



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 Proposal 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 Proposal) would be of an already industrial context and therefore would likely be unchanged as a result of such.
Visual Impact	From this viewpoint the Proposal 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 Proposal 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 Proposal would not likely be visible at this location. Any introduction of additional industrial elements to the Proposal 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 Proposal 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 Proposal would not likely be visible at this location. Any introduction of additional industrial elements to the Proposal 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 Proposal 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 Proposal would not likely be visible at this location. Any introduction of additional industrial elements to the Proposal 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 Proposal 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 Proposal 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 Proposal 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 Proposal 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 Proposal 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 Proposal 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 Proposal 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 Proposal 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 Proposal, 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.