

# SIMTA Intermodal Terminal Facility- Stage 1

## Visual Impact Assessment



**SIMTA**

SYDNEY INTERMODAL TERMINAL ALLIANCE

Part 4, Division 4.1, State Significant  
Development

**THIS REPORT HAS BEEN COMPILED BY THE FOLLOWING**

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Landscape Planning	Ground Ink



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# executive summary

Reid Campbell in conjunction with Hyder Consulting and AECOM were appointed by SIMTA (Sydney Intermodal Terminal Alliance - a Qube Holdings & Aurizon joint venture) to undertake a Visual Impact Assessment, including a Light Spill Study of Stage 1 of the proposed SIMTA Moorebank Intermodal Terminal which forms the first stage of the Concept Approval (No. 10\_0193) granted by the Planning Assessment Commission (PAC) on 29 September 2014 under Part 3A of the EP&A Act.

This report has been compiled in accordance with the Secretary's Environmental Assessment Requirements (SEARS) issued under Section 78A(8A) of the *Environmental Planning and Assessment Act 1979* dated December 2014 (SSD 14-6766), specifically responding to Item 11, Visual Amenity, Urban Design and Landscaping under *Key Issues* of the Proposal.

This report seeks to identify and evaluate the visual impacts of the project including an analysis of views from key vantage points and proposed management/mitigation measures to address the visual impact of the Proposal.

It should be read in conjunction with the Landscape Report by Ground Ink Landscape Consultants, which provides a design analysis and justification of the key built form elements of the Proposal.

This Visual Impact Assessment and Light Spill modelling are based on the Stage 1 development of the SIMTA Site Precinct Plan at Figure 1 which describes the maximum development envelope of built-form typologies within each Land Use Zone on the site.

Using the siting, setback, height, landscaping and general design principles described in the Urban Design and Landscape Report, which formed part of the SIMTA Concept plan approval, for all built-form, streetscape, urban and operating elements, a 3-dimensional massing model was generated to inform the likely maximum and realistic visual impact at key view points identified through a digital viewshed analysis.

In addition to the Stage 1 Intermodal Terminal Facility Development, a Visual Impact Assessment was conducted on the proposed Rail link connecting the SIMTA site with the Southern Sydney Freight Line (SSFL). A model of the Rail link within the nominated Rail Corridor (noted on Figure 1) was developed assuming the Rail link area would be of variable width.

Modelling suggests that there would be minimal visual impact due to the proposed Rail link. It would be visible from some view points, however generally these are in locations where the viewing period is very short (i.e. from a road bridge) and the proposed Rail link runs adjacent to existing rail infrastructure.

All simulated Rail link view points fall within the Rail Corridor nominated within the Concept Plan approval formed by the development of the SSFL and East Hills Passenger Line (EHPL).

The Light Spill Study undertaken by AECOM examines the potential lighting requirements for the operation of the SIMTA Stage 1 site and investigates through the modelling of a concept lighting design, its compliance with the Australian Standard AS4282 - 1997 *Control of Obtrusive Effects of Outdoor Lighting*.

The light spill modelling shows that the luminous intensity from lighting within the Stage 1 site can be easily designed to be below the prescribed maximum value of 4 lux (for curfew hours: 11.00pm to 6.00am) at the windows of adjacent residential properties.

An indicative high level cumulative impact assessment of the addition of the proposed Moorebank Intermodal Company (MIC) development has been considered. This is based on available information of the Proposal in the public domain.

The resultant findings of the Visual Impact Assessment and Light Spill Study are:

- consistency with the Concept Plan Approval (No. 10\_0193);
- that the Proposal is consistent with general industry and existing development in close proximity to the site and as such the visual amenity at these locations is generally unchanged;
- modelling suggests that there is highly limited visual impact to residential areas due to distance, existing visual barriers and undulating topography;
- in most instances it was found that there was either no visual impact or no change to the general overall visual amenity at simulated view locations in residential areas;
- the most prominent views of the Proposal would be at localised site boundary points, however the visual amenity at these locations is likely to be improved through mitigation measures such as significant and intensive landscaping, screening and architectural elements that do not currently exist or shield the current site operations;
- the impact of light spill to residential properties would be well within the required criteria as specified in Australian Standard AS4282 - 1997 *Control of Obtrusive Effects of Outdoor Lighting*; and
- the cumulative impact of the MIC site may be significant to adjacent communities to this Proposal, however it may in fact provide a 'visual shield' to the bulk of the Stage 1 Proposal.

Table 1 that follows summarises the findings of the visual impacts of the various viewpoints that are assessed in this report.













View Location Name	Area	Type	Visual Impact
View 01	Casula	Residential	No impact
View 02	Casula	Residential	No impact
View 03	Casula	Public park	No impact
View 04	Casula	Public park	Low
View 05	Casula	Public park	Low
View 06	Casula	Residential	No impact
View 07	Casula	Public park	No impact
View 08	Moorebank	Public road/Industrial	Low/Moderate
View 09	Moorebank	Public road/Industrial	No impact
View 10	Wattle Grove	Public road	No impact
View 11	Wattle Grove	Residential	No impact
View 12	Wattle Grove	Residential	No impact
View 13	Wattle Grove	Public park	Low
View 14	Wattle Grove	Residential	No impact
View 15	Wattle Grove	Residential	No impact
View 16	Wattle Grove	Residential	No impact
View 17	Moorebank	Public road	No impact
View 18	Moorebank	Public road/Industrial	Low/Moderate
View 19	Moorebank	Public road/Industrial	Low/Moderate
View 20	Moorebank	Public road/Industrial	Low/Moderate
View 21	Moorebank	Public road/Industrial	No impact
View 22	Moorebank	Public road/Industrial	No impact
View 23	Moorebank	Public road/Industrial	Low/Moderate
View R01	Moorebank	Public road	Moderate
View R02	Moorebank	Public road	Moderate
View R03	Glenfield	Public road	No impact
View R04	Casula	Public park	No impact
View R05	Casula	Public park	No impact
View R06	Casula	Public park	No impact
View R07	Casula	Residential	No impact
View R08	Casula	Public park	No impact
View R09	Casula	Public park	No impact
View R10	Casula	Public park	No impact
View R11	Glenfield	Industrial	Low
View R12	Glenfield	Industrial/River	Moderate

Table 1 - Viewpoint impact summary

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LEGEND

- |                                                                                     |                          |                                                                                     |               |                                                                                     |         |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|---------|
|  | SIMTA SITE BOUNDARY      |  | FEDERAL       |  | PRIVATE |
|  | STAGE 1 SITE BOUNDARY    |  | COMMONWEALTH  |  | ARTC    |
|  | RAIL CORRIDOR BOUNDARY   |  | STATE         |                                                                                     |         |
|  | MAJOR ROADS AND HIGHWAYS |  | SYDNEY TRAINS |                                                                                     |         |
|  | PROPOSED RAIL LINK       |  | CROWN         |                                                                                     |         |



# 01 introduction

## 1.1 background

The SIMTA Project involves the development of an intermodal facility, including warehouse and distribution facilities, freight village (ancillary site and operational services), stormwater, landscaping, servicing and associated works on the eastern side of Moorebank Avenue, Moorebank (the SIMTA site). The SIMTA Project also includes a Rail link, within an identified rail corridor (the Rail Corridor), which connects from the southern part of the SIMTA site to the Southern Sydney Freight Line (SSFL) (the entire area, SIMTA site and Rail Corridor referred to as the Project site). The SIMTA Project is to be developed in three key stages:

- Stage 1- Construction of the Intermodal Terminal Facility and Rail link
- Stage 2- Construction of warehouse and Distribution Facilities
- Stage 3- Extension of the Intermodal Terminal Facility and completion of Warehouse and Distribution Facilities.

A summary of the approvals undertaken to date for the SIMTA site, relating to the SIMTA Project, include:

- **EPBC Approval** (No. 2011/6229) granted in March 2014 for the impact of the SIMTA Project on listed threatened species and communities (sections 18 and 18A of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)) and Commonwealth land (sections 26 and 27A of the EPBC Act).
- **Concept Approval** (No. 10\_0193) granted by the Planning Assessment Commission (PAC) on the 29 September 2014 for the 'Concept Approval' of the SIMTA Project under Part 3A of the EP&A Act.

Both of these approvals involved the preparation of design and environmental assessment documentation.

## 1.2 report purpose

This report has been prepared for approval of the initial stage of the SIMTA Project, known as the Stage 1 Proposal. A summary of the works included in the Stage 1 Proposal is provided below. This report has been prepared to support a State Significant Development (SSD) Application for which approval is sought under Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs) (ref: SSD 14-6766 and dated December 2014). Table 2 provides a summary of the SEARs and the section where they have been addressed in this report.

Section/Number	SEARs	Where addressed
11. Visual Amenity, Urban Design and Landscaping	An assessment of visual impacts. The assessment shall: a) include a description of the visual significance of the affected landscape including an analysis of views from key vantage points;	Section 07
	b) include artist's impressions of the development from key vantage points;	Section 07
	c) Assess the visual impact of the project on the landscape character of the area, including built form (materials and finishes) and the urban design (height, bulk and scale) of key components including container stacking heights, lighting, bridge crossing and views to and from the project;	Section 07
	d) Consider lighting impacts in the local area, analyse and describe the contribution and impacts of the proposed facility on light spill at the local scale and to sensitive receivers;	Section 08
	e) Proposed management/mitigation measures to address the visual impact of the Proposal.	Section 06

Table 2 - SEARs (SSD 14-6766) compliance table

This report also considers the potential cumulative impact of adjacent developments, specifically the proposed Moorebank Intermodal Company (MIC) site (former School of Military Engineering) proposed "Moorebank Intermodal Terminal" (MIT) development.

The purpose of the cumulative impact assessment is to identify any potential increase to visual sensitivity and impact at selected view points due to these additional developments, over and above the impact of the SIMTA Stage 1 Proposal as described in Section 7 of this report.

### 1.3 key terms

Table 3 provides a summary of the key terms which are included within this report.

Section/number	SEARs
Concept Plan Approval	Concept Plan Approval (MP 10_0193) granted on 29 September 2014 for the development of the SIMTA Moorebank Intermodal Terminal Facility at Moorebank. This reference includes the associated Conditions of Approval (CoA) and Statement of Commitments (SoC) which form the approval documentation for the Concept plan Approval.
EPBC Approval	Approval (No. 2011/6229) granted under the EPBC Act on March 2014 by the Commonwealth Department of Environment for the development of the SIMTA Moorebank Intermodal Terminal Facility at Moorebank.
SIMTA Project	The SIMTA Moorebank Intermodal Terminal Facility at Moorebank as approved by the Concept Plan (MP_10_0913).
SIMTA site	Includes the former Defence National Storage and Distribution Centre (DNSDC) site, the land owned by SIMTA which is subject to the Concept Plan Approval (refer to Figure 1).
Rail Corridor	Area defined as the 'Rail Corridor' within the Concept Plan Approval. The Rail link is also included within this area (refer to Figure 1).
Project site	Includes the SIMTA site and the Rail Corridor, i.e. the entire site area which was approved under the Concept Plan Approval (refer to Figure 1).
Stage 1 site	The subject of this EIS, the western part of the SIMTA site which includes all areas to be disturbed by the Stage 1 Proposal (including the Operational area and Indicative Construction area) (refer to Figure 1). This area does <u>not</u> include the Rail Corridor.
Construction area	Extent of construction works, namely areas to be disturbed during construction of the Stage 1 Proposal.
Operational area	Extent of operational activities for the operation of the Proposal (refer to Figure 1).
Proposal site	Includes the Stage 1 site and the Rail Corridor, i.e. the area for which approval (construction and operation) is sought within this EIS.
Rail link	The Rail link including the area on either side to be impacted by the construction works included in the Stage 1 Proposal.
Former DNSDC South	The land to the south of the operational footprint of the Intermodal Terminal, to the boundary fence of the former DNSDC.
Southern Boot Land	Commonwealth owned land to the south of Former DNSDC South, and to the north of the RailCorp Land (part of the Boot Land in the MIC proposal).
RailCorp Land	Lot 1 DP 825352 (part of the Rail Corridor) and owned by RailCorp.
The Proposal	Stage 1 of the SIMTA Moorebank Intermodal Terminal Facility including construction and operation of the intermodal terminal facility and Rail link, i.e. all works and built form for which approval is sought in this EIS/Technical Report.
MIC Proposal	The development of an intermodal facility, associated commercial infrastructure (warehousing) and a Rail link (3 options have been provided) to be located on the MIC site, for which an approval, under Part 4, Division 4.1 of the <i>Environmental Planning and Assessment Act 1979</i> . This proposal is currently under assessment by the Department of Planning and Environment.
MIC site	The former School of Military Engineering site to the immediate west of the SIMTA site, across Moorebank Avenue.

Table 3 - Key Terms

## 1.4 Proposal overview

The Proposal involves the construction and operation of the necessary infrastructure to support a maximum container freight road volume of 250,000 TEU (twenty-foot equivalent units) throughput per annum. Specifically, Stage 1 includes the following key components, which together comprise the intermodal terminal facility (IMT):

- Truck processing, holding and loading areas- entrance and exit from Moorebank Avenue;
- Rail loading and container storage areas – installation of four rail sidings with adjacent container storage area serviced by manual handling equipment initially and overhead gantry cranes progressively;
- Administration facility and associated car parking- light vehicle access from Moorebank Avenue.
- The Rail link – located within the Rail Corridor, including a connection to the intermodal terminal facility, traversing of Moorebank Avenue, Anzac Creek and Georges River and connection to the SSFL; and
- Ancillary works- vegetation clearing, remediation, earth works, utilities installation/connection, signage and landscaping.

## 1.5 site description

The SIMTA site, including the Stage 1 site, is located approximately 27 kilometres south-west of the Sydney Central Business District (CBD) and approximately 26 kilometres west of Port Botany. The SIMTA site is situated within the Liverpool Local Government Area (LGA), in Sydney's South West Sub-Region, approximately 2.5 kilometres from the Liverpool City Centre.

The SIMTA site is located approximately 800 metres south of the intersection of Moorebank Avenue and the M5 Motorway. The M5 Motorway provides the main road link between the SIMTA site and the key employment and industrial areas within the West and South Western Sydney Sub-Regions. The M5 Motorway connects with the M7 Motorway to the west, providing access to the Greater Sydney Metropolitan Region and NSW road network. Similarly the M5 Motorway is the principal connection to Sydney's north and north-east via the Hume Highway.

The Southern Sydney Freight Line (SSFL) is located one kilometre to the west of the proposed SIMTA site. The SSFL is a 36 kilometre dedicated freight line between Macarthur and Chullora.

The SIMTA site was recently operating as the Defence National Storage and Distribution Centre (DNSDC) however Defence has recently relocated this operation and vacated the SIMTA site. The majority of land immediately surrounding the SIMTA site is owned and operated by the Commonwealth and comprises:

- School of Military Engineering (SME), on the western side of Moorebank Avenue directly adjacent to the SIMTA site;
- Holsworthy Military Reserve, to the south of the site on the southern side of the East Hills Passenger Railway Line;
- Commonwealth Residual Land, to the east between the SIMTA site and the Wattle Grove residential area; and
- Defence National Storage and Distribution Centre (DNSDC), to the north and north east of the SIMTA site.

The site to immediate west of the SIMTA site which currently includes the SME is the subject of a Development Application (DA) (SSD-5066), under Part 4, Division 4.1 of the EP&A Act, for the development of an intermodal facility known as the Moorebank Intermodal Terminal Project (MIC Proposal). The EIS for the MIC Proposal has recently been prepared and publically exhibited on 8 October 2014 to 8 December 2014. A Preferred Project Report (PPR) is currently under preparation to respond to submissions received during public exhibition. The MIC Proposal has yet to be determined by the Department of Planning and Environment (DP&E).

A number of residential suburbs are located in proximity to the SIMTA site, including:

- Wattle Grove, located approximately 600 metres from the Stage 1 site and 750 metres from the Rail link to the east;
- Moorebank, located approximately 1700 metres from the Stage 1 site and more than 2,700 metres from the Rail link to the north;
- Casula, located approximately 1,100 metres from the Stage 1 site and 250 metres from the Rail link to the west; and
- Glenfield, located over 1,700 metres from the Stage 1 site and 750 metres from the Rail link to the south-west.

## 02 assessment methods

### 2.1 visual impact assessment

The following steps were undertaken in the assessment of visual impacts of the Proposal.

#### preliminary viewshed analysis

A viewshed analysis was undertaken for the site in Geographical Information System (ArcGIS - Spatial Analyst Extension) by Hyder Consulting to provide an initial indication of which parts of the surrounding area could potentially view some part of the site (in its existing form). The three dimensional ground surface data used for this analysis included the natural terrain as well as buildings and major areas of vegetation (see Figures 4 & 6).

#### site inspection

The consultant team carried out a site inspection to verify the results of the viewshed analysis and to evaluate the existing visual character of the area and specifically identify locations that would potentially be subject to visual impacts from the Proposal. Photographs were taken by Reid Campbell and Hyder Consulting from key viewpoints using a GPS Camera for later use in visual simulations of the development.

#### visualisation of the development

Based on the Stage 1 Proposal in Figure 1, the built form and urban design principles in the Urban Design and Landscape report (in particular maximum height and scale) and the Concept Approval, Reid Campbell developed a digital three-dimensional model using AutoDesk REVIT that included the likely components of the development that would potentially be visible beyond the site. Views were generated of the model that matched the camera positions of photographs taken from the key viewpoints and combined with the photographs to create simulated views of the Proposal from each of these key viewpoints.

#### assessment of visual impact

The visual impact from the key viewpoints was then assessed qualitatively on the basis of the criteria described in Section 3. Views at a variety of distances from the site were considered, however it is noted that the SIMTA site is primarily surrounded by vast amounts of vegetation to the east and the MIC site (formerly School of Military Engineering site) to the west (see Figure 2 & 6) providing an extensive buffer to local residential areas and other existing developments.

The Rail link has also been assessed from key viewpoints identified on the basis of a Rail link being constructed within the proposed Rail Corridor area.

### 2.2 light spill assessment

A lighting concept for the Proposal was developed by AECOM, based on the operational requirements of SIMTA to be compliant with Australian Standard AS4282- 1997, 'Control of Obtrusive Effects of Outdoor Lighting' for the floodlighting system. The light spill was then modelled using agi32: version 2.02 and Visual lighting design software, provided by light lab international software.

## 03 assessment criteria

### 3.1 visual impact assessment criteria

The visual impact of the selected viewpoints in this study have been evaluated on a qualitative basis. The visual impact of the Proposal has been assessed using a range of criteria against which the relative importance of each observer location can be described, including: context, setting, site elements, site character, adjacent development, distance to view (foreground, middleground and background), land use, visual prominence of the development, and potential changes to the view setting. For each observer location, these criteria have been addressed under three category headings: 'visual adaptation', 'visual sensitivity' and the resulting 'visual impact'. A comparative description of each category used in the visual impact evaluation process is summarised below:

#### visual adaptation

Visual adaptation describes any significant changes to the landscape and visual amenity that is likely to occur as a result of the Proposal from a particular view point, including:

- the prominence of the Proposal and its individual components with regard to scale, form, colour and texture in contrast with the surrounding landscape; and
- the compatibility of the development within the context of the particular landscape zoning/primary use (such as residential, parklands and other non-industrial related uses) on the basis that integration of the proposed development is likely to incur a higher visual impact in those zones which are inhabited by non-industrial related activity. To this extent, 'compatibility' relates only to the specific viewpoint locations and not the degree to which the development can be seen as described under 'prominence' above.

#### visual sensitivity

Visual sensitivity refers to the likely duration of views and number of observers from a given viewpoint and is independent of the 'prominence' of the Proposal. In locations where visual amenity has a higher perceived importance, and the duration of views and number of observers is greater than surrounding areas, the resulting visual sensitivity is regarded as being higher.

Visual sensitivity is expressed in relative terms in this study with residential areas being of higher visual sensitivity and industrial areas having a lower sensitivity. Other areas of higher sensitivity include roads where, despite a short duration of views, there are large numbers of potential viewers and parks where the duration of views is not particularly long, but where a high degree of importance is placed on visual amenity.

#### visual impact

The resulting visual impact is summarised on a qualitative basis against the above criteria.

### 3.2 light spill assessment criteria

Light spill at the edge of the site has been digitally modelled by AECOM and is expressed quantitatively in terms of light intensity.



**LEGEND**

- |                                                                                     |                          |                                                                                     |               |                                                                                     |                                             |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | SIMTA SITE BOUNDARY      |  | MIC SITE      |  | RESIDENTIAL AREA                            |
|  | STAGE 1 SITE BOUNDARY    |  | COMMONWEALTH  |  | RAIL LINE - SOUTHERN SYDNEY FREIGHT LINE    |
|  | RAIL CORRIDOR BOUNDARY   |  | RAIL CORRIDOR |  | RAIL LINE - SHARED PASSENGER & FREIGHT LINE |
|  | MAJOR ROADS AND HIGHWAYS |  | GEORGES RIVER |  | RAIL LINE - DEDICATED PASSENGER LINE        |
|  | PROPOSED RAIL LINK       |  | MOTORWAYS     |                                                                                     |                                             |



Figure 2 - Visual Character of the Surrounding Area

## 04 visual character of the surrounding area

The SIMTA site is surrounded by land owned and occupied by the Department of Defence and MIC. This includes the MIC site (Former School of Military Engineering) to the west, the Defence National Storage and Distribution Centre (DNSDC) to the north and east, and further Commonwealth of Australia Land to both the east and the south. The outer proximity toward the north includes existing Moorebank industrial developments known as 'Amiens' and 'Yulong'. The residential suburb of Wattle Grove is located to the north-east and east. The Casula residential area is approximately 1-1.5 km west of the SIMTA site divided by the MIC Site, the Georges River and the SSFL.

The site is within relatively close proximity to the M5 Motorway, which intersects with Moorebank Avenue approximately 800 metres to the north of the north-east site boundary. Moorebank Avenue runs in a north-south direction and provides a direct connection between the Liverpool City Centre and M5 Motorway on/off ramps to the north and the Glenfield/ Macquarie Fields residential areas to the south.

Approximately 900m west from the site, the SSFL and passenger rail line run in a north-south direction and are bounded by the Casula residential area. To the south of the site, the existing EHPL runs in an east-west direction.

The outer area to the east and north of the site comprises the Wattle Grove residential area (primarily low density), extensive commercial and industrial developments and major motorways.

Surrounding natural elements include:

- Georges River which runs along the western boundary of the MIC Site;
- Leacock Regional Park, which is a publically accessible recreation area, is located on the western side of the Georges River;
- Anzac Creek which runs along the eastern boundary of the Commonwealth owned land and traversing it to the South of the Stage 1 site as well the MIC site; and
- Existing landscape and vegetation running along approximately one half of the eastern boundary and full length of southern boundary of the SIMTA site (the Bootland), forming a physical barrier to the area to the East of the SIMTA site. This bushland is primarily regenerated vegetation and includes Anzac Creek. The density of the bushland provides significant screening to much of the south and east of the site from surrounding areas.

The existing visual character of the site and surrounding area is shown on Figure 2.



**LEGEND**

- SIMTA SITE BOUNDARY
- STAGE 1 SITE BOUNDARY
- RAIL CORRIDOR BOUNDARY
- PROPOSED RAIL LINK
- RAIL LINE - SOUTHERN SYDNEY FREIGHT LINE
- RAIL LINE - DEDICATED PASSENGER LINE



## 05 visual character of the development

Stage 1 of the SIMTA development involves the redevelopment of part of the SIMTA site, with some of the existing structures being demolished. The existing site character is essentially industrial, consisting of a number of large buildings used for warehouse and distribution purposes. The existing site topography (Figure 4) is generally flat with a low hill located within the middle section of the eastern boundary of the site. The most prominent natural feature located near the site is Anzac Creek lying off the southern boundary. There is existing bushland on both the eastern and southern boundaries of the site.

The Stage 1 development would include primary container storage areas, visible operating elements and landscape buffer zones (Figure 5) which are consistent with the Urban Design and Landscape report that formed part of the Concept Plan Approval (MP 10\_0193).

**Rail link:** Fundamental to the operation of the SIMTA Moorebank Intermodal Terminal Facility is a rail connection to the SSFL. The exact dimensions are subject to final detail design, however for the purpose of evaluation a Rail link within the Rail Corridor has been included in this report to determine the likely visual impact.

**Intermodal Terminal:** The intermodal terminal would be located on the western part of the site, adjacent to Moorebank Avenue. The total terminal area is approximately 18ha including the following key elements:

- Four Rail sidings of up to approximately 700 metres in length within the Stage 1 site to accommodate trains of upto 650m in length.
- Container hardstand to be used for container sorting and storage (up to 5 containers high or 13m)
- Administration offices and ancillary operational facilities (probably of steel and cladding construction approximately 15m high)

The intermodal terminal is anticipated to operate 24 hours a day, 7 days a week. The terminal would include:

- Gantries to move containers from rail cars (approx 32m high);
- Gantries for container movement within the terminal;
- Modern container and secondary freight handling equipment;
- Ancillary facilities and amenities;
- 500 sqm Terminal management office (approx.); and
- Refuelling facilities.

**Lighting:** The visualisation carried out for this assessment assumes a light pole heights varying between 13.5 to 21m. Poles would be galvanised steel.

Further information regarding heights, colours and material finishes of the Stage 1 Development are available in the Plans and Documents under EIS Section - 4.



LEGEND

- SIMTA SITE BOUNDARY
- STAGE 1 SITE BOUNDARY
- RAIL CORRIDOR BOUNDARY
- PROPOSED RAIL LINK
- RAIL LINE - SOUTHERN SYDNEY FREIGHT LINE
- RAIL LINE - DEDICATED PASSENGER LINE

High  
TOPOGRAPHY  
Low



## 06 measures to reduce visual impact

Appropriate measures to reduce the visual impact of the Stage 1 development were identified in parallel with the Concept Plan Approval. These measures would primarily comprise screen planting in key areas and visual buffers. Further detail can be found in the Concept Plan Approval (MP 10\_0193) and its guidelines. An indicative Stage 1 site plan and landscape plan is shown at Figure 5 which demonstrates potential built form, facility and operations frontages in accordance with the Concept Plan Approval. Figure 5 is indicative only and provides a representation of the potential maximum built-form impact for the purposes of conducting the Visual Assessment.

To mitigate and minimise any visual impacts, a high quality landscape through reinforcement and extension of the surrounding natural context and ecological qualities is proposed. The landscape treatment would visually and physically connect with the existing landscape and vegetation adjacent to the site.

Along the Moorebank Avenue frontage, an 18m wide corridor of screening vegetation and a bio-retention swale would provide an informal street character. This would be reinforced with carefully selected native tree species with a dense tree canopy and lower screen planting.

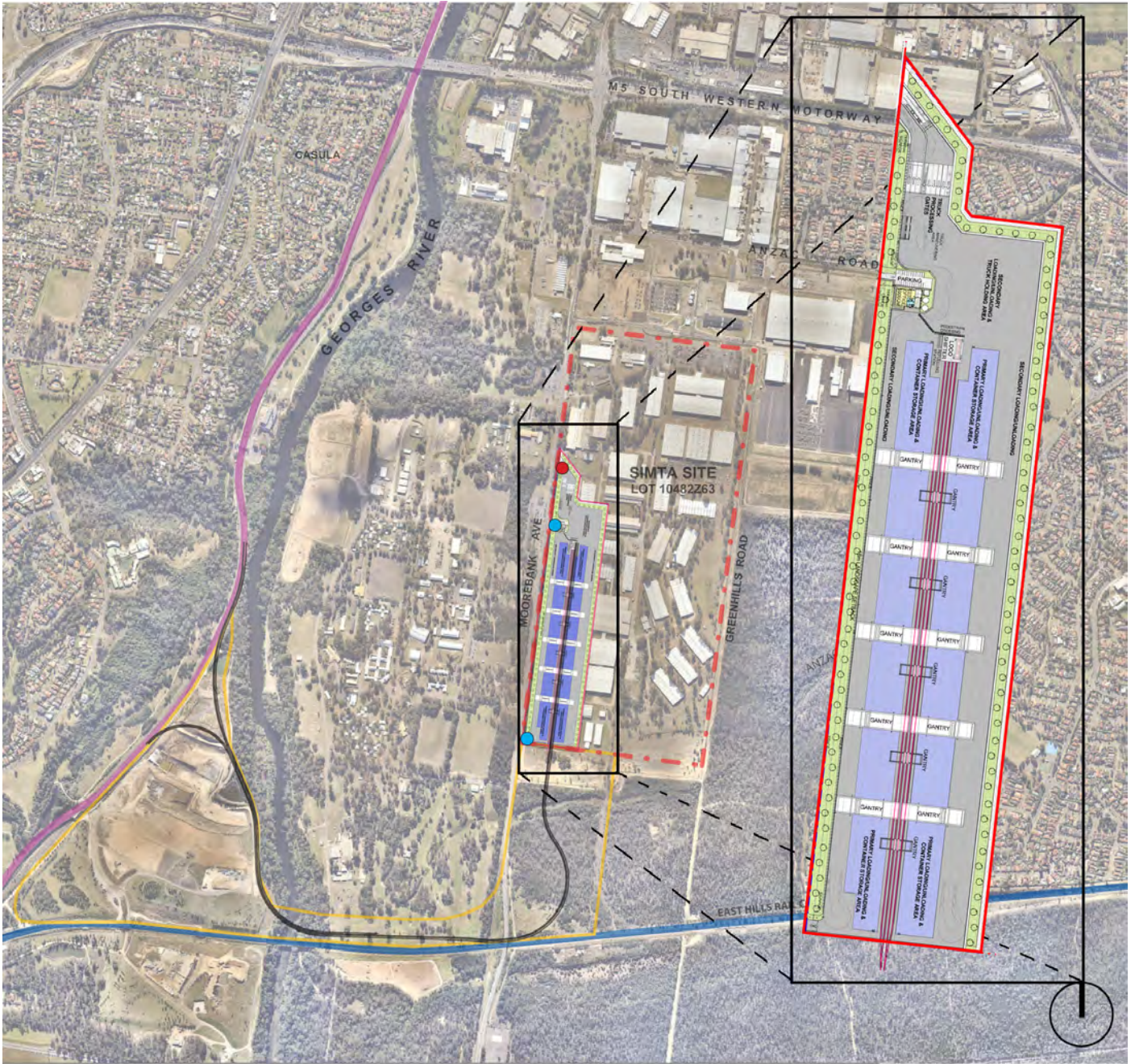
The key nodal points along Moorebank Avenue is distinguished into 3 locations: A primary entry point, an administration entrance and emergency exit point to the Stage 1 site. These access points would include additional features to enhance the arrival experience through the use of a series of selected native plants and recycled materials (where possible) in built-form to create visual interest (See Figure 5).

Along the site boundaries, a "Boundary Treatment" and "Buffer Zone" would incorporate a landscape treatment consistent with existing local species in the area and provide an essential scale of planting to complement the developments built-form.

Where landscaping is clear of railway lines, planting would consist of mixed tree planting used to create natural feeling through landscape zones and mixed under-storey planting consisting of native shrubs and ground covers to form a virtually impenetrable barrier when mature. This treatment would mitigate views from surrounding areas, and the existing tree planting (where retained) along Moorebank Avenue in conjunction with proposed screening and feature walls, would screen a large proportion of potential views from the north-west.

Mitigation measures incorporated during the construction phase are discussed separately under section 7.2.

Overall, the proposed landscape treatments would result in an improvement in the visual amenity of the entire site and would increase the current level of screening of the site.



LEGEND

- |                                                                                     |                                                    |                                                                                     |                                          |                                                                                     |                                                                                |
|-------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|  | SIMTA SITE BOUNDARY                                |  | PROPOSED RAIL LINK                       |  | LANDSCAPE BUFFER ZONE                                                          |
|  | STAGE 1 SITE BOUNDARY                              |  | RAIL LINE - SOUTHERN SYDNEY FREIGHT LINE |  | PRIMARY ENTRY TO INTERMODAL TERMINAL WITH ENTRY SIGNAGE                        |
|  | RAIL CORRIDOR BOUNDARY                             |  | RAIL LINE - DEDICATED PASSENGER LINE     |  | SECONDARY ENTRY TO INTERMODAL TERMINAL WITH DIFFERENTIATING PLANTING TREATMENT |
|  | PRIMARY LOADING/UNLOADING & CONTAINER STORAGE AREA |                                                                                     |                                          |                                                                                     |                                                                                |



Figure 5 - Indicative SIMTA Stage 1 Proposal and Landscape Master Plan  
Inset: Stage 1 Site Plan

## 07 visual impact of the development

The visual impact of the development has been assessed by evaluating the views to the development from identified key viewpoints on the basis of the visual impact assessment criteria described in Section 3.

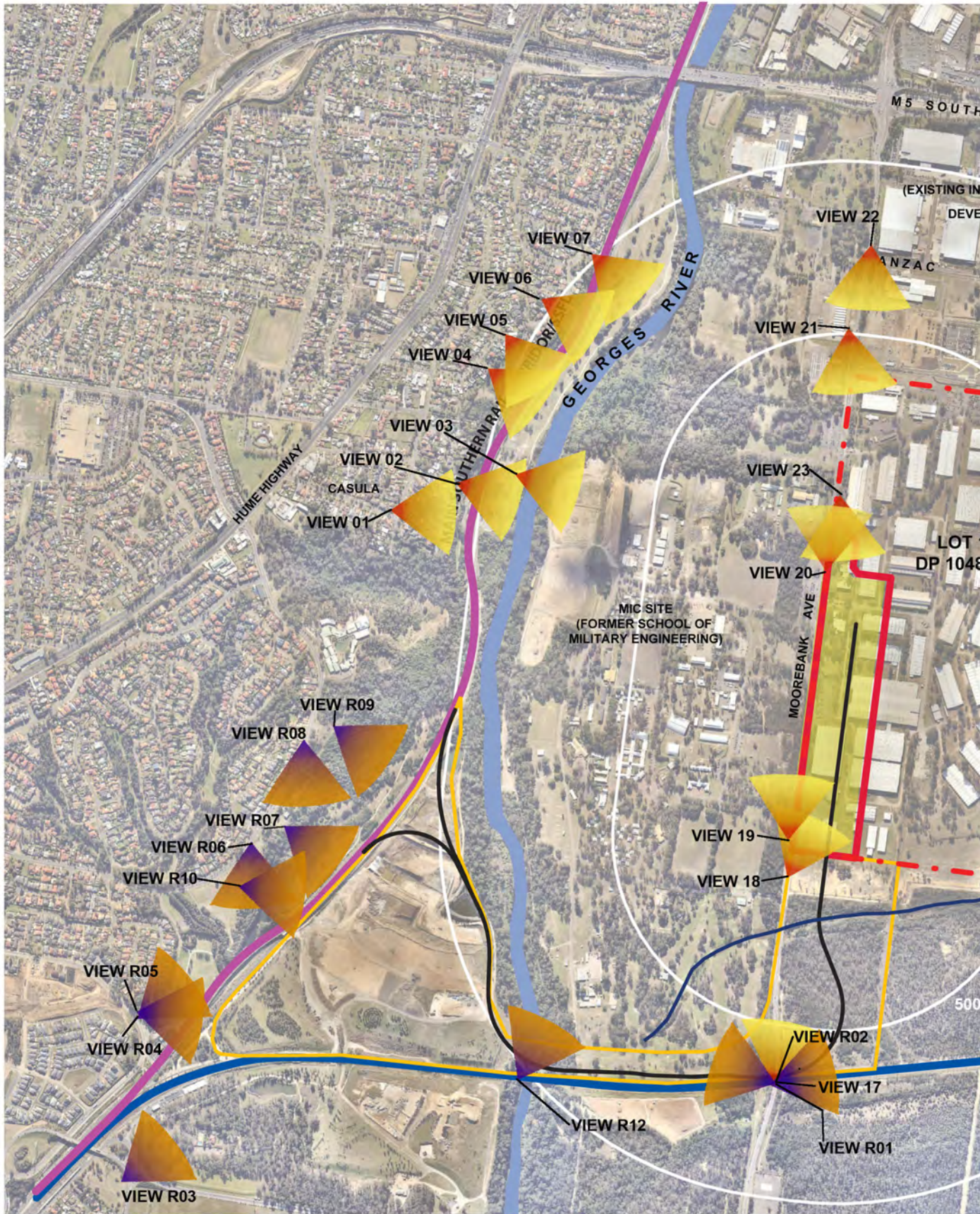
The extensive native bushland areas, DNSDC facilities on neighbouring lands, the proposed MIC site and the general pattern of industrial type development surrounding the site screen the development from much of the greater sensitive surrounding areas - primarily residential.

Potential viewpoints do occur along viewing corridors created by streets bounding the site (Moorebank Avenue and Anzac Road), and where topography provides some elevation above potential obstructions to views such as Casula area to the west.

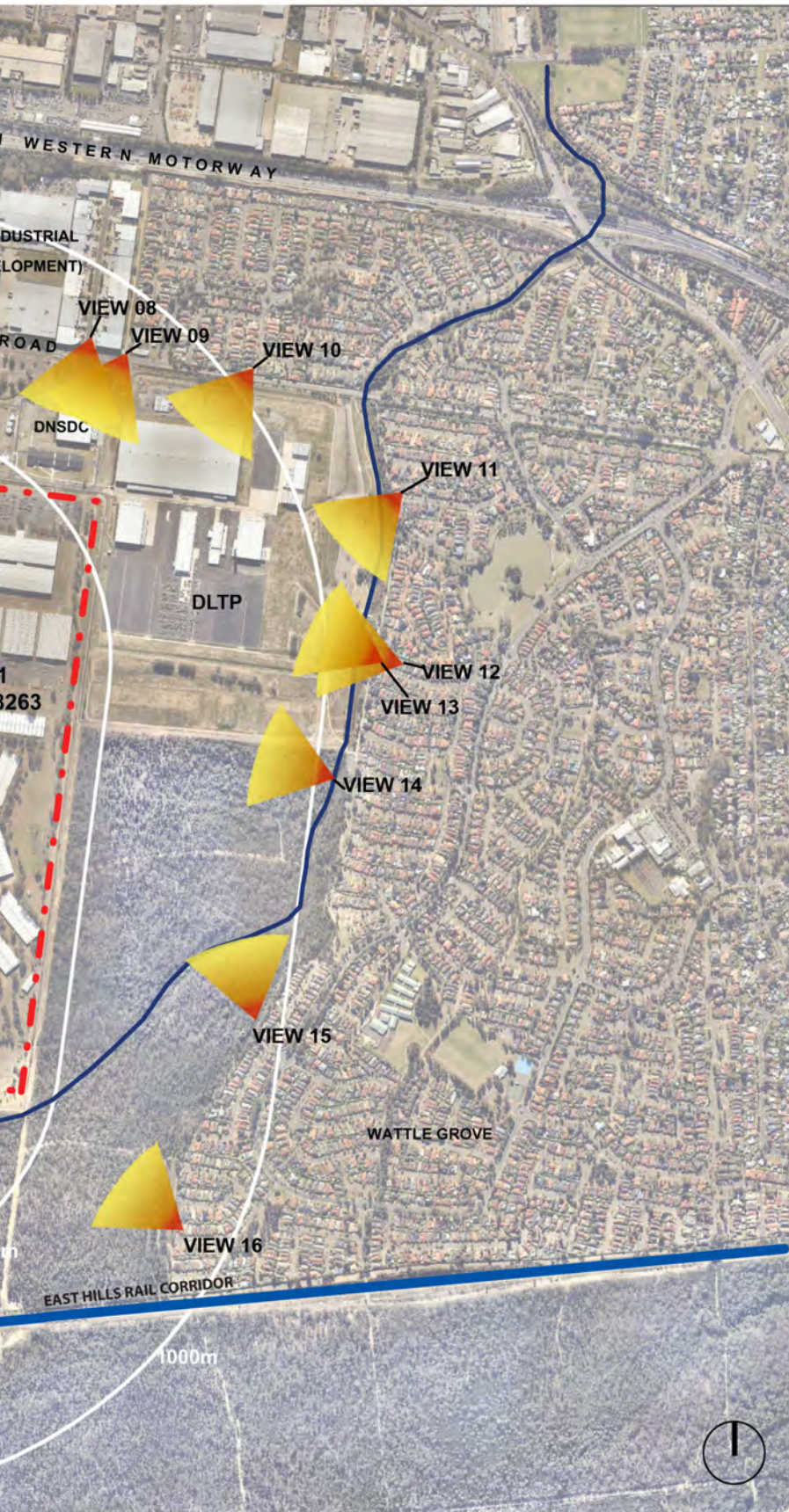
The identified view points are all within 2km of the site. The digital viewshed analysis does not suggest that any significant further views of the development exist.

This section of the report assesses the visual impact from individual key viewpoints identified through the digital viewshed analysis during daylight hours at which it is assumed would be consistent with peak operations.

Night time visual impacts are discussed in Section 8 as part of the light spill assessment. There would also be potential visual impacts during the construction of the Proposal. These are discussed at the end of this section.












24 Figure 6 - View Locations



# Viewpoint R11 is out of image bounds

**LEGEND**

-  SIMTA SITE BOUNDARY
-  STAGE 1 SITE BOUNDARY
-  RAIL CORRIDOR BOUNDARY
-  PROPOSED RAIL LINK
-  INTERMODAL TERMINAL FACILITY
-  RAIL LINE - SOUTHERN SYDNEY FREIGHT LINE
-  RAIL LINE - DEDICATED PASSENGER LINE
-  VIEWPOINT: TO STAGE 1 SITE
-  VIEWPOINT: TO RAIL LINK

**view locations**





Existing View



Simulated View

# view 01

<b>Viewing Location</b>	West of site, Corner of Casula Rd. and Canberra Avenue, Casula
<b>Visual Adaptation</b>	
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 lies west of the Proposal 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 stage 1 development 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 Proposal 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>
<b>Visual Sensitivity</b>	Being a residential area the visual sensitivity would be relatively high. Several houses within the area would be subject to minimal views of the development, however the prominence of the Proposal within these views would be low. Most views would be of short duration therefore the visual amenity would be relatively unchanged.
<b>Visual Impact</b>	<p>There would be limited or no visibility from this viewpoint east across the Georges River to the Proposal.</p> <p>The visual amenity would be unchanged within this view corridor as the landscape amenity would remain unaffected, therefore there would be no visual impact.</p>



Existing View



Simulated View

# view 02

<b>Viewing Location</b>	West of site, Rushton Place, Casula
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,000m 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 Proposal 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 Arts Centre is completely obscured by vegetation to the left of the overpass with the exception of the redundant oil and water tanks</p> <p>The stage 1 terminal facility would 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 lies the now unused oil and water tanks of the now decommissioned Casula Powerhouse. The background dominated by large woodland trees. This large vegetation screens the industrial and infrastructure zoned land beyond as well as the terminal facility further beyond.</p> <p>The existing landscape is highly compatible with proposed additional terminal development.</p>
<b>Visual Sensitivity</b>	Due to the views of Casula train station as well as the large expanse of industrial zoned land in front of the Proposal, the visual sensitivity from the location would be relatively low.
<b>Visual Impact</b>	Existing built elements in the foreground dominate this view corridor. There would be little or no visibility of the Proposal from this viewpoint, which in any case would be compatible with foreground structures. There would be no visual impact at this location.



Existing View



Simulated View

# view 03

<b>Viewing Location</b>	West of site, adjacent to Casula Powerhouse
<b>Visual Adaptation</b>	
Approximate Viewing Distance	900m to site boundary (approx.)
Prominence of the Development	<p>This view location looks directly from the Western bank of the Georges River towards the Proposal. Both sides of the river are of lower elevation than the site.</p> <p>The development 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	<p>Tall trees and thick vegetation along the Georges River bank block a major portion of the landscape beyond including the river itself.</p> <p>Directly beyond this is a large expanse of industrial and infrastructure zoned land. This land consists of open fields, existing buildings, and large amounts of existing vegetation.</p> <p>The Proposal is highly compatible with the existing landscape beyond. This is due to the similar land use of both the industrial and infrastructure zoned land in the middle ground, and that of the Proposal.</p>
<b>Visual Sensitivity</b>	<p>The industrial land use beyond Georges River (Moorebank Southern Industrial precinct) creates a low visual sensitivity. Most of the views from this area would be from a location directly adjacent to Casula Powerhouse Arts Facility hence being a location of low visual sensitivity.</p>
<b>Visual Impact</b>	<p>There is no visibility of the terminal facility from this view location.</p> <p>Natural elements dominate the view corridor to undeveloped industrial zoned land (the MIC site) beyond Georges River leading to the Proposal site.</p> <p>The Stage 1 site is obscured by this existing vegetation.</p> <p>There would be no visual impact.</p>



Existing View



Simulated View

# view 04

<b>Viewing Location</b>	West of site, Carroll Park, Casula
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	The view location is taken from a highly elevated point at Carroll Park in the West looking down toward the main Southern Sydney rail corridor and the proposed terminal development site beyond.
Landscape Compatibility	<p>The existing landscape from this location comprises a Rail line and Arts Centre (formerly Casula Powerhouse) in the foreground and an expanse of industrial and infrastructure zoned land-use beyond along with existing vegetation.</p> <p>The existing landscape is highly compatible with the proposed additional development. Therefore there would be little to no alteration within the landscape amenity.</p>
<b>Visual Sensitivity</b>	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 minimal views of the development, however the prominence of the Proposal site within these views would be low. Most views would be of short duration therefore the visual amenity would be relatively unchanged.
<b>Visual Impact</b>	There would be limited visibility from this viewpoint east across the Georges River to the Proposal. The existing landscape amenity would have little to no change therefore suggesting that there would be relatively low to no visual impact.



Existing View



Simulated View

# view 05

<b>Viewing Location</b>	West of site, Carroll Park, Casula
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	<p>The Proposal, similar to the previous viewpoint would be only slightly visible from this location. The viewpoint is higher in elevation than that of the site resulting in the gantry elements being partially visible above the existing tree line.</p> <p>The majority of the development would be obscured by existing industrial development, infrastructure and vegetation.</p>
Landscape Compatibility	<p>The existing landscape from this location comprises of a Rail line and arts centre (formerly Casula Powerhouse) in the foreground and an expanse of industrial and infrastructure zoned land-use beyond along with existing vegetation.</p> <p>The existing landscape is highly compatible with the proposed additional development. Therefore there would be little to no alteration within the landscape amenity.</p>
<b>Visual Sensitivity</b>	<p>Being a residential area the visual sensitivity would be relatively high. Several houses within the area would be subject to minimal views of the development, however the prominence of the Proposal within these views would be low.</p> <p>Most views would be of short duration therefore the visual amenity would be relatively unchanged.</p>
<b>Visual Impact</b>	<p>There would be limited visibility from this viewpoint east across the Georges River to the Proposal.</p> <p>The existing landscape amenity would have little to no change therefore suggesting that there would be relatively low to no visual impact.</p>



Existing View



Simulated View

# view 06

<b>Viewing Location</b>	West of site, Buckland Road, Casula
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	<p>This view location along Buckland Road is slightly elevated, however modelling suggests that the proposed stage 1 development would not be visible from this location.</p> <p>One and two storey residential dwellings are more prominent in the foreground of this moderately vegetated streetscape.</p> <p>Further east lies dense bushland which obscures a direct line of sight toward the Proposal.</p>
Landscape Compatibility	<p>The existing landscape from this location comprises of residential dwellings. It is a residential zoned area.</p> <p>There are some trees in the foreground as well as large trees behind the residential dwellings that screen the Proposal.</p>
<b>Visual Sensitivity</b>	<p>Being a residential area the visual sensitivity would be relatively high. There are some expansive views from this area. The large amounts of vegetation in the background effectively screen the Proposal.</p>
<b>Visual Impact</b>	<p>There would be no change to the visual amenity or views at this location, therefore this would result in no visual impact.</p>



Existing View



Simulated View

# view 07

<b>Viewing Location</b>	North-west of site, adjacent to St. Andrews Boulevard, Casula
<b>Visual Adaptation</b>	
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 proposed stage 1 development site. There is a highly vegetated area obscuring any direct view of the site.</p> <p>The Proposal would not be visible from this location.</p> <p>The SSFL in the foreground runs within close proximity to Georges River and is the more 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 a existing Rail line with its associated service access road and power lines above. Directly beyond is Georges River. On the other side of the Georges River is a large expanse of industrial and infrastructure zoned land that is currently heavily vegetated. This vegetation completely screens the Proposal.
<b>Visual Sensitivity</b>	<p>Being a publicly accessible park in a residential area. the visual sensitivity in this location would be high.</p> <p>The view location is from a residential zoned area. However, the railway line in the foreground lowers the visual sensitivity.</p>
<b>Visual Impact</b>	The development would not be visible from this location. Therefore there would be no visual impact.



Existing View



Simulated View

# view 08

<b>Viewing Location</b>	North of site, Corner of Yulong Close and Anzac Road
<b>Visual Adaptation</b>	
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 Proposal.</p> <p>The gantries servicing the proposed intermodal terminal and the primary container storage yard are highly visible from this viewing location.</p>
Landscape Compatibility	<p>The addition of any new 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 Proposal are highly visible.</p> <p>It is proposed that there would be landscape treatment and a buffer zone along the eastern and northern boundary which would 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 moderate visual sensitivity (Moorebank Southern Industrial precinct).</p> <p>Most views from within this area looking south towards the Proposal would be from existing industrial areas or from commuters travelling along Anzac Road for brief durations.</p>
<b>Visual Impact</b>	<p>The Proposal would be highly prominent at this location from Anzac Road looking south onto the site.</p> <p>There is low to moderate visual sensitivity from this viewpoint as the viewpoint is within an already established industrial zone. Therefore there would be a low to moderate visual impact from this viewpoint.</p>



Existing View



Simulated View

# view 09

<b>Viewing Location</b>	North of site, Corner of Greenhills Road and Anzac Road
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,000m to site boundary (approx.)
Prominence of the Development	<p>The development would have little to no prominence from this particular location.</p> <p>The Proposal would not be visible and both existing structures, namely the zone substation in the foreground and vegetation would 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 would only be slightly altered.</p>
<b>Visual Sensitivity</b>	<p>There would 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 Proposal would 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 proposed built form elements which would be potentially visible would be similar to the existing elements that they would replace in the view.</p> <p>There would be no visual impact at this location.</p>



Existing View



Simulated View

# view 10

<b>Viewing Location</b>	North-East of site, Anzac Road
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,100m to site boundary (approx.)
Prominence of the Development	The recent development of the DNSDC North site in the foreground completely obstructs views beyond. The Proposal would not be visible from this location along Anzac Road.
Landscape Compatibility	The landscape character at this location comprises mainly open vegetated space and industrial elements (namely warehousing). Any inclusion of visible industrial elements would not change the existing landscape amenity.
<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 not change as the Proposal would be not be visible along this section of Anzac Road.</p>
<b>Visual Impact</b>	<p>The landscape change from this viewpoint would be minimal due to the foreground massing and the fact that new elements which would be potentially visible would be similar to the existing elements character in the view.</p> <p>There would be no visual impact at this location.</p>



Existing View



Simulated View

# view 11

<b>Viewing Location</b>	North-East of site, Castlerock Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,300m to site boundary (approx.)
Prominence of the Development	Due to thick vegetation in the foreground and viewing distance, there are no views of the Proposal from this viewpoint.
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 not change as the Proposal would not be visible from this location.
<b>Visual Impact</b>	The Proposal would not be visible at this location.  There would be no change to the visual amenity at this location, therefore this would result in no visual impact.



Existing View



Simulated View

# view 12

<b>Viewing Location</b>	East of site, Martindale Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	<p>Due to thick vegetation in the foreground and viewing distance, there are no views of the Proposal from this viewpoint.</p> <p>The existing vegetation partially screens the Proposal.</p>
Landscape Compatibility	The landscape character at this location comprises mainly open vegetated space and elements of infrastructure. Any inclusion of visible industrial elements would change the existing landscape amenity.
<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 not be changed as the Proposal would not be visible from this location.</p>
<b>Visual Impact</b>	<p>The Proposal would not be visible at this location.</p> <p>There would be no change to the visual amenity at this location, therefore this would result in no visual impact.</p>



Existing View



Simulated View

# view 13

<b>Viewing Location</b>	East of site, Martindale Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,200m to site boundary (approx.)
Prominence of the Development	The Proposal site would be partially visible from this location.  The development would however be partially screened by existing vegetation and the DNSDC site
Landscape Compatibility	The existing landscape from this location comprises of open vegetated space and industrial elements. 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 (RE2).  However, most of the views from this area would be of a limited depth, would include existing industrial elements and the vegetation partially screens the Proposal. Therefore the overall visual amenity would be low.
<b>Visual Impact</b>	The Proposal is partially visible at great distance at this location, therefore the visual impact would be low.



Existing View



Simulated View

# view 14

<b>Viewing Location</b>	East of site, Gracemere Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	1,000m to site boundary (approx.)
Prominence of the Development	<p>The Proposal would not be visible from this location.</p> <p>The Proposal 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 Proposal 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>Although the view is of an industrial zoned land, any change to the current landscape amenity would result in high visual sensitivity, considering the view is from a residential area.</p> <p>The Proposal would not be visible from this location, therefore the visual amenity would be unchanged.</p>
<b>Visual Impact</b>	There would be no change to the visual amenity at this location, therefore this would result in no visual impact.



Existing View



Simulated View

# view 15

<b>Viewing Location</b>	East of site, adjacent to Corryton Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	900m to site boundary (approx.)
Prominence of the Development	The Proposal would not be visible from this location.  The Proposal is entirely screened by the vast amount of heavy vegetation.
Landscape Compatibility	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 Proposal is beyond this infrastructure zoned land.  The immediate landscape directly behind the viewing location is residential zoned land comprising of residential dwellings.
<b>Visual Sensitivity</b>	Although the view is of an industrial zoned land, any change to the current landscape amenity would result in high visual sensitivity, considering the view is from a residential area.  The Proposal would not be visible from this location, therefore the visual amenity would be unchanged.
<b>Visual Impact</b>	There would be no change to the visual amenity at this location, therefore this would result in no visual impact.



Existing View



Simulated View

# view 16

<b>Viewing Location</b>	South-East of site, Somercotes Court, Wattle Grove
<b>Visual Adaptation</b>	
Approximate Viewing Distance	900m to site boundary (approx.)
Prominence of the Development	<p>The Proposal would not be visible from this location.</p> <p>The Proposal 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 Proposal 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>Although the view is of an industrial zoned land, any change to the current landscape amenity would result in high visual sensitivity, considering the view is from a residential area.</p> <p>The Proposal would not be visible from this location, therefore the visual amenity would be unchanged.</p>
<b>Visual Impact</b>	There would be no change to the visual amenity at this location, therefore this would result in no visual impact.



Existing View



Simulated View

# view 17

<b>Viewing Location</b>	South of site, Moorebank Avenue
<b>Visual Adaptation</b>	
Approximate Viewing Distance	700m to site boundary (approx.)
Prominence of the Development	<p>The Proposal would not be visible from this location.</p> <p>The Proposal is entirely screened by the heavy vegetation.</p>
Landscape Compatibility	<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 Proposal 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 Proposal.</p>
<b>Visual Sensitivity</b>	<p>The infrastructure zoned land results in a low sensitivity in this location.</p> <p>The Proposal from this location would not be visible, therefore the visual amenity would be unchanged.</p>
<b>Visual Impact</b>	There would be no change to the visual amenity at this location, therefore this would result in no visual impact.



Existing View



Simulated View\*

# view 18

<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 Proposal.</p> <p>The container yard with associated gantries would be highly prominent.</p>
Landscape Compatibility	<p>The addition of any new industrial development within this viewpoint would have a moderate impact on the existing landscape amenity. There is little existing vegetation and the existing industrial elements sitting within the boundary of the Proposal are highly visible.</p> <p>The proposed gantries and container yard would be of a larger scale than the existing industrial buildings.</p> <p>There would be an 18m landscape buffer zone and estate entry point with built form elements to provide visual interest which would 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 Proposal site would be from existing industrial areas or from commuters travelling along Moorebank Avenue for nominal durations.</p>
<b>Visual Impact</b>	<p>The Proposal would be highly prominent at this location. However, the landuse compatibility creates a low visual sensitivity and therefore there would be a low to moderate visual impact from this viewpoint.</p>



Existing View



Simulated View\*

# view 19

<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 Proposal.</p> <p>The container yard with associated gantries would be highly prominent.</p>
Landscape Compatibility	<p>The addition of any new industrial development within this viewpoint would have a moderate impact on the existing landscape amenity. There is little existing vegetation and the existing industrial elements sitting within the boundary of the Proposal are highly visible.</p> <p>The proposed gantries and container yard would be of a larger scale than the existing industrial buildings.</p> <p>There would be an 18m landscape buffer zone and estate entry point with built form elements to provide visual interest which would 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 Proposal site would be from existing industrial areas or from commuters travelling along Moorebank Avenue for nominal durations.</p>
<b>Visual Impact</b>	<p>The Proposal would be highly prominent at this location. However, the landuse compatibility creates a low visual sensitivity and therefore there would be a low to moderate visual impact from this viewpoint.</p>



Existing View



Simulated View\*