



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

Figure 36b: Viewpoint 1 - 983 Mamre Road, Kemps Creek - Looking North (Photomontage Y10 & Y15)

Approx Angle of View - 67°

8.2 Viewpoint 2

Viewing Location	Junction of Abbots Road & Aldington Road, Kemps Creek- Looking East
GPS	33°51'12"S, 150°47'17"E
Elevation (Eye-level)	52.7m
Date and Time	25th November 2020 - 2.27pm
Baseline Photo & Photomontage Figure	Figures 37 and 37a (Photomontage Extended Angle of View)

Visual Description

Approx. Viewing Distance from Site Boundary	20m
View description & prominence of the development	<p>This viewpoint was taken further along Abbots Road immediately adjacent to the proposed site entry to the ESR development. Motorists either heading into the proposed development or turning left onto Aldington Road would experience this view.</p> <p>To the right of image is the entry to the residential property no. 1028 Mamre Road, access to take a photograph was denied at this location (refer to section 3.0 for further details). To the centre and left of shot is the boundary of the development site. Currently this contains a cul-de-sac for property access and existing vegetation within property no. 290 Aldington Road.</p>

Visual Receptor Sensitivity	Similar to Viewpoint 1 views are likely to be experienced by motorists traveling towards the site, these will be transient and for a short time period only. In contrast to VP 1 longer distance views do not presently exist due to the rising topography and presence of existing vegetation. Therefore, the sensitivity has been judged to be low .
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Magnitude of Change	The proposed development will be clearly noticeable and the view would be altered by its presence. Views are direct and at close range with changes over a noticeable horizontal and vertical extent however, following maturity, landscape planting should sit the development more comfortably in the landscape. Therefore, it is judged that the residual magnitude of change is high .
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Significance of Visual Impact	The significance of the visual impact at this location is judged to be moderate/minor* .
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***NOTE : This visual receptor is located adjacent within the Mamre Road Precinct which has recently been rezoned to industrial use following an amendment to the SEPP WSEA. Lands directly adjacent to the east, north and west have been zoned IN1. Therefore, visual impacts are likely to reduce in the longer term as more industrial development influences the area and visual sensitivity decreases.**

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Baseline Photo



Photomontage - Year 0



Photomontage - Year 5

Figure 37a: Viewpoint 2 - 967 Mamre Road, Kemps Creek - Looking North (Photomontage Y0 & Y5)

Approx Angle of View - 67°



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

Figure 37b: Viewpoint 2 - 967 Mamre Road, Kemps Creek - Looking North (Photomontage Y10 & Y15)

Approx Angle of View - 67°

8.3 Viewpoint 3

Viewing Location	284 Aldington Road, Kemps Creek - Looking South
GPS	33°51'18"S, 150°47'48"E
Elevation (Eye-level)	68.2m
Date and Time	25th November 2020 - 2.09pm
Baseline Photo & Photomontage Figure	Figure 38 and 38a (Photomontage Extended Angle of View)

Visual Description

Approx. Viewing Distance from Site Boundary	40m
View description & prominence of the development	<p>This viewpoint was taken within the land of No. 284 Aldington Road. No. 284 is located immediately to the northern boundary of the proposed development. The elevation of the property is higher than Lots 1 & 6 of the proposed development, the remaining lots are on a similar or higher level than the property.</p> <p>Adjacent to this location at higher elevation is No 282A. This property is heritage listed as a 'Brick Farmhouse' in the State Environmental Planning Policy (Western Sydney Employment Area) 2009. This can be seen in to the left of the baseline photo in extended Figure 38a. Access to take a photograph directly from the heritage listed property was denied by the landowner. Refer to section 3.0 for further details regarding the heritage farm house.</p> <p>The baseline image shows the southern boundary of the property with the development site immediately beyond. Existing vegetation on the boundary partially screens the adjoining development lands, however views out to the wider landscape are possible at higher elevations.</p>

Visual Receptor Sensitivity

Although a baseline photograph could not be taken directly from the heritage listed property this viewpoint is still intended to not only provide an indication of the baseline view of number 284 but also 282A. The sensitivity is therefore likely to be higher due to the inclusion of the heritage item. This has state significance and is mentioned in the Mamre Road Precinct DCP as requiring special consideration because of heritage value. Therefore, even though the land in which it is located is zoned IN1 it would appear that the property would be protected from being redeveloped for industrial use at a future point in time. Views are currently absent of any large scale developments.

Therefore, It is judged that the sensitivity of this visual receptor is **very high**.

Magnitude of Change

Due to the proximity of the development to the receptor, the proposed built form will be noticeable from garden areas at year 0 and would be recognisable as an industrial development to the receptor. There would be changes seen beyond the vegetated boundary line. As discussed in Section 3.0, views directly from within the property are of north/north west aspect therefore, the proposed development does not directly hinder those views. Landscape planting along the northern boundary should significantly screen facades and help mitigate the visual impact at year 15. This will also unify the existing planting visible within the baseline image. Therefore, it is judged that the residual magnitude of change is **low**.

Significance of Visual Impact

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

***NOTE : This visual receptor is located within the Mamre Road Precinct which has recently been rezoned to industrial use following an amendment to the SEPP WSEA. Therefore, No. 284 may not exist at a future point in time. Should the land be acquired in the short to medium term and the property removed, any visual impacts from No.284 would no longer be of any relevance. The heritage property at 282A is in the future likely to be surrounded by industrial development due to the IN1 zoning as shown in the Mamre Road Structure Plan. Therefore, visual sensitivity is likely to decrease as industrial development increases within the immediate context.**

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Baseline Photo



Photomontage - Year 0



Photomontage - Year 5

Figure 38a: Viewpoint 3 - Mamre Road South Approach, Kemps Creek - Looking North (Photomontage Y0 & Y5)

Approx Angle of View - 67°



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

Figure 38b: Viewpoint 3 - Mamre Road South Approach, Kemps Creek - Looking North (Photomontage Y10 & Y15)

Approx Angle of View - 67°

8.4 Viewpoint 4

Viewing Location	Aldington Road, Kemps Creek - Looking South
GPS	33°50'55"S, 150°47'48"E
Elevation (Eye-level)	66.5m
Date and Time	25th November 2020 - 1.54pm
Baseline Photo & Photomontage Figure	Figure 39

Visual Description

Approx. Viewing Distance from Site Boundary	750m
View description & prominence of the development	<p>This viewpoint was taken to represent motorists traveling in a southerly direction along Aldington Road. Due to the elevation and open vistas from certain locations along the road, views of the development will be possible on the horizon.</p> <p>As can be seen in the baseline photograph, properties within the development site are visible on rising topography to the south. In the mid and foreground, working agricultural lands are present together with scattered existing vegetation. The scene is fairly typical of those seen along the length of Aldington Road.</p>

Visual Receptor Sensitivity

This viewpoint is taken at a mid range distance close to the site boundary, the vast majority of people experiencing this view would be motorists and 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 Aldington Road and both filtered and 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 **medium**.

Magnitude of Change

The proposed built form will be noticeable and would be recognisable as an industrial development to the receptor at Year 0. However, following the maturity of proposed landscape planting the proposed development is expected to form a minor constituent of the view being partially visible behind vegetation. Landscape planting along the northern boundary will help to screen prominent facades facing Aldington Road. Therefore, it is judged that the residual magnitude of change is **low**.

Significance of Visual Impact

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

***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. This is applicable to all of Aldington Road and any locations along it where it is expected that views of the development will be possible. Therefore, visual impacts are likely to lower in the longer term as more industrial development influences the area.**

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