

Extent of Proposed Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 32: Viewpoint 1 - Opposite 396-398 Horsley Road, Horsley Park - Looking North (Photomontage)

Approx Panoramic Angle of View - 67°

## 8.2 Viewpoint 2

<b>Viewing Location</b>	Driveway of 49-53 Greenway Place, Horsley Park - Looking Northwest
GPS	33°50'16"S, 150°49'32"E
Elevation (Eye-level)	89.7m AHD
Date and Time	10th March 2020 - 12.49pm
Baseline Photo & Photomontage Figure	Figure 34

### Visual Description

Approx. Viewing Distance from Site Boundary	200m
View description & prominence of the development	<p>Greenway place is in close proximity to the proposed development, with some dwellings only 15m from the southern site boundary. This baseline view was taken on the entrance of the driveway to 49-53 Greenway Place. It is intended to represent the types of views that would be experienced by some residential dwellings, predominantly on the eastern side of the road. As seen in the drone photography in figures 3 to 18, views of the development vary for individual dwellings and most dwellings will experience partial views of warehousing, rather than the entire development.</p> <p>To the right of the image is the E2 conservation area along the eastern boundary of the site. In the center of the image is the Terramesh bund, this extends up to a height of 99m RL and is approximately 11m above adjacent ground level. The development site is situated beyond the bund and mostly in the left portion of the image.</p>

<b>Visual Receptor Sensitivity</b>	As views are likely to be experienced directly from residential properties, either from gardens or windows of primary or secondary living spaces, it is judged that the sensitivity for this receptor to the proposed development would be <b>high</b> . Residential receptors at close range to developments are generally more critical regarding their view.
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<b>Magnitude of Change</b>	As can be seen from the photomontage images in figure 30, warehousing in Lots 201 and 204 are expected to mostly screened by either the earth bund or existing vegetation. Only the very top of the southern warehouse within Lot 204 is expected to be seen above the earth bund and proposed planting. The visibility of Lot 201 may increase from individual residential properties further to the east, who are likely to receive a more open view of the warehouse. This is confirmed in the drone images taken during site analysis. However, any views should be partially screened by planting along the southern boundary following maturity. Therefore, the magnitude of change for this visual receptor is judged to be <b>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>moderate/minor</b> .
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Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 33: Viewpoint 2 - Driveway of 49-53 Greenway Place, Horsley Park - Looking Northwest (Photomontage)

Approx Panoramic Angle of View - 67°

### 8.3 Viewpoint 3

Viewing Location	Ottelia Road, Kemps Creek - Looking East
GPS	33°49'51"S, 150°48'41"E
Elevation (Eye-level)	61.7m AHD
Date and Time	10th Mar 2020 - 2.25pm
Baseline Photo & Photomontage Figure	Figure 35

#### Visual Description

Approx. Viewing Distance from Site Boundary	700m
View description & prominence of the development	This view is taken from Ottelia Road, which has recently been constructed as part of the industrial estate within this area, tenants include Toyota and Costco. The baseline photograph was taken opposite a road and cul-de-sac which leads to other lots zoned for industrial use. As this road was closed, the photograph could not be taken from the cu-de-sac itself. The site can be seen in the distance centrally located within the view.

#### Visual Receptor Sensitivity

Receptors at this location are likely to be mostly motorists traveling through a predominately industrial area therefore, are unlikely to place a significant value on the baseline view. It is judged that the sensitivity for this receptor to the development would be **very low**.

#### Magnitude of Change

The proposed development will form a barely noticeable component of the view and the view whilst slightly altered would be similar to the baseline situation. Therefore, the magnitude of change is judged to be **very low**.

#### Significance of Visual Impact

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

Extent of Proposed Development



Baseline Photo



Photomontage - Year 0



Photomontage - Year 15

Figure 34: Viewpoint 3 - Ottelia Road, Kemp's Creek - Looking East (Photomontage)

Approx Panoramic Angle of View - 67°

## 8.4 Viewpoint 4

<b>Viewing Location</b>	Adjacent to 178-182 Delaware Road, Horsley Park - Looking West
GPS	33°50'3"S, 150°50'8"E
Elevation (Eye-level)	79.7m AHD
Date and Time	10th March 2020 - 1.46pm
Baseline Photo & Photomontage Figure	Figure 36

### Visual Description

Approx. Viewing Distance from Site Boundary 850m

View description & prominence of the development

This viewpoint was selected to demonstrate the predicted visual impacts for the majority of receptors located due east of the proposed development. There are a few properties further east of this location that are situated at higher elevations. These properties can be seen on some of the drone photographs and most clearly within Figures 8 and 16. As these properties are limited in number and further back from the site boundary, they are unlikely to receive significant visual impacts from the development.

This view is taken along Delaware Road, here the view is open so that the E2 conservation bushland on the eastern boundary of the site is clearly seen. It is adjacent to a residential dwelling with agricultural land and these are seen in the foreground of the view. It is likely that any potential views of the development would be experienced from individual residential dwellings or garden areas.

In the background of the view is the E2 conservation area, the development would be situated directly beyond this vegetation at a distance from the viewpoint of around 850m.

### Visual Receptor Sensitivity

Views from this location are generally rural in appearance and do not contain a significant industrial influence therefore, it can be argued that they do present some scenic quality. Residential receptors with a similar viewpoint to the baseline image are likely to place a high importance on, and be more critical of their view. It is likely that views could be experienced from primary or secondary living spaces.

It is judged that the sensitivity for this receptor to the development would be **high**.

### Magnitude of Change

As demonstrated in the photomontage and wireframe indication (yellow dashed line) of the position of the proposed development, the existing E2 conservation vegetation is likely to completely screen any views of the proposed buildings. Therefore, the magnitude of change is expected to be **no change**.

### Significance of Visual Impact

The significance of the visual impact at this location is judged to be **none**.