



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 39: Viewpoint 4 - Mamre Road North Approach, Kems Creek - Looking Southeast

Approx Angle of View - 67°



## 8.5 Viewpoint 5

Viewing Location	30 Bellevue 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
<b>Visual Description</b>	
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 3.</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>
<b>Visual Receptor Sensitivity</b>	
	<p>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.</p> <p>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 <b>high</b>.</p>
<b>Magnitude of Change</b>	
	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 <b>very low</b> .
<b>Significance of Visual Impact</b>	
	The significance of the visual impact at this location is judged to be <b>minor</b> .





Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 40: Viewpoint 5 - Aldington Road, Kemps Creek - Looking West

Approx Angle of View - 67°



## 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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

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 view 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 <b>high</b> .
Magnitude of Change	The proposed development will form a new and recognisable element within the view which will be recognised 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 northern building facades are expected to be screened by proposed landscaping in keeping with existing vegetation seen in the area. Therefore, it is judged that the magnitude of change is <b>medium</b> .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be <b>moderate</b> .





Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

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

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

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 <b>high</b> .
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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, proposed landscape planting should help to sit the development better within the landscape setting and views over the wider landscape including Orchard Hills, Twin Creeks and Luddenham and are still possible over the top of warehousing. Longer distant views of the Blue Mountains are also maintained. Therefore, the magnitude of change is judged to be <b>medium</b> .
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Significance of Visual Impact	The significance of the visual impact at this location is judged to be <b>moderate</b> .
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Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 42: Viewpoint 7 -199 Aldington Road, Kemps Creek - Looking West (Photomontage)

Approx Angle of View - 67°



## 8.8 Viewpoint 8

Viewing Location	Mamre Road, Kemps Creek - Looking Northeast
GPS	33°51'44"S, 150°47'34"E
Elevation (Eye-level)	44.3m
Date and Time	7th December 2020 - 4.03pm
Baseline Photo & Photomontage Figure	Figure 43

### Visual Description

Approx. Viewing Distance from Site Boundary	570m
View description & prominence of the development	<p>This view was taken along Mamre Road to demonstrate the type of view that would be expected for motorists traveling in both north and south directions. It is located on the western side of Mamre Road opposite property No 1066.</p> <p>The development site sits in an elevated position and existing buildings from the site can be seen in the background centered within the view. In the foreground the view is fairly typical of what is seen in this part of Mamre Road, with farm and pastoral lands located east and west.</p>

Visual Receptor Sensitivity	This viewpoint is located at a mid-range distance to the site boundary, the vast majority of people experiencing this view would be motorists and it is typical of many locations along this route. Views would be transient and experienced for a short length of time only. The view is likely to change depending on the exact location a motorist would be along Mamre Road and both filtered and more open views will exist. The view presently is however, absent of significant development. Therefore, It is judged that the sensitivity of this visual receptor is <b>medium</b> .
Magnitude of Change	The proposed built form will be clearly noticeable and would be recognisable as an industrial development to the receptor. There would be noticeable changes over a horizontal and vertical extent within the view. Landscape planting along the northern boundary will help to screen building facades facing Mamre Road. Therefore, it is judged that the residual magnitude of change is <b>medium</b> .
Significance of Visual Impact	The significance of the visual impact at this location is judged to be <b>moderate/minor*</b>

**\*NOTE : This visual receptor is located within the Mamre Road Precinct and within lands that have recently been rezoned to industrial use following an amendment to the SEPP WSEA. Therefore, visual impacts are likely to lower in the longer term as more industrial development influences the area.**





Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 43: Viewpoint 8 -199 Aldington Road, Kemp Creek - Looking West (Photomontage)

Approx Angle of View - 67°



## 9.0 CONCLUSIONS AND NON-TECHNICAL SUMMARY

The main purpose of this Visual Impact Assessment (VIA), is to support a State Significant Development application for the ESR Kemps Creek Logistics Park. This report relies on desktop study, on-site analysis, drone photography and photomontages of the proposal. Potential visual impacts have been assessed for a number of locations that are either in close vicinity to the proposed development, with those at higher elevations or those judged to have particularity high sensitivity.

It is concluded that the proposed development, will create visual impacts of varying significance for people living in close proximity to the site. Following the recent rezoning of the Mamre Road Precinct from rural to industrial (IN1) use, some properties will be, and in some cases, have already been acquired to enable industrial development. Therefore, these impacts are likely to only be short to medium term only. However, a number of receptors are located with the suburb of Mount Vernon which remains outside of the Mamre Road Precinct IN1 zoning. These are generally situated at higher elevations and directly to the east or southeast of the development site.

Land designated within the Western Sydney Aerotropolis (WSA) has also been subject to a recent change in zoning. Some properties are now zoned ENZ as per the SEPP WSA and therefore, could also be subject to purchase for environmental or recreational use. Therefore, visual impacts at these locations may not exist in the future. The properties this would relate to are at medium to long range to the site and would be those situated along the southern part of Mamre Road.

Although properties within Mount Vernon or the WSA are not situated within IN1 zoning as per the Mamre Road Precinct, they are located directly adjacent to it. Therefore, as more industrial development occurs in the short to medium term, the visual sensitivity of their view is also possibly likely to decrease.

The conclusions of potential visual impacts have been determined by site visits, desktop study, photographic and photomontage visual analysis.

Through analysis conducted within this report, of the receptors assessed, the following locations are judged to receive **moderate short to medium term** visual impacts from the proposed development:

- 284 Aldington Road, Kemps Creek (VP3)

The following locations are judged to receive **moderate/minor short to medium term** visual impacts from the proposed development:

- Junction of Abbots Road & Mamre Road, Kemps Creek (VP1)
- Junction of Abbots Road & Aldington Road, Kemps Creek (VP2)
- Mamre Road, Kemps Creek (VP8)

The following locations are judged to receive **minor short to medium term** visual impacts from the proposed development:

- Aldington Road, Kemps Creek (VP4)

The visual impacts assessed above have been judged to be **short to medium term** only. Government precinct plans identify that the viewpoint locations are within land recently rezoned for industrial use. The visual sensitivity from the heritage property, Aldington Road and Mamre Road is likely to reduce over time due to further industrial developments within the immediate area and this will result in lower visual impacts.

The following locations are judged to receive **moderate** visual impacts from the proposed development:

- 247 Capitol Hill Drive, Mount Vernon (VP6)
- 52A Mount Vernon Road, Mount Vernon (VP7)

The following location is judged to receive **minor** visual impacts from the proposed development:

- 30 Belleview Ave, Mount Vernon (VP5)

From analysis of aerial photography, it is evident that a number of residential properties within the immediate area will receive views of the development. However, as previously mentioned throughout this report, many of these residential properties are located within the Mamre Road Precinct or Western Sydney Aerotropolis. The Mamre Road Precinct has recently been rezoned for industrial use. Therefore, it is highly likely that these properties will be acquired in the short to medium term and be removed. Any visual impacts received currently at those locations are likely to be short term only and therefore, only a selection have been included for assessment.

Two locations assessed within Mount Vernon at close proximity to the development, were judged to receive **moderate** visual impacts from the proposed ESR development. ESR have demonstrated an awareness of the sensitivity of the nearby residential receivers within Mount Vernon and as such have implemented the following mitigation:

- 1) Pad levels of the site respond to the topography and have been designed to maintain long distance views for residential receptors where possible.
- 2) Significant landscape planting has been proposed on the eastern boundary to screen building facades. ]

This also responds directly to objectives and controls contained with the Draft Mamre Road Precinct DCP.

The report photomontages demonstrate that proposed landscape planting at the development site, can be highly effective in helping to reduce visual impacts for a number of sensitive close range properties. This will be most effective after 15 years and for those receptors who experience direct views at close to medium range. Mature landscape planting should help to effectively screen view corridors to many of the warehouse elements.



# 10.0 GLOSSARY OF TERMS

Term	Definition
GLVIA	Guidelines for Landscape and Visual Impact Assessment (UK Landscape Institute)
LVIA	Landscape and Visual Impact Assessment
VIA	Visual Impact Assessment
DPIE	Department of Planning Industry and Environment
LEP	Local Environment Plan
DCP	Development Control Plan
AGL	Above Ground Level
APL	Above Proposed Warehouse Pad Level
Baseline	The existing current condition / character of the landscape or view
Visual Receptor	A group or user experiencing views of the development from a particular location
Visual Sensitivity	The degree to which a particular view can accommodate change arising from a particular development, without detrimental effects.
Viewing Distance	The distance from the point of projection to the image plane to reproduce correct linear perspective.
Magnitude of Change	The magnitude of the change to a landscape receptor or visual receptor
Significance of Impact	How significant an impact is for a landscape or visual receptor