

Attachment 3: Landscape and Visual Analysis Assessment

STEVEN CHAMBERS

MAY 2013

Landscape Visual Analysis
190 Raby Road
Lot 4 DP260703 Gledswood Hills



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December 2012

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1 Landscape and Visual Analysis of Lot 4 Raby Road Gledswood Hills

1.1 Introduction

JMDdesign have been commissioned by the landowner Mr Steven Chambers to prepare a Landscape and Visual Analysis for 190 Raby Road Gledswood Hills being Lot 4 in DP 260703 Camden LGA ("the Subject Land") as part of a submission to Camden Council.

The Subject Land is 40 hectares of rural pasture land, created by a rural subdivision in 1980, and sits entirely within Camden Council.

The owner, Steven Chambers, purchased the land in 1980, and has used the property for cattle grazing, and other minor agricultural pursuits.

Over the past ten years, due to a demand for residential housing, the land adjoining to the east and the north has recently been rezoned for residential housing estates.

The Landowner, wishes to prepare a planning proposal for the site to enable residential housing to be developed, in conjunction with maintaining landscape and visual amenity.

1.2 Purpose of the Report

The purpose of this report is to map existing landscape, visual and scenic qualities of the site and surrounding areas and provide a site analysis and recommendations that will inform the residential planning and development process.

1.3 Site Context

The Subject Land currently has private road access to Raby Road and is bounded by St Gregory's College in the south, the SCA - Sydney Water Supply Canal to the west, recently rezoned lands 182 -188 Raby Road to the north west and Macarthur Grange Golf Club to the north.

The Subject Land is bounded on the east side by Campbelltown City Council boundary and the area known as "the Scenic Hills".

The site is located to the east of the Gregory Hills release area, recently released for urban development within the Turner Road Precinct of the Sydney South West Growth Centres.

The proposed extension of Gregory Hills Drive from its current termination point at the Gregory Hills residential development will pass along the southern boundary of the Subject Land and then connect to the western end of Badgally Road east of St Gregory's College linking through to Campbelltown.

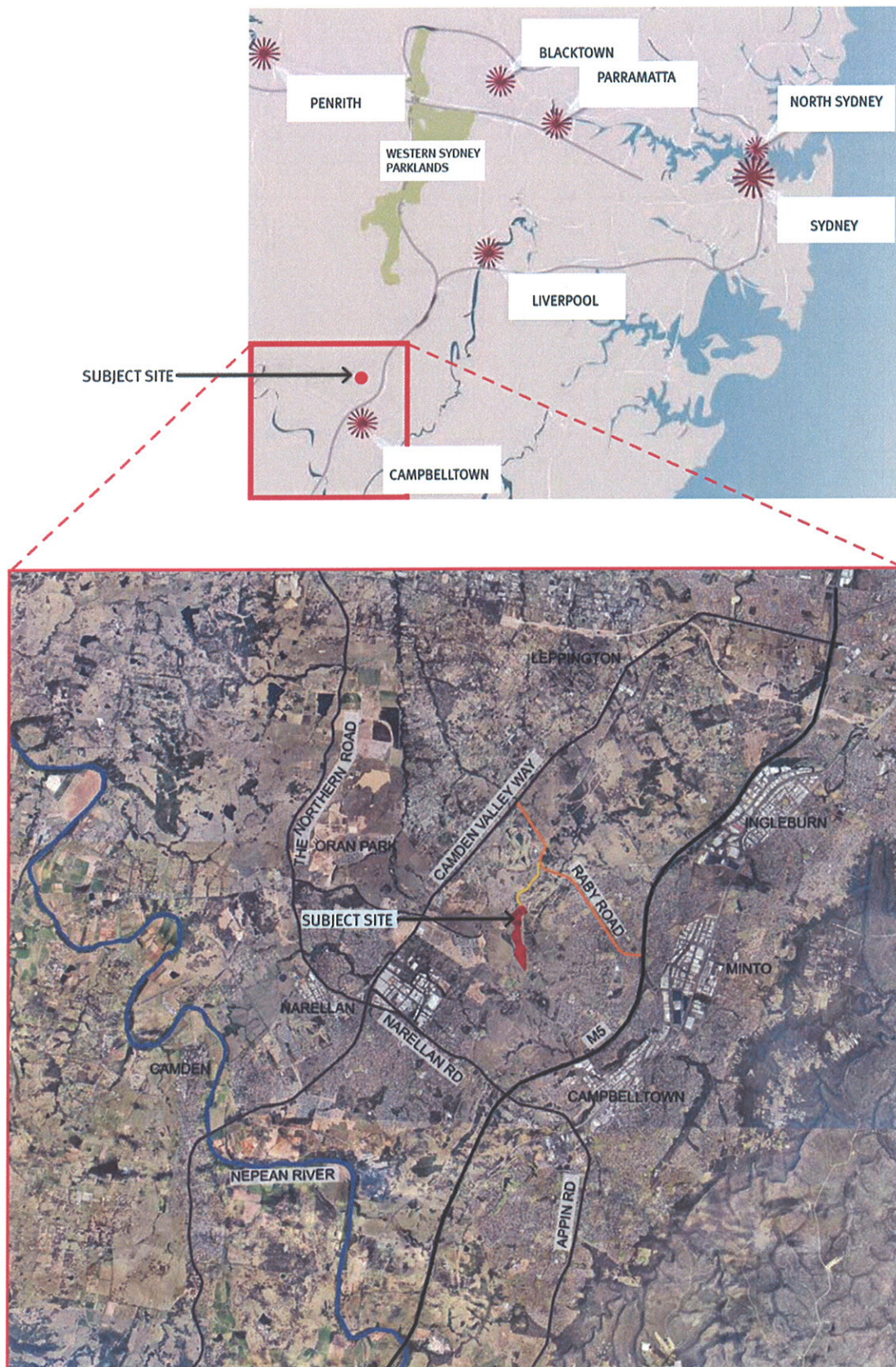


Figure 1.1: Location Map - Local Context Greater Sydney Area
(Nearmaps, viewed 21 November 2012)

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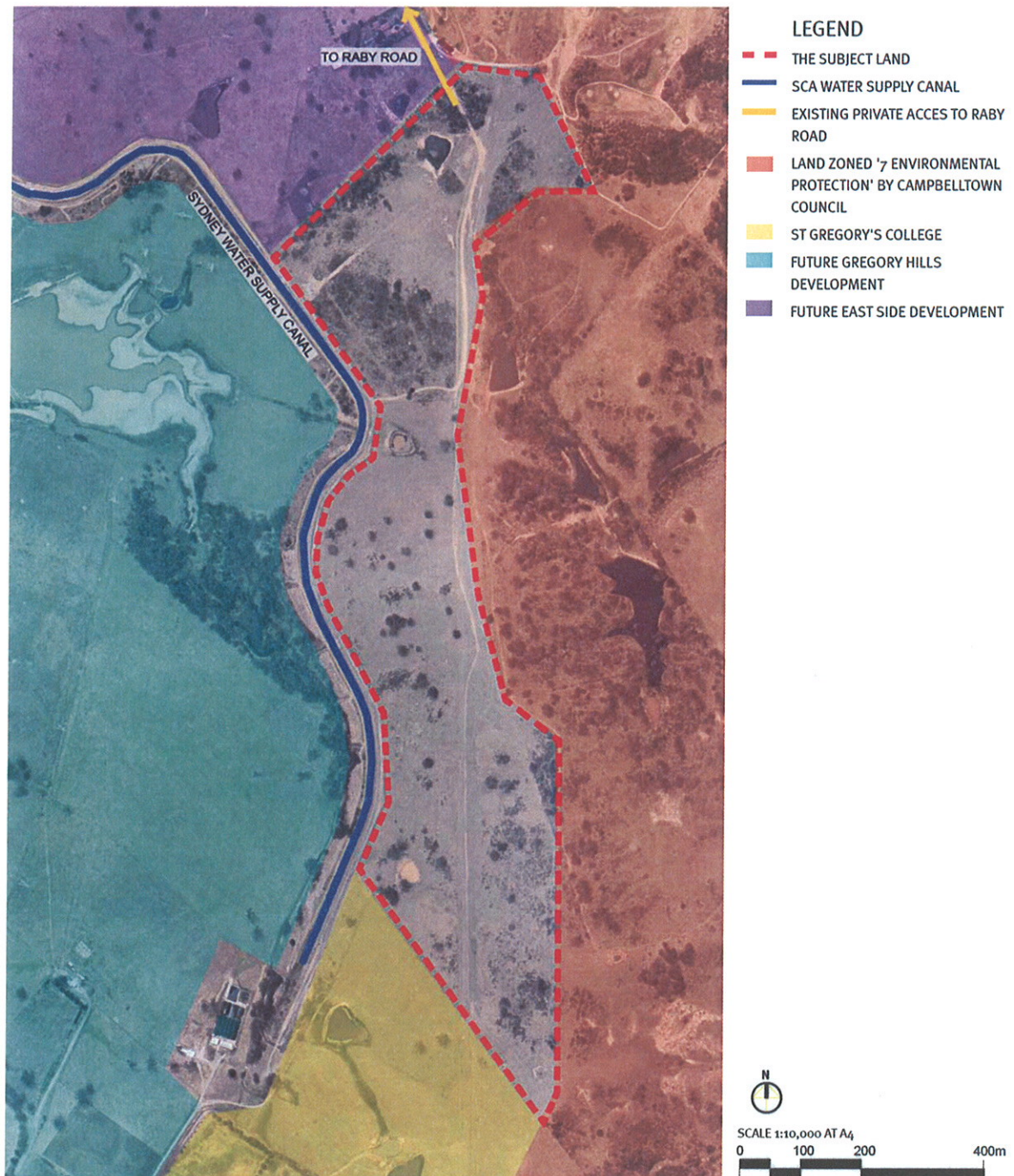


Figure 1.2: Site Map
(Nearmaps, viewed 21 November 2012)

1.4 Project objectives

The Landowner's requirements for the proposed development of the Subject Land are:

- Achieve staged, orderly development having regard to the site's opportunities and constraints;
- Plan a residential development that is identified as best practice in dealing with the scenic qualities of the Gledswood Hills Lands, with any built environments largely "subservient" to such landscape;
- Create a desirable place for all ages and a wide range of household types;

1.5 Landscape and Visual Analysis Objectives

In line with the project objectives for the development of the site the objectives of this landscape and visual analysis are to:

- Assess and identify the visual qualities of the Subject Land;
- Ensure that any proposed development of the Subject Land has no or minimal adverse impact on the local and regional visual quality of the area;
- To identify areas suitable for residential development within the Subject Land;
- To provide guidelines to future residential development of the Subject Land that will reduce the visual and landscape impact of the area.

1.6 Methodology

The methodology employed to undertake this landscape and visual assessment involved the following tasks:

1.6.1 Landscape Site Survey and Analysis

- Review of available studies of surrounding landholdings such as Turner Road Precinct, Camden Lakeside and El Caballo Blanco Gledswood Eastside;
- Review of available Camden Council documents relevant to the Subject Land;
- Review of topographic maps and aerial photography;
- Undertake services and utilities search;
- Prepare site analysis diagrams for site geology and soils, topography, hydrology and drainage, vegetation, heritage, land capability, site character, landscape features, and contamination, services, land zonings;

1.6.2 Visual Survey and Analysis

- Detail visual site survey and photography of Subject Land from various viewpoints surrounding the Subject Land to establish a visual catchment;
- Identify and map prominent landscape elements;
- Review existing site photography to plot visibility of the site from viewpoints;
- Review proposals for future development in the area against development proposals for the Subject Land to determine the visual impact on landscape elements;

1.6.3 Opportunities and Constraints

- Prepare opportunities and constraints plan for the Subject Land;

1.6.4 Recommendations

- Provide recommendations and guidelines for future development to ensure the landscape and visual integrity of the site.

2 Existing Zoning

The Subject Lands are currently zoned Rural Landscape RU 2 under the Camden Local Environmental Plan 2010. The minimum area of subdivision and minimum area for the erection of a dwelling under such zoning is generally 40 hectares.

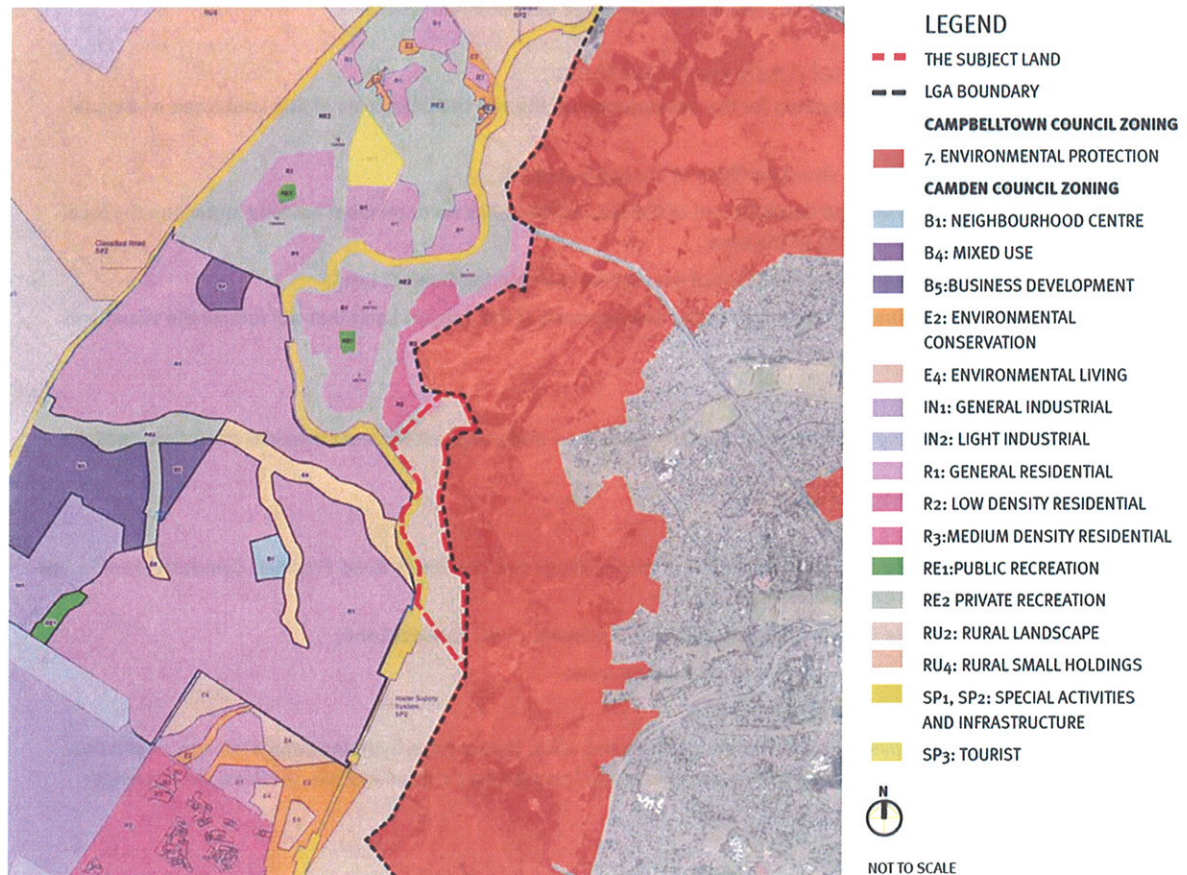


Figure 2.1: Imminent Zoning Map
 (Nearmaps, viewed 21 November 2012)
 (Campbelltown City Council, 2010)
 (Council of Camden, 2008)
 (NSW Government Department of Planning, 2007)

2.1 Adjoining Land Release History

2.1.1 Land to the East – Turner Road Precinct – Gregory Hills Release Area.

Located to the east of the site, Turner Roads is one of the first Precincts released in the South West Growth Centre.

The 536-hectare precinct was rezoned in December 2007 after 18 months of planning. Turner Road Precinct includes:

- Potential for 4,020 new dwellings for over 12,000 new residents;
- Capacity for 5,000 jobs;
- Ninety-six hectares of employment land;
- A 15,000 square meter town centre;
- 27 kilometers of walking and cycling routes; and
- 77 hectares of open space.

The Precinct is predominately being developed by Dart West / Marist Bros Joint Venture, the release area known as “Gregory Hills”.

2.1.2 Land to the North – 180 -188 Raby Road -El Caballo Blanco /Gledswood / East Side Rezoning

In October, 2005 on behalf of the proponent, Camden Council resolved to prepare an LES and DLEP for the former El Caballo holding and the adjoining lands known as East Side. The total holding consisted of some 160 hectares and built upon a formerly approved convention/golf resort masterplan for the redevelopment of the El Caballo site. In 2009, due to change of ownership, the proponent, submitted a revised masterplan to create a Golf Course Residential Estate including 860 residences and an 18 hole championship golf course.

The development, to achieve economic viability and deliver a desired natural system outcome, was to include several small strategically clustered urban precincts and a major revegetation scheme. The concept revised masterplan focused on the development being located below central ridgelines when viewed from Camden Valley Way, and Raby Road.

The approved masterplan and Planning Proposal (Draft LEP 151) is currently with the Department of Planning for final gazettal.

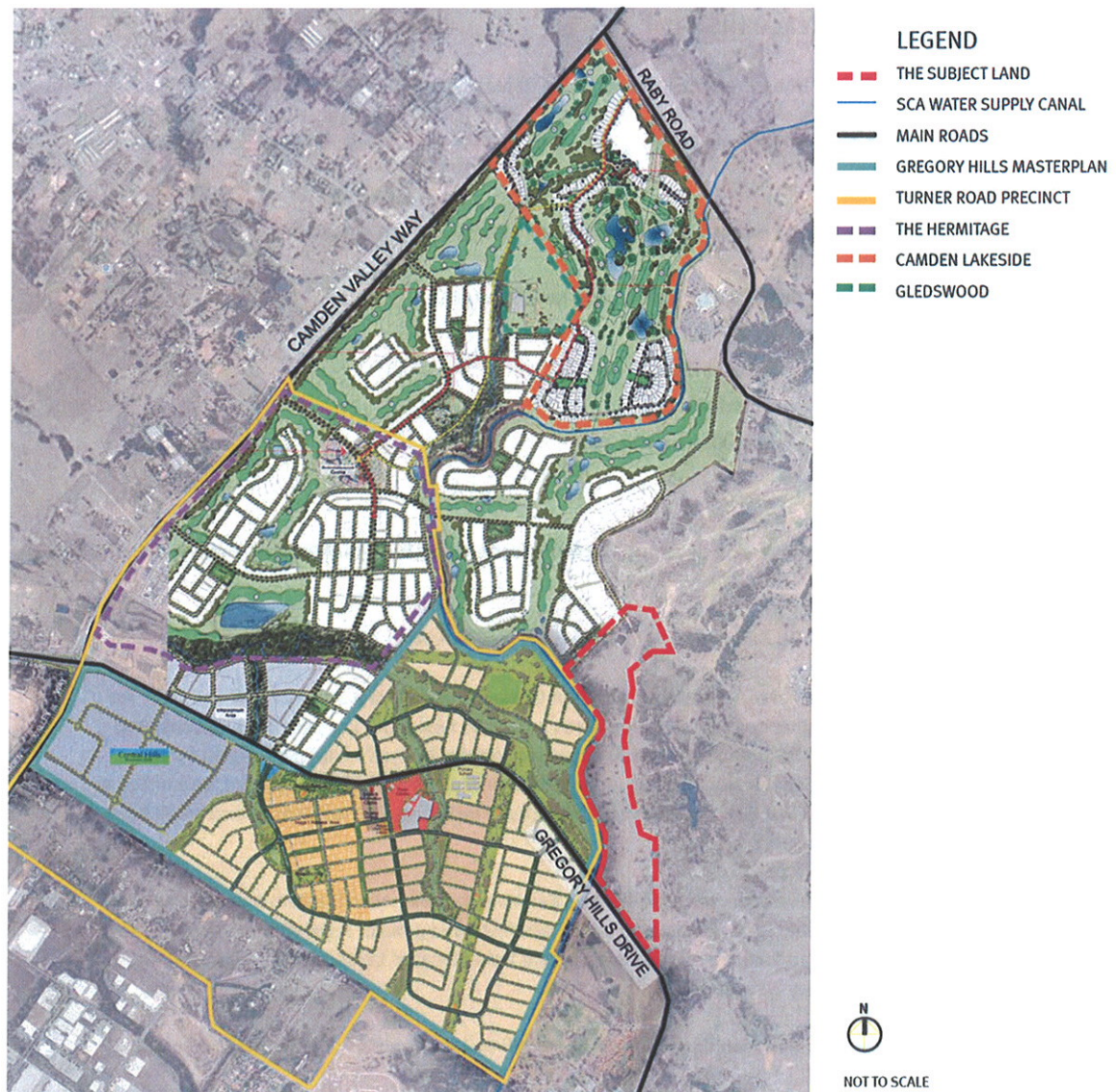


Figure 2.2: Adjoining Land Releases
 (Council of Camden, 2006),
 (Dart West Developments, 2011)
 (Nearmaps, viewed 21 November 2012)

3 Landscape Site Survey and Analysis

3.1 Context

The Subject Land is located on the rural outskirts of Sydney and within the rapidly developing South West Growth Area. The site is a long narrow irregularly shaped piece of land set along a north-south ridgeline, west of the Camden Campbelltown LGA boundary and land zoned as scenic preservation known as 'the Scenic Hills' which occurs in the Campbelltown LGA. The site area is approximately 40.0 hectares roughly 200-300 metres width by 1700 metres length with a strong westerly aspect overlooking the head waters of South Creek with distant views to the Blue Mountains.

Campbelltown City Centre is located 3 km to the south east with Camden town located 8 km to the south east.

Immediately surrounding the site to the west, north and east are a series of rural holdings of various sizes. One of these holdings is the State Heritage Listed Gledswood which is located approximately 1.5km to the north of the site. To the south of the site is St Gregory's Catholic College, Campbelltown.

The development of Gregory Hills Residential and Employment Lands as part of the Turner Road Precinct is located 1km to the south west. Part of this development is the extension of Gregory Hills Drive which will continue to the east joining up with Badgally Road linking to Campbelltown and form the southern boundary and road access into The Subject Land. Other nearby developments include 'The Hermitage' on Camden Valley Way and Camden Lakeside Golf on Raby Road.



Figure 3.1: View looking South from property Boundary showing SCA Water Supply Canal to the west, pasture land and Badgelly Hill in the Background



Figure 3.2: View looking north from St Gregory's College Property at southern boundary

3.2 Climate

The climate at Camden consists of mild to warm summers with a mean maximum of 29.5 degrees celsius in January and mean minimum of 15.1 degrees celsius in December. Winters are mild with a mean maximum of 19.0 degrees celsius in August and mean minimum of 3.0 degrees celsius in July. The annual mean rainfall is 766.5mm with the driest months being July to September with monthly rainfall of about 40mm and the highest rainfall occurring in February of over 100mm per month. (Ref: Bureau of Meteorology Camden Airport AWS -2012)

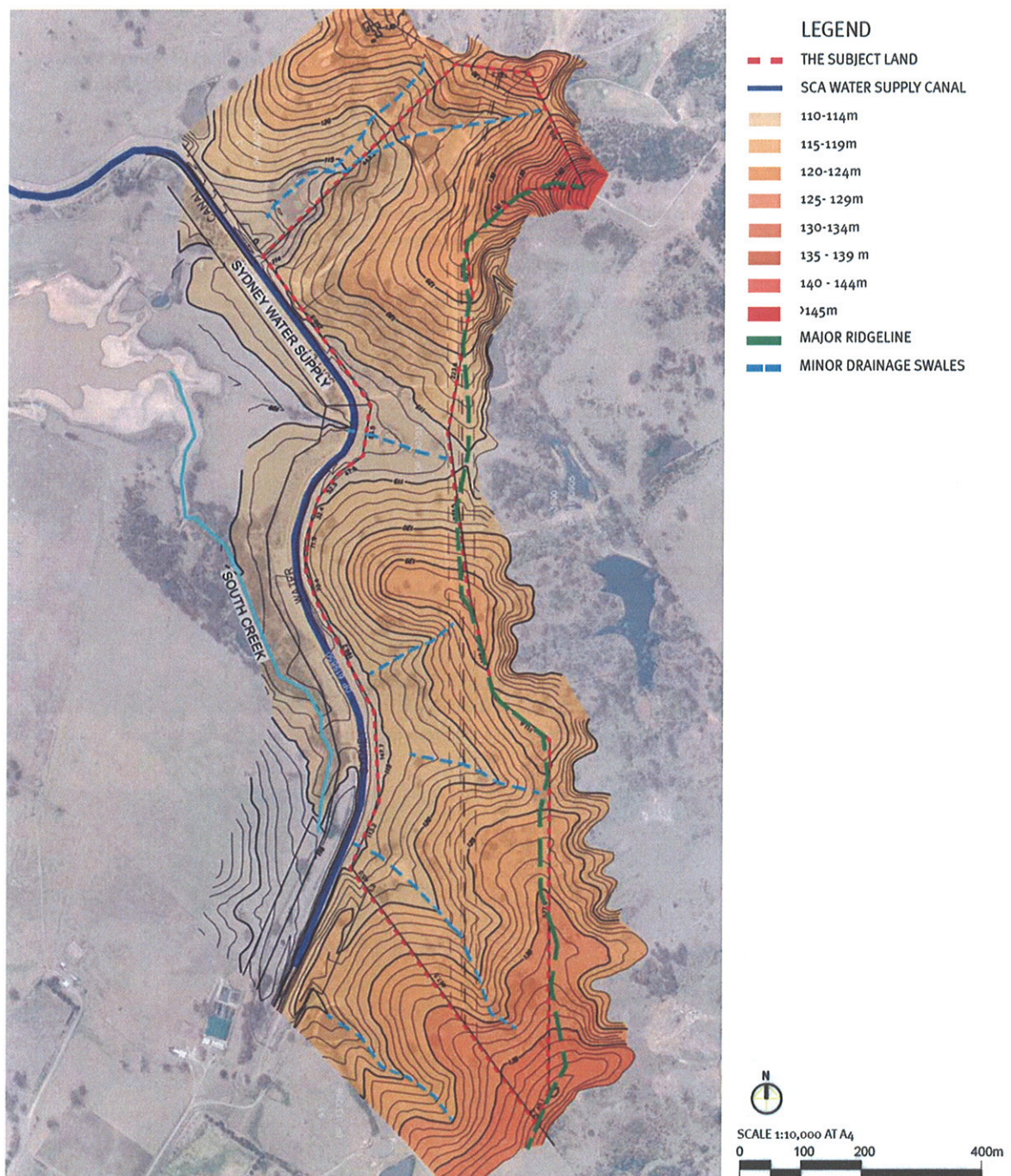


Figure 3.3 : Site Topography
(Nearmaps, viewed 21 November 2012)
(YSCO Geomatics, 2012)

3.3 Topography and Hydrology

The Subject Land is dominated by a pronounced ridge that runs north south along the eastern edge of the site which forms the Camden Campbelltown LGA boundary. Heights along the ridgeline vary from 115.0m AHD to the highest point of the site in the north east corner at 148.0m AHD. Badgelly Hill, 196.0m AHD, is the highest point in the area and is located approximately 1200m south of the site along the boundary ridge. The site slopes to the west to the Sydney Water Supply Canal which forms the western boundary of the site. The canal is an open lined channel originally constructed in the 1880's. There are a number of farm dams that exist in the shallow swales along the length of the property. There are no significant water courses on the Subject Land although two small streams are indicated on the Campbelltown 1:25,000 topographic map. These streams flow into the upper reaches of South Creek.

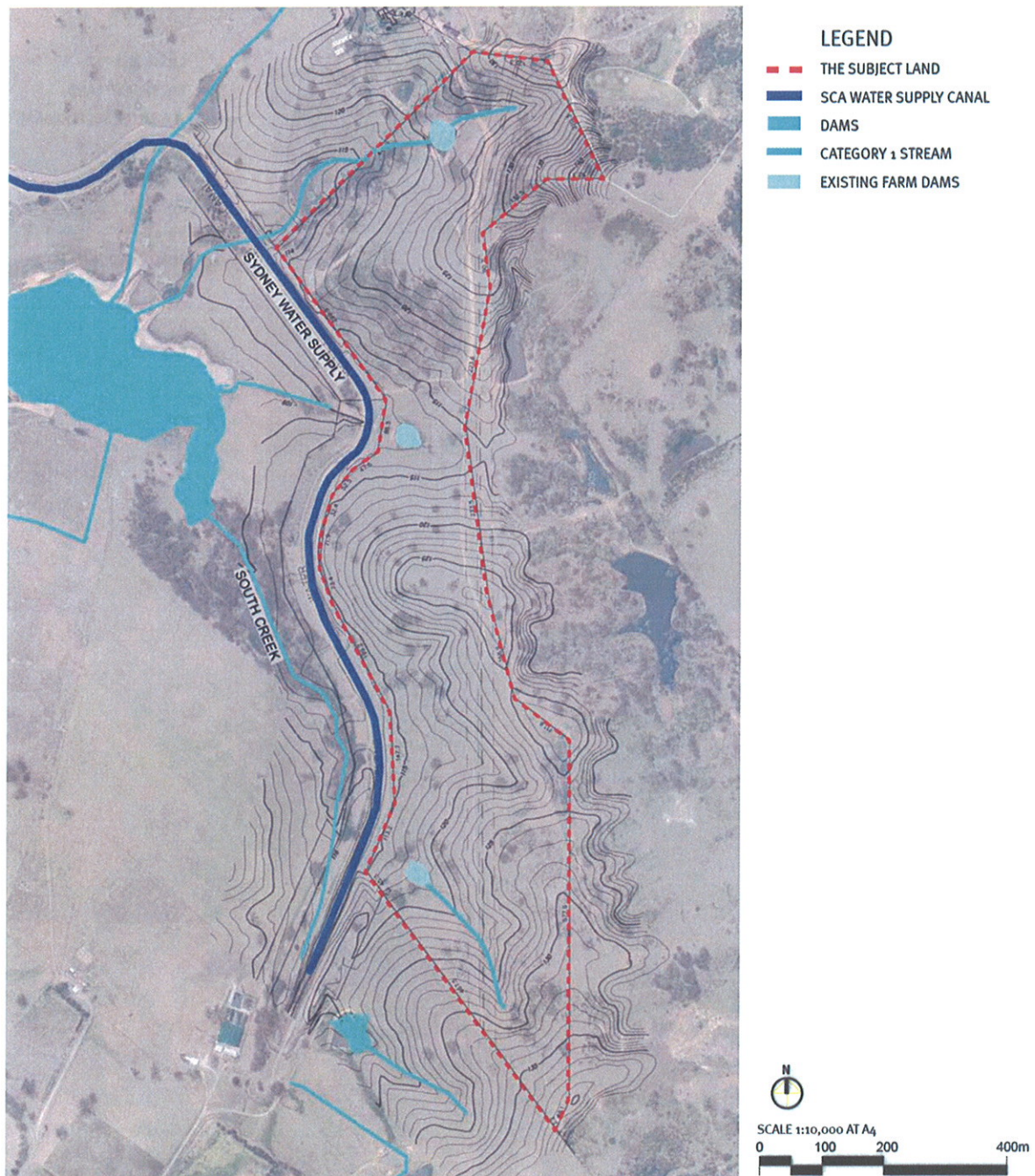


Figure 3.4: Hydrology
(Council of Camden, 2012)
(Nearmaps, viewed 21 November 2012)
(YSCO Geomatics, 2012)

3.4 Slope and Aspect

The site has a predominantly westerly aspect overlooking the SCA, Sydney Water Supply Channel and the riparian corridor of South Creek.

Site slopes are predominantly less than 5% with a small area in the north of the site with slopes in excess of 20%.

No portion of the Subject Land is deemed to be State Protected Lands as no part of the Subject Land:

- has a slope greater than 18 degrees from the horizontal,
- is within 20 metres of, the bed or bank of any part of a [river](#) or [lake](#) specified in the order or
- any land that is, in the opinion of the Minister, environmentally sensitive or affected or liable to be affected by soil erosion, siltation or land degradation

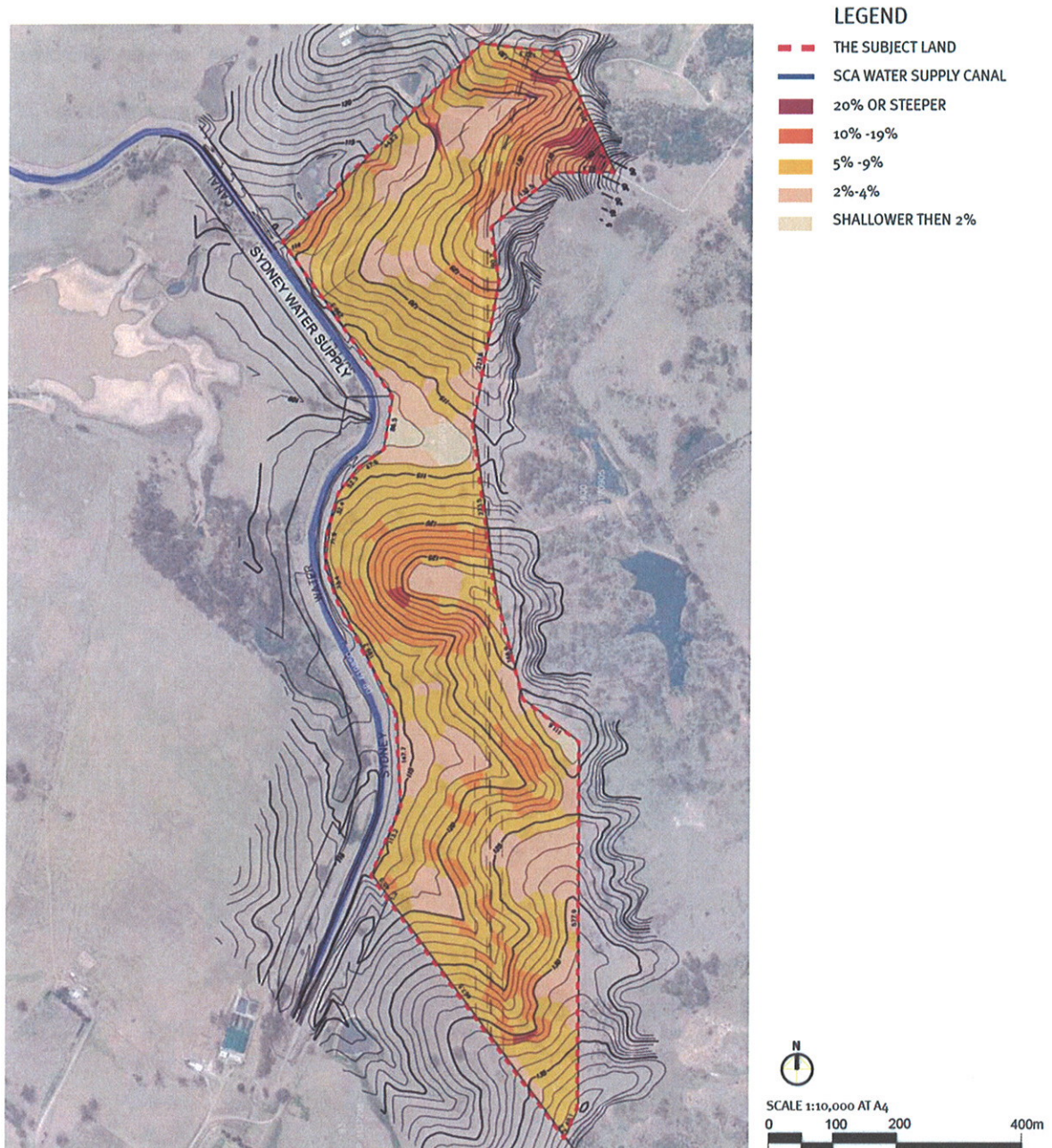


Figure 3.5: Slope Analysis
(Nearmaps, viewed 21 November 2012)
(YSCO Geomatics, 2012)

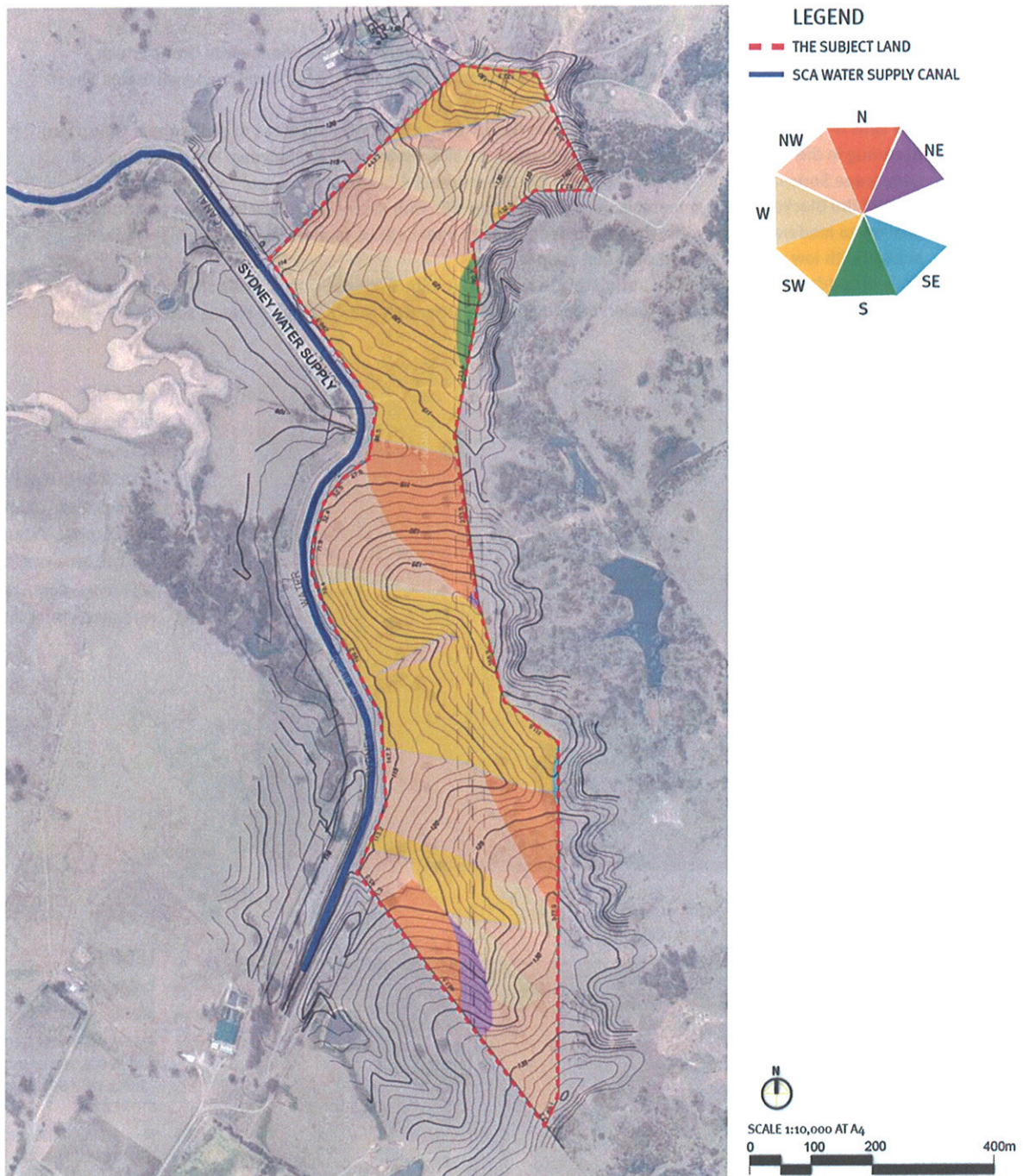


Figure 3.6: Aspect Analysis
(Nearmaps, viewed 21 November 2012)
(YSCO Geomatics, 2012)

3-5 Geology and Soils

The geology of the Subject Lands is formed by the Liverpool subgroup of the Wianamatta Group which contains some shale and weak sandstone beds. (Reference: Wollongong 1:250,000 Geological Series Sheet No SI 56-9. NSW Dept of Mines 1966)

The soils of the site are dominated by Blacktown Group (Bt) with some small areas of Luddenham Group (Lu) occurring in the elevated steeper sloping sections of the site. (Reference: Wollongong – Port Hacking Soil Landscape Series Sheet 9029-9129. Hazelton P.A., Bannerman S.M., Tillie P.J., 1990)

Soils of the Blacktown Group result in gently undulating hills with slopes of usually less than 5%. Soils are shallow to moderately deep less than 1.0m deep and are hard setting, moderately reactive highly plastic subsoil with low soil fertility and poor soil drainage.

Soils of Luddenham are found on undulating to rolling hills with slopes of 5-20%. Soils are shallow less than 1.0m deep and have a high soil erosion hazard and are moderately reactive highly plastic subsoil with poor soil drainage.

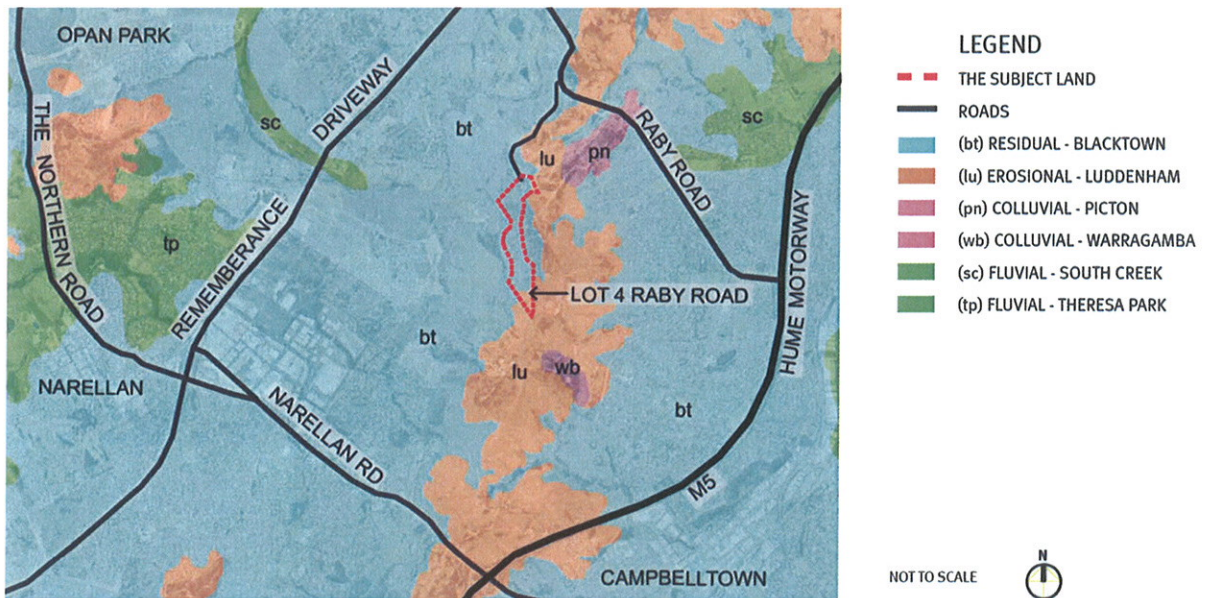


Figure 3.7 : Soils

(Nearmaps, viewed 21 November 2012)

(Hazelton,P.A, Bannerman,S.M, Tillie,P.J, 1990)



Figure 3.8 : Geology

(Nearmaps, viewed 21 November 2012)

(Geological Survey of NSW Division of Regional Geology and Royal Australian Survey Corps,1996)

3.6 Vegetation

The vegetation of the subject site consists of two vegetation types:

- Pasture grasses;
- Remnant Cumberland Plain Woodland.

Native vegetation on the site consists of scattered remnant eucalypts of Cumberland Plain Woodland Association (CPW). CPW is an Endangered Ecological Community. Camden Council have mapped vegetation within the municipality. These vegetation maps indicate pockets of vegetation within the Subject Land as 'core habitat' and 'support for core habitat'.

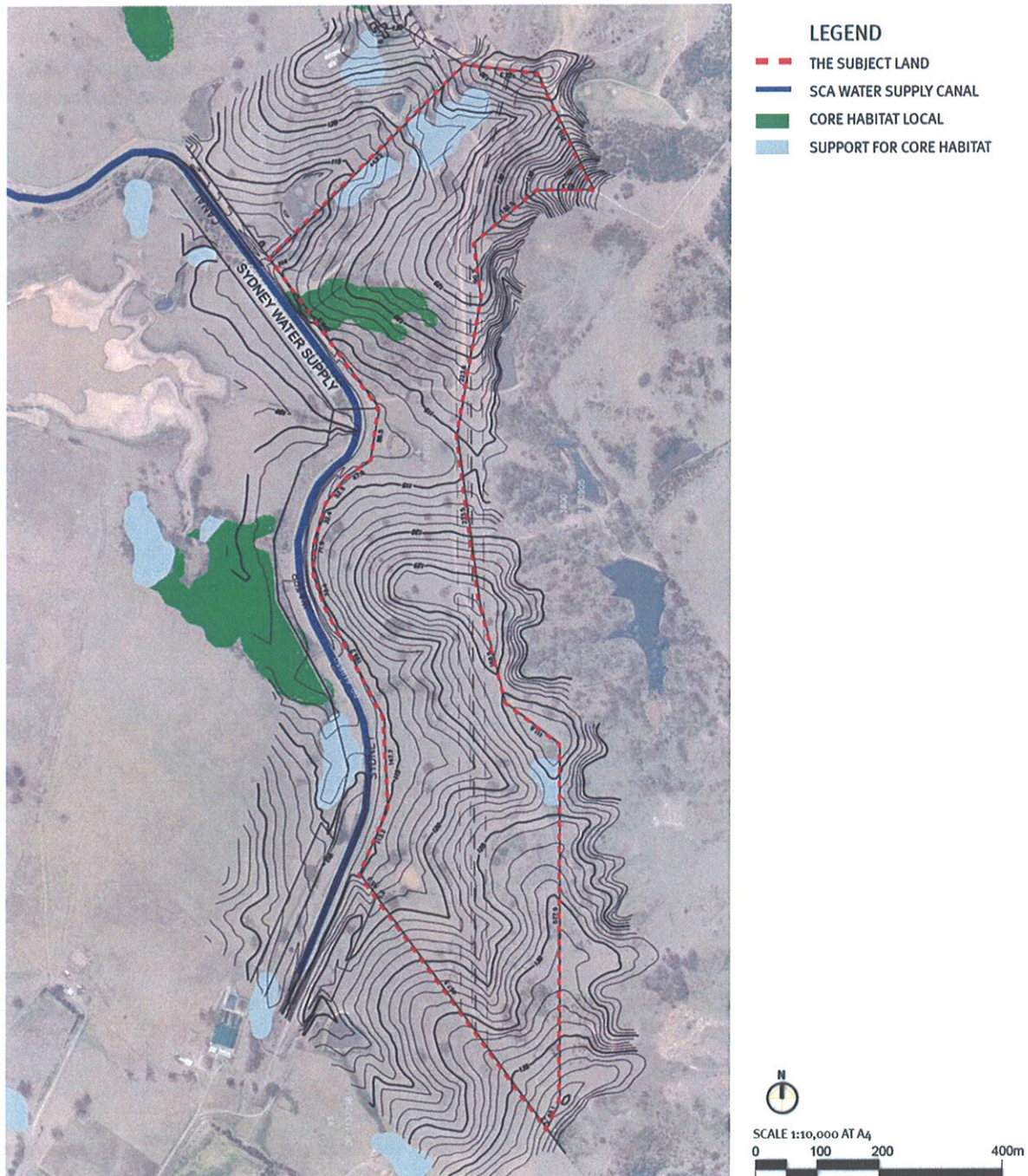


Figure 3.9: Significant Vegetation
(Nearmaps, viewed 21 November 2012)
(Council of Camden, 2012)
(YSCO Geomatics, 2012)

3.7 Indigenous Heritage

The Camden area was settled by the Gundungurra people prior to European settlement with the nearby areas being settled by the Tharawal, Dharug and Wodi-Wodi people. *1

Prior to 1810 there was limited contact between European settlers and Aboriginal peoples in the area. An Aboriginal Cultural Heritage Assessment Report was undertaken by Biosis in July 2012 that covered the Subject Land. Biosis identified one open camp site adjacent to the Sydney Water Supply Canal.

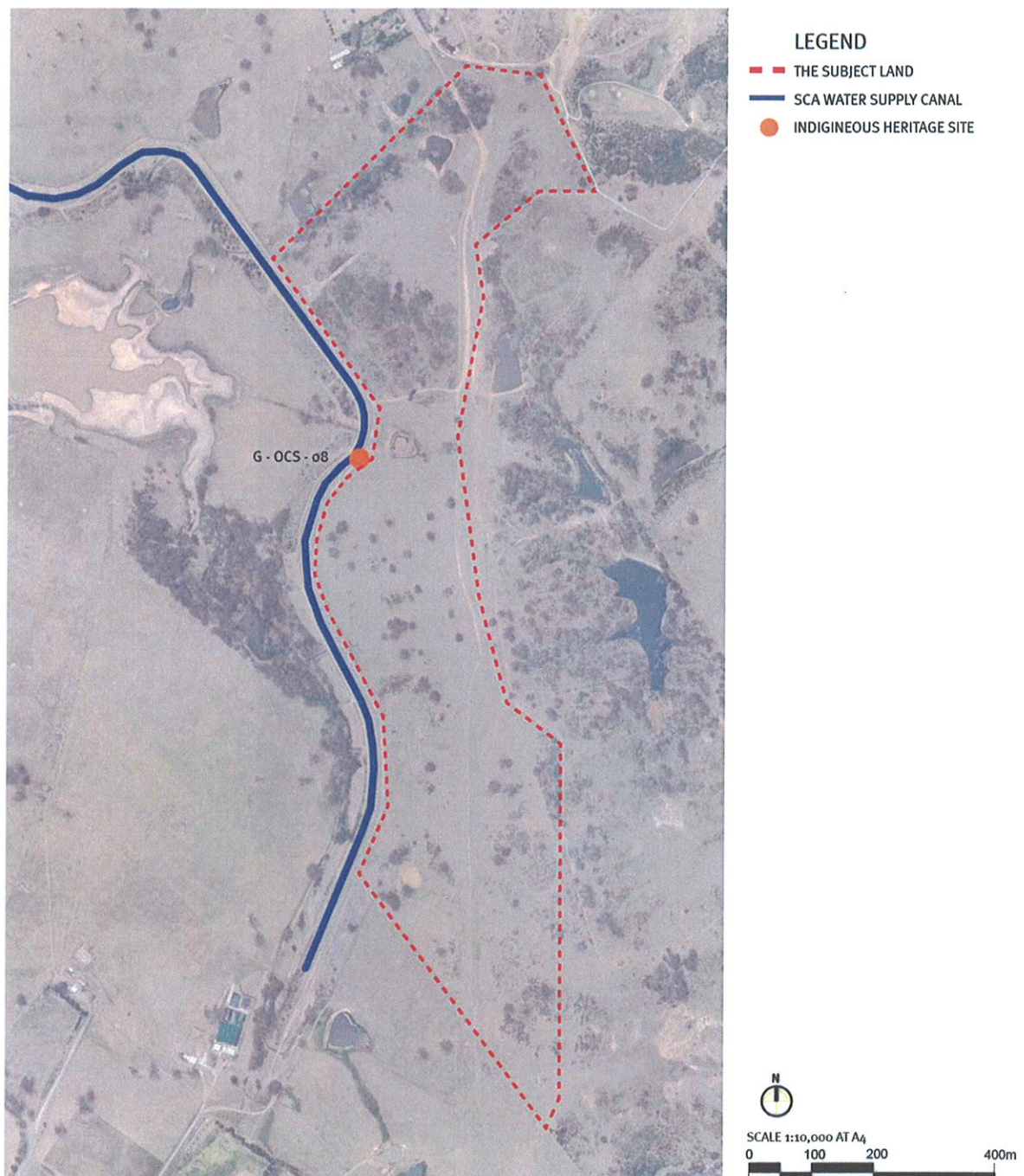


Figure 3.10: Indigenous Heritage
(AECOM, 2012)
(Nearmaps, viewed 21 November 2012)

3.8 European Heritage

The dominant heritage elements in the immediate area are Gledswood Estate located to the north of the Subject Lands and the SCA Water Supply Canal. The entire portion of the Subject Land lay within the Gledswood Estate between 1907 until 1959 when it was further subdivided to current configuration.

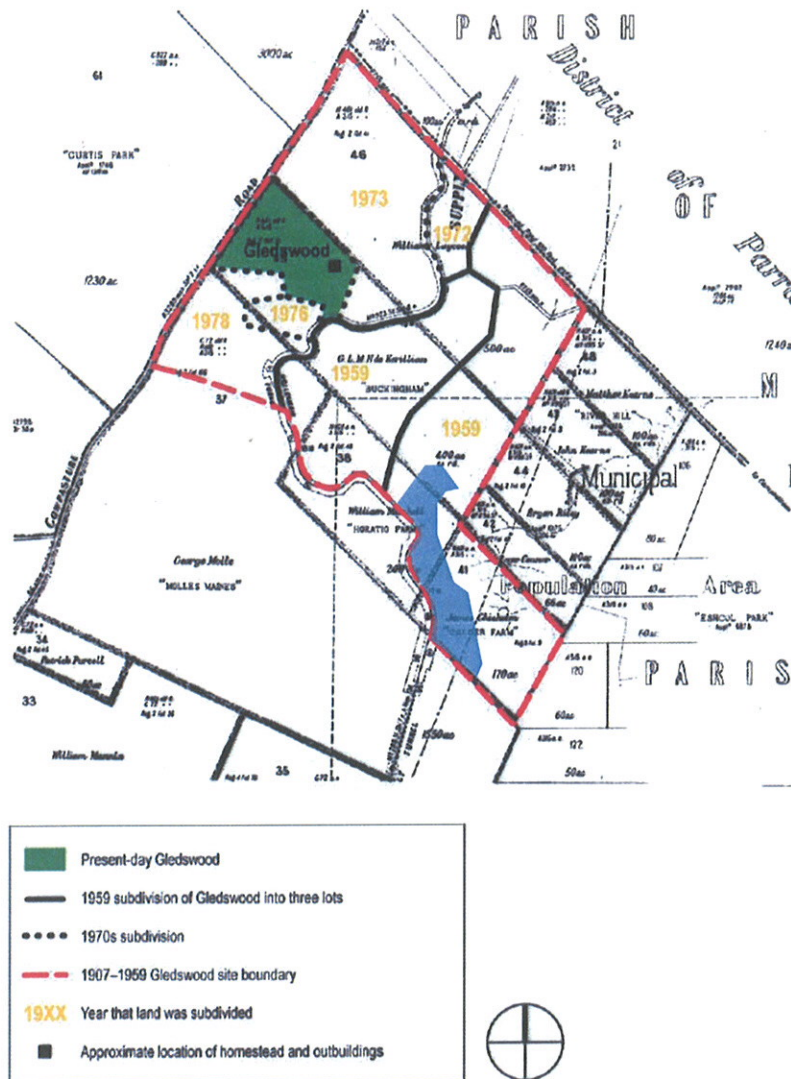


Figure 3.11 : European Heritage - Phases of Subdivision to Gledswood
(Godden Mackay Logan Heritage Consultants, 2008)

The SCA Water Supply Canal was built in 1881 and forms the western boundary of the site. Heritage Consultants Godden Mackay Logan have prepared a Conservation Management Plan for Gledswood in 2008.

The Subject Land is not visible from Gledswood Estate however any new road approaching the site from Raby Road may have distant glimpses to and from Gledswood.

No items of European heritage are located on the Subject Land.

3.9 Services

The site has a number of services affecting future planning and use of the Subject Land. These services are:

- Jemena Gas Networks

Jemena have three easements that pass along the length of the site, a 6m wide easement that contains a 34inch diameter pipe carrying methane, within a 24.385 wide easement and a 20.0m wide easement east of there, giving a total width of 44.385m.

Restrictions as to activities within the easement are as follows:

Under the terms and conditions of the pipeline affectation, and to maintain the integrity and safe operation of the pipeline it is necessary for Jemena to control a number of activities including:

- Carrying out any excavation, blasting or earthworks within the affectation pipeline area.
- Altering or disturbing existing levels, gradients or contours of the land within the pipeline affectation area.
- Constructing any improvements or installations on the affectation area.
- Using the pipeline affectation area for transport or parking of any heavy vehicles or equipment (e.g. vehicles with axle loading in excess of 8 tonnes per axle), and
- Planting or cultivating trees of any kind upon the pipeline affectation area within 5m of the pipeline.

- Transgrid Easement

A 60.0m wide Transgrid easement exists across the northern end of the site, with two stanchions located within the site. There are various restrictions as to land use that may occur within the easement. Refer Appendix B and C for details of permissible uses of land within the easement

- SCA Water Supply Canal Easement

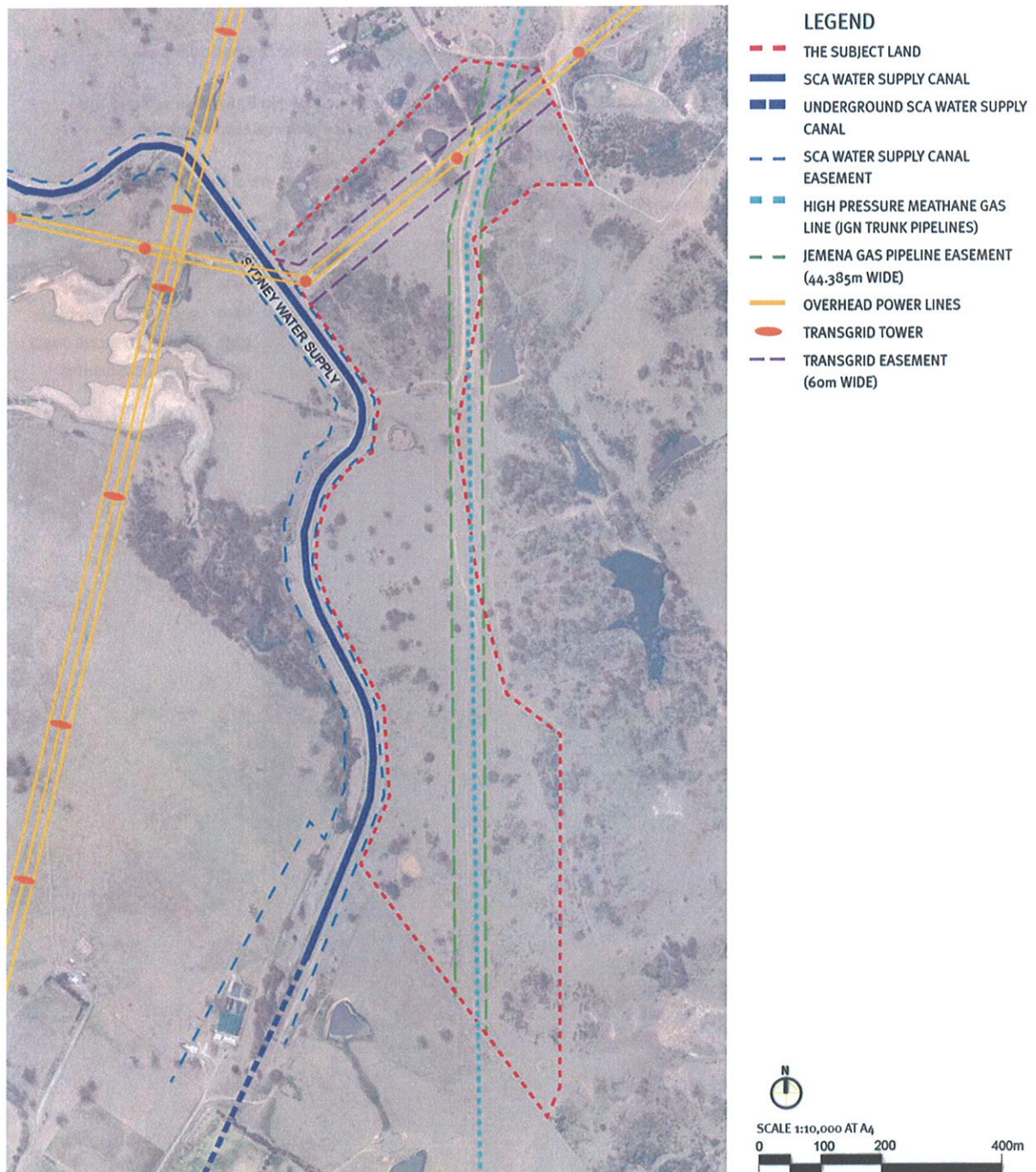
The western boundary of the Subject Land is formed by the SCA Water Supply Canal. The presence of and views to the canal are of interest however access to this area and adjacent land uses are strictly controlled. SCA has issued DCP guidelines for development adjacent to the SCA Water Supply Canal.

- Coal Seam Gas Exploration

AGL has undertaken studies in the area as part of Stage 3 of the Camden Gas Project – Northern Expansion (09_0048). Investigations have identified two possible locations for the siting of coal seam gas wells in close proximity to the Subject Land.

The land owner has not granted consent for the location of any gas wells on his land.

Refer Figure 3.12 Services for locations of Services in and around the Subject Land.



3.10 Land Capability and Contamination

The current landuse of the site is as fenced paddocks for the purpose of grazing cattle. The paddocks are generally cleared and grass covered with a range of pasture grasses.

The construction of a two storey full brick house was approved by Camden Council BA No 838/80 in 1980 in the south east corner of the site. Construction was commenced however this was never completed and exists as concrete foundations and the initial courses of brickwork.

Some dumping of imported spoil has occurred in two areas on the site and these areas have been noted as potential areas of environmental concern (PAEC).

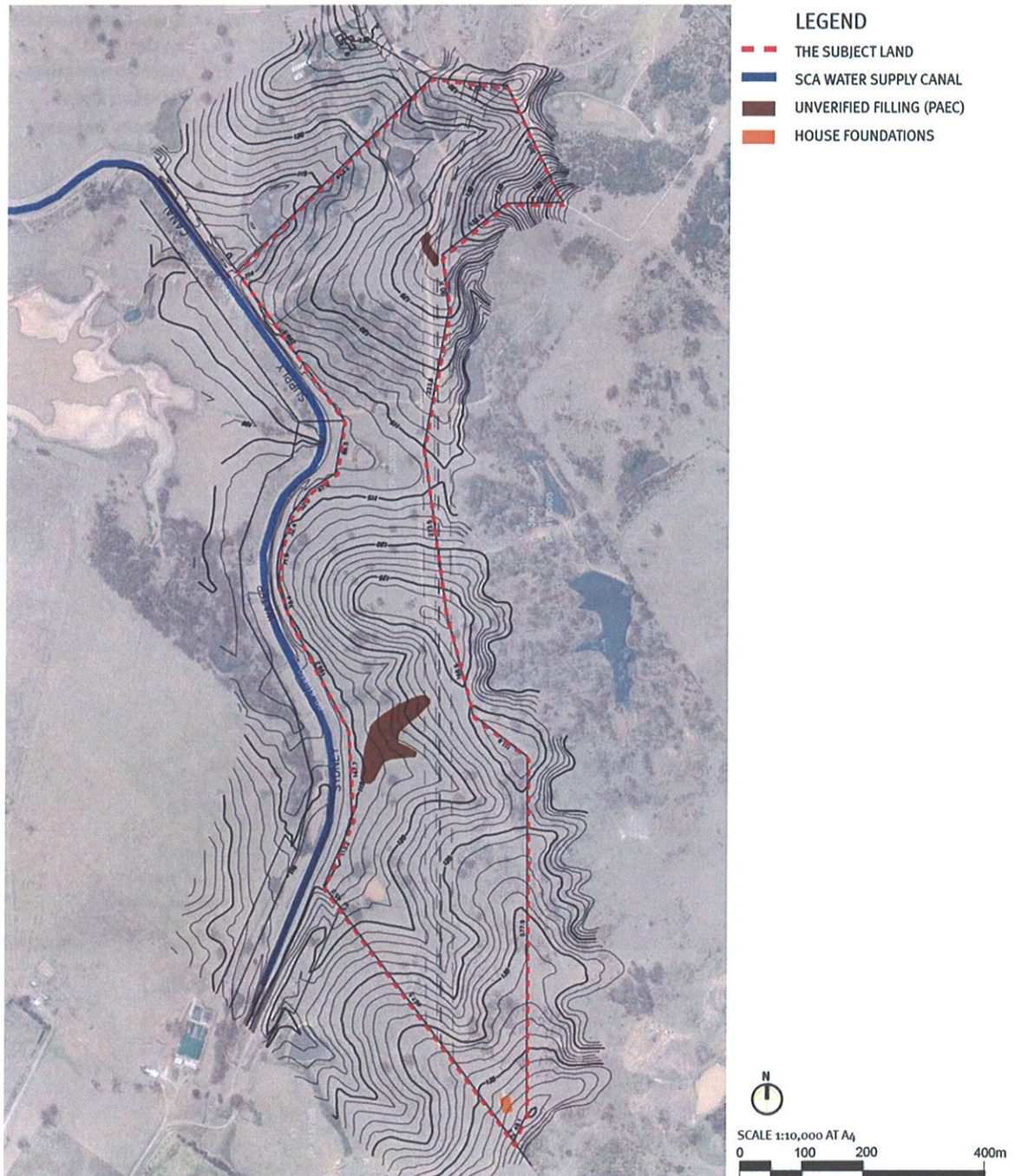


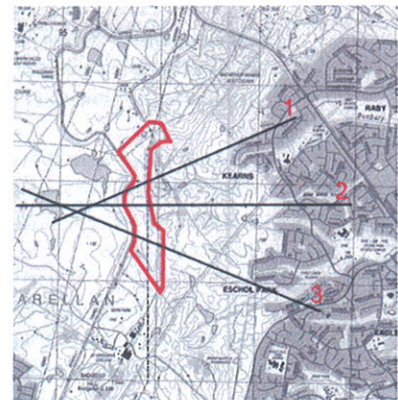
Figure 3.13 : Land Capabilities and Contamination
(Nearmaps, viewed 21 November 2012)
(YSCO Geomatics, 2012)

3.11 Landscape Character

The landscape character of the Subject Land is dominated by the vegetated ridgeline of the Scenic Hills and Badgelly Hill to the south of the Subject Land. A gentle saddle formation exists between the hill at the northern end of the site and Badgelly Hill to the south of the site. The landscape character of the site is rural with cattle grazing in open grasslands with scattered eucalypts and casuarinas broken by the occasional fence line and Transgrid stanchion. The landscape character of the site is fairly homogenous with few or little features.

The SCA Water Supply Canal is of visual interest within the area however this feature is not situated on the Subject Land.

The surrounding landscape especially south and west of the Subject Land is currently undergoing a significant change of character from a rural landscape to a more urban landscape with the imminent extension of Gregory Hills Drive and future stages of the Gregory Hills and Turner Road developments.



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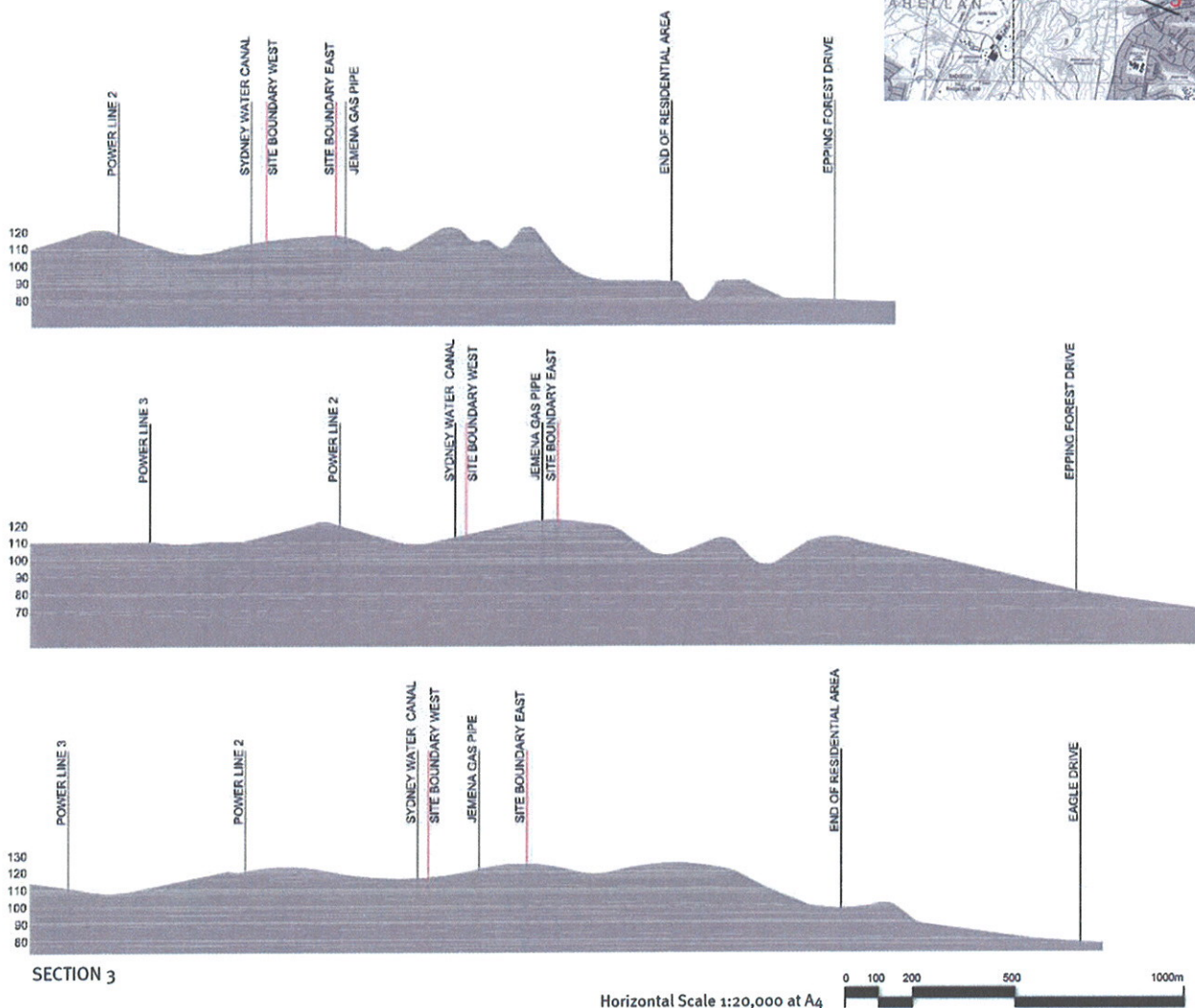


Figure 3.14 : Topographical Cross Sections

4 Visual Survey and Analysis

4.1 Survey Methodology

This section of the report concentrates on the visual survey of the Subject Land and an analysis of the visibility of the site from existing and proposed adjoining residential areas.

The method used to determine visibility of the site was to undertake a detailed visual survey of the site on a clear day to identify areas around the Subject Land from where significant views to the site could be obtained. A number of landmark points were identified around the Subject Land and view points to the Subject Land were identified by driving throughout the surrounding areas to ascertain if the landmark points could be seen. Photograph points were identified and photos both single frame and panoramic were taken. A total of 14 Viewpoints were studied around the Subject Land. Landmarks were identified and located on plan to determine location and extent of view cone.

All viewpoints external to the Subject Land were chosen for the clarity of view from these points viewing back towards the Subject Land. Views to the Subject Land that were obscured or screened with landforms, vegetation or built elements were not investigated.

Viewpoints 1-7 were chosen as they provide clear views from the most prominent locations in the Campbelltown LGA towards the ridgeline of the Scenic Hills. These views are generally more distant views towards the site due to the topography and landuse of the Campbelltown LGA and are in the range of 1km to 2km distance.

The purpose of these viewpoints, Views 1-7, was to determine if the Subject Land was visible from within the Campbelltown LGA area and whether the proposed development would impact on the visually sensitive Scenic Hills area.

Viewpoint 1 is taken from a low point on Raby Road north of Macarthur Grange Country Club with good views up the valley of the golf course to the northern ridge of the Subject Land. The Subject Land was not visible from this viewpoint as indicated in Appendix A Page 44 of the report.

Viewpoint 2 is taken further east along Raby Road with a good view south along the complex ridgeline of the Scenic Hills. The Subject Land was not visible from this viewpoint as indicated in Appendix A Page 45 of the report.

Viewpoint 3 is taken from the roundabout at the intersection of Raby Road and Eagle Vale Drive. This viewpoint was chosen as it provided a clear view of the Scenic Hills and a wide panorama in the direction of the Subject Land. The Subject Land was not visible from this viewpoint as indicated in Appendix A Page 46 of the report.

Viewpoint 4 is taken from Clark Reserve within the residential area of Kearns. This viewpoint was also selected as it provided a clear view of the Scenic Hills and a wide panorama in the direction of the Subject Land. The Subject Land was not visible from this viewpoint as indicated in Appendix A Page 47 of the report.

Viewpoint 5 is taken from Frontignan Street, Eagle Vale on the suburban edge. The foreground is dominated by a rural landscape with a clear view of the Scenic Hills and a wide panorama in the direction of the Subject Land. The Subject Land was not visible from this viewpoint as indicated in Appendix A Page 48 of the report.

Viewpoint 6 is taken from an elevated location on Eagle Vale Drive adjacent Minchinbury Terrace and Minchinbury Reserve, Eagle Vale with clear views over the residential area of Eagle Vale towards the Scenic Hills. This view indicated that any tall elements along the southern ridgeline area of the Subject Land may be visible from elevated areas of Campbelltown LGA.

Viewpoint 7 is taken from an elevated hilltop location south of the Subject Land. The view is along the ridgeline saddle stretching between Badgelly Hill and the northern telephone tower above the Macarthur Grange Country Club. Oblique views north into the Subject Land are possible from this location.

Viewpoints 8-14 are taken from a distance range of 500m – 1km from points with clear views to the Subject Land.

Viewpoints 8 – 12 are located in areas understood to be developed for residential purposes in the next few years and were chosen as it was believed that the Subject Land would be most visible from these points.

Viewpoints 8 – 12 are discussed in detail in Appendix A on Pages 51-55.

Each viewpoint photo was analysed and visible areas of the site and surrounds were noted on a topographic map of the Subject Land and surrounds, refer Appendix A for Viewpoint Site Survey Results and Commentary.

Each of the topographic plans were then overlayed to determine the most visible areas of the site. The most visible areas being those areas viewed from most viewpoints. From a review of the maps it became obvious that the Subject Lands had little visibility from the Viewpoints in Campbelltown LGA this is demonstrated from a review of Viewpoints 1-7. Refer Figure 4.3 Views west from Campbelltown LGA.

Parts of the Subject Land is Visible from Viewpoint 7. The view from this point is taken from the middle of field in an unusually elevated position allowing views over the ridge into the site. This view is not considered representative and is discussed with the more visible view points in section 4.2 Visual Analysis.

Viewpoints 7 – 13 were identified to be the most visible to any development of the Subject Lands. Refer Figure 4.4 Views east from Camden LGA in undeveloped state. The Subject Land was not visible from Viewpoint 14.

Each of the Viewpoints 7-13 were then analysed in two ways. The first being as the site and surrounds currently exist in their current rural state. The second being with proposed future developments superimposed on the existing landscape to determine how future developments would affect views to and from the Subject Land. For the purposes of these images the proposed future developments takes the form of an orange band to represent the volume and bulk of the future development.

Refer Figure 4.6 – Views east from Camden LGA in developed state

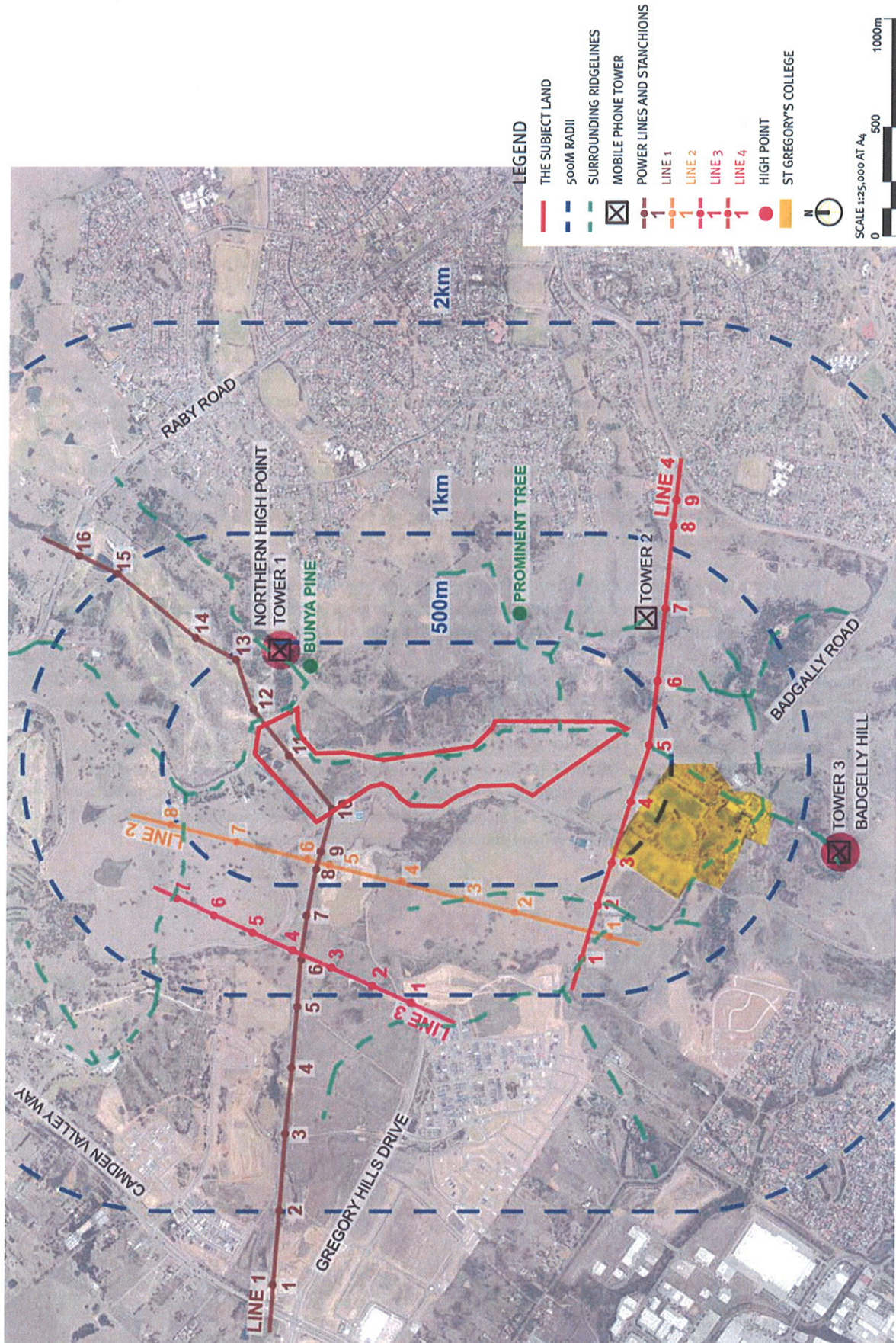


Figure 4.1 :Landmark Point Location Plan
(Nearmaps, viewed 21 November 2012)
(Land and Property Information, 2001)

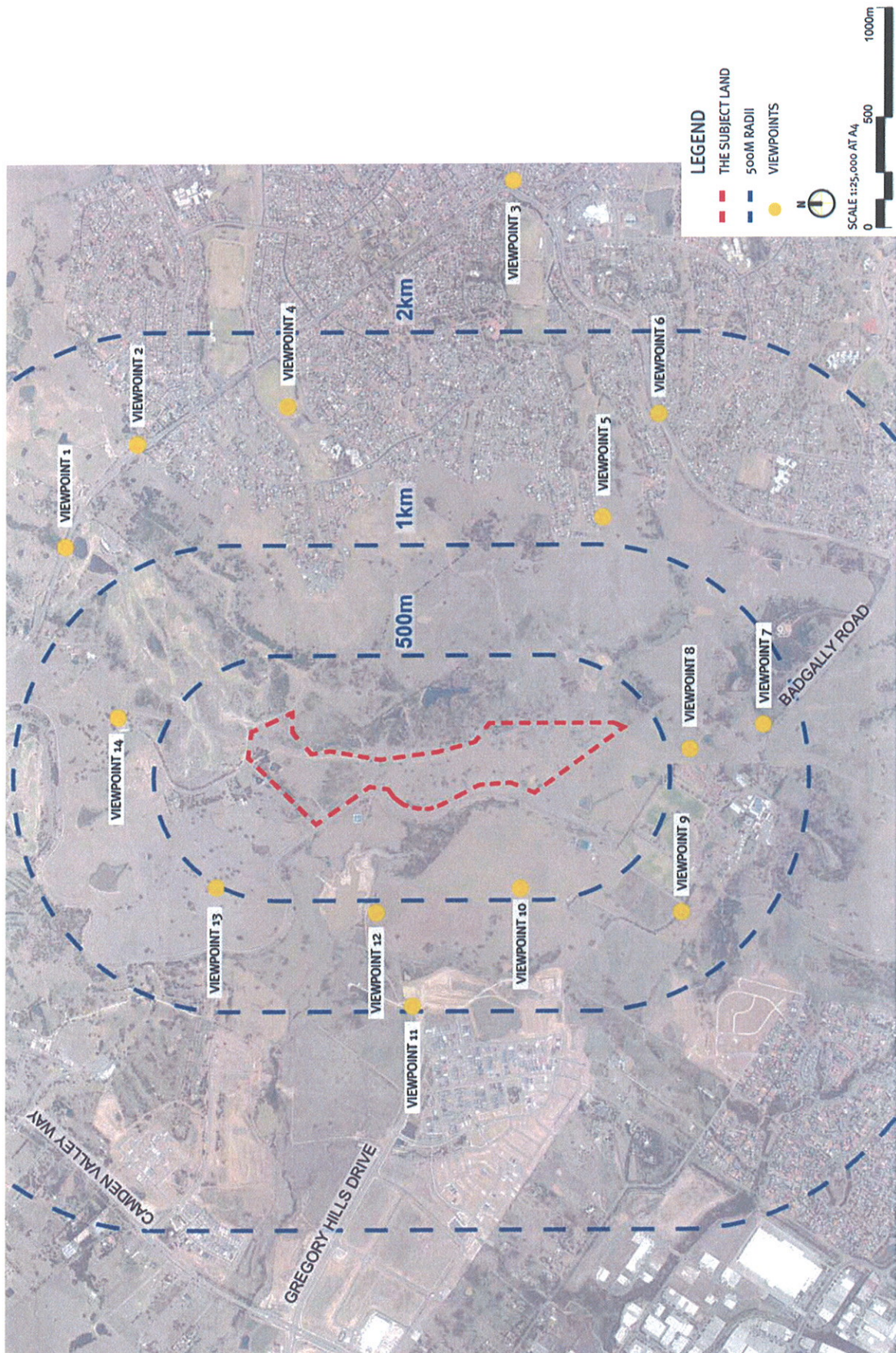


Figure 4.2 : View Point Location Plan
(Nearmaps, viewed 21 November 2012)

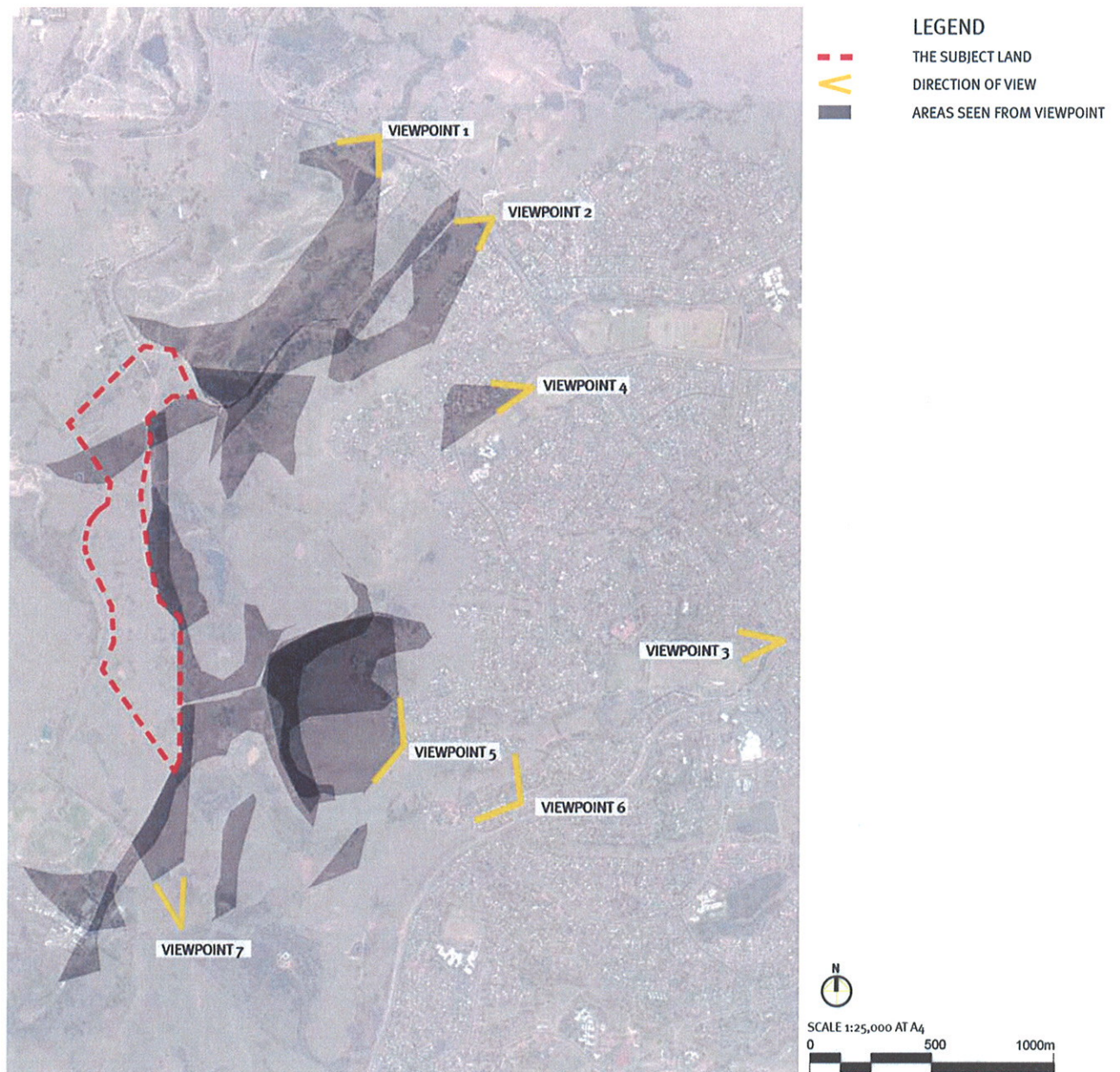


Figure 4.3 : Views West from Campbeltown LGA Locations (Photo locations 1 - 7)
(Nearmaps, viewed 21 November 2012)

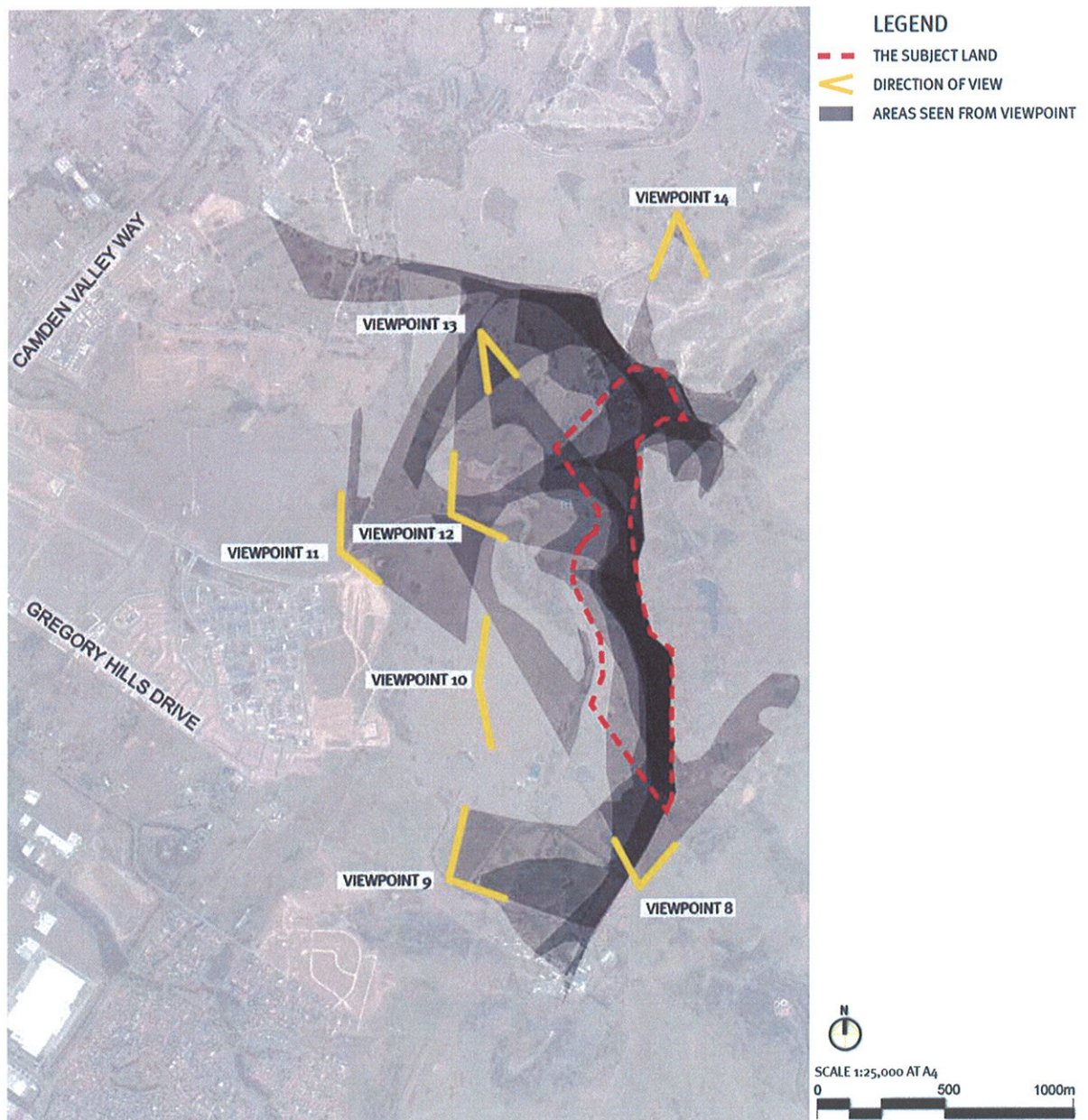


Figure 4.4 : Views East from Camden LGA Locations (Photo locations 8 -14)
(Nearmaps, viewed 21 November 2012)

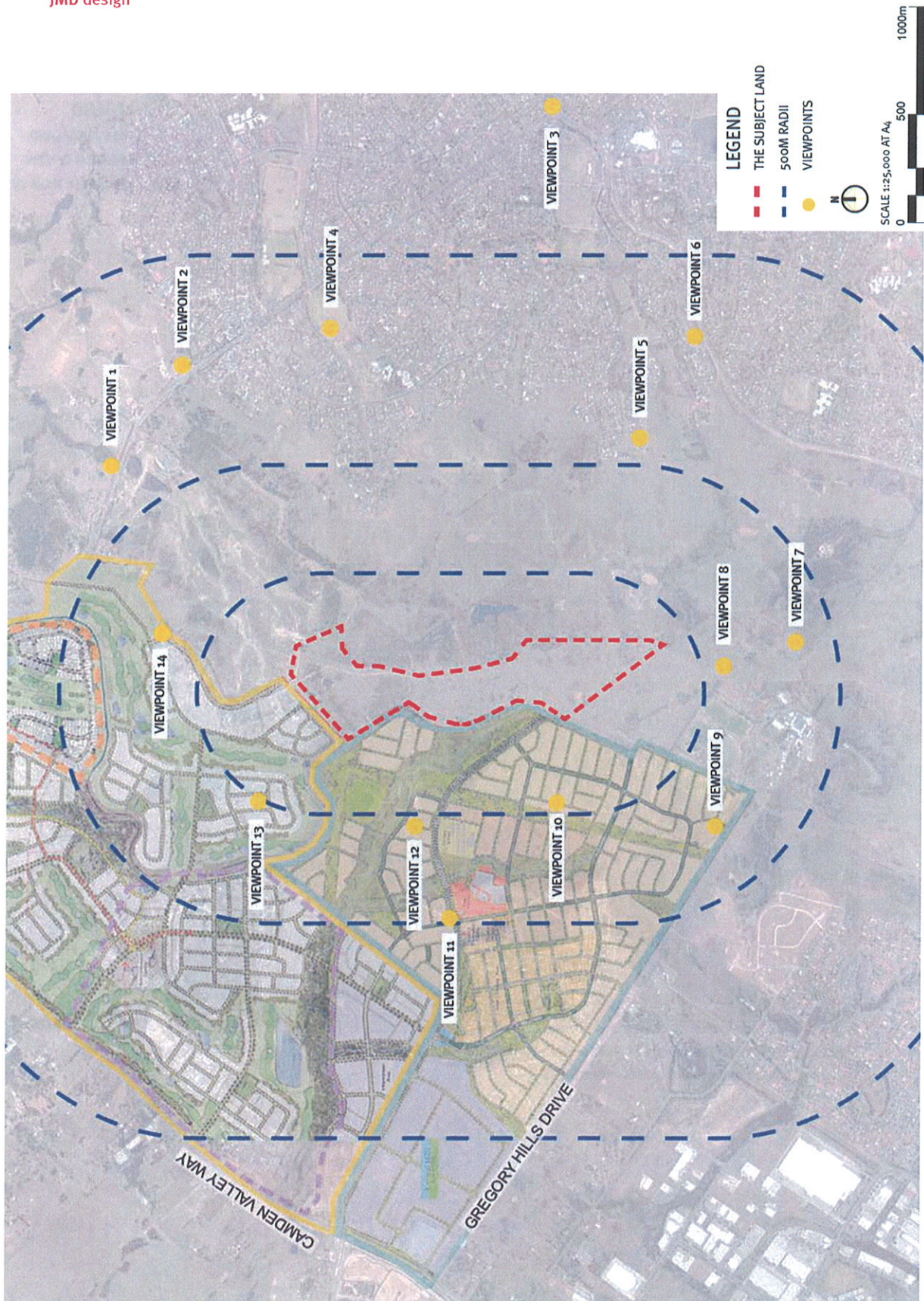


Figure 4.5 : View Point Location Plan Showing Adjoining Proposed Development
(Council of Camden, 2006),
(Dart West Developments, 2011)
(Nearmaps, viewed 21 November 2012)

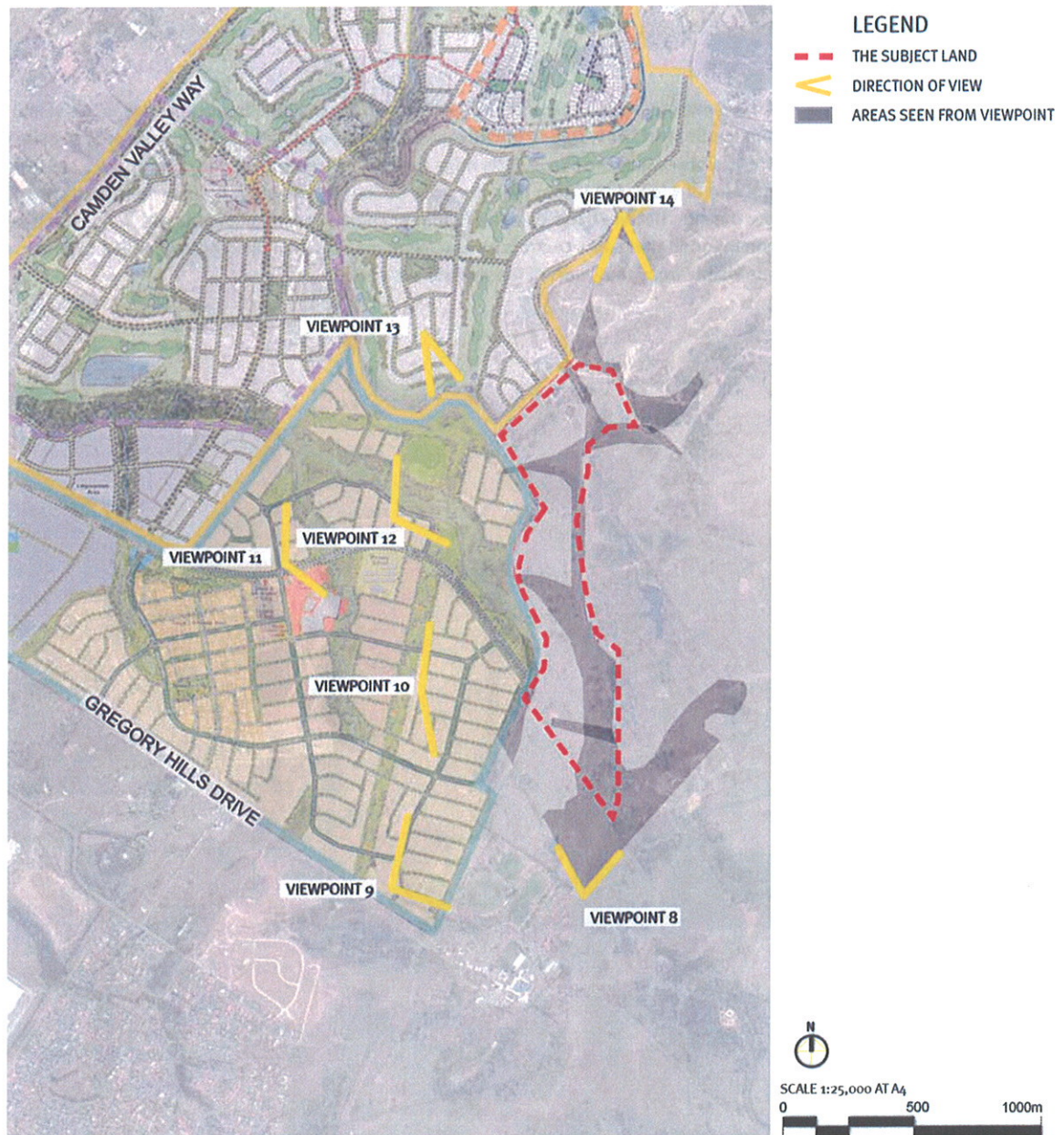
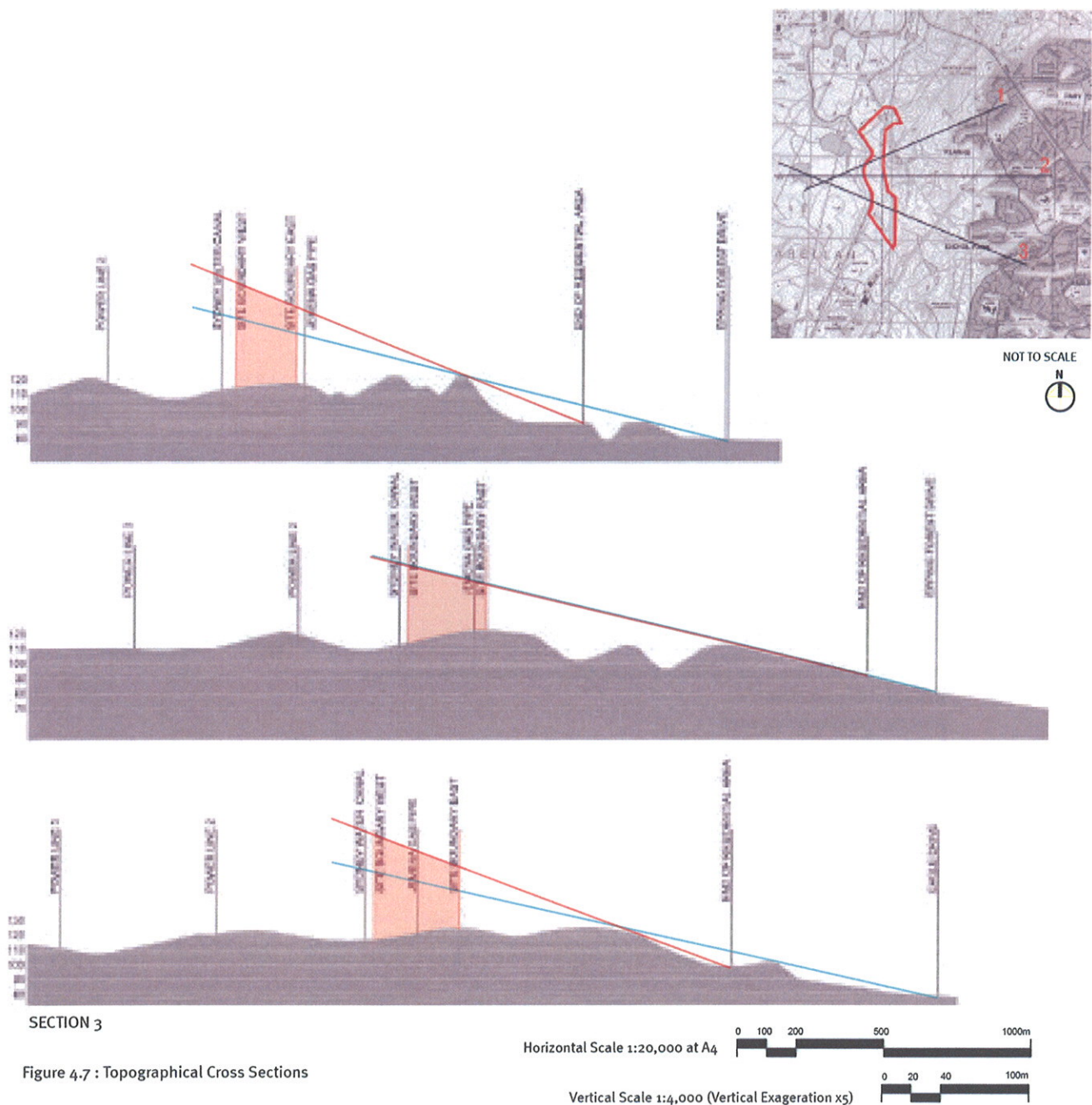


Figure 4.6 : Views East from Camden LGA Locations Showing Adjoining Proposed Development
(Council of Camden, 2006),
(Dart West Developments, 2011)
(Nearmaps, viewed 21 November 2012)

4.2 Visual Analysis

Following a review of each of the Viewpoints it is apparent that The Scenic Hills ridgeline forms the edge to the visual catchment of views to and from the Subject Land. Due to the ridgeline it is not possible to see any portion of the site west of the ridgeline as all of the viewpoints east of the Scenic Hills ridge (with the exception of Viewpoint 7) are a considerable distance from the Subject Land and at a lower elevation than the ridge so that the viewer is looking up towards the ridge with views to the site deflected over the site. However, it is possible to identify some vertical elements within the site that occur at or near the ridge top. It is recommended that some controls be placed on development along the ridgeline to ensure that the development does not become visible from areas east of the ridge ie Viewpoints 1-6.



The site is visible to varying degrees west of the Scenic Hills Ridgeline as the area currently exists in an undeveloped state. The viewpoints with highest visibility are Viewpoints 7 - 13. The Comparative View Analysis Diagrams Figure 4.7 – Figure 1.13 demonstrate that there will be very few areas of the Subject Lands visible from Viewpoints 7-13 when the proposed future developments in Gregory Hills and El Caballo Blanco, Gledswood Eastside Rezoning and Turner Road Structure Plan are finalised.

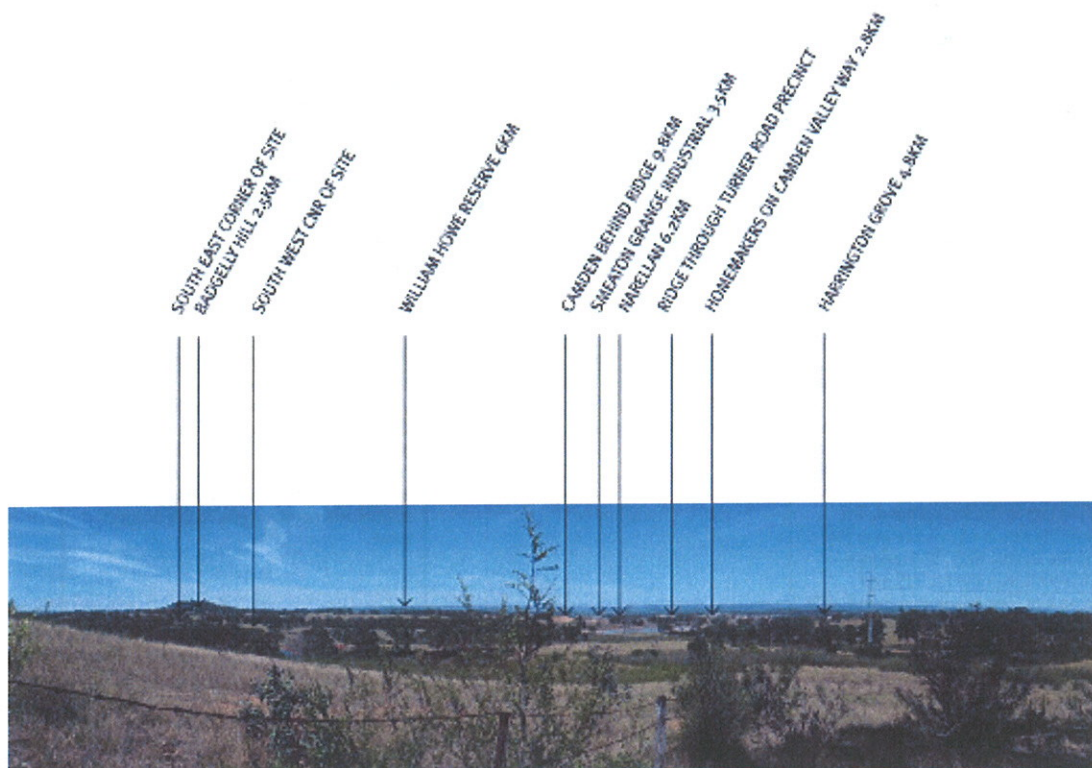


Figure 4.8 View south from North East corner of site over subject land towards Camden.

Distant views from elevated areas of the Subject Land to the south and south-west towards Camden are screened by Badgelly Hill and the east west ridgeline through the Dartwest Precinct. The township of Camden (9.5km from Subject Land) was not visible from the Subject Land however areas of the Nepean River floodplain around Kirkham were visible.

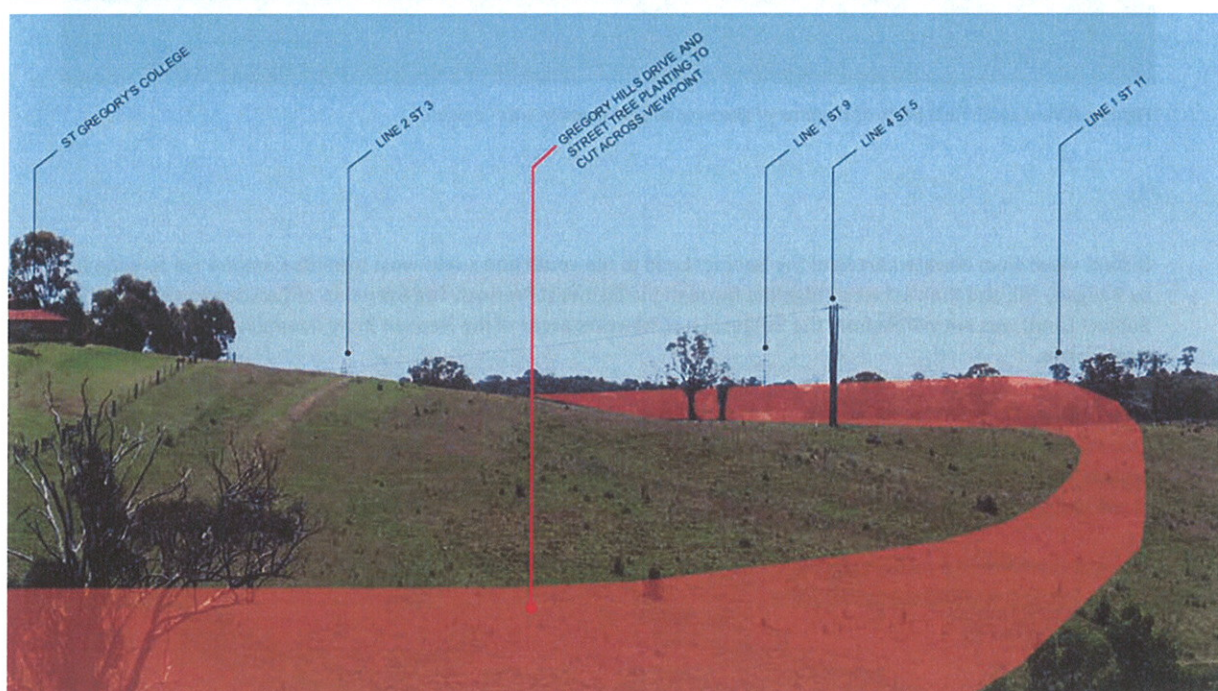
Distant views (7.5km +) to the west from elevated areas of the Subject Land are towards the ridgeline of Macquarie Grove Road and the vegetated hills west of Harrington Park. Housing in Oran Park is barely visible with a foreground of trees along the South Creek riparian corridor and a backdrop of vegetated hills behind Oran Park. Views to the north and specifically the Gledswood property are screened by landform and vegetation.

Views to the north and specifically the Gledswood property are screened by landform and vegetation.



VIEW 7

View 7 – 600m south of subject land		
Description of view	Visual sensitivity of view	Visual impact of development of site
View north from an elevated field across a valley and small pond located north of Badgally Road and east of the entry into St Gregory's. The view is interesting as it captures the very southern end of the site in the middle ground and the northern end of the site in the background. The middle of the site is not visible over the ridge of The Scenic Hills. St Gregory's College is visible in the far LHS and Stanchion 5 of Line 4 (3 pole support) of is visible in the middle of the shot and Stanchions 10 and 11 of Line 1 are visible in the background..	Subject land is visible from this viewpoint due to the elevation of the viewpoint. The view is looking across and into the site.	The view to the subject lands from Viewpoint 7 will be severely disrupted by the extension of Gregory Hills Drive to link to Badgally Road. Gregory Hills Drive will cut across the entire viewpoint and the anticipated street tree planting when mature will screen views to the Subject Land.



FUTURE VIEW 7

Figure 4.9: Comparative View Analysis - View 7