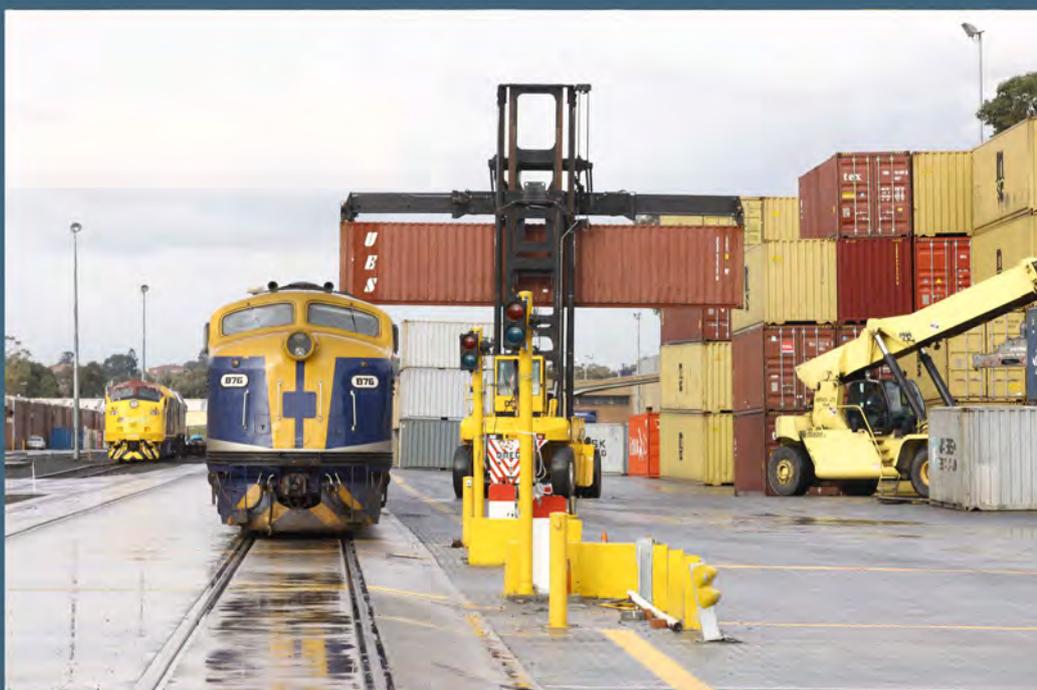


Moorebank Precinct East Stage 2 SSD

Visual Impact Assessment



SIMTA

SYDNEY INTERMODAL TERMINAL ALLIANCE

Based on their location and the works proposed, the visual impact during operations has been assessed for the following viewpoints:

View Location Name	Area	Type	Visual Adaptation	Visual Sensitivity	Visual Impact
View 01	Casula	Residential	Negligible	Moderate	Negligible
View 02	Casula	Public space	Negligible	Low	Negligible
View 03	Casula	Public space	Negligible	Moderate	Negligible
View 04	Casula	Public space	Low	Moderate	Low/Moderate
View 05	Casula	Public space	Low	Moderate	Low/Moderate
View 06	Casula	Residential	Negligible	High	Negligible
View 07	Casula	Road/Industrial	Negligible	Moderate	Negligible
View 08	Moorebank	Road/Industrial	Low/Moderate	Low	Low/Moderate
View 09	Moorebank	Industrial	Low	Low	Low
View 10	Wattle Grove	Residential/Industrial	Low	Low/Moderate	Low/Moderate
View 11	Wattle Grove	Residential	Low	Moderate	Low/Moderate
View 12	Wattle Grove	Residential	Low	Moderate	Low/Moderate
View 13	Wattle Grove	Residential	Low	Moderate	Low/Moderate
View 14	Wattle Grove	Residential	Negligible	High	Negligible
View 15	Wattle Grove	Residential	Negligible	High	Negligible
View 16	Wattle Grove	Residential	Negligible	High	Negligible
View 17	Holsworthy	Road	Negligible	Low	Negligible

Table 7 - Visual Impact during Operations

view locations



Figure 8 - View Locations

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY



view 01

Viewing Location	West of site, Corner of Casula Rd. and Canberra Avenue, Casula
Visual Adaptation	
Approximate Viewing Distance	1,300m 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 sits west of the site on the corner of Casula Road leading into Canberra Avenue.</p> <p>The viewpoint is looking east towards the MPE site. Although elevated above the development, the view is screened by existing mature and dense vegetation as well as one and two storey residential dwellings.</p> <p>The site would not 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 vegetation lining either side of the street.</p> <p>The foreground is made up of large trees behind the residential dwellings that entirely screen the development from view, resulting in a negligible visual adaptation.</p>
Visual Sensitivity	Being a residential area the visual sensitivity would be relatively high however due to the proximity of the viewpoint to the development site, a moderate visual sensitivity is achieved.
Visual Impact	<p>There would be limited or no visibility from this viewpoint east across the Georges River of the Site.</p> <p>The visual amenity would be unchanged from this viewpoint and the landscape amenity would remain unaffected, therefore a negligible visual impact has been identified.</p>



view 02

Viewing Location	West of site, Rushton Place, Casula
Visual Adaptation	
Approximate Viewing Distance	1,000m to site boundary (approx.)
Prominence of the Development	<p>This viewpoint is from Rushton Place looking toward the existing rail station and powerhouse, with the site sitting in the distance being heavily obscured from view by existing vegetation.</p> <p>The pedestrian rail bridge and railway are the most prominent features in the foreground of this viewpoint. Casula Powerhouse Casula Powerhouse Arts Centre is obscured by vegetation but still partially visible.</p> <p>The viewpoint is at a slightly higher elevation than that of the site, however views remain screened by tall trees in the background.</p>
Landscape Compatibility	In the foreground sits the Casula railway station and some small to medium trees. Directly beyond the railway station is the decommissioned Casula Powerhouse. The background is dominated by large trees that screens all views of the development, resulting in a negligible visual adaptation.
Visual Sensitivity	Due to views of Casula train station as well as the large expanse of industrial zoned land in front of the site, the visual sensitivity from the location would be low.
Visual Impact	Existing built elements in the foreground obstruct views and screen any visibility of the site, resulting in a negligible visual impact at this location.



view 03

Viewing Location	West of site, adjacent to Casula Powerhouse
Visual Adaptation	
Approximate Viewing Distance	900m to site boundary (approx.)
Prominence of the Development	<p>This viewpoint looks directly west across the Georges River towards the site. The viewpoint sits at a lower elevation than the site.</p> <p>The site would be screened by large amounts of mature vegetation in the foreground, as well as industrial and infrastructure zoned land with existing buildings and vegetation in the background.</p>
Landscape Compatibility	Tall trees and thick vegetation along the bank of the Georges River screen views of the site. This is further obscured by the elevation and proximity of the viewpoint to the site, resulting in a negligible visual adaptation.
Visual Sensitivity	The viewpoint is located in an existing corridor created by the Georges River and the SSFL. It faces industrial zoned land to the west however is within proximity of a residential area, resulting in a moderate visual sensitivity.
Visual Impact	The foreground and background are dominated by vegetation and industrial zoned land. Existing vegetation and the natural topography of the area restrict visibility beyond such, screening views of the site resulting in a negligible visual impact.



Simulated View*



MPW Stage 2 (subject to separate approval)



MPE Stage 1

view 04

Viewing Location	West of site, Carroll Park, Casula
Visual Adaptation	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	The viewpoint is from an elevated location in Carroll Park looking down toward the main SSFL and site beyond.
Landscape Compatibility	<p>The existing landscape from this location comprises a Rail line and Casula Powerhouse Arts Centre (formerly Casula Powerhouse) in the foreground and an expanse of industrial and infrastructure zoned land beyond with dense vegetation throughout.</p> <p>The view shows dense vegetation in the middle ground and background, including tall trees and medium to small bushes. As such, most of the development will be screened from view.</p> <p>There would be some clearance of vegetation on the site in the distance however, resulting in a low visual adaptation.</p>
Visual Sensitivity	Being a residential area the visual sensitivity would be relatively high. Several houses within the area and users of the park land would be subject to limited views of the development. Users of the park however, would only be exposed for a short duration, lowering the sensitivity to moderate.
Visual Impact	There would be limited visibility from this viewpoint east across the Georges River due to the proximity of the location to the site. The elevation of the viewpoint does allow for some visibility of the site, particularly where the tops of warehouses, light poles and operational equipment protrude, resulting in a low/moderate visual impact.



Simulated View*

-  MPW Stage 2 (subject to separate approval)
-  MPE Stage 1

view 05

Viewing Location	West of site, Carroll Park, Casula
Visual Adaptation	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	The viewpoint is taken from an elevated point in Carroll Park, looking down towards the site in the distance. The development would be partially visible where protruding above the treeline.
Landscape Compatibility	The existing landscape context comprises the SSFL, Casula Powerhouse Arts Centre and an expanse of industrial and infrastructure zoned land beyond. These areas are covered in sporadic and varying levels of vegetation. Due to the proximity of the viewpoint to the site, alteration to the existing landscape is unlikely to change the visual amenity, resulting in a low visual adaptation.
Visual Sensitivity	Being a residential area the visual sensitivity would be relatively high. Several houses within the area and users of the park land would be able to see the development with it being quite prominent. This rating is lowered however due to the areas proximity to the site and its existing view of the industrial zoned land to the east, resulting in a moderate visual sensitivity.
Visual Impact	There would be a some visibility from this viewpoint east across the Georges River of the site. The existing landscape amenity would change as a result of the development however new vegetation would act sufficiently to screen the majority of the site with only the tops of warehouses, light poles and some operational equipment being visible. As such, there would be a low/moderate visual impact for this viewpoint.



view 06

Viewing Location	West of site, Buckland Road, Casula
Visual Adaptation	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	<p>The viewpoint sits at the top of a hill, elevated slightly above the site. One and two storey houses are prominent in the foreground.</p> <p>Beyond is dense bushland which obscures a direct line of sight toward the site.</p>
Landscape Compatibility	The existing landscape comprises small bushes and trees in the foreground and dense vegetation in the background. The site would not likely be visible from this location, resulting in a negligible visual adaptation.
Visual Sensitivity	Being a residential area, the visual sensitivity is relatively high. There are some expansive views from this location due to the elevation of the area.
Visual Impact	Despite a slight elevation and clear sight lines towards the site, the development would not likely be visible from this location due to the proximity of the viewpoint to the site and screening provided by vegetation. Therefore the visual impact in this location would be negligible.



view 07

Viewing Location	North-west of site, adjacent to St. Andrews Boulevard, Casula
Visual Adaptation	
Approximate Viewing Distance	1,000m to site boundary (approx.)
Prominence of the Development	<p>This view location adjacent to St. Andrews Boulevard is looking toward the site. There is a highly vegetated area obscuring any direct view of the site.</p> <p>The site would not likely be visible from this location.</p> <p>The SSFL in the foreground runs within close proximity to the Georges River and is the prominent built feature in this view corridor.</p> <p>The entire development would be screened by the large amounts of existing vegetation in the background.</p>
Landscape Compatibility	In the foreground is an existing rail line with its associated service access roads and power lines above. Directly beyond is the Georges River which has dense vegetation running along either side of its banks. This vegetation completely screens the site, resulting in a negligible visual adaptation.
Visual Sensitivity	<p>Being a publicly accessible park in a residential area, the visual sensitivity at this location would be high.</p> <p>The existing infrastructure in the foreground lowers the visual sensitivity of the area to moderate.</p>
Visual Impact	The development would not be visible from this location. Therefore there would be a negligible visual impact.



Simulated View*

Trees shown at maturity **

view 08

Viewing Location	North of site, Corner of Yulong Close and Anzac Road
Visual Adaptation	
Approximate Viewing Distance	1,000m to site boundary (approx.)
Prominence of the Development	<p>There is a relatively unobstructed view from the corner of Anzac Road and Yulong Close to the northern half of the site.</p> <p>Elements of the development including warehouses, loading docks and light poles would be highly visible from this location.</p>
Landscape Compatibility	<p>The addition of any industrial development within this viewpoint would have little to no impact on the existing landscape amenity. There is little existing vegetation and the existing industrial elements sitting within the boundary of the site are already highly visible.</p> <p>It is proposed that there would be landscape treatment and a buffer zone along the northern boundary which would help reduce any change to the existing landscape amenity and prominence of the development, resulting in a low/moderate visual adaptation.</p>
Visual Sensitivity	<p>Most views from within this location looking towards the site would be from existing an industrial area or from commuters travelling along Anzac Road for brief durations. As such, the existing urban context of the area creates a low visual sensitivity.</p>
Visual Impact	<p>The site would be prominent from this location. The existing urban context is that of an established industrial precinct and as such any addition of further industrial development would not detract from the visual amenity of this viewpoint, resulting in a low/moderate visual impact.</p>



view 09

Viewing Location	North of site, Corner of Greenhills Road and Anzac Road
Visual Adaptation	
Approximate Viewing Distance	1,000m to site boundary (approx.)
Prominence of the Development	The development would have some prominence from this location, but would be partially screened by existing structures.
Landscape Compatibility	<p>The addition of any further industrial development within this area would result in a low visual adaptation. There some existing vegetation and the existing substation (Anzac Road) is highly visible from this area.</p> <p>Changes to the urban context as a result of the site would be consistent with the current urban context and unlikely to have a negative effect on visual amenity.</p>
Visual Sensitivity	There would be low visual sensitivity as this viewpoint is located in an existing industrial area. Most views from within this area (looking toward the site) would be of an already industrial context and therefore would likely be unchanged as a result of such.
Visual Impact	From this viewpoint the site would be partially visible due to proximity to the site and the existing DJLU facility in the foreground. However, the DJLU facility and proposed landscaping would screen views of the development site in the background and as such, a low visual impact is identified.



view 10

Viewing Location	North-East of site, Anzac Road
Visual Adaptation	
Approximate Viewing Distance	1,100m to site boundary (approx.)
Prominence of the Development	The viewpoint is situated on Anzac Road to the north east of the site facing DJLU which completely obstructs views beyond. The tops of warehouses, light poles and other operational equipment may be partially visible from this location.
Landscape Compatibility	The existing landscape comprises mainly open, sparsely vegetated space and industrial elements in the foreground. Any introduction of additional industrial elements would not change the existing landscape amenity, resulting in a low visual adaptation.
Visual Sensitivity	<p>The visual sensitivity would be relatively high as the view location is sitting along Anzac Road within a low density residential zone.</p> <p>However, the viewpoint faces towards existing industrial land and the established industrial precincts, decreasing the rating to low/moderate.</p>
Visual Impact	Changes from this location to the visual amenity would be minimal due to proximity from the site and the existing urban context. As such, a low/moderate visual impact results.



view 11

Viewing Location	North-East of site, Castlerock Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,300m to site boundary (approx.)
Prominence of the Development	Due to thick vegetation in the foreground and viewing distance, there would not likely be any major views of the site from this viewpoint.
Landscape Compatibility	The landscape character at this location comprises mainly open vegetated space and some small structures as part of the DJLU. Any inclusion of visible industrial elements would not likely change the existing landscape amenity, resulting in a low visual adaptation.
Visual Sensitivity	The visual sensitivity would be relatively high as the view location is within a low density residential area. However, this rating is decreased to moderate due to close proximity to an established industrial precinct.
Visual Impact	The site would not likely be visible at this location. Any introduction of additional industrial elements to the site would not change the visual amenity in this area and therefore a low/moderate visual impact is identified.



view 12

Viewing Location	East of site, Martindale Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	Due to thick vegetation in the foreground and viewing distance, there would not likely be any major views of the site from this viewpoint.
Landscape Compatibility	The landscape character at this location comprises mainly open vegetated space and some small structures as part of the DJLU. Any inclusion of visible industrial elements would not likely change the existing landscape amenity. As such, a low visual adaptation is identified.
Visual Sensitivity	The visual sensitivity would be relatively high as the view location is within a low density residential area. However, this rating is decreased to moderate due to close proximity to an established industrial precinct.
Visual Impact	The site would not likely be visible at this location. Any introduction of additional industrial elements to the site would not change to the visual amenity at this location, therefore a low/moderate visual impact results.



view 13

Viewing Location	East of site, Martindale Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	Due to thick vegetation in the foreground and viewing distance, there would not likely be any major views of the site from this viewpoint.
Landscape Compatibility	Any inclusion of visible industrial elements would not likely change the existing landscape amenity. As such, a low visual adaptation is identified.
Visual Sensitivity	The visual sensitivity would be relatively high as the view location is within a low density residential area. However, this rating is decreased to moderate due to close proximity to an established industrial precinct.
Visual Impact	The site would not likely be visible at this location. Any introduction of additional industrial elements to the site would not change to the visual amenity at this location, therefore a low/moderate visual impact results.



view 14

Viewing Location	East of site, Gracemere Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	1,000m to site boundary (approx.)
Prominence of the Development	The site would not likely be visible from this location and is entirely screened by vast amounts of vegetation in the foreground.
Landscape Compatibility	<p>The existing landscape directly in front of this location comprises infrastructure zoned land that is heavily vegetated.</p> <p>The site sits beyond this area. As such, there would be no change to the landscape, resulting in a negligible visual adaptation.</p>
Visual Sensitivity	The viewpoint is located in a residential area adjacent infrastructure zoned land covered in dense vegetation, resulting in a high visual sensitivity.
Visual Impact	There would be no change to the visual amenity at this location, therefore a negligible visual impact is identified.



view 15

Viewing Location	East of site, adjacent to Corryton Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	900m to site boundary (approx.)
Prominence of the Development	The site would not likely be visible from this location and is entirely screened by vast amounts of vegetation in the foreground.
Landscape Compatibility	<p>The existing landscape directly in front of this location comprises infrastructure zoned land that is heavily vegetated.</p> <p>The site sits beyond this area. As such, there would be no change to the landscape, resulting in a negligible visual adaptation.</p>
Visual Sensitivity	The viewpoint is located in a residential area adjacent infrastructure zoned land covered in dense vegetation, resulting in a high visual sensitivity.
Visual Impact	There would be no change to the visual amenity at this location, therefore a negligible visual impact is identified.



view 16

Viewing Location	South-East of site, Somercotes Court, Wattle Grove
Visual Adaptation	
Approximate Viewing Distance	900m to site boundary (approx.)
Prominence of the Development	The site would not likely be visible from this location and is entirely screened by vast amounts of vegetation in the foreground.
Landscape Compatibility	<p>The existing landscape directly in front of this location comprises infrastructure zoned land that is heavily vegetated.</p> <p>The site sits beyond this area. As such, there would be no change to the landscape, resulting in a negligible visual adaptation.</p>
Visual Sensitivity	The viewpoint is located in a residential area adjacent infrastructure zoned land covered in dense vegetation, resulting in a high visual sensitivity.
Visual Impact	There would be no change to the visual amenity at this location, therefore a negligible visual impact is identified.



view 17

Viewing Location	South of site, Moorebank Avenue
Visual Adaptation	
Approximate Viewing Distance	700m to site boundary (approx.)
Prominence of the Development	The site would not likely be visible from this location and is entirely screened by heavy vegetation, despite the viewpoint being elevated above the site.
Landscape Compatibility	<p>The landscape on this part of Moorebank Avenue comprises infrastructure zoned land that is heavily vegetated on either side of the road.</p> <p>The site is further north on Moorebank Avenue, and is not visible from this location due to the distance from the site and large trees that screen the site, resulting in a negligible visual impact.</p>
Visual Sensitivity	The visual sensitivity of the area is low as the viewpoint is located on infrastructure zoned land with the majority of users only being exposed temporarily while travelling.
Visual Impact	There would be no change to the visual amenity at this location, therefore a negligible visual impact is identified.

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY

