



Photo 1: Looking north-west from Avon Road towards the site.



Photo 2: The existing house at 1 Avon Road. This house is proposed to be demolished in accordance with the requirements of the Ku-ring-gai Reference Plan.



Photo 3: The existing derelict house at 5 Avon Road. This house is proposed to be demolished in accordance with the requirements of the Ku-ring-gai Reference Plan.



Photo 4: The existing dwelling at 1 Arilla Road. This house is proposed to be demolished in accordance with the requirements of the Ku-ring-gai Reference Plan.



Photo 5: The culvert that conducts water collected from the 'riparian' drainage channel bisecting the site underneath the driveway to 1 Arilla Road and also underneath Arilla Road itself to the creek downstream located on the south-western side of Arilla Road.



Photo 6: View showing the juxtaposition of the existing dwelling at 1 Arilla Road and the 'riparian' drainage channel immediately adjacent.



Photo 7: Thick stand of bamboo just upstream from the drainage channel at 1 Arilla Road. This image illustrates the extent of weed infestation on the site. This area is identified under the Draft Town Centres LEP as an Area of Biodiversity Significance. This area is proposed to be restored through weeding and native planting.



Photo 8: Driveway to 4 Beechworth Rd on left with existing dwelling at 6 Beechworth Rd on right, 6 Beechworth Rd is not a part of the development site.



Photo 9: Dwelling at 8 Beechworth Road, to be demolished. Note the extent of weed infestation which is typical for the site.



Photo 10: View from 8 Beechworth Rd south-east toward the 'riparian' corridor. Note the extent of weed infestation.



Photo 11: View from 8 Beechworth Rd into the site. Note the current weed-infested state of the understorey.



Photo 12: View of the 'riparian' drainage channel, which had water flowing within it at the time of inspection. This is visible bottom centre. Note the extremely overgrown and weed infested state of this portion of the site.



Photo 13: General view of the middle of the site.



Photo 14: View south-east from Beechworth Rd railway bridge looking along railway corridor. Subject site is to the right of the railway corridor.



Photo 15: View of the Clyde Gardens apartment development which faces toward the subject site across the railway corridor.

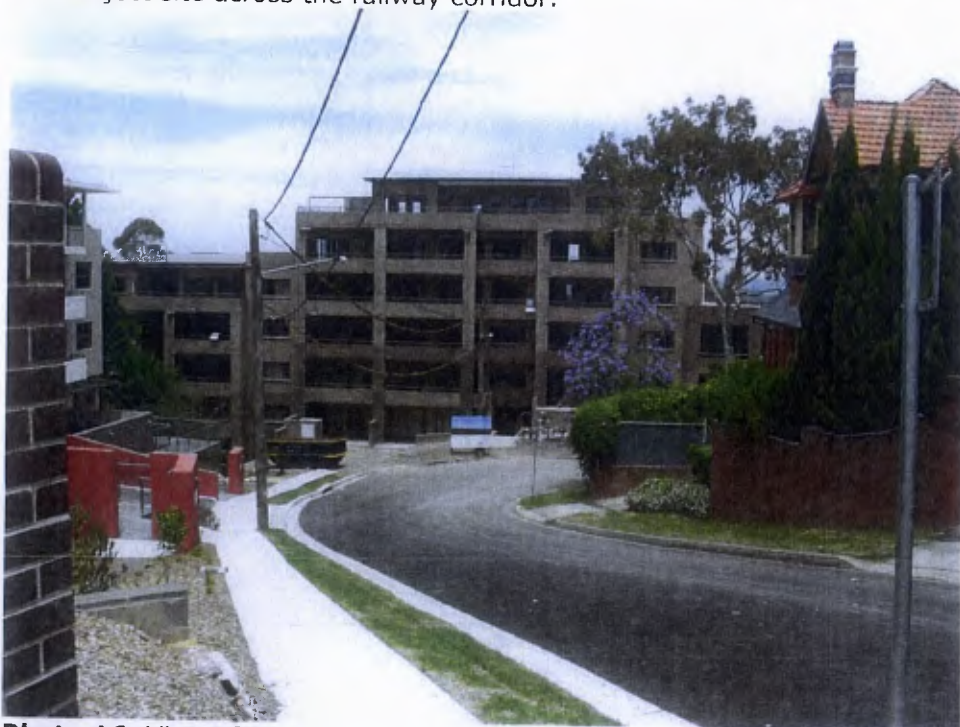


Photo 16: View of Clyde Gardens development from Clydesdale Place, just to the north-east of the subject site.



Photo 17: View of Avondale development from Clydesdale Place, just to the north-east of the subject site.



Photo 18: View from Everton Street of the Meriton 'Ironbark' development at 2 Avon Road, still under construction at the time of the writing of this report. Note the change in scale between the new development and the adjoining dwelling on left. This development is located 350m south-east from the subject site.



Photo 19: View from Pacific Highway of the Avon Road elevation of the Ironbark development, Avon Road is in the foreground.



Photo 20: Looking westwards along Avon Road toward the site. Note dense canopy of trees on the PLC grounds on left, railway corridor on right and on the site itself, centre. This canopy will provide very effective screening from the street of the proposed development - not possible with the Avondale, Clyde Gardens or Ironbark developments.