



Manufacturer - 2115 Castlereagh Rd

DA Design Report

Penrith NSW 2750

Prepared for

Aon Ari

Issued

23 March 2021

Level 2, 490 Crown Street
Surry Hills NSW 2010
Australia
T. 61 2 9380 9911
architects@sjb.com.au
sjb.com.au

We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

Ref: #6348
Version: 01
Prepared by: TM
Checked by: ML

Contact Details:

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW 2010
Australia

T. 61 2 9380 9911
architects@sjb.com.au
sjb.com.au

SJB Architecture (NSW) Pty Ltd
ABN 20 310 373 425
ACN 081 094 724
Adam Haddow 7188 John Pradel 7004

Issued

DA Issue	23.03.2021
----------	------------

Contents



1	Introduction	4
1.1	Site Location Context	4
1.2	Site Context	5
1.3	Site Photographs	6
2	Design Principles	7
2.1	Overall Approach	7
2.2	Facade Principles	8
2.3	Materiality	9
2.4	Artists Impression View from Castlereagh Road	10
3	View Analysis	11
3.1	Visual Impact	12

Introduction

1.1 Site Location | Context

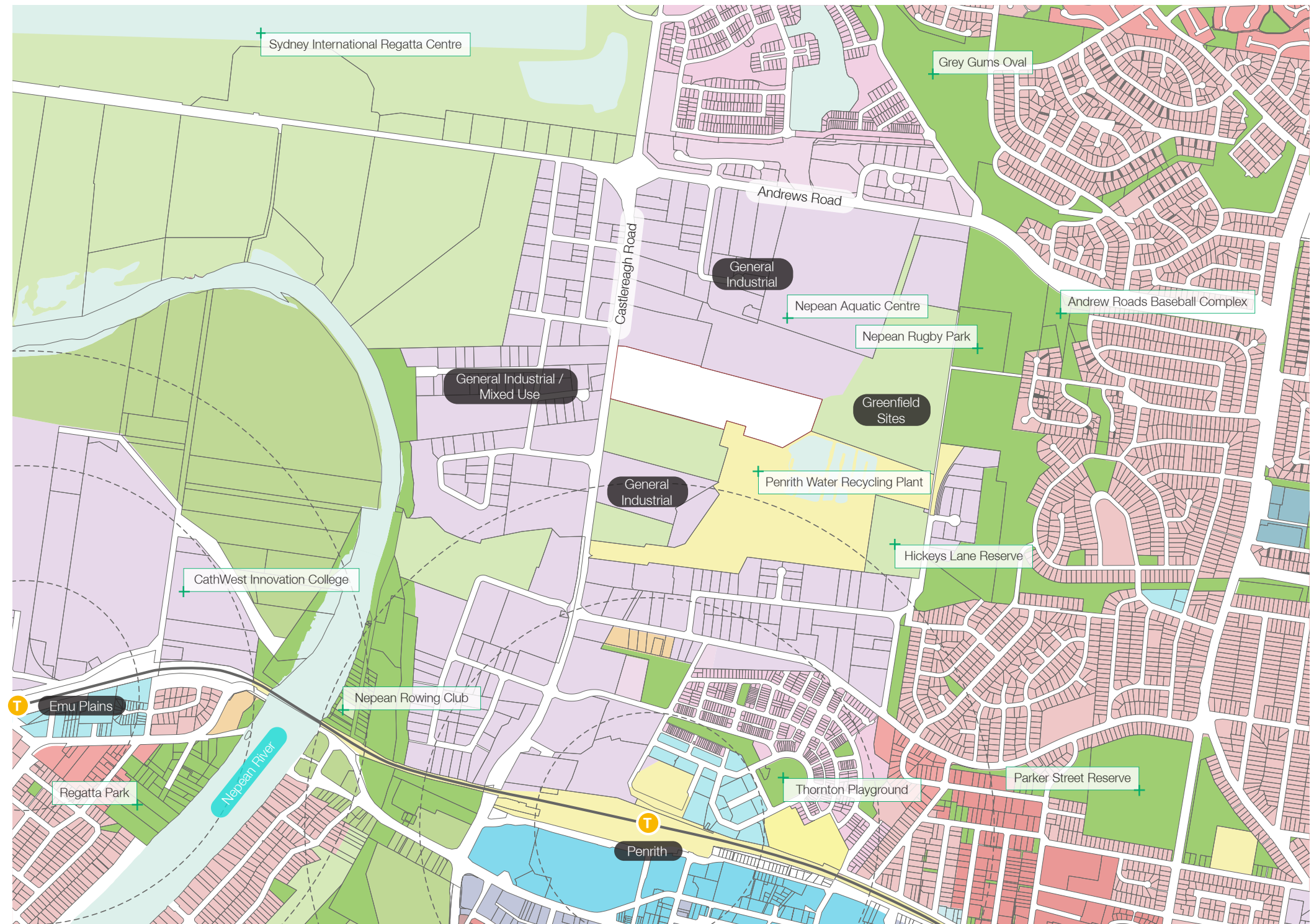
The subject site, 2115 Castlereagh Road, is located approximately 1.5km to the north of Penrith Railway Station. It is framed by Castlereagh Road along the western boundary, vacant sites to the east and south, industrial uses to the north west and the Penrith Water Recycling Plant to the south east.

The surrounding mixed use / general industrial precinct is a major employer in the local area and extend northwards to Andrews Road with good accessibility to major vehicular routes (particularly the M4 and A9), the Blue Mountains and the future Sydney aerropolis.

Buffered by public open space, low density residential uses of Kingswood / Cambridge Gardens / Thorton etc. lie to the east of the site predominately comprising detached dwellings of varying age. There are relatively few residential properties in close proximity to Penrith Station with a similar pattern surrounding Emu Plains Station.

The site is generally enveloped by General Industrial uses interspersed with a range of leisure and community facilities including the Nepean Aquatic Centre, Nepean Rugby Park, Sydney International Regatta Centre and a range of other reserves / ovals.

There is limited activation or public connection to the Nepean River to the west.



KEY

- Site Boundary
- Mixed Use / General Industrial
- Low - High Density Residential
- Commercial Core
- Infrastructure
- Open Space
- Vegetated Areas
- Water

Introduction

1.2 Site Context

The subject site is located mid block along Castlereagh Road which provides the major and minor vehicular entrances on the western boundary of the site. Two large format warehouses sit close to the northern boundary of the site.

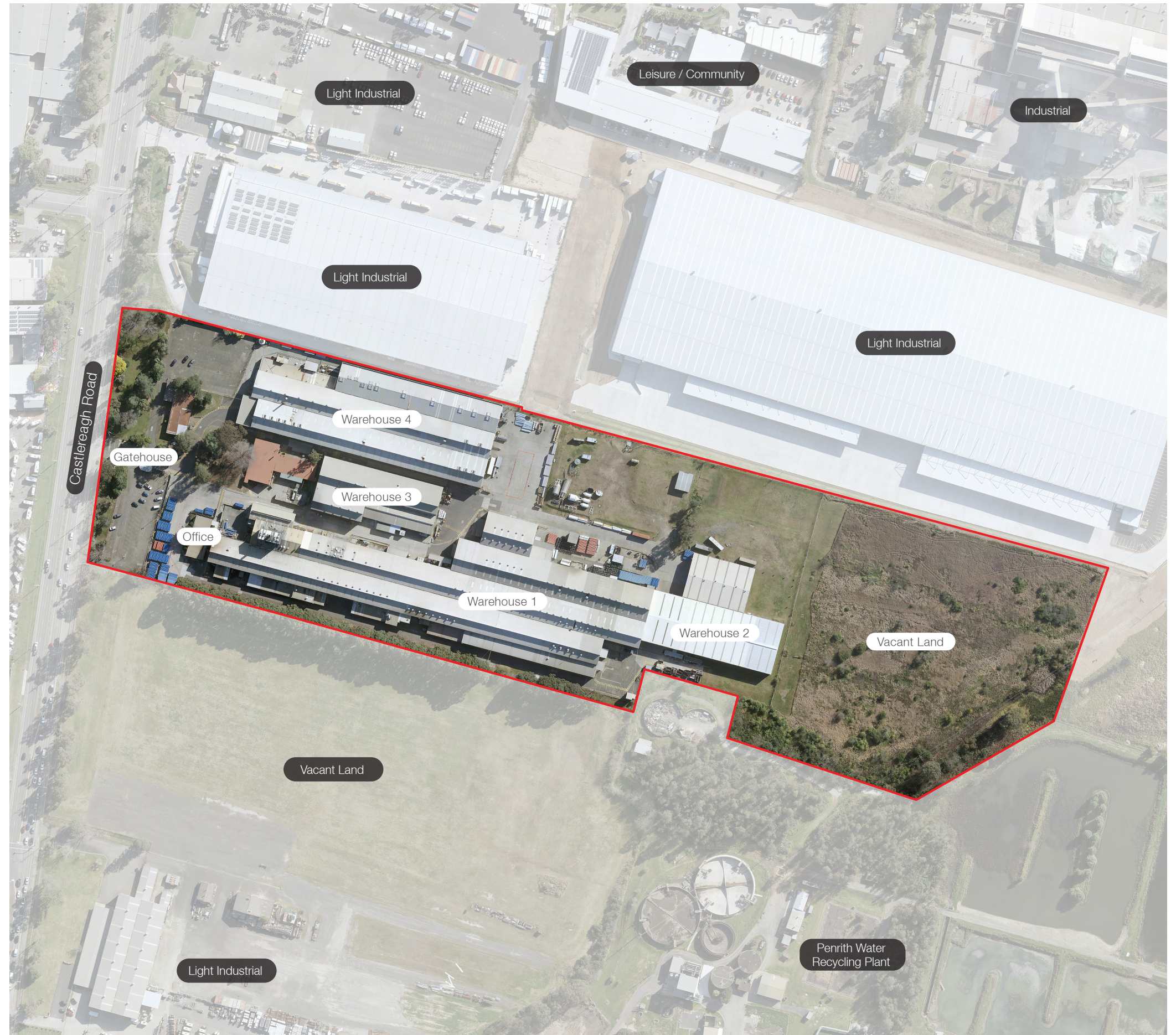
To the south, a significant row of trees lies on the boundary of the vacant land which partially encroach on the subject site. The recess into the site wraps around two disused circular wastewater clarifiers that were in operation in the 1940s. Date of construction unknown.

There a number of (largely) vacant buildings on site, all administrative or industrial in nature, which are set amongst some well established landscape elements and a large area of vacant land. Within the developed portion of the site, there is a high site coverage of impermeable surfaces due to numerous surfaces car parks and loading docks etc.

Site area: 12.0 Hectares / 120,662 sqm



Historic Aerial Photograph - 1943



Site Aerial Photograph

Introduction

1.3 Site Photographs

The subject site contains several voluminous and large floor plate warehouse buildings positioned generally run parallel to the site boundary. The remainder of the site offers a mix of storage, light industrial and commercial buildings, vacant land as well as extensive surface car and heavy goods vehicles.

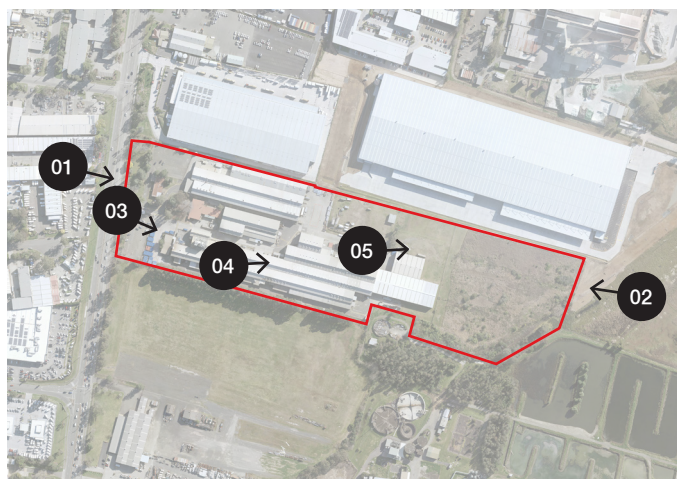
There is a reasonably well-established landscape character to the site fronting Castlereagh Road that comprises a range of endemic and exotic species.



01 - Aerial View Looking East



02 - Aerial View Looking West



Site Photo Plan



03 - Front Elevation of Warehouse 1



04 - Interior of Warehouse 1



05 - External (covered) Storage Area

Design Principles

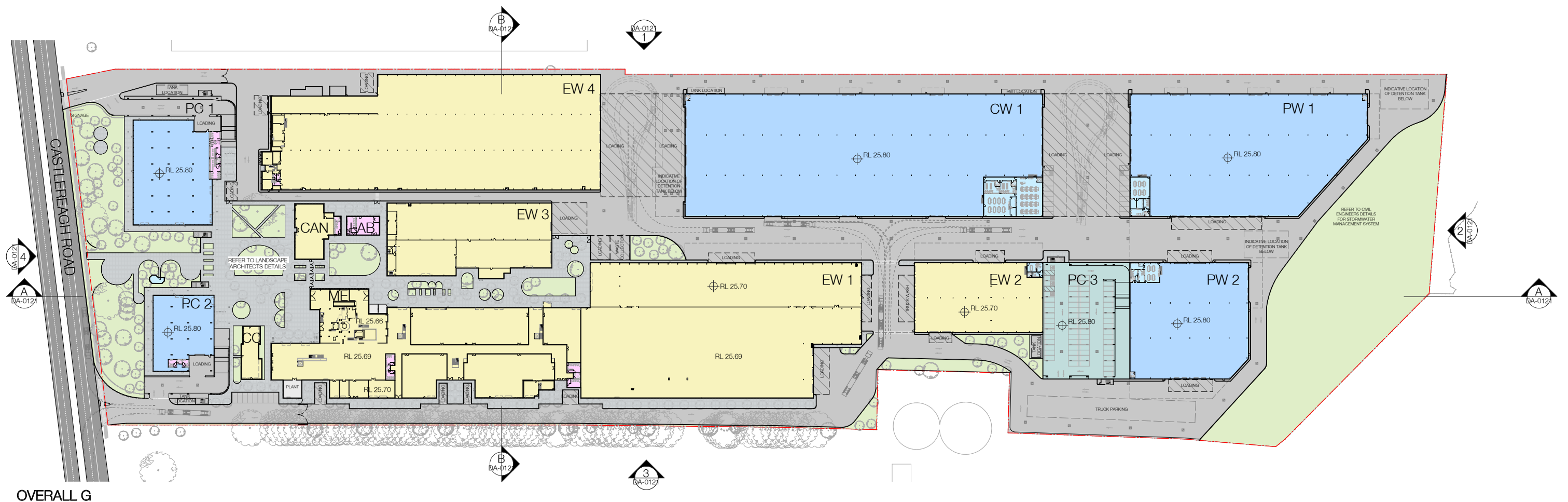
2

2.1 Overall Approach

The 2115 Castlereagh Road proposal will create an innovative, active and inviting manufacturing precinct that will be closely connected to Penrith town centre as well as the wider LGA at the base of the Blue Mountains. Unlocking the potential of the current under-utilised industrial / commercial site, the precinct has the opportunity to deliver larger scale development, more diverse building typologies, additional services and amenities and most importantly a significant number of local employment opportunities.

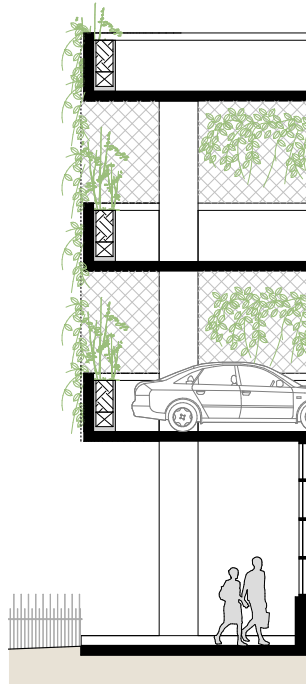
The precinct will celebrate the unique industrial character and ecological features of the site, stitching together the remnant natural features such as the existing tree canopy and low lying landscaped areas towards the eastern boundary.

A holistic approach to environment, landscape and water management enables sustainability to be embedded at the heart of the development. Integrated at this early stage, this focus will permeate through to future stages of detailed design and delivery.

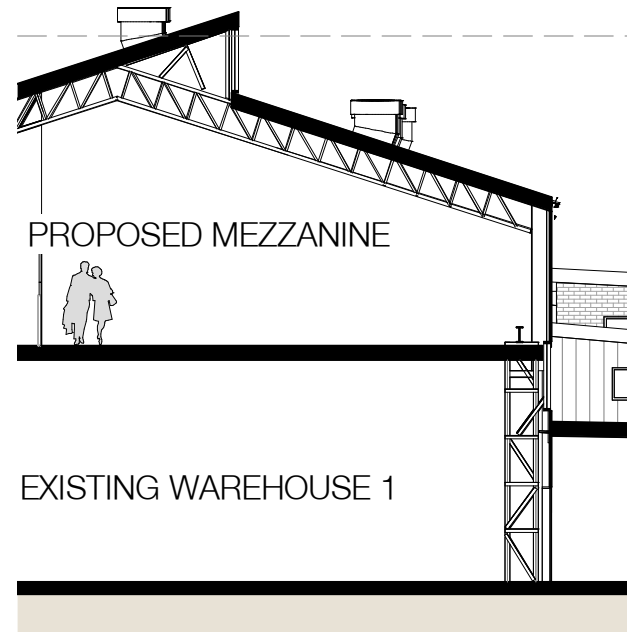


Design Principles

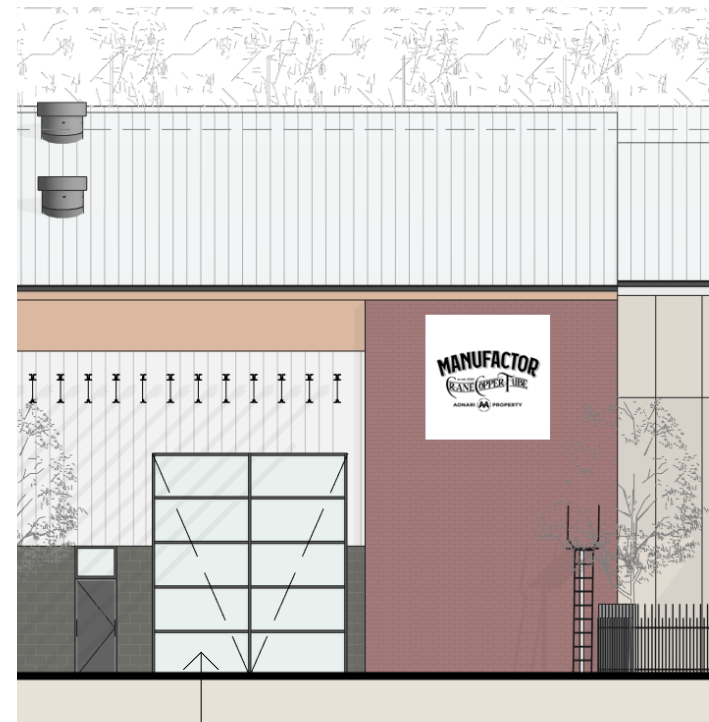
2.2 Facade Principles



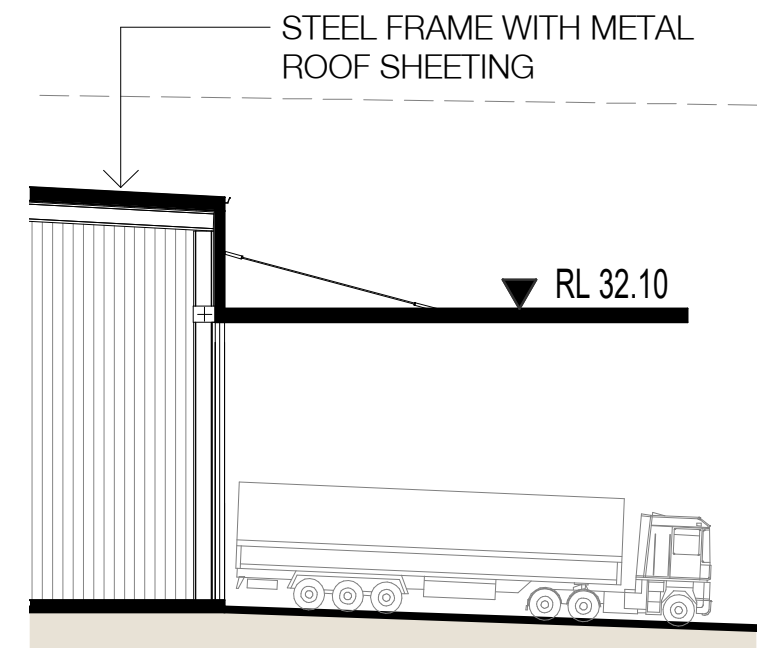
Carpark Green Wall



Adaptive Re-use - Maintain Petina on Existing



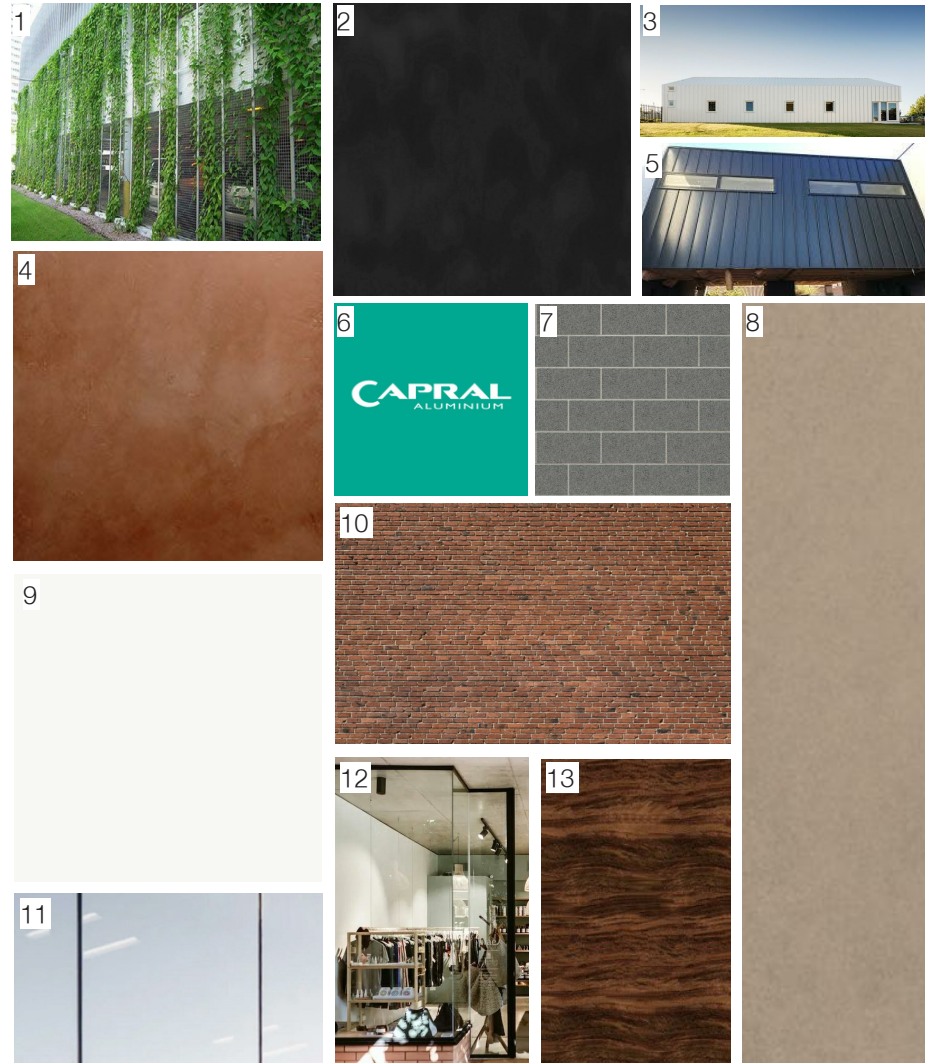
Upgrade Existing Access



Shading for Warehouses

Design Principles

2.3 Materiality



Code	Material / Finish
1.	Metal, Mesh Screening With Planting
2.	Metal, Powdercoated
3.	Colorbond Cladding
4.	Cladding, Copper Finish
5.	Colorbond Cladding
6.	Metal, Powdercoated
7.	Blockwork
8.	Existing Pebblecrete
9.	Paint, White
10.	Brickwork
11.	Glass, Clear
12.	Glass, Shop Front, Clear
13.	Timber Finish



Artist's Impression: Existing Warehouse 1

Design Principles

2.4 Artists Impression | View from Castlereagh Road



View Analysis

3

View Analysis

This development proposal will maintain the greenery along the Castlereagh Road frontage by retaining as many trees as possible and planting new trees within the 20m front setback to building zone. The visual impact on the existing context is minimal as shown in the following images.

3.1 Visual Impact



EXISTING VIEW FROM FRONT OF SITE



PROPOSED VIEW FROM FRONT OF SITE

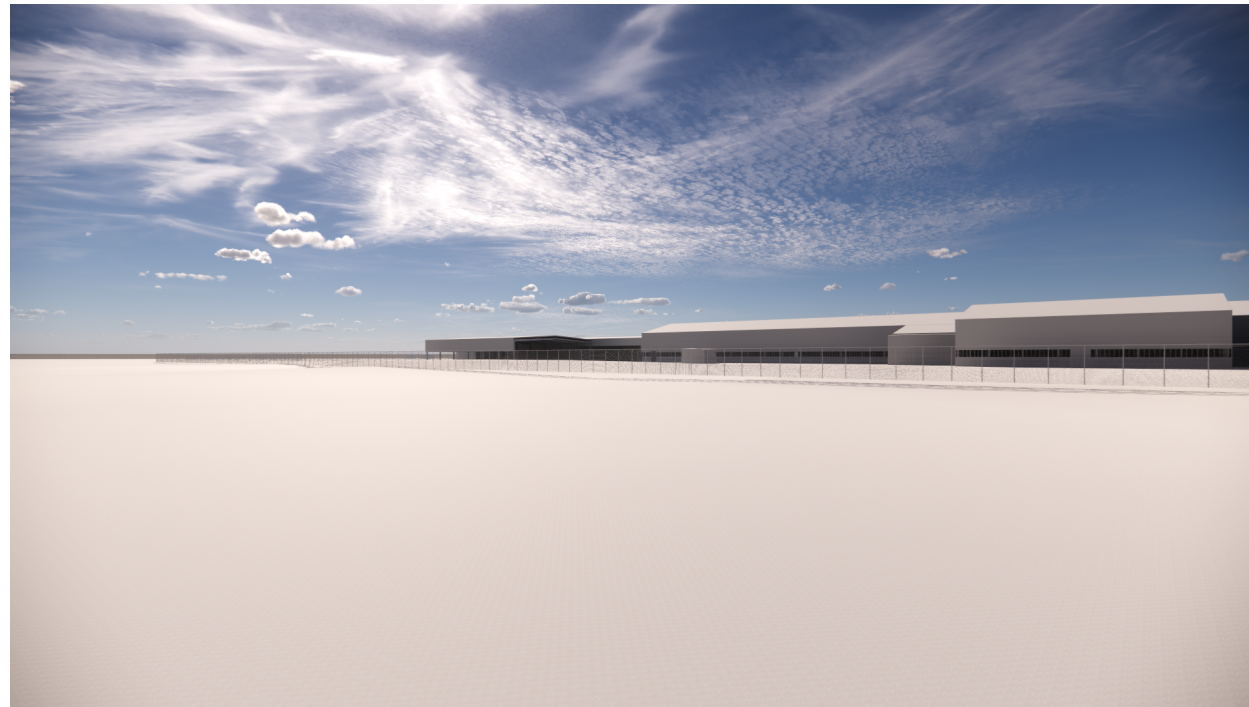


EXISTING VIEW FROM CASTLEREAGH ROAD NORTHBOUND

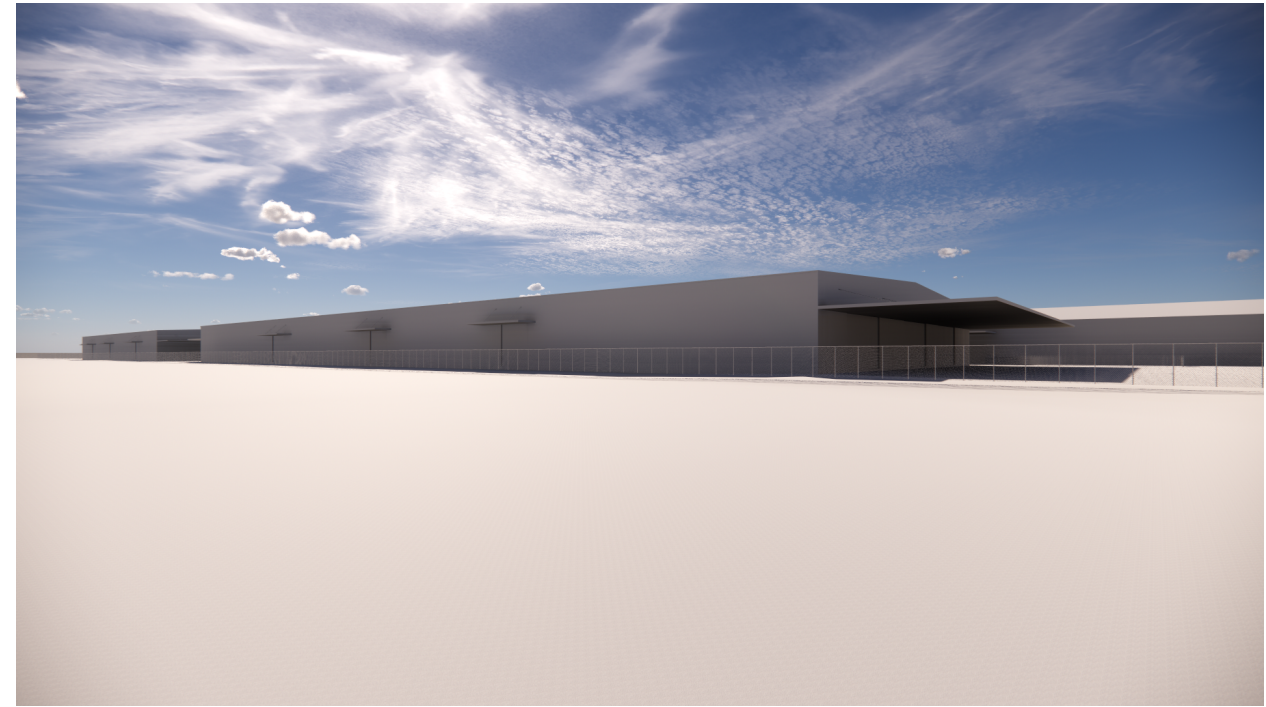


PROPOSED VIEW FROM CASTLEREAGH ROAD NORTHBOUND

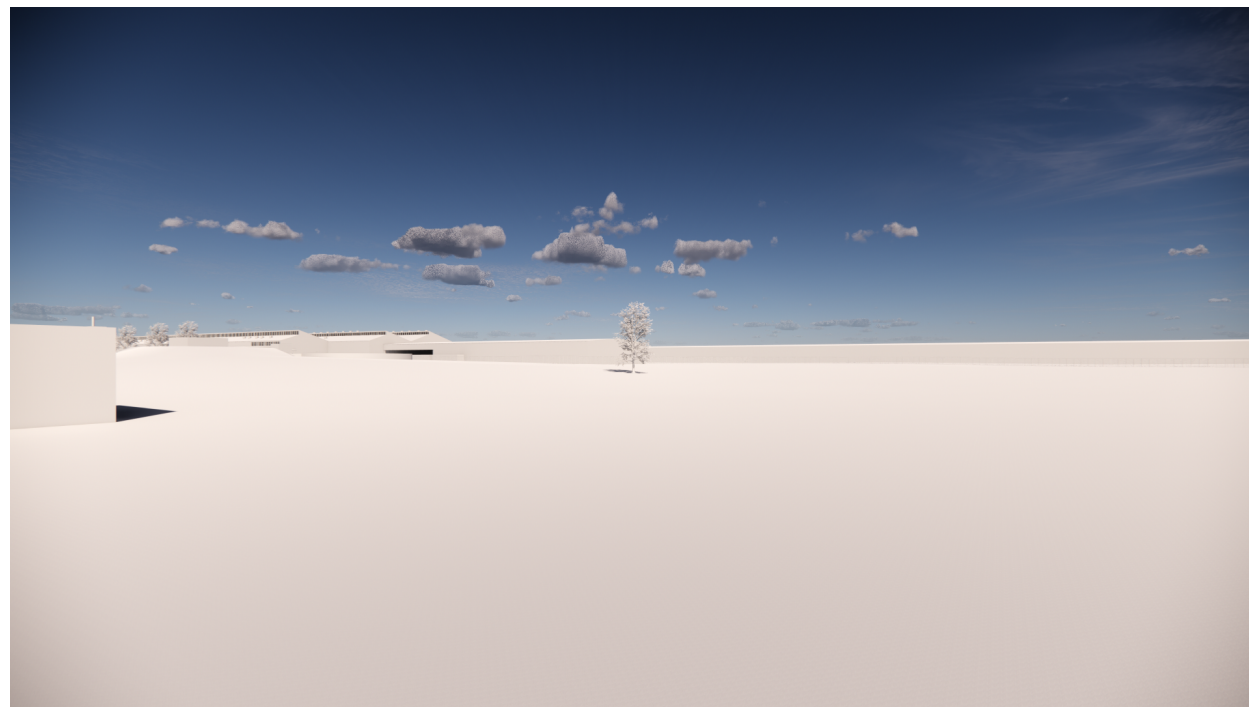
View Analysis



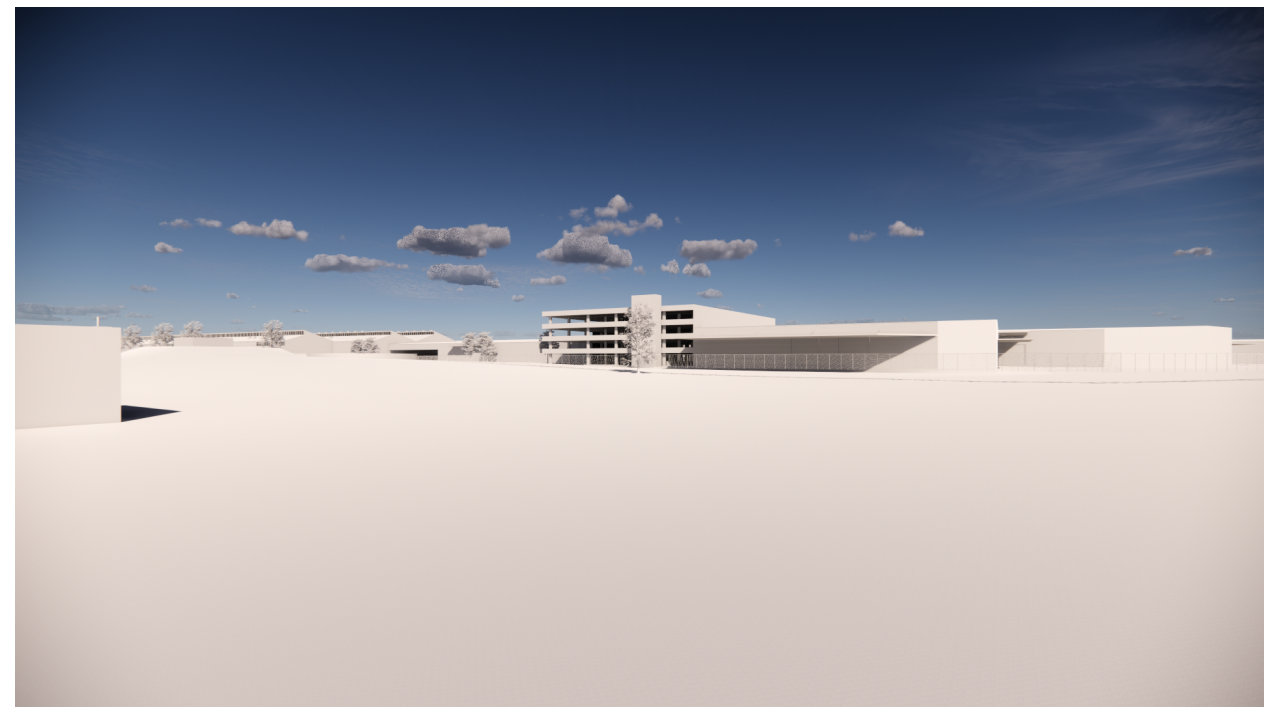
EXISTING VIEW FROM NORTHERN SITE



PROPOSED VIEW FROM NORTHERN SITE



EXISTING VIEW FROM SOUTHERN SITE



PROPOSED VIEW FROM SOUTHERN SITE

SJB Architects

sjb.com.au

We create spaces people love.

SJB is passionate about the possibilities
of architecture, interiors, urban design
and planning.

Let's collaborate.

Level 2, 490 Crown Street
Surry Hills NSW 2010
Australia
T. 61 2 9380 9911
architects@sjb.com.au
sjb.com.au