



Existing View



Simulated View

# view 15

<b>Viewing Location</b>	North of site, Corner of Greenhills Road and Anzac Road
<b>Visual Adaptation</b>	
Approximate Viewing Distance	500m to site boundary (approx.)
Prominence of the Development	<p>The development will have little to no prominence from this particular location.</p> <p>Warehousing and other commercial buildings located within the northern half of the proposed development (Warehouse Distribution centre and Freight Village) will be slightly visible but both existing structures, namely the zone substation in the foreground and vegetation will be more prominent.</p>
Landscape Compatibility	<p>This viewpoint is dominated by an industrial character. Any additional industrial development would be compatible with this landscape.</p> <p>It is unlikely that there would be a negative effect on the visual amenity at this location as the view corridor to the development will only be slightly altered.</p>
<b>Visual Sensitivity</b>	<p>There will be low visual sensitivity as this viewpoint is located in a zoned industrial area (Moorebank Southern Industrial precinct). Most views from within this area looking south towards the proposed development will be from already existing built up industrial areas therefore not changing in anyway the already existing landscape amenity.</p>
<b>Visual Impact</b>	<p>The landscape change from this viewpoint would be barely perceptible due to the viewing distance and the fact that new elements which would be potentially visible would be similar to the existing elements that they would replace in the view.</p>



Existing View



Simulated View



# view 16

<b>Viewing Location</b>	North-East of site, Anzac Road
<b>Visual Adaptation</b>	
Approximate Viewing Distance	700m to site boundary (approx.)
Prominence of the Development	<p>Industrial elements within the north-eastern part of the proposed development (namely warehousing) will be visible from this viewpoint along Anzac Rd.</p> <p>The scale of the development can be seen in the simulated view opposite but there will be some form of landscape treatment along the eastern boundary that will help soften the prominence of the development from this viewpoint.</p>
Landscape Compatibility	<p>There are glimpses of existing structures but the landscape is predominantly open and/or vegetated.</p> <p>The landscape character at this location comprises mainly open vegetated space and minor elements of infrastructure. Any inclusion of visible industrial elements would change the existing landscape amenity.</p>
<b>Visual Sensitivity</b>	<p>The visual sensitivity would be relatively high as the view location is sitting along Anzac Road within a low density residential zone (RE2).</p> <p>The existing landscape amenity would be changed as prominent glimpses of the development would be visible along this section of Anzac Road.</p>
<b>Visual Impact</b>	<p>The development would be relatively prominent at this location.</p> <p>The change in the landscape amenity coupled with the zoning in which the viewpoint is situated will make this visual impact moderate to high.</p>



Existing View



Simulated View

# view 17

<b>Viewing Location</b>	North-East of site, Castlerock Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	700m to site boundary (approx.)
Prominence of the Development	Industrial elements within the north-eastern part of the proposed development (namely warehousing) will be visible from this viewpoint along Anzac Road.
Landscape Compatibility	The landscape character at this location comprises mainly open vegetated space and minor elements of infrastructure. Any inclusion of visible industrial elements would change the existing landscape amenity.
<b>Visual Sensitivity</b>	The visual sensitivity would be relatively high as the view location is within a low density residential zone. The existing landscape amenity would be changed as prominent glimpses of the development would be visible from this location.
<b>Visual Impact</b>	<p>The development would be relatively prominent at this location.</p> <p>The change in the landscape amenity together with the zoning in which the viewpoint is situated will make this visual impact moderate to high.</p>





Existing View



Simulated View

# view 18

<b>Viewing Location</b>	East of site, Martindale Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	800m to site boundary (approx.)
Prominence of the Development	<p>Industrial elements within the north-eastern part of the proposed development (namely warehousing) will be visible from this viewpoint along Anzac Road.</p> <p>There will be some form of landscape treatment that will help soften the prominence of the development from this viewpoint. Also the existing vegetation partially screens the proposed development.</p>
Landscape Compatibility	<p>There are glimpses of existing structures but the landscape is predominantly open and/or vegetated. The landscape character at this location comprises mainly open vegetated space and minor elements of infrastructure. Any inclusion of visible industrial elements would change the existing landscape amenity.</p>
<b>Visual Sensitivity</b>	<p>The visual sensitivity would be relatively high as the view location is within a low density residential zone (RE2).</p> <p>The existing landscape amenity would be changed as prominent glimpses of the development would be visible from this location.</p>
<b>Visual Impact</b>	<p>The proposed development would be relatively prominent at this location.</p> <p>The change in the landscape amenity coupled with the zoning in which the viewpoint is situated will make this visual impact moderate to high.</p>





Existing View



Simulated View

# view 19

<b>Viewing Location</b>	East of site, Corner of Woodlake Court and Wattle Grove Drive, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,300m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The entire development will be screened by the existing vegetation and the residential dwellings.</p>
Landscape Compatibility	The existing landscape from this location comprises of residential dwellings with trees lining the street on each side. The addition of the proposed industrial facility is not compatible with this area, although because the proposed development is not visible from this location there would be no impact to the landscape amenity.
<b>Visual Sensitivity</b>	<p>Being a residential area the visual sensitivity will be relatively high. Most of the views from this area will be of a limited depth, and the residential dwellings and vegetation completely screen the proposed development. Therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.





Existing View



Simulated View



# view 20

<b>Viewing Location</b>	East of site, Gracemere Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	800m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The proposed development is entirely screened by the vast amount of heavy vegetation.</p>
Landscape Compatability	<p>The existing landscape directly in front of this location comprises of infrastructure zoned land that is heavily vegetated.</p> <p>The proposed development is beyond this infrastructure zoned land.</p> <p>The immediate landscape directly behind the viewing location is residential zoned land comprising of residential dwellings.</p>
<b>Visual Sensitivity</b>	<p>The infrastructure zoned land suggests a low sensitivity in this location.</p> <p>The proposed development from this location will not be visible, therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.



Existing View



Simulated View

# view 21

<b>Viewing Location</b>	East of site, Merryville Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The entire development will be screened by the existing vegetation and the residential dwellings.</p>
Landscape Compatibility	<p>The existing landscape from this location comprises of residential dwellings with trees lining the street on each side.</p> <p>The addition of the proposed industrial facility is not compatible with this area, although because the proposed development is not visible from this location there would be no impact to the landscape amenity.</p>
<b>Visual Sensitivity</b>	<p>Being a residential area the visual sensitivity will be relatively high. Most of the views from this area will be of a limited depth, and the residential dwellings and vegetation completely screen the proposed development. Therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	<p>There will be no change to the visual amenity at this location, therefore this will result in no visual impact.</p>





Existing View



Simulated View

# view 22

<b>Viewing Location</b>	East of site, Merryville Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The proposed development is entirely screened by the vast amount of heavy vegetation.</p>
Landscape Compatability	<p>The existing landscape directly in front of this location comprises of infrastructure zoned land that is heavily vegetated.</p> <p>The proposed development is beyond this infrastructure zoned land.</p> <p>The immediate landscape directly behind the viewing location is residential zoned land comprising of residential dwellings.</p>
<b>Visual Sensitivity</b>	<p>The infrastructure zoned land suggests a low sensitivity in this location.</p> <p>The proposed development from this location will not be visible, therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.





Existing View



Simulated View



# view 23

<b>Viewing Location</b>	East of site, adjacent to Corryton Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	700m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The proposed development is entirely screened by the vast amount of heavy vegetation.</p>
Landscape Compatibility	<p>The existing landscape directly in front of this location comprises of infrastructure zoned land that is heavily vegetated.</p> <p>In the foreground is Anzac Creek. The proposed development is beyond this infrastructure zoned land.</p> <p>The immediate landscape directly behind the viewing location is residential zoned land comprising of residential dwellings.</p>
<b>Visual Sensitivity</b>	<p>The infrastructure zoned land suggests a low sensitivity in this location.</p> <p>The proposed development from this location will not be visible, therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.



Existing View



Simulated View

# view 24

<b>Viewing Location</b>	East of site, Australis Park, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,100m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The entire development will be screened by the existing vegetation and Wattle Grove Public School.</p>
Landscape Compatibility	The viewing location is from Australis Park. Directly in the foreground is Wattle Grove Public School. Wattle Grove Public School is a series of two storey dwellings that completely screen the proposed development.
<b>Visual Sensitivity</b>	<p>Being a residential area the visual sensitivity will be relatively high.</p> <p>Wattle Grove Public School and the vegetation completely screen the proposed development. Therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.





Existing View



Simulated View

# view 25

<b>Viewing Location</b>	South-East of site, Yallum Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	600m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The proposed development is entirely screened by the vast amount of heavy vegetation.</p>
Landscape Compatibility	<p>The existing landscape directly in front of this location comprises of infrastructure zoned land that is heavily vegetated.</p> <p>The proposed development is beyond this infrastructure zoned land.</p> <p>The immediate landscape directly behind the viewing location is residential zoned land comprising of residential dwellings.</p>
<b>Visual Sensitivity</b>	<p>The infrastructure zoned land suggests a low sensitivity in this location.</p> <p>The proposed development from this location will not be visible, therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.





Existing View



Simulated View



# view 26

<b>Viewing Location</b>	South-East of Site, Evandale Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The entire development will be screened by the existing vegetation and the residential dwellings.</p>
Landscape Compatibility	<p>The existing landscape from this location comprises of residential dwellings with trees lining the street on each side.</p> <p>In the background there are glimpses of large trees that are on the infrastructure zoned land located south-east of the proposed development.</p> <p>The addition of the proposed industrial facility is not compatible with this area, although because the proposed development is not visible from this location there would be no impact to the landscape amenity.</p>
<b>Visual Sensitivity</b>	<p>Being a residential area the visual sensitivity will be relatively high.</p> <p>Most of the views from this area will be of a limited depth, and the residential dwellings and vegetation completely screen the proposed development. Therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.



Existing View



Simulated View

# view 27

<b>Viewing Location</b>	South-East of site, Tusculum Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,100m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The entire development will be screened by the existing vegetation and the residential dwellings.</p>
Landscape Compatability	<p>The existing landscape from this location comprises of residential dwellings with trees lining the street on each side.</p> <p>The addition of the proposed industrial facility is not compatible with this area, although because the proposed development is not visible from this location there would be no impact to the landscape amenity.</p>
<b>Visual Sensitivity</b>	<p>Being a residential area the visual sensitivity will be relatively high.</p> <p>Most of the views from this area will be of a limited depth, and the residential dwellings and vegetation completely screen the proposed development. Therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.





Existing View



Simulated View

# view 28

<b>Viewing Location</b>	South-East of site, Somercotes Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	700m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The proposed development is entirely screened by the vast amount of heavy vegetation.</p>
Landscape Compatability	<p>The existing landscape directly in front of this location comprises of infrastructure zoned land that is heavily vegetated.</p> <p>The proposed development is beyond this infrastructure zoned land.</p> <p>The immediate landscape directly behind the viewing location is residential zoned land comprising of residential dwellings.</p>
<b>Visual Sensitivity</b>	<p>The infrastructure zoned land suggests a low sensitivity in this location.</p> <p>The proposed development from this location will not be visible, therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.





Existing View



Simulated View



# view 29

<b>Viewing Location</b>	South of site, Moorebank Avenue
<b>Visual Adaptation</b>	
Approximate Viewing Distance	750m to site boundary (approx.)
Prominence of the Development	<p>The proposed development will not be visible from this location.</p> <p>The proposed development is entirely screened by the heavy vegetation.</p>
Landscape Compatability	<p>The landscape on this part of Moorebank Avenue comprises of infrastructure zoned land that is heavily vegetated on either side of the road.</p> <p>The proposed development is further down Moorebank Avenue, but it is not visible from this location because of the bend in the road and the large trees that screen the proposed development.</p>
<b>Visual Sensitivity</b>	<p>The infrastructure zoned land suggests a low sensitivity in this location.</p> <p>The proposed development from this location will not be visible, therefore the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.



Existing View



Simulated View

# view 30

<b>Viewing Location</b>	South of site, Moorebank Avenue
<b>Visual Adaptation</b>	
Approximate Viewing Distance	250m to site boundary (approx.)
Prominence of the Development	<p>There is a relatively unobstructed view from this portion of Moorebank Avenue to the south-western corner of the proposed development.</p> <p>Warehousing from within the proposed Intermodal terminal facility as well as the container yard with associated gantry cranes will be highly prominent.</p>
Landscape Compatibility	<p>The addition of any new industrial development within this viewpoint will have a small impact on the existing landscape amenity. There is little existing vegetation and the existing industrial elements sitting within the boundary of the proposed development are highly visible.</p> <p>The proposed buildings and container yard will be of a larger scale than the existing industrial buildings.</p> <p>There will be an 18m landscape buffer zone and estate entry point with built form elements to provide visual interest which will help reduce any change to the existing landscape amenity and prominence of the development.</p>
<b>Visual Sensitivity</b>	<p>The industrial land-use at this location creates a low visual sensitivity (Moorebank Southern Industrial precinct). Most views from within this area looking north towards the proposed development will be from existing industrial areas or from commuters travelling along Moorebank Avenue.</p>
<b>Visual Impact</b>	<p>The proposed development would be highly prominent at this location. There is little to no visual sensitivity from this viewpoint as the viewpoint is within an already established industrial zone. Therefore there will be a low visual impact from this viewpoint.</p>





Existing View



Simulated View

# view 31

<b>Viewing Location</b>	South of site, Moorebank Avenue
<b>Visual Adaptation</b>	
Approximate Viewing Distance	50m to site boundary (approx.)
Prominence of the Development	<p>There is a relatively unobstructed view from this portion of Moorebank Avenue to the south-western corner of the proposed development.</p> <p>Warehousing from within the proposed Intermodal terminal facility as well as the container yard with associated gantry cranes will be highly prominent.</p>
Landscape Compatibility	<p>The addition of any new industrial development within this viewpoint will have a small impact on the existing landscape amenity. There is little existing vegetation and the existing industrial elements sitting within the boundary of the proposed development are highly visible.</p> <p>The proposed buildings and container yard will be of a larger scale than the existing industrial buildings.</p> <p>There will be an 18m landscape buffer zone and estate entry point with built form elements to provide visual interest which will help reduce any change to the existing landscape amenity and prominence of the development.</p>
<b>Visual Sensitivity</b>	<p>The industrial land-use at this location creates a low visual sensitivity (Moorebank Southern Industrial precinct). Most views from within this area looking north towards the proposed development will be from existing industrial areas or from commuters travelling along Moorebank Avenue.</p>
<b>Visual Impact</b>	<p>The proposed development would be highly prominent at this location. There is little to no visual sensitivity from this viewpoint as the viewpoint is within an already established industrial zone. Therefore there will be a low visual impact from this viewpoint.</p>





Existing View



Simulated View



# view 32

<b>Viewing Location</b>	West of site, Moorebank Avenue
<b>Visual Adaptation</b>	
Approximate Viewing Distance	20m to site boundary (approx.)
Prominence of the Development	<p>There is a relatively unobstructed view from this portion of Moorebank Avenue to the south-western corner of the proposed development.</p> <p>Warehousing from within the proposed Intermodal terminal facility as well as the container yard with associated gantry cranes will be highly prominent. For the purposes of creating a realistic assessment of the potential visual impact of the container yard and operating equipment, container heights have been staggered generally at maximum stacking height.</p>
Landscape Compatibility	<p>The addition of any new industrial development within this viewpoint will have a small impact on the existing landscape amenity. There is little existing vegetation and the existing industrial elements sitting within the boundary of the proposed development are highly visible.</p> <p>The proposed buildings and container yard will be of a larger scale than the existing industrial buildings.</p> <p>There will be an 18m landscape buffer zone and estate entry point with built form elements to provide visual interest which will help reduce any change to the existing landscape amenity and prominence of the development.</p>
<b>Visual Sensitivity</b>	<p>The industrial land-use at this location creates a low visual sensitivity (Moorebank Southern Industrial precinct). Most views from within this area looking north towards the proposed development will be from existing industrial areas or from commuters travelling along Moorebank Avenue.</p>
<b>Visual Impact</b>	<p>The proposed development would be highly prominent at this location. There is little to no visual sensitivity from this viewpoint as the viewpoint is within an already established industrial zone. Therefore there will be a low visual impact from this viewpoint.</p>



Existing View



Simulated View

# view 33

<b>Viewing Location</b>	North-West of site, Moorebank Avenue
<b>Visual Adaptation</b>	
Approximate Viewing Distance	30m to site boundary (approx.)
Prominence of the Development	<p>There is a relatively unobstructed view from this portion of Moorebank Avenue to the South-Western corner of the proposed development.</p> <p>Warehousing from within the proposed Intermodal terminal facility as well as the container yard with associated gantry cranes will be highly prominent.</p>
Landscape Compatibility	<p>The addition of any new industrial development within this viewpoint will have a small impact on the existing landscape amenity. There is little existing vegetation and the existing industrial elements sitting within the boundary of the proposed development are highly visible.</p> <p>The proposed buildings and container yard will be of a larger scale than the existing industrial buildings.</p> <p>There will be an 18m landscape buffer zone and estate entry point with built form elements to provide visual interest which will help reduce any change to the existing landscape amenity and prominence of the development.</p>
<b>Visual Sensitivity</b>	<p>The industrial land-use at this location creates a low visual sensitivity (Moorebank Southern Industrial precinct). Most views from within this area looking north towards the proposed development will be from existing industrial areas or from commuters travelling along Moorebank Avenue.</p>
<b>Visual Impact</b>	<p>The proposed development would be highly prominent at this location. There is little to no visual sensitivity from this viewpoint as the viewpoint is within an already established industrial zone. Therefore there will be a low visual impact from this viewpoint.</p>





Existing View



Simulated View

# view 34

<b>Viewing Location</b>	North of site, Corner of Moorebank Avenue and Anzac Road
<b>Visual Adaptation</b>	
Approximate Viewing Distance	500m to site boundary (approx.)
Prominence of the Development	<p>This portion of Moorebank Avenue consists of industrial facilities on either side of the road.</p> <p>The road is lined with large trees on either side which entirely screen the proposed development.</p>
Landscape Compatibility	The addition of new industrial elements to this landscape would be very compatible with this landscape.
<b>Visual Sensitivity</b>	<p>The industrial land-use suggests a low visual sensitivity in this location.</p> <p>The proposed development will not be visible from this location, hence the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.





Existing View



Simulated View



# view 35

<b>Viewing Location</b>	North of site, Moorebank Avenue
<b>Visual Adaptation</b>	
Approximate Viewing Distance	800m to site boundary (approx.)
Prominence of the Development	<p>This portion of Moorebank Avenue consists of industrial facilities on either side of the road.</p> <p>The road is lined with large trees on either side which entirely screen the proposed development.</p>
Landscape Compatibility	The addition of new industrial elements to this landscape would be very compatible with this landscape.
<b>Visual Sensitivity</b>	<p>The industrial land-use suggests a low visual sensitivity in this location.</p> <p>The proposed development will not be visible from this location, hence the visual amenity will be unchanged.</p>
<b>Visual Impact</b>	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.