



LEGEND

SIMTA SITE BOUNDARY



RAIL CORRIDOR



VIEW POINTS -
TO SIMTA SITE



VIEW POINTS -
TO RAIL LINK



INDICATIVE RAIL LINK



SCALE BAR



view locations



Existing View



Simulated View

view 01

Viewing Location	West of site, Corner of Casula Rd and Canberra Avenue, Casula
Visual Adaptation	
Approximate Viewing Distance	1,500m to site boundary (approx.)
Prominence of the Development	<p>This view location has been taken from a suburban street within the Casula residential area. It lies west of the proposed development on the corner of Casula Road leading into Canberra Avenue.</p> <p>The view corridor is looking east towards the SIMTA site. Although it is elevated above the SIMTA site, the view corridor is shielded by existing mature and relatively dense vegetation as well as one and two storey residential dwellings.</p> <p>There is no evidence to suggest that the proposed development would be visible from this view location.</p>
Landscape Compatibility	<p>The existing landscape from this location comprises one and two storey residential dwellings with established high and low lying mature street vegetation lining either side of the street.</p> <p>There are trees in the foreground as well as large trees behind the residential dwellings that are highly prominent.</p>
Visual Sensitivity	<p>Being a residential area the visual sensitivity will be relatively high. Several houses within the area will be subject to minimal views of the development, however the prominence of the proposed development within these views will be low. Most views will be of short duration therefore the visual amenity will be relatively unchanged.</p>
Visual Impact	<p>There will be limited or no visibility from this viewpoint East across the Georges River to the proposed development.</p> <p>The visual amenity will be unchanged within this view corridor as the landscape amenity will remain unaffected, therefore there will be no visual impact.</p>



Existing View



Simulated View

view 02

Viewing Location	West of site, Rushton Place, Casula
Visual Adaptation	
Approximate Viewing Distance	1,300m to site boundary (approx.)
Prominence of the Development	<p>This view location is from Rushton Place looking toward an existing rail station and powerhouse. Beyond this lies Georges River and the proposed development which is heavily obscured by background vegetation.</p> <p>The pedestrian rail bridge and railway are the most prominent features in the foreground of this viewpoint. Casula Powerhouse is partially visible to the left of the overpass.</p> <p>The proposed development will not be visible from this location. The viewpoint is at a slightly higher elevation than that of the site, although the vegetation in the background completely screens the proposed development.</p>
Landscape Compatibility	<p>The existing landscape from this location comprises of Casula Railway station in the foreground. Directly beyond the railway station is Casula Powerhouse. The background dominated by large Cumberland plain woodland trees. This large vegetation screens the industrial and infrastructure zoned land beyond as well as the proposed development further beyond.</p> <p>The existing landscape is highly compatible with proposed additional industrial development.</p>
Visual Sensitivity	Due to the views of Casula train station and Casula Powerhouse, as well as the large expanse of industrial zoned land in front of the proposed development, the visual sensitivity from the location will be relatively low.
Visual Impact	Existing built elements in the foreground dominate this view corridor. There will be little or no visibility of the proposed development from this viewpoint, which in any case will be compatible with foreground structures. There will be no visual impact at this location.



Existing View



Simulated View