



Baseline Photo



Photomontage - Year 0



Photomontage - Year 5

Figure 42a: Viewpoint 7 -199 Aldington Road, Kemps Creek - Looking West (Photomontage Y0 & Y5)

Approx Angle of View - 67°



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

Figure 42b: Viewpoint 7 -199 Aldington Road, Kemps Creek - Looking West (Photomontage Y10 & Y15)

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 **medium**.

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 **medium**.

Significance of Visual Impact

The significance of the visual impact at this location is judged to be **moderate/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. Therefore, visual impacts are likely to lower in the longer term as more industrial development influences the area.**

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Baseline Photo



Photomontage - Year 0



Photomontage - Year 5

Figure 43a: Viewpoint 8 -199 Aldington Road, Kemps Creek - Looking West (Photomontage Y0 & Y5)

Approx Angle of View - 67°



Baseline Photo



Photomontage - Year 10



Photomontage - Year 15

Figure 43b: Viewpoint 8 -199 Aldington Road, Kemps Creek - Looking West (Photomontage Y10 & Y15)

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 Westlink Industrial Estate. 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. Visual impacts received at these locations may not exist in the future. The properties this would relate to are at medium to long range from 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 & 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:

- Junction of Abbots Road & Mamre Road, Kemps Creek (VP1)
- 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 location is judged to receive **moderate** visual impacts from the proposed development:

- 52A Mount Vernon Road, Mount Vernon (VP7)

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

- 30 Belleview Ave, Mount Vernon (VP5)
- 247 Capitol Hill Drive, Mount Vernon (VP6)

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.

One location assessed within Mount Vernon at close proximity to the development, was 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. Warehousing to the east has been set at much lower pad level than the adjacent land.
- 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 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. Existing vegetation should also 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 |

11.0 APPENDIX