












LEGEND

-  Significant vegetation
-  Contiguous vegetation
-  Flowlines/creek corridors
-  Vegetation retention/supplementary planting along ridgelines
-  Ridgeline
-  Vegetation retention/supplementary planting along roads
-  Major road
-  Good views
-  Transition area/buffer
-  Potential development sites
-  Study area boundary

Mid distant views to neighbouring towns over wetlands & floodplain & distant views to mountain ranges



Ridgeline
Major ridge-line across the site potential road/vegetation corridor

Good views

Flowline feeding wetlands

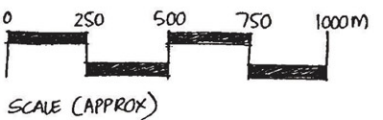
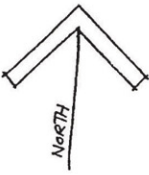
Views from McFarlanes Road over floodplain

Potential development site. However some tree coverage & close proximity to quarry

Maintain bushland feel on higher sections of McFarlanes Road & retain clear views over woodland

Cleared elevated area with good views over floodplain high visibility from roads

RAYMOND TERRACE ROAD: Maintain bushland feel on higher areas by retaining roadside vegetation corridors & supplementing with additional planting. Do not plant trees within floodplain sections in order to retain views



Metford Station
Provides visual transition/buffer to existing rural residential (e.g. larger lots/vegetation)

Timberlane Estate - well established vegetation screen along eastern boundary

PGH owned quarry clay conservation/good vegetation in undisturbed areas - need to provide large buffer zones

Provide buffer/break between new & old development
"Thornton" (Existing residential)

"Somerton Park" (Existing residential)

POTENTIAL DEV SITE (EXTENSION OF SOMERSET PARK - ATTRACTIVE VIEWS OVER WETLANDS & FLOODPLAIN)

POTENTIAL SCHOOL SITE
11N 100 YR FLOODLINE

MINOR RIDGELINE

DRAINAGE

SCATTERED TREES
POTENTIAL DEV SITE

APPROX RIDGELINE
CLEAR OPEN SITE

McFARLANES RD.

RAYMOND TERRACE RD.

GOVERNMENT ROAD

GOOD VIEWS

WETLANDS

500 m FROM SETBACK UNRELY BOP

Ridgeline

RIDGELINE

McFARLANES RD.

Metford Station

Hunter Main Line

Playing fields (open space)