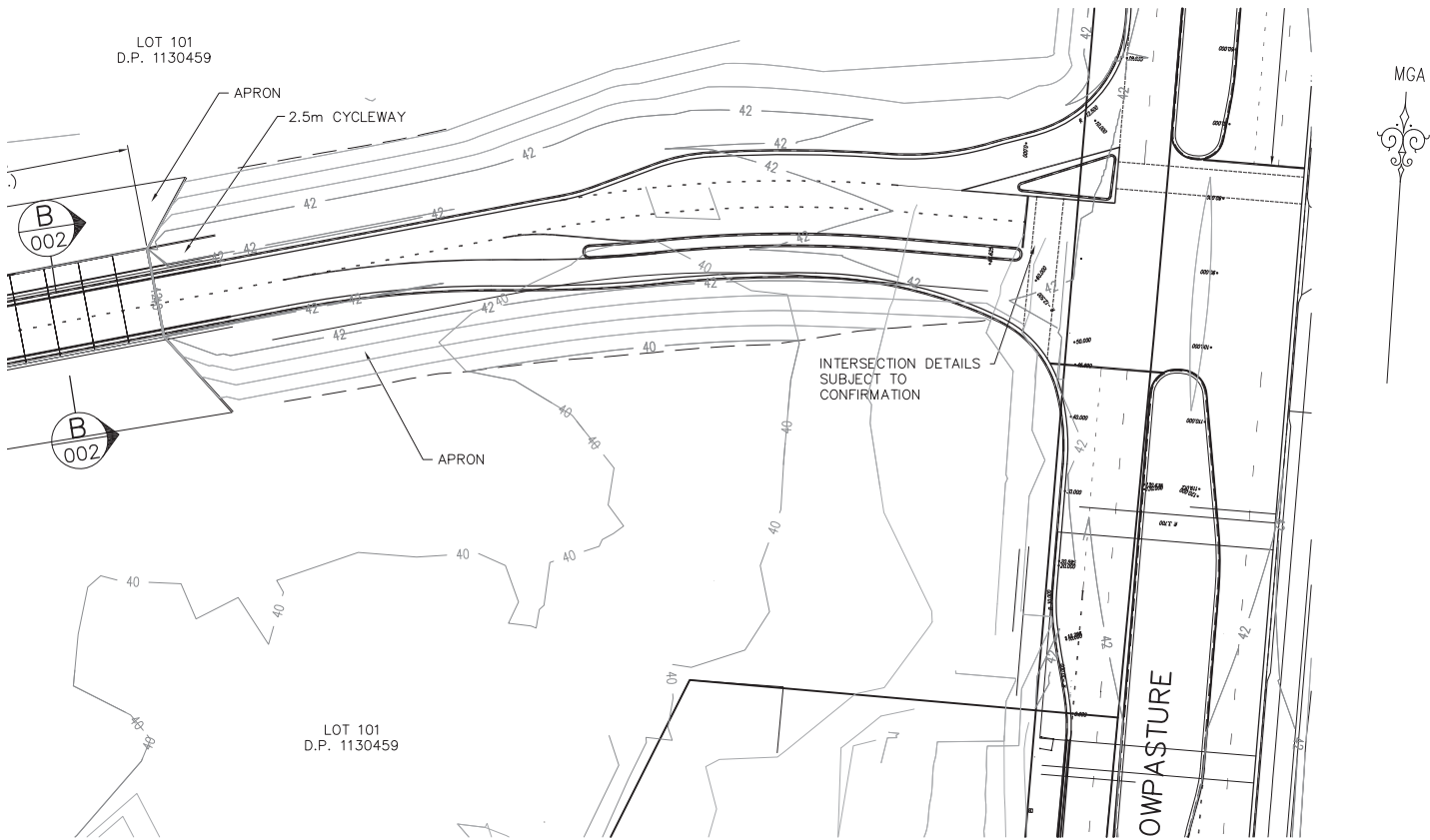


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DESIGN FILE S:\150126 - Hoxton Park\Design\12D\OVERALL DESIGN

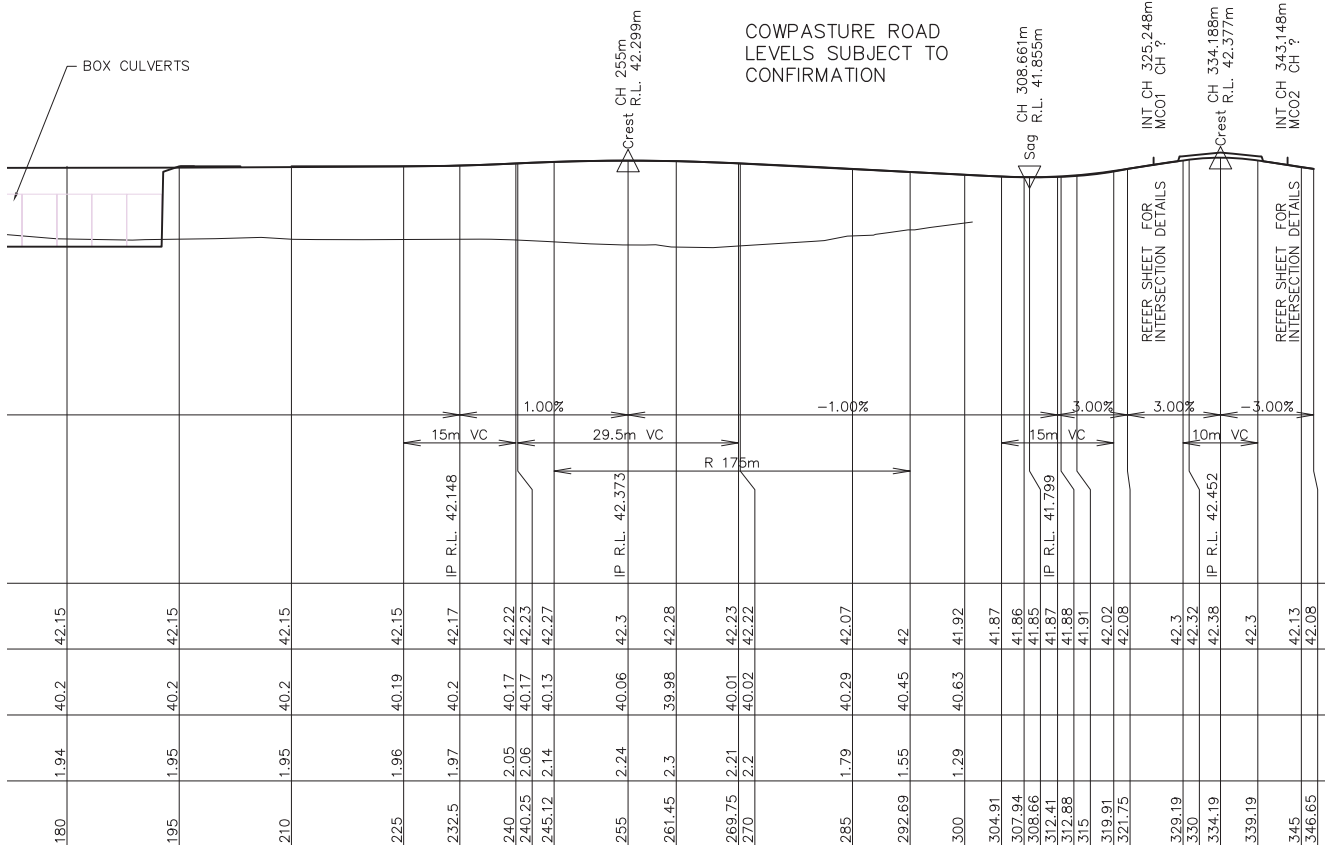
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE

Plotted By: hughw      Plot Date: 11/08/10 - 13:06      Cad File: S:\150133 - Hoxton Park Bridge Road\Drawings\ENG\150133-SK-001.dwg



NOTE:


COWPASTURE ROAD  
LEVELS SUBJECT TO  
CONFIRMATION

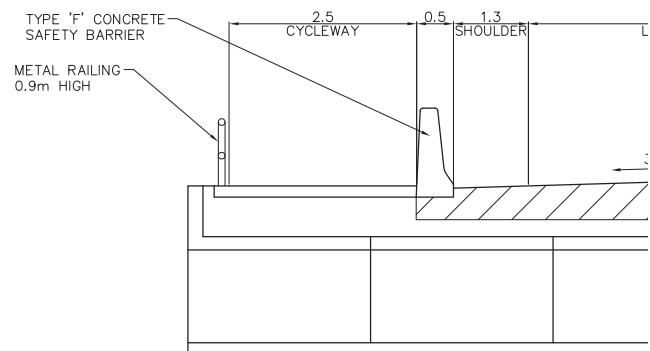
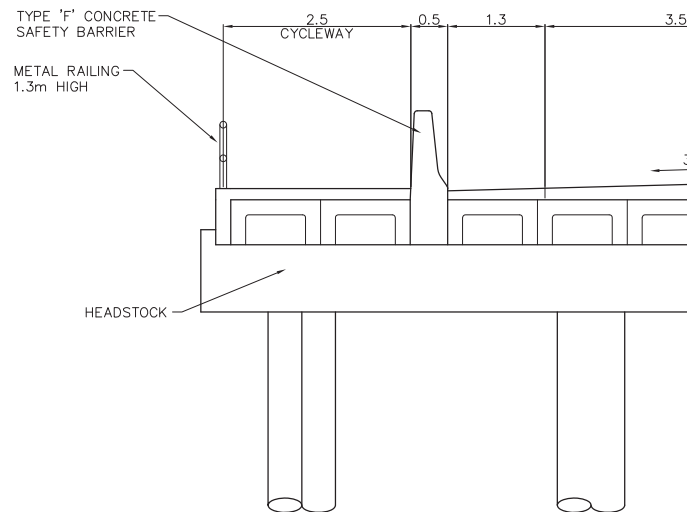




ON BRIDGE ROAD

SCALE 1:500  
E 1:100

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

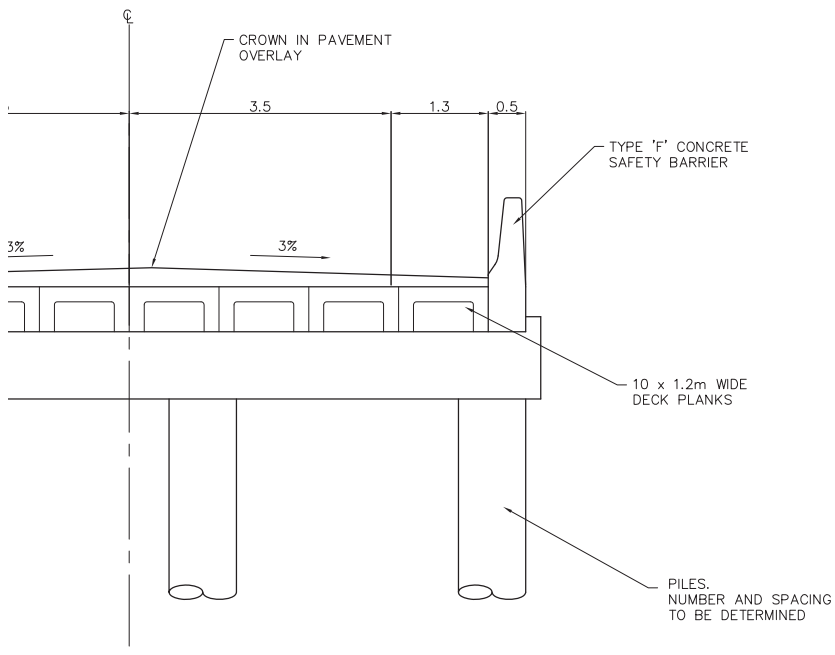
CLIENT	PROPERTY DESCRIPTION		PROJECT			
			HINCHINBROOK CREEK LINK ROAD			
	LOT 101 D.P. 1130459, LOT 404 D.P. 1147551 AND LOT 4051 D.P. 1152675 COW PASTURE ROAD HOXTON PARK		PLAN TITLE			
			LINK ROAD PLAN AND LONGITUDINAL SECTION			
SURVEYED		DATUM		PROJECT No.	DISCIPLINE	NUMBER
N/A		A.H.D.		150133	SK	001
						REV.
						C



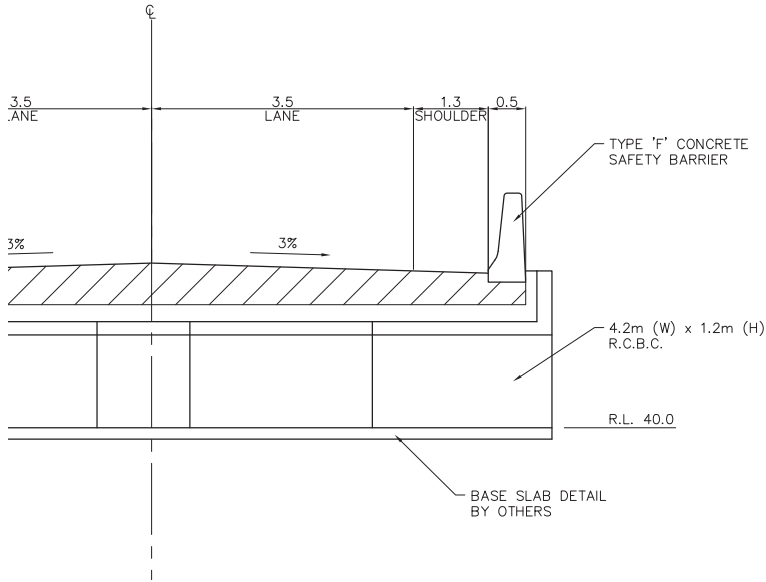
REV.	DATE	AMENDMENT	DRAWN	CHECK	DESIGN	VERIFY	SCALES		<p>Central Coast 2 Bounty Close, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 430 Fax: (02) 4305 439 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>
A	29/06/2010	Issued for Information	W.M.	H.W.	M.A.	P.J.			
B	11/08/2010	Sections updated	H.W.	H.W.	M.A.	P.J.			
DESIGN FILE S:\150126 - Hoxton Park\Design\12D\OVERALL DESIGN									

Plotted By: hughw Plot Date: 11/08/10 - 18:07 Cad File: S:\150133 - Hoxton Park Bridge Road\Drawings\ENG\150133-SK-002[B].dwg





SECTION A  
SCALE 1:50 001



SECTION B  
SCALE 1:50 001


#### LEGEND



PAVEMENT TYPE TO  
BE DETERMINED



PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

10 9 m.au  J i	CLIENT	PROPERTY DESCRIPTION		PROJECT HINCHINBROOK CREEK LINK ROAD									
		LOT 101 D.P. 1130459, LOT 404 D.P. 1147551 AND LOT 4051 D.P. 1152675 COW PASTURE ROAD HOXTON PARK		PLAN TITLE COWPASTURE ROAD INTERSECTION									
				TYPICAL SECTIONS									
		SURVEYED	N\A	DATUM	A.H.D.	PROJECT No.	150133	DISCIPLINE	SK	NUMBER	002	REV.	B

