



Baseline Photo



Photomontage - Year 0



Photomontage - Year 5



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

## 8.5 Viewpoint 5

Viewing Location	30 Belleview Ave, Mount Vernon - Looking West
GPS	33°51'27"S, 150°48'54"E
Elevation (Eye-level)	89m
Date and Time	25th November 2020 - 3.09pm
Baseline Photo & Photomontage Figure	Figure 40

### Visual Description

Approx. Viewing Distance from Site Boundary	1.1km
View description & prominence of the development	<p>This viewpoint was identified during the drone photography analysis within Figure 8 and its location is highlighted again in the 120m drone Figure 20. The property could be seen when flying to a height of 14.6m above the proposed pad level of Lot 1A.</p> <p>The viewpoint was selected in order to determine the type of view that might be experienced from properties with Mount Vernon due east of the development site. Most properties within this view corridor are expected to not experience extensive views of the proposed development due to existing vegetation. However, some small view corridors may exist for certain properties.</p>

### Visual Receptor Sensitivity

The baseline photo would be expected to be typical of many properties within the area. Mount Vernon is a generally affluent suburb with large properties and extensive gardens.

Within the foreground are garden and lands associated with the property and adjacent properties. There is high abundance of mature existing vegetation within the mid to background. Small view corridors towards the Blue Mountains are possible on a clear day as can be seen in the baseline. Residential receptors are often more critical of their view and due to the high scenic quality seen from garden areas and upper floor windows, it is judged that the sensitivity of this visual receptor is **high**.

### Magnitude of Change

The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be extremely similar to the baseline situation. The view is of long range views with a negligible part of the view affected. Therefore, it is judged that the magnitude of change is **very low**.

### Significance of Visual Impact

The significance of the visual impact at this location is judged to be **minor**.

THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK

Approximate Extent of Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 5

Figure 40a: Viewpoint 5 - Aldington Road, Kemps Creek - Looking West (Photomontage Y0 & Y5)

Approx Angle of View - 67°



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

## 8.6 Viewpoint 6

Viewing Location	247 Capitol Hill Drive, Mount Vernon - Looking West
GPS	33°51'33"S, 150°48'24"E
Elevation (Eye-level)	93.3m
Date and Time	25th November 2020 - 12.44pm
Baseline Photo & Photomontage Figure	Figure 41

### Visual Description

Approx. Viewing Distance from Site Boundary 390m

View description & prominence of the development

This viewpoint is intended to be representational of the type of view that would be experienced from residential visual receptors close to the site, and located to the southeast within Mount Vernon. This would also possibly include the garden of property No. 239, though that dwelling sits at a lower elevation.

The baseline photograph was taken from the rear garden under an area of mature scattered trees and close to the property boundary. In the foreground pastoral land can be seen (which is also zoned IN1), the development site is central within the view and descends lower beyond the ridge line.

A selection of potential residential receptors located to the east are identified in the eastern panoramic drone photographs within Figures 4, 8, 12, 16 and 20.

As can be seen in the baseline image, the view extends out to the horizon and the Blue Mountains. Within the foreground, the landscape descends lower towards the development site which is situated within the center of the view. Scattered trees, paddocks and farmland can be seen extending beyond Mamre Road.

Visual Receptor Sensitivity

Views would be experienced from the rear of the property. The view does not contain any large scale industrial development or other significant landscape detractors other than those associated with working farms. Due to the long range views towards the blue mountains, expansive views over the landscape and the fact that residential receptors are also often likely to be more critical of their view, the sensitivity has been judged to be **high**.

Magnitude of Change

The top of the proposed development is likely to be seen within the view which will be recognised as an industrial development by the receptor. The ESR development is expected to sit low enough in the landscape to maintain the current views to the Blue Mountains as demonstrated in Figure 41. The main eastern building facades are expected to be screened by existing vegetation. Therefore, it is judged that the magnitude of change is **low**.

Significance of Visual Impact

The significance of the visual impact at this location is judged to be **minor**.

THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK





Baseline Photo



Photomontage - Year 0



Photomontage - Year 5

Figure 41a: Viewpoint 6 - 169 Aldington Road, Kemps Creek - Looking West (Photomontage Y0 & Y5)

Approx Angle of View - 67°



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

Figure 41b: Viewpoint 6 - 169 Aldington Road, Kemps Creek - Looking West (Photomontage Y10 & Y15)

Approx Angle of View - 67°

## 8.7 Viewpoint 7

Viewing Location	52A Mount Vernon Road, Mount Vernon - Looking Northwest
GPS	33°51'36"S, 150°48'15"E
Elevation (Eye-level)	97.9m
Date and Time	25th November 2020 - 3.55pm
Baseline Photo & Photomontage Figure	Figures 42 and 42a (Photomontage Extended Angle of View)

### Visual Description

Approx. Viewing Distance from Site Boundary 170m

View description & prominence of the development

This baseline photograph was taken from the northern boundary of land at property No. 52A Mount Vernon Road. It is intended to be representational of the type of view that would be experienced from a number of properties located at close proximity to the southeast corner of the development site. Views from within the residential dwelling may also be possible, however there is the presence of existing trees immediately in front of the house.

As can be seen in the baseline photograph, the property sits in an elevated position overlooking the site towards Aldington Road and Mamre Road. Long range expansive views are possible and the Blue Mountains can be seen in the distance on the horizon.

In the foreground the development site can be seen, together with rural and pastoral lands.

Visual Receptor Sensitivity

This viewpoint is in close proximity to the development site, with expansive views over the landscape and of the Blue Mountains. Residential receptors are often likely to be more critical of their view and therefore, the sensitivity has been judged to be **high**.

Magnitude of Change

The proposed development will be noticeable and the view would be altered by its presence. The view is also at close range with changes seen in the horizontal and vertical extent. However, due to the proposed pads levels of warehousing, views over the wider landscape including Orchard Hills, Twin Creeks and Luddenham and are expected to be still possible. Longer distant views of the Blue Mountains are also maintained, therefore, the magnitude of change is judged to be **medium**.

Significance of Visual Impact

The significance of the visual impact at this location is judged to be **moderate**.

THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK