



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 39: Viewpoint 8 - 32 Aldington Road, Kemps Creek - Looking Northeast (Photomontage)

Approx Panoramic Angle of View - 67°



## 8.9 Viewpoint 9

<b>Viewing Location</b>	Bowood Park, Bowood Road, Mount Vernon - Looking North
GPS	33°50'59"S, 150°48'41"E
Elevation (Eye-level)	70.45m AHD
Date and Time	16th Dec 2020 - 1.53pm
Baseline Photo & Photomontage Figure	Figure 41

### Visual Description

Approx. Viewing Distance from Site Boundary	1.8km
View description & prominence of the development	<p>This visual receptor is located within Bowood Park, Mount Vernon which is situated 1.8km south of the site. A small number of nearby second-storey residential dwellings, may also experience a similar type of view to the baseline image in Figure 37. The park did not appear to be heavily used and there did not seem to be a clear access way other than a closed vehicular gate.</p> <p>The view was taken from the north eastern corner of the park and looks north towards elevated pastoral lands with scattered trees and bushland. The site is located centrally within the view beyond the hill on the horizon. The view is free of development except for electricity pylons.</p>

<b>Visual Sensitivity</b>	Not all areas of the park experience this view, as there is the presence of mature trees along the northern and eastern boundary. However, the view does have some clear scenic value and is likely to be held in high regard by the local community. It is therefore, judged that the sensitivity of this visual receptor is <b>high</b> .
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<b>Magnitude of Change</b>	The proposed development will form a barely noticeable component of the view, with only the very tops of southern warehousing seen. The view would be very similar to the baseline situation and therefore, it is judged that the magnitude of change would be <b>very low</b> .
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<b>Significance of Visual Impact</b>	The significance of the visual impact at this location is judged to be <b>minor</b> .
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Extent of Proposed Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 40: Viewpoint 9 - Bowood Park, Bowood Road, Mount Vernon - Looking North (Photomontage)

Approx Panoramic Angle of View - 67°



## 8.10 Viewpoint 10

<b>Viewing Location</b>	Jacfin Lands, Aldington Road, Kemps Creek - Position 1 - Looking North
GPS	33°50'13.6"S, 150°49'18.8"E
Elevation (Eye-level)	81.1m AHD
Date and Time	16th July 2020 - 3.49pm
Baseline Photo & Photomontage Figure	Figure 42

### Visual Description

Approx. Viewing Distance from Site Boundary	160m
View description & prominence of the development	<p>Viewpoints 10 and 11 were taken within the Jacfin lands to represent future residential receptors with the RU4 zoning (refer to section 4.3). This location was chosen to establish potential views of the ESR proposal from residential lots 11 &amp; 12 close to the northern boundary of the Jacfin site.</p> <p>As can be seen in the baseline photograph, the development site is located in close proximity to the north of the Jacfin site. In the foreground, pastoral lands are seen together with the existing Terramesh bund, Gabion walling and recently planted vegetation. In the background of the image, the site is seen with partial views of new industrial development to the north.</p>

### Visual Sensitivity

As described within section 4.3 of this report, a judgement of sensitivity is more difficult when the receptor (residential dwellings) does not presently exist. However, it would be likely that dwellings at this location would experience a view similar to that seen within the baseline image. This already contains finished earthworks to the southern boundary of the ESR site and landscaping planting. To the west, proposed industrial development within LOT A is also likely to affect views.

Residential receptors who will eventually live in this location, will already be aware of the zoning of adjacent lands and an expectation should exist that their views may contain industrial type buildings. The zoning of the land itself means that working properties are likely to be built here and it could be argued that the land/property would be purchased with regards to its use and possibly less importance would be placed on the views that would be experienced. It is therefore, judged that the sensitivity of this visual receptor is **medium**.

### Magnitude of Change

The magnitude of change could be determined on a number of factors. For example any landscaping introduced to the rear of the Jacfin RU4 lots may potentially further reduce residual impacts over time. As is demonstrated by the photomontage opposite, the ESR development will be clearly noticeable in the view. However, following maturity, landscape mitigation planted along the southern site boundary should be effective at screening the development. Therefore, it is judged that the magnitude of change would be **medium**.

### Significance of Visual Impact

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





Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 41: Viewpoint 10 - Jacfin Lands, Aldington Road, Kemps Creek - Position 1 - Looking North (Photomontage)

Approx Panoramic Angle of View - 67°



## 8.11 Viewpoint 11

Viewing Location	Jacfin Lands, Aldington Road, Kemps Creek - Position 2 - Looking North
GPS	33°50'27.6"S, 150°49'04.1"E
Elevation (Eye-level)	91.85m AHD
Date and Time	16th July 2020 - 3.54pm
Baseline Photo & Photomontage Figure	Figure 43

### Visual Description

Approx. Viewing Distance from Site Boundary	650m
View description & prominence of the development	Viewpoints 10 and 11 were taken within the Jacfin lands to represent future residential receptors with the RU4 zoning (refer to section 4.3). This location was chosen to establish potential views of the ESR proposal further south within the RU4 land close to lots 4 & 5.  As can be seen in the baseline photograph, the development site is located to the north of the Jacfin site. In the foreground, pastoral lands are seen together with the existing Terramesh bund, Gabion walling and recently planted vegetation. In the background of the image, the site is seen with partial views of new industrial development to the north and west.

Visual Sensitivity	As described within section 4.3 of this report, a judgement of sensitivity is more difficult when the receptor (residential dwellings) does not presently exist. However, dwellings at this location may experience a view similar to that seen within the baseline image. There are a number of factors that would affect the actual resultant view corridor including other dwellings, development within Lot A and landscaping.  Earthworks to the southern boundary of the ESR site and landscaping planting are visible.  Residential receptors who will eventually live in this location, will already be aware of the zoning of adjacent lands and an expectation should exist that their views may contain industrial type buildings. The zoning of the land itself means that working properties are likely to be built here and it could be argued that the land/property would be purchased with regards to its use and possibly less importance would be placed on the views that would be experienced. It is therefore, judged that the sensitivity of this visual receptor is <b>medium</b> .
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Magnitude of Change	The magnitude of change could be determined on a number of factors. For example any landscaping introduced to the rear of the Jacfin RU4 lots may potentially further reduce residual impacts over time. As is demonstrated by the photomontage opposite, the ESR development will be noticeable in the view. However, following maturity, landscape mitigation planted along the southern site boundary should be effective at screening the development. The distance from the development at this location is also 500m further away than Viewpoint 10. Therefore, it is judged that the magnitude of change would be <b>low</b> .
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Significance of Visual Impact	The significance of the visual impact at this location is judged to be <b>minor</b> .
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