

NOTE:

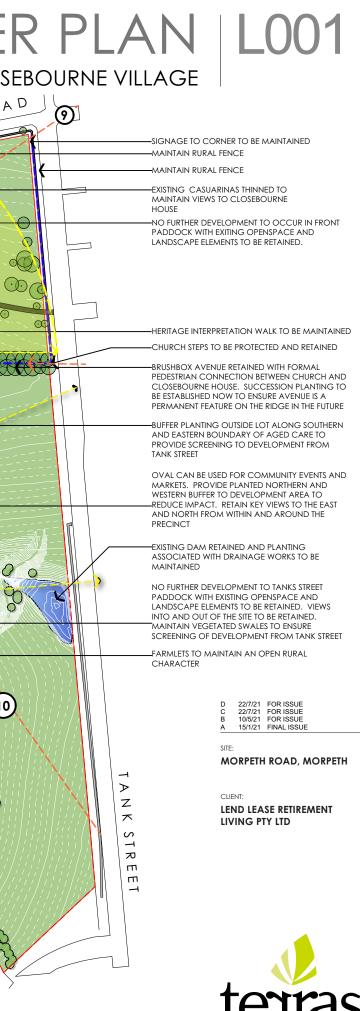
EDGE OF R.V. MEDIUM DENSITY ZONE TO ROBINSON HOUSE UPDATED TO REFLECT APPROVAL CONDITION 36(24.1) AND CONDITION 43 OF D.A.08-2335 AND AS PER HERITAGE AGREEMENT.

• visualisation

urban design

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CPI	TICAL SIGHTLINES & VIEW CORRIDORS	NOTE:
	INCAL SIGNILINES & VIEW CORRIDORS	WHEREVER POSSIBLE RETAIN ARCHAEOLOGICAL REMAINS AND EVIDENCE OF EARLIER STRUCTURES IN
1. 2.	ROAD AND HUNTER RIVER MAINTAIN VIEWS TO AND FROM CLOSEBOURNE HOUSE BY AVOIDING FUTURE PLANTINGS AND	WHEREVER POSSIBLE RETAIN ARCHAEOLOGICAL REMAINS AND EVIDENCE OF EARLIER STRUCTURES IN SITU AND IF NOT RECORD AND REMOVE IN ACCORDANCE WITH POLICIES IN CMP AND HERTAGE NSW
3.	STRUCTURES WHICH MIGHT SCREEN THE BUILDING FROM MORPETH ROAD MAINTAIN VISUAL CONNECTION BETWEEN MORPETH AND CLOSEBOURNE HOUSES. NO FUTHER DEVELOPMENT OR TREE PLANTING WITHIN VISUAL CORRIDOR	SEE TREE MANAGEMENT PLAN FOR GUIDELINES REGARDING THE SPECIFIC MANAGEMENT OF SIGNIFICANT TREES AND A TREE REPLACEMENT
4.	RETAIN A VISIBLE CONNECTION BETWEEN THE FRONT OF MORPETH HOUSE AND THE ST JAMES CHURCH TOWER	SIGNIFICANT TREES AND A TREE REPLACEMENT POLICY MORPETHROM
5.	IMPROVE AND MAINTAIN VISUAL CONNECTION BETWEEN CLOSEBOURNE HOUSE AND ST JAMES CHURCH	
6.	MAINTAN SIGNIFICANT VISUAL LINKS TO RURAL LANDSCAPE TO THE EAST	
7.	REINFORCE VISUAL LINK ALONG MAIN ENTRY TO MORPETH HOUSE	
8.	MAINTAN SIGNIFICANT VISUAL LINKS FROM MORPETH ROAD TO CLOSEBOURNE HOUSE	
9.	MAINTAN SIGNIFICANT VISUAL LINKS FROM MORPETH TOWNSHIP TO CLOSEBOURNE VILLAGE	
10.	MAINTAN SIGNIFICANT VISUAL LINK FROM THE CEMETERY TO THE CLOSEBOURNE HOUSE GROUP	
	EXISTING MASONRY ENTRY WALLS AND SIGNAGE	FRONT PADDOCK
	RETAIN SENSE OF OPENSPACE BETWEEN MORPETH ROAD AND MORPETH HOUSE.	
	EXISTING STORMWATER DETENTION FACILITY WITH PERIPHERY PLANTING TO BE MAINTAINED	FARMLETS
	FOOTPATH CONNECTION ADJACENT ENTRY ROAD	
	ENTRY AVENUE TREES TO BE SELECTED AND LOCATED TO PRESERVE VIEWS OF MORPETH HOUSE	
	DEVELOPMENT FOOTPRINT OF PROPOSED RL VILLAS	
	CENTRAL MEDIAN TO BE TURFED WITH HEDGING TO EDGE WITH EXTENSION OF MORPETH HOUSE TO BE PICKED UP IN BREAK IN PLANTING TO PROVIDE CONNECTION BACK TO MORPETH HOUSE EXISTING "FOREST REDGUMS" TO BE RETAINED AND PROTECTED	
	MAINTAIN ALL SIGNIFICANT PLANTING WITHIN AND AROUND THE MORPETH HOUSE GROUP.	MORPETA HOUSE VILLAGE GREEN GREEN J 1855 J 1
	STAGE 8 DA TO INCLUDE CARPARKING AND LANDSCAPING INCLUDING PEDESTRIAN PATHS AND TREE PLANTING	
	WARDENS RESIDENCE HOBBY SHED VILLAGE GREEN WITH OPEN TURF AREA TO PROVIDE SPACE FOR ACTIVITIES AND MARKETS.	RETREMENT VILLAGE
	RETAIN EXISTING BRICK AND CONCRETE COLLEGE PATHS AS ITEMS OF HISTORICAL INTERPRETATION	FARMLETS
1	EGEND	
	EXISTING BUILDINGS EXISTING TREES TO BE REMOVED PROPOSED BUILDINGS IOT BOUNDARY PROPOSED BUFFER PLANTING IOT BOUNDARY DECO GRANITE PATH HERITAGE INTERPRETATION WALK EXISTING FOOTPATH VIEWS FROM THE SITE	
	• EXISTING TREES TO BE RETAINED	MASTER PLAN
Ç	PROPOSED TREE PLANTINGS AS SPECIFIED	Scale: 1:3250



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