



# 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 sits west of the Proposal 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 Proposal 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>
<b>Visual Sensitivity</b>	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.
<b>Visual Impact</b>	<p>There would be limited or no visibility from this viewpoint east across the Georges River of the Proposal.</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

<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 viewpoint is from Rushton Place looking toward the existing rail station and powerhouse, with the Proposal 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.
<b>Visual Sensitivity</b>	Due to 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 low.
<b>Visual Impact</b>	Existing built elements in the foreground obstruct views and screen any visibility of the Proposal, resulting in a negligible visual impact at this location.



# 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 viewpoint looks directly west across the Georges River towards the Proposal. The viewpoint sits at a lower elevation than the site.</p> <p>The Proposal 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 Proposal. This is further obscured by the elevation and proximity of the viewpoint to the site, resulting in a negligible visual adaptation.
<b>Visual Sensitivity</b>	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.
<b>Visual Impact</b>	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 Proposal resulting in a negligible visual impact.



Simulated View\*



MPW Stage 2 (subject to separate approval)



MPE Stage 1

# 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 viewpoint is from an elevated location in Carroll Park looking down toward the main SSFL and Proposal 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 Proposal site in the distance however, resulting in a low visual adaptation.</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 limited views of the development. Users of the park however, would only be exposed for a short duration, lowering the sensitivity to moderate.
<b>Visual Impact</b>	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 Proposal, 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

<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 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.
<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 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.
<b>Visual Impact</b>	There would be a some visibility from this viewpoint east across the Georges River of the Proposal. The existing landscape amenity would change as a result of the development however new vegetation would act sufficiently to screen the majority of the Proposal 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

<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>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 Proposal.</p>
Landscape Compatibility	<p>The existing landscape comprises small bushes and trees in the foreground and dense vegetation in the background. The Proposal would not likely be visible from this location, resulting in a negligible visual adaptation.</p>
<b>Visual Sensitivity</b>	<p>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.</p>
<b>Visual Impact</b>	<p>Despite a slight elevation and clear sight lines towards the Proposal 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.</p>



# 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 Proposal site. There is a highly vegetated area obscuring any direct view of the site.</p> <p>The Proposal 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 Proposal, resulting in a negligible visual adaptation.
<b>Visual Sensitivity</b>	<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>
<b>Visual Impact</b>	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

<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>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 Proposal 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>
<b>Visual Sensitivity</b>	<p>Most views from within this location looking towards the Proposal 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>
<b>Visual Impact</b>	<p>The Proposal 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>