ARCADIA

Kemps Creek Industrial Estate Visual Impact Assessment and SSD - 85510213 - For MOD 6

Prepared for Stockland Fife Kemps Creek
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ARCADIA

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Prepared By
Catalina Martinez, Architect
Nicole Wilson, Principal

Arcadia Landscape Architecture
Jones Bay Wharf, Lower Deck, Suite 76
26-32 Pirrama Road, Pyrmont NSW 2009
P 02 8571 2900
E sydney@arcadiala.com.au
arcadiala.com.au
@arcadialandarch
Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

200 Aldington Road Industrial Estate (SSD-85510213 and MOD - 6)
Project Summary:

An Environmental Impact Statement (EIS) has been prepared with respect to Lot E, Kemps Creek Industrial Estate, being part of the approved Concept Master Plan at 106-208 Aldington Road, Kemps Creek, under State Significant Development (SSD) SSD-85510213 project approval (200 Aldington Road Industrial Estate) formally now known as part Lot 200 DP 1285691.

This Modification Application (Modification 6) primarily related to the proposed Stage 4 component of the Project, seeking consent for the introduction of a warehousing and distribution facility on Lot E to support the functional requirements of the proposed tenant.

The proposed changes generally include:

- One structure divided into two by an intertenacy wall

- Lot Area of 68,257m2- Total GFA of approximately 37,493m2

- Approximately 14.6m ridge height

- Landscaped area of approximately 5,900m2

- Main Office Area (South) of approximately 900m2

- Main Office Area (North) of approximately 721m2

- 8x recessed docks for each warehouse

- 7x on grade docks for Southern warehouse

- 9x on-grade docks for Northern warehouse

1.0 Introduction



1.1 Purpose of Report

Purpose of Report

Arcadia Landscape Architecture has been commissioned by Stockland Fife Kemps Creek to prepare a Visual Impact Assessment (VIA) to identify the potential visual impacts of the proposed Lot E at Kemps Creek Industrial Estate on the surrounding area, identifying design strategies and make recommendations for the identified impacts. In addition, this report would inform the project approval authority, other agencies, and the community about the visual impact of the proposal and what mitigation strategies have been considered. The results of this assessment provide an indication of the expected impacts.

Scope of works

This VIA will include photomontages and perspectives of the development layout and design. The proposed development VIA will include factors such as: site coverage, setbacks, height, signage etc., particularly in terms of potential impacts on:

- Nearby public and private receivers
- Significant vantage points in the broader public domain
- Aldington Road
- The riparian corridor and wetland on site.



1.2 Methodology

Structure of the Report

This report will review the site location and context of the study area and provide a character assessment of the visual envelope and impact of the proposed industrial estate. This review will be taken from various viewpoints as nominated below.

• Section 1 – Introduction. This section provides an analysis of the local region of the study site. The review will then explore the local landscape setting in reference to the Mamre Rd Precinct Area Plan as well as provide a brief outline of the proposed industrial estate.

• Section 2 – Visual Impact Assessment. Within this section of the report a visual analysis is provided of the proposed site's features such as topography and existing land uses. This analysis will provide a general understanding of the existing landscape character.

With this understanding the locations or viewpoints are nominated. The viewpoints will be used to take the various images of the site. The images are taken, and the viewpoint's coordinates are documented. With this knowledge the viewpoints are located within a Revit model of the proposed development that is digitally positioned within real world coordinates. Digital viewpoints of the site can be captured and then superimposed onto the images taken from site, enabling a credible illustration of 200 Aldington Road industrial estate*. Refer to the following section, Process, for further detail.

The method to measure impact is based on a combination of the sensitivity of the existing area or view to change and the magnitude (scale contrast, quality, distance) of the proposal on that area or view. The combination of sensitivity and magnitude will provide the rating of the character for a visual impact. This measure or rating is achieved through the use of table 1.

• Section 3 – Mitigation and Recommendation Measures. The section of this report outlines the proposed strategies to mitigate the visual impact of the proposed estate. This section will also provide recommendation measures to mitigate impacts based on site assessment.

**NOTE – The Mamre Road Precinct Report for the Western Sydney Employment Area has been referenced in this document. It has been used to review the local landscape setting in relation to proposed open space, drainage, and environmental conservation.*

It is understood that in this plan, the proposed length of Aldington Road, and the lot at the back of proposed site, has been rezoned for industrial development. To make a satisfactory review of the visual impact of 200 Aldington Road when constructed, predictive measures of adjacent future industrial development has not been taken into account.

Process

On Site

Photo Process

- A photo of each viewpoint under this visual assessment was taken on site.
- A photo of the visual impact was taken, followed by a photo of a compass used through iPhone.

Camera

- The Camera Model used to take the photos was a Canon EOS 7D Mark II
- Camera focal length of 30mm
- All photos were hand held, taken at eye level (1650m from Ground) .

Geolocation

- Each compass photo recorded the photo location co-ordinate, degrees from True North and elevation.
- The longitude and latitude recordings were input into google earth to obtain the viewpoint locations in plan view.
- The project surveyor converted the longitude and latitude data to MGA 94 Plan co-ordinates to align to the existing site survey data.

Revit

- The Architectural Revit model was aligned to MGA 94 Plan co-ordinates, X 296833120.367 and Y= 6252249938.402 provided by the surveyor. MGA 94 Plan co-ordinates of each site photo were input into Revit and located.
- An elevation as per the compass were input into Revit at each MGA 94 co-ordinate plus 1650m eye level.
- A camera view for each viewpoint was creating based off the MGA 94 plan co-ordinates provided from the surveyor's conversion. Each camera view had a corresponding degrees from the compass recorded on site which was modeled accordingly.
- Typography between the site and the photo locations were reviewed to provide a level of accuracy.

Variables

- Due to the lack of camera data Revit can import, the focal length of the camera used, was not able to be included in the process, this may cause variables in accuracy of montages.
- Taking a photo without a tripod may cause in accuracies between Revit model outputs and site photos.
- There was a level of estimation required to determine which trees in the foreground of the site montages were being removed or retained due to project works. This is a common variable which occurs when rendering perspective montages.
- Due to the lack of access on private properties, the visual impact photos were taken up to 1km from the site. Such a distance in photography have the potential to reduce the accuracy in locating site boundaries.

Accuracy Review

- An accuracy review was carried out to ensure any slight inaccuracies that occurred through the process were reduced.
- Due to lack of survey data between the site and the visual impact photos, site elements such as Power Transmission poles, electricity poles, significant mature trees were located in Revit using nearmap location or google earth co-ordinates and modeled to provide a reference point.
- Site boundaries were elevated within the revit model to cross check the location of the model within the montage.
- These processes allowed us to cross references and check the location and scale of the site within the visual montage.

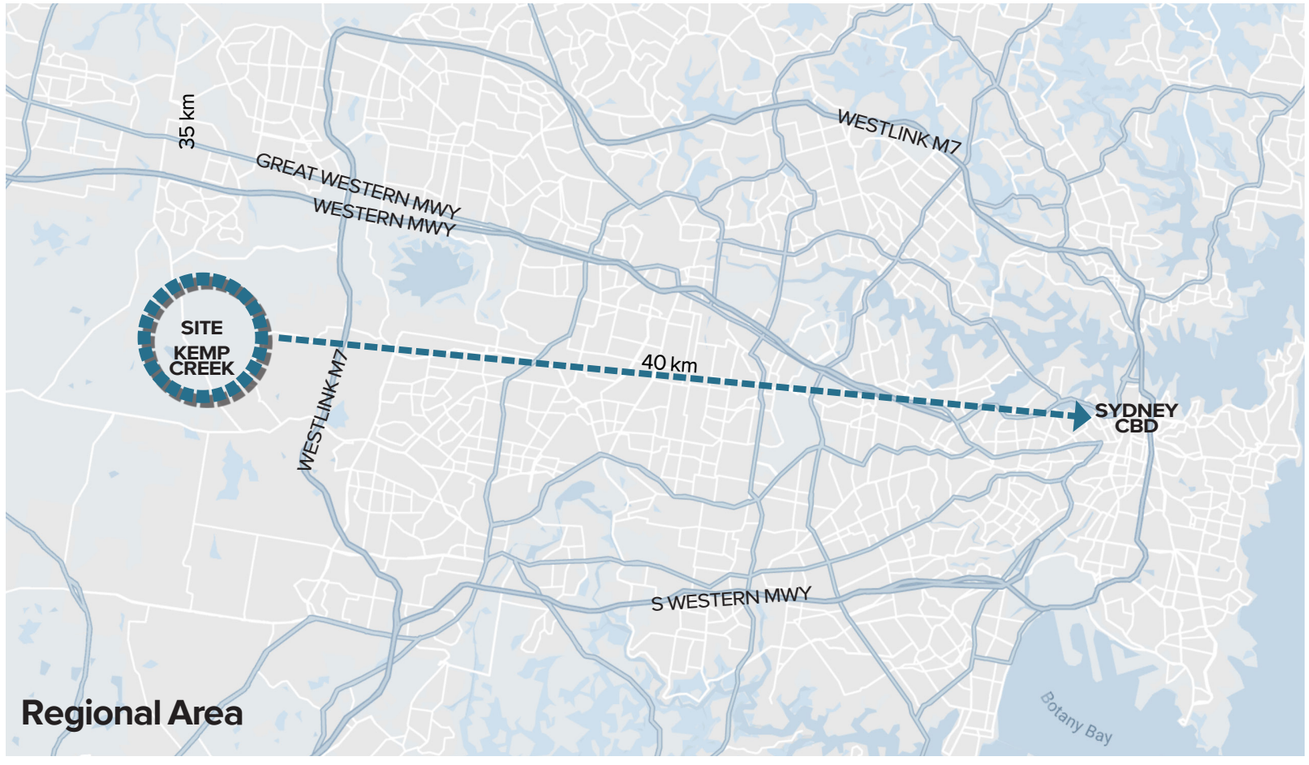
1.3 Background

Site Understanding

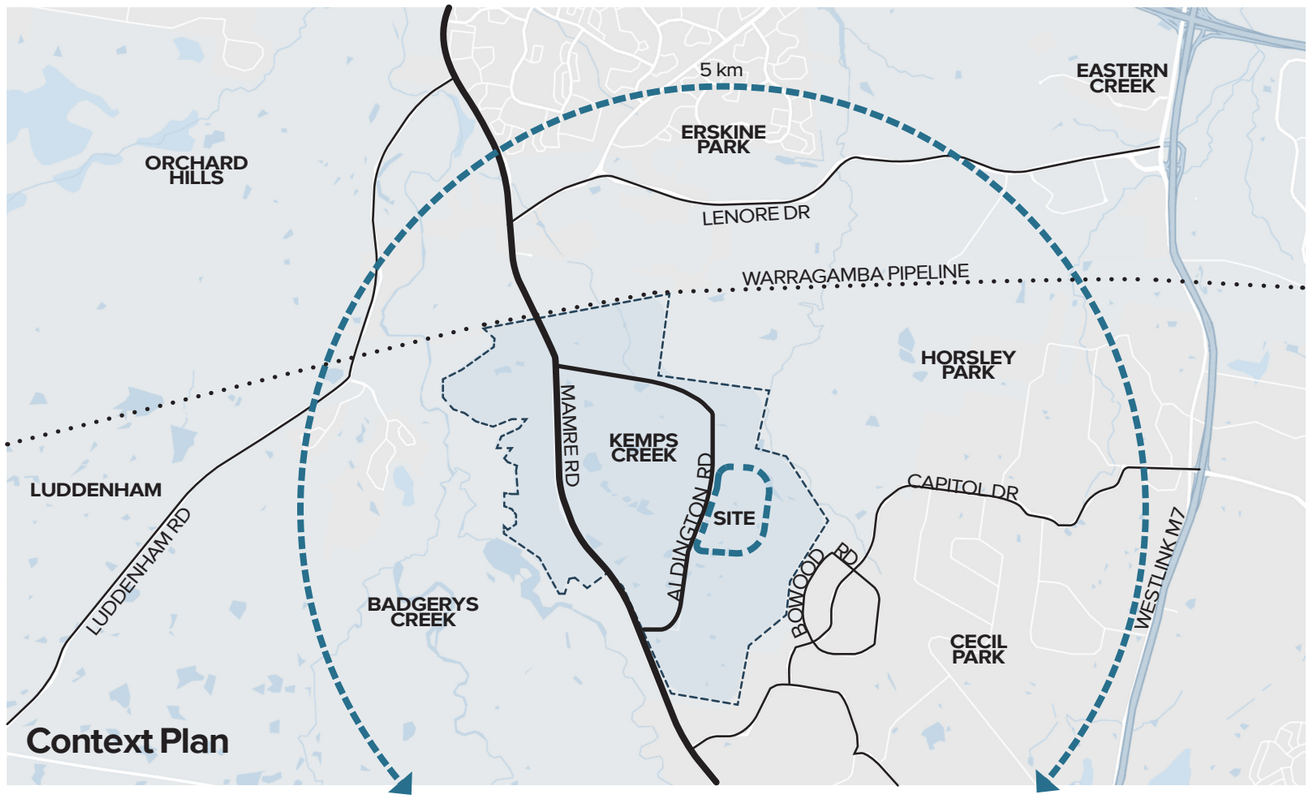
The Kemps Creek Industrial Estate is situated roughly 40 kilometers west of the Sydney CBD and 12km south-east of the Penrith CBD. It is also located approximately 6 kilometers from the Western Sydney International (Nancy-Bird Walton) Airport. The concept master plan comprises of 13 lots of approximetely 263,000m² GFA and located within the Penrith Local Government Area (LGA).

This area has been designated to form a part of the Western Sydney Employment Area (WSEA). WSEA is strategically identified industrial and employment land that is a rezoning initiative by the NSW Government - Department of Planning, Industry and Environment. Key operations in the WSEA include manufacturing, warehousing, transport and logistics facilities, the construction of infrastructure, industrial and residential development as well as retail trade to service staff in large business hubs/warehousing estates.

Under the same document the site location also falls under the zoning of Western Sydney Aerotropolis.



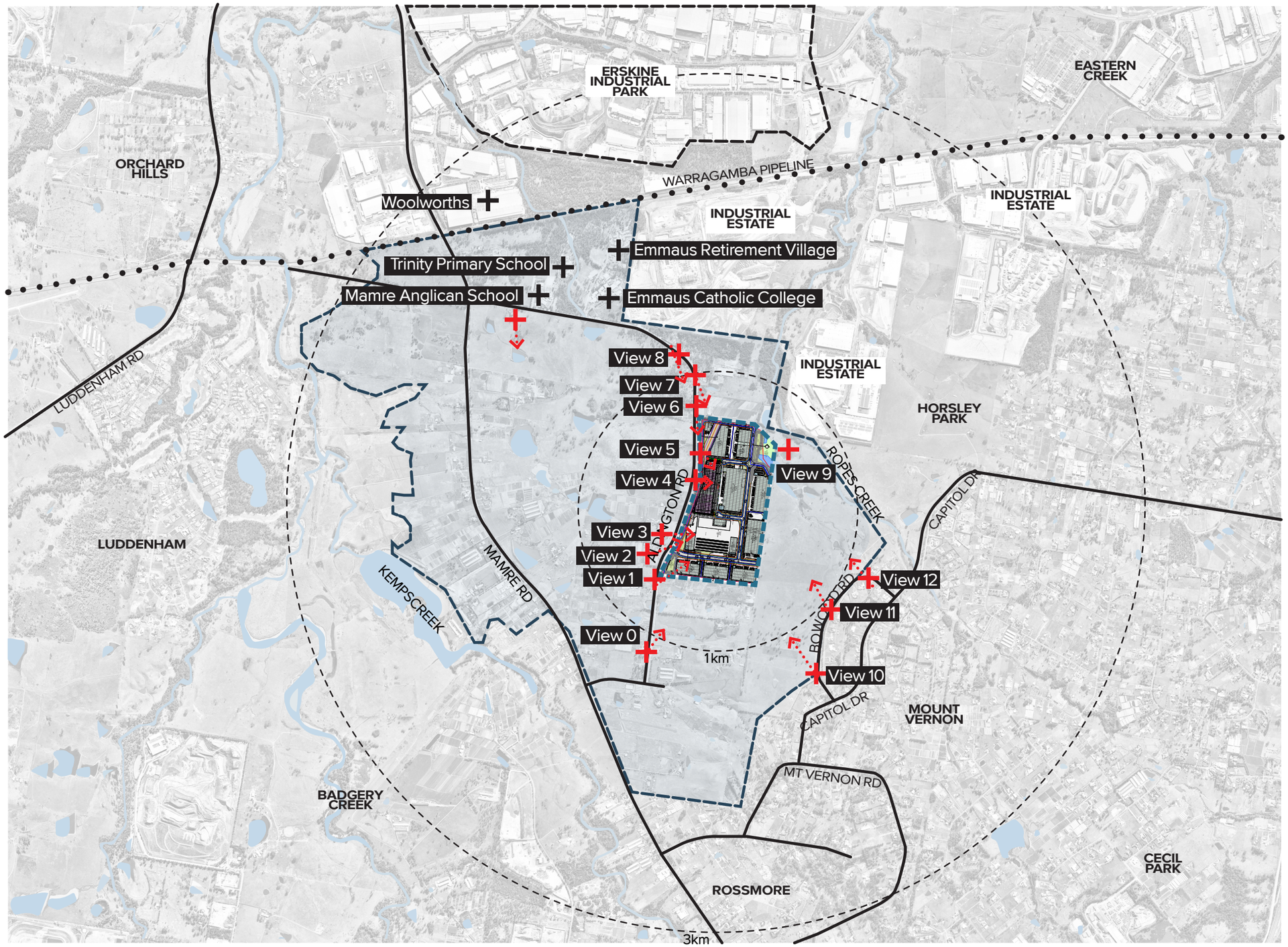
Regional Area



Context Plan

1.4 Site Location

The site, Kemps Creek Industrial Estate is a part of the Kemps Creek suburb. The Retirement Village and Anglican School that borders the Erskine Park Industrial Area, sits north of Kemps Creek. Rural residential and peri-urban lots run along Bowoord rd. West of Kemps Creek, contains a mix of peri-urban lots and low-level industry. The Rossmore suburb sits to Kemp Creek's southern boundary which forms a part of the Western Sydney Aerotropolis.



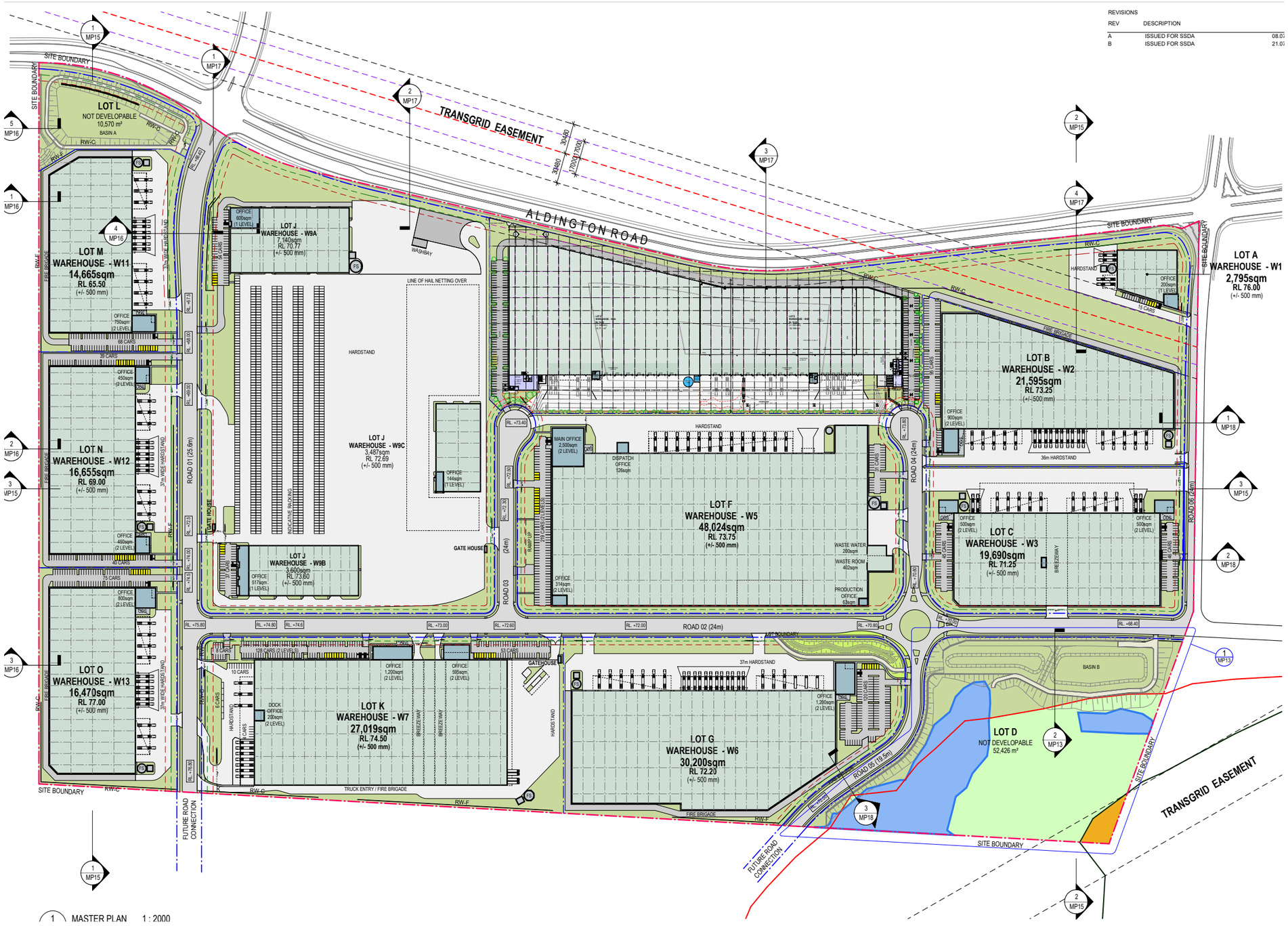
Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Surrounding industries
- Mamre Precinct Zone, Refer pg 12
- Erksine Park Industrial Area

1.5 The Project

Project Objectives
The Proposal aims to:
Provide industrial warehouses at 200 Aldington Rd

Development Works
*Incl Lot F works only.



Refer SBA Architects, 01/08/23.

1.6 Existing Site Description

The proposed industrial estate is bound by Aldington Road to the west, existing rural properties to the north a place of workship to the South (BAPS) and pastoral land to the east. The proposed industrial estate exists within the Mamre Precint Structure Plan. (See diagram)

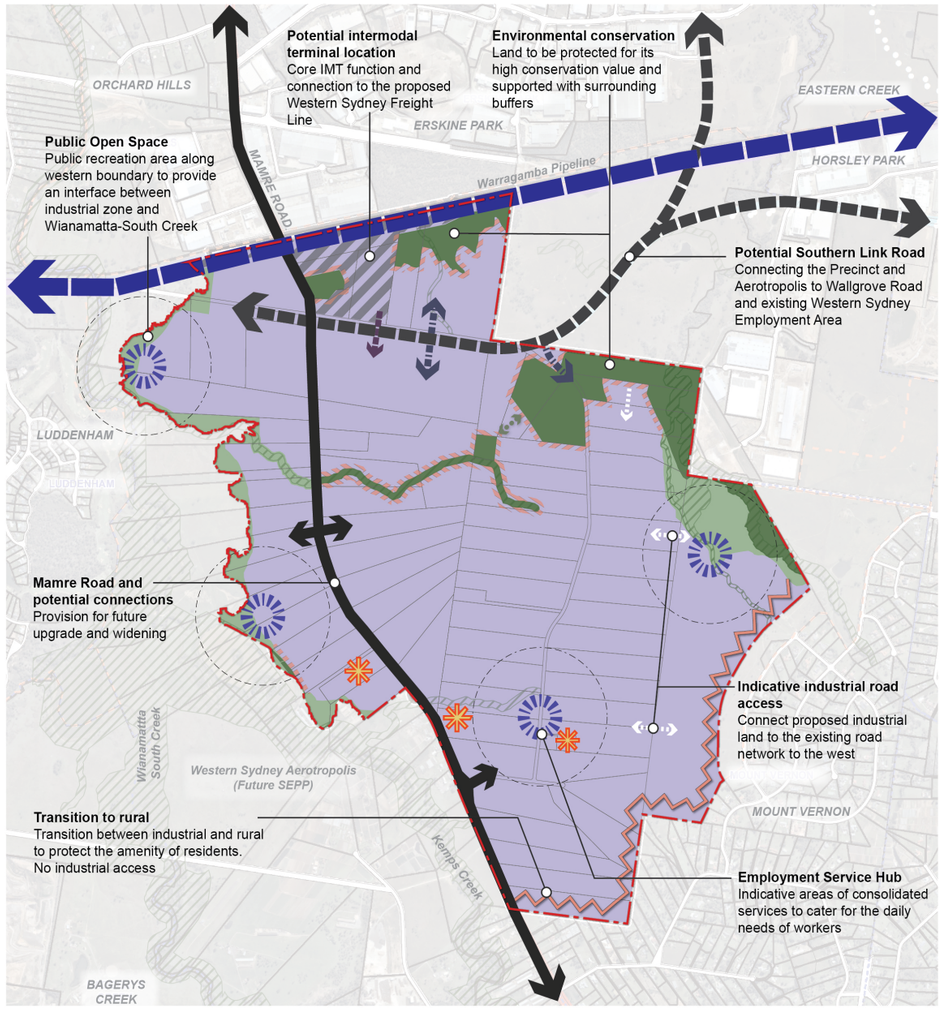
The existing attributes of the site include:

•The site is highly modified from residential and horticultural/agricultural use

•The landform of 106-228 Aldington Road forms a part of the Kemp Creek catchment and Ropes Creek catchment.

•The far north east corner of the 200 Aldington Road sits within proposed drainage/open space areas and within the Ropes Creek corridor nominated for environmental conservation. For further information on this please refer to the associated Environmental Impact Statement.

•An existing transgrid easement crosses over the far northwest corner of the site



Structure Plan

- Precinct boundary
- Cadastral boundaries
- Industrial
- Environmental conservation
- Open space
- Potential intermodal terminal
- Proposed Western Sydney Freight Line
- Mamre Road and potential connections
- Potential Southern Link Road
- Potential road access
- Potential freight connection to precinct
- Indicative road access
- Indicative riparian buffers
- Transition to rural
- Transition to Environmental Conservation
- Local heritage items
- Indicative employment service hub (with 400m catchment)
- Opportunity for ecological corridor

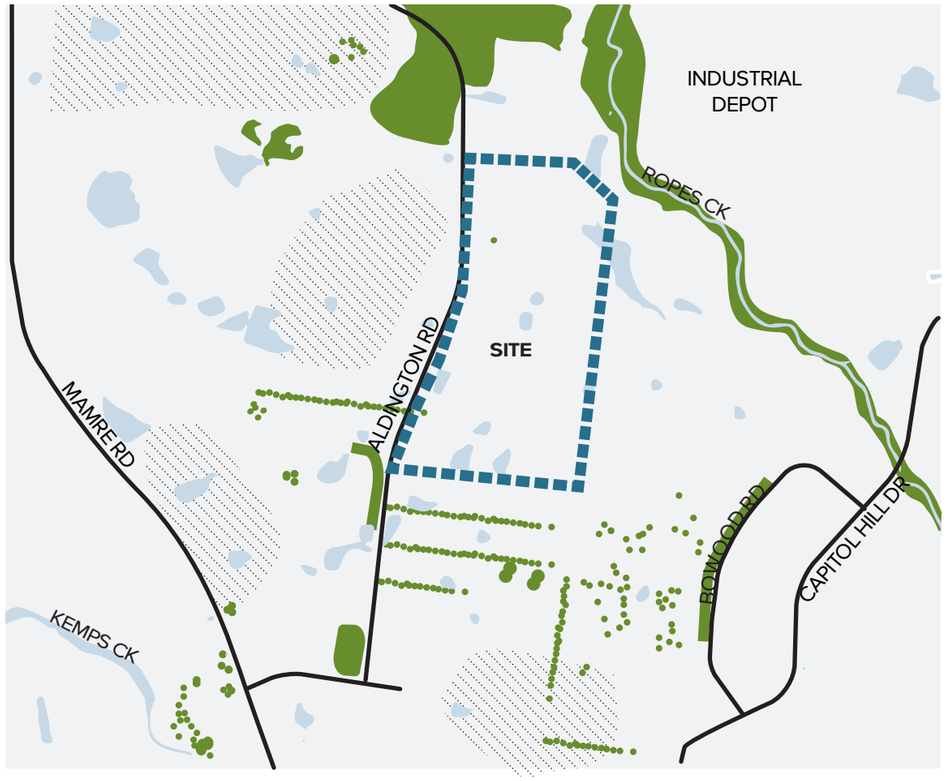
Mamre Rd Precinct, Structure Plan. NSW Gov, June 2020.

1.7.1 Local Landscape Setting

Natural Systems & Typography

Due to the nature of the rural horticultural and husbandry area of the site, there are several dams and water bodies to support the existing land use. Surrounding these water bodies and horticultural areas are scattered canopy tree covers, which act as shelter belts.

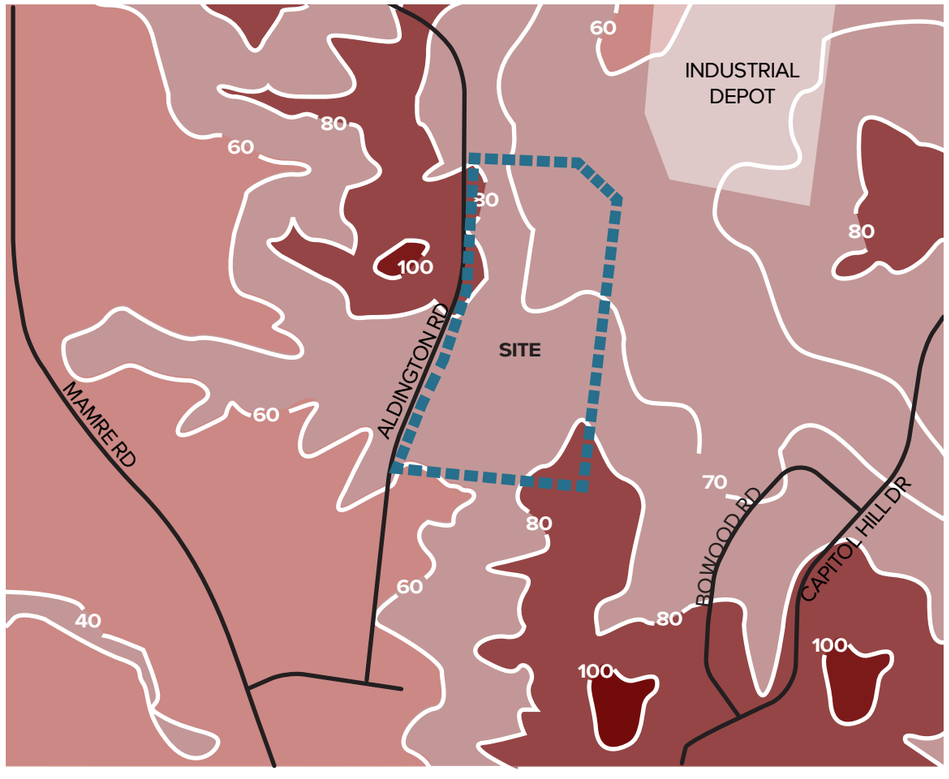
The site spans over the high points of the area sloping down to Mamre Rd. The typography between Mamre Rd and Aldington Rd is separated by a peak in the landform which limits the visibility of the site from Mamre Road. The site flattens out between Aldington Rd and Bowood Rd.



Natural Systems and Canopy Coverage

Legend

- Agricultural and Horticultural, Refer Land use diagram, pg. 12
- Water bodies
- Canopy, Tree cover - refer to pg. 10 for vegetative character
- Rolling Hills



Typography Analysis & Aspect

Legend

- 100m Contour
- 80m Contour
- 70m Contour
- 60m Contour
- 40m Contour

1.7.2 Local Landscape Setting

Vegetation Communities
As noted above the immediate setting for the proposed Kemps Creek Industrial Estate largely consists of peri-urban lots and low-level industry. The remanent and riparian vegetative character is representative of the Cumberland Plain Woodland or River-Flat Eucalypt Forest. The Structure Plan for Mamre Road Precinct – November 2019 highlights existing areas of ecological significance and has been listed as of high conservation value and listed as Endangered Ecological Communities (EEC). Refer to the associated EIS for further information.

The Cumberland Plain Woodlands is the name for the distinct grouping of flora species that are found in clay soils derived from shale on the undulating Cumberland Plain in central New South Wales. The dominant trees occurring in the woodland are Grey Box Eucalypts (*Eucalyptus moluccana)*, Forest Red Gums (*Eucalyptus tereticornis*), Narrow-Leaved Ironbarks (*Eucalyptus crebra*) and Spotted Gum (*Eucalyptus maculata*). A variety of other lesser-known Eucalypts as well as shrubs, grasses and herbs are also found. The predominance of the Grey Box and Forest Red Gum makes the community distinctive (Department of Agriculture, Water and the Environment, 2020)

River-Flat Eucalypt Forests are located on the river flats of the coastal floodplains. The taller open tree layer consists of Eucalypts, that exceed 40 m in height, but are often considerably shorter in regrowth stands or in conditions of lower site quality. The most widespread and abundant dominant trees species include Forest Red Gum (*Eucalyptus tereticornis*), Cabbage Gum (*E. amplifolia*), Rough-barked Apple (*Angophora floribunda*) and Broad-leaved Apple (*A. subvelutina*). A layer of shorter trees can be present that include Feather Honey Myrtle (*Melaleuca decora*), Prickly-leaved Teatree (*M. styphelioides*), Grey Myrtle (*Backhousia myrtifolia*), White Cedar (*Melia azaderach*), River Oak (*Casuarina cunninghamiana*) and Swamp Oak (*C. glauca*). (Office of Environment & Heritage, 2019)









1.7.3 Local Landscape Setting

Land Use Analysis

The land use across and surrounding the site consists predominantly of agricultural and horticultural land uses. These agricultural properties comprise of low level farming with sheds, outbuildings and horticultural amenities.

Rural residential use occupy a small percentage of the site. To the west of the site sits a low level density residential zoning. For this reason, viewpoints along Bowood Road have been selected to aid visual assessment from this perspective of 200 Aldington Street.

An existing industrial depot is located north east of the proposed site. These include the following: 1. the Oakdale Central Industrial Estate (SSD 6078), 2. Oakdale South (SSD6917), 3. Proposed site of Oakdale West (SSD7448) which will eventually be located north to this proposal.



Land Use Analysis

Legend

- Irrigated Horticulture
- Rural Residential and Peri urban lots
- Research Services Facilities
- Intensive Animal Husbandry
- Grazing modified pastrues
- Manufacturing and Industrial


VIEW FROM MAMRE RD WHEREBY ALDINGTON ROAD IS NOT VISIBLE


VIEW FROM MAMRE RD WHEREBY ALDINGTON ROAD IS NOT VISIBLE

2.0 Visual Impact Assessment

2.1 Visual Assessment Viewpoints

Viewpoint Assessment

This section outlines the impacts of the project from the following viewpoint. The following 12 locations have been used to take viewpoints over the proposed 200 Aldington Rd estate. The co-ordinates for these locations are identified in the table below.

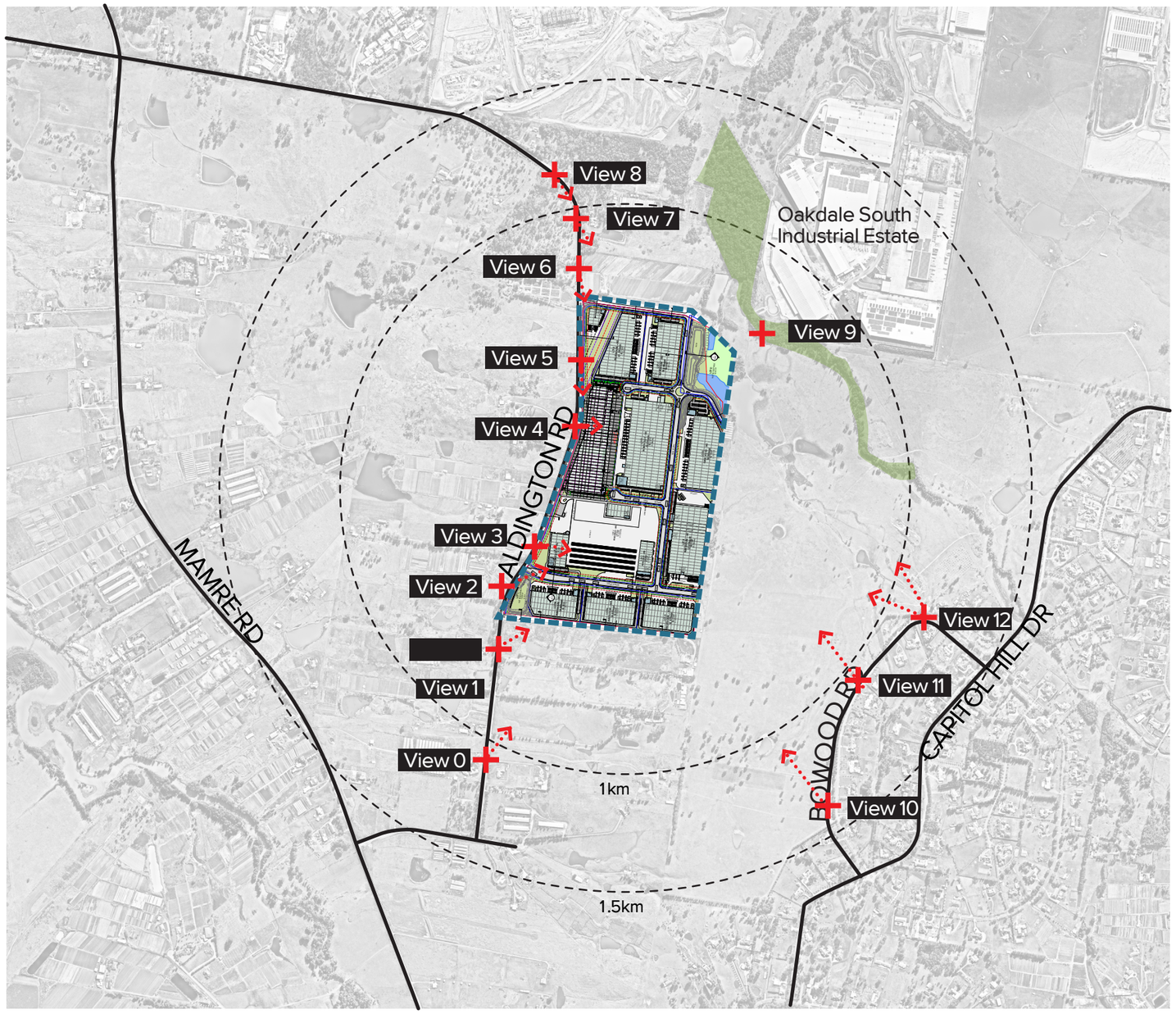
APPROACHING VIEW-POINT NO.	LOCATION	NORTHINGS	EASTINGS
Viewpoint 0	Aldington Rd, South	33 51 7S	150 47 44 E
Viewpoint 1	Aldington Rd, South	33 51 4S	150 47 46E
Viewpoint 2	Aldington Rd, South	33 50 55S	150 47 49E
Viewpoint 3	Aldington Rd, South	33 50 52S	150 47 451E
Viewpoint 4	Aldington Rd, South	33 50 36S	150 47 58E
Viewpoint 5	Aldington Rd, North	33 50 30 S	150 47 60 E
Viewpoint 6	Aldington Rd, North	33 50 19 S	150 47 57 E
Viewpoint 7	Aldington Rd, North	33 50 10S	150 47 56 E
Viewpoint 8	Aldington Rd, North	33 50 7S	150 47 54 E
Viewpoint 9	Access not available *		
Viewpoint 10	Bowood Rd, South	33 51 20S	150 48 33 E
Viewpoint 11	Bowood Rd	33 51 5S	150 48 39 E
Viewpoint 12	Bowood Rd, North	33 50 58S	150 48 46E

* Viewpoint 9 -The north eastern view has not been included in this assessment as the existing warehouse, apart of the Oakdale South Industrial Estate blocks any view of the proposed site due to its mass. The warehouse is also fully gated and security fenced which prevents access behind the estate. Additionally, there is a dense ecological buffer screening the visibility from behind the industrial estate to the proposed site.









Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

2.2 Visual Sensitivity and Magnitude

Sensitivity

The visual sensitivity is based on how sensitive the character of the setting is to the proposed change.

Magnitude

The visual magnitude depends on the scale and contrast of the proposal and its visual integration of form, line, shape, pattern, colour and texture. Viewer access also influences the visual magnitude.

The proceding viewpoints will be accessed individually and provided a rating as per the Landscape Character and Visual Impact Rating Matrix.

Sensitivity	Magnitude: High	Magnitude: High to Moderate	Magnitude: Moderate	Magnitude: Moderate to low	Magnitude: Low	Magnitude: Negligible
High	High Impact	High Impact	Moderate-high	Moderate-high	Moderate	Negligible
High to Moderate	High Impact	Moderate-high	Moderate-high	Moderate	Moderate	Negligible
Moderate	Moderate-high	Moderate-high	Moderate	Moderate	Moderate-Low	Negligible
Moderate to low	Moderate-high	Moderate	Moderate	Moderate-Low	Moderate-Low	Negligible
Low	Moderate	Moderate	Moderate-Low	Moderate-Low	Low Impact	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Table 1: Landscape Character and Visual Impact Rating Matrix.

2.3 Viewpoint 0 ALDINGTON ROAD EXISTING SITE

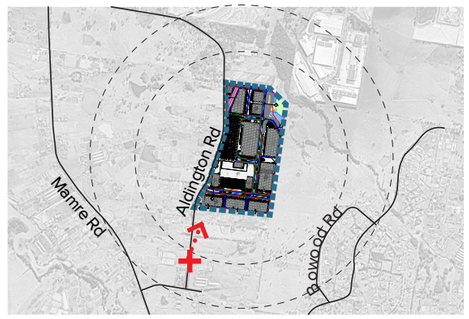
Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 7S 150 47 44E

Key Plan





2.4 Viewpoint 0 ALDINGTON ROAD VISUAL MONTAGE

Visual Montage

Viewpoint 01 - This view facing north along Aldington Road represents an outlook of a public receiver traveling in a vehicle. The view of the proposed development sits approximately in the middle left hand portion of the image, just below the horizon line. The cluster of existing trees in the foreground and middle ground largely screen the proposal and a low impact value has been assigned.*

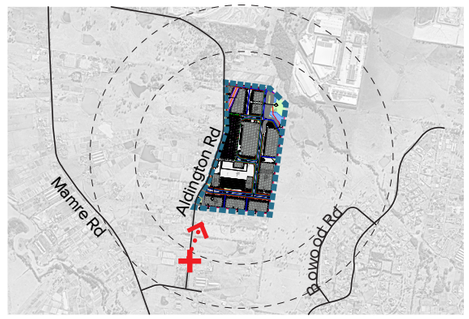
**Note that the below perspective does not include the proposed landscape to 200 Aldington Road. During the time of documentation of this report, only Stage 1 of the Master Plan had been detailed with landscape treatments.*

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 7S 150 47 44E

Key Plan





2.5 Viewpoint 1 ALDINGTON ROAD EXISTING SITE

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 4S 150 47 46E
60m Latitude 38 degrees North East

Key Plan





2.5 Viewpoint 1 ALDINGTON ROAD EXISTING SITE

0 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 4S 150 47 46E
60m Latitude 38 degrees North East

Key Plan





2.6 Viewpoint 1 **ALDINGTON ROAD VISUAL MONTAGE**

1 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 4S 150 47 46E
60m Latitude 38 degrees North East

Key Plan





2.7 Viewpoint 1 ALDINGTON ROAD VISUAL MONTAGE

5 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 4S 150 47 46E
60m Latitude 38 degrees North East

Key Plan





2.8 Viewpoint 1 ALDINGTON ROAD VISUAL MONTAGE

10 Year Impact

Viewpoint 02 - This view faces north-east along Aldington Road and represents a view of a public receiver travelling in a vehicle. The view of the proposed development sits in the right hand side of the image and represents the southern boundary of the property.

The tree and shrub planting in the foreground of the development shows an approximation of projected growth after 10 years. The recommended planting largely obscures the proposed development, and a low impact value has been assigned.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 4S 150 47 46E
60m Latitude 38 degrees North East

Key Plan





2.5 Viewpoint 2 **ALDINGTON ROAD EXISTING SITE**

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 55S 150 47 49E
60m Latitude 57 degrees North East

Key Plan





2.6 Viewpoint 2 **ALDINGTON ROAD VISUAL MONTAGE**

0 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 55S 150 47 49E
60m Latitude 57 degrees North East

Key Plan





2.6 Viewpoint 2 **ALDINGTON ROAD VISUAL MONTAGE**

1 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 55S 150 47 49E
60m Latitude 57 degrees North East

Key Plan





2.7 Viewpoint 2 ALDINGTON ROAD VISUAL MONTAGE

5 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 55S 150 47 49E
60m Latitude 57 degrees North East

Key Plan





2.8 Viewpoint 2 **ALDINGTON ROAD VISUAL MONTAGE**

10 Year Impact

Viewpoint 02 - This view faces north-east along Aldington Road and represents a view of a public receiver travelling in a vehicle. The view of the proposed development sits across the road and represents the western boundary of the property.

The tree and shrub planting in the foreground of the development shows an approximation of projected growth after 10 years. The recommended planting largely obscures the proposed development, and a low impact value has been assigned.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 55S 150 47 49E
60m Latitude 57 degrees North East

Key Plan





2.9 Viewpoint 3 **ALDINGTON ROAD EXISTING SITE**

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 52S 150 47 451 E
70m Latitude 86 degrees East

Key Plan





2.10 Viewpoint 3 **ALDINGTON ROAD VISUAL MONTAGE**

0 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 52S 150 47 451 E
70m Latitude 86 degrees East

Key Plan





2.10 Viewpoint 3 **ALDINGTON ROAD VISUAL MONTAGE**

1 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 52S 150 47 451 E
70m Latitude 86 degrees East

Key Plan





2.11 Viewpoint 3 ALDINGTON ROAD VISUAL MONTAGE

5 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 52S 150 47 451E
70m Latitude 86 degrees East

Key Plan





2.12Viewpoint 3 ALDINGTON ROAD VISUAL MONTAGE

10 Year Impact

Viewpoint 03 - This view face east when heading along Aldington Road and represents a view of a public receiver travelling in a vehicle. The proposed development sits in the background of the image.

The tree and shrub planting in the foreground of the development shows an approximation of projected growth after 10 years. As the planting screens the proposed development, a low impact value has been assigned.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 52S 150 47 451E
70m Latitude 86 degrees East

Key Plan





2.13Viewpoint 4 ALDINGTON ROAD EXISTING SITE

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.14 Viewpoint 4 **ALDINGTON ROAD VISUAL MONTAGE**

0 Year Impact

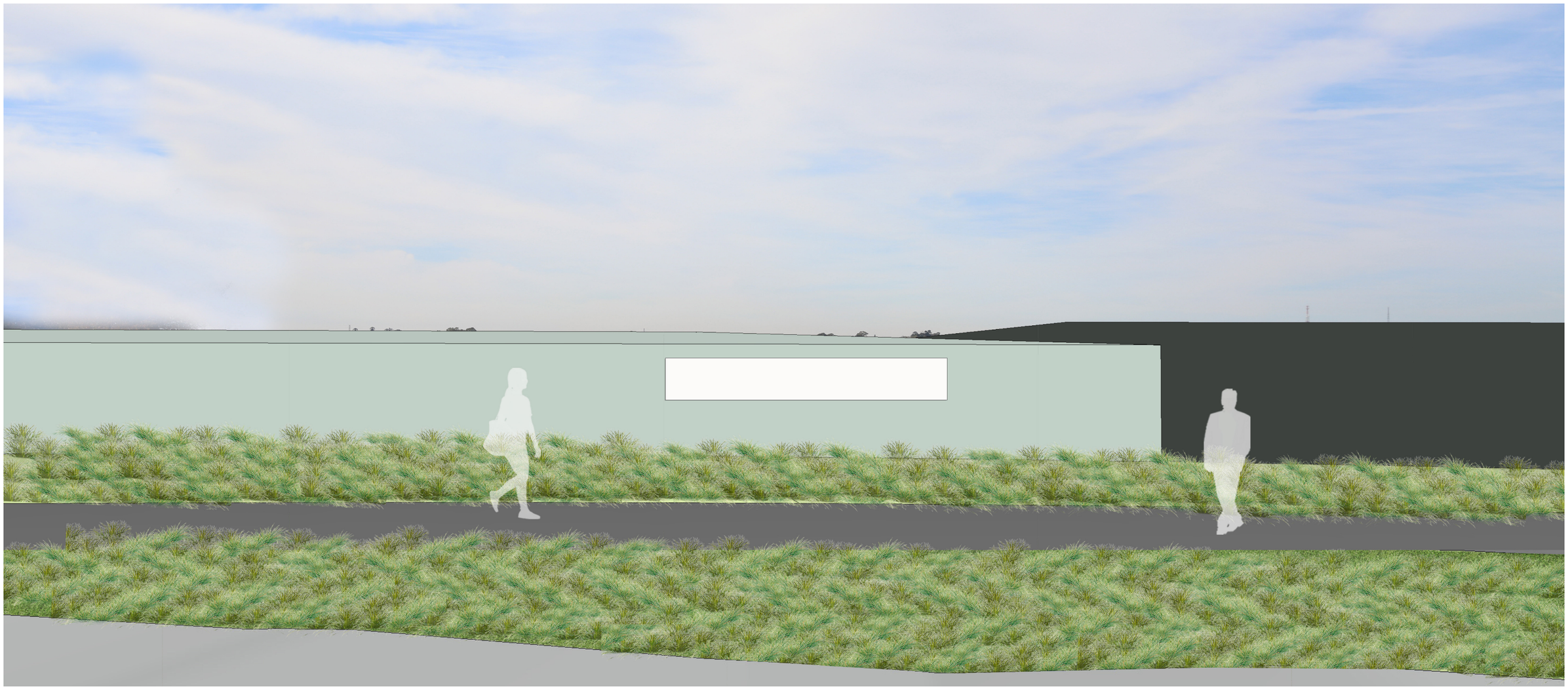
Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.14 Viewpoint 4 **ALDINGTON ROAD VISUAL MONTAGE**

1 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.15 Viewpoint 4 **ALDINGTON ROAD VISUAL MONTAGE**

5 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.16 Viewpoint 4 ALDINGTON ROAD VISUAL MONTAGE

10 Year Impact

Viewpoint 04 - The view faces along the eastern aspect of Aldington Road and represents a view of a public receiver travelling in a vehicle. The view of the proposed development is situated straight down the camera. The building frontage represents the western boundary of the proposed development.
The tree and shrub planting shown is located along the proposal's property boundary off Aldington Road, representing the planting after 10 years of projected growth.

The scale of the proposal within this viewpoint has been attributed with a moderate magnitude, while the impact, as with the rest of the montages, has been rated low in sensitivity. The overall assessment of this view is of a moderate-low value impact.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.17 Viewpoint 5 ALDINGTON ROAD EXISTING SITE

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 30S 150 47 60E

Key Plan





2.18 Viewpoint 5 **ALDINGTON ROAD VISUAL MONTAGE**

0 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.18 Viewpoint 5 **ALDINGTON ROAD VISUAL MONTAGE**

1 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.19 Viewpoint 5 ALDINGTON ROAD VISUAL MONTAGE

5 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.20 Viewpoint 5 ALDINGTON ROAD VISUAL MONTAGE

10 Year Impact

Viewpoint 05 - The view faces along the southern aspect of Aldington Road and represents a view of a public receiver travelling in a vehicle. The view of the proposed development is situated towards the upper centre of the of the image and represent the mid to southern buildings along the property boundary that will interface with the street.

The tree and shrub planting towards the left-hand aspect of the image represent the planting to the boundary of the proposed development after 10 years of projected growth. The recommended planting largely obscures the proposed buildings set back within the property but does not screen the buildings shown towards the centre horizon line. With the general location scoring low in sensitivity, and a moderate to low magnitude value, the assessment of this view is of a moderate-low value impact.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 36S 150 47 58E
90m altitude, 77 degrees

Key Plan





2.21 Viewpoint 6 ALDINGTON ROAD EXISTING SITE

Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 19S 150 47 57E

Key Plan





2.22 Viewpoint 6 **ALDINGTON ROAD VISUAL MONTAGE**

0 Year Impact
Viewpoint 06 - The view represents 1 year assessment post construction of the road.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 19S 150 47 57E

Key Plan





2.22 Viewpoint 6 **ALDINGTON ROAD VISUAL MONTAGE**

1 Year Impact
Viewpoint 06 - The view represents 1 year assessment post construction of the road.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 19S 150 47 57E

Key Plan





2.23 Viewpoint 6 ALDINGTON ROAD VISUAL MONTAGE

5 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 19S 150 47 57E

Key Plan





2.24 Viewpoint 6 ALDINGTON ROAD VISUAL MONTAGE

10 Year Impact

Viewpoint 06 - The view faces along the southern aspect of Aldington Road and represents a view of a public receiver travelling in a vehicle. The view of the proposed development is situated towards the mid left-hand aspect of the photo, finishing within the centre of the image interfacing with Aldington Road. The fence line shown represents the southern boundary of the proposed development.
The tree and shrub planting along the proposal's property boundary off Aldington Road, as well as the trees between the proposed buildings represent the planting after 10 years of projected growth.

The assessment of this view is of a moderate-low value impact. While the scale of the proposal within this viewpoint has been attributed with a moderate magnitude, the impact of this has been diminished by the adjacent modified agricultural landscape in the left-hand midground as well as the partial screening by proposed vegetation reducing impact on sensitivity.

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 19S 150 47 57E

Key Plan





2.25 Viewpoint 7 ALDINGTON ROAD EXISTING SITE

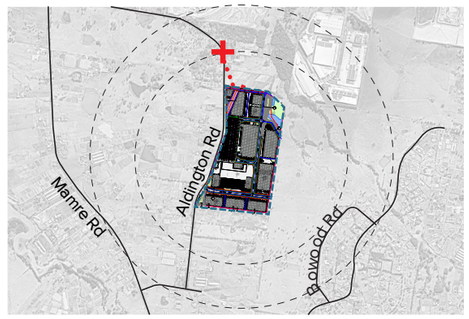
Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 10S 150 47 56E

Key Plan





2.26Viewpoint 7 ALDINGTON ROAD NORTH VISUAL MONTAGE

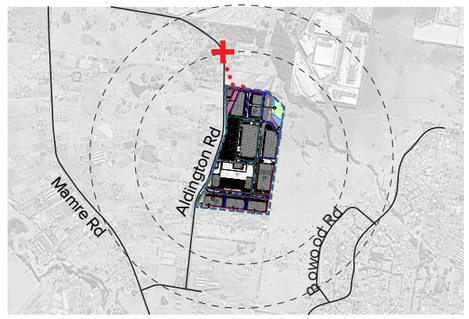
0 Year Impact

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 10S 150 47 56E

Key Plan





2.26Viewpoint 7 ALDINGTON ROAD NORTH VISUAL MONTAGE

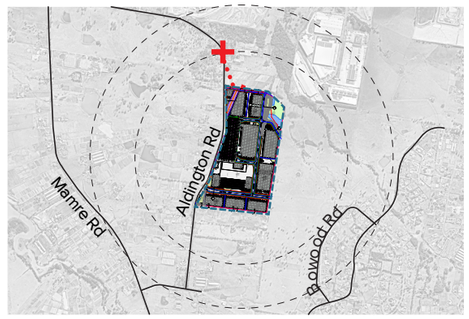
1 Year

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 10S 150 47 56E

Key Plan





2.26Viewpoint 7 ALDINGTON ROAD NORTH VISUAL MONTAGE

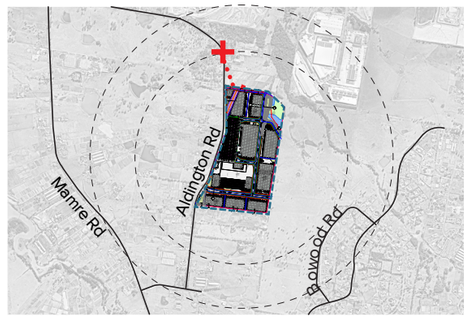
5 Year

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 10S 150 47 56E

Key Plan





2.26Viewpoint 7 ALDINGTON ROAD NORTH VISUAL MONTAGE

Visual Montage

Viewpoint 07- This view has south/east facing along Aldington Road and represents an outlook of a public receiver traveling in a vehicle. The view of the proposed development sits approximately in the middle right hand portion of the image, on the horizon line.

The cluster of existing trees in the foreground and middle ground largely screen the proposal and a low impact value has been assigned.*

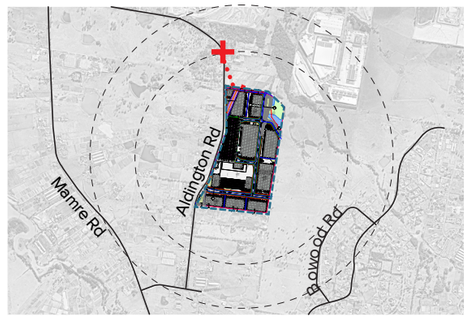
**Note that the below perspective does not include the proposed landscape to* Kemps Creek Industrial Estate. *During the time of documentation of this report, only Stage 1 of the Master Plan had been detailed with landscape treatments.*

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 10S 150 47 56E

Key Plan





2.27 Viewpoint 8 **ALDINGTON ROAD EXISTING SITE**

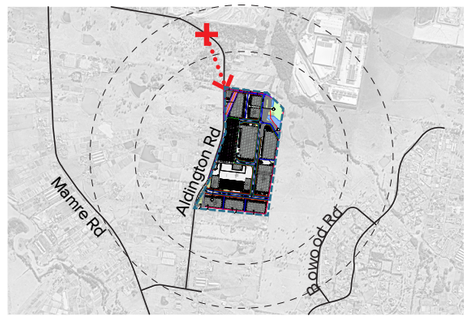
Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 7S 150 47 54E

Key Plan





2.28 Viewpoint 8 ALDINGTON ROAD VISUAL MONTAGE

Visual Montage

Viewpoint 08- This view along Aldington Road is facing towards the east and represents an outlook of a public receiver traveling in a vehicle. The view of the proposed development sits approximately in the middle to the lower right hand portion of the image.

The mid ground cluster of existing trees heavily screens the proposal and a low impact value has been assigned.*

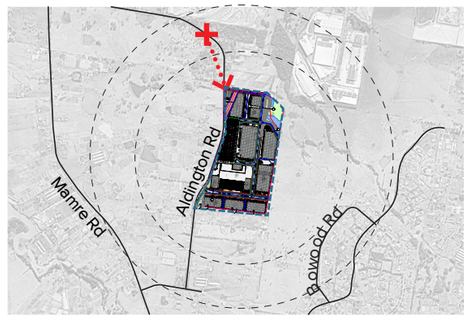
**Note that the below perspective does not include the proposed landscape to 200 Aldington Road. During the time of documentation of this report, only Stage 1 of the Master Plan had been detailed with landscape treatments.*

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 7S 150 47 54E

Key Plan





2.29 Viewpoint 10 **BOWOOD ROAD SOUTH EXISTING SITE**

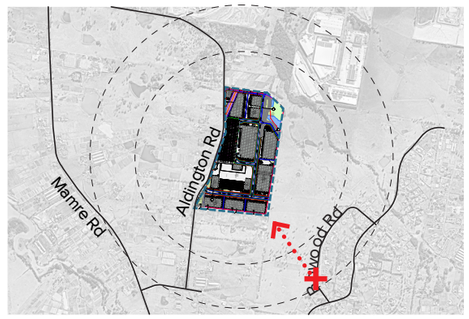
Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 20S 150 48 33E

Key Plan





2.30 Viewpoint 10 **BOWOOD ROAD SOUTH VISUAL MONTAGE**

Visual Montage

View 10 – This view is located on Bowood Road facing north-west and is representative of the outlook from the street and from the front of private properties. The proposed site sits in the left-hand side of the midground of this montage and is in part screened by foreground and scattered midground trees.
The assessment of this view is of a moderate-low value impact. So while the scale of the proposal within this viewpoint has been attributed with a moderate magnitude, the impact of this has been diminished by the modified pastoral landscape in the midground as well as the screening by existing vegetation reducing impact on sensitivity.*

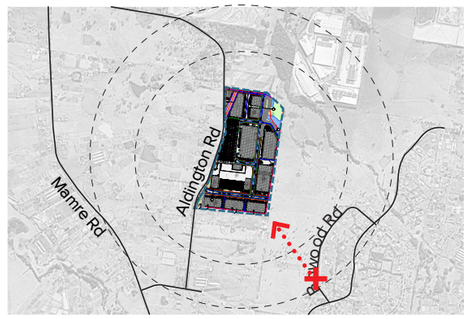
**Note that the below perspective does not include the proposed landscape to* Kemps Creek Industrial Estate*. During the time of documentation of this report, only Stage 1 of the Master Plan had been detailed with landscape treatments.*

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 20S 150 48 33E

Key Plan





2.31 Viewpoint 11 **BOWOOD ROAD EXSITING SITE**

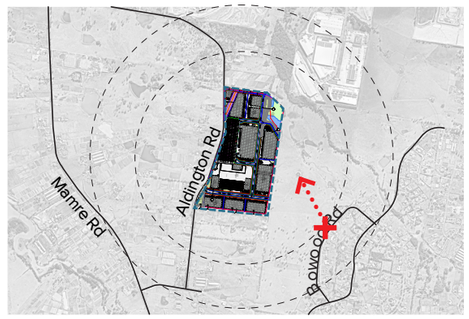
Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 5S 150 48 39E

Key Plan





2.32 Viewpoint 11 **BOWOOD ROAD VISUAL MONTAGE**

Visual Montage

View 11 – This view located on the Bowood Road facing north-west and is representative of the outlook from the street and from the front of private properties. The proposed site sits in the mid section of the image along the horizon. The trees running along Bowood Road in the foreground and scattered trees towards the boundary of the site provide some screening over the development. The backdrop of vegetation along the horizon also lessens the impact of the proposed site.

While the view is open and expansive, the lack of variation in the landscape and natural features do not make it particularly remarkable or unique. The assessment of this view is of a moderate-low value impact.*

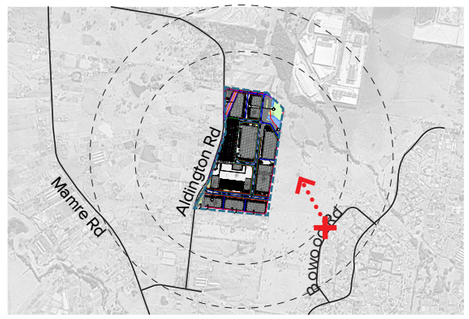
**Note that the below perspective does not include the proposed landscape to Kemps Creek Industrial Estate. During the time of documentation of this report, only Stage 1 of the Master Plan had been detailed with landscape treatments.*

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 51 5S 150 48 39E

Key Plan





2.33 Viewpoint 12 BOWOOD ROAD NORTH EXISTING SITE

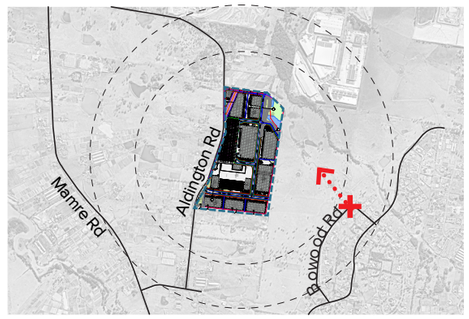
Existing Site

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 58S 150 48 46E

Key Plan





2.34Viewpoint 12 **BOWOOD ROAD NORTH VISUAL MONTAGE**

Existing Site

View 12 – This view located on the Bowood Road facing north-west and is representative of the outlook from the street and from the front of private properties. The proposed site is located along the horizon line. This view is broken up by existing midground vegetation.

Similarly to View 11, this view is open and expansive and contains few notable features. This is further diminished by the electrical pylon tower in the mid-ground. The assessment of the impact of the proposal in this view is of a moderate-low value.*

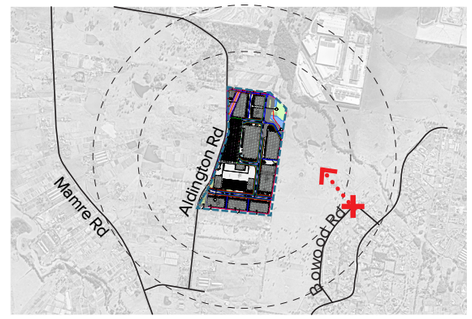
**Note that the below perspective does not include the proposed landscape to Kemps Creek Industrial Estate. During the time of documentation of this report, only Stage 1 of the Master Plan had been detailed with landscape treatments.*

Legend

- Site Boundary
- Visual Impact Viewpoint Locations
- Direction of photo taken

Co-ordinates : 33 50 58S 150 48 46E

Key Plan





2.35 Overall Sensitivity and Magnitude Assessment Table & Summary

Viewpoint Assessment Summary

Visual Sensitivity
The site is surrounded by agricultural and horticultural land uses. As noted above, these agricultural properties comprise of low-level farming uses with large sheds/ structures and horticultural amenities. As a result, the landscape has been largely modified from its original state. The local proximity of the Oakdale Industrial Estate introduces a character precedent. Also as noted above, some of the viewpoints are backdropped by remnant open forest.

In review of these character points the existing area of the proposal is generally considered to be a landscape of low sensitivity as per the Landscape Character and Visual Impact Rating Matrix.

Magnitude
The visual magnitude depends on the scale and contrast of the proposal and its visual integration of form, line, shape, pattern, colour and texture. Viewer access also influences the visual magnitude.

The public view to proposed works will be limited to local roads around the perimeter of the site. Within most circumstances only portions of the site at varying magnitudes will be seen due to existing vegetative screening.

The proposed works would also be viewed from residential lots along Bowood Drive (Capitol Hill). A wider view shed over the site will be accessed from these viewpoints. However, in most circumstances the site is partially screened by existing vegetation. Also, the pylon lines in the middle ground diminish from the quality and value of this view, as well as the scale of the proposal.

It is also noted that amendments to the building height of Lot F to include a high-bay section up to 18.5m high would not have any impact on the visual sensitivity or the magnitude of the proposed views. The Lot F warehouse is surrounded on all sides by other warehousing developments and as such the overall magnitude of the project remains moderate to low.

VIEWPOINT	LOCATION	SENSITIVITY TO CHANGE	MAGNITUDE OF CHANGE	SIGNIFICANCE OF IMPACT
Viewpoint 0	Aldington Rd, South	Low	Low	Low
Viewpoint 1	Aldington Rd, South	Low	Low	Low
Viewpoint 2	Aldington Rd, South	Low	Low	Low
Viewpoint 3	Aldington Rd, South	Low	Low	Low
Viewpoint 4	Aldington Rd,	Low	Moderate	Moderate-low
Viewpoint 5	Aldington Rd, North	Low	Moderate to Low	Moderate-low
Viewpoint 6	Aldington Rd, North	Low	Moderate	Moderate-low
Viewpoint 7	Aldington Rd, North	Low	Low	Low
Viewpoint 8	Aldington Rd, North	Low	Low	Low
Viewpoint 9	N/A	N/A	N/A	N/A
Viewpoint 10	Bowood Rd, South	Low	Moderate	Moderate-low
Viewpoint 11	Bowood Rd	Low	Moderate	Moderate-low
Viewpoint 12	Bowood Rd	Low	Moderate	Moderate-low

3.0 Mitigation and Recommendation Measures



3.1 Mitigation and Recommendation Measures

As noted above, the montaged images have not included the proposed landscape works. Also noted above, much of the existing vegetation in the surrounding landscape is largely representative of the Cumberland Plain Woodlands or River-Flat Eucalyptus Forests. It is a recommendation of this report that where plausible the proposed landscape species for Kemps Creek Industrial Estate be taken from these flora palettes. A plant palette that uses local indigenous species will add several qualities and benefits such as:

1. The proposed landscape of indigenous species will assist in blending the proposal with its vegetative backdrop as well as capture the local character of place;

2. Indigenous planting onsite will add to the ecological value of the proposal by adding to existing vegetative corridors in place for wildlife to move;

3. Indigenous plant species will likely be lower in maintenance requirements.

Another consideration with the landscape design is to plant internally along the perimeter of the boundary where possible with small trees and large shrubs. Not being visible from a distance, chain wire fencing should be used to allow for the internal planting to screen buildings.

3.2 Conclusion

In review of the local landscape setting and a visual analysis of the site, this assessment found that the visual sensitivity of the existing landscape was generally of low sensitivity. While the magnitude of the proposed site was generally regarded to be of moderate to low impact as per the Landscape Character and Visual Impact Rating Matrix. These values were ascertained after the analytical undertakings of the site's context, its existing zoning, and land use, as well as consideration of viewsheds over the proposal, and comparative scale to existing structures and infrastructure. Lastly, it has been recommended that with the use of local species planting, the visual impact of the proposal can be lessened further.

ARCADIA