

Wednesday 14th February 2018

Our Ref: 1272 Visual Impact

VISUAL IMPACT ASSESSMENT

Street: 2060 Castlereagh Road**Locality:** Penrith**Proposed:** Industrial Units

Existing Visual Qualities

The site is located at the intersection of Castlereagh Road and Old Castlereagh Road and Andrews Road Penrith, and between Camden Street at Castlereagh Road.

Castlereagh Road provides access from Penrith CBD northwards to Cranebrook and thence to Richmond.

Old Castlereagh Road provides access in a westerly direction to the Penrith Regatta Centre, whilst Andrews Road heads east to The Northern Road at Cranebrook.

The existing development at Castlereagh Road and Camden Street south to Penrith is characterised by a variety of industrial developments, including Industrial Buildings, Storage Facilities, Motor Showrooms, Plant and Equipment yards and Service Stations.

There is no predominant building character, although several of the older less intensively developed sites are being redeveloped with modern buildings.

The extension of Castlereagh Road north of the site travels past landscaped mounding on both sides to screen either Penrith Lakes excavation works to the west and residential development to the east side.

Old Castlereagh Road heads west past industrial development on its south side and Penrith Lakes development on the north which presents a predominantly landscaped vista.

Andrews Road to the east is characterised by existing industrial development on its south side and new industrial subdivision development on its north, which is currently under construction.

The site is therefore at the intersection of the industrial area of North Penrith with the semi-rural landscape of the roads heading north and west.

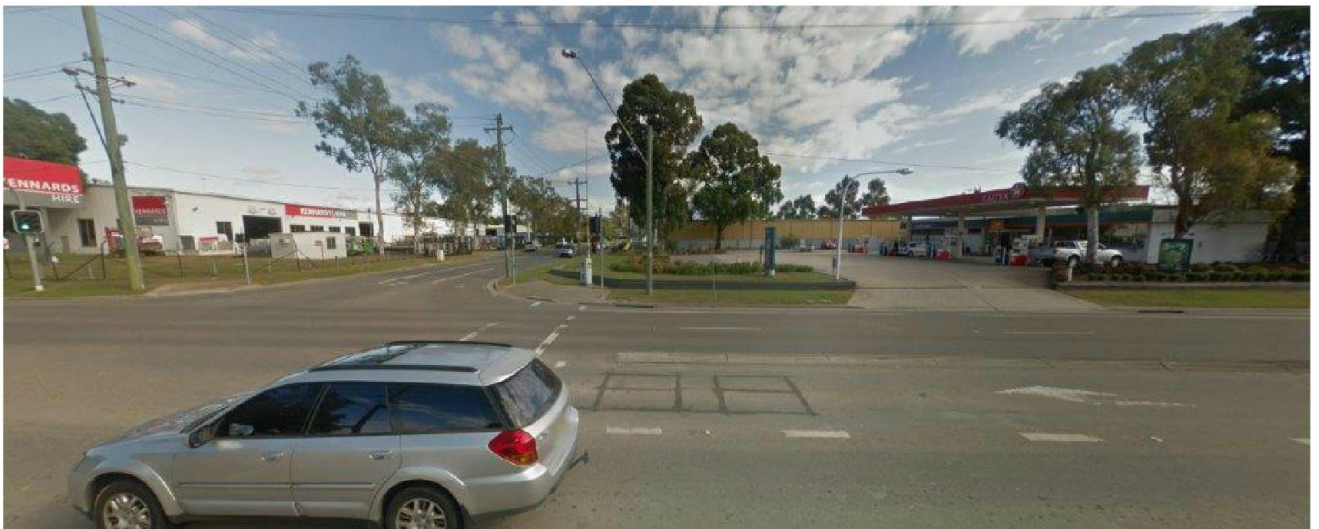
Proposal Visual Qualities

The prominent position of the site at the gateway to the Urban area of Penrith calls for a significant Architectural response. The proposal takes its cue and amplifies the triangular nature of the site with a building of the maximum permitted height with substantial high-quality curtain glazed facades. The façade features tinted glazing with silver and grey accents and provides strong linear rhythms, wrapping around the sharp triangular corner at the northern end of the site. The new building abuts the existing Alpha Catering building on the site which will be added to in Stage 2 to match the height of the new building.

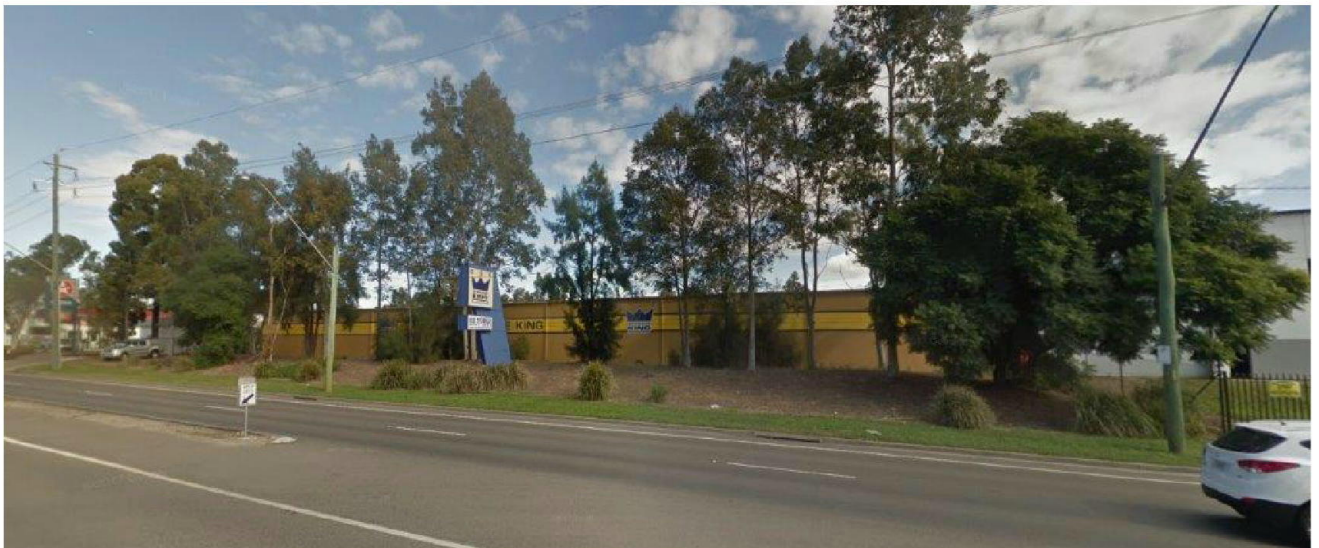
The building is set back from the enclosing roads with landscaped setback areas with the access and loading bay areas located to the rear off Camden Street.

The building thus provides a unified and high quality visual gateway to the surrounding industrial and urban area, characterised by the myriad building types, scales and uses which will promote this entrance to the Penrith Urban Area.

The following photographs show the existing vistas from the subject roads.



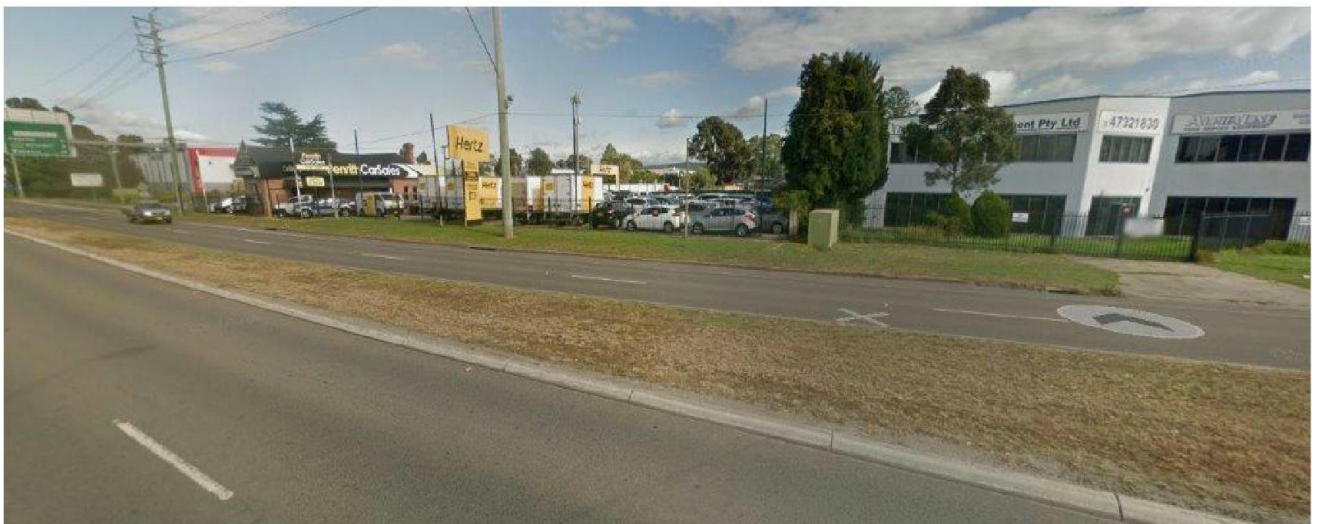
Lugard Street, Penrith



Castlereagh Road, Penrith



Gordon Street, Penrith



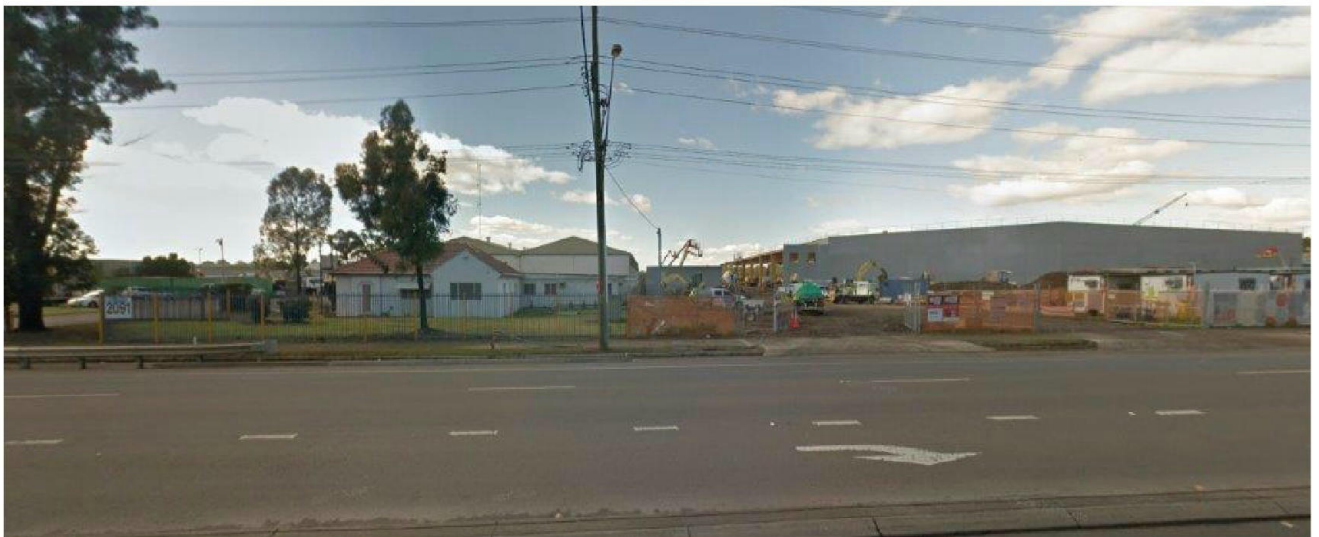
Castlereagh road, Penrith 2



The Site: 2060 Castlereagh Road, Penrith



Castlereagh Road & Andrews Road Intersection



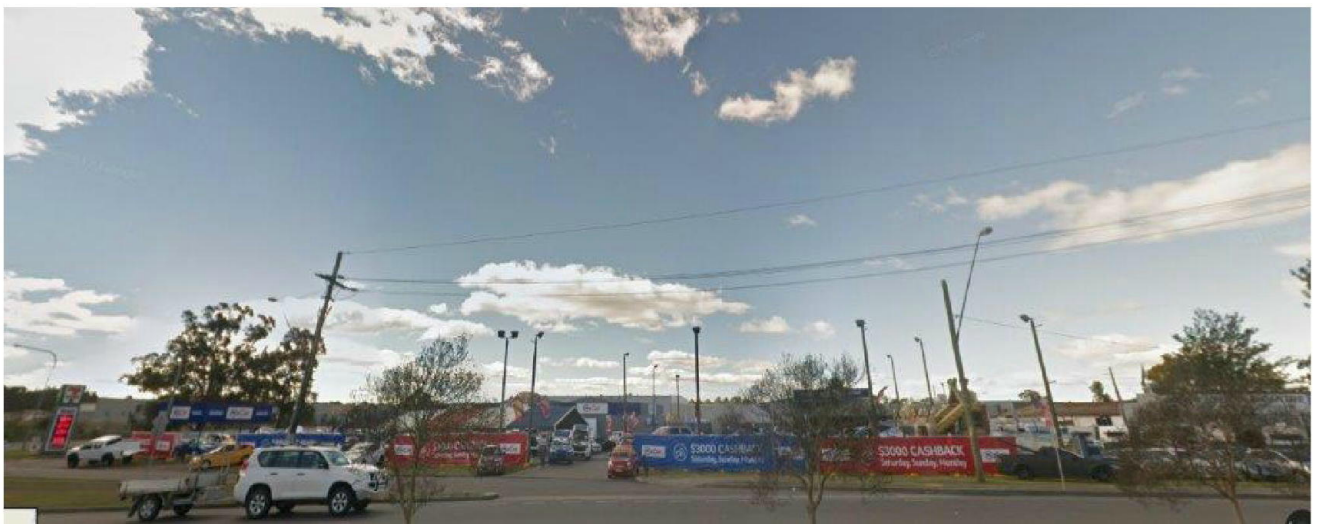
Castlereagh Road East



Castlereagh Road East 2



Castlereagh Road East 3



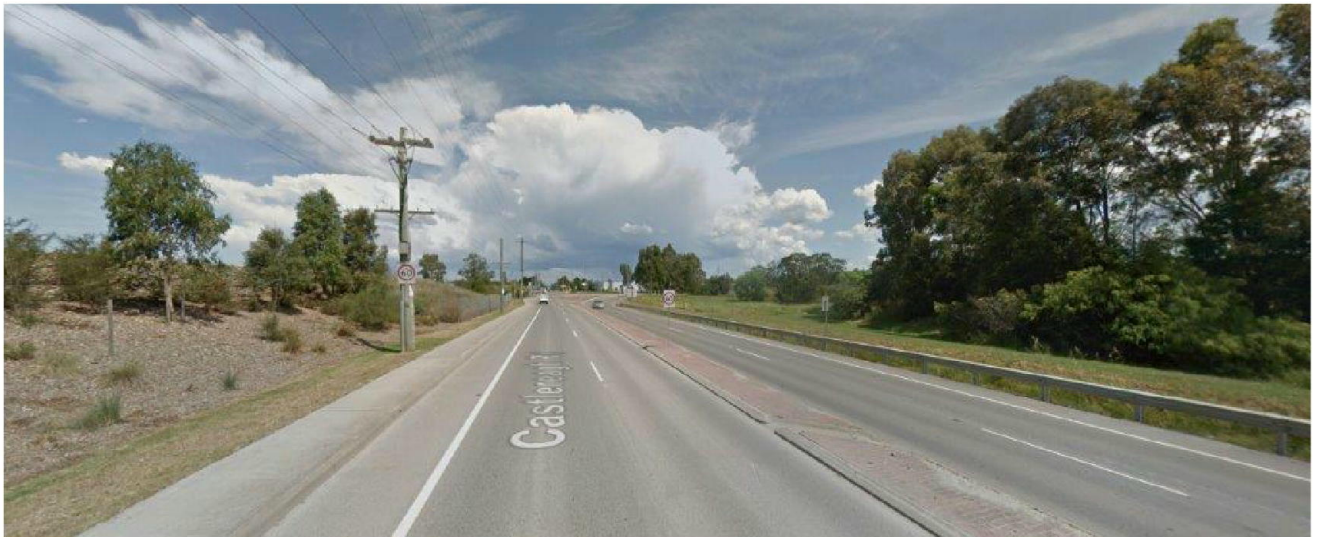
Castlereagh Road East 4



Old Castlereagh Road West



Castlereagh Road North



Castlereagh Road North 2



Andrews Road East