view 15

Existing View

Simulated View

view 15

Viewing Location	North of site, Corner of Greenhills Road and Anzac Road
Visual Adaptation	
Approximate Viewing Distance	500m to site boundary (approx.)
Prominence of the Development	The development will have little to no prominence from this particular location. 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.
Landscape Compatability	This viewpoint is dominated by an industrial character. Any additional industrial development would be compatible with this landscape. 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.
Visual Sensitivity	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.
Visual Impact	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.

view 16

Existing View

Simulated View

view 16

Viewing Location	North-East of site, Anzac Road
Visual Adaptation	
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 Rd. 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.
Landscape Compatability	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.
Visual Sensitivity	The visual sensitivity would be relatively high as the view location is sitting along Anzac Road within a low density residential zone (RE2). The existing landscape amenity would be changed as prominent glimpses of the development would be visible along this section of Anzac Road.
Visual Impact	The development would be relatively prominent at this location. The change in the landscape amenity coupled with the zoning in which the viewpoint is situated will make this visual impact moderate to high.

view 17

Existing View

Simulated View

view 17

Viewing Location	North-East of site, Castlerock Court, Wattle Grove
Visual Adaptation	
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 Compatability	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.
Visual Sensitivity	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.
Visual Impact	The development would be relatively prominent at this location. The change in the landscape amenity together with the zoning in which the viewpoint is situated will make this visual impact moderate to high.

view 18

Existing View

Simulated View

view 18

Viewing Location	East of site, Martindale Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	800m 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. 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.
Landscape Compatability	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.
Visual Sensitivity	The visual sensitivity would be relatively high as the view location is within a low density residential zone (RE2). The existing landscape amenity would be changed as prominent glimpses of the development would be visible from this location.
Visual Impact	The proposed development would be relatively prominent at this location. The change in the landscape amenity coupled with the zoning in which the viewpoint is situated will make this visual impact moderate to high.

view 19

Existing View

Simulated View

view 19

Viewing Location	East of site, Corner of Woodlake Court and Wattle Grove Drive, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,300m to site boundary (approx.)
Prominence of the Development	The proposed development will not be visible from this location. The entire development will be screened by the existing vegetation and the residential dwellings.
Landscape Compatability	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.
Visual Sensitivity	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.
Visual Impact	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.

view 20

Existing View

Simulated View

view 20

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

view 21

Existing View

Simulated View

view 21

Viewing Location	East of site, Merryville Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	The proposed development will not be visible from this location. The entire development will be screened by the existing vegetation and the residential dwellings.
Landscape Compatability	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.
Visual Sensitivity	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.
Visual Impact	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.

view 22

Existing View

Simulated View

view 22

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

view 23

Existing View

Simulated View

view 23

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

view 24

Existing View

Simulated View

view 24

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

view 25

Existing View

Simulated View

view 25

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

view 26

Existing View

Simulated View

view 26

Viewing Location	South-East of Site, Evandale Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	The proposed development will not be visible from this location. The entire development will be screened by the existing vegetation and the residential dwellings.
Landscape Compatability	The existing landscape from this location comprises of residential dwellings with trees lining the street on each side. In the background there are glimpses of large trees that are on the infrastructure zoned land located south-east of the proposed development. 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.
Visual Sensitivity	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.
Visual Impact	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.

view 27

Existing View

Simulated View

view 27

Viewing Location	South-East of site, Tusculum Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,100m to site boundary (approx.)
Prominence of the Development	The proposed development will not be visible from this location. The entire development will be screened by the existing vegetation and the residential dwellings.
Landscape Compatability	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.
Visual Sensitivity	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.
Visual Impact	There will be no change to the visual amenity at this location, therefore this will result in no visual impact.

view 28

Existing View

Simulated View

view 28

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

view 29

Existing View

Simulated View

view 29

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

view 30

Existing View

Simulated View

view 30

Viewing Location	South of site, Moorebank Avenue
Visual Adaptation	
Approximate Viewing Distance	250m to site boundary (approx.)
Prominence of the Development	There is a relatively unobstructed view from this portion of Moorebank Avenue to the south-western corner of the proposed development. Warehousing from within the proposed Intermodal terminal facility as well as the container yard with associated gantry cranes will be highly prominent.
Landscape Compatability	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. The proposed buildings and container yard will be of a larger scale than the existing industrial buildings. 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.
Visual Sensitivity	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.
Visual Impact	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.

view 31

Existing View

Simulated View

view 31

Viewing Location	South of site, Moorebank Avenue
Visual Adaptation	
Approximate Viewing Distance	50m to site boundary (approx.)
Prominence of the Development	There is a relatively unobstructed view from this portion of Moorebank Avenue to the south-western corner of the proposed development. Warehousing from within the proposed Intermodal terminal facility as well as the container yard with associated gantry cranes will be highly prominent.
Landscape Compatability	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. The proposed buildings and container yard will be of a larger scale than the existing industrial buildings. 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.
Visual Sensitivity	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.
Visual Impact	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.

view 32

Existing View

Simulated View

view 32

Viewing Location	West of site, Moorebank Avenue
Visual Adaptation	
Approximate Viewing Distance	20m to site boundary (approx.)
Prominence of the Development	There is a relatively unobstructed view from this portion of Moorebank Avenue to the south-western corner of the proposed development. 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.
Landscape Compatability	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. The proposed buildings and container yard will be of a larger scale than the existing industrial buildings. 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.
Visual Sensitivity	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.
Visual Impact	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.

view 33

Existing View

Simulated View

view 33

Viewing Location	North-West of site, Moorebank Avenue
Visual Adaptation	
Approximate Viewing Distance	30m to site boundary (approx.)
Prominence of the Development	There is a relatively unobstructed view from this portion of Moorebank Avenue to the South-Western corner of the proposed development. Warehousing from within the proposed Intermodal terminal facility as well as the container yard with associated gantry cranes will be highly prominent.
Landscape Compatability	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. The proposed buildings and container yard will be of a larger scale than the existing industrial buildings. 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.
Visual Sensitivity	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.
Visual Impact	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.

view 34

Existing View

Simulated View

view 34

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

view 35

Existing View

Simulated View

view 35

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